



May 10, 2007

Mr. Paul O'Connor, AICP Lee Co. Director of Planning PO Box 398 Ft Myers, FI 33902-0398

RE:

21-44-26-01-00040.0010/21-44-26-01-0040.0170

Dear Mr. O'Connor:

Attached you will find a map depicting the above referenced parcels. As you know this property was recently the subject of a MPD rezoning request, which was denied by the Board of County Commissioners. The request was denied mainly due to insufficient allocation of developable urban community acreage in Lee Plan Table 1(b) for the Buckingham Planning Community.

Table 1(b) was recently the subject of Lee Plan comprehensive plan amendment CPA2005-00026 that converted the Lee Plan planning horizon for 2020 to 2030. This amendment added 10 years of growth across the county to be consistent with the 2030 horizon, with the exception of the allocation for the Buckingham Planning Community. The proposed reallocation of an additional 135 acres of urban community within the Buckingham Planning Community was eliminated from Table 1(b) by the BOCC at the comprehensive plan adoption hearings. The refusal to reallocate additional acreage to this planning community leaves the urban community allocation unchanged at 51 acres. The table further indicates that 48 of the 51 acres of urban community acreage allocated through the year 2030 were in use the last time the table was amended. It is unclear if any urban community lands had been developed since 2002, the last time it was inventoried.

The owner of the above referenced parcels is considering a revised plan of development and needs to know what his development rights are based on the amended comprehensive plan. Therefore the owners request that you please confirm the allowable uses and amount of acreage available for development thru table 1(b) and the 2030 allocations for these two parcels.

Should you have any questions or need any additional information please don't hesitate to call.

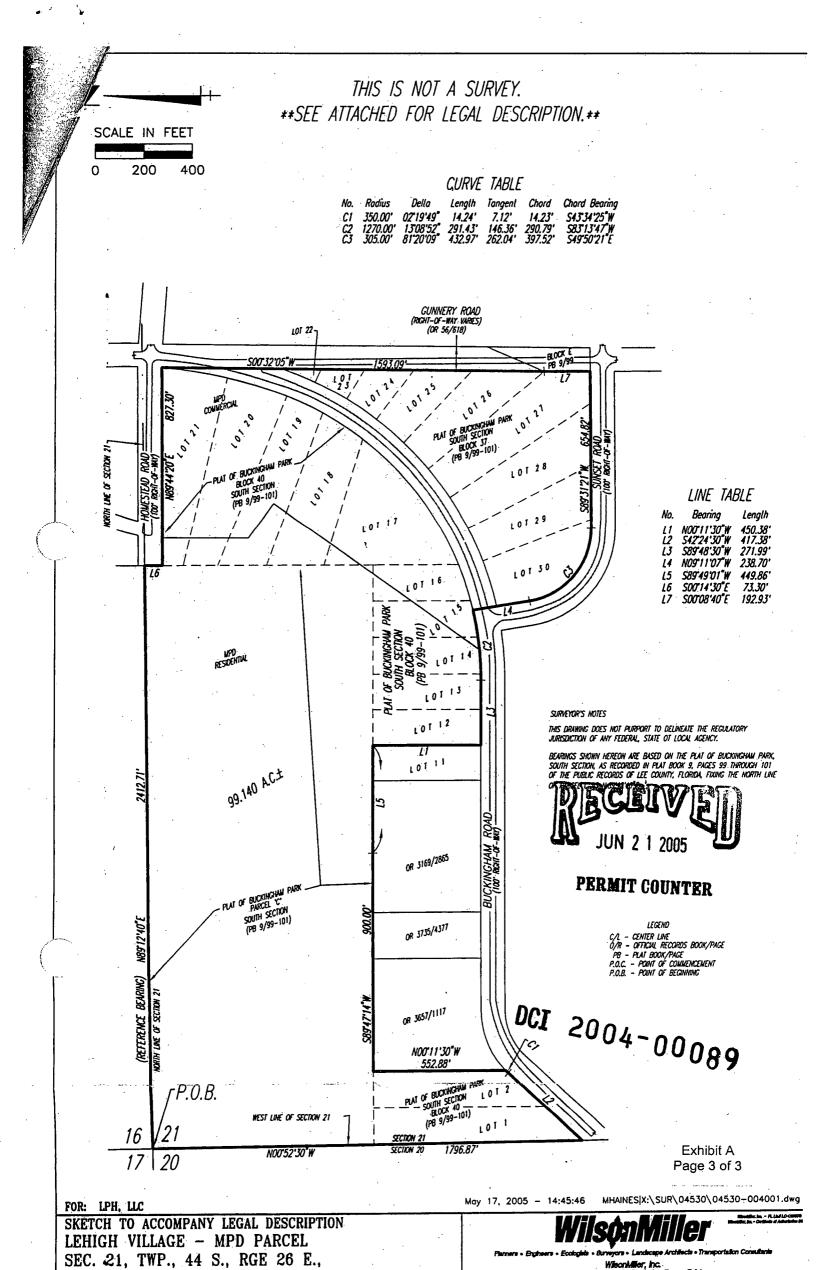
Sincerely,

WilsonMiller, Inc.

Robert D. Hutcherson, AICP Senior Project Manager

JUL 1 2 2007

COMMUNITY DEVELOPMENT



DRAWN BY: CHKED BY: CAD FILE:

LEE COUNTY, FLORIDA

TASK:

DRAWING INDEX NO:

CPA2005-26 Update BEBR Population Projections

CPA2005-26 LANDUSE ACREAGE ALLOCATIONS PUBLICLY INITIATED AMENDMENT TO THE

LEE COUNTY COMPREHENSIVE PLAN

THE LEE PLAN

Publicly Initiated Application and Lee County Staff Analysis

BoCC Adoption Document

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

May 16, 2007

LEE COUNTY DIVISION OF PLANNING STAFF REPORT FOR COMPREHENSIVE PLAN AMENDMENT CPA2005-26

| Ľ | 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: November 14, 2006

PART I - BACKGROUND AND STAFF RECOMMENDATION

A. SUMMARY OF APPLICATION

1. APPLICANT/REPRESENTITIVE:

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

2. REQUEST: Amend Future Land Use Element Policies: 1.1.1 and 1.7.6, converting the Lee Plan's planning horizon to the year 2030 and revising Table 1(b) Planning Community Year 2020 Allocations to update the allocations through the Year 2030. Amend The Lee Plan Map 16 (Lee County Planning Communities Map) to reflect the changes in municipal boundaries.

B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY

1. RECOMMENDATION: Planning staff recommends that the Board of County Commissioners adopt this proposed amendment to the Future Land Use Element and the Future Land Use Map Series. This proposed amendment will change Map 16 to

reflect the current city boundaries (Attachment 1). A separate amendment is also under review to reflect the desires of the citizens in the San Carlos Planning Community regarding the border west of US 41 along Pine Road (CPA2005-00016). Planning staff also recommends that Table 1(b) be revised to accommodate the most recent 2030 population projections¹ for Lee County and associated development and renamed to "Planning Community Year 2030 Allocations" (Attachment 2). Staff also recommends that Lee Plan Policies 1.1.1 and 1.7.6 be amended as provided below. Additions to this amendment based on the DCA Objections, Recommendations, and Comments (ORC) Report are a revised Future Land Use Map Series Map 16 with the added note and reference to the year 2030, a revised Table 1(b) with additional revisions to the Alva, Bayshore, Buckingham, Lehigh, Fort Myers Shores, North Fort Myers, and San Carlos Planning Communities, a revised Future Land Use Map Series Map 8 as updated to reflect current conditions.

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 2020 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, and—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)

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 2020 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 Florida Population Studies, Volume 39 Bulletin 114, Bureau of Economic and Business Research, February 2006.

- 1(b), Acreage Allocation Table regardless of other project approvals in that Planning Community.
- 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)

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

- The planning time horizon for the Lee Plan should be extended to the Year 2030.
- The current Lee Plan Table 1(b) population projections are the 2020 mid-range projections from the February1996 University of Florida Bureau of Economic and Business Research (BEBR) publication.
- The most recent University of Florida Bureau of Economic and Business Research (BEBR) projections were published in February 2006.
- BEBR's 2020 population projection for Lee County listed in the 2006 Population Study is 37.6% higher than the projected population used for the adopted 2020 allocation table.
- The estimate from BEBR for Lee County's April 1, 2006 population is 16,392 persons less than the 1996 BEBR projection for 2020.
- The proposed allocations are intended to accommodate Lee County's projected 2030 population.
- The allocation table includes a "safety factor" of 25% of the increase in the unincorporated population.
- The current allocation table accommodates 80,000 fewer residents in the unincorporated area of Lee County than is projected for the year 2030.

C. BACKGROUND INFORMATION

This amendment was initiated by the Board of County Commissioners on September 28, 2005 to implement recommendations from The 2004 Evaluation and Appraisal Report (EAR). The EAR included a recommendation to update the planning horizon of the plan to the year 2030 and adjust the Planning Communities Map (Lee Plan Map 16) to reflect changes in the municipal boundaries. Extending the Lee Plan planning time horizon to 2030 for other elements requires that the Planning Community Year 2020 Allocations Table (Table 1(b)) allocate enough acreage for the regulated uses to accommodate the 2030 population projections.

The current allocation table is based on a 2020 population of 602,000 with a 25% population buffer on the increment of growth between 1997 and 2020 or 653,939 people. The most recent University of Florida Bureau of Economic and Business Research (BEBR) projection for 2020

is 828,500 and the 2030 projection is 979,000. The most recent population estimate for Lee County, April 1, 2006, is 585,608. As required by Rule 9J-5.005(2)(e), the revised allocation table will be based on this BEBR projection. To remain consistent with other Elements of the Lee Plan, the Table 1(b) needs to be amended to reflect the land use needs to accommodate the population estimates through the year 2030 which, through the Evaluation and Appraisal Report amendments, is the time horizon of the rest of the Lee Plan Elements. Using the previously accepted methodology, a 25% population buffer on the increment between 2006 and 2030 is added to the 2030 projection to allow for market shifts. Therefore, the allocation table will accommodate a population of 1,086,207.

PART II - STAFF ANALYSIS

A. STAFF DISCUSSION

Origin of the Planning Community Year 2020 Allocations Table 1(b)

The Planning Community Year 2020 Allocations Table and Planning Communities Map evolved from the Year 2010 Overlay Maps 16 and 17. The original 2010 Overlay was a result of the 1989 Settlement Agreement with the Department of Community Affairs (DCA). This agreement required the County to amend the Future Land Use Map Series by designating the proposed distribution, extend, 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 then existing 15 adopted Planning Districts, and allocating projected acreage totals, for each generalized land uses, needed to accommodate the projected 2010 population. Policies were added to the plan that provided that no development approvals would be issued in a sub-district that would cause the acreage total set for that land use category to be exceeded. The Overlay, in plain terms, 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 as to the extent and location of future commercial and industrial development.

The Methodology Behind the Year 2010 Overlay

Residential acreage allocations were derived by projecting dwelling unit control totals for the year 2010 for each of the County's 15 planning districts. These units were then distributed into the sub-districts following an analysis of existing units, and buildout units for each sub-district. Units were changed to acres by applying a density factor based on The Future Land Use category. Unfortunately, the base data for existing dwelling units at that time was unreliable. The county did not have adequate data on any existing land use. This lack of an accurate inventory made it extremely difficult to project accurate needs and their required acreage figures. In addition, there was no safety or flexibility factor included in the residential projections.

A Countywide commercial acreage figure was established by a consultant. Alternatively, Socio-economic data from the metropolitan Planning organization was used equated to existing acreage resulting in an employee per acre figure. A straight line projection was made by Planning District. These figures were then disaggregated into the sub-districts.

Industrial allocations were based on the acreage figures for the Industrial Development, Industrial Interchange, Airport Commerce, and Industrial/Commercial Interchange categories and the employment goal in Policy 7.1.3. All of these figures were reviewed in light of data generated in other studies and the inventory of existing uses in an effort to make the final figures consistent.

Problems with the Implementation of the Year 2010 Overlay

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, the lack of a reliable existing land use database, and difficulty in explaining the concept and regulatory nature of the overlay to the public. A major effort was directed at resolving some of these problems. The establishment of a reliable database identifying the current baseline of uses was essential for the establishment and monitoring of a workable overlay. There were still issues with the overlay, however, that could not be resolved in a principled and satisfactory manner. These included:

- 1. Sub-districts proved to be too small to allow needed flexibility. The average sub-district size is 4,000 acres (not including those totally located within one of the municipalities;
- **2.** The sub-district boundaries, originally based on traffic analysis zones, were erroneous. Many existing and proposed developments (even parcels) cross sub-district lines;
- 3. How to treat quasi-public uses, such as churches and schools;
- 4. How to treat recreational facilities in residential developments;
- 5. How to treat platted subdivisions with existing roads, but few houses;
- 6. How to treat mineral extraction;
- 7. The treatment of DRIs with lengthy buildout periods;
- **8.** How to treat large lot developments and in general developments that are vastly different from the assumptions in the Lee Plan; and,

9. The apparent need to restrict conservation, agricultural and recreational uses that exceed the acreage thresholds.

It was possible to devise rules to deal with all of these situations; these rules, however, were relatively arbitrary and provided the County with little valuable information for infrastructure planning purposes.

The commercial allocations have caused the most controversy, due to the speculative nature of the employee projections, the inaccurate data in the initial inventory, and the absence of alternatives to the crude straight-line averaging of the existing and buildout employees per acre ratios described in the previous section. Some of the allocations in the Overlay were inadequate to accommodate even the existing uses, and others were exceeded as the result of a single zoning case or development order application. The County has responded to the capacity deficits by delaying the legal effectiveness of the overlay until the last point permitted by the 1989 settlement agreement. Procrastination, however, did not solve the problem; in fact, it made the situation worse by increasing the expectations of the affected property owners and financial institutions.

Proposed Elimination of the Overlay by the 1994 EAR

In response to the shortcomings in the Year 2010 Overlay, the County, as part of the 1994 Evaluation and Appraisal Report (EAR) amendments, proposed the elimination of the overlay. The DCA took strong opposition to this proposal and found the amendment to be not in compliance. The finding of non-compliance also included several other objections to the proposed EAR amendments. By far the main point of contention between the County and DCA was eliminating the overlay. Upon completion of the Administrative Hearing and issuance of the Recommended Final Order by the Hearing Judge, the County and DCA entered into negotiations to resolve the remaining issues. There were several meetings and some progress was made, but ultimately a mutually agreed upon settlement could not be reached. The case went before the Governor and his Cabinet, acting as the Land and Water Adjudicatory Committee. [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 to bring the plan amendments as a whole into compliance. Therefore, the Year 2010 Overlay remained a regulatory requirement of the Lee Plan.

The Final Order did recognize that the Year 2010 Overlay was not the only mechanism to address the issues at hand. The order states this "determination does not mean that Lee County must retain the 2010 Overlay indefinitely, or that the 2010 Overlay is the only

planning tool appropriate for Lee County. The 2010 Overlay can be deleted from the Lee Plan if alternative planning controls are established to compensate for the deletion of the overlay."

During the negotiations, mentioned earlier the County and DCA had several discussions on appropriate alternatives to the overlay. There were several themes the department felt were necessary components of an alternative. The department felt strongly that communities should be utilized as planning areas, a concept that planning staff agrees with. Regarding mixed-use categories, it was the department's belief that percentage distribution between uses was the best way to regulate the mix. They did concur that the acreage limitations contained in the overlay were a way to satisfy this requirement. The department was also concerned with hurricane evacuation and the population at risk. During these negotiations the County and DCA found much common ground. Every attempt was made in the proposed replacement to the Year 2010 Overlay to address all of the departments concerns.

Amendment to Replace the Year 2010 Overlay

Included in the 1996 EAR Addendum cycle was an amendment to configure a replacement mechanism for the Year 2010 Overlay that addressed many of the identified shortfalls of the overlay while keeping the Lee Plan in compliance with the minimum criteria rule and Florida Statutes. Many of the issues that were discussed during the negotiations mentioned above were incorporated. The replacement to the 2010 Overlay has three basic tenets: to simplify the overlay by reducing the number of districts; expanding the planning horizon to the year 2020 to be consistent with the rest of the plan; and, utilizing the April 1, 1995 Bureau of Economic and Business Research (BEBR) Mid-Range 2020 population projections² replacing the projections from the 1994 EAR.

The small geographic areas of the 115 sub-districts included in the Year 2010 Overlay proved to be an unmanageable system for the intended outcome. The initial Planning Communities Map that replaced Map 16 identified 20 distinct areas within the County. The number and size of the districts was the subject of much debate. The size of the planning communities needed to be large enough to avoid the long range planning allocation problem of the 2010 overlay yet not too large where there would be little certainty in the location of the controlled uses. Planning staff brought a preliminary map to the Local Planning Agency (LPA) in the spring of 1997. A consensus was reached that there should be 20 communities and the Planning Community Map included in the 1996 EAR Addendum amendment cycle was supported as a workable replacement to resolve the district size issue of the Year 2010 Overlay while still providing a level of certainty.

STAFF REPORT FOR CPA2005-00026

² Florida Population Studies, Volume 29 Number 2 Bulletin No. 114, Bureau of Economic and Business Research, February 1996.

Map 17 of the original overlay was initially intended to provide a graphic representation of the development potential of each sub-district. The map, which was actually a series of 115 bar charts, fell horribly short of this aspiration. While it was refined over time to better perform this task, it made sense to call it what it was, a table of acreage limitations. Therefore, the amendment eliminated Map 17 and added a new table, Table 1(b) Acreage Allocation Table, to the Lee Plan.

For a history of amendments to Table1(b) and Map 16 see attachment 3.

B. METHODOLOGY

The methodology for updating Table 1(b) for the year 2030 is essentially the same as the original allocation table methodology. The models used to initially establish the County control totals and those used to disseminate the acreages to the Planning Communities have been updated with data on development since the original allocations were made. New approvals have also been incorporated into the model as well as the counties efforts in land conservation though the Conservation 2020 program.

Population

Residential land use data from the existing land use database, maintained by planning staff, has been integrated with census data for persons per household and residential occupancy rates to estimate population by year. These estimates have been compared with the annual estimates from BEBR. This comparison of data reveals a consistency between the two data sources. Therefore, staff has concluded there is no justifiable basis for adopting a 2030 population projection from a different source and recommends using the BEBR mid range 2030 projection from the February 2006 Population Studies Bulletin 144 as the official population projection for the Planning Community Allocation Table. Maintaining the existing methodology, a 25% population buffer is applied to the projected increase in population. The proper way to allow for a flexibility factor was the subject of considerable debate during the administrative hearing. Utilizing 125% of the incremental growth was supported by recognized planning literature. Therefore, the allocation table will accommodate a population of 979,000 plus a 25% safety buffer on the increment of growth between the 2005 estimate and the 2030 projection. This equals 107,200 people. Since the allocation table will only need to accommodate the population expected in the unincorporated portion of the county, the buffer was proportioned based on the percent of total county population to the unincorporated population currently (53%). The proposed allocation table will include enough residential acreage to accommodate an unincorporated population of 495,000.

Residential Use

The BEBR population projection of 979,000 is being used as the countywide control total for permanent resident population. As stated above, the unincorporated portion of this projection plus a proportion of a 25% safety buffer is 495,000. The accommodation of this population and safety buffer is distributed amongst the existing 17 planning communities according to the methodology established in the original amendment establishing the allocation table mechanism of the Lee Plan. This process uses a sophisticated collection of databases developed by planning staff. Utilizing the existing land use database, dwelling unit counts for each unincorporated Planning Community are determined and entered into a spreadsheet. Due to the very nature of the various communities, population characteristics will vary. Planning staff compiled a database of demographic components for the individual Planning Communities from the available census information and reports from BEBR. The 1996 methodology applied unique occupancy rates to each planning community. At the time the data was not available to make unique assumptions for persons per household (PPH). Since the release of the 2000 Census, staff has updated this information and is now able to aggregate census block level information to generate unique PPH estimates for each community as well as updated occupancy rates.

The next task was to generate unit projections for each community for the year 2030. To start, the population projections for the City of Bonita Springs, City of Cape Coral, City of Fort Myers, City of Sanibel, and the Town of Fort Myers Beach were directly input from information provided to the Division of Planning from these municipalities. Lehigh Acres also had an agreed upon population figure, generated by a population study completed for the Smart Growth Department. These results were also input into the accommodation model. The remaining unincorporated community population projections were evaluated using the approved Planned Development and subdivision information and the historical growth trends for each community. Each community's dwelling units (DU) were trended out to the year 2030 with a built in cap based on the Future Land Use Map's potential additional units allowed on the existing undeveloped land and adopted Lee Plan Assumptions.

The model was redesigned to evaluate the increment of new dwelling units needed to accommodate the projected 2030 population. The April 1, 2005 dwelling unit count and existing residential acres from the existing land use database were set as the base line date for the reallocation analysis. The difference in population from 2005 to 2030 was used as a target for determining the need for new dwelling units. An equation was added to the model that multiplies the increment between the proposed allocation and the existing residential acreage inventory to the planning community's residential dwelling unit per acres assumption for the FLUM designation which results in a figure for assumed new dwelling units. The new unit estimates were added to the existing dwelling unit inventory and multiplied by the estimated community occupancy rate and PPH to determine the accommodated 2030 population. The results by planning community were summed and then compared to the unincorporated

portion of the 2030 BEBR projection. Adjustments were made to assure that the population increment plus 25% was matched. This process required a "hands on" approach comparing available land, zoning, natural features, and access to land while continually monitoring the impacts each change had on the target population.

Commercial

In August 2006, a consultant was hired by Lee County to re-examine the commercial and industrial land needs to determine if there is a large enough inventory of land available to develop and maintain a diverse economy. This study is ongoing and will result in a revised methodology replacing the one used to determine the commercial need for the adopted Table 1(b). The existing methodology was formulated by a consultant for the 1986 Commercial Needs Study initiated by Lee County for the 1988 EAR. The 1986 study was refined by staff for the original 2020 allocation table. This revised methodology is the basis for the 2030 commercial allocation update. New data on development since the first staff revision has been added to the model. Revisions to the allocations may be warranted pending the outcome of the ongoing study.

Historically, most commercial and industrial development occurred within the existing cities in Lee County, primarily Fort Myers. As the City of Fort Myers' supply of available commercial and industrial land was depleted, new sites were developed in unincorporated areas of the county. These new developments tended to occur in concentrated areas somewhat segregated and buffered from residential uses. This pattern of development continues to the present time: however, the smart growth initiative promotes mixed use project designs in appropriate areas which will result in modified patterns of non-residential uses.

Data from the Planning Division Existing Land Use database shows that, overtime (1980-2005), the amount of commercially developed land (and associated building space) per person has increased slightly in the unincorporated areas of Lee County. This trend can be explained by the fact that commercial development generally occurs along the major transportation corridors. The US 41 corridor is the primary north/south route through Lee County. Property along this road within the City of Fort Myers has been developed and unavailable for new commercial development pushing new development north and south to the unincorporated areas of Lee County. Also, other than Colonial Blvd and Bonita Beach Blvd, the major east/west routes are also in the unincorporated areas of Lee County. These commercial corridors serve as the primary commercial areas for the residents that live inside the incorporated areas and the seasonal and tourist residents. In 1980 the unincorporated area of Lee County contained 12 acres of commercial land per 1,000 residents in the unincorporated area and 79,525sf of commercial building area per 1,000 residents in the unincorporated area. These figures have increased to 16 acres and 111,108sf. Based on these trends, it is obvious that commercial growth in Lee County is not entirely dependent on

residential growth. The commercial allocation must also accommodate the needs of non-permanent residents and tourists.

The commercial need in unincorporated Lee County in the year 2030 has been based on an average of four methods of projecting acreage needs. First, a forecast of commercial acres for the unincorporated population was made from the data exported from the Planning Division Land Use Inventory by year from 1980 to 2005. Second, the acres per person for each year from 1980 to 2005 was calculated and forecast through the year 2030. This was then multiplied with the projected population for the total acreage estimate.

The remaining two estimates were based on commercial building area and converted to acreages. A floor area ratio study was done to determine the average commercial building size per acre of land. Data was again drawn from the planning division database which indicated that in 1980 an acre of commercial land averaged a building size of 6,600 square feet. This figure grew to 7,400 square feet by 2005. The annual data was trended to the year 2030 and resulted in an average of 8,500 square feet per acre. This was also compared to the recent approvals for commercial planned developments. Currently approved planned developments average 8,509 square feet per acre of commercial land. This analysis led to the conclusion that for allocation purposes, the assumption of 8,500 square feet of building area per acre in a commercial project is appropriate. The trended data was also considered appropriate for estimating intervals in the time horizon. In 2010 it is assumed the building square feet per acre will be 7,795, in 2020 it will be 8,148, and in 2030 it will be 8,501. Similar to the acreage analysis, commercial building area based on existing population was estimated. The forecast building areas were then divided by the square feet per acre figures described above. The final forecast was based on historical building square feet per resident population from 1980 to 2005. The result of this forecast was multiplied with the projected unincorporated population to generate a total building square feet estimate which was then divided by the square feet per acre figure.

The results of these four methods were then averaged to generate an estimate of commercial need for the time horizon of the plan. The commercial needs were estimated for 2010, 2015, 2020, 2025, as well as the horizon year of 2030. The acreage needs for each of these years are (respectively) 6,400, 8,300, 10,000, 11,500, and 12,300 acres.

A second check of the commercial allocation need was performed based on the 1986 "Commercial Land Use Needs in Lee County" by Thomas Roberts, of Thomas Roberts and Associates. This study estimated 11,483 commercially developed acres by the year 2010. The original study was based on a BEBR Mid-Range 2010 population of 499,500. In 1989 the Board of County Commissioners revised its population projection and adopted the BEBR High-Range number of 640,500. At that time Mr. Roberts was asked to adjust the commercial needs figure. In a December 10, 1989 memorandum he proposed the following methodology

to amend the previous projection. The pre-factored area of 11,483 acres was multiplied by 640,500/499,500, or 1.282, producing a new pre-factored area of 14,721 acres. He went on to modify this figure with a safety factor and a flexibility factor. He did, however recommend that because the higher population projection is being utilized, the safety factor should be reduced to 5%. Doing the math produced a figure of 18,622 acres for the entire county, which he recommended the County use.

Utilizing a like methodology, planning staff recalculated the future commercial needs. The proposed population for this amendment is the BEBR Mid-Range number for 2030 of 979,000. Rather than adjusting the commercial acreage by applying a safety and flex factor, this update is utilizing the population with the added 25% safety factor applied. Adjusting the original 11,483 acres by the population ratio 1.96 (979,000/499,500), produces a new prefactored figure of 22,506 acres. The safety buffer of 107,200 persons is equivalent to 2,465 acres to be applied to the unincorporated commercial allocation To adjust the total commercial need to reflect the $(107,200/499,500*11,483=2,465\pm)$. unincorporated portion, the results for the total commercial and service employment sectors of the 2030 traffic analysis zone (TAZ) model were applied. The TAZ model assigns 51% of the commercial and service industry employment to the unincorporated areas of Lee County. Assuming this percentage will also apply to the acreage needs, 51% of the 22,506 acres (11,478) acres) will need to be allocated to the unincorporated portion of the county. The safety factor, based on allocated population, was calculated by applying the percent of population in the unincorporated portion of the county (53%) to the county wide safety factor. This adds an additional commercial allocation of 1,312 acres to the total commercial allocation need for the unincorporated area of the county for an end result of 12,790.

The next aspect of the allocation of commercial acreage for the year 2030 is to disaggregate the total need between the planning communities. Each community is not necessarily self-supporting in its commercial needs therefore some areas may grow faster commercially than they do residentially and visa versa. The acreage is distributed by Planning Community based on a number of measures:

- 1. Review existing allocations and compare to the existing commercial development.
- **2.** Generate and apply the four techniques described above at the Planning Community level and apply to the projected population increase.
- 3. Compare the commercial acreage need to the available land supply within each community.

This countywide acreage need was then disaggregated across the county into the unincorporated Planning Communities. This was accomplished by allocating commercial acreage based on the existing development, approved developments, and areas designated

for commercial development. The amount of vacant commercial zoning was also taken into account in the disaggregation.

Industrial Use

In August 2006, a consultant was hired by Lee County to re-examine the commercial and industrial land needs and determine if there is a large enough inventory of land available to develop and maintain a diverse economy. This study is ongoing and may result in revisions to the proposed allocations in this amendment to Table 1(b).

Pending the completion of the current study, the previous study of Future Industrial needs for Lee County, completed in August 1983 by Thomas H Roberts, will be used as the basis for the new 2030 allocations. This study has been revised and modified over time. This study and its revisions focused on how much land Lee County needed to designate on the Future Land Use Map as industrial. However, The Lee Plan allows for limited commercial development in industrially designated lands to support the surrounding industrial uses. This means some uses that are envisioned to occur within these industrial areas will not be inventoried as industrial. For example, a small deli with a customer base from a surrounding industrial park will be inventoried as a commercial use even though it may be located within an area designated as Industrial on the Future Land Use Map. Therefore, it was important to further refine the accepted industrial study for the original allocation table adopted in 1998 as part of the 1996 EAR Addendum amendments. While the revisions to the commercial needs study considered building areas as well as acres, staff concluded that the appropriate unit of measure for the industrial component of the 2030 allocations is acres. Much of Lee County's industrial uses occur out of doors such as concrete batch plants, lumber yards, and distribution centers. These uses may require large areas of land but have minimal building square footage.

The 1996 study update was revised to include the updated population projection for the year 2030.

To accomplish this task, the original Thomas Roberts study was updated with the population estimates for 2030 to determine the employment estimates needed to estimate acreages based on the Industrial Need Study methodology.

Based on this population, Lee County's industrial land need in 2030 will be 13,100 acres. This is based on the BEBR 2030 population plus a safety buffer of 25% of the population growth between 2005 and 2030. Using the same methodology described for determining the commercial portion of Lee County's total need, the unincorporated land area need for industrial is estimated to be 6,630 acres. The dissemination of this allocation follows a similar methodology as well. The areas most suitable for industrial uses were determined based on access, zoning, Future Land Use Map (FLUM) designation, and environmental issues. The location of industrial uses, while not limited to areas designated as Industrial Development,

Industrial Interchange, Industrial Commercial Interchange, and Tradeport (formerly Airport Commerce), are primarily located in these areas. The first step was to calculate how much land in each planning community was designated in one of the above FLUM categories. An additional analysis has been performed for the 2030 allocation table. For this review, the existing allocations are also compared to the existing uses to determine if any communities no longer have sufficient remaining acreage to attain the industrial uses accommodated by the current table.

This countywide acreage need was then disaggregated across the county into the unincorporated Planning Communities. This was accomplished by allocating industrial acreage based on the existing development, approved developments, and areas designated for industrial development. The amount of vacant industrial zoning was also taken into account in the disaggregation.

Parks and Public

The 2020 allocation table provides an estimate of public/quasi-public land as an informational item, not as a regulatory number. The figure in the allocation table includes the expected amount of not just park, school, and government services land, but also, public infrastructure like roads and surface water management as well as quasi-public uses like religious facilities, private golf courses, and non-profit civic associations. Publicly and privately owned and dedicated conservation areas are also included in this category. The Planning Division Land Use Inventory includes detailed information on these uses which have proved to be valuable information. However, the original 2020 allocation methodology indicated that creating an allocation for these uses could be limiting uses that are partly regulated in other sections of the plan to ensure that sufficient land is available. These regulations promote more public land not a cap on public land. Therefore, the updated allocation table proposal also includes an informational/non-regulating estimate on public and quasi-public lands in the year 2030.

Active and Passive Agriculture

The current allocation table estimates agricultural uses in the year 2020. However, the existing inventory of agricultural land exceeds this figure on the allocation table. It is expected that, in an urbanizing county such as Lee County, over time agricultural uses will be displaced with non-agricultural uses or in some instances purchased for conservation purposes. However, it cannot be assumed that there will only be a reduction in the amount of agricultural acreage in all areas of the county. While agricultural uses are displaced in some areas of the county they are expanding in other areas of the county primarily in the areas designated as Rural and Density Reduction/Groundwater Resource. Therefore, the acreage projections are used as 2030 estimates and not as a regulatory number that cannot be exceeded or fallen below.

Vacant Land

Similar to the agricultural uses, the amount of vacant land should also be expected to reduce over time. Lands classified as a vacant use are only those with no structures and no other use. For example, a vacant commercial building will still be classified as a commercial use and a parcel used as open space with no building will be classified as Public Open Space. Therefore, unlike, agricultural uses, vacant lands will not decline in one area and increase in other areas, with the exception of some demolitions of condemned/damaged buildings and also the occasional agricultural use which is abandoned and reverts back to vacant. For these reasons, the allocation for vacant land is not a regulatory number.

Conservation Land

The Conservation Allocation is also one that is impractical to regulate. The Lee County works with other permitting agencies to enforce wetland regulations, however the final responsibility falls to these agencies. If the county does not regulate this use, the acreage allocations can not be regulatory. Staff, again, sees the merit of maintaining the database inventory of these uses; however, the acreage figure in the allocation table is not regulatory.

B. CONCLUSIONS

The allocations for the three regulatory aspects of Table 1(b) have been updated to accommodate the projected population through the year 2030. The proposed allocations are based on historical trends, land availability, existing approvals through plats, planned developments, and conventional zoning. The allocations accommodate the existing development and expected development (Attachment 4).

C. STAFF RECOMMENDATION

Planning staff recommends that the Board of County Commissioners transmit this proposed amendment to the Future Land Use Element and the Future Land Use Map Series. Future Land Use Map 16 is to be revised to reflect changes in the municipal boundaries and Table 1(b) is to be updated to accommodate a population of 979,000 in the year 2030.

PART III - LOCAL PLANNING AGENCY REVIEW AND RECOMMENDATION

PUBLIC HEARING DATE. November 27, 2006

A. LOCAL PLANNING AGENCY REVIEW

Planning Staff presented an overview of the methodology used to generate the acreage totals for each of the regulatory categories of Table 1(b) (residential, commercial, and industrial). It was also stated that changes to the Planning Community Map were minimal only reflecting areas that have been annexed into one of the five municipalities. An amendment to the map was considered separately to move the boundary between the San Carlos and the Estero Planning Communities west of US 41.

Staff was asked if any of the existing allocations for the Year 2020 have been exceeded. Staff responded that there are a few instances where this situation has occurred with the residential allocations. The total residential allocation on Table 1(b) has not been exceeded in any Planning Community, only the allocations for Future Land Use Designations within the Planning Community. Additionally, no Commercial or Industrial allocations have been exceeded. The question was also asked how the nonregulatory allocation for public uses determined. Staff responded that the inventory for these uses was summed by planning community and also public uses in approved (unbuilt) developments were considered. Staff clarified that the public allocation not only includes lands for parks, schools, emergency services, public buildings, and conservation upland areas, but also, open space within developments, rights-of-way, golf courses, and water management areas. Concerns were raised regarding the use of the BEBR mid-range population projections followed. One LPA member favored a resource-based population projection that would take into consideration what population could be supported by existing resources such as the availability of potable water. The second concern was that the BEBR projections have under estimated the population in the past. Staff clarified that the BEBR projections are the source that is accepted by the DCA for basing the comprehensive plan. Local governments are allowed to create their own methodology which must be accepted by DCA.

Two members of the public spoke in support of this amendment.

A motion was made and seconded to recommend the Board of County Commissioners transmit this amendment to the Department of Community Affairs.

B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY

- **1. RECOMMENDATION:** LPA Recommends that the Board of County Commissioners transmit the proposed amendment.
- **2. BASIS AND RECOMMENDED FINDINGS OF FACT:** The LPA advances the findings of fact made by staff.

C. VOTE:

| NOEL ANDRESS | AYE |
|-----------------------|--------|
| DEREK BURR | AYE |
| RONALD INGE | AYE |
| CARLETON RYFFEL | ABSENT |
| RAYMOND SCHUMANN, ESQ | AYE |
| RAE ANN WESSEL | AYE |

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

DATE OF TRANSMITTAL HEARING: December 13, 2006

A. BOARD REVIEW:

Staff made a brief introduction for the amendment and stated the staff and Local Planning Agency recommendation was to transmit this amendment. Staff stated that this was a technical amendment that was needed to make the plan internally consistent by advancing the time horizon of the Future Land Use Map series and land use allocation table (Table 1(b)) to the year 2030. Staff stated that no methodology changes were proposed from what has been previously accepted. Also, the new population projections are those set by the University of Florida Bureau of Economic and Business Research (BEBR). Staff informed the board that the only changes to the Planning Communities boundaries (MAP 16) were made to reflect the annexations by the local municipalities.

The hearing was opened for public comment. The first 2 speakers spoke against transmitting this amendment based on the Buckingham Planning Community allocations. Both speakers were concerned with the increase in allocated acres for the commercial and industrial uses in this community. One speaker was also concerned with a change in the map to exclude the property from the Buckingham Planning Community. The next speaker asked that there be a differentiation in the Fort Myers Shores planning community between the Caloosahatchee Shores and Palm Beach Boulevard Communities. This speaker acknowledged that the creation of smaller areas could cause allocation problems but felt the issue needed attention. Three more speakers then spoke against the transmittal of this amendment based on Buckingham allocation and boundary issues. The representative of Buckingham Villages then spoke in favor of the amendment and clarified that the Planning Community Boundary was not going to change to exclude this project from the Planning Community. He also stated that this property was not in the Buckingham Preserve area. He also stated that the current allocations are nearly used up and need to be revised to allow additional growth through the year 2030. The next speaker to address the Board was the legal representative of the Buckingham Conservancy. She stated that the vision for the Buckingham Planning Community was that the commercial needs of the Buckingham Community Preserve Area would be met outside of the community preserve area. She asked that no more commercial allocation be added to the Buckingham Planning Community. She also stated that two planning efforts were ongoing, one for the Lehigh Community and one for the Buckingham Community and that these plans should be completed before changes to the allocations are made. This speaker was then followed by a final Buckingham resident asking that changes to the allocation table be "forestalled" until the Buckingham community planning effort has an opportunity to address this issue. The final speaker was also

representing the Buckingham Villages project and stated that this property was not located in the Buckingham Rural Preserve Area. He stated that this project was in an urban category (Urban Community). He asked that the proposed amendments to the allocation table be transmitted.

The Board then asked the staff to respond to the public comment. Staff responded with a history of the Allocation Table, Table 1(b), including the point that the methodology used in the current update was not changed from what had been previously approved by the state. Staff stated that if the allocation table is not updated to reflect the new population projection that the Lee Plan would not be consistent with other elements of the plan.

The Board asked for clarification that the intent of this application was more to allow 10 more years of growth and not to change any allowable uses or change intensities and densities. Staff confirmed this was a timing mechanism tied to the adopted Future Land Use Map. The issue of when is the appropriate time to review a project for compliance with the allocation table was discussed. The Board discussed whether that should be at the rezoning stage or as it is now done at the development order stage of approval. One Board member stated that when a project receives a zoning change, it does not have a development order approval and that there is no guarantee that the project will be built. The Board member asked if this re-allocation amendment could be put off one year. Staff stated that this amendment was needed to maintain consistency and also that the current allocation was based on a projected population of 602,000 (653,000 with the buffer) and that the current population of Lee County was 585,000. A motion was made to transmit the amendment with no changes to the Buckingham Planning Community commercial and industrial allocations. It was clarified that the staff should work on these allocations prior to the adoption hearing. This motion was approved and then revisited to include not changing residential allocation in the Buckingham Planning Community. amended motion was also approved.

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

- 1. BOARD ACTION: The Board made a motion to transmit this amendment with no changes to the commercial and industrial allocations for the Buckingham Planning Community. This motion was seconded and approved unanimously. Following the motion, the item was revisited to include not changing the residential allocations in the Buckingham Planning Community and for staff to work with the communities to revise the Buckingham Planning Community allocations prior to the adoption hearing. The motion was approved unanimously.
- 2. BASIS AND RECOMMENDED FINDINGS OF FACT: The Board accepted the findings of facts as advanced by the staff report with the added finding that the allocations for the Buckingham Planning Community were premature and that staff

should work with the ongoing planning efforts in the Buckingham area to address this issue and work on revisions to these allocations.

C. VOTE:

| A. BRIAN BIGELOW | AYE |
|------------------|-----|
| TAMMARA HALL | AYE |
| BOB JANES | AYE |
| RAY JUDAH | AYE |
| FRANKLIN B. MANN | AYE |

D. STAFF DISCUSSION:

Following the transmittal hearing, staff revised the allocation table (Table 1(b)) to revert the Buckingham Planning Community allocations for commercial, industrial, and residential back to the existing 2020 allocations. Staff did maintain the overall acreage allocation to equal the total unincorporated parcel acreage in the community. The total acreage had changed due to annexations and new subdivisions. Attachments 2 and 4 reflect the changes to the allocation tables as directed by the BoCC.

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

DATE OF ORC REPORT: March 2, 2007

A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS

The Department of Community Affairs has raised objections to proposed amendment CPA2005-00026. The DCA objections are reproduced below.

OBJECTION:

"The County is proposing to change the horizon year of the County's plan from 2020 to 2030. However, the update does not include a Future Land use Map for the planning period of 2030. While the land use allocation table (Table (l)b., for the planning communities is labeled 2030, the associated planning community's overlay map (Map 16) is not labeled as such. Pursuant to Chapter 163.3177(5)(a), Florida Statutes, and Rule 9J-5.005(4), each local government comprehensive plan must include at least two planning periods, one covering at least the first five-year period subsequent to the plan's adoption or the adoption of the EAR- based amendments and one for at least a 10-year period. The County has chosen to adopt a long term planning period of 2030 which the Future Land Use and Future Transportation maps should reflect. In addition, while the future land use for the planning communities are allocated based on the projected population of each planning community, the population figures upon which the allocations are based are not stated. [Chapter 163.3177(5)(a), (6)(a) F.S; 9J-5.005(4), 9J-5.005(2)(a), (c), & (e) and 9J-5.006(4)(b), FAC]"

Recommendation: "Revise the amendment to include a Future Land Use Map for the next planning timeframe. The planning timeframe should be clearly stated on the map. In addition, include a Future Land Use map series that covers all the relevant future conditions such as the location of existing and planned potable water wells and wellhead protection areas and wetlands, etc. As a part of the data and analysis, include a table of the population distribution for the planning communities upon which the projected land use allocations are based."

B. STAFF RESPONSE

The DCA has objected to the omission of the date of the planning horizon year from the Future Land Use Map/Map Series. Staff has added a line to the title of the Future Land Use Map which states "Refer to Map 16 and Table 1(b) for Year 2030 Land Use Allocations", as well as a note to the Future Land Use Map (note 4) which states "The Year 2030 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" (attachment 5). The Planning Community Map has been revised to include "YEAR 2030" in the title (LEE COUNTY YEAR 2030 PLANNING

COMMUNITIES) as well as adding the note "The Planning Communities Map and Acreage Allocation Table (see Table 1(b) and Policies 1.1.1 and 2.2.2) depict the proposed distribution, extent, and location of generalized land uses for the year 2030" (attachment 1 page 2). The DCA also stated the population figures used to determine the planning community allocations are not stated and recommends that a table be added to include these figures. Planning staff has modified Table 1(b) to include this information for each Planning Community (attachment 6).

The DCA made additional recommendations not specifically mentioned in the objection. The recommendation is to cover all of the relevant future conditions such as location of existing and planned potable water wells and wellhead protection areas and wetlands, etc on the Future Land Use map series. This information is currently on the map series. The Future Land Use Map includes wetlands on Map 1 as separate Future Land Use designations. There are two wetland categories, "Wetlands" and "Conservation Lands – Wetlands" depicted on the map. Map 8 of the Lee Plan map series is the Potable Wellfield Cones of Influence Map which shows the existing and permitted future wells in Lee County and the wellfield protection zones. A revised Map 8 is included to show the current Cones of Influence and existing and permitted future wells (attachment 7).

Staff has also made revisions to the proposed Year 2030 allocations due to additional development information provided after the transmittal hearing that highlighted where refinements could be made in the allocation table. Additionally, at the transmittal hearing, the Board of County Commissioners directed staff to not transmit changes in the Buckingham Planning Community and to relook at this area prior to the adoption hearing.

EMERGING TRENDS

Since interest in the Alva area has increased in recent years, staff proposed an increase in the acreage allocations in the Alva Planning Community including the DRGR area. Indications are clear that future development is coming to the Alva area and staff reflected this by proposing increases in the residential allocations – 15 additional acres to the Outlying Suburban category, 581 additional acres to the Rural category, 75 additional acres to the Open Lands category, and 560 additional acres to the DRGR category. In December of 2004, a development order (DO) application was submitted to Lee County for a project in Alva in an area designated as Density Reduction/Groundwater Resource (DRGR). This application has expired due to inactivity on the part of the applicant and was not active while staff was preparing the proposed 2030 allocations. On January 11, 2007, a new application for the same property was filed. The proposed DO covers 1727.29 acres including 731.51 acres of residential lots, of which, 662 acres are in an area designated DRGR. Staff has concluded that this application exceeds both the existing 2020 residential acreage allocation for DRGR in the Alva Planning Community and the proposed 2030 acreage allocation. Therefore, there is an insufficient allocation for this DO to be approved. Originally, this amendment proposed an

increase of 560 acres in the Alva residential DRGR allocation bringing the total allocation to 600 acres. However, to accommodate this proposed development the total allocation needed is 711 acres (49 existing acres + 662 acres). Without a Development Order application, staff was not certain how much residential land would be required in the DRGR category and originally felt the proposed 600 acre allocation would be adequate. When the new DO was submitted in January 2007, it was clear that an increase in this area was required. Therefore, staff is recommending the allocation for residential acres in the DRGR category in Alva be increased to 711 acres.

Also, to properly reflect the population accommodation, staff is adjusting the net unit per acre assumption (nupa) from .1 nupa to .23 nupa to reflect this proposal. development in the Alva DRGR area is closer to .29 units per net residential acre. Staff is comfortable with this assumption change since nearly all of the remaining undeveloped land in the DRGR area has not been split into smaller tracts of land. The entire area is currently held by 16 interests. This ownership pattern allows for projects to more easily cluster units on smaller than 10 acres lots and create common preserve areas while still maintaining a gross residential density of one unit per ten acres. The result of these changes is an increase in the population accommodation of 232 people. The original allocation recommendation for the Alva Community evaluated the historic growth trends and this included an estimate of future units. This evaluation estimated that by 2030 there would be 2,134 units in the Alva Planning Community. Since the historic development in the Alva area classified as DRGR was in the pattern of 2 to 20 acre tracts and not the pattern currently being developed in Lee County, staff was hesitant to allocate an additional 610 acres to accommodate the trended unit estimate at the density of 1 unit per 10 net acres. It was acknowledged that current development patterns demonstrate the most likely development scenario will be a rural subdivision with preserve areas, common elements and buffers that, when included with the residential lots, yielding a gross density of 1 unit per 10 acres but the net density will be Since staff has available proposed developments to consider, the revised recommendation includes a more realistic nupa assumption. With this revised assumption, the previous recommended allocations will exceed the trended unit count and adding the additional 111 acres to the DRGR further raises the number of units accommodated by the allocations.

To reach the target number of units the revised allocations reduce the number of residential acres in the Rural Future Land Use Category from 2,000 to 1,948, which reduced the available allocation from 581 additional acres to 529 additional residential acres for the Rural allocation. With these adjustments to the allocation table and underlying assumptions, the accommodated population in the Alva Planning Community is increased by 145 people.

BUCKINGHAM PLANNING COMMUNITY

The Board of County Commissioners did not transmit Table 1(b) as proposed by staff. At the hearing, members from the Buckingham Community Planning Group requested that no changes in the allocation table be made to the Buckingham Planning Community to allow them time to update their community plan. Based on this input, staff was instructed to transmit no changes to the allocations in the Buckingham Planning Community. This change resulted in the accommodated population being reduced by 1,230. Staff was instructed to look for a resolution for this issue prior to the adoption hearing for this amendment. The Buckingham Planning Panel is in the process of updating their community plan. They are working to schedule a meeting between the chairman of their group and the chairman of the Lehigh Acres Planning Panel to discuss how the two plans can address transitioning between rural Buckingham and a more urban Lehigh Acres. The Buckingham Plan Update and the Lehigh Acres Community Plan are both expected to be completed by September 2007.

In the interim, staff has taken a close look at the development within lands designated Urban Community in the Buckingham Planning Community, see Lee Plan Map 16. This is the area north, west, and south of Buckingham Road. It consists of portions of the Buckingham Park-South Section plat and the resubdivision of Block B, Buckingham Park-Northwest Section replat. This area is not within the Buckingham Planning Area as depicted on Map 1 page 2 of the Future Land Use Map Series. The "South Section" is primarily vacant and under common ownership. There are 5 developed parcels in this area under separate ownership which are already developed with residential uses and a house of worship. The replat of Block B, in the "Northwest Section", is a subdivision of smaller 1/4 acre± lots. subdivision is 210 total acres with less than 140 acres contained in platted lots. remaining land is either road rights-of-way or a dedicated drainage canal. There are currently 41 acres of residential use inventoried in this subdivision and the trend since 1996 has been nearly 3.5 acres of new residential uses each year. Also, based on outstanding residential permits this trend will continue at least for this year as well. Accommodating this trend in the construction activity for this subdivision requires an increase in the residential allocation in the Buckingham Community for the Urban Community category from the existing 51 acres to 135 acres. While the "South Section" area may be transitioning from the current 1953 plat to a more contemporary style of development, the replat of "Block B" is well established and not expected to change. Therefore, staff recommends that the Allocation table reflect an amount of development that is anticipated in the existing active development by the year 2030. Staff also contacted a representative of the major property owner in the Buckingham Park-South Section plat who stated they would wait to comment until the final staff report was issued.

Staff was also directed to not transmit any changes to the commercial component in the Buckingham Planning Community. Since the allocation is required to demonstrate how Lee County will accommodate the anticipated growth through the time horizon of the plan, staff

is recommending that the commercial allocation only be increased to provide for the same level of commercial uses per resident as is currently allowed by the allocation table. In the Buckingham Planning Community, the adopted Table 1(b) allocates 3.5 acres of commercial uses per 1,000 in population. Using this standard, to accommodate the additional 10 years included in the updated planning horizon, the recommended total commercial allocation is 21 acres. This allocation will not override any limitations on commercial development within the Buckingham Community Planning area. The fact that the Buckingham Planning Community is not the same as the boundary for the Buckingham Community Plan has been a point of misunderstanding. The Planning Community boundaries were established in 1997. The Lehigh CRA was still active and the CRA boundary was being used to define the area for the Lehigh Commercial Land Use Study. There was a gap between the CRA boundary and the Buckingham Preserve boundary. This area, on the north side of Buckingham Raod, was assigned to the Buckingham Planning Community

As directed, staff did not transmit any changes to the Industrial allocation and only changed the non-regulated allocations to reflect changes in existing conditions, such as the annexation of agricultural lands into the City of Fort Myers and the purchase of properties through the Conservation 20/20 program. Since there is currently no industrial uses within the Buckingham Planning Community staff does not recommend changing the industrial acreage allocation from the 5 acres that was adopted in Table 1(b) for the year 2020.

ADJUSTMENTS TO BALANCE CHANGES

The changes made to the allocations in the Buckingham Planning Community mandate changes in other communities to accommodate the residential, commercial, and industrial needs of the unincorporated area of Lee County. A portion of the residential need was met by the changes to the Alva Planning Community discussed above. However, there is a remaining population accommodation gap of 273 people. Since development patterns show that the next areas expected to grow are East and North, staff reassessed the allocations in these Planning Communities. The two areas that stood out as having tight allocations were Fort Myers Shores in the Central Urban category and North Fort Myers in the Intensive Development category.

The current Table 1(b) proposal for the Central Urban residential allocation in the Fort Myers Shores Planning Community is 210 acres, an increase of 2 acres from the adopted allocation. There are currently 194 acres of residential use in this area which equates to an available acreage allocation of 16 acres. There are 178 acres of undeveloped uplands in the Fort Myers Shores Planning Community designated Central Urban. The area in question is near the interchange of I-75 and SR 80 and much of this vacant land is expected to develop with non-residential uses. However, increasing the residential allocation to 225 acres does not seem unreasonable. This will increase the population accommodation by 184 people. One change made to Table 1(b) that has no affect on the population accommodation is the removal of the

residential allocation from the General Commercial Interchange category and adding it to the Urban Community category. This change is done to reflect the redesignation of the northeast quadrant of the I-75/SR 80 interchange. There are 23 existing units in this area at a similar density to what is assumed for the Urban Community category.

The current Table 1(b) proposal for the Intensive Development residential allocation in the North Fort Myers Planning Community is 360 acres, a decrease of 11 acres from the adopted allocation. There are currently 304 acres of residential use in this area which equates to an available acreage allocation of 56 acres. There are 213 acres of undeveloped uplands in the North Fort Myers Planning Community designated Intensive Development. The area in question is along the US 41, Business 41, and Hancock Bridge Pkwy corridors and much of this vacant land is expected to develop with non-residential uses. There has been a trend to develop river view residential in this area and increasing the residential allocation by 5 acres form the current proposal does not seem unreasonable. This will increase the population accommodation by 89 people.

The commercial allocations also need to be adjusted to accommodate the development the original proposal had assumed would occur in the Buckingham Planning Community. As stated, development patterns in Lee County appear to be moving north and east. Therefore staff recommends splitting the 24 commercial acres evenly between the planning communities of Lehigh, Fort Myers Shores, and North Fort Myers. This will increase each of these communities' commercial allocation for the year 2030 by 8 acres over the originally proposed Table 1(b).

Staff recommends a similar approach in reallocating the industrial acres no longer assigned to the Buckingham Planning Community. However, since the Fort Myers Shores Planning Community already has a comparatively large industrial allocation proposed, the industrial allocation surplus is recommended to be evenly split between the Lehigh Planning Community and the North Fort Myers Planning Community giving each of these communities an additional 5 acres of industrial allocation through the year 2030.

PROPOSED SUB-OUTLYING SUBURBAN CATEGORY

The final allocation table refinement to be addressed are the changes needed to recognize the creation of the proposed Sub-Outlying Suburban Future Land Use Category as transmitted to the DCA in this amendment cycle (CPA2005-00040). This amendment affects 5 Planning Communities, Bayshore, Buckingham, Fort Myers Shores, North Fort Myers, and San Carlos. Three of these communities simply require the existing "Outlying Suburban" residential allocation be moved to a new "Sub-Outlying Suburban" category on Table 1(b). In the planning communities of Bayshore, Buckingham, and San Carlos, all of the land currently designated "Outlying Suburban" is proposed to be redesignated "Sub-Outlying Suburban". Staff recommends that these allocations be moved on Table 1(b) accordingly.

STAFF REPORT FOR CPA2005-00026

The Planning Communities of North Fort Myers and Fort Myers Shores will now have both the Outlying Suburban and Sub-Outlying Suburban designations. The change on the land use map in the Fort Myers Shores Planning Community creates a situation where there will be one property (75 acres) remaining in the Outlying Suburban Land Use category. This particular property was the subject of a rezoning request that was ultimately withdrawn and the status of this property is not known at this time. Staff has calculated the amount of land intended for residential use in the areas to be reclassified "Sub-Outlying Suburban" that are already within an approved development. Based on this review, staff has concluded that typically less than 50% of a single family project's total land area will be inventoried as residential. The remaining land is used for ROW, recreation areas, and open space. With no better examples to base the expected development in the remaining Outlying Suburban than those that surround it, staff recommends that 40 acres remain for the residential allocation for Outlying Suburban which will accommodate a maximum of 225 units. The residential allocation required to accommodate all of the projects approved in the Sub-Outlying Suburban area is 346 acres. These projects are either in the DO process or have begun developing. Staff recommends a residential allocation of 367 acres for the Sub-Outlying Suburban category in the Fort Myers Shores Planning Community.

The North Fort Myers Planning Community residential allocation for Outlying Suburban category must also be split to acknowledge the proposed Sub-Outlying Suburban category. Two developments exist in the area to remain in the Outlying Suburban category, the Lakeville subdivision and Herons Glen. Herons Glen accounts for the largest portion of the area in this land use category in North Fort Myers. From the master concept plan for Herons Glen, staff determined that the residential portion of this development is 360 acres. The Lakeville subdivision is not quite 50% built out and has not had much building activity in the past 10 years. The recommendation is to maintain a residential allocation of 382 acres for the Outlying Suburban category in the North Fort Myers Planning Community. The area in North Fort Myers that is proposed to be reclassified as Sub-Outlying Suburban is much different than the other areas discussed in this report. This area is more rural in nature than the planned developments previously discussed. This area has larger lots and less common areas than the planned developments and therefore, the net residential density is much lower, closer to 1.3 units per acre. This area has not been a rapid growth area in the past and its location between Pondella Rd and Pine Island Rd may keep this area from rapidly changing. In 2004 nearly 200 acres in this area was annexed into the City of Cape Coral. For these reasons, staff recommends that 140 acres be allocated for residential development in the Sub-Outlying Suburban category in the North Fort Myers Planning Community.

C. STAFF RECOMMENDATION:

Planning staff recommends that the Board of County Commissioners adopt this proposed amendment to the Future Land Use Element and the Future Land Use Map Series. Included in this amendment are a revised Future Land Use Map Series Map 16 with the added note and reference to the year 2030, a revised Table 1(b) with additional revisions to the Alva, Bayshore, Buckingham, Lehigh, Fort Myers Shores, North Fort Myers, and San Carlos Planning Communities, a revised Future Land Use Map Series Map 1 Page 1 with the new note 4, and a revised Future Land Use Map Series Map 8 as updated to reflect current conditions.

May 16, 2007 Page 28 of 30

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

DATE OF ADOPTION HEARING: May 16, 2007

A. BOARD REVIEW: This amendment was scheduled on the administrative agenda. Staff made a short presentation of this amendment. This presentation included a discussion of the reallocation of uses based on the board direction at the transmittal hearing to revisit the Buckingham Planning Community allocations. The new recommendation was to accommodate no additional growth in the Buckingham Planning Community within the Buckingham Community Planning area and to allocate only enough additional growth in the area area to accommodate the existing platted lots in the Buckingham Park subdivision. The remaining growth accommodated by staff's original recommendation was reallocated to neighboring planning communities. Staff also summarized changes in the recommendation that were made to acknowledge the change of 131 acres from "Outlying Suburban" to the new "Sub-Outlying Suburban" Future Land Use category that was the subject of CPA2005-00040.

Staff was asked if the proposed recommendation would make the Buckingham citizens "comfortable". Staff responded that they had spoken with interested parties from the Buckingham Community and the representative of the major property owner of the land not in the Rural Preserve but still in the Buckingham Planning Community and tried to address their concerns and still allow for an additional 10 years of population growth. Representatives from the Buckingham Community Planning Panel informed staff they would be communicating with the Lehigh Community Planning Group to arrange a meeting to discuss how to address the lands lying between the two community planning areas.

The discussion was then opened for public comment. Twelve residents of Buckingham addressed the board and asked that the allocations in the Buckingham Planning Community not be changed from the 2020 allocation table. One person representing a property owner in the Urban Community area of the Buckingham Planning Community, outside of the Buckingham Community Planning Area, asked that the allocations be transmitted as recommended by staff.

The discussion by the board focused on the Buckingham Planning Community allocations. It was stated that making changes before the community plan was completed was premature. The Board voted to adopt the proposed text and map amendment as recommended by staff with one change being that no changes to the Buckingham Planning Community Allocations be made at this time.

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

- 1. BOARD ACTION: The Board of County Commissioners adopted the proposed plan and text amendment not including the changes proposed to the Buckingham Planning Community allocations with the exception of the conversion of the "Outlying Suburban" allocation to a "Sub-Outlying Suburban" allocation.
- 2. BASIS AND RECOMMENDED FINDINGS OF FACT: The Board of County Commissioners accepted the facts advanced by staff and the LPA.

C. VOTE:

| A. BRIAN BIGELOW | AYE |
|------------------|-----|
| TAMMARA HALL | AYE |
| BOB JANES | AYE |
| RAY JUDAH | AYE |
| FRANKLIN B. MANN | AYE |

T 45 S COLLIER COUNTY Map Generated August 2003 Adopted by Ordinance No. 98-09 Amended by Ordinance No. 02-02 Lehigh Acres Southeast.Lee.County. Alva-Buckingham R 26 E Gateway/Airport North Fort Myers Shores Carlos Bayshore Parkway San Bonita.Springs. Fort Myers R 25 E Daniels Estero Fort Myers Beach R 24 E South-Fort Myers CPA2005-00026 ATTACHMENT 1 Page 1 **Burnt Store** lona/McGregor R 23 Cape Coral 19. North Fort Myers Pine Island Year 2030 Planning Boca Grande COUNTY YEAR 2030 PLANNING COMMUNITIES

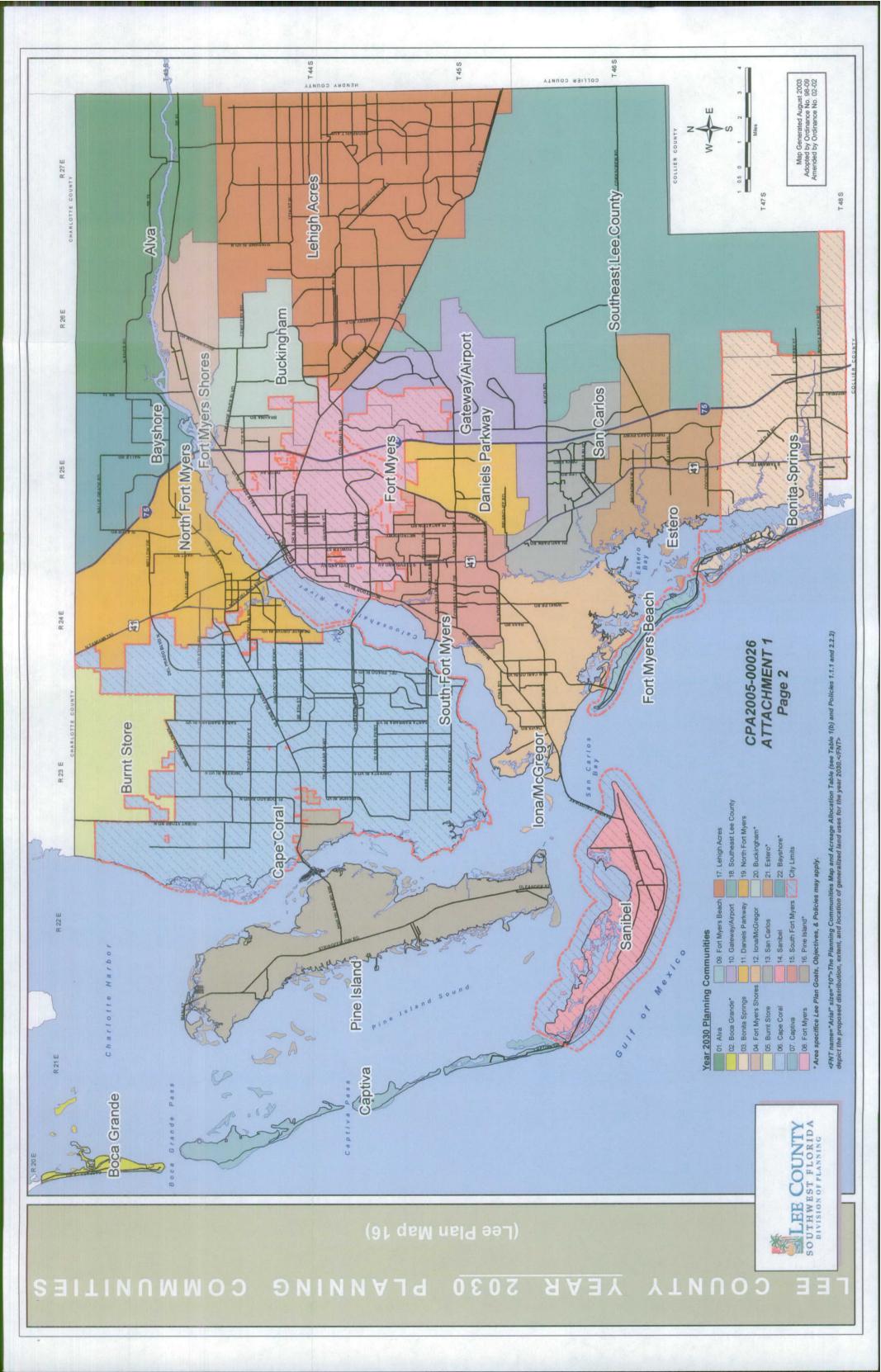


TABLE 1(b) Year <u>2020 2030</u> Allocations

| | | Lee | Lee County To | otals | | Alva | | ď | Boca Grande | ø. | | Bonita Springs | v |
|----------------|--|------------------------|---------------------------|-----------------------|------------------------|---------------------------|-----------------------|------------------------|---------------------------|-----------------------|------------------------|---------------------------|-----------------------|
| | Future Land Use Classification | Existing Allocation | Transmitted Allocation | Adopted Allocation | Existing Altocation | Transmitted Allocation | Adopted Allocation | Existing Allocation | Transmitted Allocation | Adopted Allocation | Existing Allocation | Transmitted Allocation | Adopted Allocation |
| | Intensive Development | 1,484 | 1,320 | 1,325 | 0 | θ | ō | θ | θ | ō | θ | 0 | 0 |
| | Central Urban | 899'8 | 44,772 | 14.787 | 0 | ө | ō | θ | ө | ō | θ | θ | Ö |
| | Urban Community | 12,893 | 18,615 | 18,622 | 649 | 620 | 520 | 437 | 486 | 485 | О | θ | O |
| | Suburban | 15,448 | 16,635 | 16,635 | О | θ | 0 | 0 | Ф | Ö | θ | О | Ō |
| | Outlying Suburban | 5,231 | 6,742 | 4,105 | 45 | 30 | 30. | 0 | 0 | ō | ð | О | 0 |
| | Sub-Outlying Suburban | 0 | в | 1,531 | О | в | O | 0 | 0 | ō | б | θ | Ol |
| Лıо | Industrial Development | 96 | 92 | 79 | 6 | в | Ö | 0 | θ | Ō | О | 0 | OI |
| Бə, | | 2 | + | 1 | 0 | 0 | ō | + | С | ō | đ | Ф | Ö |
| e) | University Community | 860 | 860 | 850 | 0 | ө | ō | θ | 0 | ō | θ | θ | O |
| əş | Industrial Interchange | θ | θ | Ō | О | 0 | ō | θ | θ | ō | О | θ | 0 |
| n F | General Interchange | 63 | 42 | 42 | Ө | 0 | Ō | 0 | θ | 0 | 0 | О | O |
|)ue | General/Commercial Interchange | 7 | ż | 0 | 0 | 0 | ō | θ | О | ō | О | Ф | 0 |
| 7 0 | Industrial/Commercial Interchange | θ | θ | ō | Ө | ө | ō | в | 0 | ō | О | θ. | 0 |
| ın). | University Village Interchange | 0 | θ | ō | θ | 0 | ō | θ | О | Ö | 0 | θ | O |
| n⊣. | | 1,644 | 008 | 006 | 0 | 0 | Ö | 0 | 0 | O | О | Ө | Oi |
| γa | Airport | О | 0 | Ö | 6 | θ | ō | 0 | 0 | 0 | 0 | Φ | 0 |
| lsi | Tradeport | 6 | 6 | 0 | 0 | в | ō | 0 | Ө | O | б | θ | O |
| uə | Rural | 8,077 | 8,436 | 8,384 | 1,419 | 2,000 | 1,948 | θ | θ | ō | 0 | О | OI |
| ojs: | Rural Community Preserve | 3,046 | 3,046 | 3,046 | 0 | θ | ō | 0 | 0 | ō | 0 | đ | 0 |
| Be | Coastal Rural | Ф | 1,300 | 1,300 | | θ | ō | | 0 | O | | θ | ō |
| | Outer Islands | 546 | 202 | 202 | 9 | 9 | 5 | θ | О | ŏ | 6 | О | O |
| | Open Lands | 2,094 | 2,806 | 2,805 | 475 | 250 | 250 | θ | в | Ö | 0 | б | Ol |
| | Density Reduction/Groundwater Resourse | 5,544 | 6,794 | 6,905 | 40 | 600 | 711 | θ | θ | Ö | 0 | О | OI |
| | Conservation Lands Uplands | 0 | 0 | OI | | О | Ō | | θ | ō | | O | Ö |
| | Wetlands | θ | Ф | 0 | Ф | 0 | 0 | 9 | Ө | 0 | в | в | O |
| | Conservation Lands Wetlands | Ð | Ф | 01 | | 0 | ō | | θ | ō | | 0 | O |
| | Total Residential | 67,159 | 81,555 | 81,528 | 2,173 | 3,405 | 3,464 | 438 | 485 | 485 | О | 0 | ō |
| J | Commercial | 9,460 | 12,76 3 | 12,763 | 46 | 29 | 75 | 99 | 62 | 25 | О | 6 | OI |
| = | Industrial | 6,314 | 6,620 | 6,620 | 56 | 97 | 26 | 4 | съ | 6 | 6 | 6 | OI |
| Š | Non Regulatory Allocations | | | | | | | | | | | | |
| ۵ | Public | 929'89 | 82,192 | 82,192 | 3,587 | 7,100 | 7,100 | 537 | 421 | 421 | б | Ф | OI |
| Ť | Active Agriculture | 34,145 | 24,057 | 24,957 | 960'9 | 6,100 | 5,100 | 0 | 0 | ō | 0 | б | 01 |
| ۵ | Passive Agriculture | 65,414 | 45,859 | 45,859 | 14,633 | 13,549 | 13,549 | 0 | Ф | ō | 0 | в | 0 |
| 9 | Conservation (wetlands) | 79,488 | 84,948 | 81,948 | 2,236 | 2,214 | 2,214 | 296 | 644 | 611 | в | О | O |
| > | Vacant | 44,720 | 21,281 | 21,308 | 1,525 | 2,012 | 1,953 | 7 | Ф | O | θ | Ф | 0(|
| Total | tal · | 365,373 | 357,175 | 357,175 | 30,324 | 33,463 | 33,463 | 1,343 | 1,672 | 1,572 | θ | в | 0 |
| å | Population Distribution* | | 495,000 | | | 2,090 | | | 1,531 | | | Ō | |
| * Pon | Population for Unincomporated Area of Lee County | | | | | | | | | | | | |

* Population for Unincorporated Area of Lee County

TABLE 1(b) Year <u>2020 2030</u> Allocations

| | | Fort | Fort Myers Sho | hores | | Burnt Store | - | J | Cape Coral | | | Captiva | • |
|------------|--|------------------------|---------------------------|-----------------------|------------------------|---------------------------|-----------------------|------------------------|---------------------------|-----------------------|------------------------|---------------------------|-----------------------|
| | Future Land Use Classification | Existing Allocation | Transmitted Allocation | Adopted Allocation | Existing Altocation | Transmitted Allocation | Adopted Allocation | Existing Allocation | Transmitted Allocation | Adopted Allocation | Existing Allocation | Transmitted Allocation | Adopted Allocation |
| | Intensive Development | 98 | 55 | 20 | θ | θ | ō | 22 | 7.7 | 27 | Ð | θ | OI |
| | Central Urban | 208 | 210 | 225 | θ | 6 | ō | Ө | θ | ō | О | в | O |
| | Urban Community | 449 | 630 | 637 | θ | θ | ō | 6 | θ | Ö | θ | О | Oi |
| | Suburban | 4,803 | 1,810 | 1,810 | Ф | θ | ō | θ | θ | Ö | Ө | θ | 0 |
| | Outlying Suburban | 300 | 535 | 40 | 50 | 50 | 20 | 2 | 2 | 2 | 435 | 909 | 200 |
| • | Sub-Outlying Suburban | Ф | 9 | 367 | 0 | θ | Ö | 0 | в | ō | Ө | 0 | OI |
| λιο — | Industrial Development | θ | 0 | ō | 0 | θ | O | θ | θ | 01 | 0 | 0 | 01 |
| Бə; | Public Facilities | Ф | Ө | 0 | θ | Ө | 0 | 0 | О | OI | *+ | 77 | - |
| Cat | University Community | ө | θ | ō | О | Ф | O | θ | Ф | O | 0 | 0 | Oi |
| əs | Industrial Interchange | Ө | θ | ō | О | θ | Ö | О | Ф | OI | 0 | 0 | 0 |
| n p | General Interchange | Ф | в | Ō | θ | θ | ō | θ | θ | ō | θ | 0 | O |
| ue | General/Commercial Interchange | t | 7 | O | Ð | 0 | 0 | Ф | в | ō | О | 6 | 0 |
| 7 ə. | Industrial/Commercial Interchange | θ | θ | 0 | Ф | Đ | O | θ | Ф | 01 | 0 | . Ө | O |
| ınşı | University Village Interchange | Ф | 0 | Ō | Ф | Ð | OI | Ф | θ | ŏ | 0 | 0. | 0 |
| n <u> </u> | New Community | Ф | θ | O | Ф | 0 | O | 0 | в | Ö | θ | 6 | 01 |
| € 18 | Airport | ð | θ | O | Ð | θ | ō | в | 0 | 0 | 0 | 0 | 0 |
| lsi3 | Tradeport | θ | θ | 0 | Φ | θ | 0 | 0 | θ | Ö | θ | θ | OI |
| uəļ | Rural | 783 | 4,400 | 1,400 | 633 | 2002 | 700 | 0 | Ф | O | 9 | θ | O |
| ojse | Rural Community Preserve | θ | θ | . 01 | θ | 0 | 0 | Ф | θ | 0 | θ | 0 | 0 |
| B | Coastal Rural | | θ | 0 | | О | O | | Ð | OI | | Ф | O |
| | Outer Islands | + | + | 1 | θ | в | 0 | θ | θ | Ö | 472 | 160 | 150 |
| | Open Lands | θ | θ | 0 | 288 | 999 | 290 | 0 | Ф | ō | θ | θ. | 0 |
| | Density Reduction/Groundwater Resourse | θ | θ | 0 | θ | θ | O | 0 | θ | O, | в | в | OI |
| | Conservation Lands Uplands | | Ф | O | | 0 | ŏ | | 0 | О | | θ | 0 |
| | Wetlands | θ | 0 | Õ | θ | Ф | O | θ | Ф | O | Ф | 0 | 0 |
| | Conservation Lands Wetlands | | θ | OI | | θ | 0 | | θ | 0 | | θ | OI |
| | Total Residential | 3,631 | 4,613 | 4,500 | 1,241 | 1,340 | 1,310 | 53 | 55 | 29 | 809 | 654 | 651 |
| ٦ | Commercial | 797 | 94 | 400 | 92 | 96 | 23 | # | # | 17 | 412 | 125 | 125 |
| - | Industrial | 384 | 400 | 400 | 9 | 9 | 2 | 58 | 92 | 26 | | θ | 0 |
| 2 N | Non Regulatory Allocations | | | | | | | | | | | | |
| ۵ | Public | 1,724 | 2,000 | 2,000 | 4,193 | 2,000 | 7,000 | 9 | 82 | 20 | 1,981 | 1,961 | 1,961 |
| ۲ | Active Agriculture | 620 | 999 | 550 | θ | 16 0 | 150 | 0 | Φ | ō | 0 | 0 | 0 |
| ٩ | Passive Agriculture | 4,375 | 2,500 | 2,500 | 6,987 | 100 | 109 | 40 | Ð | ō | 0 | 0 | 0 |
| ပ | Conservation (wetlands) | 1,125 | 1,142 | 1,142 | 3,672 | 3,236 | 3,236 | О | 133 | 133 | 4,347 | 1,603 | 1,603 |
| > | Vacant | 33 | 413 | 226 | 1,569 | 874 | 871 | 575 | \$ | 32 | - 6 | θ | O |
| Totaí | ıtal | 12,166 | 41,748 | 11,718 | 14,693 | 12,734 | 12,731 | 413 | 569 | 259 | 4,053 | 4,340 | 4,340 |
| Po | Population Distribution* | | 30,861 | | | 3,270 | | | 225 | | | 530 | |
| * Pop | * Population for Unincorporated Area of Lee County | | | | | | | | | | ŀ | | |

Population for Unincorporated Area of Lee County

TABLE 1(b) Year <u>2020 2030</u> Allocations

| | | | Fort Myers | | For | Fort Myers Beach | ach | Ga | Gateway/Airport | F F | Da | Daniels Parkway | /ay |
|----------------|--|------------------------|---------------------------|-----------------------|------------------------|---------------------------|-----------------------|------------------------|---------------------------|-----------------------|------------------------|---------------------------|-----------------------|
| | Future Land Use Classification | Existing Allocation | Transmitted Allocation | Adopted Allocation |
| | Intensive Development | 502 | 550 | 250 | Ө | О | ō | 0 | θ | 0 | θ | θ | 0 |
| | Central Urban | 645 | 230 | 230 | θ | θ | ō | в | θ | Ö | в | 0 | 0 |
| | Urban Community | Đ | θ | Ól | Ф | Ф | O | ө | е | Ö | 0 | θ | 0 |
| | Suburban | 506 | 85 | 85 | Ф | Ө | 0 | θ | θ | Ö | 0 | θ | O |
| - | Outlying Suburban | đ | 0 | 01 | 0 | θ | 0 | θ | 0 | ō | 1,352 | 1,700 | 1,700 |
| | Sub-Outlying Suburban | ð | 0 | O | Ф | ө | ŏ | ө | 0 | ō | θ | θ | O |
| λιο. | Industrial Development | 48 | 6E | 36 | Ф | Ф | Ol | 48 | 97 | 20 | 0 | 0 | 0 |
| Бəз | Public Facilities | Ф | θ | 0 | θ | θ | 0 | θ | Ð | ō | Ф | θ | 0 |
| _E O | University Community | Ф | θ | Ō | в | в | ō | 0 | θ | O | 0 | 0 | 0 |
| əs | Industrial Interchange | θ | 0 | ō | О | Ф | O | θ | Ð | 0 | Φ | 0 | 0 |
| n p | General Interchange | в | θ | ō | О | θ | ō | Ф | 6 | 0 | C# | 7 | 2 |
| ue | General/Commercial Interchange | О | 0 | ō | 0 | 0 | 0 | 0 | ð | O | ٥ | 0 | 0 |
| 7 ə. | Industrial/Commercial Interchange | Ф | θ | ō | θ | 0 | ō | Ф | 0 | Ō | 0 | 0 | 0 |
| ונָחו | University Village Interchange | Φ | θ | O | θ | θ | ō | 0 | О | ō | ð | 0 | 0 |
| 1 <u>4</u> / | New Community | 360 | θ | Ō | θ | в | ō | 1,284 | 006 | 006 | Ф | θ | 0 |
| (a | Airport | 0 | 0 | O | 0 | θ | 0 | Ө | О | ō | đ | Ф | 0 |
| lsit | Tradeport | 0 | 0 | Ol | О | θ | ō | 6 | 6 | 6 | Ф | 0 | OI |
| uəp | Rural | 184 | в | OI | 0 | θ | Ö | 411 | 0 | 0 | 4,255 | 1,600 | 1,500 |
| oįse | | 0 | θ | 0 | θ | θ | ō | Ф | 0 | 0 | O | 0 | OI |
| אי | Coastal Rural | | θ | 0 | | θ | ō | | θ | 0 | | θ | O |
| | Outer Islands | О | θ | O | Ф | θ | Ō | θ . | θ | ō | О | θ | 01 |
| | Open Lands | 0 | 0 | o | Ф | в | ō | 0 | θ | ō | <i>t</i> 7 | 420 | 120 |
| | Density Reduction/Groundwater Resourse | θ | θ | OI | θ | θ | O | 46 | 94 | 94 | 0 | 0 | 01 |
| | Conservation Lands Uplands | | Ө | OI | | Ф | O | | 0 | 0 | | О | Oi |
| | Wetlands | О | θ | 01 | θ | θ | ō | 0 | Ө | O | θ | 0 | O |
| | Conservation Lands Wetlands | | 0 | ō | | θ | 0 | | О | 01 | | θ | O |
| _ | Total Residential | 1,640 | 604 | 604 | θ | θ | ō | 1,516 | 1,023 | 1,023 | 2,656 | 3,322 | 3,322 |
| Ö | Commercial | 153 | 160 | 150 | Ф | Ф | Ō | 824 | 1,100 | 1,100 | 398 | 440 | 440 |
| 드 | | 733 | 300 | 300 | θ | θ | 0 | 3,096 | 3,100 | 3,100 | 9# | 97 | 위 |
| NO | Non Regulatory Allocations | | | | | | | | | | | | |
| 4 | Public | ± 20 | 320 | 350 | θ | θ | Ö | 6,136 | 7,500 | 7,500 | 1,854 | 2,416 | 2,416 |
| ¥ | Active Agriculture | 279 | 0 | O | 0 | θ | O | 999 | 0 | 0 | 254 | 07 | 20 |
| ď | Passive Agriculture | 634 | 0 | 0 | θ | Ф | 0 | 3,580 | 1,491 | 1,491 | 929 | 07 | 20 |
| ರ | Conservation (wetlands) | 1,006 | 748 | 748 | Ð | Ф | 0 | 3,482 | 2,809 | 2,809 | 1,018 | 1,719 | 1,719 |
| Š | Vacant | 495 | 45 | 45 | θ | θ | O | 70 5 | 300 | 300 | 829 | 20 | 30 |
| Total | tal | £89 ' 9 | 2,197 | 2,197 | θ | 0 | ō | 10,005 | 47,323 | 17,323 | 8,243 | 296'2 | 7967 |
| Pog | Population Distribution* | | 5,744 | | | 0 | | | 11,582 | | | 16,488 | |
| * Pop. | Population for Unincorporated Area of Lee County | | | | } | | | | | | | | |

TABLE 1(b) Year <u>2020 2030</u> Allocations

| L | | | | | | | | | | | | | |
|--------------|--|------------------------|---------------------------|-----------------------|------------------------|---------------------------|-----------------------|------------------------|---------------------------|-----------------------|------------------------|---------------------------|--------------------|
| | | <u> </u> | lona/McGregor | , b | Ø | San Carlos | | | Sanibel | | Sou | South Fort Myers | S |
| | Future Land Use Classification | Existing Allocation | Transmitted Allocation | Adopted Allocation | Existing Allocation | Transmitted Allocation | Adopted Allocation | Existing Allocation | Transmitted Allocation | Adopted Allocation | Existing Allocation | Transmitted Allocation | Adopted Allocation |
| | Intensive Development | в | θ | O | О | в | ō | θ | θ | 0 | \$ | 999 | 099 |
| | Central Urban | 462 | 376 | 375 | 416 | # | 17 | θ | θ | O | 2,778 | 3,140 | 3,140 |
| | Urban Community | 269 | 860 | 850 | 930 | 1,000 | 1,000 | θ | 0 | ō | 950 | 860 | 860 |
| | Suburban | 2,474 | 2,600 | 2,500 | 2,260 | 4,975 | 1,975 | ө | θ | Ö | 1,217 | 4,200 | 1,200 |
| | Outlying Suburban | 396 | 377 | 377 | 0 | 52 | ō | 0 | 0 | O | θ | Ð | 01 |
| | Sub-Outlying Suburban | Ð | Φ | 0 | 0 | 0 | 25 | в | θ | ō | Ф | 0 | 0 |
| (LIO | Industrial Development | t | Ф | 2 | 13 | 9 | 5 | в | θ | 0[| 97 | 9 | 위 |
| ₿ə; | Public Facilities | Ф | θ | 0 | 0 | Ф | ō | 0 | в | ō | θ | θ | OI |
| eo | University Community | θ | θ | Ö | 986 | 860 | 850 | в | θ | ŏ | 0 | 6 | O |
| əs | Industrial Interchange | Ф | θ | O. | 0 | в | O | 0 | θ | ō | Ð | đ | O |
| n p | General Interchange | О | 0 | Ō | 0 | 0 | 0 | 0 | 0 | O | ð | 0 | O |
| ue. | General/Commercial Interchange | θ | 0 | 0 | Ð | 0 | 0 | Ф | 0 | ō | 0 | 0 | 01 |
| 7 ə. | Industrial/Commercial Interchange | О | θ | Ō | 0 | 0 | ō | 0 | в | ō | θ | θ | 0 |
| ınşı | University Village Interchange | θ | 0 | OI | 0 | θ | Ō | 0 | 0 | O | θ | 0 | OI |
| 1 <u>4</u> / | New Community | Ð | 0 | 0 | 0 | 0 | 0 | 0 | 6 | ō | θ | в | OI |
| (a | Airport | в | 0 | OI | О | θ | O | 6 | 0 | ō | 0 | 0 | OI |
| isit | Tradeport | θ | θ | O | 0 | Ф | 0 | 0 | О | ō | θ | 0 | 01 |
| uəp | Rural | в | θ | O | 160 | 8 | <u>8</u> | 9 | 0 | ō | θ | 6 | Ol |
| oįse | Rural Community Preserve | θ | θ | 0 | 0 | Φ | 0 | Ф | θ | ō | θ | О | 0 |
| - ਬ | Coastal Rural | | θ | 0[| | θ | O | -70 | в | 0 | | 6 | Ö |
| | Outer Islands | + | + | - | 0 | θ | OI | в | θ | Ō | Ф | 0 | O |
| | Open Lands | θ | Ө | O | 0 | 0 | O | в | 0 | ō | θ | θ | 0 |
| | Density Reduction/Groundwater Resourse | θ | θ | O | Ф | 0 | 0 | 6 | 0 | ō | θ | θ | OI |
| | Conservation Lands Uplands | | θ | 0 | | 0 | 0 | | θ | ŏ | | 0 | O |
| | Wetlands | 0 | 0 | OI | 0 | 0 | OI | 0 | θ | ō | в | О | 0 |
| | Conservation Lands Wetlands | | θ | OI | | θ | Ö | | θ | ō | | 0 | OI |
| ۲ | Total Residential | 4,034 | 4,108 | 4,108 | 4,228 | 3,962 | 3,962 | θ . | θ | 0 | 6,629 | 6,870 | 5,870 |
| ٥ | Commercial | 787 | 4,100 | 1,100 | 1,613 | 1,944 | 1,944 | θ | 0 | ō | 1,849 | 2,100 | 2,100 |
| 5 | | 208 | 320 | 320 | 350 | 450 | 450 | θ | Ð | ō | 723 | 000 | 006 |
| S N | egulatory Allocations | | | | | | | | | | | | |
| ه ا | Public | 2,970 | 3,660 | 3,550 | 1,085 | 2,660 | 2,660 | 0 | 0 | 0 | 3,394 | 3,500 | 3,500 |
| ¥ | Active Agriculture | | в | OI | | Ф | OI | 9 | θ | Ö | 0 | Ө | OI |
| ۳ | Passive Agriculture | | θ | 0 | 8 | 0 | 0 | 0 | θ . | ō | θ | θ | 01 |
| ರ | Conservation (wetlands) | 8,879 | 906,9 | 9,306 | 3,283 | 2,798 | 2,798 | в | Ө | 0 | 428 | 188 | 188 |
| څ | Vacant | 1,912 | 974 | 971 | # | 244 | 244 | θ | О | ō | 069 | 300 | 309 |
| Total | al | 18,875 | 19,355 | 19,355 | 40,660 | 12,058 | 12,058 | 0 | в | ō | 12,413 | 12,867 | 12,867 |
| g G | Population Distribution* | | 34,538 | | | 36,963 | | | 0 | | | 58,363 | |
| * Popu | * Population for Unincorporated Area of Lee County | | | | | | | | | | | | |

TABLE 1(b) Year <u>2020 2030</u> Allocations

| | | | Pine Island | | Le | Lehigh Acres | S | South | Southeast Lee County | ounty | Nor | North Fort Myers | Sis |
|--------------|--|------------------------|---------------------------|-----------------------|------------------------|---------------------------|-----------------------|------------------------|---------------------------|-----------------------|------------------------|----------------------------|-----------------------|
| | Future Land Use Classification | Existing Allocation | Transmitted Allocation | Adopted Allocation | Existing Allocation | Transmitted Allocation | Adopted Allocation | Existing Allocation | Transmitted Allocation | Adopted Altocation | Existing Allocation | Transmitted, Allocation | Adopted Allocation |
| | Intensive Development | 9 | eb | ပ | θ | 0 | 0 | θ | θ | ō | 374 | 360 | 365 |
| | Central Urban | 0 | в | Ö | 3,062 | 8,200 | 8,200 | 0 | θ | Ö | 2,498 | 2,600 | 2,600 |
| | Urban Community | 626 | 600 | 200 | 8,037 | 13,269 | 13,269 | 0 | О | Ö | θ | 0 | O |
| | Suburban | 929 | 676 | 675 | 0 | θ | ō | 9 | 0 | 0 | 6,293 | 6,690 | 069'9 |
| _ | Outlying Suburban | 466 | 900 | 009 | 0 | 0 | ō | 0 | Ф | ō | 610 | 909 | 382 |
| | Sub-Outlying Suburban | Ф | 9 | ō | 0 | 0 | Ö | в | Ө | Ö | 0 | 0 | 140 |
| λιο | Industrial Development | θ | 9 | Õ | θ | б | Ö | 0 | 6 | Ö | 0 | 6 | O |
| ßə; | Public Facilities | 0 | в | ō | θ | θ | 0 | 0 | б | ō | θ | θ | O |
|) | University Community | θ | Ө | ō | θ | 0 | ō | θ | 0 | ō | ð | 0 | 0 |
| əs | Industrial Interchange | θ | 0 | Õ | θ | θ | Ö | θ | Ө | Õ | Ф | 0 | O |
| n P | General Interchange | θ | 0 | Õ | θ | θ | ō | 45 | 45 | 15 | 6 | ± | 7 |
| gue | General/Commercial Interchange | Ð | 0 | O | 0 | θ | 0 | О | 0 | 0 | 0 | 0 | 0 |
| 7 ə. | Industrial/Commercial Interchange | Ф | 9 | Ō | 0 | Ð | OI | θ | θ | Ö | θ | в | O |
| ınşı | University Village Interchange | Ф | 9 | Ol | 0 | θ | ō | 0 | 9 | ō | θ | 0 | O |
| n <u> .</u> | New Community | Ð | θ | O | θ | θ | O | ө | Ф | ō | 0 | θ | OI |
| ΛB | Airport | Ф | 9 | O | 0 | θ | ō | θ | 0 | Ö | ө | в | O |
| tial | Tradeport | Ð | О | O | Ф | 0 | 0 | 0 | Ф | O | 0 | 0 | 0 |
| uəj | Rural | 4,129 | 190 | 190 | .01 | 4 | 14 | 702 | θ | O | 383 | 600 | 200 |
| ojs: | Rural Community Preserve | 0 | 6 | 0 | 0 | О | 0 | 0 | 0 | | 0 | ð | 0 |
| B | Coastal Rural | | 1,300 | 1,300 | | 6 | O | | 0 | O | | θ | 0 |
| | Outer Islands | 37. | 45 | 45 | 0 | θ | 0 | θ | 0 | 0 | θ | θ | 0 |
| | Open Lands | θ | θ | ō | θ | θ | 0 | θ | θ | 0 | 46 | 46 | 45 |
| | Density Reduction/Groundwater Resourse | θ | Ө | 0 | θ | 0 | 0 | 3,573 | 4,000 | 4,000 | О | Ф | 0 |
| | Conservation Lands Uplands | | 0 | O | | θ | O | | 0 | 0 | | θ | Õ |
| | Wetlands | θ | θ | O | θ | 0 | 0 | 0 | 0 | ō | Ð | θ | O |
| | Conservation Lands Wetlands | | θ | ō | | 0 | Oi | | θ | Ö | | θ | O |
| | Total Residential | 5,799 | 3,313 | 3,313 | 11,099 | 21,483 | 21,483 | 4,290 | 4,015 | 4,015 | 602'6 | 10,702 | 10,729 |
| ٥ | Commercial | 165 | 226 | 226 | 462 | 1,420 | 1.420 | # | 88 | 38 | 1,158 | 1,687 | 1,687 |
| - | Industrial | 26 | 64 | 64 | 216 | 300 | 300 | 99 | 66 | <u>65</u> | 200 | 664 | 554 |
| S N | Non Regulatory Allocations | | | | | | | | | | | | |
| ã | Public | 4,722 | 2,100 | 2,100 | 13,738 | 46,000 | 15,000 | 2,700 | 42,000 | 12,000 | 2,015 | 4,000 | 4,000 |
| Ĭ | Active Agriculture | 2,313 | 2,400 | 2,400 | | Ф | a | 21,066 | 16,104 | 15,101 | 384 | 500 | 200 |
| مّ | Passive Agriculture | 096 | 8-15 | 815 | | 0 | 0 | 24,110 | 18,000 | 18,000 | 4,113 | 1,556 | 1,556 |
| Ŏ | Conservation (wetlands) | 13,703 | 14,767 | 14,767 | 1,465 | 1,496 | 1,496 | 30,882 | 31,530 | 31,530 | 1,293 | 4,317 | 1.317 |
| > | Vacant | 4,677 | 3,781 | 3,781 | 19,661 | 7,377 | 7.377 | 321 | 600 | 500 | 4,242 | 2,087 | 2.060 |
| Total | tal | 26,303 | 27,466 | 27,466 | 46,624 | 47,076 | 47,076 | 86,455 | 81,249 | 81,249 | 22,620 | 22,103 | 22,103 |
| _O | Population Distribution* | | 13,265 | | | 164,702 | | | 1,270 | | | 70,659 | |
| Pop | Population for Unincorporated Area of Lee County | | | | | | | | | | | | |

Population for Unincorporated Area of Lee County

TABLE 1(b) Year <u>2020 2030</u> Allocations

| | | 8 | Buckingham | | | Estero | | | Bayshore | |
|-------|--|------------------------|---------------------------|-----------------------|------------------------|---------------------------|-----------------------|------------------------|---------------------------|-----------------------|
| | Future Land Use Classification | Existing Allocation | Transmitted Allocation | Adopted Altocation | Existing Allocation | Transmitted Allocation | Adopted Allocation | Existing Allocation | Transmitted Allocation | Adopted Allocation |
| | Intensive Development | θ | 0 | 0 | θ | 0 | O | 0 | θ | 0 |
| | Central Urban | 0 | 6 | Ö | θ | 0 | Õ | Ð | Ф | O |
| | Urban Community | £4 | 64 | 51 | 327 | 450 | 450 | 0 | θ | OI |
| | Suburban | θ | в | Ö | 1,672 | 1,700 | 1,700 | Ф | 0 | O |
| | Outlying Suburban | 48 | 49 | ō | 837 | 454 | 454 | 249 | 950 | 01 |
| | Sub-Outlying Suburban | 0 | 0 | 49 | 0 | θ | ō | 0 | Ð | 950 |
| λιο | Industrial Development | О | 6 | ŏ | О | θ | 0 | в | 0 | O |
| Бə. | Public Facilities | θ | θ | ō | в | θ | ō | Ð | 0 | 0 |
| re) | University Community | 0 | в | Ö | Ð | 0 | OI | 0 | Ф | Ō |
| əs | Industrial Interchange | 0 | 6 | ō | θ | θ. | ō | 0 | Ф | O |
| n F | General Interchange | 0 | 0 | ō | 46 | 9 | 9 | 75 | 42 | 12 |
| ue | General/Commercial Interchange | в | 0 | 0 | θ | 0 | 0 | 0 | 0 | OI |
| 7 a | Industrial/Commercial Interchange | θ | θ | ō | 0 | θ | 0 | θ | ð | OI |
| ını | University Village Interchange | Ө | 0 | ō | 0 | Ф | Ö | θ | θ | OI |
| n⊿. | New Community | θ | Ө | ō | 0 | θ | Ŏ | 0 | θ | OI |
| γa | Airport | θ | ө | ō | 0 | в | ŏ | θ | 0 | OI |
| lsi! | Tradeport | в | Ө | Ö | θ | θ | Ö | 0 | θ | 01 |
| uə | Rural | 29 | £9 | 22 | 900 | 989 | 635 | 1,251 | 4,359 | 1,350 |
| ois | Rural Community Preserve | 3,046 | 3,046 | 3,046 | 0 | 0 | 0 | е | ð | 0 |
| В | Coastal Rural | | 0 | ō | | 0 | ŏ | | ð | O |
| | Outer Islands | θ | θ | Õ | 0 | 0 | ō | в | θ | O |
| | Open Lands | θ | θ | ō | 9 | 0 | 0 | 1,236 | 4.800 | 1,800 |
| | Density Reduction/Groundwater Resourse | θ | θ | Õ | θ | θ | Ö | 1,837 | 2,100 | 2,100 |
| | Conservation Lands Uplands | | đ | Ō | | θ | Ō | | 6 | O |
| | Wetlands | θ | Ө | 0 | θ | 0 | ō | Ð | θ | Ō |
| | Conservation Lands Wetlands | | θ | ō | | 0 | Ö | | 0 | 01 |
| ۲ | otal Residential | 3,203 | 3,203 | 3,203 | 3,654 | 3,245 | 3,245 | 980'9 | 6,212 | 6,212 |
| ပ | Commercial | 48 | 48 | 18 | 1,399 | 1,700 | 1.700 | 101 | 130 | 139 |
| - | Industrial | 9 | ф | 5 | £8 | £8 | 78 | ĸР | 9 | 5 |
| S. | Non Regulatory Allocations | | | | | | | | | |
| مَ | Public | 2,114 | 2,114 | 2,114 | 4,708 | 2,000 | 7,000 | 1,462 | 1,500 | 1,500 |
| Ĭ | Active Agriculture | 444 | 414 | 411 | 833 | 126 | 125 | 1,324 | 900 | 900 |
| à | Passive Agriculture | 3,867 | 3,619 | 3,619 | 86 | 500 | 200 | 4,393 | 4,000 | 4,000 |
| Ŏ | Conservation (wetlands) | 359 | 384 | 381 | 3,626 | £,068 | 5.068 | 7 98 | 885 | 882 |
| > | Vacant | 1,278 | 1,278 | 1,278 | 6,794 | 808 | 809 | 1,310 | 630 | 530 |
| Total | al | 11,266 | 11,029 | 11,029 | 20,188 | 18,234 | 18,234 | 14,476 | 14,168 | 14,168 |
| Po | Population Distribution* | | 6,114 | | | 25,395 | | | 8,410 | |
| Pop. | Population for Unincorporated Area of Lee County | | | | | | | | | |

* Population for Unincorporated Area of Lee County

Amendments to Table1(b) and Map 16

The existing allocation table and map have been amended periodically since it was adopted.

- PAM/T 98-07 This amendment created a new Future Land Use Map designation "Mixed Use Interchange" and amended the allocation to reflect this change.
- PAB 99-20-M/T This amendment created 2 new planning communities to acknowledge the incorporation of the City of Bonita Springs and the Community Plan for the Bayshore community. While community plans are not required to follow planning community lines, the Bayshore Community Plan was split between the Alva and North Fort Myers Planning Communities. It made sense to establish a Bayshore Planning Community. Other changes to the map reflected Future Land Use Map changes adopted after the creation of the Planning Communities Map. These changes included the expansion of the "Airport" category, a change from Industrial to Open Lands (reflecting existing uses), and a change from DRGR to Urban Community based on the adopted Lehigh Commercial Study. These changes primarily impacted the Southeast Lee County Planning Community where Future Urban land use categories typically did not exist. This amendment also made changes to the allocation table based on these changes and to reflect changes in development patterns such as the 1,600 unit reduction in the Brooks' DRI approval. This amendment followed the MPO Traffic Analysis Zonal Data project. This helped staff refine existing uses at the TAZ level and identified areas where the existing allocation was excessive and where the allocation would not accommodate anticipated growth. These changes were primarily shifting residential acreages from one Future Land Use Categories to another within the same Planning Community and did not change the population accommodation within the Planning Community.
- CPA2002-00006 This amendment corrected an oversight from the 1999 amendment where the Bayshore Community was split from the Alva and North Fort Myers Community. Inadvertently, the entire allocation of Outlying Suburban had been shifted to the Bayshore Community while there was still a 172 acre portion of Alva designated Outlying Suburban.
- CPA2004-00015 This amendment was required to address changes in the Fort Myers
 Shores Planning Community due to the adoption of the Caloosahatchee Shores
 Community Plan. This plan redesignated lands from Rural and Suburban to Outlying
 Suburban. Since no Outlying Suburban designation previously existed in the Fort
 Myers Shores Planning Community, there was no allocation for residential uses in
 Outlying Suburban. This amendment made changes to the residential acreage
 allocations between the Future Land Use Categories but did not alter the overall
 population accommodation of the Fort Myers Shores Planning Community.

| | | | Lee | Lee County To | Totals | | | | Alva | | | | B | Boca Grande | 9 | |
|-----------------|--|------------|-------------|---------------|-------------|------------|----------|-------------|------------|-------------|------------|-----------|-------------|-------------|--------------|-----------|
| Į | Future Land Use Classification | Existing | Transmitted | Adopted | Inventoried | Remaining | Existing | Transmitted | Adopted | Inventoried | Remaining | Existing | Transmitted | Adopted | Inventoried | Remaining |
| | | Allocation | - Incanon | Allocatori | - aga | MINOGERICA | Circoano | Jii0Caldii | Allocation | VA eage | Allocation | Alocation | Allocation | Allocation | vaeage | Alocanol |
| | Intensive Development | 484 | 4,320 | 1,325 | 1,133 | 192 | | | | | | | | 1 | | |
| | Central Urban | 899'6 | 14,772 | 14,787 | 8,763 | 6,024 | | | | | | | | | | |
| | Urban Community | 12,893 | 18,615 | 18,622 | 6,889 | 11,733 | 519 | 520 | 520 | 494 | 26 | 437 | . 485 | 485 | 370 | 115 |
| | Suburban | 15,448 | 16,635 | 16,635 | 13,354 | 3,281 | | | | | | | | | | |
| | Outlying Suburban | 5,234 | 5,742 | 4,105 | 2,618 | 1,487 | 45 | 30 | 30 | 5 | 25 | | | | | |
| ٨ | Sub-Outlying Suburban | | | 1,531 | 717 | 814 | | | | | | | | | | |
| ıo£ | Industrial Development | 96 | 62 | 79 | 63 | 16 | | | | | | | | | | |
| içeî | Public Facilities | ca | # | FI | - | | | | | | | + | | | | |
| ှာ | University Community | 860 | 850 | 850 | 119 | 731 | | | | | | | | | | |
| əs _/ | Industrial Interchange | | | | | | | | | | | | | | | |
| 7 P | General Interchange | 63 | 42 | 42 | 41 | - | | | | | | | | | | |
| ue | General/Commercial Interchange | Ż | 7 | | | | | | | | | | | | | |
| 7 0 | Industrial/Commercial Interchange | | | | | | | | | | | | | i | | |
| un) | University Village Interchange | | | | | | | | | | | | | | | |
| n_ | New Community | 1,644 | 906 | 006 | 202 | 393 | | | | | | | | | | |
| ΛE | Airport | | | | - | | | | | | | | | , | | |
| e | Tradeport | đ | Ф | Ool | 6 | | | | | | | | | | | |
| ņи | Rural | 8,977 | 8,436 | 8,384 | 5,625 | 2,759 | 1,419 | 2,000 | 1,948 | 1,309 | 629 | | | | - | |
| əp! | Rural Community Preserve | 3,046 | 3,046 | 3,046 | 2,702 | 344 | | | | | | | | | | |
| sə | Coastal Rural | | 1,300 | 1,300 | 820 | 480 | | | | | | | | | | |
| H | Outer Islands | 246 | 202 | 202 | 175 | 27 | 9 | 9 | 5 | 1 | 4 | | | | | |
| | Open Lands | 2,091 | 2,805 | 2,805 | 1,508 | 1,297 | 175 | 250 | 250 | 93 | 157 | | | | | |
| | Density Reduction/Groundwater Resourse | 5,544 | 6,794 | 6,905 | 4,008 | 2,897 | 40 | 600 | 711 | 49 | 662 | | | | | |
| | Conservation Lands Uplands | | | | | | | | | | | | | | | |
| | Wetlands | | | | | | | - | | | | | | | | |
| | Conservation Lands Wetlands | | | | | | | | | | | | | | | |
| Tot | Total Residential | 67-159 | 81,555 | 81,528 | 49,055 | 32,473 | 2,173 | 3,405 | 3,464 | 1,951 | 1,513 | 438 | 485 | 485 | 370 | 115 |
| Cor | Commercial | 9,460 | 12,763 | 12,763 | 4,624 | 8,139 | 46 | 25 | 57 | 34 | 23 | 99 | 25 | 52 | 51 | - |
| lud | Industrial | 6,311 | 6,620 | 6,620 | 1,613 | 5,007 | 97 | 56 | 26 | 15 | 11 | 4 | £ | ကျ | 1 | 2 |
| Non F | Non Regulatory Allocations | | | | | | | | | | | | | | | |
| Public | lic | 58,676 | 82,182 | 82,192 | 57,618 | 24,574 | 3,587 | 7,100 | 7,100 | 6,098 | 1,002 | 537 | 424 | 421 | 410 | 11 |
| Activ | Active Agriculture | 34,145 | 24,957 | 24,957 | 27,502 | (2,545) | 6,098 | 5,100 | 5,100 | 6,817 | (1,717) | | | | 2 | (2) |
| Pass | Passive Agriculture | 65,414 | 45,859 | 45,859 | 54,070 | (8,211) | 14,633 | 13,549 | 13,549 | 13,399 | 150 | | | | | |
| Con | Conservation (wetlands) | 79,488 | 81,948 | 81,948 | 81,830 | 118 | 2,236 | 2,214 | 2,214 | 2,214 | | 296 | 644 | 611 | 611 | |
| Vacant | ant | 44,720 | 21,281 | 21,308 | 80,872 | (59,564) | 1,525 | 2,012 | 1,953 | 2,935 | (982) | 7 | | | 126 | (126) |
| Total | | 365,373 | 357,175 | 357,175 | 357,185 | | 30,324 | . 33,463 | 33,463 | 33,463 | | 4,343 | 1,572 | 1,572 | 1,572 | |
| Popula | Population Distribution* | | | 495,000 | | | | | 060'9 | | | | | 1,531 | | |
| * Populati | * Population for Unincorporated Area of Lee County | | | 1 | | | | | | | | | | | | |

* Population for Unincorporated Area of Lee County

| | | <u></u> | Bor | Bonita Springs | sbi | | ļ | Fort | Fort Myers Shores | ores | | | ā | Burnt Store | | |
|------------------|--|------------------------|---------------------------|-----------------------|------------------------|-------------------------|------------------------|---------------------------|-----------------------|------------------------|-------------------------|------------------------|---------------------------|-------------|-------------|-----------|
| Futt | Future Land Use Classification | Existing Allocation | Transmitted Allocation | Adopted Allocation | Inventoried Acreage | Remaining Allocation | Existing Allocation | Transmitted Allocation | Adopted Allocation | Inventoried Acreage | Remaining Allocation | Existing Allocation | Transmitted Allocation | Adopted | Inventoried | Remaining |
| | Intensive Development | | | | | | 8 | 8 | 8 | 6 | 1 | | | | | |
| | Central Urban | | | | | | 208 | 210 | 225 | 194 | 31 | | | | - | |
| | Urban Community | | | | | | 448 | 630 | 637 | 287 | 350 | | | | | |
| | Suburban | | | | | | 4,803 | 1,810 | 1.810 | 1,241 | 569 | | | | | |
| | Outlying Suburban | | | | | | 300 | 535 | 6 | | 40 | 50 | 83 | 20 | 12 | 3 |
| Æ. | Sub-Outlying Suburban | | | | | | | | 367 | 5 | 363 | | | | | |
| do | Industrial Development | | | | | | | | | | | | | | | |
| jəje | Public Facilities | | | | | | | | | | | | | | - | |
| ?o | University Community | | | | | | | | | | | | | | | |
| อรก | Industrial Interchange | | | | | | - | | | | | | | | | |
| n P | General Interchange | | | | | | | | | | | | | | | |
| ue | General/Commercial Interchange | | | | | | * | 7 | | | | | | | | |
| 7 0 . | Industrial/Commercial Interchange | | | | | | | | | | | | | | | |
| ın; | University Village Interchange | | | | | | | | | | | | | | | |
| n∃ | New Community | | | | | | - | | | | | | | | | |
| Λg | Airport | | | | | | | | | | | | | | | |
| le. | Tradeport | | | | | | | | | | | | | | | |
| ŋиŧ | Rural | | | | | | 783 | 987 | 1,400 | 330 | 1,070 | 633 | 862 | 200 | 568 | 132 |
| pį | Rural Community Preserve | | | | | | | | | | | | | | | |
| səz | Coastal Rural | | | | | | | | | | | | | | | |
| 4 | Outer Islands | | | | | | ++ | + | -1 | - | | | | | | |
| | Open Lands | | | | | | | | | | | 989 | 089 | 590 | 108 | 482 |
| | Density Reduction/Groundwater Resourse | | | | | | | | | | | | | | | |
| | Conservation Lands Uplands | | | | | | | | | | | | | | | |
| | Wetlands | | | | | | | | | | | | | | | |
| | Conservation Lands Wetlands | | | | | | | | | | | | | | | |
| Tota | Total Residential | | | | | | 3,634 | 4,613 | 4.500 | 2,067 | 2,433 | 1,241 | 1,310 | 1,310 | 693 | 617 |
| Con | Commercial | | | | | | 252 | 400 | 400 | 235 | 165 | 56 | 65 | 20 | 19 | 31 |
| Indu | Industrial | | | | | | 384 | 400 | 400 | 58 | 342 | Ġ | ę | ıcı | 4 | - |
| Non R | Non Regulatory Allocations | | . /- | | | | | | | | | | | | | |
| Public | | | | | | | 1,724 | 2,000 | 2,000 | 1,437 | 563 | 1,193 | 2,000 | 7,000 | 6,891 | 109 |
| Active | Active Agriculture | | | | | | 620 | 999 | 550 | 621 | (71) | | 150 | 150 | 75 | 75 |
| Passi | Passive Agriculture | | | | | | 4,375 | 2,500 | 2,500 | 3,815 | (1,315) | £88'9 | 109 | 109 | 352 | (243) |
| Const | Conservation (wetlands) | | | | | | 1,125 | 1,142 | 1.142 | 1,142 | | 3,672 | 3,236 | 3,236 | 3,236 | |
| Vacant | 11 | | | | | | 88 | # | 226 | 2,343 | (2,117) | 1,5 69 | 874 | 871 | 1,461 | (280) |
| Total | | | | | | | 12,156 | 41,718 | 11,718 | 11,718 | | 14,693 | 12,731 | 12,731 | 12,731 | |
| Populat | Population Distribution* | i - | | j | | | | | 30,861 | | | | | 3,270 | | |
| * Population | * Population for Unincorporated Area of Lee County | | | | | | | | | | | | | | | |

| | | | ď | Cape Coral | | | | | Captiva | | | | | Fort Myers | | |
|----------------|--|------------|--------------|--------------|---------|------------|--------------|-------------|--------------|-------------|------------|------------|------------|------------|-------------|------------|
| ਜ਼ੁ | Future Land Use Classification | Existing | I - | Adopted | I | Remaining | T. | Transmitted | Adopted | Inventoried | Remaining | Existing | | Adopted | Inventoried | Remaining |
| | | Allocation | ⊩ | Allocation | Acreage | Allocation | Allocation | Allocation | Allocation | Acreage | Allocation | Allocation | Allocation | Allocation | Acreage | Allocation |
| | Intensive Development | 77 | 53 | 27 | 27 | | | | | | | 597 | 250 | 250 | 192 | 58 |
| | Central Urban | | | | | | | | | | | 545 | 230 | 230 | 211 | 19 |
| | Urban Community | | | | | | | - | | | | | | | | |
| | Suburban | | | | | | | | | | | 506 | 58 | 85 | 8 | 5 |
| | Outlying Suburban | 2 | c | 2 | - | - | 435 | 909 | 200 | 431 | 69 | | | | | |
| Λı | Sub-Outlying Suburban | | - | | | | | | | | | | | | | |
| об | Industrial Development | | | | | | | | | | | 84 | 8 | 39 | 35 | ur. |
| əşe | Public Facilities | | | | | | ** | ++ | - | - | | | | | - | , |
|) | University Community | | | | | | | | | | | | | | | |
| əsį | Industrial Interchange | | | | | | | | | | | | | | | |
| ך P | General Interchange | | | | | | | | | | | | | | | |
| ue | General/Commercial Interchange | | | | | | | | | | | | | | | |
| 7 9 | Industrial/Commercial Interchange | | | | | | | | | | | | | | | |
| ını | University Village Interchange | | - | | | | | | | | | | - | | | |
| n∃ | New Community | | | | | | | | | | | 000 | | 1 | | |
| λE | Airport | | | | | | + | \dagger | | | | ₹ | | | | |
| 7 /5 | Tradeport | | | | | T | \dagger | † | T | | | 1 | 1 | | | |
| ļļu | Rural | | | | | | | | 1 | | | 1 | | | | T |
| әр | Rural Community Preserve | | | 1 | | | 1 | 1 | 1 | | | \$ | | | 1 | |
| įsə | Coastal Rural | | + | | | | | | | | | | | | | |
| A | Outer Islands | | | 1 | | \dagger | 1 | † | | | | | | | | |
| | Once Islance | | + | + | | 1 | # | 957 | 150 | 132 | 18 | 1 | | 1 | 1 | |
| | Open Lands | | + | 1 | | | + | | | | | | | | | |
| | Density Reduction/Groundwater Resourse | | + | | | | | | | | | | | | | |
| | Conservation Lands Uplands | | | | | | | _ | | | | | | | | |
| | Wetlands | | | | | | | | | | | | | | | |
| | Conservation Lands Wetlands | | | | | - | | | - | | | | | | | |
| Tota | Total Residential | 55 | 53 | 29 | 27 | 2 | 809 | 654 | 651 | 564 | 87 | 1640 | 604 | 804 | 517 | 78 |
| Con | Commercial | # | 44 | 17 | 4 | 13 | 7 | 125 | 125 | 5 | 21 | 53 | 150 | 150 | 8 | 84 |
| ludu | Industrial | 97 | 578 | 26 | 4. | 12 | | | | | | 25 | g g | 300 | 176 | 124 |
| Non R | Non Regulatory Allocations | | | | | | | | | | | | | | | |
| Public | | 9 | 53 | 20 | 6 | 11 | 1.881 | 1961 | 1.961 | 1,682 | 279 | 750 | 350 | 350 | 300 | 50 |
| Active | Active Agriculture | | | | | | | | | | | 27.0 | | | 2 | (52) |
| Passi | Passive Agriculture | # | | | 2 | (10) | | | | | | 158 | | †- | 1 2 | 3 (2) |
| Cons | Conservation (wetlands) | | £5. | 133 | 133 | | 1347 | 1,603 | 1 603 | 1,603 | | 1004 | 248 | 748 | 248 | |
| Vacant | 11 | 52 | * | 34 | 62 | (28) | · G | | | 387 | (387) | \$ | 45 | 45 | 313 | (288) |
| Total | | 413 | 258 | 259 | 259 | | 4,063 | 4,340 | 4,340 | 4,340 | | 2899 | 2.197 | 2 197 | 2 197 | |
| Populat | Population Distribution* | | | 225 | | - | | | 530 | | | | | 5.744 | | |
| Populatio | * Population for Unincorporated Area of Lee County | | | | | 1 | | | | | | | | | | 7 |
| | | | | | | | | | | | | | | | | |

| | | | 1 | | 1 | | | | | | | | | | | |
|----------------|--|------------------------|---------------------------|-----------------------|------------------------|-------------------------|------------------------|---------------------------|-----------------------|------------------------|-------------------------|------------------------|---------------------------|-----------------------|---------------------|-------------------------|
| | | | וסב | ron imyers be | Deach | | | Gatt | Gateway/Airport | וסו | | | Dan | Danieis Parkway | vay | |
| Futr | Future Land Use Classification | Existing Allocation | Transmitted Allocation | Adopted Allocation | Inventoried Acreage | Remaining Allocation | Existing Allocation | Transmitted Allocation | Adopted Allocation | Inventoried Acreage | Remaining Allocation | Existing Allocation | Transmitted Allocation | Adopted Allocation | Inventoried Acreage | Remaining Allocation |
| | Intensive Development | | | | | | | | | | | | | | | |
| | Central Urban | | | | | | | | | | | | | | | |
| | Urban Community | | | | | | | | | | | | | | | |
| | Suburban | | | | | | _ | | | | | | | | | |
| | Outlying Suburban | | | | | | | | | | | 1,352 | 1,700 | 1,700 | 1,047 | 653 |
| K. | Sub-Outlying Suburban | | | | | | | | | | | | | | | |
| oß | Industrial Development | | | | | | # | 50 | 20 | 14 | 9 | | | | | |
| iəşe | Public Facilities | | | | | | | | | | | | | | | |
| ? ɔ | University Community | | | | | | | | | | | | | | | |
| อรก | Industrial Interchange | | | | | | | | | | , | | | | | |
| n P | General Interchange | | | | | | | | | | | Ci | cıı | 2 | 2 | |
| ue | General/Commercial Interchange | | | | | | | | | | | | | | | |
| 7 0 | Industrial/Commercial Interchange | | | | | | | | | | | | | | | |
| un) | University Village Interchange | | | | | | | | | | | | | | | |
| n∃ | New Community | | | | | | 1 284 | 8 | 006 | 507 | 393 | | | | | |
| ΛE | Airport | | | | | | | | | | | | | | | |
| / /e | Tradeport | | | | | | G | a | 6 | 6 | | | | | | |
| ŋи | Rural | | | | | | # | | | | | 1.255 | 1,500 | 1.500 | 1.318 | 182 |
| əpį | Rural Community Preserve | | | | | | | | | | | | | | | |
| sə | Coastal Rural | | | | | | | | | | | | | | | |
| ¥ | Outer Islands | | | | | | | | | | | | | | | |
| | Open Lands | | | | | | | | | | | 47 | 420 | 120 | 38 | 82 |
| | Density Reduction/Groundwater Resourse | | | | | | 194 | 25 | 94 | 38 | 56 | | | | | |
| | Conservation Lands Uplands | | | | | | | | | | | | | | | |
| | Wetlands | | | | | | | | | | | | | | | |
| | Conservation Lands Wetlands | | | | | | | | | | | | | • | | |
| Tota | Total Residential | | | | | | 1,516 | 1,023 | 1,023 | 568 | 455 | 2,656 | 3,322 | 3,322 | 2,404 | 918 |
| Con | Commercial | | | | , | | 824 | 1,100 | 1,100 | 178 | 922 | 388 | 440 | 440 | 77 | 363 |
| Indu | Industrial | | | | | | 3,096 | 3,100 | 3,100 | 263 | 2,837 | 40 | 01 | 10 | | 10 |
| Non R | Non Regulatory Allocations | | | | | | | | | | | | | | | |
| Public | | | | | | | 6,136 | 7,500 | 7,500 | 7,031 | 469 | 1,854 | 2,416 | 2.416 | 2,292 | 124 |
| Active | Active Agriculture | | | | | | 569 | | | 31 | (31) | 254 | 62 | 2 | 96 | (76) |
| Passi | Passive Agriculture | | | | | | 3,580 | 1484 | 1,491 | 4,578 | (3,087) | 929 | 50 | 20 | 295 | (275) |
| Cons | Conservation (wetlands) | | | | | | 3,482 | 2,809 | 2.809 | 2,799 | 10 | 1,818 | 1,719 | 1,719 | 1,719 | |
| Vacant | nt | | | | | | 782 | 300 | 300 | 1,876 | (1,576) | 8258 | 550 | 20 | 1,085 | (1,065) |
| Total | | | | | | | 19,895 | 47,323 | 17,323 | 17,323 | | 8,243 | 296'z | 7.967 | 7,967 | |
| Populat | Population Distribution* | | | | | | | | 11,582 | | | | | 16,488 | | |
| • Populatio | Population for Unincorporated Area of Lee County | | | | | | | | | | } | | | | |] |

| | | | lon | lona/McGreg | egor | | | S | San Carlos | ر س | | | | Sanibel | | |
|--------------|--|------------------------|--------------------------|-----------------------|------------------------|-------------------------|------------------------|---------------------------|-----------------------|------------------------|-------------------------|------------------------|---------------------------|-----------------------|---------------------|-------------------------|
| Futu | Future Land Use Classification | Existing Allocation | Transmitted · Allocation | Adopted Allocation | Inventoried Acreage | Remaining Allocation | Existing Allocation | Transmitted Allocation | Adopted Allocation | Inventoried Acreage | Remaining Allocation | Existing Allocation | Transmitted Allocation | Adopted Allocation | Inventoried Acreage | Remaining Allocation |
| | Intensive Development | | | | | | | | | | | | | | | |
| | Central Urban | 462 | 375 | 375 | 287 | 88 | # | # | 17 | 15 | 2 | | | | | |
| | Urban Community | 289 | 850 | 850 | 699 | 181 | 930 | 1,000 | 1,000 | 677 | 221 | | | | | ļ . |
| | Suburban | 2,474 | 2,500 | 2,500 | 2,283 | 217 | 2,250 | 1,975 | 1,975 | 1,729 | 246 | | | | | |
| | Outlying Suburban | 386 | 37.7 | 377 | 257 | 120 | | 55 | | | | | | | | |
| <i>K</i> | Sub-Outlying Suburban | | | | | | | | 25 | | 25 | | | | | |
| оß | Industrial Development | ż | ф | 5 | 5 | | 2 | ÷ | 5 | 9 | Ξ | | | | | |
| ìθĮΕ | Public Facilities | | | | | | | | | | | | | | | |
| ?o | University Community | | | | | | 98 | 258 | 850 | 119 | 731 | | | | | |
| əsį | Industrial Interchange | | | | | | | | | | | | | | | |
| η p | General Interchange | | | | | | | | | | | | | | | |
| ue | General/Commercial Interchange | | | | | | | | | | | | | | | |
| 7 a | Industrial/Commercial Interchange | | | | | | _ | | | | | | | | | |
| ınş | University Village Interchange | | | | | | | | | | | | | | | |
| n⊿ | New Community | | | | | | | | | | | | | | | |
| λg | Airport | | | | | | | | | | | | | | 1 | |
| ı /e | Тгадероп | | | | | | † <u>- </u> | | | | | | | | | |
| ци | Rural | | | | | | 198 | 8 | 8 | 29 | 9 | | | | 1 | Ī |
| əpi | Rural Community Preserve | | | | | | | | | | , | | | | | |
| sə | Coastal Rural | | | - | | | | | | | | | | | | |
| ¥ | Outer Islands | ++ | ++ | - | | - | | | | | | | | | <u> </u> | |
| | Open Lands | | | | | | | | | | | | | | T | |
| | Density Reduction/Groundwater Resourse | | | | | | | | | | | | | | | |
| | Conservation Lands Uplands | | | | | | | | | | | | | | | |
| | Wetlands | | | | | | | | | | | | | | | |
| | Conservation Lands Wetlands | | | | | | | | | | | | | | - | |
| Tota | Total Residential | 4,034 | 4.108 | 4,108 | 3,500 | 809 | 4,228 | 3,962 | 3,962 | 2,677 | 1,285 | | | | | |
| Com | Commercial | Z8Z | 1,100 | 1,100 | 629 | 521 | 1,613 | 1,944 | 1,944 | 328 | 1,616 | | | | | |
| Industrial | strial | 598 | 920 | 320 | 102 | 218 | 350 | 458 | 450 | 204 | 246 | | | | | |
| Non Re | Non Regulatory Allocations | | | | | | | | | | | | | | | |
| Public | | 2,970 | 3,550 | 3,550 | 3,070 | 480 | 1,085 | 2,660 | 2,660 | 2,178 | 482 | | | | | |
| Active | Active Agriculture | | | | 264 | (264) | | | | 41 | (41) | | | | | |
| Passiv | Passive Agriculture | | | | 288 | (288) | 8 | | | 813 | (813) | | | | | |
| Conse | Conservation (wetlands) | 8,879 | 906,9 | 9,306 | 9,452 | (146) | 3,283 | 2,798 | 2,798 | 2,886 | (88) | | | | | |
| Vacant | 11 | 1,912 | 128 | 97.1 | 2,100 | (1,129) | # | 244 | 244 | 2,930 | (2,686) | | | - | | |
| Total | | 18,875 | 19,355 | 19,355 | 19,355 | | 10,660 | 12,058 | 12,058 | 12,058 | | | | | | |
| Populati | Population Distribution* | | | 34,538 | | | | | 36,963 | | | | | | | |
| * Population | Population for Unincorporated Area of Lee County | | | | | 1 | | | | | | | | | | |

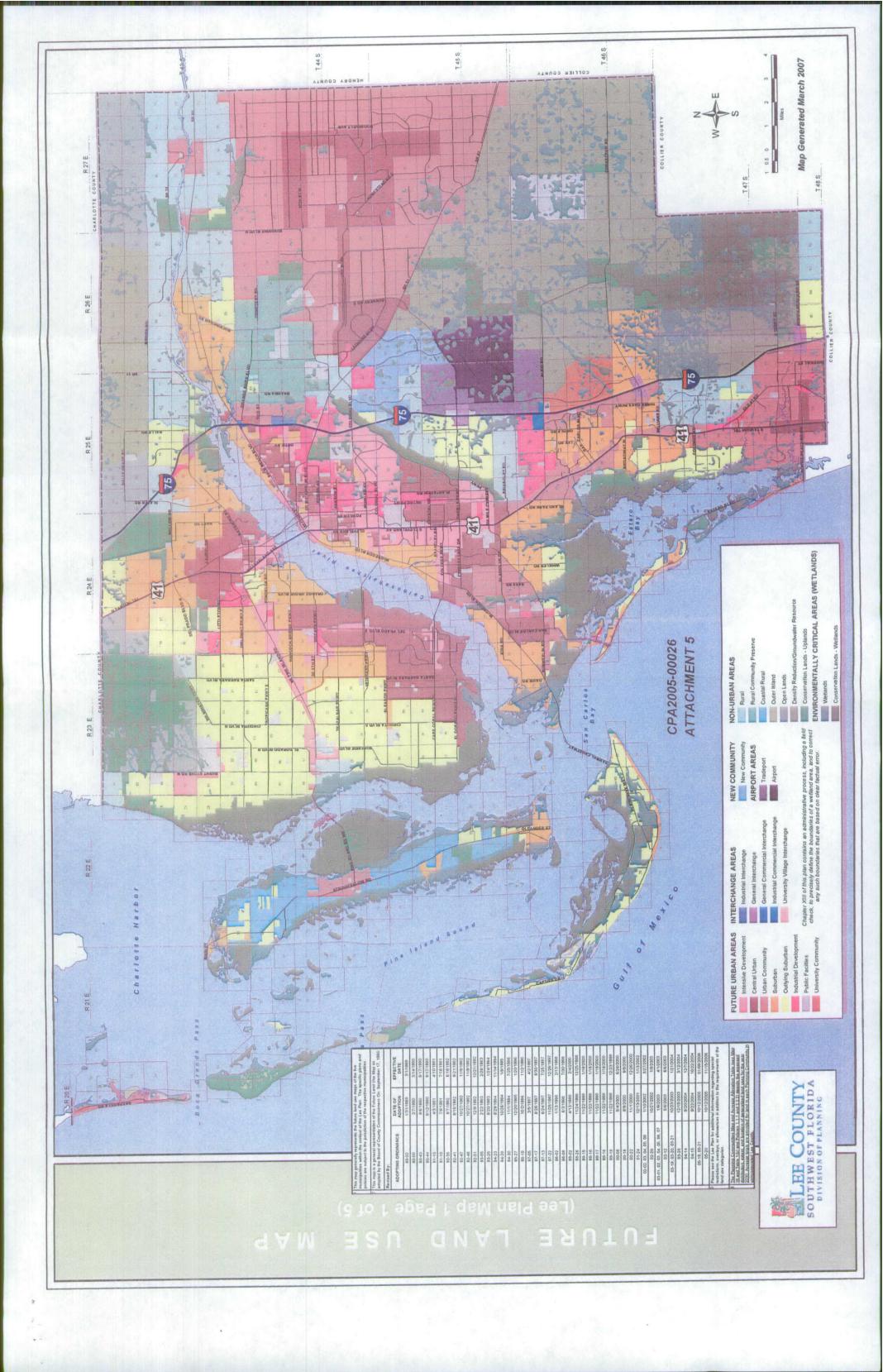
ATTACHMENT 4

| | | | 1 | 1 1 1 1 | | | | " | | | | | | | | |
|--------------|--|------------------------|---------------------------|-----------------------|------------------------|-------------------------|------------------------|---------------------------|-----------------------|------------------------|-------------------------|------------------------|---------------------------|-----------------------|------------------------|-------------------------|
| | | | noe | South Fort My | ıyers | | | ב | Fine Island | _ | | | Le | Lenign Acres | S | |
| Futt | Future Land Use Classification | Existing Allocation | Transmitted Allocation | Adopted Allocation | Inventoried Acreage | Remaining Allocation | Existing Allocation | Transmitted Altocation | Adopted Allocation | Inventoried Acreage | Remaining Allocation | Existing Allocation | Transmitted Altocation | Adopted Allocation | Inventoried Acreage | Remaining Allocation |
| | Intensive Development | 704 | 099 | 099 | 601 | 59 | 9 | 3 | 8 | | 3 | | | | | |
| | Central Urban | 2,778 | 3,140 | 3,140 | 2,778 | 362 | | | | | | 3,052 | 8,200 | 8,200 | 3,205 | 4,995 |
| | Urban Community · | 956 | 860 | 860 | 784 | 77 | 526 | 909 | 200 | 384 | 116 | 8,037 | 13,269 | 13,269 | 2,797 | 10,472 |
| - | Suburban | 4,247 | 1,200 | 1,200 | 1,142 | 58 | 989 | 675 | 675 | 575 | 100 | | | | | |
| | Outlying Suburban | | | | | | 466 | 909 | 900 | 307 | 293 | | | | | |
| K. | Sub-Outlying Suburban | | | | | | | | | | | | | | | |
| | Industrial Development | 40 | 40 | 10 | 4 | 9 | | | | | | | | | | |
| iəχε | Public Facilities | | | | | | | | | | | | | | | |
| ?o | University Community | | | | | | | | | | | | | | | |
| əsı | Industrial Interchange | | | | | | | | | | | | | | | |
|) P | General Interchange | | | | | | | | | | | | | | | |
| ue | General/Commercial Interchange | | | | | | | | | | | | | | | |
| 7 ə | Industrial/Commercial Interchange | | | | | | | | | | | | | | | |
| ını | University Village Interchange | | | | | | | | | | | | | | | |
| n∃ | New Community | | | | | | | | | | | | | | | |
| λg | Airport | | | | | | | - | | | | | | | | |
| P | Tradeport | | | | | | | | | | | | | | | |
| ņu | Rural | | | | | | 1739 | \$ | 190 | 132 | 59 | 9 | 4 | 4 | - | 13 |
| epį: | Rural Community Preserve | | | | | | | | | | | | | | | |
| 592 | Coastal Rural | | | | | | | 1,300 | 1,300 | 820 | 480 | | | | | |
| <i>,</i> | Outer Islands | | | | | | 37 | 45 | 45 | 14 | 4 | | | | | |
| | Open Lands | | | | | | | | | | | | | | | |
| | Density Reduction/Groundwater Resourse | | | | | | | | | | | | | | | |
| | Conservation Lands Uplands | | | | | | | | | | | | | | | |
| | Wetlands | | | | | | | | | | | | | | | |
| | Conservation Lands Wetlands | | | | | | | | | | | | | | | |
| Tota | Total Residential | 5,629 | 2,870 | 5.870 | 5,308 | 562 | 2,799 | 3,313 | 3,313 | 2,259 | 1,054 | 11,099 | 21,483 | 21,483 | 6,003 | 15,480 |
| Con | Commercial | 1,849 | 2,100 | 2,100 | 1,459 | 641 | 165 | 526 | 226 | 147 | 29 | 452 | 1,420 | 1.420 | 286 | 1,134 |
| Indu | Industrial | 723 | 006 | 900 | 430 | 470 | 4 | 64 | 64 | 36 | 28 | 216 | 300 | 300 | 105 | 195 |
| Non R | Non Regulatory Allocations | 7 | | | | | | | | | | | | | | |
| Public | | 3,384 | 3,500 | 3,500 | 3,103 | 397 | 1,722 | 2,100 | 2,100 | 1,388 | 712 | 13,738 | 15,000 | 15,000 | 2,318 | 12,682 |
| Active | Active Agriculture | | | - | 114 | (114) | 2,313 | 2,400 | 2,400 | 2,467 | (67) | | | | 95 | (92) |
| Passi | Passive Agriculture | | | | 208 | (208) | 960 | 815 | 815 | 871 | (99) | | | | 1,119 | (1,119) |
| Const | Conservation (wetlands) | 1 28 | 488 | 188 | 188 | | 13,703 | 14,767 | 14,767 | 14,782 | (12) | 1,455 | 1,496 | 1,496 | 1,496 | |
| Vacant | nt | 069 | 300 | 309 | 2,056 | (1,747) | 4,577 | 3,784 | 3,781 | 5,515 | (1,734) | 19,561 | 7,377 | 7.377 | 35,654 | (28,277) |
| Total | | 12,413 | 12,867 | 12,867 | 12,867 | | 26,303 | 27,466 | 27,466 | 27,466 | | 46,521 | 47,076 | 47,076 | 47,076 | |
| Populat | Population Distribution* | | | 58,363 | | | | | 13,265 | | | | | 164,702 | | |
| * Populatio. | * Population for Unincorporated Area of Lee County | | | | | | | | | } | | | | | |] |

| | | | Southe | Southeast Lee C | County | | | Nort | North Fort Myers | ers | | | Bu | Buckingham | ا | |
|--------------|--|------------------------|---------------------------|-----------------------|------------------------|-------------------------|---------------------|---------------------------|-----------------------|------------------------|-------------------------|------------------------|---------------------------|-----------------------|------------------------|-------------------------|
| Futi | Future Land Use Classification | Existing Allocation | Transmitted Allocation | Adopted Allocation | Inventoried Acreage | Remaining Allocation | Existing Allocation | Transmitted Altocation | Adopted Allocation | Inventoried Acreage | Remaining Allocation | Existing Allocation | Transmitted Allocation | Adopted Allocation | Inventoried Acreage | Remaining Allocation |
| | Intensive Development | | | | | | 374 | 360 | 365 | 304 | 61 | | | | | |
| | Central Urban | | | | | | 2,488 | 2,600 | 2,600 | 2,074 | 526 | | | | | |
| | Urban Community | | | | | | | | | | | 4 | 4 | 51 | 48 | က |
| | Suburban | | | | | | 5,293 | 089'9 | 069'9 | 4,901 | 1,790 | | | | | |
| | Outlying Suburban | | | | | | 640 | 900 | 382 | 192 | 190 | 46 | 6 | | | |
| K. | Sub-Outlying Suburban | | | | | | | | 140 | 126 | 14 | | | 64 | - | 48 |
| o£ | Industrial Development | | | | | | | | | | | | | | | |
| iəşe | Public Facilities | | | | | | | | | | | | | | | |
| °2 | University Community | | | | | | | | | | | | | | | |
| əsŗ | Industrial Interchange | | | | | | | | | | | | | | | |
| n P | General Interchange | 9† | # | 15 | 14 | - | 8 | * | 7 | 7 | | | | | | |
| ue. | General/Commercial Interchange | | | | | | | | | | | | | | | |
| 7 ə. | Industrial/Commercial Interchange | | | | | | | | | | | | - | | | |
| ınş | University Village Interchange | | | | | | - | | | | | | | | | |
| n <u>-</u> | New Community | | | | | | | | | | | | | | | |
| Λg | Airport | | | | | | | | | | | | | | | |
| j p | Tradeport | | | | | | | | | | | | | | | |
| ци | Rural | 202 | | | | | 383 | 909 | 200 | 374 | 126 | 259 | 25 | 22 | | 57 |
| epį. | Rural Community Preserve | | | | | | | | | | | 3,046 | 3,046 | 3,046 | 2,702 | 344 |
| səչ | Coastal Rural | | | | | | | | | | | | | | | |
| 4 | Outer Islands | | | | | | | | | | | | | | | |
| | Open Lands | | | | | | 45 | 45 | 45 | 22 | 23 | | | | | |
| | Density Reduction/Groundwater Resourse | 3,573 | 4,000 | 4,000 | 2,125 | 1,875 | | | | | | | | | | |
| | Conservation Lands Uplands | _ | | | | | | | | | | | | | | |
| | Wetlands | | | | | | | | | | | | | | | |
| | Conservation Lands Wetlands | | | | | | | | | | | | - | | | |
| Tot | Total Residential | 4,290 | 4,015 | 4,015 | 2,139 | 1,876 | 9,209 | 10,702 | 10,729 | 8,001 | 2,728 | 3,203 | 3,203 | 3,203 | 2,750 | 453 |
| So | Commercial | 34 | 38 | 38 | 16 | 22 | 1,158 | 1,687 | 1,687 | 673 | 1,014 | 18 | \$ | 18 | 10 | 80 |
| Indr | Industrial | 99 | 99 | 65 | 33 | 32 | 500 | 554 | 554 | 171 | 383 | g | Ģ | ιΩ | | 5 |
| Non F | Non Regulatory Allocations | | | | 5, | | | | | | | | | | | |
| Public | ic | 7,7 00 | 42,000 | 12,000 | 7,984 | 4,016 | 2,015 | 4,000 | 4,000 | 2,873 | 1,127 | 2,114 | 2,114 | 2,114 | 1,690 | 424 |
| Activ | Active Agriculture | 21,066 | 15,101 | 15,101 | 14.946 | 155 | 384 | 200 | 200 | 201 | (1) | †† | 411 | 411 | 902 | (295) |
| Pass | Passive Agriculture | 21,110 | 18,000 | 18,000 | 18,582 | (582) | 4,113 | 1,556 | 1,556 | 1,492 | 64 | 3,867 | 3,619 | 3,619 | 3,276 | 343 |
| Cons | Conservation (wetlands) | 30,882 | 31,530 | 31,530 | 30,928 | 602 | 1,283 | 1,347 | 1,317 | 1,317 | | 359 | 384 | 381 | 381 | |
| Vacant | int | 324 | 9009 | 500 | 6,621 | (6,121) | 4,242 | 2,087 | 2,060 | 7,386 | (5,326) | 1,278 | 4,278 | 1,278 | 2,215 | (937) |
| Total | | 85,455 | 81,248 | 81,249 | 81,249 | | 22,620 | 22,103 | 22,103 | 22,113 | | 11,255 | 41,029 | 11,029 | 11,029 | |
| Popula | Population Distribution* | | | 1,270 | | | | | 70,659 | | | | | 6,114 | | |
| * Population | Population for Unincorporated Area of Lee County | | | | | | | | | | | | | | | |

| | | | | Estero | | | | _ | Bayshore | • | |
|--------|--|------------------------|---------------------------|-----------------------|------------------------|-------------------------|------------------------|---------------------------|-----------------------|------------------------|-------------------------|
| Fut | Future Land Use Classification | Existing Allocation | Transmitted Allocation | Adopted Allocation | Inventoried Acreage | Remaining Allocation | Existing Allocation | Transmitted Allocation | Adopted Allocation | Inventoried Acreage | Remaining Allocation |
| | Intensive Development | | | | | | | | | | |
| | Central Urban | | | | | | | | | | |
| | Urban Community | 327 | 450 | 450 | 278 | 172 | | | | | |
| | Suburban | 1,572 | 1,700 | 1,700 | 1,404 | 296 | | | | | |
| | Outlying Suburban | 258 | 454 | 454 | 360 | 94 | 749 | 950 | | | |
| Æ. | Sub-Outlying Suburban | | | | | | | | 950 | 586 | 364 |
| goi | Industrial Development | | | | | | | | | | |
| e) t | Public Facilities | | | | | | | | | | |
| ;o | University Community | | | | | | | | | | |
| əsŗ | Industrial Interchange | | | | | | | | | | |
|) P | General Interchange | 45 | 9 | 9 | 9 | | # | # | 12 | 12 | |
| ue. | General/Commercial Interchange | | | | | | | | | | |
| 7 ə. | Industriat/Commercial Interchange | | | | | | | | | | |
| ınş | University Village Interchange | | | | | | | | | | |
| n∃ | New Community | | | | | | | | | | |
| Λg | Airport | | | | | | | | | | |
| lei | Tradeport | | | | | | | | | | |
| циŧ | Rural | 8 | 989 | 635 | 536 | 66 | 1,251 | 1,350 | 1,350 | 1.030 | 320 |
| p) | Rural Community Preserve | | | | | | | | | | |
| səz | Coastal Rural | | | | | | | | | | |
| ¥ | Outer Islands | | | | | | | | | | |
| | Open Lands | | | | | | 1,236 | 908-1 | 1,800 | 1.248 | 552 |
| | Density Reduction/Groundwater Resourse | | | | | | 1,837 | 2,100 | 2,100 | 1,797 | 303 |
| | Conservation Lands Uplands | | | | | | | | | | |
| | Wetlands | | | | | | | | | | |
| | Conservation Lands Wetlands | | | | | | | | | | |
| Tot | Total Residential | 3,651 | 3,245 | 3,245 | 2,584 | 661 | 5,085 | 6,212 | 6,212 | 4,672 | 1.540 |
| S | Commercial | 1,3 99 | 1,700 | 1,700 | 309 | 1,391 | \$ | 138 | 139 | 48 | 91 |
| Indi | industrial | ±8 | 2 8 | 87 | 1 | 98 | 8 | 9 | 5 | | 3 |
| Non R | Non Regulatory. Allocations | | | | | | | | | | |
| Public | ic | 4,708 | 2,000 | 7,000 | 5,842 | 1,158 | 1,462 | 1,500 | 1,500 | 1,024 | 477 |
| Activ | Active Agriculture | 833 | 125 | 125 | 75 | 50 | 1,324 | 906 | 900 | 899 | - 1 |
| Pass | Passive Agriculture | 96 | 200 | 200 | 1,023 | (823) | 4,383 | 4,000 | 4,000 | 3,924 | 9/ |
| Cons | Conservation (wetlands) | 3,626 | 990'9 | 5,068 | 5,313 | (245) | 798 | 885 | 882 | 882 | |
| Vacant | int | 5,784 | 808 | 808 | 3,088 | (2,279) | 1,310 | 630 | 530 | 2,720 | (2,190) |
| Total | | 20,188 | 18,234 | 18,234 | 18,234 | | 14,476 | 14,168 | 14,168 | 14,168 | |
| Popula | Population Distribution* | | | 25,395 | | | | | 8,410 | | |
| | Donibation for Uninconnected Ann 151 and 151 | | | | | | | | | | |

* Population for Unincorporated Area of Lee County

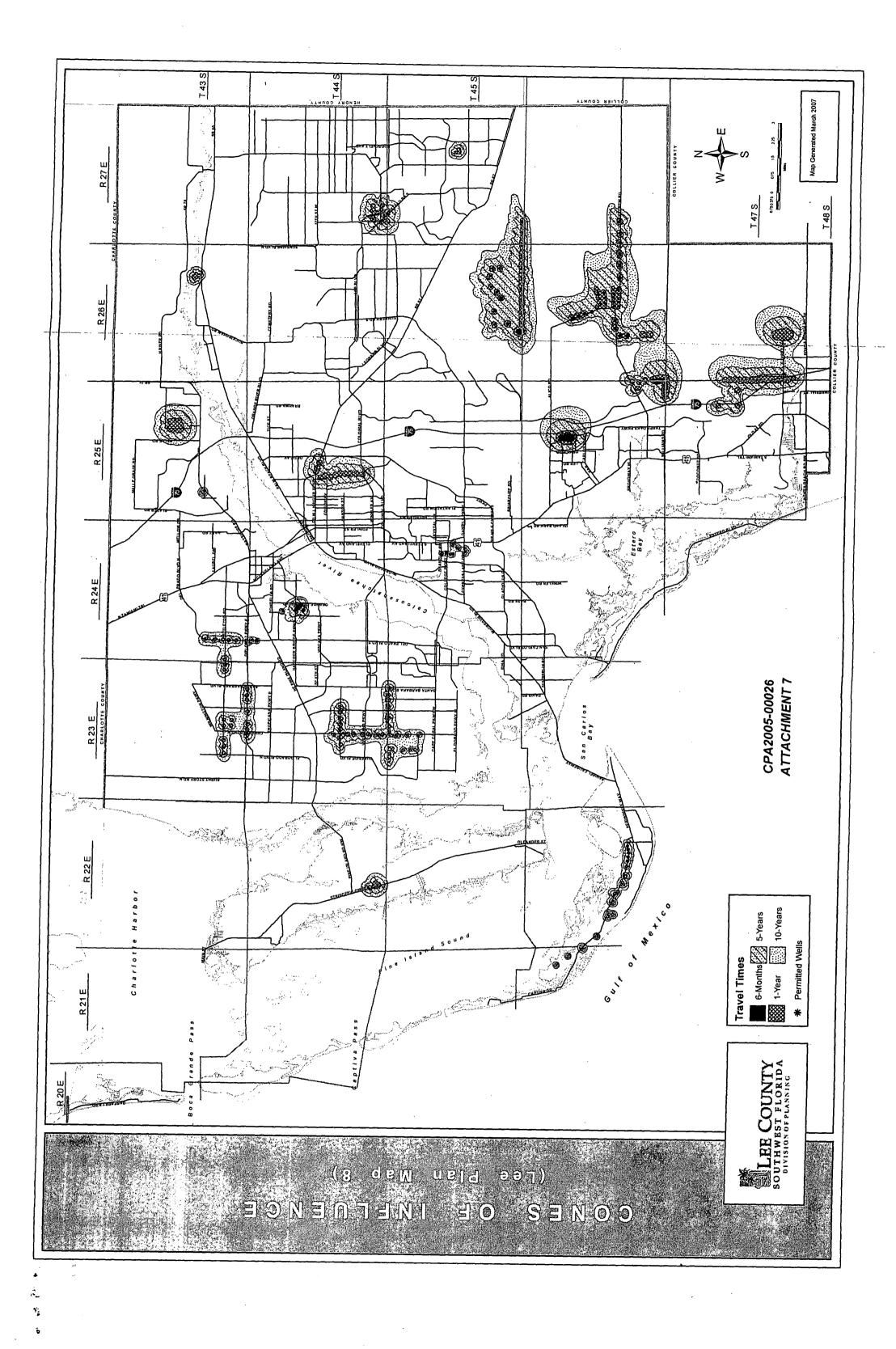


| | Future Land Use Classification | Totals | Alva | Boca Grande | Springs | Fort Myers Shores | Burnt Store | Cape Coral | Captiva | Fort Myers | Beach | Airport | Parkway |
|-----------|--|---------|--------|-------------|---------|----------------------|-------------|------------|---------|------------|-------|---------|---------|
| | Intensive Development | 1,325 | 0 | 0 | 0 | 20 | 0 | 27 | 0 | 250 | 0 | 0 | 0 |
| | Central Urban | 14,787 | 0 | 0 | 0 | 225 | 0 | 0 | 0 | 230 | 0 | 0 | 0 |
| | Urban Community | 18,622 | 520 | 485 | 0 | 637 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Suburban | 16,635 | 0 | 0 | 0 | 1,810 | 0 | 0 , | 0 | 85 | 0 | 0 | 0 |
| | Outlying Suburban | 4,105 | 30 | 0 | 0 | 40 | 20 | 2 | 200 | 0 | 0 | 0 | 1,700 |
| λ | Sub-Outlying Suburban | 1,531 | 0 | 0 | 0 | 367 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| ıo£ | Industrial Development | 79 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 88 | 0 | 20 | 0 |
|) eji | Public Facilities | - | 0 | 0 | 0 | 0 | 0 | 0 | - | 0 | 0 | 0 | 0 |
| ဥ | University Community | 850 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| əsį | Industrial Interchange | 0 | 0 | Ó | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| ገ P | General Interchange | 42 | 0 | 0 | 0 | 0 | 0 | o | 0 | 0 | 0 | 0 | 2 |
| ue. | General/Commercial Interchange | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | 0 | 0 |
| 7 ə. | Industrial/Commercial Interchange | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| ınş | University Village Interchange | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| nΉ | New Community | 006 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 006 | 0 |
| γa | Airport | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| lsi | Tradeport | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 0 |
| зиe | Rural | 8,384 | 1,948 | 0 | 0 | 1,400 | 002 | 0 | 0 | 0 | 0 | 0 | 1,500 |
| pįs | Rural Community Preserve | 3,046 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Se: | Coastal Rural | 1,300 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| ' | Outer Islands | 202 | 5 | 0 | 0 | 1 | 0 | 0 | 150 | 0 | 0 | 0 | 0 |
| | Open Lands | 2,805 | 250 | 0 | 0 | 0 | 065 . | 0 | 0 | 0 | 0 | 0 | 120 |
| | Density Reduction/Groundwater Resourse | 6,905 | 711 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 94 | 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 | Total Residential | 81,528 | 3,464 | 485 | 0 | 4,500 | 1,310 | 29 | 651 | 604 | 0 | 1,023 | 3,322 |
| Som | Commercial | 12,763 | 25 | 25 | 0 | 400 | 90 | 17 | 125 | 150 | 0 | 1,100 | 440 |
| Industria | itrial | 6,620 | 26 | ε | 0 | 400 | 5 | 26 | 0 | 300 | 0 | 3,100 | 10 |
| Non Re | Non Regulatory Allocations | | | | | | | | | | | | |
| Public | | 82,192 | 7,100 | 421 | 0 | 2,000 | 000'2 | 20 | 1,961 | 350 | 0 | 7,500 | 2,416 |
| Active | Active Agriculture | 24,957 | 5,100 | 0 | 0 | 550 | 150 | 0 | 0 | 0 | 0 | 0 | 20 |
| Fassiv | Passive Agriculture | 45,859 | 13,549 | 0 | 0 | 2,500 | 109 | 0 | 0 | 0 | 0 | 1,491 | 20 |
| Vacacy | Vacant | 81,948 | 2,214 | 611 | 0 | 1,142 | 3,236 | 133 | 1,603 | 748 | 0 | 2,809 | 1,719 |
| Total | | 808,12 | 1,953 | 0 | 0 | 226 | 871 | 34 | 0 | 45 | 0 | 300 | 20 |
| Populati | Position Distribution* | 357,775 | 33,463 | 1,572 | 0 | 11,718 | 12,731 | 259 | 4,340 | 2,197 | 0 | 17,323 | 7,967 |
| ropulati | ropulation Distribution | 495,000 | 060,6 | 1,531 | 0 | 30,861 | 3,270 | 225 | 530 | 5,744 | 0 | 11,582 | 16,488 |

Attachment 6

TABLE 1(b) Year 2030 Allocations

| | Future Land Use Classification | lona/ McGregor | San Carlos | Sanibel | South Fort Myers | Pine Island | Lehigh Acres | Southeast Lee County | North Fort Myers | Buckingham | Estero | Bayshore |
|----------------|--|-------------------|------------|---------|---------------------|-------------|--------------|-------------------------|---------------------|------------|--------|----------|
| | Intensive Development | 0 | 0 | 0 | 099 | 6 | 0 | 0 | 365 | 0 | 0 | 0 |
| | Central Urban | 375 | 17 | 0 | 3,140 | 0 | 8,200 | 0 | 2,600 | 0 | 0 | 0 |
| | Urban Community | 850 | 1,000 | 0 | 860 | 500 | 13,269 | 0 | | 51 | 450 | 0 |
| | Suburban | 2,500 | 1,975 | 0 | 1,200 | 675 | 0 | 0 | 069'9 | 0 | 1,700 | 0 |
| | Outlying Suburban | 377 | 0 | 0 | 0 | 900 | 0 | 0 | 382 | 0 | 454 | 0 |
| Λ | Sub-Outlying Suburban | 0 | 25 | 0 | 0 | 0 | 0 | 0 | 140 | 49 | 0 | 950 |
| uot | Industrial Development | 9 | 5 | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| бәз | Public Facilities | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| EO. | University Community | 0 | 850 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| əs | Industrial Interchange | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| n p | General Interchange | 0 | 0 | 0 | 0 | 0 | 0 | 15 | 7 | 0 | 9 | 12 |
| ue | General/Commercial Interchange | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7 0 | Industrial/Commercial Interchange | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| ınş | University Village Interchange | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| n∃ | New Community | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Λa | Airport | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| je, | Tradeport | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| ŋue | Rural | 0 | 90 | 0 | 0 | 190 | 14 | 0 . | 200 | 29 | 989 | 1,350 |
| pį | Rural Community Preserve | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,046 | 0 | 0 |
| 363 | Coastal Rural | 0 | 0 | 0 | 0 | 1,300 | 0 | 0 | 0 | 0 | 0 | 0 |
| <u> </u> | Outer Islands | 1 | 0 | 0 | 0 | 45 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Open Lands | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 45 | 0 | 0 | 1,800 |
| | Density Reduction/Groundwater Resourse | 0 | 0 | 0 | 0 | ٥ | 0 | 4,000 | 0 | 0 | 0 | 2,100 |
| - | Conservation Lands Uplands | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Wetlands | 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 |
| Total | Total Residential | 4,108 | 3,962 | 0 | 5,870 | 3,313 | 21,483 | 4,015 | 10,729 | 3,203 | 3,245 | 6,212 |
| Commercial | nercial | 1,100 | 1,944 | 0 | 2,100 | 226 | 1,420 | 38 | 1,687 | 18 | 1,700 | 139 |
| Industria | trial | 320 | | 0 | 006 | 64 | 300 | 9 | 554 | 2 | 78 | 5 |
| Non Re | Non Regulatory Allocations | | | | | | | | | | | |
| Public | | 3,550 | 2,660 | 0 | 3,500 | 2,100 | 15,000 | 12,000 | 4,000 | 2,114 | 7,000 | 1,500 |
| Active A | Active Agriculture | 0 | 0 | 0 | 0 | 2,400 | 0 | 15,101 | | 411 | 125 | 900 |
| Passive | Passive Agriculture | 0 | 0 | 0 | 0 | 815 | | 18,000 | | 3,619 | 200 | 4,000 |
| Conser | Conservation (wetlands) | 9,306 | 2,798 | ٥ | 188 | 14,767 | | 31,530 | | 381 | 5,068 | 882 |
| Vacant | | 971 | 244 | 0 | 309 | 3,781 | | 200 | ╝ | 1,278 | 808 | 530 |
| lotal | | 19,355 | 12,058 | 0 | 12,867 | 27,466 | | 81,249 | 22,103 | 11,029 | 18,234 | 14,168 |
| Populatic | Population Distribution* | 34.538 | 36,963 | 0 | 58,363 | 13,265 | 164.702 | 1.270 | 70.659 | 6 114 | 25 395 | 8 410 |



LEE COUNTY ORDINANCE NO. 07-13 (Update BEBR Population Projections) (CPA2005-26)

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "LEE PLAN," ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AMENDMENT CPA2005-26 (PERTAINING TO THE BEBR POPULATION PROJECTION AND MAPS 8 AND 16 UPDATE) APPROVED DURING THE COUNTY'S 2005/2006 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE; PROVIDING FOR AMENDMENTS TO ADOPTED TEXT AND MAPS; PURPOSE AND SHORT TITLE; LEGAL EFFECT OF "THE LEE PLAN"; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

WHEREAS, the Lee County Comprehensive Plan ("Lee Plan") Policy 2.4.1. and Chapter XIII, provides for adoption of amendments to the Plan in compliance with State statutes and in accordance with administrative procedures adopted by the Board of County Commissioners ("Board"); and,

WHEREAS, the Board, in accordance with Section 163.3181, Florida Statutes, and Lee County Administrative Code AC-13-6 provide an opportunity for the public to participate in the plan amendment public hearing process; and,

WHEREAS, the Lee County Local Planning Agency ("LPA") held a public hearing on the proposed amendment in accordance with Florida Statutes and the Lee County Administrative Code on November 27, 2006; and,

WHEREAS, the Board held a public hearing for the transmittal of the proposed amendment on December 13, 2006. At that hearing, the Board approved a motion to send, and did later send, proposed amendment CPA2006-26 pertaining to the BEBR Population Projection Update and the revisions to Map 16 to the Florida Department of Community Affairs ("DCA") for review and comment; and,

WHEREAS, at the December 13, 2006 meeting, the Board announced its intention to hold a public hearing after the receipt of DCA's written comments commonly referred to as the "ORC Report." DCA issued their ORC report on March 2, 2007; and,

WHEREAS, the Board held public hearings on the adoption of the proposed amendment to the Lee Plan on April 11 and May 16, 2007; and,

WHEREAS, on May 16, 2007, the Board adopted the proposed amendment to the Lee Plan set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, THAT:

SECTION ONE: PURPOSE, INTENT AND SHORT TITLE

The Board of County Commissioners of Lee County, Florida, in compliance with Chapter 163, Part II, Florida Statutes, and with Lee County Administrative Code AC-13-6, conducted public hearings to review proposed amendments to the Lee Plan. The purpose of this ordinance is to adopt the amendments to the Lee Plan discussed at those meetings and approved by a majority of the Board of County Commissioners. The short title and proper reference for the Lee County Comprehensive Land Use Plan, as hereby amended, will continue to be the "Lee Plan." This amending ordinance may be referred to as the "2005/2006 Regular Comprehensive Plan Amendment Cycle CPA2005-26 BEBR Population Projection and Map 16 Update Ordinance."

SECTION TWO: ADOPTION OF LEE COUNTY'S 2005/2006 REGULAR
COMPREHENSIVE PLAN AMENDMENT CYCLE

The Lee County Board of County Commissioners amends the existing Lee Plan, adopted by Ordinance Number 89-02, as amended, by adopting an amendment, as revised by the Board on April 11, 2007, known as CPA2005-26. CPA2005-26 amends the

Lee Plan to update the BEBR Population projections and amends Map 16 to reflect current City boundaries.

The corresponding Staff Reports and Analysis, along with all attachments for this amendment are adopted as "Support Documentation" for the Lee Plan.

SECTION THREE: LEGAL EFFECT OF THE "LEE PLAN"

No public or private development will be permitted except in conformity with the Lee Plan. All land development regulations and land development orders must be consistent with the Lee Plan as amended.

SECTION FOUR: GEOGRAPHIC APPLICABILITY

The Lee Plan is applicable throughout the unincorporated area of Lee County, Florida, except in those unincorporated areas included in joint or interlocal agreements with other local governments that specifically provide otherwise.

SECTION FIVE: SEVERABILITY

The provisions of this ordinance are severable and it is the intention of the Board of County Commissioners of Lee County, Florida, to confer the whole or any part of the powers herein provided. If any of the provisions of this ordinance are held unconstitutional by a court of competent jurisdiction, the decision of that court will not affect or impair the remaining provisions of this ordinance. It is hereby declared to be the legislative intent of the Board that this ordinance would have been adopted had the unconstitutional provisions not been included therein.

SECTION SIX: INCLUSION IN CODE, CODIFICATION, SCRIVENERS' ERROR

It is the intention of the Board of County Commissioners that the provisions of this ordinance will become and be made a part of the Lee County Code. Sections of this ordinance may be renumbered or relettered and the word "ordinance" may be changed to

"section," "article," or other appropriate word or phrase in order to accomplish this intention; and regardless of whether inclusion in the code is accomplished, sections of this ordinance may be renumbered or relettered. The correction of typographical errors that do not affect the intent, may be authorized by the County Manager, or his or her designee, without need of public hearing, by filing a corrected or recodified copy with the Clerk of the Circuit Court.

SECTION SEVEN: EFFECTIVE DATE

The plan amendments adopted herein are not effective until a final order is issued by the DCA or Administrative Commission finding the amendment in compliance with Section 163.3184, Florida Statutes, whichever occurs earlier. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before the amendment has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status. A copy of such resolution will be sent to the DCA, Bureau of Local Planning, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100.

THE FOREGOING ORDINANCE was offered by Commissioner Judah, who moved its adoption. The motion was seconded by Commissioner Hall. The vote was as follows:

| Robert P. Janes | Aye |
|-----------------|-----|
| Brian Bigelow | Aye |
| Ray Judah | Aye |
| Tammy Hall | Aye |
| Frank Mann | Aye |

DONE AND ADOPTED this 16th day of May 2007.

ATTEST: LEE COUNTY CHARLIE GREEN, CLERK BOARD OF COUNTY COMMISSIONERS ...

Y: Marcua Wilson

BY: Robert P. Vanes, Chair

Αρρκονed as to form by:

DATE: 5-16-07

Donna Marie Collins
County Attorney's Office



STATE OF FLORIDA

COUNTY OF LEE

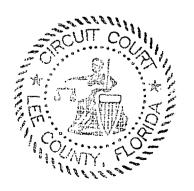
I Charlie Green, Clerk of Circuit Court, Lee County, Florida, and ex-Officio Clerk of the Board of County Commissioners, Lee County, Florida, do hereby certify that the above and foregoing, is a true and correct copy of Ordinance No. 07-13, adopted by the Board of Lee County Commissioners, at their meeting held on the 16th day of May, 2007 and same filed in the Clerk's Office.

Given under my hand and seal, at Fort Myers, Florida, this 21st day of May 2007.

CHARLIE GREEN, Clerk of Circuit Court Lee County, Florida

 $^{\mathrm{Dy.}}$

Deputy Clerk



CPA2005-26 LANDUSE ACREAGE ALLOCATIONS PUBLICLY INITIATED AMENDMENT TO THE

LEE COUNTY COMPREHENSIVE PLAN

THE LEE PLAN

Publicly Initiated Application and Lee County Staff Analysis

BoCC Public Hearing Document for the April 11th Adoption Hearing

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

March 4, 2007

LEE COUNTY DIVISION OF PLANNING STAFF REPORT FOR COMPREHENSIVE PLAN AMENDMENT CPA2005-26

| | Text Amendment Map Amendment |
|----------|---|
| This | s 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: November 14, 2006

PART I - BACKGROUND AND STAFF RECOMMENDATION

A. SUMMARY OF APPLICATION

1. APPLICANT/REPRESENTITIVE:

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

2. REQUEST: Amend Future Land Use Element Policies: 1.1.1 and 1.7.6, converting the Lee Plan's planning horizon to the year 2030 and revising Table 1(b) Planning Community Year 2020 Allocations to update the allocations through the Year 2030. Amend The Lee Plan Map 16 (Lee County Planning Communities Map) to reflect the changes in municipal boundaries.

B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY

1. RECOMMENDATION: Planning staff recommends that the Board of County Commissioners adopt this proposed amendment to the Future Land Use Element and the Future Land Use Map Series. This proposed amendment will change Map 16 to

reflect the current city boundaries (Attachment 1). A separate amendment is also under review to reflect the desires of the citizens in the San Carlos Planning Community regarding the border west of US 41 along Pine Road (CPA2005-00016). Planning staff also recommends that Table 1(b) be revised to accommodate the most recent 2030 population projections¹ for Lee County and associated development and renamed to "Planning Community Year 2030 Allocations" (Attachment 2). Staff also recommends that Lee Plan Policies 1.1.1 and 1.7.6 be amended as provided below. Additions to this amendment based on the DCA Objections, Recommendations, and Comments (ORC) Report are a revised Future Land Use Map Series Map 16 with the added note and reference to the year 2030, a revised Table 1(b) with additional revisions to the Alva, Bayshore, Buckingham, Lehigh, Fort Myers Shores, North Fort Myers, and San Carlos Planning Communities, a revised Future Land Use Map Series Map 1 Page 1 with the new note 4, and a revised Future Land Use Map Series Map 8 as updated to reflect current conditions.

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 2020 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, and 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)

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 2020 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

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¹ Florida Population Studies, Volume 39 Bulletin 114, Bureau of Economic and Business Research, February 2006.

- 1(b), Acreage Allocation Table regardless of other project approvals in that Planning Community.
- 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)

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

- The planning time horizon for the Lee Plan should be extended to the Year 2030.
- The current Lee Plan Table 1(b) population projections are the 2020 mid-range projections from the February1996 University of Florida Bureau of Economic and Business Research (BEBR) publication.
- The most recent University of Florida Bureau of Economic and Business Research (BEBR) projections were published in February 2006.
- BEBR's 2020 population projection for Lee County listed in the 2006 Population Study is 37.6% higher than the projected population used for the adopted 2020 allocation table.
- The estimate from BEBR for Lee County's April 1, 2006 population is 16,392 persons less than the 1996 BEBR projection for 2020.
- The proposed allocations are intended to accommodate Lee County's projected 2030 population.
- The allocation table includes a "safety factor" of 25% of the increase in the unincorporated population.
- The current allocation table accommodates 80,000 fewer residents in the unincorporated area of Lee County than is projected for the year 2030.

C. BACKGROUND INFORMATION

This amendment was initiated by the Board of County Commissioners on September 28, 2005 to implement recommendations from The 2004 Evaluation and Appraisal Report (EAR). The EAR included a recommendation to update the planning horizon of the plan to the year 2030 and adjust the Planning Communities Map (Lee Plan Map 16) to reflect changes in the municipal boundaries. Extending the Lee Plan planning time horizon to 2030 for other elements requires that the Planning Community Year 2020 Allocations Table (Table 1(b)) allocate enough acreage for the regulated uses to accommodate the 2030 population projections.

The current allocation table is based on a 2020 population of 602,000 with a 25% population buffer on the increment of growth between 1997 and 2020 or 653,939 people. The most recent University of Florida Bureau of Economic and Business Research (BEBR) projection for 2020

is 828,500 and the 2030 projection is 979,000. The most recent population estimate for Lee County, April 1, 2006, is 585,608. As required by Rule 9J-5.005(2)(e), the revised allocation table will be based on this BEBR projection. To remain consistent with other Elements of the Lee Plan, the Table 1(b) needs to be amended to reflect the land use needs to accommodate the population estimates through the year 2030 which, through the Evaluation and Appraisal Report amendments, is the time horizon of the rest of the Lee Plan Elements. Using the previously accepted methodology, a 25% population buffer on the increment between 2006 and 2030 is added to the 2030 projection to allow for market shifts. Therefore, the allocation table will accommodate a population of 1,086,207.

PART II - STAFF ANALYSIS

A. STAFF DISCUSSION

Origin of the Planning Community Year 2020 Allocations Table 1(b)

The Planning Community Year 2020 Allocations Table and Planning Communities Map evolved from the Year 2010 Overlay Maps 16 and 17. The original 2010 Overlay was a result of the 1989 Settlement Agreement with the Department of Community Affairs (DCA). This agreement required the County to amend the Future Land Use Map Series by designating the proposed distribution, extend, 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 then existing 15 adopted Planning Districts, and allocating projected acreage totals, for each generalized land uses, needed to accommodate the projected 2010 population. Policies were added to the plan that provided that no development approvals would be issued in a sub-district that would cause the acreage total set for that land use category to be exceeded. The Overlay, in plain terms, 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 as to the extent and location of future commercial and industrial development.

The Methodology Behind the Year 2010 Overlay

Residential acreage allocations were derived by projecting dwelling unit control totals for the year 2010 for each of the County's 15 planning districts. These units were then distributed into the sub-districts following an analysis of existing units, and buildout units for each sub-district. Units were changed to acres by applying a density factor based on The Future Land Use category. Unfortunately, the base data for existing dwelling units at that time was unreliable. The county did not have adequate data on any existing land use. This lack of an accurate inventory made it extremely difficult to project accurate needs and their required acreage figures. In addition, there was no safety or flexibility factor included in the residential projections.

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A Countywide commercial acreage figure was established by a consultant. Alternatively, Socio-economic data from the metropolitan Planning organization was used equated to existing acreage resulting in an employee per acre figure. A straight line projection was made by Planning District. These figures were then disaggregated into the sub-districts.

Industrial allocations were based on the acreage figures for the Industrial Development, Industrial Interchange, Airport Commerce, and Industrial/Commercial Interchange categories and the employment goal in Policy 7.1.3. All of these figures were reviewed in light of data generated in other studies and the inventory of existing uses in an effort to make the final figures consistent.

Problems with the Implementation of the Year 2010 Overlay

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, the lack of a reliable existing land use database, and difficulty in explaining the concept and regulatory nature of the overlay to the public. A major effort was directed at resolving some of these problems. The establishment of a reliable database identifying the current baseline of uses was essential for the establishment and monitoring of a workable overlay. There were still issues with the overlay, however, that could not be resolved in a principled and satisfactory manner. These included:

- 1. Sub-districts proved to be too small to allow needed flexibility. The average sub-district size is 4,000 acres (not including those totally located within one of the municipalities;
- **2.** The sub-district boundaries, originally based on traffic analysis zones, were erroneous. Many existing and proposed developments (even parcels) cross sub-district lines;
- 3. How to treat quasi-public uses, such as churches and schools;
- 4. How to treat recreational facilities in residential developments;
- 5. How to treat platted subdivisions with existing roads, but few houses;
- **6.** How to treat mineral extraction;
- 7. The treatment of DRIs with lengthy buildout periods;
- **8.** How to treat large lot developments and in general developments that are vastly different from the assumptions in the Lee Plan; and,

9. The apparent need to restrict conservation, agricultural and recreational uses that exceed the acreage thresholds.

It was possible to devise rules to deal with all of these situations; these rules, however, were relatively arbitrary and provided the County with little valuable information for infrastructure planning purposes.

The commercial allocations have caused the most controversy, due to the speculative nature of the employee projections, the inaccurate data in the initial inventory, and the absence of alternatives to the crude straight-line averaging of the existing and buildout employees per acre ratios described in the previous section. Some of the allocations in the Overlay were inadequate to accommodate even the existing uses, and others were exceeded as the result of a single zoning case or development order application. The County has responded to the capacity deficits by delaying the legal effectiveness of the overlay until the last point permitted by the 1989 settlement agreement. Procrastination, however, did not solve the problem; in fact, it made the situation worse by increasing the expectations of the affected property owners and financial institutions.

Proposed Elimination of the Overlay by the 1994 EAR

In response to the shortcomings in the Year 2010 Overlay, the County, as part of the 1994 Evaluation and Appraisal Report (EAR) amendments, proposed the elimination of the overlay. The DCA took strong opposition to this proposal and found the amendment to be not in compliance. The finding of non-compliance also included several other objections to the proposed EAR amendments. By far the main point of contention between the County and DCA was eliminating the overlay. Upon completion of the Administrative Hearing and issuance of the Recommended Final Order by the Hearing Judge, the County and DCA entered into negotiations to resolve the remaining issues. There were several meetings and some progress was made, but ultimately a mutually agreed upon settlement could not be reached. The case went before the Governor and his Cabinet, acting as the Land and Water Adjudicatory Committee. [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 to bring the plan amendments as Therefore, the Year 2010 Overlay remained a regulatory a whole into compliance. requirement of the Lee Plan.

The Final Order did recognize that the Year 2010 Overlay was not the only mechanism to address the issues at hand. The order states this "determination does not mean that Lee County must retain the 2010 Overlay indefinitely, or that the 2010 Overlay is the only

planning tool appropriate for Lee County. The 2010 Overlay can be deleted from the Lee Plan if alternative planning controls are established to compensate for the deletion of the overlay."

During the negotiations, mentioned earlier the County and DCA had several discussions on appropriate alternatives to the overlay. There were several themes the department felt were necessary components of an alternative. The department felt strongly that communities should be utilized as planning areas, a concept that planning staff agrees with. Regarding mixed-use categories, it was the department's belief that percentage distribution between uses was the best way to regulate the mix. They did concur that the acreage limitations contained in the overlay were a way to satisfy this requirement. The department was also concerned with hurricane evacuation and the population at risk. During these negotiations the County and DCA found much common ground. Every attempt was made in the proposed replacement to the Year 2010 Overlay to address all of the departments concerns.

Amendment to Replace the Year 2010 Overlay

Included in the 1996 EAR Addendum cycle was an amendment to configure a replacement mechanism for the Year 2010 Overlay that addressed many of the identified shortfalls of the overlay while keeping the Lee Plan in compliance with the minimum criteria rule and Florida Statutes. Many of the issues that were discussed during the negotiations mentioned above were incorporated. The replacement to the 2010 Overlay has three basic tenets: to simplify the overlay by reducing the number of districts; expanding the planning horizon to the year 2020 to be consistent with the rest of the plan; and, utilizing the April 1, 1995 Bureau of Economic and Business Research (BEBR) Mid-Range 2020 population projections² replacing the projections from the 1994 EAR.

The small geographic areas of the 115 sub-districts included in the Year 2010 Overlay proved to be an unmanageable system for the intended outcome. The initial Planning Communities Map that replaced Map 16 identified 20 distinct areas within the County. The number and size of the districts was the subject of much debate. The size of the planning communities needed to be large enough to avoid the long range planning allocation problem of the 2010 overlay yet not too large where there would be little certainty in the location of the controlled uses. Planning staff brought a preliminary map to the Local Planning Agency (LPA) in the spring of 1997. A consensus was reached that there should be 20 communities and the Planning Community Map included in the 1996 EAR Addendum amendment cycle was supported as a workable replacement to resolve the district size issue of the Year 2010 Overlay while still providing a level of certainty.

STAFF REPORT FOR CPA2005-00026

² Florida Population Studies, Volume 29 Number 2 Bulletin No. 114, Bureau of Economic and Business Research, February 1996.

Map 17 of the original overlay was initially intended to provide a graphic representation of the development potential of each sub-district. The map, which was actually a series of 115 bar charts, fell horribly short of this aspiration. While it was refined over time to better perform this task, it made sense to call it what it was, a table of acreage limitations. Therefore, the amendment eliminated Map 17 and added a new table, Table 1(b) Acreage Allocation Table, to the Lee Plan.

For a history of amendments to Table1(b) and Map 16 see attachment 3.

B. METHODOLOGY

The methodology for updating Table 1(b) for the year 2030 is essentially the same as the original allocation table methodology. The models used to initially establish the County control totals and those used to disseminate the acreages to the Planning Communities have been updated with data on development since the original allocations were made. New approvals have also been incorporated into the model as well as the counties efforts in land conservation though the Conservation 2020 program.

Population

Residential land use data from the existing land use database, maintained by planning staff, has been integrated with census data for persons per household and residential occupancy rates to estimate population by year. These estimates have been compared with the annual estimates from BEBR. This comparison of data reveals a consistency between the two data sources. Therefore, staff has concluded there is no justifiable basis for adopting a 2030 population projection from a different source and recommends using the BEBR mid range 2030 projection from the February 2006 Population Studies Bulletin 144 as the official population projection for the Planning Community Allocation Table. Maintaining the existing methodology, a 25% population buffer is applied to the projected increase in population. The proper way to allow for a flexibility factor was the subject of considerable debate during the administrative hearing. Utilizing 125% of the incremental growth was supported by recognized planning literature. Therefore, the allocation table will accommodate a population of 979,000 plus a 25% safety buffer on the increment of growth between the 2005 estimate and the 2030 projection. This equals 107,200 people. Since the allocation table will only need to accommodate the population expected in the unincorporated portion of the county, the buffer was proportioned based on the percent of total county population to the unincorporated population currently (53%). The proposed allocation table will include enough residential acreage to accommodate an unincorporated population of 495,000.

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Residential Use

The BEBR population projection of 979,000 is being used as the countywide control total for permanent resident population. As stated above, the unincorporated portion of this projection plus a proportion of a 25% safety buffer is 495,000. The accommodation of this population and safety buffer is distributed amongst the existing 17 planning communities according to the methodology established in the original amendment establishing the allocation table mechanism of the Lee Plan. This process uses a sophisticated collection of databases developed by planning staff. Utilizing the existing land use database, dwelling unit counts for each unincorporated Planning Community are determined and entered into a spreadsheet. Due to the very nature of the various communities, population characteristics will vary. Planning staff compiled a database of demographic components for the individual Planning Communities from the available census information and reports from BEBR. The 1996 methodology applied unique occupancy rates to each planning community. At the time the data was not available to make unique assumptions for persons per household (PPH). Since the release of the 2000 Census, staff has updated this information and is now able to aggregate census block level information to generate unique PPH estimates for each community as well as updated occupancy rates.

The next task was to generate unit projections for each community for the year 2030. To start, the population projections for the City of Bonita Springs, City of Cape Coral, City of Fort Myers, City of Sanibel, and the Town of Fort Myers Beach were directly input from information provided to the Division of Planning from these municipalities. Lehigh Acres also had an agreed upon population figure, generated by a population study completed for the Smart Growth Department. These results were also input into the accommodation model. The remaining unincorporated community population projections were evaluated using the approved Planned Development and subdivision information and the historical growth trends for each community. Each community's dwelling units (DU) were trended out to the year 2030 with a built in cap based on the Future Land Use Map's potential additional units allowed on the existing undeveloped land and adopted Lee Plan Assumptions.

The model was redesigned to evaluate the increment of new dwelling units needed to accommodate the projected 2030 population. The April 1, 2005 dwelling unit count and existing residential acres from the existing land use database were set as the base line date for the reallocation analysis. The difference in population from 2005 to 2030 was used as a target for determining the need for new dwelling units. An equation was added to the model that multiplies the increment between the proposed allocation and the existing residential acreage inventory to the planning community's residential dwelling unit per acres assumption for the FLUM designation which results in a figure for assumed new dwelling units. The new unit estimates were added to the existing dwelling unit inventory and multiplied by the estimated community occupancy rate and PPH to determine the accommodated 2030 population. The results by planning community were summed and then compared to the unincorporated

portion of the 2030 BEBR projection. Adjustments were made to assure that the population increment plus 25% was matched. This process required a "hands on" approach comparing available land, zoning, natural features, and access to land while continually monitoring the impacts each change had on the target population.

Commercial

In August 2006, a consultant was hired by Lee County to re-examine the commercial and industrial land needs to determine if there is a large enough inventory of land available to develop and maintain a diverse economy. This study is ongoing and will result in a revised methodology replacing the one used to determine the commercial need for the adopted Table 1(b). The existing methodology was formulated by a consultant for the 1986 Commercial Needs Study initiated by Lee County for the 1988 EAR. The 1986 study was refined by staff for the original 2020 allocation table. This revised methodology is the basis for the 2030 commercial allocation update. New data on development since the first staff revision has been added to the model. Revisions to the allocations may be warranted pending the outcome of the ongoing study.

Historically, most commercial and industrial development occurred within the existing cities in Lee County, primarily Fort Myers. As the City of Fort Myers' supply of available commercial and industrial land was depleted, new sites were developed in unincorporated areas of the county. These new developments tended to occur in concentrated areas somewhat segregated and buffered from residential uses. This pattern of development continues to the present time: however, the smart growth initiative promotes mixed use project designs in appropriate areas which will result in modified patterns of non-residential uses.

Data from the Planning Division Existing Land Use database shows that, overtime (1980-2005), the amount of commercially developed land (and associated building space) per person has increased slightly in the unincorporated areas of Lee County. This trend can be explained by the fact that commercial development generally occurs along the major transportation corridors. The US 41 corridor is the primary north/south route through Lee County. Property along this road within the City of Fort Myers has been developed and unavailable for new commercial development pushing new development north and south to the unincorporated areas of Lee County. Also, other than Colonial Blvd and Bonita Beach Blvd, the major east/west routes are also in the unincorporated areas of Lee County. These commercial corridors serve as the primary commercial areas for the residents that live inside the incorporated areas and the seasonal and tourist residents. In 1980 the unincorporated area of Lee County contained 12 acres of commercial land per 1,000 residents in the unincorporated area and 79,525sf of commercial building area per 1,000 residents in the unincorporated area. These figures have increased to 16 acres and 111,108sf. Based on these trends, it is obvious that commercial growth in Lee County is not entirely dependent on

STAFF REPORT FOR March 4, 2007 CPA2005-00026 Page 10 of 29 residential growth. The commercial allocation must also accommodate the needs of non-permanent residents and tourists.

The commercial need in unincorporated Lee County in the year 2030 has been based on an average of four methods of projecting acreage needs. First, a forecast of commercial acres for the unincorporated population was made from the data exported from the Planning Division Land Use Inventory by year from 1980 to 2005. Second, the acres per person for each year from 1980 to 2005 was calculated and forecast through the year 2030. This was then multiplied with the projected population for the total acreage estimate.

The remaining two estimates were based on commercial building area and converted to acreages. A floor area ratio study was done to determine the average commercial building size per acre of land. Data was again drawn from the planning division database which indicated that in 1980 an acre of commercial land averaged a building size of 6,600 square feet. This figure grew to 7,400 square feet by 2005. The annual data was trended to the year 2030 and resulted in an average of 8,500 square feet per acre. This was also compared to the recent approvals for commercial planned developments. Currently approved planned developments average 8,509 square feet per acre of commercial land. This analysis led to the conclusion that for allocation purposes, the assumption of 8,500 square feet of building area per acre in a commercial project is appropriate. The trended data was also considered appropriate for estimating intervals in the time horizon. In 2010 it is assumed the building square feet per acre will be 7,795, in 2020 it will be 8,148, and in 2030 it will be 8,501. Similar to the acreage analysis, commercial building area based on existing population was estimated. The forecast building areas were then divided by the square feet per acre figures described above. The final forecast was based on historical building square feet per resident population from 1980 to 2005. The result of this forecast was multiplied with the projected unincorporated population to generate a total building square feet estimate which was then divided by the square feet per acre figure.

The results of these four methods were then averaged to generate an estimate of commercial need for the time horizon of the plan. The commercial needs were estimated for 2010, 2015, 2020, 2025, as well as the horizon year of 2030. The acreage needs for each of these years are (respectively) 6,400, 8,300, 10,000, 11,500, and 12,300 acres.

A second check of the commercial allocation need was performed based on the 1986 "Commercial Land Use Needs in Lee County" by Thomas Roberts, of Thomas Roberts and Associates. This study estimated 11,483 commercially developed acres by the year 2010. The original study was based on a BEBR Mid-Range 2010 population of 499,500. In 1989 the Board of County Commissioners revised its population projection and adopted the BEBR High-Range number of 640,500. At that time Mr. Roberts was asked to adjust the commercial needs figure. In a December 10, 1989 memorandum he proposed the following methodology

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to amend the previous projection. The pre-factored area of 11,483 acres was multiplied by 640,500/499,500, or 1.282, producing a new pre-factored area of 14,721 acres. He went on to modify this figure with a safety factor and a flexibility factor. He did, however recommend that because the higher population projection is being utilized, the safety factor should be reduced to 5%. Doing the math produced a figure of 18,622 acres for the entire county, which he recommended the County use.

Utilizing a like methodology, planning staff recalculated the future commercial needs. The proposed population for this amendment is the BEBR Mid-Range number for 2030 of 979,000. Rather than adjusting the commercial acreage by applying a safety and flex factor, this update is utilizing the population with the added 25% safety factor applied. Adjusting the original 11,483 acres by the population ratio 1.96 (979,000/499,500), produces a new prefactored figure of 22,506 acres. The safety buffer of 107,200 persons is equivalent to 2,465 commercial the unincorporated acres be applied to $(107,200/499,500*11,483=2,465\pm)$. To adjust the total commercial need to reflect the unincorporated portion, the results for the total commercial and service employment sectors of the 2030 traffic analysis zone (TAZ) model were applied. The TAZ model assigns 51% of the commercial and service industry employment to the unincorporated areas of Lee County. Assuming this percentage will also apply to the acreage needs, 51% of the 22,506 acres (11,478) acres) will need to be allocated to the unincorporated portion of the county. The safety factor, based on allocated population, was calculated by applying the percent of population in the unincorporated portion of the county (53%) to the county wide safety factor. This adds an additional commercial allocation of 1,312 acres to the total commercial allocation need for the unincorporated area of the county for an end result of 12,790.

The next aspect of the allocation of commercial acreage for the year 2030 is to disaggregate the total need between the planning communities. Each community is not necessarily self-supporting in its commercial needs therefore some areas may grow faster commercially than they do residentially and visa versa. The acreage is distributed by Planning Community based on a number of measures:

- 1. Review existing allocations and compare to the existing commercial development.
- **2.** Generate and apply the four techniques described above at the Planning Community level and apply to the projected population increase.
- **3.** Compare the commercial acreage need to the available land supply within each community.

This countywide acreage need was then disaggregated across the county into the unincorporated Planning Communities. This was accomplished by allocating commercial acreage based on the existing development, approved developments, and areas designated

for commercial development. The amount of vacant commercial zoning was also taken into account in the disaggregation.

Industrial Use

In August 2006, a consultant was hired by Lee County to re-examine the commercial and industrial land needs and determine if there is a large enough inventory of land available to develop and maintain a diverse economy. This study is ongoing and may result in revisions to the proposed allocations in this amendment to Table 1(b).

Pending the completion of the current study, the previous study of Future Industrial needs for Lee County, completed in August 1983 by Thomas H Roberts, will be used as the basis for the new 2030 allocations. This study has been revised and modified over time. This study and its revisions focused on how much land Lee County needed to designate on the Future Land Use Map as industrial. However, The Lee Plan allows for limited commercial development in industrially designated lands to support the surrounding industrial uses. This means some uses that are envisioned to occur within these industrial areas will not be inventoried as industrial. For example, a small deli with a customer base from a surrounding industrial park will be inventoried as a commercial use even though it may be located within an area designated as Industrial on the Future Land Use Map. Therefore, it was important to further refine the accepted industrial study for the original allocation table adopted in 1998 as part of the 1996 EAR Addendum amendments. While the revisions to the commercial needs study considered building areas as well as acres, staff concluded that the appropriate unit of measure for the industrial component of the 2030 allocations is acres. Much of Lee County's industrial uses occur out of doors such as concrete batch plants, lumber yards, and distribution centers. These uses may require large areas of land but have minimal building square footage.

The 1996 study update was revised to include the updated population projection for the year 2030.

To accomplish this task, the original Thomas Roberts study was updated with the population estimates for 2030 to determine the employment estimates needed to estimate acreages based on the Industrial Need Study methodology.

Based on this population, Lee County's industrial land need in 2030 will be 13,100 acres. This is based on the BEBR 2030 population plus a safety buffer of 25% of the population growth between 2005 and 2030. Using the same methodology described for determining the commercial portion of Lee County's total need, the unincorporated land area need for industrial is estimated to be 6,630 acres. The dissemination of this allocation follows a similar methodology as well. The areas most suitable for industrial uses were determined based on access, zoning, Future Land Use Map (FLUM) designation, and environmental issues. The location of industrial uses, while not limited to areas designated as Industrial Development,

Industrial Interchange, Industrial Commercial Interchange, and Tradeport (formerly Airport Commerce), are primarily located in these areas. The first step was to calculate how much land in each planning community was designated in one of the above FLUM categories. An additional analysis has been performed for the 2030 allocation table. For this review, the existing allocations are also compared to the existing uses to determine if any communities no longer have sufficient remaining acreage to attain the industrial uses accommodated by the current table.

This countywide acreage need was then disaggregated across the county into the unincorporated Planning Communities. This was accomplished by allocating industrial acreage based on the existing development, approved developments, and areas designated for industrial development. The amount of vacant industrial zoning was also taken into account in the disaggregation.

Parks and Public

The 2020 allocation table provides an estimate of public/quasi-public land as an informational item, not as a regulatory number. The figure in the allocation table includes the expected amount of not just park, school, and government services land, but also, public infrastructure like roads and surface water management as well as quasi-public uses like religious facilities, private golf courses, and non-profit civic associations. Publicly and privately owned and dedicated conservation areas are also included in this category. The Planning Division Land Use Inventory includes detailed information on these uses which have proved to be valuable information. However, the original 2020 allocation methodology indicated that creating an allocation for these uses could be limiting uses that are partly regulated in other sections of the plan to ensure that sufficient land is available. These regulations promote more public land not a cap on public land. Therefore, the updated allocation table proposal also includes an informational/non-regulating estimate on public and quasi-public lands in the year 2030.

Active and Passive Agriculture

The current allocation table estimates agricultural uses in the year 2020. However, the existing inventory of agricultural land exceeds this figure on the allocation table. It is expected that, in an urbanizing county such as Lee County, over time agricultural uses will be displaced with non-agricultural uses or in some instances purchased for conservation purposes. However, it cannot be assumed that there will only be a reduction in the amount of agricultural acreage in all areas of the county. While agricultural uses are displaced in some areas of the county they are expanding in other areas of the county primarily in the areas designated as Rural and Density Reduction/Groundwater Resource. Therefore, the acreage projections are used as 2030 estimates and not as a regulatory number that cannot be exceeded or fallen below.

Vacant Land

Similar to the agricultural uses, the amount of vacant land should also be expected to reduce over time. Lands classified as a vacant use are only those with no structures and no other use. For example, a vacant commercial building will still be classified as a commercial use and a parcel used as open space with no building will be classified as Public Open Space. Therefore, unlike, agricultural uses, vacant lands will not decline in one area and increase in other areas, with the exception of some demolitions of condemned/damaged buildings and also the occasional agricultural use which is abandoned and reverts back to vacant. For these reasons, the allocation for vacant land is not a regulatory number.

Conservation Land

The Conservation Allocation is also one that is impractical to regulate. The Lee County works with other permitting agencies to enforce wetland regulations, however the final responsibility falls to these agencies. If the county does not regulate this use, the acreage allocations can not be regulatory. Staff, again, sees the merit of maintaining the database inventory of these uses; however, the acreage figure in the allocation table is not regulatory.

B. CONCLUSIONS

The allocations for the three regulatory aspects of Table 1(b) have been updated to accommodate the projected population through the year 2030. The proposed allocations are based on historical trends, land availability, existing approvals through plats, planned developments, and conventional zoning. The allocations accommodate the existing development and expected development (Attachment 4).

C. STAFF RECOMMENDATION

Planning staff recommends that the Board of County Commissioners transmit this proposed amendment to the Future Land Use Element and the Future Land Use Map Series. Future Land Use Map 16 is to be revised to reflect changes in the municipal boundaries and Table 1(b) is to be updated to accommodate a population of 979,000 in the year 2030.

PART III - LOCAL PLANNING AGENCY REVIEW AND RECOMMENDATION

PUBLIC HEARING DATE. November 27, 2006

A. LOCAL PLANNING AGENCY REVIEW

Planning Staff presented an overview of the methodology used to generate the acreage totals for each of the regulatory categories of Table 1(b) (residential, commercial, and industrial). It was also stated that changes to the Planning Community Map were minimal only reflecting areas that have been annexed into one of the five municipalities. An amendment to the map was considered separately to move the boundary between the San Carlos and the Estero Planning Communities west of US 41.

Staff was asked if any of the existing allocations for the Year 2020 have been exceeded. Staff responded that there are a few instances where this situation has occurred with the residential allocations. The total residential allocation on Table 1(b) has not been exceeded in any Planning Community, only the allocations for Future Land Use Designations within the Planning Community. Additionally, no Commercial or Industrial allocations have been exceeded. The question was also asked how the non-regulatory allocation for public uses determined. Staff responded that the inventory for these uses was summed by planning community and also public uses in approved (unbuilt) developments were considered. Staff clarified that the public allocation not only includes lands for parks, schools, emergency services, public buildings, and conservation upland areas, but also, open space within developments, rights-of-way, golf courses, and water management areas. Concerns were raised regarding the use of the BEBR mid-range population projections followed. One LPA member favored a resource-based population projection that would take into consideration what population could be supported by existing resources such as the availability of potable water. The second concern was that the BEBR projections have under estimated the population in the past. Staff clarified that the BEBR projections are the source that is accepted by the DCA for basing the comprehensive plan. Local governments are allowed to create their own methodology which must be accepted by DCA.

Two members of the public spoke in support of this amendment.

A motion was made and seconded to recommend the Board of County Commissioners transmit this amendment to the Department of Community Affairs.

B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY

- **1. RECOMMENDATION:** LPA Recommends that the Board of County Commissioners transmit the proposed amendment.
- **2. BASIS AND RECOMMENDED FINDINGS OF FACT:** The LPA advances the findings of fact made by staff.

C. VOTE:

| NOEL ANDRESS | AYE |
|-----------------------|--------|
| DEREK BURR | AYE |
| RONALD INGE | AYE |
| CARLETON RYFFEL | ABSENT |
| RAYMOND SCHUMANN, ESQ | AYE |
| RAE ANN WESSEL | AYE |

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

DATE OF TRANSMITTAL HEARING: December 13, 2006

A. BOARD REVIEW:

Staff made a brief introduction for the amendment and stated the staff and Local Planning Agency recommendation was to transmit this amendment. Staff stated that this was a technical amendment that was needed to make the plan internally consistent by advancing the time horizon of the Future Land Use Map series and land use allocation table (Table 1(b)) to the year 2030. Staff stated that no methodology changes were proposed from what has been previously accepted. Also, the new population projections are those set by the University of Florida Bureau of Economic and Business Research (BEBR). Staff informed the board that the only changes to the Planning Communities boundaries (MAP 16) were made to reflect the annexations by the local municipalities.

The hearing was opened for public comment. The first 2 speakers spoke against transmitting this amendment based on the Buckingham Planning Community allocations. Both speakers were concerned with the increase in allocated acres for the commercial and industrial uses in this community. One speaker was also concerned with a change in the map to exclude the property from the Buckingham Planning Community. The next speaker asked that there be a differentiation in the Fort Myers Shores planning community between the Caloosahatchee Shores and Palm Beach Boulevard Communities. This speaker acknowledged that the creation of smaller areas could cause allocation problems but felt the issue needed attention. Three more speakers then spoke against the transmittal of this amendment based on Buckingham allocation and boundary issues. The representative of Buckingham Villages then spoke in favor of the amendment and clarified that the Planning Community Boundary was not going to change to exclude this project from the Planning Community. He also stated that this property was not in the Buckingham Preserve area. He also stated that the current allocations are nearly used up and need to be revised to allow additional growth through the year 2030. The next speaker to address the Board was the legal representative of the Buckingham Conservancy. She stated that the vision for the Buckingham Planning Community was that the commercial needs of the Buckingham Community Preserve Area would be met outside of the community preserve area. She asked that no more commercial allocation be added to the Buckingham Planning Community. She also stated that two planning efforts were ongoing, one for the Lehigh Community and one for the Buckingham Community and that these plans should be completed before changes to the allocations are made. This speaker was then followed by a final Buckingham resident asking that changes to the allocation table be "forestalled" until the Buckingham community planning effort has an opportunity to address this issue. The final speaker was also representing

the Buckingham Villages project and stated that this property was not located in the Buckingham Rural Preserve Area. He stated that this project was in an urban category (Urban Community). He asked that the proposed amendments to the allocation table be transmitted.

The Board then asked the staff to respond to the public comment. Staff responded with a history of the Allocation Table, Table 1(b), including the point that the methodology used in the current update was not changed from what had been previously approved by the state. Staff stated that if the allocation table is not updated to reflect the new population projection that the Lee Plan would not be consistent with other elements of the plan.

The Board asked for clarification that the intent of this application was more to allow 10 more years of growth and not to change any allowable uses or change intensities and densities. Staff confirmed this was a timing mechanism tied to the adopted Future Land Use Map. The issue of when is the appropriate time to review a project for compliance with the allocation table was discussed. The Board discussed whether that should be at the rezoning stage or as it is now done at the development order stage of approval. One Board member stated that when a project receives a zoning change, it does not have a development order approval and that there is no guarantee that the project will be built. The Board member asked if this re-allocation amendment could be put off one year. Staff stated that this amendment was needed to maintain consistency and also that the current allocation was based on a projected population of 602,000 (653,000 with the buffer) and that the current population of Lee County was 585,000. A motion was made to transmit the amendment with no changes to the Buckingham Planning Community commercial and industrial allocations. It was clarified that the staff should work on these allocations prior to the adoption hearing. This motion was approved and then revisited to include not changing residential allocation in the Buckingham Planning Community. amended motion was also approved.

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

- 1. **BOARD ACTION:** The Board made a motion to transmit this amendment with no changes to the commercial and industrial allocations for the Buckingham Planning Community. This motion was seconded and approved unanimously. Following the motion, the item was revisited to include not changing the residential allocations in the Buckingham Planning Community and for staff to work with the communities to revise the Buckingham Planning Community allocations prior to the adoption hearing. The motion was approved unanimously.
- 2. BASIS AND RECOMMENDED FINDINGS OF FACT: The Board accepted the findings of facts as advanced by the staff report with the added finding that the allocations for the Buckingham Planning Community were premature and that staff

should work with the ongoing planning efforts in the Buckingham area to address this issue and work on revisions to these allocations.

C. VOTE:

| A. BRIAN BIGELOW | AYE |
|------------------|-----|
| TAMMARA HALL | AYE |
| BOB JANES | AYE |
| RAY JUDAH | AYE |
| FRANKLIN B. MANN | AYE |

D. STAFF DISCUSSION:

Following the transmittal hearing, staff revised the allocation table (Table 1(b)) to revert the Buckingham Planning Community allocations for commercial, industrial, and residential back to the existing 2020 allocations. Staff did maintain the overall acreage allocation to equal the total unincorporated parcel acreage in the community. The total acreage had changed due to annexations and new subdivisions. Attachments 2 and 4 reflect the changes to the allocation tables as directed by the BoCC.

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

DATE OF ORC REPORT: March 2, 2007

A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS

The Department of Community Affairs has raised objections to proposed amendment CPA2005-00026. The DCA objections are reproduced below.

OBJECTION:

"The County is proposing to change the horizon year of the County's plan from 2020 to 2030. However, the update does not include a Future Land use Map for the planning period of 2030. While the land use allocation table (Table (l)b., for the planning communities is labeled 2030, the associated planning community's overlay map (Map 16) is not labeled as such. Pursuant to Chapter 163.3177(5)(a), Florida Statutes, and Rule 9J-5.005(4), each local government comprehensive plan must include at least two planning periods, one covering at least the first five-year period subsequent to the plan's adoption or the adoption of the EAR- based amendments and one for at least a 10-year period. The County has chosen to adopt a long term planning period of 2030 which the Future Land Use and Future Transportation maps should reflect. In addition, while the future land use for the planning communities are allocated based on the projected population of each planning community, the population figures upon which the allocations are based are not stated. [Chapter 163.3177(5)(a), (6)(a) F.S; 9J-5.005(4), 9J-5.005(2)(a), (c), & (e) and 9J-5.006(4)(b), FAC]"

Recommendation: "Revise the amendment to include a Future Land Use Map for the next planning timeframe. The planning timeframe should be clearly stated on the map. In addition, include a Future Land Use map series that covers all the relevant future conditions such as the location of existing and planned potable water wells and wellhead protection areas and wetlands, etc. As a part of the data and analysis, include a table of the population distribution for the planning communities upon which the projected land use allocations are based."

B. STAFF RESPONSE

The DCA has objected to the omission of the date of the planning horizon year from the Future Land Use Map/Map Series. Staff has added a line to the title of the Future Land Use Map which states "Refer to Map 16 and Table 1(b) for Year 2030 Land Use Allocations", as well as a note to the Future Land Use Map (note 4) which states "The Year 2030 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" (attachment 5). The Planning Community Map has been

revised to include "YEAR 2030" in the title (LEE COUNTY YEAR 2030 PLANNING COMMUNITIES) as well as adding the note "The Planning Communities Map and Acreage Allocation Table (see Table 1(b) and Policies 1.1.1 and 2.2.2) depict the proposed distribution, extent, and location of generalized land uses for the year 2030" (attachment 1 page 2). The DCA also stated the population figures used to determine the planning community allocations are not stated and recommends that a table be added to include these figures. Planning staff has modified Table 1(b) to include this information for each Planning Community (attachment 6).

The DCA made additional recommendations not specifically mentioned in the objection. The recommendation is to cover all of the relevant future conditions such as location of existing and planned potable water wells and wellhead protection areas and wetlands, etc on the Future Land Use map series. This information is currently on the map series. The Future Land Use Map includes wetlands on Map 1 as separate Future Land Use designations. There are two wetland categories, "Wetlands" and "Conservation Lands – Wetlands" depicted on the map. Map 8 of the Lee Plan map series is the Potable Wellfield Cones of Influence Map which shows the existing and permitted future wells in Lee County and the wellfield protection zones. A revised Map 8 is included to show the current Cones of Influence and existing and permitted future wells (attachment 7).

Staff has also made revisions to the proposed Year 2030 allocations due to additional development information provided after the transmittal hearing that highlighted where refinements could be made in the allocation table. Additionally, at the transmittal hearing, the Board of County Commissioners directed staff to not transmit changes in the Buckingham Planning Community and to relook at this area prior to the adoption hearing.

EMERGING TRENDS

Since interest in the Alva area has increased in recent years, staff proposed an increase in the acreage allocations in the Alva Planning Community including the DRGR area. Indications are clear that future development is coming to the Alva area and staff reflected this by proposing increases in the residential allocations – 15 additional acres to the Outlying Suburban category, 581 additional acres to the Rural category, 75 additional acres to the Open Lands category, and 560 additional acres to the DRGR category. In December of 2004, a development order (DO) application was submitted to Lee County for a project in Alva in an area designated as Density Reduction/Groundwater Resource (DRGR). This application has expired due to inactivity on the part of the applicant and was not active while staff was preparing the proposed 2030 allocations. On January 11, 2007, a new application for the same property was filed. The proposed DO covers 1727.29 acres including 731.51 acres of residential lots, of which, 662 acres are in an area designated DRGR. Staff has concluded that this application exceeds both the existing 2020 residential acreage allocation. Therefore, there is an Alva Planning Community and the proposed 2030 acreage allocation. Therefore, there is an

STAFF REPORT FOR March 4, 2007 CPA2005-00026 Page 22 of 29 insufficient allocation for this DO to be approved. Originally, this amendment proposed an increase of 560 acres in the Alva residential DRGR allocation bringing the total allocation to 600 acres. However, to accommodate this proposed development the total allocation needed is 711 acres (49 existing acres + 662 acres). Without a Development Order application, staff was not certain how much residential land would be required in the DRGR category and originally felt the proposed 600 acre allocation would be adequate. When the new DO was submitted in January 2007, it was clear that an increase in this area was required. Therefore, staff is recommending the allocation for residential acres in the DRGR category in Alva be increased to 711 acres.

Also, to properly reflect the population accommodation, staff is adjusting the net unit per acre assumption (nupa) from .1 nupa to .23 nupa to reflect this proposal. development in the Alva DRGR area is closer to .29 units per net residential acre. Staff is comfortable with this assumption change since nearly all of the remaining undeveloped land in the DRGR area has not been split into smaller tracts of land. The entire area is currently held by 16 interests. This ownership pattern allows for projects to more easily cluster units on smaller than 10 acres lots and create common preserve areas while still maintaining a gross residential density of one unit per ten acres. The result of these changes is an increase in the population accommodation of 232 people. The original allocation recommendation for the Alva Community evaluated the historic growth trends and this included an estimate of future units. This evaluation estimated that by 2030 there would be 2,134 units in the Alva Planning Community. Since the historic development in the Alva area classified as DRGR was in the pattern of 2 to 20 acre tracts and not the pattern currently being developed in Lee County, staff was hesitant to allocate an additional 610 acres to accommodate the trended unit estimate at the density of 1 unit per 10 net acres. It was acknowledged that current development patterns demonstrate the most likely development scenario will be a rural subdivision with preserve areas, common elements and buffers that, when included with the residential lots, yielding a gross density of 1 unit per 10 acres but the net density will be Since staff has available proposed developments to consider, the revised lower. recommendation includes a more realistic nupa assumption. With this revised assumption, the previous recommended allocations will exceed the trended unit count and adding the additional 111 acres to the DRGR further raises the number of units accommodated by the allocations.

To reach the target number of units the revised allocations reduce the number of residential acres in the Rural Future Land Use Category from 2,000 to 1,948, which reduced the available allocation from 581 additional acres to 529 additional residential acres for the Rural allocation. With these adjustments to the allocation table and underlying assumptions, the accommodated population in the Alva Planning Community is increased by 145 people.

BUCKINGHAM PLANNING COMMUNITY

The Board of County Commissioners did not transmit Table 1(b) as proposed by staff. At the hearing, members from the Buckingham Community Planning Group requested that no changes in the allocation table be made to the Buckingham Planning Community to allow them time to update their community plan. Based on this input, staff was instructed to transmit no changes to the allocations in the Buckingham Planning Community. This change resulted in the accommodated population being reduced by 1,230. Staff was instructed to look for a resolution for this issue prior to the adoption hearing for this amendment. The Buckingham Planning Panel is in the process of updating their community plan. They are working to schedule a meeting between the chairman of their group and the chairman of the Lehigh Acres Planning Panel to discuss how the two plans can address transitioning between rural Buckingham and a more urban Lehigh Acres. The Buckingham Plan Update and the Lehigh Acres Community Plan are both expected to be completed by September 2007.

In the interim, staff has taken a close look at the development within lands designated Urban Community in the Buckingham Planning Community, see Lee Plan Map 16. This is the area north, west, and south of Buckingham Road. It consists of portions of the Buckingham Park-South Section plat and the resubdivision of Block B, Buckingham Park-Northwest Section replat. This area is not within the Buckingham Planning Area as depicted on Map 1 page 2 of the Future Land Use Map Series. The "South Section" is primarily vacant and under common ownership. There are 5 developed parcels in this area under separate ownership which are already developed with residential uses and a house of worship. The replat of Block B, in the "Northwest Section", is a subdivision of smaller ¼ acre± lots. subdivision is 210 total acres with less than 140 acres contained in platted lots. The remaining land is either road rights-of-way or a dedicated drainage canal. There are currently 41 acres of residential use inventoried in this subdivision and the trend since 1996 has been nearly 3.5 acres of new residential uses each year. Also, based on outstanding residential permits this trend will continue at least for this year as well. Accommodating this trend in the construction activity for this subdivision requires an increase in the residential allocation in the Buckingham Community for the Urban Community category from the existing 51 acres to 135 acres. While the "South Section" area may be transitioning from the current 1953 plat to a more contemporary style of development, the replat of "Block B" is well established and Therefore, staff recommends that the Allocation table reflect an not expected to change. amount of development that is anticipated in the existing active development by the year 2030. Staff also contacted a representative of the major property owner in the Buckingham Park-South Section plat who stated they would wait to comment until the final staff report was issued.

Staff was also directed to not transmit any changes to the commercial component in the Buckingham Planning Community. Since the allocation is required to demonstrate how Lee County will accommodate the anticipated growth through the time horizon of the plan, staff

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is recommending that the commercial allocation only be increased to provide for the same level of commercial uses per resident as is currently allowed by the allocation table. In the Buckingham Planning Community, the adopted Table 1(b) allocates 3.5 acres of commercial uses per 1,000 in population. Using this standard, to accommodate the additional 10 years included in the updated planning horizon, the recommended total commercial allocation is 21 acres. This allocation will not override any limitations on commercial development within the Buckingham Community Planning area. The fact that the Buckingham Planning Community is not the same as the boundary for the Buckingham Community Plan has been a point of misunderstanding. The Planning Community boundaries were established in 1997. The Lehigh CRA was still active and the CRA boundary was being used to define the area for the Lehigh Commercial Land Use Study. There was a gap between the CRA boundary and the Buckingham Preserve boundary. This area, on the north side of Buckingham Raod, was assigned to the Buckingham Planning Community

As directed, staff did not transmit any changes to the Industrial allocation and only changed the non-regulated allocations to reflect changes in existing conditions, such as the annexation of agricultural lands into the City of Fort Myers and the purchase of properties through the Conservation 20/20 program. Since there is currently no industrial uses within the Buckingham Planning Community staff does not recommend changing the industrial acreage allocation from the 5 acres that was adopted in Table 1(b) for the year 2020.

ADJUSTMENTS TO BALANCE CHANGES

The changes made to the allocations in the Buckingham Planning Community mandate changes in other communities to accommodate the residential, commercial, and industrial needs of the unincorporated area of Lee County. A portion of the residential need was met by the changes to the Alva Planning Community discussed above. However, there is a remaining population accommodation gap of 273 people. Since development patterns show that the next areas expected to grow are East and North, staff reassessed the allocations in these Planning Communities. The two areas that stood out as having tight allocations were Fort Myers Shores in the Central Urban category and North Fort Myers in the Intensive Development category.

The current Table 1(b) proposal for the Central Urban residential allocation in the Fort Myers Shores Planning Community is 210 acres, an increase of 2 acres from the adopted allocation. There are currently 194 acres of residential use in this area which equates to an available acreage allocation of 16 acres. There are 178 acres of undeveloped uplands in the Fort Myers Shores Planning Community designated Central Urban. The area in question is near the interchange of I-75 and SR 80 and much of this vacant land is expected to develop with non-residential uses. However, increasing the residential allocation to 225 acres does not seem unreasonable. This will increase the population accommodation by 184 people. One change made to Table 1(b) that has no affect on the population accommodation is the removal of the

residential allocation from the General Commercial Interchange category and adding it to the Urban Community category. This change is done to reflect the redesignation of the northeast quadrant of the I-75/SR 80 interchange. There are 23 existing units in this area at a similar density to what is assumed for the Urban Community category.

The current Table 1(b) proposal for the Intensive Development residential allocation in the North Fort Myers Planning Community is 360 acres, a decrease of 11 acres from the adopted allocation. There are currently 304 acres of residential use in this area which equates to an available acreage allocation of 56 acres. There are 213 acres of undeveloped uplands in the North Fort Myers Planning Community designated Intensive Development. The area in question is along the US 41, Business 41, and Hancock Bridge Pkwy corridors and much of this vacant land is expected to develop with non-residential uses. There has been a trend to develop river view residential in this area and increasing the residential allocation by 5 acres form the current proposal does not seem unreasonable. This will increase the population accommodation by 89 people.

The commercial allocations also need to be adjusted to accommodate the development the original proposal had assumed would occur in the Buckingham Planning Community. As stated, development patterns in Lee County appear to be moving north and east. Therefore staff recommends splitting the 24 commercial acres evenly between the planning communities of Lehigh, Fort Myers Shores, and North Fort Myers. This will increase each of these communities' commercial allocation for the year 2030 by 8 acres over the originally proposed Table 1(b).

Staff recommends a similar approach in reallocating the industrial acres no longer assigned to the Buckingham Planning Community. However, since the Fort Myers Shores Planning Community already has a comparatively large industrial allocation proposed, the industrial allocation surplus is recommended to be evenly split between the Lehigh Planning Community and the North Fort Myers Planning Community giving each of these communities an additional 5 acres of industrial allocation through the year 2030.

PROPOSED SUB-OUTLYING SUBURBAN CATEGORY

The final allocation table refinement to be addressed are the changes needed to recognize the creation of the proposed Sub-Outlying Suburban Future Land Use Category as transmitted to the DCA in this amendment cycle (CPA2005-00040). This amendment affects 5 Planning Communities, Bayshore, Buckingham, Fort Myers Shores, North Fort Myers, and San Carlos. Three of these communities simply require the existing "Outlying Suburban" residential allocation be moved to a new "Sub-Outlying Suburban" category on Table 1(b). In the planning communities of Bayshore, Buckingham, and San Carlos, all of the land currently designated "Outlying Suburban" is proposed to be redesignated "Sub-Outlying Suburban". Staff recommends that these allocations be moved on Table 1(b) accordingly.

STAFF REPORT FOR CPA2005-00026

The Planning Communities of North Fort Myers and Fort Myers Shores will now have both the Outlying Suburban and Sub-Outlying Suburban designations. The change on the land use map in the Fort Myers Shores Planning Community creates a situation where there will be one property (75 acres) remaining in the Outlying Suburban Land Use category. This particular property was the subject of a rezoning request that was ultimately withdrawn and the status of this property is not known at this time. Staff has calculated the amount of land intended for residential use in the areas to be reclassified "Sub-Outlying Suburban" that are already within an approved development. Based on this review, staff has concluded that typically less than 50% of a single family project's total land area will be inventoried as residential. The remaining land is used for ROW, recreation areas, and open space. With no better examples to base the expected development in the remaining Outlying Suburban than those that surround it, staff recommends that 40 acres remain for the residential allocation for Outlying Suburban which will accommodate a maximum of 225 units. The residential allocation required to accommodate all of the projects approved in the Sub-Outlying These projects are either in the DO process or have begun Suburban area is 346 acres. developing. Staff recommends a residential allocation of 367 acres for the Sub-Outlying Suburban category in the Fort Myers Shores Planning Community.

The North Fort Myers Planning Community residential allocation for Outlying Suburban category must also be split to acknowledge the proposed Sub-Outlying Suburban category. Two developments exist in the area to remain in the Outlying Suburban category, the Lakeville subdivision and Herons Glen. Herons Glen accounts for the largest portion of the area in this land use category in North Fort Myers. From the master concept plan for Herons Glen, staff determined that the residential portion of this development is 360 acres. The Lakeville subdivision is not quite 50% built out and has not had much building activity in the past 10 years. The recommendation is to maintain a residential allocation of 382 acres for the Outlying Suburban category in the North Fort Myers Planning Community. The area in North Fort Myers that is proposed to be reclassified as Sub-Outlying Suburban is much different than the other areas discussed in this report. This area is more rural in nature than the planned developments previously discussed. This area has larger lots and less common areas than the planned developments and therefore, the net residential density is much lower, closer to 1.3 units per acre. This area has not been a rapid growth area in the past and its location between Pondella Rd and Pine Island Rd may keep this area from rapidly changing. In 2004 nearly 200 acres in this area was annexed into the City of Cape Coral. For these reasons, staff recommends that 140 acres be allocated for residential development in the Sub-Outlying Suburban category in the North Fort Myers Planning Community.

C. STAFF RECOMMENDATION:

Planning staff recommends that the Board of County Commissioners adopt this proposed amendment to the Future Land Use Element and the Future Land Use Map Series. Included in this amendment are a revised Future Land Use Map Series Map 16 with the added note and reference to the year 2030, a revised Table 1(b) with additional revisions to the Alva, Bayshore, Buckingham, Lehigh, Fort Myers Shores, North Fort Myers, and San Carlos Planning Communities, a revised Future Land Use Map Series Map 1 Page 1 with the new note 4, and a revised Future Land Use Map Series Map 8 as updated to reflect current conditions.

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 FACTION: | CT SUMMARY: |
| C | 2. BASIS AND RECOMMENDED FINDIN | GS OF FACT: |
| C. | VOTE: | |
| | A. BRIAN BIGELOW | |
| | TAMMARA HALL | *************************************** |
| | BOB JANES | |
| | RAY JUDAH | |
| | FRANKLIN B. MANN | |

тииоо уядизн Н С T 46 S T 45 S Map Generated August 2003 Adopted by Ordinance No. 98-09 Amended by Ordinance No. 02-02 R 27 E Lehigh Acres Southeast Lee County. T 48 S -Alva-Buckingham Gateway/Airport North Fort Myers Shores Carlos Bayshore Parkway San Fort Myers Bonita.Springs. R 25 E Daniels Estero Fort Myers Beac R 24 E South-Fort Myers CPA2005-00026 ATTACHMENT **Burnt Store** lona/McGregor R 23 E Cape Coral 13. San Carlos Pine Island Year 2030 Planning Boca Grande COUNTY YEAR 2030 PLANNING COMMUNITIES

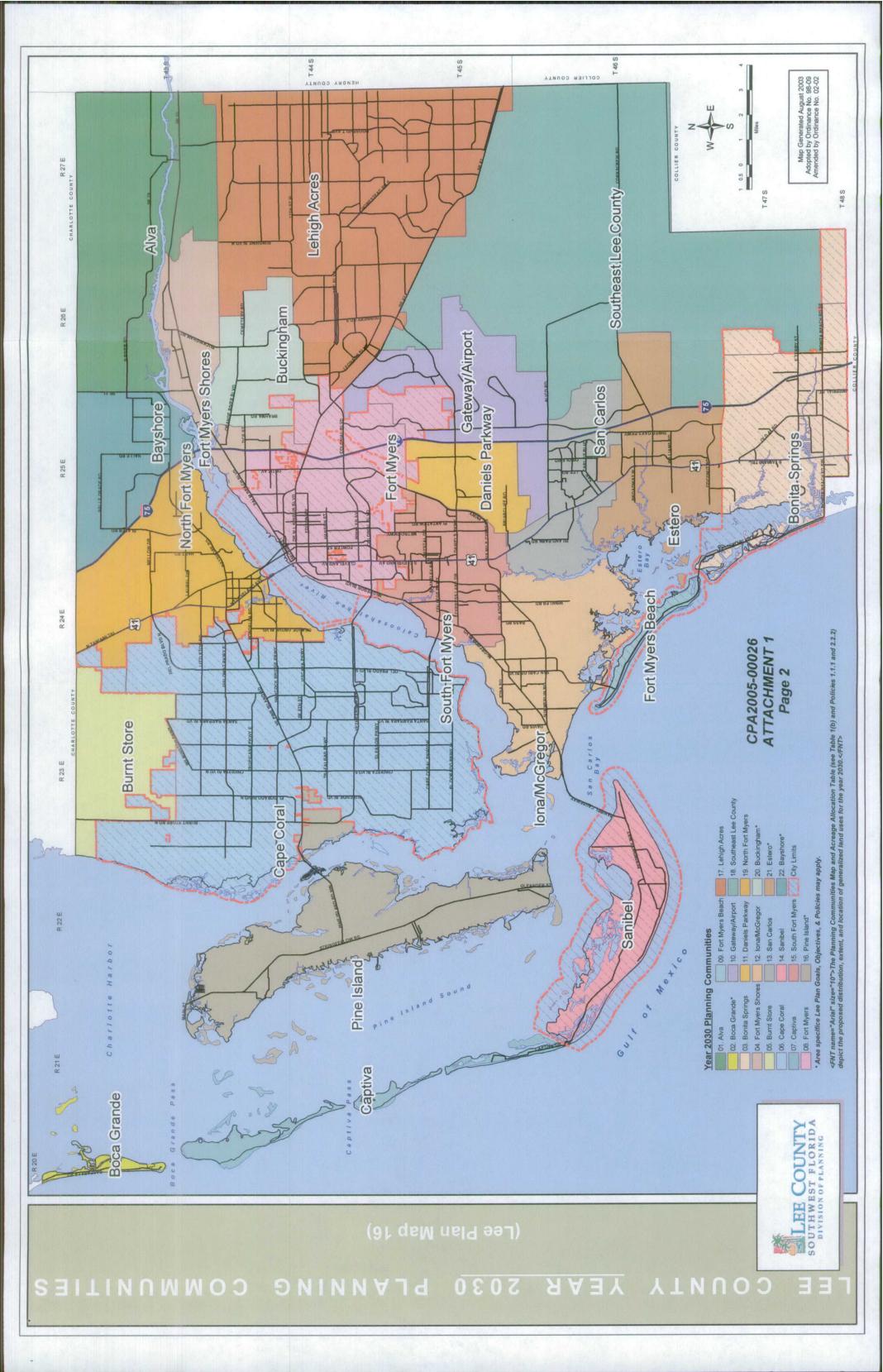


TABLE 1(b) Year <u>2020 <u>2030</u> Allocations</u>

| | | Lee | Lee County Tot | tals | | Aiva | | 80 | Boca Grande | Ф | B | Bonita Springs | S |
|--------|--|------------------------|---------------------------|------------------------|------------------------|---------------------------|------------------------|------------------------|---------------------------|------------------------|------------------------|---------------------------|------------------------|
| | Future Land Use Classification | Existing Allocation | Transmitted Allocation | Proposed Allocation | Existing Allocation | Transmitted Allocation | Proposed Allocation | Existing Allocation | Transmitted Allocation | Proposed Allocation | Existing Allocation | Transmitted Allocation | Proposed Altocation |
| | Intensive Development | 1,484 | 1,320 | 1,325 | Ф | θ | 0 | 0 | θ | O | θ | в | 0 |
| | Central Urban | 899'6 | 14,772 | 14,787 | Ф | Ф | O | θ | б | 0 | t | Ð | 0 |
| | Urban Community | 12,893 | 18,615 | 18,706 | 6119 | 520 | 520 | 437 | 485 | 485 | Ð | б | 0 |
| | Suburban | 15,448 | 16,635 | 16,635 | Ф | в | 0 | в | в | 0 | 9 | 9 | 0 |
| | Outlying Suburban | 5,234 | 5,742 | 4,105 | 45 | 90 | 30 | в | θ | ō | 0 | О | 0 |
| / | Sub-Outlying Suburban | Ф | Ð | 1,531 | 0 | ө | 0 | Ð | в | 0 | 0 | в | ō |
| Cuo | Industrial Development | 98 | 55 | 79 | в | θ . | 0 | θ | Ð | ō | Û | Ð | O |
| 6əş | Public Facilities | 72 | 11 | 1 | Ф | в | ō | + | θ | 0 | 0 | θ | 0 |
| eე | University Community | 860 | 850 | 850 | Ф | Ð | 0 | 9 | θ | 0 | θ | 9 | 0 |
| əs | Industrial Interchange | О | Ф | 0 | Ð | в | 0 | 0 | Ө | 0 | 0 | в | 0 |
| n p | General Interchange | 63 | 42 | 42 | Ф | в | 0 | в | Ð | O | Ð | 0 | O |
| ue | General/Commercial Interchange | 7 | 7 | 0 | в | ө | 0 | Ф | Ф | 0 | 0 | Ð | ō |
| 7 ə. | Industrial/Commercial Interchange | Ф | Ф | 0 | Ф | Ф | 0 | Ф | θ | 0 | θ | в | 0 |
| ını | University Village Interchange | Ð | Ф | 0 | в | 0 | 0 | Ð | 0 | 0 | в | θ | 0 |
| n⊣ | New Community | 1,644 | 9006 | 006 | Φ. | в | 0 | θ | в | 0 | 9 | Ф | 0 |
| Λg | Airport | Ф | в | 0 | 0 | 0 | ō | θ | Ð | Ö | в | f | 0 |
| lsi. | Tradeport | f | 8 | 6 | 0 | Ө | 0 | ģ | Ф | ō | 0 | Ð | 0 |
| uə | Rural | 8,877 | 8,436 | 8,384 | 1,419 | 2,000 | 1,948 | Ð | f | 0 ' | 0 | Û | 0 |
| bis | Rural Community Preserve | 3,046 | 3,046 | 3,046 | Ф | 0 | 0 | Ф | Ф | 0 | Ð | 0 | 0 |
| Вe | Coastal Rural | θ | 4,300 | 1,300 | | θ | 0 | | θ | 0 | | Ð | 0 |
| | Outer Islands | 216 | 202 | 202 | 9 | \$ | 5 | θ | Ð | 0 | Ð | Ð | 0 |
| | Open Lands | 2,094 | 2,805 | 2,805 | 176 | 550 | 250 | Ф | θ | O | Ф | 0 | 0 |
| | Density Reduction/Groundwater Resourse | 5,544 | 6,794 | 6,905 | 40 | 600 | 711 | Ð | Ф | 0 | ₽ . | Ð | ō |
| | Conservation Lands Uplands | đ | θ | 01 | | 0 | 0 | ٠ | Ф | O | | Ð | ō |
| | Wetlands | Ф | 0 | 01 | 0 | 0 | 0 | Ф | Ф | 0 | О | Ð | 0 |
| | Conservation Lands Wetlands | 6 | 0 | 0 | | в | ō | | θ | 01 | | θ | 0 |
| | Total Residential | 67,159 | 81,555 | 81,612 | 2,173 | 3,405 | 3,464 | 438 | 485 | 485 | đ | 0 | 0 |
| | Commercial | 9,460 | 12,763 | 12,763 | 46 | 25 | 25 | 99 | 55 | 52 | Ð | θ | 0 |
| _ | Industrial | 6,311 | 6,620 | 6,620 | 5.6 | 26 | 26 | 4 | 3 | 33 | θ | О | 0 |
| Š | Non Regulatory Allocations | | | | | | | | | | | | |
| | Public | 929'89 | 82,192 | 82,192 | 3,587 | 7,100 | 7,100 | 537 | 421 | 421 | θ | 0 | 0 |
| ٩ | Active Agriculture | 34,145 | 24,957 | 24,957 | 6,098 | 5,100 | 5,100 | Ð | в | 0 | 0 | ð | 0 |
| " | Passive Agriculture | 65,414 | 45,859 | 45,859. | 14,633 | 13,549 | 13,549 | Ð | Ф | 0 | 0 | Ф | 0 |
| ۷ | Conservation (wetlands) | 79,488 | 81,948 | 81,948 | 2,236 | 2,214 | 2,214 | 296 | 75 | 611 | Ф | 0 | 0 |
| ۷ | Vacant | 44,720 | 21,281 | 21,224 | 1,525 | 2,012 | 1,953 | 2 | θ | OI | Ð | Ф | 0 |
| Total | tal | 365,373 | 357,175 | 357,175 | 30,324 | 33,463 | 33,463 | 1,343 | 1,572 | 1,572 | 0 | Ð | ō |
| Po | Population Distribution* | | 495,000 | | | 2,090 | | | 1,531 | | | 0 | |
| * Popu | Population for Unincorporated Area of Lee County | | | | | | | | <i>'</i> | | | | |

TABLE 1(b) Year <u>2020 <u>2030</u> Allocations</u>

| | | ToT | Fort Myers Sh | ores | _ [| Burnt Store | | | Cape Cora | | | Captiva | |
|----------------|--|------------------------|---------------------------|------------------------|------------------------|---------------------------|------------------------|------------------------|---------------------------|------------------------|------------------------|---------------------------|------------------------|
| | Future Land Use Classification | Existing Allocation | Transmitted Allocation | Proposed Allocation |
| | Intensive Development | 9 8 | 20 | 20 | θ | θ | 0 | <i>‡</i> ₹ | <i>‡</i> ₹ | 27 | О | θ | ō |
| | Central Urban | 208 | 210 | 225 | 9 | 0 | 0 | в | 0 | ō | Ф | в | 0 |
| | Urban Community | 448 | 630 | 637 | 0 | θ | 0 | Ð | 0 | ō | 0 | б | 0 |
| | Suburban | 1,803 | 1,810 | 1,810 | 0 | в | ō | 0 | Ð | ō | О | О | Ō |
| | Outlying Suburban | 300 | 535 | 40 | 20 | 20 | 20 | टा | 2 | 2 | 435 | 909 | 200 |
| | | в | Ө | 367 | Ð | đ | ō | 0 | Ф | 0 | O | 0 | Ō |
| (Io | | в | 0 | ō | θ | θ | 0 | О | Ð | 0 | в | 0 | 0 |
| Бə; | | Ф | 0 | ō | Ф | Ф | Ō | О | Ф | O | # | *+ | - |
| ၉၅ | University Community | в | 0 | O | Ф | Ф | 0 | в | Ф | 01 | 0 | đ | 0 |
| əs | | 0 | 0 | ō | О | Ф | 0 | O | Ф | 0 | đ | 0 | Ō |
| n p | | đ | 0 | ō | 0 | Ф | 0 | 0 | Ð | ō | Ф | О | O |
| gue | General/Commercial Interchange | † | 7 | 0 | 9 | О | 0 | О | θ | 0 | О | θ | O |
| 7 ə. | Industrial/Commercial Interchange | в | Ф | 0 | в | θ | 0 | 0 | 0 | 0 | О | θ | 0 |
| ınşı | University Village Interchange | 0 | Ð | 0 | 0 | Ф | 0 | О | 0 | 0 | О | 0 | 0 |
| n _∃ |] | đ | 0 | 0 | 0 | 0 | 0 | Ð | θ | 0 | θ | 0 | 0 |
| γa | Airport | Ф | 0 | 0 | 9 | Ө | 0 | 0 | Ф | 0 | Ð | Ð | Ō |
| lei: | Tradeport | Ф | 0 | 0 | Ф | Ф | 0 | в | θ | 0 | Ф | в | 0 |
| uə | Rural | 783 | 1,400 | 1,400 | 633 | 700 | 700 | θ | θ | 0 | θ | 0 | 0 |
| bis | Rural Community Preserve | 0 | в | 0 | 0 | Ð | 0 | Ð | Ф | 0 | Ð | Ф | O |
| Re | Coastal Rural | | 0 | 0 | | θ | 0 | | 0 | 0 | | Ð | Ō |
| | Outer Islands | ** | + | - | θ | 0 | 0 | θ | 0 | 0 | 172 | 150 | 150 |
| | Open Lands | Ф | θ | ō | 588 | 989 | 290 | θ | Ф | 0 | 0 | đ | O |
| | Density Reduction/Groundwater Resourse | θ | Ð | 0 | 0 | Ð | 0 | Ð | Ф | 0 | О | 0 | 0 |
| | Conservation Lands Uplands | | 0 | 0 | | Ф | 0 | | в | 0 | | ө | 0 |
| | Wetlands | Ф | θ | 0 | θ | Ф | 0 | θ | θ | 0 | 0 | 0 | 0 |
| | Conservation Lands Wetlands | | 0 | 01 | | Ð | 0 | | 0 | 0 | | 0 | 0 |
| | Total Residential | 3,634 | 4,613 | 4,500 | 1,241 | 1,310 | 1,310 | 579 | 62 | 29 | 809 | 654 | .651 |
| | Commercial | 557 | 400 | 400 | 26 | 99 | 50 | # | 47 | 17 | 412 | 125 | 125 |
| | Industrial | 394 | 400 | 400 | 5 | ÷ ÷ | 5 | 56 | 26 | 26 | | Ð | ō |
| Ž | Non Regulatory/Allocations | | | | | | | | | | | | |
| | Public | 1,724 | 2,000 | 2,000 | 1,193 | 7,000 | 7,000 | 9 | 20 | 20 | 1,984 | 1,961 | 1,961 |
| | Active Agriculture | 620 | 999 | 550 | 9 | 150 | 150 | в | 0 | 0 | θ | θ | ō |
| | Passive Agriculture | 4,375 | 2,500 | 2,500 | 6,987 | 109 | 109 | 10 | в | , 0 | в | 0 | 0 |
| | Conservation (wetlands) | 1,125 | 1,142 | 1,142 | 3,672 | 3,236 | 3,236 | Ð | 133 | 133 | 1,347 | 1,603 | 1,603 |
| | Vacant | 33 | 113 | 226 | 1,569 | 87.1 | 871 | 25 | 发 | 34 | 9 | 0 | 0 |
| ř | Total | 12,156 | 11,718 | 11,718 | 14,693 | 12,731 | 12,731 | 113 | 259 | 259 | 4,053 | 4,340 | 4,340 |
| ď | Population Distribution* | | 30,861 | | | 3,270 | | | 225 | | | 530 | |
| * Po | pulation for Unincorporated Area of Lee County | | | | | | | | | | | | |

TABLE 1(b) Year <u>2020 2030</u> Allocations

| | | | Fort Myers | | For | Fort Myers Beach | ach | Gai | Gateway/Airport | to | Dan | Daniels Parkway | 'ay |
|-------------|---|------------------------|---------------------------|------------------------|------------------------|---------------------------|------------------------|------------------------|---------------------------|------------------------|------------------------|---------------------------|------------------------|
| | Future Land Use Classification | Existing Allocation | Transmitted Allocation | Proposed Altocation | Existing Allocation | Transmitted Allocation | Proposed Allocation | Existing Allocation | Transmitted Allocation | Proposed Allocation | Existing Allocation | Transmitted Allocation | Proposed Allocation |
| | Intensive Development | 292 | 250 | 250 | Ф | θ | 0 | θ | 0 | ō | О | 0 | 0 |
| | Central Urban | 545 | 230 | 230 | Ð | О | 0 | Ð | 0 | 0 | Ð | ð | 0 |
| | Urban Community | 0 | 9 | ō | θ | 0 | 0 | Ф | 0 | 0 | 0 | в | 0 |
| | Suburban | 506 | 85 | 85 | θ | 0 | ō | Ð | 0 | ō | Ф | Ð | OI |
| | Outlying Suburban | Ð | 0 | ō | Ф | 0 | 0 | Ð | 0 | 0 | 1,352 | 1,700 | 1,700 |
| / | Sub-Outlying Suburban | Ð | Ð | ō | О | 0 | 0 | Ð | Ð | 0 | θ | θ | 0 |
| (10 | Industrial Development | 48 | 38 | 39 | ð | 0 | 0 | 18 | 50 | 20 | в | θ | 0 |
| бəз | Public Facilities | 0 | 0 | ō | Ф | 0 | ō | Ð | Đ | O | Ф | O | Ol |
| ല | University Community | Ð | Ð | O | Ð | 0 | ō | 0 | θ | 0 | О | Ð | 01 |
| əs | Industrial Interchange | 0 | 0 | ō | Ð | θ | 0 | 0 | 0 | 0 | Ф | О | 0 |
| n p | General Interchange | 0 | Ð | ō | О | Ф | 0 | Ð | Ð | 0 | 7 | 2 | 2 |
| ue | General/Commercial Interchange | Ð | 0 | ō | ө | Ф | 0 | đ | 0 | 0 | 0 | θ | 0 |
| 7 ə. | Industrial/Commercial Interchange | Ð | в | 0 | Ð | 0 | 0 | О | θ | 0 | в | 0 | ō |
| ını | University Village Interchange | 0 | 9 | 0 | 0 | 0 | 0 | Ð | в | 0 | Ð | в | 0 |
| ny. | New Community | 360 | θ | 0 | Ф | 0 | O | 1,284 | 006 | 900 | 0 | 0 | 0 |
| γa | Airport | O | Ф | 0 | 0 | O | 0 | в | 0 | 0 | 0 | θ | 0 |
| lsi: | Tradeport | 0 | | 0 | Ф | Ф | 0 | æ | æ | 6 | Ф | 0 | 0 |
| ıuə | Rural | 184 | θ | O | θ | 0 | ō | 111 | θ | 01 | 1,255 | 1,500 | 1,500 |
| bis | Rural Community Preserve | θ | θ | O | Ð | Ф | 0 | Đ | 0 | 0 | Ð | đ | 0 |
| Re | Coastal Rural | | 0 | 0 | | θ | 0 | | 0 | 01 | | 0 | 0 |
| | Outer Islands | Ф | Ð | 0 | θ | Ф | 0 | Ð | 0 | 01 | Ф | О | 0 |
| | Open Lands | 0 | 0 | 0 | 0 | đ | 0 | 0 | θ | 0 | 47 | 120 | 120 |
| | Density Reduction/Groundwater Resourse | в | 0 | ō | θ | 0 | 0 | 48 | 46 | 94 | 0 | θ | 0 |
| | Conservation Lands Uplands | | 0 | ō | | θ | 0 | | 0 | 0 | | в | 0 |
| | Wetlands | 0 | đ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 0 |
| | Conservation Lands Wetlands | | θ | 0 | | θ | 0 | | 0 | 0 | | 0 | 0 |
| | Total Residential | 1,640 | 604 | 604 | 0 | θ | 0 | 1,516 | 1,023 | 1,023 | 2,656 | 3,322 | 3,322 |
| | Commercial | 153 | 150 | 150 | θ | Ф | <u>0</u> | 824 | 1,100 | 1,100 | 398 | 440 | 440 |
| | Industrial | 733 | 300 | 300 | θ | 0 | <u>0</u> | 3,096 | 3,100 | 3,100 | 40 | 10 | 10 |
| 2 | Non Regulatory Allocations | | | | | | | | | | | | |
| u. | Public | 750 | 350 | 350 | Ф | θ | 0 | 6,136 | 7,500 | 7,500 | 1,854 | 2,416 | 2,416 |
| ٩ | Active Agriculture | 279 | Ф | 01 | Ф | θ | 0 | 699 | в | 0 | 254 | 20 | 20 |
| u. | Passive Agriculture | 634 | θ | 0 | Ð | θ | 0 | 089'£ | 1,491 | 1,491 | 929 | 570 | 20 |
| J | Conservation (wetlands) | 1,006 | 748 | 748 | 0 | 0 | 0 | 3,482 | 2,809 | 2,809 | 1,918 | 4,719 | 1,719 |
| <i>></i> | Vacant | 495 | 45 | 45 | 0 | θ | 0 | 795 | 300 | 300 | 829 | 50 | 20 |
| Total | tal | 2,687 | 2,197 | 2,197 | θ | О | 0 | 19,995 | 17,323 | 17,323 | 8,243 | 2'88' 2 | 7,967 |
| g. | Population Distribution* | | 5,744 | | | ō | | 70 | 11,582 | | | 16,488 | |
| * Popi | utation for Unincorporated Area of Lee County | | | | | | | | | | | | |

TABLE 1(b) Year <u>2020_2030</u> Allocations

| L | | | | | | | | | | | | | |
|-------------|--|------------------------|---------------------------|------------------------|------------------------|---------------------------|------------------------|------------------------|---------------------------|------------------------|------------------------|---------------------------|------------------------|
| | | o | lona/McGreg | or | | San Carlos | | | Sanibel | | Sou | South Fort Myers | ers |
| | Future Land Use Classification | Existing Allocation | Transmitted Allocation | Proposed Allocation |
| | Intensive Development | Ф | Ð | O | 9 | Ð | ō | в | Ф | ō | 704 | 099 | 099 |
| | Central Urban | 462 | 375 | 375 | 45 | 44 | 17 | 0 | 0 | ō | 2,778 | 3,140 | 3,140 |
| | Urban Community | 289 | 850 | 850 | 930 | 1,000 | 1,000 | 0 | в | 0 | 820 | 998 | 860 |
| | Suburban | 2,474 | 2,500 | 2,500 | 2,250 | 1,975 | 1,975 | 0 | О | 0 , | 1,217 | 1,200 | 1,200 |
| | Outlying Suburban | 386 | 377 | 377 | 0 | 25 | 0 | Ф | Ф | ō | θ | θ | 0 |
| | Sub-Outlying Suburban | 0 | 0 | 0 | 0 | O | 25 | ð | О | ō | θ | Ф | 0 |
| Cio | Industrial Development | Ź | 9 | 5 | 13 | 9 | 5 | О | 0 | 0 | 40 | \$ | 10 |
| | Public Facilities | Ð | 0 | ō | 0 | О | 0 | θ | Ð | 0 | Ф | Ф | 0 |
| eე — | University Community | θ | 0 | 0 | 860 | 850 | 850 | 0 | О | 0 | Ð | Ф | 0 |
| əs | | О | 0 | ō | θ | Ð | 0 | 0 | Ф | 0 | Ф | Ф | O |
| n p | General Interchange | Ð | 0 | ō | 0 | Ф | ō | Ф | 0 | 0 | 0 | O | 0 |
| ue | General/Commercial Interchange | О | в | ō | θ | О | ō | Ð | θ | 0 | θ | Ð | 01 |
| 7 <i>ə.</i> | Industrial/Commercial Interchange | θ | в | 0 | 9 | Ð | 0 | 0 | O | ō | Ð | Đ | OI |
| ını | University Village Interchange | Ф | 9 | 0 | 0 | в | 0 | в | θ | 0 | О | Ф | 0 |
| n <u> </u> | New Community | Ф | в | 0 | . 6 | Ө | 0 | 0 | ð | 0 | 0 | Ð | O |
| γa | | Ф | Ф | 0 | 9 | θ | 0 | Ð | Ф | ō | θ | Ф | OI |
| lei: | Tradeport | 0 | 0 | 0 | 9 | Ф | 0 | Ф | θ | 0 | 0 | 0 | Ö |
| uə | Rural | 0 | θ | 0 | 160 | 8 | 6 | Ф | θ | 0 | θ | б | 0 |
| bis | Rural Community Preserve | Ф | θ | ō | 0 | 0 | 0 | Ð | θ | 0 | Ф | 0 . | ō |
| | Coastal Rural | | 0 | 0 | | Ð | 01 | | Ф | 0 | | в | 0 |
| | Outer Islands | + | *+ | - - | 0 | 0 | 0 | Ð | в | 0 | θ | в | 0 |
| | Open Lands | θ | Ф | ō | Ф | 0 | 0 | Ð | θ | 0 | 0 | 0 | 0 |
| | Density Reduction/Groundwater Resourse | Ф | 0 | 0 | 0 | Ð | 0 | Ф | θ | Ō | θ | ð | 0 |
| | Conservation Lands Uplands | | θ | 0 | | Ф | 0 | | 0 | 0 | - [| Ф | 0 |
| | Wetlands | θ | Ф | 0 | 0 | Ð | 0 | Ф | 0 | 0 | θ | 0 | 0 |
| | Conservation Lands Wetlands | | θ | 0 | | 0 | 0 | | Ф | 0 | | 0 | 0 |
| | Total Residential | 4,034 | 4,108 | 4,108 | 4,228 | 3,962 | 3,962 | θ | 0 | ō | 5,629 | 6,870 | 5,870 |
| | Commercial | 782 | 1,100 | 1,100 | 1,613 | 1,944 | 1,944 | θ | в | ō | 1,849 | 2,100 | 2,100 |
| | Industrial | 298 | 320 | 320 | 350 | 450 | 450 | в | 0 | 0 | 723 | 006 | 006 |
| ž | Non Regulatory Allocations | | | | - | | | | | | | | |
| | Public | 2,970 | 3,550 | 3,550 | 1,085 | 2,660 | 2,660 | 0 | Ф | 0 | 3,394 | 3,500 | 3,500 |
| | Active Agriculture | | 0 | 0 | | Ф | 0 | Ф | 0 | ō | θ | θ | ō |
| | Passive Agriculture | | 0 | 0 | 98 | Ф | 0 | 0 | 0 | 0 | 0 | Ф | 0 |
| | Conservation (wetlands) | 8,879 | 906'8 | 9,306 | 3,283 | 2,798 | 2,798 | Ð | θ | 0 | 128 | 188 | 188 |
| | Vacant | 1,912 | 974 | 971 | # | 244 | 244 | 9 | θ | 0 | 089 | 308 | 309 |
| Ť | Total | 18,875 | 19,355 | 19,355 | 10,660 | 12,058 | 12,058 | θ | О | 0 | 12,413 | 12,86 7 | 12,867 |
| ď | Population Distribution* | | 34,538 | | | 36,963 | | | ō | | | 58,363 | |
| Po | oulation for Unincorporated Area of Lee County | , | | | | | | | | | | | |

TABLE 1(b) Year <u>2020 <u>2030</u> Allocations</u>

| | | _ | Pine Island | *** | ٠. | Lehigh Acres | v | South | Southeast Lee County | ounty | No | North Fort Myers | ers |
|------|--|------------------------|---------------------------|------------------------|------------------------|---------------------------|------------------------|------------------------|---------------------------|------------------------|------------------------|---------------------------|------------------------|
| | Future Land Use Classification | Existing Allocation | Transmitted Altocation | Proposed Allocation | Existing Allocation | Transmitted Altocation | Proposed Allocation | Existing Allocation | Transmitted Allocation | Proposed Allocation | Existing Allocation | Transmitted Allocation | Proposed Allocation |
| | Intensive Development | . | ಆ | 3 | Ð | θ | ō | 0 | θ | ō | 374 | 360 | 365 |
| | Central Urban | 0 | 0 | ō | 250'E | 8,200 | 8,200 | Ð | 0 | 0 | 2,498 | 2,600 | 2,600 |
| | Urban Community | 526 | 9009 | 200 | 8,037 | 13,269 | 13,269 | θ | 0 | ō | 0 | θ | 0 |
| | Suburban | 969 | 675 | 675 | Ф | 0 | 0 | О | θ | O | 5,293 | 069'9 | 069'9 |
| | Outlying Suburban | 466 | 600 | 009 | 0 | в | 0 | 0 | 0 | ō | 610 | 909 | 382 |
| | Sub-Outlying Suburban | 0 | Ð | Õ | О | в | 0 | θ | θ | ō | Ð | 0 | 140 |
| (uo | Industrial Development | в | Ө | ō | 0 | в | 0 | б | θ | 0 | в | θ | 0 |
| 6əş | Public Facilities | 0 | 0 | ō | θ | Ð | 0 | О | 0 | 0 | Ф | Ð | 0 |
| ၉၅ | University Community | 0 | 0 | 0 | Ð | Ð | 0 | 0 | θ | ō | Ð | 0 | 0 |
| əs | Industrial Interchange | Ð | 0 | 0 | Ð | 0 | 0 | O | 0 | 01 | Ф | đ | O |
| N P | General Interchange | 0 | 0 | ō | 0 | 0 | 0 | 45 | 45 | 15 | æ | t | 7 |
| ue | General/Commercial Interchange | 0 | 0 | ō | 0 | в | 0 | 0 | 0 | 01 | Ð | 0 | O |
| 7 ə. | Industrial/Commercial Interchange | Ф | 0 | 0 | Ð | 0 | 0 | О | Ð | 0 | 0 | Ð | O |
| ınş. | University Village Interchange | Ð | 0 | 0 | О | в | 0 | 0 | 0 | ō | Ð | 0. | 0 |
| ny . | New Community | 0 | 0 | 0 | Ф | Ф | 0 | в | 9 | 0 | в | 0 | ō |
| γa | Airport | 0 | 0 | 0 | Ф | в | 0 | 0 | 0 | ō | 0 | 0 | 0 |
| lsi | Tradeport | Ф | Ф | 0 | Ð | 0 | 0 | 0 | θ | ō | Ð | 0 | 01 |
| uə, | Rural | 1,129 | 190 | 190 | 9 | 4 | 14 | 702 | в | , 0 | 383 | 909 | 200 |
| bis | Rural Community Preserve | Ð | 0 | 01 | Ф | Ф | 0 | 0 | 0 | | О | đ | 0 |
| Вe | Coastal Rural | | 1,300 | 1,300 | | θ | 0 | | θ | 0 | | 0 | 0 |
| | Outer Islands | 37 | 45 | 45 | 0 | Ф | 0 | 0 | θ | 0 | θ | 0 | 0 |
| _ | Open Lands | 0 | 0 | o | Ф | 0 | 0 | 0 | θ | 0 | 45 | 45 | 45 |
| | Density Reduction/Groundwater Resourse | 0 | 0 | 0 | 0 | Ф | 0 | 3,573 | 4,000 | 4,000 | Ф | 0 | 0 |
| | Conservation Lands Uplands | | в | 01 | | 0 | 0 | | Ф | 0 | | θ | 0 |
| | Wetlands | θ | 0 | 0 | θ | θ | 0 | 0 | 0 | 0 | Ф | Ф | 0 |
| | Conservation Lands Wetlands | | 0 | 0 | | θ | 0 | | 0 | 0 | | Ð | 0 |
| | Total Residential | 2,789 | 3,313 | 3,313 | 11,099 | 21,483 | 21,483 | 4,290 | 4,015 | 4,015 | 8,209 | 10,702 | 10,729 |
| | Commercial | 165 | 226 | 226 | 452 | 1,420 | 1,420 | 34 | . 38 | 38 | 1,158 | 1,687 | 1,687 |
| | Industrial | 2 | 4 | 64 | 216 | 300 | 300 | 99 | 69 | 65 | 506 | 554 | 554 |
| N | Non Regulatory Allocations | | | | | | | | | | | | |
| _ | Public | 1,722 | 2,100 | 2,100 | 13,738 | 15,000 | 15,000 | 2,700 | 12,000 | 12,000 | 2,015 | 4,000 | 4,000 |
| | Active Agriculture | 2,313 | 2,400 | 2,400 | | 0 | 0 | 21,066 | 15,101 | 15,101 | 381 | 500 | 200 |
| | Passive Agriculture | 960 | 815 | 815 | | Ð | 0 | 21,110 | 18,000 | 18,000 | 4,113 | 1,556 | 1,556 |
| J | Conservation (wetlands) | 13,703 | 14,767 | 14,767 | 1,455 | 1,496 | 1,496 | 30,882 | 31,530 | 31,530 | 1,293 | 1,317 | 1,317 |
| | Vacant | 4,577 | 3,784 | 3,781 | 19,561 | 7,377 | 7,377 | 324 | 909 | 200 | 4,242 | 2,087 | 2,060 |
| ٢ | Total | 26,303 | 27,466 | 27,466 | 46,524 | 47,076 | 47,076 | 85,455 | 81,249 | 81,249 | 22,620 | 22,103 | 22,103 |
| ď | Population Distribution* | | 13,265 | | | 164,702 | | | 1,270 | | | 70,659 | |
| Pop | Population for Unincorporated Area of Lee County | | | | | | | | | | | | |

TABLE 1(b) Year <u>2020 2030</u> Allocations

| Pettitive Land Labe Classification Proposed Pettinion Pett | | | 8 | Buckingham | u | | Estero | | | Bayshore | |
|--|----------------|--|---------------------|---------------------------|------------------------|------------------------|---------------------------|------------------------|------------------------|---------------------------|------------------------|
| 0 | | Future Land Use Classification | Existing Allocation | Transmitted Allocation | Proposed Allocation | Existing Allocation | Transmitted Allocation | Proposed Allocation | Existing Allocation | Transmitted Allocation | Proposed Allocation |
| 6 0 | | Intensive Development | θ | θ | 0 | в | θ | ō | θ | в | O |
| 61 61 135 327 460 | | Central Urban | О | Ð | ō | 0 | 0 | 0 | t | θ | ō |
| 6 0 4,672 4,700 1,700 < | | Urban Community | 64 | 51 | 135 | 327 | 450 | 450 | в | θ | 0 |
| 446 456 454 454 454 456 650 <td></td> <td>Suburban</td> <td>в</td> <td>0</td> <td>ō</td> <td>1,572</td> <td>1,700</td> <td>1,700</td> <td>О</td> <td>0</td> <td>0</td> | | Suburban | в | 0 | ō | 1,572 | 1,700 | 1,700 | О | 0 | 0 |
| 6 0 | | Outlying Suburban | 48 | 48 | 0 | 837 | 454 | 454 | 574B | 950 | 0 |
| 0 | | Sub-Outlying Suburban | θ | 0 | 49 | 9 | θ | 0 | ð | ð | 950 |
| 0 | Coo | Industrial Development | 0 | Ф | ō | 0 | О | 0 | 0 | Ð | 0 |
| 0 | 6əş | Public Facilities | 0 | Ð | 0 | Ф | đ | 0 | 0 | Ф | 0 |
| 0 | eე | University Community | Ð | Ð | 0 | 0 | Ð | OI | 0 | Ð | 0 |
| 0 0 4.6 6.6 6.6 4.2 4.2 4.2 0 | əs | Industrial Interchange | 0 | 0 | ō | Ð | 0 | 0 | Ð | Ð | O |
| 0 | n p | General Interchange | 0 | 0 | ō | 45 | 9 | 9 | 42 | 12 | 12 |
| 0 | ue | General/Commercial Interchange | 0 | 0 | ō | 0 | θ | 0 | 0 | О | ō |
| 0 | 7 ə. | Industrial/Commercial Interchange | 0 | 0 | 0 | 0 | 0 | ō | 0 | О | 0 |
| 6 0 | ınş | University Village Interchange | ө | 9 | 0 | 0 | Ф | 0 | 0 | θ | 0 |
| 6 0 | n _d | New Community | ð | О | 0 | 0 | Ð | 0 | 0 | 0 | 0 |
| 67 69 | γa | Airport | 0 | 0 | 0 | 0 | θ | ō | О | Ð | 0 |
| 67 67 67 600 636 636 4,264 4,360 6 | jej. | Tradeport | 0 | 6 | 0 | 0 | О | 0 | в | 0 | 0 |
| 3,046 3,046 3,046 0 < | uə | Rural | 259 | 25 | 57 | 900 | 635 | 635 | 1,251 | 1,350 | 1,350 |
| 0 | pįs | Rural Community Preserve | 3,046 | 3,046 | 3,046 | θ | Ф | 0 | 0 | 0 | 0 |
| 0 | Re | Coastal Rural | | 0 | 0 | | Ð | 0 | | θ | 0 |
| 0 0 0 0 0 1,236 1,800 1,800 0 0 0 0 0 1,837 2,100 0 0 0 0 0 0 0 0 0 0 3,203 0 0 0 0 0 0 0 0 0 3,203 3,287 3,661 3,246 3,245 5,086 6,212 0 | | Outer Islands | 0 | 0 | 0 | 0 | ð | 0 | θ | 0 | 0 |
| 0 0 0 0 0 4,837 2,100 1 0 | | Open Lands | 0 | 0 | 0 | 0 | θ | 0 | 1,236 | 1,800 | 1,800 |
| 9 0 | | Density Reduction/Groundwater Resourse | Ð | θ | 0 | Ф | đ | 0 | 1,837 | 2,100 | 2,100 |
| 0 | | Conservation Lands Uplands | | Ф | 0 | | Ф | 0 | | 0 | 0 |
| 3,203 3,263 3,664 3,246 6,046 6,242 6,242 4,8 1,8 1,8 1,36 1,700 1,700 104 139 4,1 1,8 1,36 1,700 1,700 1,04 1,39 2,114 2,114 4,708 7,000 1,462 1,500 4,11 4,1 83 1,26 1,324 80 3,867 3,619 90 200 2,30 4,304 882 1,278 1,194 6,794 809 809 4,304 802 1,1,278 1,1029 20,188 18,234 14,476 14,476 1,1,256 11,029 20,188 18,234 14,476 14,4168 | | Wetlands | 0 | 0 | 0 | θ | Đ | 0 | Φ | Ð | |
| 3,203 3,287 3,661 3,246 5,246 6,242 6,946 6,242 6,242 6,242 6,242 6,242 6,242 6,242 7,00 1,700 404 4,396 6,242 7,00 4,492 4,393 4,690 7,00 4,462 4,590 1,59 | | Conservation Lands Wetlands | | θ | 0 | | θ | 0 | | θ | 0 |
| 48 48 48 4,200 1,700 404 439 5 6 5 87 87 87 87 87 85 2,114 2,114 4,708 7,000 7,000 4,462 4,500 7,000 441 411 833 426 7,00 4,324 800 1,500 3,867 3,619 90 200 200 4,303 4,000 3,867 3,81 3,626 5,068 5,068 7,310 8,82 4,278 1,194 6,794 809 809 4,310 530 41,276 11,029 11,029 20,188 18,234 14,476 14,168 41,276 11,029 20,188 18,234 14,476 14,168 8410 | | Fotal Residential | 3,203 | 3,203 | 3,287 | 3,651 | 3,245 | 3,245 | 980'9 | 6,212 | 6,212 |
| 6 6 5 87 87 87 87 8 6 8 <td></td> <td>Commercial</td> <td>18</td> <td>89</td> <td>18</td> <td>1,399</td> <td>4,700</td> <td>1,700</td> <td>‡<u>\$</u></td> <td>139</td> <td>139</td> | | Commercial | 18 | 89 | 18 | 1,399 | 4,700 | 1,700 | ‡ <u>\$</u> | 139 | 139 |
| 2,114 2,114 4,708 7,000 1,462 1,500 1,600 <th< td=""><td>_</td><td>ndustrial</td><td>9</td><td>9</td><td>5</td><td>87</td><td>87</td><td>87</td><td>8</td><td>9</td><td>5</td></th<> | _ | ndustrial | 9 | 9 | 5 | 87 | 87 | 87 | 8 | 9 | 5 |
| 2,114 2,114 4,708 7,000 1,462 1,500 1,600 <th< td=""><td>ž</td><td>in Regulatory Allocations</td><td></td><td></td><td></td><td>1 12 1</td><td></td><td></td><td></td><td></td><td></td></th<> | ž | in Regulatory Allocations | | | | 1 12 1 | | | | | |
| 441 411 <td></td> <td>oublic</td> <td>2,114</td> <td>2,114</td> <td>2,114</td> <td>4,708</td> <td>2,000</td> <td>7,000</td> <td>1,462</td> <td>1,500</td> <td>1,500</td> | | oublic | 2,114 | 2,114 | 2,114 | 4,708 | 2,000 | 7,000 | 1,462 | 1,500 | 1,500 |
| 3.646 3.619 3.619 90 200 200 4.303 4.000 359 381 362 5.068 5.068 7.98 882 4,278 1,278 1,194 6.794 809 1,310 530 41,256 11,029 20,188 18,234 14,476 14,168 6,114 25,395 3,410 | | Active Agriculture | # | 44 | 411 | 833 | 125 | 125 | 1,324 | 900 | 006 |
| 350 381 3.626 5.068 5.068 7.08 882 1,278 1,278 1,194 6,794 809 4,310 530 11,256 11,029 20,188 18,234 14,476 14,168 6,114 25,395 8,410 | | assive Agriculture | 3,867 | 3,619 | 3,619 | 8 | 200 | 200 | 4,393 | 4,000 | 4,000 |
| 4,278 1,194 6,784 809 809 4,310 530 41,255 41,029 11,029 20,188 18,234 14,476 14,168 6,114 25,385 25,385 8,410 | | Conservation (wetlands) | 359 | 384 | 381 | 3,626 | 5,068 | 5,068 | 208 | 882 | 882 |
| 41,255 41,029 11,029 20,188 48,234 18,234 44,476 44,168 6,114 25,395 8,410 | | /acant | 4,278 | 1,278 | 1,194 | 6,794 | 808 | 808 | 4,310 | 530 | 530 |
| 6,114 25,395 | 리 | tal | 11,255 | 41,029 | 11,029 | 20,188 | 18,234 | 18,234 | 14,476 | 14,168 | 14,168 |
| | P | pulation Distribution* | | 6,114 | | | 25,395 | | | 8,410 | |

Amendments to Table1(b) and Map 16

The existing allocation table and map have been amended periodically since it was adopted.

- PAM/T 98-07 This amendment created a new Future Land Use Map designation "Mixed Use Interchange" and amended the allocation to reflect this change.
- PAB 99-20-M/T This amendment created 2 new planning communities to acknowledge the incorporation of the City of Bonita Springs and the Community Plan for the Bayshore community. While community plans are not required to follow planning community lines, the Bayshore Community Plan was split between the Alva and North Fort Myers Planning Communities. It made sense to establish a Bayshore Planning Community. Other changes to the map reflected Future Land Use Map changes adopted after the creation of the Planning Communities Map. These changes included the expansion of the "Airport" category, a change from Industrial to Open Lands (reflecting existing uses), and a change from DRGR to Urban Community based on the adopted Lehigh Commercial Study. These changes primarily impacted the Southeast Lee County Planning Community where Future Urban land use categories typically did not exist. This amendment also made changes to the allocation table based on these changes and to reflect changes in development patterns such as the 1,600 unit reduction in the Brooks' DRI approval. This amendment followed the MPO Traffic Analysis Zonal Data project. This helped staff refine existing uses at the TAZ level and identified areas where the existing allocation was excessive and where the allocation would not accommodate anticipated growth. These changes were primarily shifting residential acreages from one Future Land Use Categories to another within the same Planning Community and did not change the population accommodation within the Planning Community.
- CPA2002-00006 This amendment corrected an oversight from the 1999 amendment where the Bayshore Community was split from the Alva and North Fort Myers Community. Inadvertently, the entire allocation of Outlying Suburban had been shifted to the Bayshore Community while there was still a 172 acre portion of Alva designated Outlying Suburban.
- CPA2004-00015 This amendment was required to address changes in the Fort Myers
 Shores Planning Community due to the adoption of the Caloosahatchee Shores
 Community Plan. This plan redesignated lands from Rural and Suburban to Outlying
 Suburban. Since no Outlying Suburban designation previously existed in the Fort
 Myers Shores Planning Community, there was no allocation for residential uses in
 Outlying Suburban. This amendment made changes to the residential acreage
 allocations between the Future Land Use Categories but did not alter the overall
 population accommodation of the Fort Myers Shores Planning Community.

TABLE 1(b) Year 2030 Allocations

| | | | Lee Cou | County Totals | tals | | | | Alva | | | | l a | Boca Grande | e e | |
|------------------|--|------------------------|---------------------------|------------------------|------------------------|-------------------------|------------------------|---------------------------|------------------------|------------------------|-------------------------|------------------------|---------------------------|-------------|-------------|-----------|
| Futu | Future Land Use Classification | Existing Allocation | Transmitted Allocation | Proposed Allocation | Inventoried Acreage | Remaining Allocation | Existing Allocation | Transmitted Allocation | Proposed Allocation | Inventoried Acreage | Remaining Allocation | Existing Allocation | Transmitted Allocation | Proposed | Inventoried | Remaining |
| | Intensive Development | 1,484 | 1,320 | 1,325 | 1,133 | 192 | | | | | | | | | | |
| , | Central Urban | 9,558 | 14,772 | 14,787 | 8,763 | 6,024 | | | | | | | | | | |
| | Urban Community | 12,893 | 18,615 | 18,706 | 6,889 | 11,817 | 679 | 623 | 520 | 494 | 26 | 437 | 485 | 485 | 370 | 115 |
| | Suburban | 15,448 | 16,635 | 16,635 | 13,354 | 3,281 | | | | | | | | | | |
| | Outlying Suburban | 5,234 | 5,742 | 4,105 | 2,618 | 1,487 | 45 | 8 | 8 | 3 | 25 | | | | | |
| K. | Sub-Outlying Suburban | | | 1,531 | 717 | 814 | | | | | | | | | | |
| do | Industrial Development | 96 | 62 | 79 | 63 | 16 | | | | | | | | | | |
| θĵε | Public Facilities | 2 | 4 | +1 | - | | | | | | | ++ | | | | |
| · C | University Community | 986 | 958 | 850 | 119 | 731 | | | | | | | | | | |
| əsr | Industrial Interchange | | | | | | | | | | | | | | | |
|) P | General Interchange | 53 | 7 7 | 42 | 41 | - | - | | | | | | | | | |
| ue [.] | General/Commercial Interchange | 7 | Ź | | | | | | | | | | | | | |
| 7 0 . | Industrial/Commercial Interchange | | | | | | | | | | | | | | | |
| ınş | University Village Interchange | | | | | | | | | | | | | | | |
| n <u>-</u> | New Community | 1,644 | 908 | 006 | 507 | 393 | | | | | | | | | | |
| B | Airport | | | | | | | | | | | | - | | | |
| jej | Tradeport | ф | æ | ol | 6 | | | | | | | | | | | |
| ņu | Rural | 8,977 | 8,436 | 8,384 | 5,625 | 2,759 | 1,419 | 2,000 | 1.948 | 1.309 | 639 | | | | | |
| | Rural Community Preserve | 3,046 | 3,046 | 3,046 | 2,702 | 344 | - | | | | | | | | | |
| səz | Coastal Rural | | 1.300 | 1,300 | 820 | 480 | | | | | | | | | | |
| <i>!</i> | Outer Islands | 246 | 202 | 202 | 175 | 27 | 9 | 9 | ıcı | - | 4 | | | | | |
| | Open Lands | 2,084 | 2,805 | 2,805 | 1,508 | 1,297 | 475 | 550 | 250 | 93 | 157 | | | İ | | |
| | Density Reduction/Groundwater Resourse | 5,544 | 6,784 | 6,905 | 4,008 | 2,897 | 4 | 8 | 711 | 49 | 662 | | | | | |
| | Conservation Lands Uplands | | | | | | | - | | | | | | | <u> </u> | |
| | Wetlands | | | | | | | | | | | | | · · | | |
| | Conservation Lands Wetlands | | | | | | | | | | | | | | | |
| Tota | Total Residential | 67,159 | 81,555 | 81,612 | 49,055 | 32,557 | 2,173 | 3,405 | 3,464 | 1,951 | 1,513 | 438 | 485 | 485 | 370 | 115 |
| Som | Commercial | 8,460 | 12,763 | 12,763 | 4,624 | 8,139 | 46 | <i>‡</i> 9 | 25 | 8 | 23 | 98 | 댸 | 52 | 51 | - |
| Industrial | itrial | 6,311 | 6,620 | 6,620 | 1,613 | 5,007 | 92 | 58 | 92 | 15 | E | # | 100 | 9 | - | 2 |
| Non R | Non Regulatory Allocations | | | | | | | | | | | | | | | |
| Public | | 68,676 | 82,192 | 82,192 | 57,618 | 24,574 | 3,587 | 7,100 | 7,100 | 6,098 | 1,002 | 283 | 424 | 421 | 410 | = |
| Active | Active Agriculture | 34,145 | 24,957 | 24,957 | 27,502 | (2,545) | 6,098 | 5,100 | 5,100 | 6,817 | (1,717) | | | | 2 | (2) |
| Passiv | Passive Agriculture | 65,414 | 45,859 | 45,859 | 54,070 | (8,211) | 14,633 | 13,548 | 13,549 | 13,399 | 150 | | | | | |
| Conse | Conservation (wetlands) | 79,488 | 81,948 | 81,948 | 81,830 | 118 | 2,236 | 2,214 | 2,214 | 2,214 | | 962 | 77.5 | 611 | 611 | |
| Vacant | | 44,720 | 21,281 | 21,224 | 80,872 | (59,648) | 4,525 | 2,012 | 1,953 | 2,935 | (382) | CH | | | 126 | (126) |
| Total | | 365,373 | 357,175 | 357,175 | 357,185 | | 30,324 | 33,463 | 33,463 | 33,463 | | 1,343 | 1.672 | 1.572 | 1.572 | |
| Populat | Population Distribution* | | 7 | 495,000 | | | | | 5,090 | | | | | 1,531 | | |
| * Populatio | * Population for Unincorporated Area of Lee County | | | | | 1 | | | | | 1 | | | | | 1 |

Population for Unincorporated Area of Lee County

ATTACHMENT 4

TABLE 1(b) Year 2030 Allocations

| | | | Bor | Bonita Springs | SB | | | Fort | Fort Myers Shores | ores | | | 8 | Burnt Store | | |
|--------------|--|------------------------|---------------------------|------------------------|------------------------|-------------------------|------------------------|---------------------------|------------------------|------------------------|-------------------------|------------------------|---------------------------|------------------------|------------------------|-------------------------|
| Futur | Future Land Use Classification | Existing Allocation | Transmitted Allocation | Proposed Allocation | Inventoried Acreage | Remaining Allocation | Existing Allocation | Transmitted Allocation | Proposed Allocation | Inventoried Acreage | Remaining Allocation | Existing Allocation | Transmitted Altocation | Proposed Allocation | Inventoried Acreage | Remaining Allocation |
| | Intensive Development | | | | | | 80 | 50 | 20 | 6 | = | | | L | | |
| | Central Urban | | | | | | 508 | 540 | 225 | 194 | 31 | | | | | |
| | Urban Community | | | | | | 448 | 630 | 637 | 287 | 350 | | | | | |
| | Suburban | | | | | | 1,803 | 1,810 | 1,810 | 1,241 | 569 | | | | | |
| | Outlying Suburban | | | | | | 300 | 635 | 40 | | 40 | 67, | R | 20 | 17 | 9 |
| Lλ | Sub-Outlying Suburban | | | | | | | | 367 | 20 | 363 | | | | | |
| об | Industrial Development | | | | | - | | | | | | | | | | |
| θĵε | Public Facilities | | | | | | | | | | | | | | | |
| ?o | University Community | | | | - | | | | | | | | | | | |
| əsſ | Industrial Interchange | | | | | | | | <u> </u> | | | - | | | | |
|) P | General Interchange | | | | | | | | | | | | | | | |
| ue. | General/Commercial Interchange | | | | | | * | 7 | | | | | | | | |
| 7 ə. | Industrial/Commercial Interchange | | | | | | | | | | | | | | | |
| ınş | University Village Interchange | | | | | | | | | | | | | | | |
| n⊿ | New Community | | | | | | | | | | | | | | | |
| λs | Airport | | | | | | | | | | | | | | | |
| je | Tradeport | | | | | | | | | | | | | | | |
| ņи | Rural | | | | | | 282 | 84. | 1.400 | 330 | 1.070 | 633 | 987 | 702 | 568 | 132 |
| ppi | Rural Community Preserve | | | | | | | | | | | | | | | |
| səչ | Coastal Rural | | | | | | | | | | | | - | | | |
| <u> </u> | Outer Islands | | | | | | 4 | * | ₹~ | - | | | | | | |
| | Open Lands | | | | | | | | | | | 588 | 269 | 590 | 108 | 482 |
| • | Density Reduction/Groundwater Resourse | | | | | | | | | | | | | | | |
| | Conservation Lands Uplands | | | | | | | | | | | | | | | |
| | Wetlands | | | | | | | | | | | | - | | | |
| | Conservation Lands Wetlands | | | | | | | | | | | | | | | Γ |
| Total | Total Residential | | | | | | 3,631 | 4,613 | 4,500 | 2,067 | 2,433 | 124 | 1310 | 1,310 | 693 | 617 |
| Comu | Commercial | | | | | | 557 | 400 | 400 | 235 | 165 | 92 | 3 | 20 | 9 | 31 |
| Industrial | trial | - | | | | | 384 | 400 | 400 | 28 | 342 | 9 | 9 | 451 | 4 | 1 |
| Non Re | Non Regulatory Allocations | | | | | | | | | | | | | | | |
| Public | | | | | | | 1,724 | 2,000 | 2,000 | 1,437 | 563 | 1,193 | 2,000 | 2,000 | 6,891 | 109 |
| Active / | Active Agriculture | | | | | | 620 | 650 | 550 | 621 | (71) | | 150 | 150 | 75 | 75 |
| Passive | Passive Agriculture | | | | | | 4,375 | 2,500 | 2,500 | 3,815 | (1,315) | 286'9 | 109 | 109 | 352 | (243) |
| Conser | Conservation (wetlands) | | • | | | | 4,125 | 1,142 | 1,142 | 1,142 | | 3,672 | 3,236 | 3,236 | 3,236 | |
| Vacant | | | | | | | æ | 113 | 226 | 2,343 | (2,117) | 1,569 | 874 | 871 | 1,461 | (280) |
| Total | | | | | | | 42,156 | 44,718 | 11,718 | 11,718 | | 14,683 | 42,734 | 12,731 | 12,731 | |
| Populati | Population Distribution* | | | | | | | | 30,861 | | | | | 3,270 | | |
| * Population | * Population for Unincorporated Area of Lee County | | | - | | | | | | | | | | | |] |

TABLE 1(b) Year 2030 Allocations

| | | | 0 | Cape Coral | _ | | | | Captiva | | | | <u> </u> | Fort Myers | | |
|-----------------|--|------------------------|---------------------------|------------------------|------------------------|-------------------------|------------------------|---------------------------|------------------------|------------------------|-------------------------|------------------------|---------------------------|------------------------|------------------------|-------------------------|
| Futu | Future Land Use Classification | Existing Allocation | Transmitted Allocation | Proposed Allocation | Inventoried Acreage | Remaining Allocation | Existing Allocation | Transmitted Allocation | Proposed Allocation | Inventoried Acreage | Remaining Allocation | Existing Allocation | Transmitted Alfocation | Proposed Allocation | Inventoried Acreage | Remaining Allocation |
| | Intensive Development | 55 | 7 7 | 27 | 27 | | | | | | | 282 | 250 | 250 | 192 | 58 |
| | Central Urban | | | | | | | | | | | 646 | 530 | 230 | 211 | 19 |
| | Urban Community | | | | | | | | | | | | | | - | |
| | Suburban | | | | | | | | | | | 902 | 98 | 85 | 80 | 5 |
| | Outlying Suburban | 23 | cı | 2 | 1 | 1 | 435 | 900 | 200 | 431 | 69 | | | | | |
| λ. | Sub-Outlying Suburban | | | | | | | | | | | | | | | |
| ob | Industrial Development | | | | | | | | | | | 84 | 88 | 39 | 34 | 2 |
| əşe | Public Facilities | | | | | | 77 | ++ | - | - | | | | | | |
| ;o | University Community | | | | | | | | | | | | | | | |
| əs _i | Industrial Interchange | | | | | | | | | | | | | | | |
| n p | General Interchange | | | | | | | | | | | | | | | |
| ue | General/Commercial Interchange | | | | | | | | | | | | | | | |
| 7 ə —- | Industrial/Commercial Interchange | | | | | | | | | | | | | | | |
| ın) | University Village Interchange | | | | | | | | | | | | | | | |
| n⊣ | New Community | | | | | | | | | | | 98 | | | | |
| 8 | Airport | | | | | | | | | | | | | | | |
| 18 | Tradeport | | | | | | | | | | | | | | | |
| дu | Rural | | | | | | | | | | | 184 | | | | |
| ep! | Rural Community Preserve | | | | | | | | | | | | | | | |
| səz | Coastal Rural | | | | | | | | | | | | | | | |
| <i>i</i> | Outer Islands | | | | | | 472 | 150 | 150 | 132 | 18 | | | | | |
| | Open Lands | | | | | | | | | | | | | | | |
| | Density Reduction/Groundwater Resourse | | | | | | | | | | | | | | | |
| | Conservation Lands Uplands | | | | | | | | | | | | | | | |
| | Wetlands | | | | | | | | | | | | | | | |
| | Conservation Lands Wetlands | | | | | | | | | | | | | | | |
| Total | Total Residential | 58 | æ | 53 | 27 | 2 | 909 | 664 | 651 | 564 | 87 | 1,640 | 6 04 | 604 | 517 | 87 |
| Com | Commercial | 44 | # | 17 | 4 | 13 | 112 | 425 | 125 | 104 | 21 | 163 | 160 | 150 | 99 | 84 |
| Industrial | strial | 56 | 92 | 56 | 14 | 12 | | | | | | 233 | 300 | 300 | 176 | 124 |
| Non R | Non Regulatory Allocations | | | | į. | | | 32 660 | | | | | | | | |
| Public | | ф | 2 | 20 | 6 | 11 | 1,884 | 1-96-1 | 1,961 | 1,682 | 279 | 250 | 350 | 350 | 300 | 20 |
| Active | Active Agriculture | | | | | | | | | | | 279 | | | 52 | (52) |
| Passiv | Passive Agriculture | \$ | | | 10 | (10) | | İ | | | | 634 | | | 25 | (25) |
| Conse | Conservation (wetlands) | | 133 | 133 | 133 | | 1,347 | 1,603 | 1,603 | 1,603 | | 900'1 | 748 | 748 | 748 | |
| Vacant | | 25 | 34 | 34 | 62 | (28) | 9 | | | 387 | (387) | 495 | 45 | 45 | 313 | (268) |
| Total | | 113 | 559 | 259 | 259 | | 4,053 | 4,340 | 4,340 | 4,340 | | 289'9 | 2,197 | 2,197 | 2,197 | |
| Popula | Population Distribution* | | | 225 | | | | | 530 | | | | | 5,744 | | |
| * Population | * Population for Unincorporated Area of Lee County | | | | | 1 | | | | | | | | | | |

Population for Unincorporated Area of Lee County

ATTACHMENT 4

TABLE 1(b) Year 2030 Allocations

| | | | Fort | Fort Myers Beach | ach | | | Gate | Gateway/Airport | ar Fo | | | Dani | Daniels Parkway | /ay | |
|-------------|--|------------------------|-------------|------------------------|-------------|-----------|----------|-------------|-----------------|-------------|-----------|----------|-------------|-----------------|-------------|-----------|
| Futur | Future Land Use Classification | Existing Allocation | Transmitted | Proposed Allocation | Inventoried | Remaining | Existing | Transmitted | Proposed | Inventoried | Remaining | Existing | Transmitted | Proposed | Inventoried | Remaining |
| | Intensive Development | | | | | | | | | | | | | | | |
| | Central Urban | | | | | | | | | | | | | | | |
| | Urban Community | | | | | | | | | | | | | | | |
| | Suburban | | | | | | | | | | | | | | | |
| | Outlying Suburban | | |) | | | | | | | | 1,352 | 4,700 | 1,700 | 1,047 | 653 |
| Æ. | Sub-Outlying Suburban | | | | | | | | | | | | | | | |
| юб | Industrial Development | | | | | | # | æ | 20 | 4 | 9 | | | | - | |
| eşte | Public Facilities | | | | | | | | | | | | | | | |
| ?) | University Community | | | | | | | | | | | | | | | |
| ခန | Industrial Interchange | | | | | | | | | | | | | | - | |
| n p | General Interchange | | | | | | | | | | | G | CH | 2 | 2 | |
| ue | General/Commercial Interchange | | | | | | | | | | | | | | | |
| 7 ə | Industrial/Commercial Interchange | | | | | | | | | | | | | | | ļ |
| Jn) | University Village Interchange | | | | | | | | | | | | | | | |
| n⊿ | New Community | | | | | | 1,284 | 8 | 006 | 507 | 393 | | | | | |
| βλ | Airport | | | | | | | | | | | | | | | |
| 9 1 | Tradeport | | | | | | æ | a | 6 | o | | | | | | |
| ņи | Rural | | | | | | # | | | | | 1,255 | 1:500 | 1,500 | 1,318 | 182 |
| əpi | Rural Community Preserve | | | | | | | | | | | | | | | |
| səz | Coastal Rural | | | | | | | | | | | | | | | |
| ਮ | Outer Islands | | | | | | | | | | | | | | | |
| | Open Lands | | | | | | | | | | | 4 | 62 | 120 | 38 | 82 |
| | Density Reduction/Groundwater Resourse | | | | | | 2 | 94 | 94 | 38 | 99 | | | | | |
| | Conservation Lands Uplands | | | | | | | | | | | | | | | |
| | Wetlands | | | | | | | | | | | | | | | |
| | Conservation Lands Wetlands | | | | | | | | | | | | | | | |
| Total | Total Residential | | | | | | 1,516 | 1,023 | 1.023 | 568 | 455 | 5,666 | 3,322 | 3,322 | 2,404 | 918 |
| Com | Commercial | | | | | | 824 | 1,100 | 1,100 | 178 | 922 | 398 | 440 | 440 | 77 | 363 |
| Industria | trial | _ | | | | | 3,096 | 3,100 | 3,100 | 263 | 2,837 | \$ | # | 10 | | 10 |
| Non Re | Non Regulatory Allocations | | | | | | | | | | | | | | | |
| Public | | | | | | | 6,136 | 2,500 | 7,500 | 7,031 | 469 | 1,854 | 2,416 | 2,416 | 2,292 | 124 |
| Active, | Active Agriculture | | | | | | 999 | | | 31 | (31) | 254 | 50 | 20 | 96 | (22) |
| Passive | Passive Agriculture | | | | | | 3,580 | 1,404 | 1,491 | 4,578 | (3,087) | 675 | 50 | 20 | 295 | (275) |
| Conser | Conservation (wetlands) | | | | | | 3,482 | 2,809 | 2,809 | 2,799 | 10 | 1,818 | 4,719 | 1,719 | 1,719 | |
| Vacant | | | | | | | 792 | 300 | 300 | 1,876 | (1,576) | 8249 | 50 | 20 | 1,085 | (1,065) |
| Total | | | | | | | 19,995 | 47,323 | 17,323 | 17,323 | | 8,243 | 2967 | 7.967 | 796,7 | |
| Populat | Population Distribution* | | | | | | | | 11,582 | | | | | 16,488 | | |
| * Populatio | * Population for Unincorporated Area of Lee County | | | | | | | | | | 7 | | | | | |

TABLE 1(b) Year 2030 Allocations

| | | | long | iona/McGregor | 5 | | | ij | San Carlos | | | | | Sanibel | | |
|-----------------|--|------------------------|---------------------------|------------------------|--------------------------|-------------------------|------------------------|---------------------------|------------------------|------------------------|-------------------------|------------------------|---------------------------|------------------------|------------------------|-------------------------|
| Futu | Future Land Use Classification | Existing Allocation | Transmitted Allocation | Proposed Allocation | Inventoried F Acreage | Remaining Allocation | Existing Allocation | Transmitted Allocation | Proposed Allocation | Inventoried Acreage | Remaining Allocation | Existing Allocation | Transmitted Allocation | Proposed Allocation | Inventoried Acreage | Remaining Allocation |
| | Intensive Development | | | | | | | | | | | | | | | |
| | Central Urban | 462 | 375 | 375 | 287 | 88 | \$ | # | 17 | 15 | 2 | | | | | |
| | Urban Community | 697 | 058 | 850 | 699 | 181 | 930 | 4,000 | 1,000 | 779 | 221 |] | | | | |
| | Suburban | 2,474 | 2,500 | 2,500 | 2,283 | 217 | 2,250 | 1-075 | 1,975 | 1,729 | 246 | | | | | |
| | Outlying Suburban | 386 | 37.7 | 377 | 257 | 120 | | 52 | | | | | | | | |
| λ. | Sub-Outlying Suburban | | | | | | | - | 25 | | 25 | | | | | |
| oß | Industrial Development | 7 | 9 | 51 | . 5 | | 13 | ф | 51 | g | Ξ | | | | | |
| 916 | Public Facilities | | | | | | | | | | | | | | | |
| :o | University Community | | | | | | 998 | 850 | 850 | 119 | 731 | | | | | |
| əs _/ | Industrial Interchange | | | | | - | | | | | | | | | | |
| η P | General Interchange | | | | | | | † | | | | | | | | |
| ue | General/Commercial Interchange | | | | | | | | | | | | | | | |
| 7 8 | Industrial/Commercial Interchange | | | | | | | | | | | | | | | |
| un; | University Village Interchange | | | | | | | | | | | | | | | |
| n∃ | New Community | | | | | - | | | | | | | | | | |
| βλ | Airport | | | | | | | | | | | | | | | |
| j je | Tradeport | | | | | | | | | | | | | | | |
| дu | Rural | | | | | | 160 | 8 | 06 | 58 | 61 | | - | | | |
| əpi | Rural Community Preserve | | | | | | | | | | | | | | | |
| sə; | Coastal Rural | | | | | | | | | | | | | | | |
| | Outer Islands | 4 | *+ | | | - | | | | | | | | | | |
| | Open Lands | | | | | | | | | | | | | | | |
| | Density Reduction/Groundwater Resourse | | | | | | | | | | | | | | | |
| | Conservation Lands Uplands | | | | | | | | | | | | | | | |
| | Wetlands | | | | | | | | | | | | | | | |
| | Conservation Lands Wetlands | | | | | - | | | | | | | | | | |
| Total | Total Residential | 4.034 | 4,108 | 4,108 | 3,500 | 809 | 4,228 | 3,962 | 3,962 | 2,677 | 1,285 | | | | | |
| Com | Commercial | 785 | 4,100 | 1,100 | 579 | 521 | 1,613 | 1,944 | 1,944 | 328 | 1,616 | | | | | |
| Industria | itrial | 298 | 320 | 320 | 102 | 218 | 350 | 450 | 450 | 204 | 246 | | | | | |
| Non Re | Non Regulatory Allocations | | | | | | | | | | | | | | | |
| Public | | 2,970 | 3,550 | 3,550 | 3,070 | 480 | 4,085 | 2,660 | 2,660 | 2,178. | 482 | | | | | |
| Active . | Active Agriculture | | | | 264 | (264) | | | | 4 | (41) | | | | | |
| Passiv | Passive Agriculture | | | | 288 | (288) | 8 | | | 813 | (813) | | | | | |
| Consei | Conservation (wetlands) | 8,879 | 906,9 | 9,306 | 9,452 | (146) | 3,283 | 2,798 | 2,798 | 2,886 | (88) | | | | | |
| Vacant | | 1,812 | 974 | 971 | 2,100 | (1,129) | # | 244 | 244 | 2,930 | (2,686) | | | | | |
| Total | | 18,875 | 19,355 | 19,355 | 19,355 | | 10,660 | 12,058 | 12,058 | 12,058 | | | | | | |
| Populat | Population Distribution* | | | 34,538 | | | | | 36,963 |] | | | | | | |
| * Populatio | * Population for Unincorporated Area of Lee County | | | | | 1 | | | | | | | 1 | | | 7 |

* Population for Unincorporated Area of Lee County

TABLE 1(b) Year 2030 Allocations

| | | | South | h Fort Myers | ers | | | ٦ | Pine Island | | | | Le | Lehigh Acres | ý | |
|-----------------|--|------------------------|---------------------------|------------------------|------------------------|-------------------------|------------------------|---------------------------|------------------------|------------------------|-------------------------|------------------------|---------------------------|------------------------|------------------------|-------------------------|
| Futu | Future Land Use Classification | Existing Allocation | Transmitted Allocation | Proposed Allocation | Inventoried Acreage | Remaining Altocation | Existing Allocation | Transmitted Aflocation | Proposed Allocation | Inventoried Acreage | Remaining Allocation | Existing Allocation | Transmitted Allocation | Proposed Allocation | Inventoried Acreage | Remaining Allocation |
| | Intensive Development | 707 | 099 | 099 | 601 | 59 | ф | en en | n | | 3 | | | | - | |
| · | Central Urban | 2,778 | 3,140 | 3,140 | 2,778 | 362 | | | | | | 3,052 | 8,200 | 8,200 | 3,205 | 4,995 |
| | Urban Community | 920 | 698 | 860 | 784 | 77 | 979 | 909 | 200 | 384 | 116 | 8,037 | 43,269 | 13,269 | 2,797 | 10,472 |
| | Suburban | 4,217 | 4,200 | 1,200 | 1,142 | 58 | 989 | 675 | 675 | 575 | 100 | | | | | |
| | Outlying Suburban | | | | | | 466 | 99 | 009 | 307 | 293 | | | | | |
| λ. | Sub-Outlying Suburban | | | | | | | | | | | | | | | |
| oß | Industrial Development | # | 9‡ | 위 | 4 | 9 | | | | | | | | | | |
| ieji | Public Facilities | | | | | | | | | | | | | | | |
| ∘ ⊃ | University Community | | | | | | | | | | | | | | | |
| əs _/ | Industrial Interchange | | | | | | | | | | | | | | | |
| n p | General Interchange | | | | | | | | | | | | | | | |
| ue | General/Commercial Interchange | | | | | | | | | | | | | | | |
| 7 0 | Industrial/Commercial Interchange | | | | | | | | | | | | | | | |
| Jn; | University Village Interchange | | | | | | | | | | | | | | | |
| n⊣ | New Community | | | | | | | | | | | | | | | |
| γa | Airport | | | | | | | | | | | | | | | |
| je | Tradeport | | | | | | | | | | | | : | | | |
| ņu | Rural | | | | | | 4,129 | 98 | 190 | 132 | 59 | \$ | 4 | 14 | - | 13 |
| ep į | Rural Community Preserve | | | | | | | | | | | | | | | |
| səz | Coastal Rural | | | | | | | 1,300 | 1,300 | 820 | 480 | | | | | |
| 4 | Outer Islands | | | | | | 37 | 45 | 45 | 4 | 4 | | | | | |
| | Open Lands | | | | ·- | | | | | | | | | | | |
| | Density Reduction/Groundwater Resourse | | | | | | | | | | | | | | | |
| | Conservation Lands Uplands | | | | | | | | | | | | | | | |
| | Wetlands | | | | | | | | | | | | | | | |
| | Conservation Lands Wetlands | | | | | | | | | | | | | | | |
| Total | Total Residential | 829'9 | 6,870 | 5.870 | 5,308 | 562 | 2,789 | 3,313 | 3,313 | 2,259 | 1,054 | 11,099 | 21,483 | 21,483 | 6,003 | 15,480 |
| S | Commercial | 1,849 | 2,100 | 2,100 | 1,459 | 641 | 165 | 226 | 226 | 147 | 79 | 452 | 1,420 | 1,420 | 286 | 1,134 |
| Industrial | itrial | 223 | 900 | 006 | 430 | 470 | 64 | 64 | 64 | 36 | 28 | 246 | 300 | 300 | 105 | 195 |
| Non R | Non Regulatory Allocations | | | | | | | | | | | | | | | |
| Public | | 3,394 | 3,500 | 3,500 | 3,103 | 397 | 4,722 | 2,100 | 2,100 | 1,388 | 712 | 43,738 | 15,000 | 15,000 | 2,318 | 12,682 |
| Active | Active Agriculture | | | | 114 | (114) | 2,313 | 2,400 | 2.400 | 2,467 | (67) | | | - | 95 | (92) |
| Passiv | Passive Agriculture | | | | 208 | (208) | 098 | 815 | 815 | 871 | (99) | | | | 1,119 | (1.119) |
| Conse | Conservation (wetlands) | 128 | 188 | 188 | 188 | | 43,703 | 14,767 | 14,767 | 14,782 | (12) | 1,455 | 1,486 | 1,496 | 1,496 | |
| Vacant | | 989 | 309 | 309 | 2,056 | (1,747) | 4,677 | 3,784 | 3,781 | 5,515 | (1,734) | 19,661 | 7,377 | 7.377 | 35,654 | (28,277) |
| Total | | 12,413 | 12,867 | 12,867 | 12,867 | | 26,303 | 27,466 | 27,466 | 27,466 | | 46,524 | 47,076 | 47,076 | 47,076 | |
| Populat | Population Distribution* | | | 58,363 | | | | | 13,265 | | | | | 164,702 | | |
| * Populatic | * Population for Unincorporated Area of Lee County | | | | | | | | | | | | | | |] |

TABLE 1(b) Year 2030 Allocations

| | | | Southeast | east Lee (| Lee County | | | Non | North Fort Myers | er3 | | | l a | Buckingham | ء | |
|-------------|--|------------------------|---------------------------|------------------------|------------------------|-------------------------|------------------------|---------------------------|------------------------|------------------------|-------------------------|------------------------|---------------------------|------------------------|------------------------|----------------------|
| Futur | Future Land Use Classification | Existing Allocation | Transmitted Allocation | Proposed Allocation | Inventoried Acreage | Remaining Allocation | Existing Allocation | Transmitted Allocation | Proposed Allocation | Inventoried Acreage | Remaining Allocation | Existing Allocation | Transmitted Allocation | Proposed Allocation | Inventoried Acreage | Remaining Allocation |
| | Intensive Development | | | | | | 37.4 | 986 | 365 | 304 | 19 | | | | | |
| | Central Urban | | | | | | 2,498 | 2,600 | 2,600 | 2,074 | 526 | | | | | |
| | Urban Community | | | | | | | | | | | 13 | £9 | 135 | 48 | 87 |
| | Suburban | | | | | | 5,293 | 6,690 | 069'9 | 4,901 | 1,790 | | | | | |
| | Outlying Suburban | | | | | | 640 | 909 | 382 | 192 | 190 | 44 | 48 | | | |
| λ. | Sub-Outlying Suburban | | | | | | | | 140 | 126 | 4 | | | 49 | - | 48 |
| юĒ | Industrial Development | | | | | | | | | | | | | | | : |
| işeşi | Public Facilities | | | | | | | | | | | | | | | |
| ႏွ | University Community | | | | | | | | | , | | | | | | |
| əsı | Industrial Interchange | | | | | | | | | | | | • | | | |
| η p | General Interchange | 45 | 46 | 15 | 14 | 1 | Ф | ŧ | Z | 7 | | | | | | |
| ue | General/Commercial Interchange | | | | | | | | | | | | | | | |
| 7 ə | Industrial/Commercial Interchange | | | | | | | | | | | | | | | |
| ın) | University Village Interchange | | | | | | | | | | | | | | | |
| n≟ | New Community | | | | | | | | | | | | | | | |
| ΛE | Airport | | | | | | | | | | | | | | | |
| j je | Tradeport | | | | | | | | | | | | | | | |
| ņи | Rural | 707 | | | | | 383 | 999 | 200 | 374 | 126 | 13 | 13 | 25 | | 57 |
| əpi | Rural Community Preserve | | | | | | | | | | | 3,046 | 3,046 | 3,046 | 2,702 | 344 |
| sə, | Coastal Rural | | | | | | | | | | | | | | | |
| ช | Outer Islands | | | | | | | | | | | | | | | |
| | Open Lands | | | | - | | 45 | 45 | 45 | 22 | 23 | | | | | |
| | Density Reduction/Groundwater Resourse | 3,573 | 4,000 | 4,000 | 2,125 | 1,875 | | | | | | | | | | |
| | Conservation Lands Uplands | | | | | | | | | | | | | | | |
| | Wetlands | | | | | | | | | | | | | | | |
| | Conservation Lands Wetlands | | | | | | | | | | | | | | | |
| Total | Total Residential | 4,290 | 4,046 | 4,015 | 2,139 | 1,876 | 8,209 | 10,702 | 10,729 | 8,001 | 2,728 | 3,203 | 3,203 | 3,287 | 2,750 | 537 |
| Com | Commercial | # | 38 | 88 | 16 | 22 | 4,158 | 4,687 | 1,687 | 673 | 1,014 | 48 | 48 | 81 | 9 | 80 |
| Industria | strial | 999 | 99 | 65 | 33 | 32 | 508 | 554 | 554 | 171 | 383 | 9 | 9 | S | | S |
| Non Re | Non Regulatory Allocations | | | | | | | 177 | | | | | | | | |
| Public | | 7,7 00 | 12,000 | 12,000 | 7,984 | 4,016 | 2,015 | 4,000 | 4.000 | 2,873 | 1,127 | 2,114 | 2,114 | 2,114 | 1,690 | 424 |
| Active, | Active Agriculture | 21,066 | 16,101 | 15,101 | 14,946 | 155 | 384 | 200 | 200 | 201 | (1) | 411 | 444 | 411 | 206 | (295) |
| Passiv | Passive Agriculture | 24,110 | 18,000 | 18,000 | 18,582 | (582) | 4,113 | 1,556 | 1,556 | 1,492 | 64 | 3,867 | 3,619 | 3,619 | 3,276 | 343 |
| Conser | Conservation (wetlands) | 30,882 | 31,530 | 31,530 | 30,928 | 602 | 4,293 | 1,317 | 1,317 | 1,317 | | 359 | 384 | 381 | 381 | |
| Vacant | 1 | 324 | 999 | 200 | 6,621 | (6,121) | 4,242 | 2,087 | 2,060 | 7,386 | (5,326) | 1,278 | 4,278 | 1,194 | 2,215 | (1,021) |
| Total | | 86,455 | 81,249 | 81,249 | 81,249 | | 22,620 | 22,103 | 22,103 | 22,113 | | 11,255 | 41,029 | 11,029 | 11,029 | |
| Populat | Population Distribution* | | | 1,270 | | | | | 70,659 | | | | | 6,114 | | |
| * Populatio | Population for Unincorporated Area of Lee County | | | | | | | | | | | | | | |] |

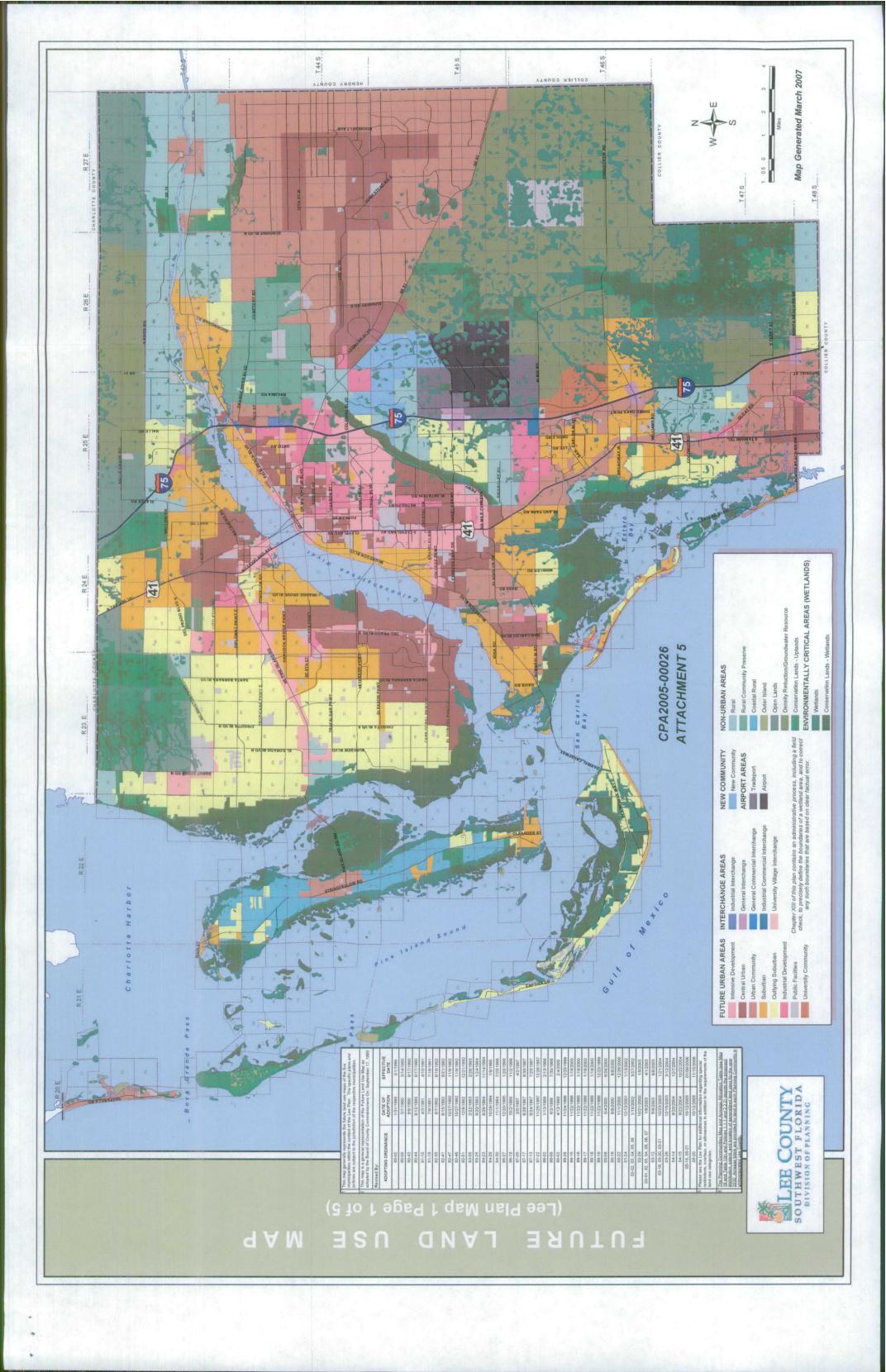


TABLE 1(b) Year 2030 Allocations

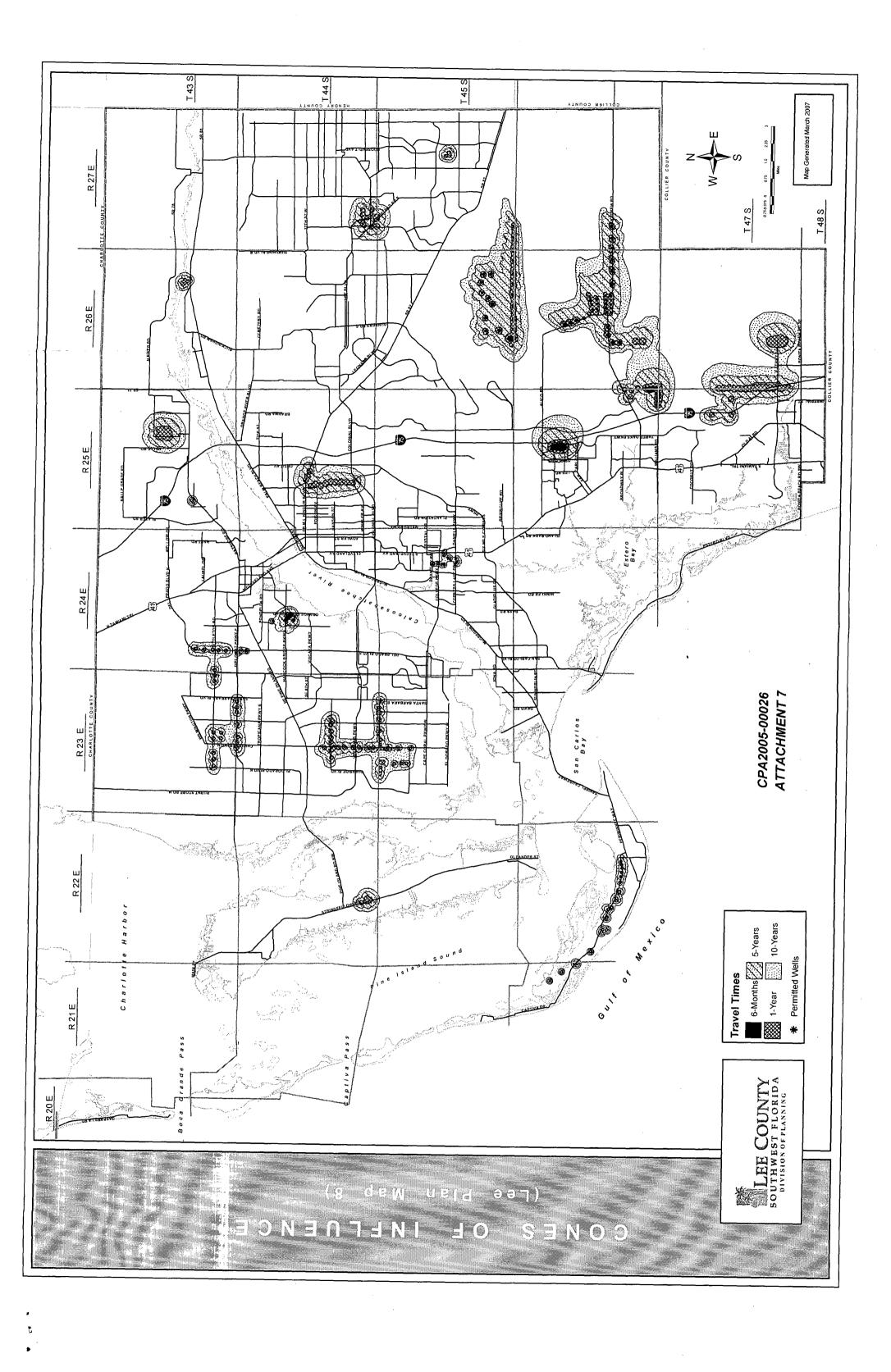
| Future Land Use Classificatio Intensive Development Central Urban Urban Community Suburban Outlying Suburban Industrial Development Public Facilities University Community Industrial/Commercial Interchange Industrial/Commercial Interchange Industrial/Commercial Interchange Industrial/Commercial Interchange Industrial/Commercial Interchange Industrial/Commercial Interchange Industrial/Community Airport Tradeport Rural Rural Rural Coastal Rural Outer Islands | Future Land Use Classification ensive Development intral Urban ban Community burban itlying Suburban | 400 | ***** | | | | | | | 100 | | | |
|---|--|---------|--------|-------------|----------------|--------|-------------|------------|---------|-----------|-------|---------|---------|
| | nent | ı Olais | Alva | Boca Grande | Bonita Springs | Shores | Burnt Store | Cape Coral | Captiva | ron myers | Beach | Airport | Parkway |
| <u></u> | | 1,325 | 0 | 0 | 0 | 20 | 0 | 27 | 0 | 250 | 0 | 0 | 0 |
| | | 14,787 | 0 | 0 | 0 | 225 | 0 | 0 | 0 | 230 | 0 | | C |
| | | 18,706 | 520 | 485 | 0 | 637 | 0 | 0 | 0 | 0 | 6 | 0 | 0 |
| | | 16,635 | 0 | 0 | 0 | 1,810 | 0 | 0 | 0 | 85 | 0 | 0 | 0 |
| | | 4,105 | 30 | 0 | 0 | 40 | 20 | 2 | 200 | 0 | 0 | 0 | 1.700 |
| | ırban | 1,531 | 0 | 0 | 0 | 367 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | nent | 79 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 39 | 0 | 20 | 0 |
| | | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 |
| | nity | 850 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | ge | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | je | 45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| | ial Interchange | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | dal Interchange | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | nterchange | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | | 006 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 006 | 0 |
| | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 0 |
| <u> </u> | | 8,384 | 1,948 | 0 | 0 | 1,400 | 700 | 0 | 0 | 0 | 0 | 0 | 1,500 |
| | reserve | 3,046 | 0 | 0 | . 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Outer Islands | | 1,300 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | | 202 | 2 | 0 | 0 | 1 | 0 | 0 | 150 | 0 | 0 | 0 | 0 |
| Open Lands | | 2,805 | 250 | 0 | 0 | 0 | 290 | 0 | 0 | 0 | 0 | 0 | 120 |
| Density Reduction | Density Reduction/Groundwater Resourse | 6,905 | 711 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 94 | 0 |
| Conservation Lands Uplands | s 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 | s Wetlands | 0 | 0 | 0 | 0 | 0 | 0 | Ò | 0 | 0 | 0 | 0 | 0 |
| Total Residential | | 81,612 | 3,464 | 485 | 0 | 4,500 | 1,310 | 59 | 651 | 604 | 0 | 1,023 | 3,322 |
| Commercial | | 12,763 | 22 | 52 | 0 | 400 | 50 | 17 | 125 | 150 | 0 | 1,100 | 440 |
| Industrial | | 6,620 | 56 | 3 | 0 | 400 | 5 | 56 | 0 | 300 | 0 | 3,100 | 10 |
| Non Regulatory Allocations | | | | | | | | | | | | | |
| Public | | 82,192 | 7,100 | 421 | 0 | 2,000 | 7,000 | 20 | 1,961 | 350 | 0 | 7,500 | 2,416 |
| Active Agriculture | | 24,957 | 5,100 | 0 | 0 | 550 | 150 | 0 | 0 | 0 | 0 | 0 | 20 |
| Passive Agriculture | | 45,859 | 13,549 | 0 | 0 | 2,500 | 109 | 0 | 0 | 0 | 0 | 1,491 | 20 |
| Conservation (wetlands) | | 81,948 | 2,214 | 611 | 0 | 1,142 | 3,236 | 133 | 1,603 | 748 | 0 | 2,809 | 1,719 |
| Vacant | | 21,224 | 1,953 | 0 | 0 | 226 | 871 | 34 | 0 | 45 | 0 | 300 | 20 |
| Total | | 357,175 | 33,463 | 1,572 | 0 | 11,718 | 12,731 | 259 | 4,340 | 2,197 | 0 | 17,323 | 7,967 |
| Population Distribution* | | 495,000 | 2,090 | 1,531 | 0 | 30,861 | 3,270 | 225 | 530 | 5,744 | 0 | 11,582 | 16,488 |

* Population for Unincorporated Area of Lee County

TABLE 1(b)
Year 2030 Allocations

| | Future Land Use Classification | lona/McGregor | San Carlos | Sanibel | South Fort Myers | Pine Island | Lehigh Acres | Southeast Lee County | North Fort Myers | Buckingham | Estero | Bayshore |
|----------------|--|---------------|------------|---------|---------------------|-------------|--------------|-------------------------|---------------------|------------|--------|----------|
| | Intensive Development | 0 | 0 | 0 | 099 | 3 | 0 | 0 | 365 | 0 | 0 | 0 |
| | Central Urban | 375 | 17 | .0 | 3,140 | 0 | 8,200 | 0 | 2.600 | 0 | 0 | 0 |
| | Urban Community | 850 | 1,000 | 0 | 860 | 200 | 13,269 | 0 | 0 | 135 | 450 | 0 |
| | Suburban | 2,500 | 1,975 | 0 | 1,200 | 675 | 0 | 0 | 069'9 | 0 | 1,700 | 0 |
| | Outlying Suburban | 377 | 0 | 0 | 0 | 009 | 0 | 0 | 382 | 0 | 454 | 0 |
| / | Sub-Outlying Suburban | 0 | 25 | 0 | 0 | 0 | 0 | 0 | 140 | 64 | 0 | 950 |
| Cuoi | Industrial Development | 5 | . 25 | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 6əş | Public Facilities | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | O | 0 |
| ٤Э | University Community | 0 | 850 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| əs | Industrial Interchange | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| n p | General Interchange | 0 | 0 | 0 | 0 | 0 | 0 | 15 | | 0 | 9 | 12 |
| ue | General/Commercial Interchange | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7 ə. | Industrial/Commercial Interchange | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| ınş | University Village Interchange | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| n _∃ | New Community | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| ŃΒ | Airport | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| lsii | Tradeport | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| uə | Rural | 0 | 06 | 0 | 0 | 190 | 14 | 0 | 200 | 57 | 635 | 1,350 |
| pis | Rural Community Preserve | 0 | 0 | 0 | 0 | 0 | 0 | | 0 | 3,046 | 0 | 0 |
| Вe | Coastal Rural | 0 | 0 | 0 | 0 | 1,300 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Outer Islands | - | 0 | 0 | 0 | 45 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Open Lands | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 45 | 0 | 0 | 1,800 |
| | Density Reduction/Groundwater Resourse | 0 | 0 | 0 | 0 | 0 | 0 | 4,000 | 0 | 0 | 0 | 2,100 |
| | Conservation Lands Uplands | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Wetlands | 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 |
| ř | Total Residential | 4,108 | 3,962 | 0 | 5,870 | 3,313 | 21,483 | 4,015 | 10,729 | 3,287 | 3,245 | 6,212 |
| ن | Commercial | 1,100 | 1,944 | 0 | 2,100 | 226 | 1,420 | 38 | 1,687 | 18 | 1,700 | 139 |
| 드 | | 320 | 450 | 0 | 006 | 64 | 300 | 92 | 554 | 5 | 87 | 5 |
| ΘN | egulatory. Allocations | | | | | | | | | | | |
| ď | Public | 3,550 | 2,660 | 0 | 3,500 | 2,100 | 15,000 | 12,000 | 4,000 | 2,114 | 7,000 | 1,500 |
| Ac | Active Agriculture | 0 | 0 | 0 | 0 | 2,400 | 0 | 15,101 | 200 | 411 | 125 | 900 |
| Pa | Passive Agriculture | 0 | 0 | 0 | 0 | 815 | 0 | 18,000 | 1,556 | 3,619 | 200 | 4,000 |
| ರ | Conservation (wetlands) | 9,306 | 2,798 | 0 | 188 | 14,767 | 1,496 | 31,530 | 1,317 | 381 | 5,068 | 882 |
| S | Vacant | 971 | 244 | 0 | 309 | 3,781 | 7,377 | 500 | 2,060 | 1,194 | 808 | 530 |
| Total | la | 19,355 | 12,058 | 0 | 12,867 | 27,466 | 47,076 | 81,249 | 22,103 | 11,029 | 18,234 | 14,168 |
| Po | Population Distribution* | 34,538 | 36,963 | 0 | 58,363 | 13,265 | 164,702 | 1,270 | 659'02 | 6,114 | 25,395 | 8,410 |
| . Pop. | Population for Unincorporated Area of Lee County | | | | | | | | | | | |

ATTACHMENT 6



LEE COUNTY ORDINANCE NO.

(Update BEBR Population Projections) (CPA2005-26)

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "LEE PLAN," ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AMENDMENT CPA2005-26 (PERTAINING TO THE BEBR POPULATION PROJECTION AND MAPS 8 AND 16 UPDATE) APPROVED DURING THE COUNTY'S 2005/2006 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE; PROVIDING FOR AMENDMENTS TO ADOPTED TEXT AND MAPS; PURPOSE AND SHORT TITLE; LEGAL EFFECT OF "THE LEE PLAN"; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

WHEREAS, the Lee County Comprehensive Plan ("Lee Plan") Policy 2.4.1. and Chapter XIII, provides for adoption of amendments to the Plan in compliance with State statutes and in accordance with administrative procedures adopted by the Board of County Commissioners ("Board"); and,

WHEREAS, the Board, in accordance with Section 163.3181, Florida Statutes, and Lee County Administrative Code AC-13-6 provide an opportunity for the public to participate in the plan amendment public hearing process; and,

WHEREAS, the Lee County Local Planning Agency ("LPA") held a public hearing on the proposed amendment in accordance with Florida Statutes and the Lee County Administrative Code on November 27, 2006; and,

WHEREAS, the Board held a public hearing for the transmittal of the proposed amendment on December 13, 2006. At that hearing, the Board approved a motion to send, and did later send, proposed amendment CPA2006-26 pertaining to the BEBR Population Projection Update and the revisions to Map 16 to the Florida Department of Community Affairs ("DCA") for review and comment; and,

WHEREAS, at the December 13, 2006 meeting, the Board announced its intention to hold a public hearing after the receipt of DCA's written comments commonly referred to as the "ORC Report." DCA issued their ORC report on March 2, 2007; and.

WHEREAS, at a public hearing on April 11, 2007, the Board moved to adopt the proposed amendment to the Lee Plan set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, THAT:

SECTION ONE: PURPOSE, INTENT AND SHORT TITLE

The Board of County Commissioners of Lee County, Florida, in compliance with Chapter 163, Part II, Florida Statutes, and with Lee County Administrative Code AC-13-6, conducted public hearings to review proposed amendments to the Lee Plan. The purpose of this ordinance is to adopt the amendments to the Lee Plan discussed at those meetings and approved by a majority of the Board of County Commissioners. The short title and proper reference for the Lee County Comprehensive Land Use Plan, as hereby amended, will continue to be the "Lee Plan." This amending ordinance may be referred to as the "2005/2006 Regular Comprehensive Plan Amendment Cycle CPA2005-26 BEBR Population Projection and Map 16 Update Ordinance."

SECTION TWO: ADOPTION OF LEE COUNTY'S 2005/2006 REGULAR
COMPREHENSIVE PLAN AMENDMENT CYCLE

The Lee County Board of County Commissioners amends the existing Lee Plan, adopted by Ordinance Number 89-02, as amended, by adopting an amendment, as revised by the Board on April 11, 2007, known as CPA2005-26. CPA2005-26 amends the Lee Plan to update the BEBR Population projections and amends Map 16 to reflect current City boundaries.

The corresponding Staff Reports and Analysis, along with all attachments for this amendment are adopted as "Support Documentation" for the Lee Plan.

SECTION THREE: LEGAL EFFECT OF THE "LEE PLAN"

No public or private development will be permitted except in conformity with the Lee Plan. All land development regulations and land development orders must be consistent with the Lee Plan as amended.

SECTION FOUR: GEOGRAPHIC APPLICABILITY

The Lee Plan is applicable throughout the unincorporated area of Lee County, Florida, except in those unincorporated areas included in joint or interlocal agreements with other local governments that specifically provide otherwise.

SECTION FIVE: SEVERABILITY

The provisions of this ordinance are severable and it is the intention of the Board of County Commissioners of Lee County, Florida, to confer the whole or any part of the powers herein provided. If any of the provisions of this ordinance are held unconstitutional by a court of competent jurisdiction, the decision of that court will not affect or impair the remaining provisions of this ordinance. It is hereby declared to be the legislative intent of the Board that this ordinance would have been adopted had the unconstitutional provisions not been included therein.

SECTION SIX: INCLUSION IN CODE, CODIFICATION, SCRIVENERS' ERROR

It is the intention of the Board of County Commissioners that the provisions of this ordinance will become and be made a part of the Lee County Code. Sections of this ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section," "article," or other appropriate word or phrase in order to accomplish this intention; and regardless of whether inclusion in the code is accomplished, sections of this

ordinance may be renumbered or relettered. The correction of typographical errors that do not affect the intent, may be authorized by the County Manager, or his or her designee, without need of public hearing, by filing a corrected or recodified copy with the Clerk of the Circuit Court.

SECTION SEVEN: EFFECTIVE DATE

The plan amendments adopted herein are not effective until a final order is issued by the DCA or Administrative Commission finding the amendment in compliance with Section 163.3184, Florida Statutes, whichever occurs earlier. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before the amendment has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status. A copy of such resolution will be sent to the DCA, Bureau of Local Planning, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100.

THE FOREGOING ORDINANCE was offered by Commissioner ______, who moved its adoption. The motion was seconded by Commissioner _____. The vote was as follows:

Robert P. Janes

Brian Bigelow

Ray Judah

Tammy Hall

Frank Mann

DONE AND ADOPTED this 11th day of April 2007.

| ATTEST: CHARLIE GREEN, CLERK | LEE COUNTY BOARD OF COUNTY COMMISSIONERS |
|---------------------------------|--|
| BY: Deputy Clerk | BY:Robert P. Janes, Chair |
| | DATE: |
| | Approved as to form by: |
| | Donna Marie Collins County Attorney's Office |

LEE COUNTY ORDINANCE NO.

(Update BEBR Population Projections) (CPA2005-26)

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COMPREHENSIVE PLAN AMENDMENT CYCLE

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The corresponding Staff Reports and Analysis, along with all attachments for this amendment are adopted as "Support Documentation" for the Lee Plan.

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The Lee Plan is applicable throughout the unincorporated area of Lee County, Florida, except in those unincorporated areas included in joint or interlocal agreements with other local governments that specifically provide otherwise.

SECTION FIVE: SEVERABILITY

The provisions of this ordinance are severable and it is the intention of the Board of County Commissioners of Lee County, Florida, to confer the whole or any part of the powers herein provided. If any of the provisions of this ordinance are held unconstitutional by a court of competent jurisdiction, the decision of that court will not affect or impair the remaining provisions of this ordinance. It is hereby declared to be the legislative intent of the Board that this ordinance would have been adopted had the unconstitutional provisions not been included therein.

SECTION SIX: INCLUSION IN CODE, CODIFICATION, SCRIVENERS' ERROR

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ordinance may be renumbered or relettered. The correction of typographical errors that do not affect the intent, may be authorized by the County Manager, or his or her designee, without need of public hearing, by filing a corrected or recodified copy with the Clerk of the Circuit Court.

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THE FOREGOING ORDINANCE was offered by Commissioner ______, who moved its adoption. The motion was seconded by Commissioner _____. The vote was as follows:

Robert P. Janes

Brian Bigelow

Ray Judah

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Frank Mann

DONE AND ADOPTED this 11th day of April 2007.

| ATTEST: CHARLIE GREEN, CLERK | LEE COUNTY BOARD OF COUNTY COMMISSIONERS |
|---------------------------------|--|
| BY: Deputy Clerk | BY:Robert P. Janes, Chair |
| | Approved as to form by: |
| | Donna Marie Collins County Attorney's Office |

CPA2005-26 LANDUSE ACREAGE ALLOCATIONS PUBLICLY INITIATED AMENDMENT TO THE

LEE COUNTY COMPREHENSIVE PLAN

THE LEE PLAN

Publicly Initiated Application and Lee County Staff Analysis

DCA Transmittal Hearing Document

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

December 18, 2006

LEE COUNTY DIVISION OF PLANNING STAFF REPORT FOR COMPREHENSIVE PLAN AMENDMENT CPA2005-26

| | Text Amendment Map Amendment | | | |
|----------|---|--|--|--|
| This | Document Contains the Following Reviews: | | | |
| ✓ | Staff Review | | | |
| V | 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: November 14, 2006

PART I - BACKGROUND AND STAFF RECOMMENDATION

A. SUMMARY OF APPLICATION

1. APPLICANT/REPRESENTITIVE:

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

2. REQUEST: Amend Future Land Use Element Policies: 1.1.1 and 1.7.6, converting the Lee Plan's planning horizon to the year 2030 and revising Table 1(b) Planning Community Year 2020 Allocations to update the allocations through the Year 2030. Amend The Lee Plan Map 16 (Lee County Planning Communities Map) to reflect the changes in municipal boundaries.

B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY

1. RECOMMENDATION: Planning staff recommends that he Board of County Commissioners transmit the proposed amendment to the Lee Plan to the Department of Community Affairs. This proposed amendment will change Map 16 to reflect the

current city boundaries (Attachment 1). A separate amendment is also under review to reflect the desires of the citizens in the San Carlos Planning Community regarding the border west of US 41 along Pine Road (CPA2005-00016). Planning staff also recommends that Table 1(b) be revised to accommodate the most recent 2030 population projections¹ for Lee County and associated development and renamed to "Planning Community Year 2030 Allocations" (Attachment 2). Staff also recommends that Lee Plan Policies 1.1.1 and 1.7.6 be amended as provided below.

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 2020 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, and-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)

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 2020 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.
- 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

¹ Florida Population Studies, Volume 39 Bulletin 114, Bureau of Economic and Business Research, February 2006.

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

- The planning time horizon for the Lee Plan should be extended to the Year 2030.
- The current Lee Plan Table 1(b) population projections are the 2020 mid-range projections from the February1996 University of Florida Bureau of Economic and Business Research (BEBR) publication.
- The most recent University of Florida Bureau of Economic and Business Research (BEBR) projections were published in February 2006.
- BEBR's 2020 population projection for Lee County listed in the 2006 Population Study is 37.6% higher than the projected population used for the adopted 2020 allocation table.
- The estimate from BEBR for Lee County's April 1, 2006 population is 16,392 persons less than the 1996 BEBR projection for 2020.
- The proposed allocations are intended to accommodate Lee County's projected 2030 population.
- The allocation table includes a "safety factor" of 25% of the increase in the unincorporated population.
- The current allocation table accommodates 80,000 fewer residents in the unincorporated area of Lee County than is projected for the year 2030.

C. BACKGROUND INFORMATION

This amendment was initiated by the Board of County Commissioners on September 28, 2005 to implement recommendations from The 2004 Evaluation and Appraisal Report (EAR). The EAR included a recommendation to update the planning horizon of the plan to the year 2030 and adjust the Planning Communities Map (Lee Plan Map 16) to reflect changes in the municipal boundaries. Extending the Lee Plan planning time horizon to 2030 for other elements requires that the Planning Community Year 2020 Allocations Table (Table 1(b)) allocate enough acreage for the regulated uses to accommodate the 2030 population projections.

The current allocation table is based on a 2020 population of 602,000 with a 25% population buffer on the increment of growth between 1997 and 2020 or 653,939 people. The most recent University of Florida Bureau of Economic and Business Research (BEBR) projection for 2020 is 828,500 and the 2030 projection is 979,000. The most recent population estimate for Lee County, April 1, 2006, is 585,608. As required by Rule 9J-5.005(2)(e), the revised allocation table will be based on this BEBR projection. To remain consistent with other Elements of the Lee Plan, the Table 1(b) needs to be amended to reflect the land use needs to accommodate the population estimates through the year 2030 which, through the Evaluation and Appraisal Report amendments, is the time horizon of the rest of the Lee Plan Elements. Using the

previously accepted methodology, a 25% population buffer on the increment between 2006 and 2030 is added to the 2030 projection to allow for market shifts. Therefore, the allocation table will accommodate a population of 1,086,207.

PART II - STAFF ANALYSIS

A. STAFF DISCUSSION

Origin of the Planning Community Year 2020 Allocations Table 1(b)

The Planning Community Year 2020 Allocations Table and Planning Communities Map evolved from the Year 2010 Overlay Maps 16 and 17. The original 2010 Overlay was a result of the 1989 Settlement Agreement with the Department of Community Affairs (DCA). This agreement required the County to amend the Future Land Use Map Series by designating the proposed distribution, extend, 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 then existing 15 adopted Planning Districts, and allocating projected acreage totals, for each generalized land uses, needed to accommodate the projected 2010 population. Policies were added to the plan that provided that no development approvals would be issued in a sub-district that would cause the acreage total set for that land use category to be exceeded. The Overlay, in plain terms, 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 as to the extent and location of future commercial and industrial development.

The Methodology Behind the Year 2010 Overlay

Residential acreage allocations were derived by projecting dwelling unit control totals for the year 2010 for each of the County's 15 planning districts. These units were then distributed into the sub-districts following an analysis of existing units, and buildout units for each sub-district. Units were changed to acres by applying a density factor based on The Future Land Use category. Unfortunately, the base data for existing dwelling units at that time was unreliable. The county did not have adequate data on any existing land use. This lack of an accurate inventory made it extremely difficult to project accurate needs and their required acreage figures. In addition, there was no safety or flexibility factor included in the residential projections.

A Countywide commercial acreage figure was established by a consultant. Alternatively, Socio-economic data from the metropolitan Planning organization was used equated to existing acreage resulting in an employee per acre figure. A straight line projection was made by Planning District. These figures were then disaggregated into the sub-districts.

Industrial allocations were based on the acreage figures for the Industrial Development, Industrial Interchange, Airport Commerce, and Industrial/Commercial Interchange categories and the employment goal in Policy 7.1.3. All of these figures were reviewed in light of data generated in other studies and the inventory of existing uses in an effort to make the final figures consistent.

Problems with the Implementation of the Year 2010 Overlay

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, the lack of a reliable existing land use database, and difficulty in explaining the concept and regulatory nature of the overlay to the public. A major effort was directed at resolving some of these problems. The establishment of a reliable database identifying the current baseline of uses was essential for the establishment and monitoring of a workable overlay. There were still issues with the overlay, however, that could not be resolved in a principled and satisfactory manner. These included:

- 1. Sub-districts proved to be too small to allow needed flexibility. The average sub-district size is 4,000 acres (not including those totally located within one of the municipalities;
- 2. The sub-district boundaries, originally based on traffic analysis zones, were erroneous. Many existing and proposed developments (even parcels) cross sub-district lines;
- 3. How to treat quasi-public uses, such as churches and schools;
- 4. How to treat recreational facilities in residential developments;
- 5. How to treat platted subdivisions with existing roads, but few houses;
- 6. How to treat mineral extraction;
- 7. The treatment of DRIs with lengthy buildout periods;
- 8. How to treat large lot developments and in general developments that are vastly different from the assumptions in the Lee Plan; and,
- **9.** The apparent need to restrict conservation, agricultural and recreational uses that exceed the acreage thresholds.

It was possible to devise rules to deal with all of these situations; these rules, however, were relatively arbitrary and provided the County with little valuable information for infrastructure planning purposes.

The commercial allocations have caused the most controversy, due to the speculative nature of the employee projections, the inaccurate data in the initial inventory, and the absence of alternatives to the crude straight-line averaging of the existing and buildout employees per acre ratios described in the previous section. Some of the allocations in the Overlay were inadequate to accommodate even the existing uses, and others were exceeded as the result of a single zoning case or development order application. The County has responded to the capacity deficits by delaying the legal effectiveness of the overlay until the last point permitted by the 1989 settlement agreement. Procrastination, however, did not solve the problem; in fact, it made the situation worse by increasing the expectations of the affected property owners and financial institutions.

Proposed Elimination of the Overlay by the 1994 EAR

In response to the shortcomings in the Year 2010 Overlay, the County, as part of the 1994 Evaluation and Appraisal Report (EAR) amendments, proposed the elimination of the overlay. The DCA took strong opposition to this proposal and found the amendment to be not in compliance. The finding of non-compliance also included several other objections to the proposed EAR amendments. By far the main point of contention between the County and DCA was eliminating the overlay. Upon completion of the Administrative Hearing and issuance of the Recommended Final Order by the Hearing Judge, the County and DCA entered into negotiations to resolve the remaining issues. There were several meetings and some progress was made, but ultimately a mutually agreed upon settlement could not be reached. The case went before the Governor and his Cabinet, acting as the Land and Water Adjudicatory Committee. [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 to bring the plan amendments as Therefore, the Year 2010 Overlay remained a regulatory a whole into compliance. requirement of the Lee Plan.

The Final Order did recognize that the Year 2010 Overlay was not the only mechanism to address the issues at hand. The order states this "determination does not mean that Lee County must retain the 2010 Overlay indefinitely, or that the 2010 Overlay is the only planning tool appropriate for Lee County. The 2010 Overlay can be deleted from the Lee Plan if alternative planning controls are established to compensate for the deletion of the overlay."

During the negotiations, mentioned earlier the County and DCA had several discussions on appropriate alternatives to the overlay. There were several themes the department felt were necessary components of an alternative. The department felt strongly that communities should be utilized as planning areas, a concept that planning staff agrees with. Regarding mixed-use categories, it was the department's belief that percentage distribution between uses was the best way to regulate the mix. They did concur that the acreage limitations contained in the overlay were a way to satisfy this requirement. The department was also concerned with hurricane evacuation and the population at risk. During these negotiations the County and DCA found much common ground. Every attempt was made in the proposed replacement to the Year 2010 Overlay to address all of the departments concerns.

Amendment to Replace the Year 2010 Overlay

Included in the 1996 EAR Addendum cycle was an amendment to configure a replacement mechanism for the Year 2010 Overlay that addressed many of the identified shortfalls of the overlay while keeping the Lee Plan in compliance with the minimum criteria rule and Florida Statutes. Many of the issues that were discussed during the negotiations mentioned above were incorporated. The replacement to the 2010 Overlay has three basic tenets: to simplify the overlay by reducing the number of districts; expanding the planning horizon to the year 2020 to be consistent with the rest of the plan; and, utilizing the April 1, 1995 Bureau of Economic and Business Research (BEBR) Mid-Range 2020 population projections² replacing the projections from the 1994 EAR.

The small geographic areas of the 115 sub-districts included in the Year 2010 Overlay proved to be an unmanageable system for the intended outcome. The initial Planning Communities Map that replaced Map 16 identified 20 distinct areas within the County. The number and size of the districts was the subject of much debate. The size of the planning communities needed to be large enough to avoid the long range planning allocation problem of the 2010 overlay yet not too large where there would be little certainty in the location of the controlled uses. Planning staff brought a preliminary map to the Local Planning Agency (LPA) in the spring of 1997. A consensus was reached that there should be 20 communities and the Planning Community Map included in the 1996 EAR Addendum amendment cycle was supported as a workable replacement to resolve the district size issue of the Year 2010 Overlay while still providing a level of certainty.

Map 17 of the original overlay was initially intended to provide a graphic representation of the development potential of each sub-district. The map, which was actually a series of 115 bar charts, fell horribly short of this aspiration. While it was refined over time to better perform this task, it made sense to call it what it was, a table of acreage limitations.

² Florida Population Studies, Volume 29 Number 2 Bulletin No. 114, Bureau of Economic and Business Research, February 1996.

Therefore, the amendment eliminated Map 17 and added a new table, Table 1(b) Acreage Allocation Table, to the Lee Plan.

For a history of amendments to Table1(b) and Map 16 see attachment 3.

B. METHODOLOGY

The methodology for updating Table 1(b) for the year 2030 is essentially the same as the original allocation table methodology. The models used to initially establish the County control totals and those used to disseminate the acreages to the Planning Communities have been updated with data on development since the original allocations were made. New approvals have also been incorporated into the model as well as the counties efforts in land conservation though the Conservation 2020 program.

Population

Residential land use data from the existing land use database, maintained by planning staff, has been integrated with census data for persons per household and residential occupancy rates to estimate population by year. These estimates have been compared with the annual estimates from BEBR. This comparison of data reveals a consistency between the two data sources. Therefore, staff has concluded there is no justifiable basis for adopting a 2030 population projection from a different source and recommends using the BEBR mid range 2030 projection from the February 2006 Population Studies Bulletin 144 as the official population projection for the Planning Community Allocation Table. Maintaining the existing methodology, a 25% population buffer is applied to the projected increase in population. The proper way to allow for a flexibility factor was the subject of considerable debate during the administrative hearing. Utilizing 125% of the incremental growth was supported by recognized planning literature. Therefore, the allocation table will accommodate a population of 979,000 plus a 25% safety buffer on the increment of growth between the 2005 estimate and the 2030 projection. This equals 107,200 people. Since the allocation table will only need to accommodate the population expected in the unincorporated portion of the county, the buffer was proportioned based on the percent of total county population to the unincorporated population currently (53%). The proposed allocation table will include enough residential acreage to accommodate an unincorporated population of 495,000.

Residential Use

The BEBR population projection of 979,000 is being used as the countywide control total for permanent resident population. As stated above, the unincorporated portion of this projection plus a proportion of a 25% safety buffer is 495,000. The accommodation of this population and safety buffer is distributed amongst the existing 17 planning communities according to the methodology established in the original amendment establishing the

allocation table mechanism of the Lee Plan. This process uses a sophisticated collection of databases developed by planning staff. Utilizing the existing land use database, dwelling unit counts for each unincorporated Planning Community are determined and entered into a spreadsheet. Due to the very nature of the various communities, population characteristics will vary. Planning staff compiled a database of demographic components for the individual Planning Communities from the available census information and reports from BEBR. The 1996 methodology applied unique occupancy rates to each planning community. At the time the data was not available to make unique assumptions for persons per household (PPH). Since the release of the 2000 Census, staff has updated this information and is now able to aggregate census block level information to generate unique PPH estimates for each community as well as updated occupancy rates.

The next task was to generate unit projections for each community for the year 2030. To start, the population projections for the City of Bonita Springs, City of Cape Coral, City of Fort Myers, City of Sanibel, and the Town of Fort Myers Beach were directly input from information provided to the Division of Planning from these municipalities. Lehigh Acres also had an agreed upon population figure, generated by a population study completed for the Smart Growth Department. These results were also input into the accommodation model. The remaining unincorporated community population projections were evaluated using the approved Planned Development and subdivision information and the historical growth trends for each community. Each community's dwelling units (DU) were trended out to the year 2030 with a built in cap based on the Future Land Use Map's potential additional units allowed on the existing undeveloped land and adopted Lee Plan Assumptions.

The model was redesigned to evaluate the increment of new dwelling units needed to accommodate the projected 2030 population. The April 1, 2005 dwelling unit count and existing residential acres from the existing land use database were set as the base line date for the reallocation analysis. The difference in population from 2005 to 2030 was used as a target for determining the need for new dwelling units. An equation was added to the model that multiplies the increment between the proposed allocation and the existing residential acreage inventory to the planning community's residential dwelling unit per acres assumption for the FLUM designation which results in a figure for assumed new dwelling units. The new unit estimates were added to the existing dwelling unit inventory and multiplied by the estimated community occupancy rate and PPH to determine the accommodated 2030 population. The results by planning community were summed and then compared to the unincorporated portion of the 2030 BEBR projection. Adjustments were made to assure that the population increment plus 25% was matched. This process required a "hands on" approach comparing available land, zoning, natural features, and access to land while continually monitoring the impacts each change had on the target population.

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Commercial

In August 2006, a consultant was hired by Lee County to re-examine the commercial and industrial land needs to determine if there is a large enough inventory of land available to develop and maintain a diverse economy. This study is ongoing and will result in a revised methodology replacing the one used to determine the commercial need for the adopted Table 1(b). The existing methodology was formulated by a consultant for the 1986 Commercial Needs Study initiated by Lee County for the 1988 EAR. The 1986 study was refined by staff for the original 2020 allocation table. This revised methodology is the basis for the 2030 commercial allocation update. New data on development since the first staff revision has been added to the model. Revisions to the allocations may be warranted pending the outcome of the ongoing study.

Historically, most commercial and industrial development occurred within the existing cities in Lee County, primarily Fort Myers. As the City of Fort Myers' supply of available commercial and industrial land was depleted, new sites were developed in unincorporated areas of the county. These new developments tended to occur in concentrated areas somewhat segregated and buffered from residential uses. This pattern of development continues to the present time: however, the smart growth initiative promotes mixed use project designs in appropriate areas which will result in modified patterns of non-residential uses.

Data from the Planning Division Existing Land Use database shows that, overtime (1980-2005), the amount of commercially developed land (and associated building space) per person has increased slightly in the unincorporated areas of Lee County. This trend can be explained by the fact that commercial development generally occurs along the major transportation corridors. The US 41 corridor is the primary north/south route through Lee Property along this road within the City of Fort Myers has been developed and unavailable for new commercial development pushing new development north and south to the unincorporated areas of Lee County. Also, other than Colonial Blvd and Bonita Beach Blvd, the major east/west routes are also in the unincorporated areas of Lee County. These commercial corridors serve as the primary commercial areas for the residents that live inside the incorporated areas and the seasonal and tourist residents. In 1980 the unincorporated area of Lee County contained 12 acres of commercial land per 1,000 residents in the unincorporated area and 79,525sf of commercial building area per 1,000 residents in the unincorporated area. These figures have increased to 16 acres and 111,108sf. Based on these trends, it is obvious that commercial growth in Lee County is not entirely dependent on residential growth. The commercial allocation must also accommodate the needs of nonpermanent residents and tourists.

The commercial need in unincorporated Lee County in the year 2030 has been based on an average of four methods of projecting acreage needs. First, a forecast of commercial acres for

the unincorporated population was made from the data exported from the Planning Division Land Use Inventory by year from 1980 to 2005. Second, the acres per person for each year from 1980 to 2005 was calculated and forecast through the year 2030. This was then multiplied with the projected population for the total acreage estimate.

The remaining two estimates were based on commercial building area and converted to acreages. A floor area ratio study was done to determine the average commercial building size per acre of land. Data was again drawn from the planning division database which indicated that in 1980 an acre of commercial land averaged a building size of 6,600 square feet. This figure grew to 7,400 square feet by 2005. The annual data was trended to the year 2030 and resulted in an average of 8,500 square feet per acre. This was also compared to the recent approvals for commercial planned developments. Currently approved planned developments average 8,509 square feet per acre of commercial land. This analysis led to the conclusion that for allocation purposes, the assumption of 8,500 square feet of building area per acre in a commercial project is appropriate. The trended data was also considered appropriate for estimating intervals in the time horizon. In 2010 it is assumed the building square feet per acre will be 7,795, in 2020 it will be 8,148, and in 2030 it will be 8,501. Similar to the acreage analysis, commercial building area based on existing population was estimated. The forecast building areas were then divided by the square feet per acre figures described above. The final forecast was based on historical building square feet per resident population from 1980 to 2005. The result of this forecast was multiplied with the projected unincorporated population to generate a total building square feet estimate which was then divided by the square feet per acre figure.

The results of these four methods were then averaged to generate an estimate of commercial need for the time horizon of the plan. The commercial needs were estimated for 2010, 2015, 2020, 2025, as well as the horizon year of 2030. The acreage needs for each of these years are (respectively) 6,400, 8,300, 10,000, 11,500, and 12,300 acres.

A second check of the commercial allocation need was performed based on the 1986 "Commercial Land Use Needs in Lee County" by Thomas Roberts, of Thomas Roberts and Associates. This study estimated 11,483 commercially developed acres by the year 2010. The original study was based on a BEBR Mid-Range 2010 population of 499,500. In 1989 the Board of County Commissioners revised its population projection and adopted the BEBR High-Range number of 640,500. At that time Mr. Roberts was asked to adjust the commercial needs figure. In a December 10, 1989 memorandum he proposed the following methodology to amend the previous projection. The pre-factored area of 11,483 acres was multiplied by 640,500/499,500, or 1.282, producing a new pre-factored area of 14,721 acres. He went on to modify this figure with a safety factor and a flexibility factor. He did, however recommend that because the higher population projection is being utilized, the safety factor should be

reduced to 5%. Doing the math produced a figure of 18,622 acres for the entire county, which he recommended the County use.

Utilizing a like methodology, planning staff recalculated the future commercial needs. The proposed population for this amendment is the BEBR Mid-Range number for 2030 of 979,000. Rather than adjusting the commercial acreage by applying a safety and flex factor, this update is utilizing the population with the added 25% safety factor applied. Adjusting the original 11,483 acres by the population ratio 1.96 (979,000/499,500), produces a new prefactored figure of 22,506 acres. The safety buffer of 107,200 persons is equivalent to 2,465 be acres to applied unincorporated commercial allocation $(107,200/499,500*11,483=2,465\pm)$. To adjust the total commercial need to reflect the unincorporated portion, the results for the total commercial and service employment sectors of the 2030 traffic analysis zone (TAZ) model were applied. The TAZ model assigns 51% of the commercial and service industry employment to the unincorporated areas of Lee County. Assuming this percentage will also apply to the acreage needs, 51% of the 22,506 acres (11,478 acres) will need to be allocated to the unincorporated portion of the county. The safety factor, based on allocated population, was calculated by applying the percent of population in the unincorporated portion of the county (53%) to the county wide safety factor. This adds an additional commercial allocation of 1,312 acres to the total commercial allocation need for the unincorporated area of the county for an end result of 12,790.

The next aspect of the allocation of commercial acreage for the year 2030 is to disaggregate the total need between the planning communities. Each community is not necessarily self-supporting in its commercial needs therefore some areas may grow faster commercially than they do residentially and visa versa. The acreage is distributed by Planning Community based on a number of measures:

- 1. Review existing allocations and compare to the existing commercial development.
- **2.** Generate and apply the four techniques described above at the Planning Community level and apply to the projected population increase.
- **3.** Compare the commercial acreage need to the available land supply within each community.

This countywide acreage need was then disaggregated across the county into the unincorporated Planning Communities. This was accomplished by allocating commercial acreage based on the existing development, approved developments, and areas designated for commercial development. The amount of vacant commercial zoning was also taken into account in the disaggregation.

Industrial Use

In August 2006, a consultant was hired by Lee County to re-examine the commercial and industrial land needs and determine if there is a large enough inventory of land available to develop and maintain a diverse economy. This study is ongoing and may result in revisions to the proposed allocations in this amendment to Table 1(b).

Pending the completion of the current study, the previous study of Future Industrial needs for Lee County, completed in August 1983 by Thomas H Roberts, will be used as the basis for the new 2030 allocations. This study has been revised and modified over time. This study and its revisions focused on how much land Lee County needed to designate on the Future Land Use Map as industrial. However, The Lee Plan allows for limited commercial development in industrially designated lands to support the surrounding industrial uses. This means some uses that are envisioned to occur within these industrial areas will not be inventoried as industrial. For example, a small deli with a customer base from a surrounding industrial park will be inventoried as a commercial use even though it may be located within an area designated as Industrial on the Future Land Use Map. Therefore, it was important to further refine the accepted industrial study for the original allocation table adopted in 1998 as part of the 1996 EAR Addendum amendments. While the revisions to the commercial needs study considered building areas as well as acres, staff concluded that the appropriate unit of measure for the industrial component of the 2030 allocations is acres. Much of Lee County's industrial uses occur out of doors such as concrete batch plants, lumber yards, and distribution centers. These uses may require large areas of land but have minimal building square footage.

The 1996 study update was revised to include the updated population projection for the year 2030.

To accomplish this task, the original Thomas Roberts study was updated with the population estimates for 2030 to determine the employment estimates needed to estimate acreages based on the Industrial Need Study methodology.

Based on this population, Lee County's industrial land need in 2030 will be 13,100 acres. This is based on the BEBR 2030 population plus a safety buffer of 25% of the population growth between 2005 and 2030. Using the same methodology described for determining the commercial portion of Lee County's total need, the unincorporated land area need for industrial is estimated to be 6,630 acres. The dissemination of this allocation follows a similar methodology as well. The areas most suitable for industrial uses were determined based on access, zoning, Future Land Use Map (FLUM) designation, and environmental issues. The location of industrial uses, while not limited to areas designated as Industrial Development, Industrial Interchange, Industrial Commercial Interchange, and Tradeport (formerly Airport Commerce), are primarily located in these areas. The first step was to calculate how much land in each planning community was designated in one of the above FLUM categories. An

additional analysis has been performed for the 2030 allocation table. For this review, the existing allocations are also compared to the existing uses to determine if any communities no longer have sufficient remaining acreage to attain the industrial uses accommodated by the current table.

This countywide acreage need was then disaggregated across the county into the unincorporated Planning Communities. This was accomplished by allocating industrial acreage based on the existing development, approved developments, and areas designated for industrial development. The amount of vacant industrial zoning was also taken into account in the disaggregation.

Parks and Public

The 2020 allocation table provides an estimate of public/quasi-public land as an informational item, not as a regulatory number. The figure in the allocation table includes the expected amount of not just park, school, and government services land, but also, public infrastructure like roads and surface water management as well as quasi-public uses like religious facilities, private golf courses, and non-profit civic associations. Publicly and privately owned and dedicated conservation areas are also included in this category. The Planning Division Land Use Inventory includes detailed information on these uses which have proved to be valuable information. However, the original 2020 allocation methodology indicated that creating an allocation for these uses could be limiting uses that are partly regulated in other sections of the plan to ensure that sufficient land is available. These regulations promote more public land not a cap on public land. Therefore, the updated allocation table proposal also includes an informational/non-regulating estimate on public and quasi-public lands in the year 2030.

Active and Passive Agriculture

The current allocation table estimates agricultural uses in the year 2020. However, the existing inventory of agricultural land exceeds this figure on the allocation table. It is expected that, in an urbanizing county such as Lee County, over time agricultural uses will be displaced with non-agricultural uses or in some instances purchased for conservation purposes. However, it cannot be assumed that there will only be a reduction in the amount of agricultural acreage in all areas of the county. While agricultural uses are displaced in some areas of the county they are expanding in other areas of the county primarily in the areas designated as Rural and Density Reduction/Groundwater Resource. Therefore, the acreage projections are used as 2030 estimates and not as a regulatory number that cannot be exceeded or fallen below.

Vacant Land

Similar to the agricultural uses, the amount of vacant land should also be expected to reduce over time. Lands classified as a vacant use are only those with no structures and no other use. For example, a vacant commercial building will still be classified as a commercial use and a

parcel used as open space with no building will be classified as Public Open Space. Therefore, unlike, agricultural uses, vacant lands will not decline in one area and increase in other areas, with the exception of some demolitions of condemned/damaged buildings and also the occasional agricultural use which is abandoned and reverts back to vacant. For these reasons, the allocation for vacant land is not a regulatory number.

Conservation Land

The Conservation Allocation is also one that is impractical to regulate. The Lee County works with other permitting agencies to enforce wetland regulations, however the final responsibility falls to these agencies. If the county does not regulate this use, the acreage allocations can not be regulatory. Staff, again, sees the merit of maintaining the database inventory of these uses; however, the acreage figure in the allocation table is not regulatory.

B. CONCLUSIONS

The allocations for the three regulatory aspects of Table 1(b) have been updated to accommodate the projected population through the year 2030. The proposed allocations are based on historical trends, land availability, existing approvals through plats, planned developments, and conventional zoning. The allocations accommodate the existing development and expected development (Attachment 4).

C. STAFF RECOMMENDATION

Planning staff recommends that the Board of County Commissioners transmit this proposed amendment to the Future Land Use Element and the Future Land Use Map Series. Future Land Use Map 16 is to be revised to reflect changes in the municipal boundaries and Table 1(b) is to be updated to accommodate a population of 979,000 in the year 2030.

PART III - LOCAL PLANNING AGENCY REVIEW AND RECOMMENDATION

PUBLIC HEARING DATE. November 27, 2006

A. LOCAL PLANNING AGENCY REVIEW

Planning Staff presented an overview of the methodology used to generate the acreage totals for each of the regulatory categories of Table 1(b) (residential, commercial, and industrial). It was also stated that changes to the Planning Community Map were minimal only reflecting areas that have been annexed into one of the five municipalities. An amendment to the map was considered separately to move the boundary between the San Carlos and the Estero Planning Communities west of US 41.

Staff was asked if any of the existing allocations for the Year 2020 have been exceeded. Staff responded that there are a few instances where this situation has occurred with the residential allocations. The total residential allocation on Table 1(b) has not been exceeded in any Planning Community, only the allocations for Future Land Use Designations within the Planning Community. Additionally, no Commercial or Industrial allocations have been exceeded. The question was also asked how the nonregulatory allocation for public uses determined. Staff responded that the inventory for these uses was summed by planning community and also public uses in approved (unbuilt) developments were considered. Staff clarified that the public allocation not only includes lands for parks, schools, emergency services, public buildings, and conservation upland areas, but also, open space within developments, rights-of-way, golf courses, and water management areas. Concerns were raised regarding the use of the BEBR mid-range population projections followed. One LPA member favored a resource-based population projection that would take into consideration what population could be supported by existing resources such as the availability of potable water. The second concern was that the BEBR projections have under estimated the population in the past. Staff clarified that the BEBR projections are the source that is accepted by the DCA for basing the comprehensive plan. Local governments are allowed to create their own methodology which must be accepted by DCA.

Two members of the public spoke in support of this amendment.

A motion was made and seconded to recommend the Board of County Commissioners transmit this amendment to the Department of Community Affairs.

B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY

- **1. RECOMMENDATION:** LPA Recommends that the Board of County Commissioners transmit the proposed amendment.
- **2. BASIS AND RECOMMENDED FINDINGS OF FACT:** The LPA advances the findings of fact made by staff.

C. VOTE:

| NOEL ANDRESS | AYE |
|-----------------------|--------|
| DEREK BURR | AYE |
| RONALD INGE | AYE |
| CARLETON RYFFEL | ABSENT |
| RAYMOND SCHUMANN, ESQ | AYE |
| RAE ANN WESSEL | AYE |

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

DATE OF TRANSMITTAL HEARING: December 13, 2006

A. BOARD REVIEW:

Staff made a brief introduction for the amendment and stated the staff and Local Planning Agency recommendation was to transmit this amendment. Staff stated that this was a technical amendment that was needed to make the plan internally consistent by advancing the time horizon of the Future Land Use Map series and land use allocation table (Table 1(b)) to the year 2030. Staff stated that no methodology changes were proposed from what has been previously accepted. Also, the new population projections are those set by the University of Florida Bureau of Economic and Business Research (BEBR). Staff informed the board that the only changes to the Planning Communities boundaries (MAP 16) were made to reflect the annexations by the local municipalities.

The hearing was opened for public comment. The first 2 speakers spoke against transmitting this amendment based on the Buckingham Planning Community allocations. Both speakers were concerned with the increase in allocated acres for the commercial and industrial uses in this community. One speaker was also concerned with a change in the map to exclude the property from the Buckingham Planning Community. The next speaker asked that there be a differentiation in the Fort Myers Shores planning community between the Caloosahatchee Shores and Palm Beach Boulevard Communities. This speaker acknowledged that the creation of smaller areas could cause allocation problems but felt the issue needed attention. Three more speakers then spoke against the transmittal of this amendment based on Buckingham allocation and boundary issues. The representative of Buckingham Villages then spoke in favor of the amendment and clarified that the Planning Community Boundary was not going to change to exclude this project from the Planning Community. He also stated that this property was not in the Buckingham Preserve area. He also stated that the current allocations are nearly used up and need to be revised to allow additional growth through the year 2030. The next speaker to address the Board was the legal representative of the Buckingham Conservancy. She stated that the vision for the Buckingham Planning Community was that the commercial needs of the Buckingham Community Preserve Area would be met outside of the community preserve area. She asked that no more commercial allocation be added to the Buckingham Planning Community. She also stated that two planning efforts were ongoing; one for the Lehigh Community and one for the Buckingham Community and that these plans should be completed before changes to the allocations are made. This speaker was then followed by a final Buckingham resident asking that changes to the allocation table be "forestalled" until the Buckingham community planning effort has an opportunity to address this issue. The final speaker was also

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representing the Buckingham Villages project and stated that this property was not located in the Buckingham Rural Preserve Area. He stated that this project was in an urban category (Urban Community). He asked that the proposed amendments to the allocation table be transmitted.

The Board then asked the staff to respond to the public comment. Staff responded with a history of the Allocation Table, Table 1(b), including the point that the methodology used in the current update was not changed from what had been previously approved by the state. Staff stated that if the allocation table is not updated to reflect the new population projection that the Lee Plan would not be consistent with other elements of the plan.

The Board asked for clarification that the intent of this application was more to allow 10 more years of growth and not to change any allowable uses or change intensities and densities. Staff confirmed this was a timing mechanism tied to the adopted Future Land Use Map. The issue of when is the appropriate time to review a project for compliance with the allocation table was discussed. The Board discussed whether that should be at the rezoning stage or as it is now done at the development order stage of approval. One Board member stated that when a project receives a zoning change, it does not have a development order approval and that there is no guarantee that the project will be built. The Board member asked if this re-allocation amendment could be put off one year. Staff stated that this amendment was needed to maintain consistency and also that the current allocation was based on a projected population of 602,000 (653,000 with the buffer) and that the current population of Lee County was 585,000. A motion was made to transmit the amendment with no changes to the Buckingham Planning Community commercial and industrial allocations. It was clarified that the staff should work on these allocations prior to the adoption hearing. This motion was approved and then revisited to include not changing residential allocation in the Buckingham Planning Community. amended motion was also approved.

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

- 1. BOARD ACTION: The Board made a motion to transmit this amendment with no changes to the commercial and industrial allocations for the Buckingham Planning Community. This motion was seconded and approved unanimously. Following the motion, the item was revisited to include not changing the residential allocations in the Buckingham Planning Community and for staff to work with the communities to revise the Buckingham Planning Community allocations prior to the adoption hearing. The motion was approved unanimously.
- 2. BASIS AND RECOMMENDED FINDINGS OF FACT: The Board accepted the findings of facts as advanced by the staff report with the added finding that the allocations for the Buckingham Planning Community were premature and that staff

should work with the ongoing planning efforts in the Buckingham area to address this issue and work on revisions to these allocations.

C. VOTE:

| BRIAN BIGELOW | AYE |
|---------------|-----|
| TAMMARA HALL | AYE |
| BOB JANES | AYE |
| RAY JUDAH | AYE |
| FRANK MANN | AYE |

D. STAFF DISCUSSION:

Following the transmittal hearing, staff revised the allocation table (Table 1(b)) to revert the Buckingham Planning Community allocations for commercial, industrial, and residential back to the existing 2020 allocations. Staff did maintain the overall acreage allocation to equal the total unincorporated parcel acreage in the community. The total acreage had changed due to annexations and new subdivisions. Attachments 2 and 4 reflect the changes to the allocation tables as directed by the BoCC.

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

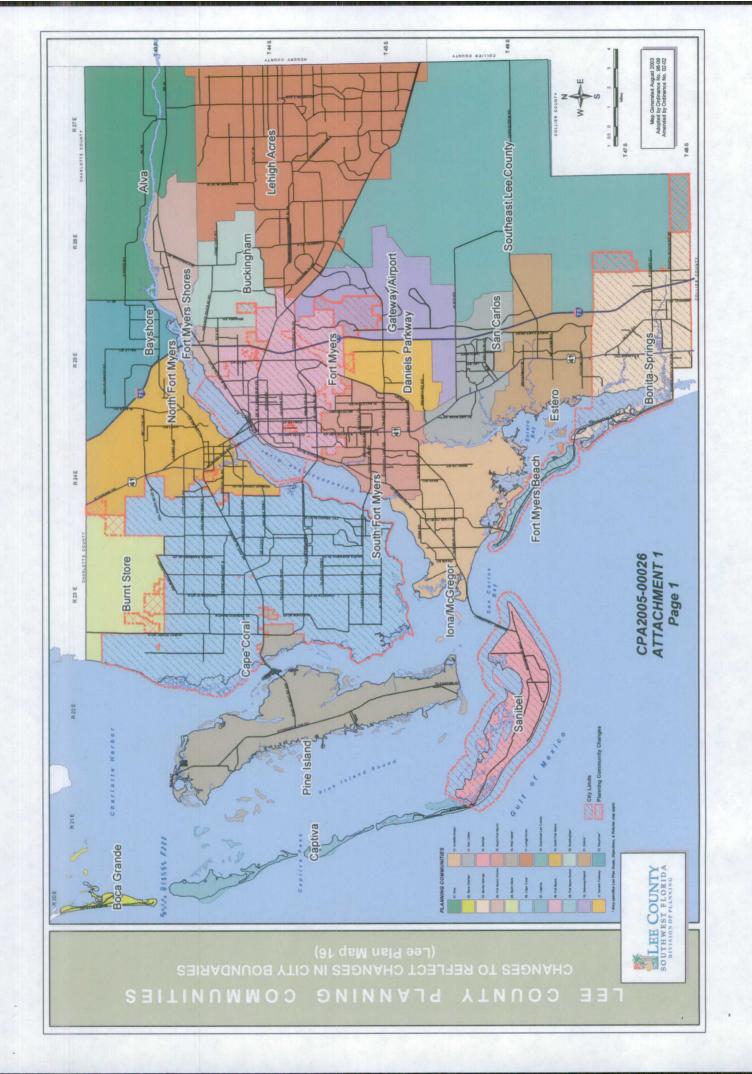
DATE OF ORC REPORT:

- 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 FINDING | S OF FACT: |
| C. | VOTE: | |
| | BRIAN BIGELOW | |
| | TAMMARA HALL | |
| | BOB JANES | |
| | RAY JUDAH | |
| | FRANK MANN | |



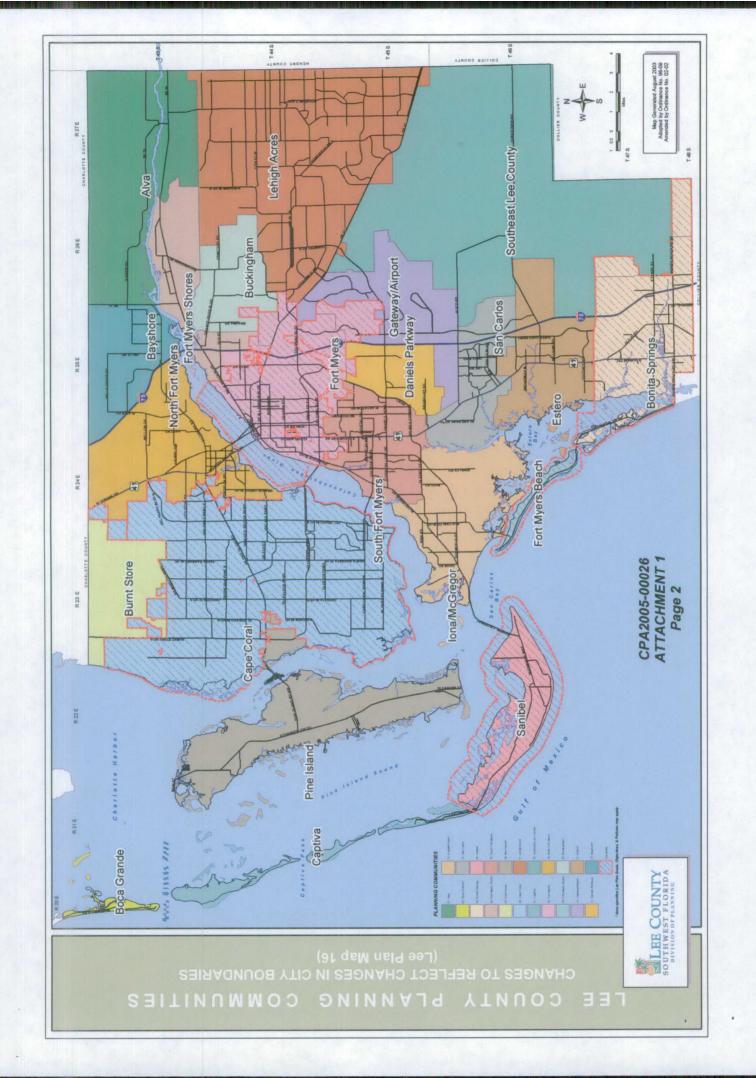


TABLE 1(b) Year <u>2020 <u>2030</u> Allocations</u>

| Particle | | | | | | | | | | | | | | |
|--|--------------|--|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
| Meanument of Entired Strain Control of Cont | | | Lee Coun | ty Totals | Ah | /a | Boca G | rande | Bonita S | prings | Fort Myer | s Shores | Burnt | Store |
| Hele | | Future Land Use Classification | Existing Allocation | Proposed Allocation | Existing Allocation | Proposed Allocation | Existing Allocation | Proposed Allocation | Existing Allocation | Proposed Allocation | Existing Allocation | Proposed Allocation | Existing Allocation | Proposed Allocation |
| 4.6-66 14772 1.00 | | Intensive Development | 1,484 | 1,320 | Ф | O | Ф | Õ | θ | Ö | 80 | 20 | Ф | Ol |
| 4.64400 1.6610 1.6610 1.6610 4.6400 1.6610 4.6400 1.6610 4.6400 1.6610 4.6400 1.6610 4.6400 1.6610 4.6400 1.6610 4.6400 1.6610 4.6400 | | Central Urban | 9,558 | 14,772 | 0 | OI | Ф | 01 | в | 0 | 208 | 210 | θ | OI |
| 44.44 15.632 49.644 15.632 49.644 15.632 49.644 15.632 49.644 15.632 49.644 15.632 49.6 15.03 49.6 15.03 49.6 | | Urban Community | 12,893 | 18,615 | 6119 | 520 | 437 | 485 | Ф | 0 | 448 | 630 | ø | O |
| 1 | | Suburban | 45,448 | 16,635 | Ф | 01 | Ф | ō | в | ō | 1,803 | 1,810 | Ф | OI |
| 4. 64. 6 7.5 6.0 6. | | Outlying Suburban | 6,234 | 5,742 | # | 30 | Ф | 01 | Ф | ō | 300 | 535 | 67 | 20 |
| 4. Each 1. Column 4. Column 6. Column | | Industrial Development | 98 | 79 | Ф | 0 | 0 | 0 | Ф | ō | 0 | ō | Ф | O |
| 4. 560 850 0< | (LO | Public Facilities | CH | 1 | θ . | ō | # | O | в | OI | Ф | OI | Ф | 0 |
| 4 | Бə; | University Community | . 860 | 850 | Ф | O | 0 | 0[| Ф | ō | Ф | O | Ф | OI |
| 1 | ٤Э | Industrial Interchange | Ф | O | в | 0 | Ф | O | đ | OI | Ф | O | Ф | 0 |
| 1 | əs | General Interchange | 63 | 42 | Ө | 0(| Ф | 01 | Ф | O | Φ | 0 | Ф | |
| 1.0 | n P | General/Commercial Interchange | t . | 7 | О | OI | Ф | OI | Ф | OI | * | 7 | Ф | 0 |
| 4 6 | gu | Industrial/Commercial Interchange | Ф | OI | ө | O | Ф | O | Ө | ō | Ф | OI | Ф | 0 |
| Heat | 7 ə. | University Village Interchange | θ | 01 | Ф | O | Ф | ō | 0 | ō | Ф | OI | Ф | 0 |
| 4,644 900 0 </td <th>ınş</th> <td>Mixed Use Interchange</td> <td>Ф</td> <td></td> <td>Ф</td> <td></td> <td>Ф</td> <td></td> <td>Ф</td> <td></td> <td>Ф</td> <td></td> <td>Ф</td> <td></td> | ınş | Mixed Use Interchange | Ф | | Ф | | Ф | | Ф | | Ф | | Ф | |
| 6 0 | n⊿. | New Community | 1,644 | 006 | в | 0 | Ф | ō | Ф | 01 | Ф | OI | Ф | 0 |
| 8.8474 8.436 4.449 2.000 9 | ſΒ | Airport | Φ | OI | Ф | 0 | θ | 0 | Ð | ō | Ф | 01 | Ф | 0 |
| 5.6476 6.436 +,4449 2,000 0 0 0 783 1,400 633 3.046 3.046 0 | ei; | Tradeport | đ | රා | в | 0 | θ. | O | б | O | Ф | OI | 0 | |
| 3-046 3-046 3-046 0 < | uəj | Rural | 8,977 | 8,436 | 1,419 | 2,000 | | O | 9 | ō | 783 | 1,400 | 633 | 200 |
| 1.30 | ojs | Rural Community Preserve | 3,046 | 3,046 | Ф | Ol | Ф | 0 | Ф | 0 | θ | ō | Ф | 01 |
| 'se 216 226 6 0 </td <th>Re</th> <td>Coastal Rural</td> <td></td> <td>1,300</td> <td></td> <td>OI</td> <td></td> <td>Ol</td> <td></td> <td>ō</td> <td></td> <td>0</td> <td></td> <td>OI</td> | Re | Coastal Rural | | 1,300 | | OI | | Ol | | ō | | 0 | | OI |
| Table 2504 416 250 0 <t< td=""><th></th><td>Outer Islands</td><td>246</td><td>202</td><td>Ф</td><td>ις</td><td>Ф</td><td>O</td><td>Ф</td><td>0</td><td>+</td><td>1</td><td>Ө</td><td>OI</td></t<> | | Outer Islands | 246 | 202 | Ф | ις | Ф | O | Ф | 0 | + | 1 | Ө | OI |
| Table Fefat Fefa | | Open Lands | 2,004 | 2.805 | 175 | 250 | Ф | 01 | Ө | ō | θ | Ol | 889 | 290 |
| 6 67.146 0< | | Density Reduction/Groundwater Resourse | 6,644 | 6.794 | 4 | 009 | Ф | OI | Ф | ō | Ө | 0 | Ө | OI |
| 67,169 81,555 2,173 3,405 438 485 9 | | Conservation Lands Uplands | | 0 | | 01 | | 01 | | 0 | | ō | | 0 |
| 67,169 21,555 2,173 3405 438 485 0 0 3,631 4,613 4,241 9,469 12,763 46 57 66 52 6 6 267 4613 4,241 26 6,440 12,763 46 56 52 6 6 267 4613 7,100 837 421 0 0 267 460 5 6,000 7,724 2,000 1,193 7,193 1,193 | | Wetlands | 0 | OI | Ф | OI | Ф | OI | Ф | 0 | в | 0 | ө | OI |
| 67,189 81,555 2,473 3,405 438 485 9 9 3,631 4,613 4,244 6,460 12,763 46 57 66 66 52 0 0 267 400 26 26 6,341 6,341 6,698 5,100 637 421 0 0 4,724 2,000 4,183 6,987 6,984 5,100 0 0 0 4,724 2,000 4,183 6,987 6,988 5,100 0 0 0 4,724 2,000 4,183 6,987 0 0 0 4,724 2,000 4,183 1,183 1,183 1,183 1,183 1,183 1,183 1,183 1,183 1,183 1,184 | | Conservation Lands Wetlands | | 0 | | 01 | | 01 | | 0 | | ō | | OI |
| 9,460 12,763 46 57 66 52 9 0 267 400 26 7 400 26 26 | F | otal Residential | 67,159 | 81,555 | 2,173 | 3,405 | 438 | 485 | Ф | 0 | 3,634 | 4.613 | 1,241 | 1.310 |
| 6-341 6.620 26 44 3 9 9 364 40 6 68-676 82.192 3.587 7.100 637 421 0 4.724 2.000 4.183 7 34,146 24.957 6.086 5.100 0 0 0 4.724 2.000 4.183 7 78,488 81,948 2.236 2.214 2.96 611 0 0 4.4376 2.500 6.987 7 44,720 21,281 4,628 2.012 2 0 0 4,4376 2.500 6.987 3,672 3 84,720 21,281 4,628 2.012 2 2 0 0 4,4376 2,500 6.987 3,672 3 84,720 21,281 4,628 2.012 2 0 0 0 4,4376 1,142 3,672 3 896,373 357,175 36,324 33,463 4,347 1,174 | ပ | ommercial | 9,460 | 12,763 | 46 | 27 | 99 | 52 | Ф | 0 | 597 | 400 | 97 | 읾 |
| 68,676 82,192 3,587 7,100 637 421 0 0 4,724 2,000 4,143 7 34,146 24,957 6,086 5,100 0 0 0 6,29 550 0 0 66,414 45,859 44,633 13,549 0 0 0 4,376 2,500 6,987 3,672 3 74,720 21,281 46,28 2,012 2 0 0 4,476 1,142 3,672 3 866,373 357,175 36,324 2,012 2 0 0 0 1,142 3,672 3 866,373 357,175 36,324 33,463 4,343 1,572 0 0 0 42,466 1,171 44,689 12 | ٥ | | | 6,620 | 97 | <u>26</u> | 4 | ကျ | Ф | OI | 394 | 400 | 4 | 101 |
| 68,676 82,192 3.587 7.100 637 421 0 0 4,724 2.000 4,193 7 66,414 24,957 6,088 5.100 0 0 0 0 6,20 550 0 0 78,488 81,948 2,236 2,214 296 611 0 0 4,475 1,142 3,672 3,672 3,672 3 865,373 357,175 36,324 33,463 4,524 2,134 1,524 | No | | | | | | | | | | | | | |
| ve Agriculture 34,146 24,957 6,086 5,100 0 0 0 0 620 550 6,887 0 0 0 0 4,375 2,500 6,887 0 | ď | ublic | 929'89 | 82,192 | 3,587 | 7,100 | 537 | 421 | 0 | 01 | 1,724 | 2,000 | 1,183 | 7,000 |
| sive Agriculture 66,414 45,859 14,633 13,549 0 0 0 0 4,376 2,500 6,987 3,672 3 servation (wetlands) 79,488 81,948 2,236 2,214 206 611 0 1,426 1,142 3,672 3 ant 44,720 21,281 4,626 2,012 2 0 0 0 3 1,13 4,669 1 ant 365,373 357,175 30,324 33,463 4,343 1,572 0 0 12,166 11,718 44,693 12 | Ĭ | ctive Agriculture | 34,145 | 24,957 | 6,098 | 5.100 | θ | O | Φ | ō | 629 | 550 | Ф | 150 |
| servation (wetlands) 79.488 81.948 2.236 2.214 296 611 0 0 4.4726 1.142 3.625 3.612 2 0 0 0 0 0 0 1.33 4.569 1.569 ant 3.65,373 357,175 30,324 33,463 4,343 1.572 0 0 12,166 11,718 44,693 12 | ď | assive Agriculture | 65,414 | 45,859 | 14,633 | 13,549 | Ф | Ol | Φ. | OI | 4,376 | 2,500 | 6,987 | 109 |
| ant 44,720 21,281 4,525 2,012 2 0 0 0 0 33 113 4,669 4.343 1,572 0 0 0 12,166 11,718 44,693 12 | ŏ | onservation (wetlands) | 79,488 | 81,948 | 2,236 | 2,214 | 296 | 611 | .0 | 01 | 1,125 | 1,142 | 3,672 | 3,236 |
| 365,373 357,175 30,324 33,463 4,343 1,572 0 0 42,166 11,718 44,683 | ^۲ | acant | 44,720 | 21,281 | 1,625 | 2,012 | 7 | 01 | θ | 0 | 33 | 113 | 1,569 | 871 |
| | Ĭ | al | 365,373 | 357,175 | 30,324 | 33,463 | +,343 | 1.572 | Ð | ō | 42,166 | 11,718 | 14,683 | 12,731 |

TABLE 1(b) Year <u>2020 2030</u> Allocations

| | | Cape Coral | Soral | Captiva | tiva | Fort Myers | lyers | Fort Myers Beach | 's Beach | Gateway/Airport | /Airport | Daniels Parkway | Parkway |
|--------|--|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
| | Future Land Use Classification | Existing Allocation | Proposed Allocation | Existing Allocation | Proposed Allocation | Existing Allocation | Proposed Allocation | Existing Allocation | Proposed Allocation | Existing Altocation | Proposed Allocation | Existing Allocation | Proposed Allocation |
| | Intensive Development | 77 | 22 | в | Ō | 595 | 250 | Ф | Ö | Ф | ō | đ | OI |
| | Central Urban | Ф | O | Ф | 0 | 645 | 230 | в | ō | Ф | ō | Ð | OI |
| | Urban Community | Ð | ō | Ф | ō | Ф | 0 | Ф | OI | Ф | 01 | Ф | 0 |
| | Suburban | Ф | O | Ф | ō | 206 | 85 | θ . | O | Ф | 01 | Ф | O |
| | Outlying Suburban | CH | 2 | 436 | 200 | Ф | 0 | θ | ō | Ф | 01 | 1,362 | 1,700 |
| , | Industrial Development | Ф | 0 | 0 | 0 | 48 | 39 | 0 - | O | # | 8 | Ф | 0 |
| ٥u | Public Facilities | θ | ō | + | 1 | Ф | OI | Ф | . 01 | Ф | 0 | Ф | 0 |
| Бə; | University Community | θ | 0 | θ | OI | Ф | OI | Ф | 0 | Ф | 0 | Φ. | 0 |
| Cai | Industrial Interchange | Ð | OI | Ф | 0 | Ф | 0 | Φ | 0 | Ф | 0 | Ф | 0 |
| əs | General Interchange | Ф | OI | Ф | O | 0 | O | Ф | 0 | Ф | 0 | CH | 2 |
| n F | General/Commercial Interchange | Ф | O | Φ. | 0 | Ð | 0 | Ф | 0 | Ф | 0 | Ф | 0 |
| oue | Industrial/Commercial Interchange | Ф | ō | θ | OI | Ф | OI | Ф | 0 | Ф | 0 | Ф | 0 |
| 7 ə | University Village Interchange | Ð | ō | Ф | OI | 0 | OI | Ф | 0 | đ | 0 | Ф | 0 |
| ını | Mixed Use Interchange | Ф | | Ф | | đ | | Ф | | Ф | | Ф | |
| n⊿ | New Community | Ф | 0 | θ | Ol | 996 | OI | Ф | 01 | 1,284 | 006 | Ф | 0 |
| γa | Airport | Ф | Ō | Ө | ō | Ð | OI | 4 | 0 | Ф | 0 | Ф | 0 |
| lsi. | Tradeport | ө | 0 | Ф | OI | 0 | OI | Ð | .0 | Ф | , O | Ф | 0 |
| juə | Rural | Ф | 0 | ө | O | 184 | 0 | Ф | O | 444 | 0 | 1,256 | 1,500 |
| pįs | Rural Community Preserve | Ф | Ö | Ө | ō | О | ō | Ф | OI | Ф | O | Ф | 0 |
| Вe | Coastal Rural | | 0 | | 01 | | 0 | | Oi | | 0(| | 0 |
| | Outer Islands | Φ | ol | 472 | 150 | Ф | 0 | Ф | OI · | Ө | 0 | Ф | OI |
| _ | Open Lands | Φ | 01 | θ | O | Ф | 0 | Ф | ō | Ф | 0 | 47 | 120 |
| | Density Reduction/Groundwater Resourse | Φ. | 0 | 9 | 0 | Ð | ō | Ф | 0 | 2 | 94 | Ф | 0 |
| _ | Conservation Lands Uplands | | 01 | | OI | | 0 | | ō | | ō | | 01 |
| | Wetlands | Ф | OI | 0 | 0 | в | 0 | Ф | ō | Ф | Oi | Ф | 01 |
| | Conservation Lands Wetlands | | O | | O | | O | | OI | | 01 | | 0 |
| ۲ | Total Residential | 67 | 29 | 809 | 651 | 1,640 | 604 | Ф | ō | 1,616 | 1,023 | 5,656 | 3,322 |
| Ö | Commercial | 44 | 17 | 412 | 125 | 463 | 150 | Ф | OI | 824 | 1,100 | 398 | 440 |
| 드 | Industrial | 55 | 55 | | 0 | 733 | 300 | Ф | OI | 9 00' e | 3,100 | # | 5 |
| No | Non Regulatory Allocations | | | | | | | | 1 | | | | |
| ٩ | Public | 9 | 20 | 1,981 | 1.961 | 750 | 350 | đ | 01 | 6,136 | 7,500 | 1,854 | 2.416 |
| ¥ | Active Agriculture | Ф | Ol | Ф | O | 27.0 | OI | Ф | Ö | 699 | 01 | 264 | 2 |
| ۳ | Passive Agriculture | # | OI | Ф | OI | 63 | OI | Ф | 0 | 3,580 | 1,491 | 929 | 2 |
| ŏ | Conservation (wetlands) | Ф | 133 | 1,347 | 1,603 | 1,006 | 748 | Ф | OI | 3,482 | 2,809 | 1,8 18 | 1,719 |
| × ۲ | Vacant | 55 | 34 | ф | O | 495 | 45 | в | 0 | 792 | 300 | 678 | 20 |
| Total | al | 113 | 259 | 4,053 | 4,340 | 289'9 | 2,197 | Ф | ō | 19,995 | 17,323 | 8,243 | 7,967 |
| | | | | | | | | | | | | | |

TABLE 1(b) Year <u>2020 2030</u> Allocations

| | | lona/McGregor | Gregor | San Carlos | arlos | Sanibel | pel | South Fort Myers | rt Myers | Pine Island | sland | Lehigh Acres | Acres |
|--------|--|------------------------|------------------------|------------------------|------------------------|------------------------|-------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
| | Future Land Use Classification | Existing Allocation | Proposed Allocation | Existing Allocation | Proposed Allocation | Existing Allocation | Remaining Allocation | Existing Allocation | Proposed Allocation | Existing Allocation | Proposed Állocation | Existing Allocation | Proposed Allocation |
| ļ | Intensive Development | | | Ф | ō | θ | O | 704 | 099 | ę | ଟା | в | 0 |
| | Central Urban | 462 | 375 | 45 | 17 | Ф | 0[| 2,778 | 3,140 | Ф | 0 | 3,052 | 8,200 |
| | Urban Community | 289 | 850 | 930 | 1,000 | Ф | ō | 950 | 860 | . 526 | 200 | 8,037 | 13,269 |
| | Suburban | 2,474 | 2,500 | 2,250 | 1,975 | Ф | O | 4,217 | 1.200 | 969 | <u>675</u> | Ф | O |
| | Outlying Suburban | 386 | 377 | ө | 25 | θ | O | Ф | Ö | 466 | 000 | Ф | 0[|
| | Industrial Development | t | 5 | +13 | 5 | Ð | 0 | 4 | 10 | Ð | 01 | 0 | O |
| Кио | Public Facilities | Ф | 0 | θ | 0 | Ф | O | Ф | 0[| θ | ō | 0 | OI |
| Бə; | University Community | Ф | O | 860 | 850 | Ф | ō | Ф | ō | Ф | ō | θ | OI |
| (Sa | Industrial Interchange | Ф | 0 | ө | O | Ф | Ö | Ф | O | Ф | ō | Ф | 0 |
| əs | General Interchange | Ф | ō | Ф | ō | Ф | ō | Ф | Ō | Ф | 0 | Ф | 0 |
| n F | General/Commercial Interchange | в | 0 | ө | Oi | Ф | Ö | Ф | O | θ | ō | Ф | 01 |
| ue | Industrial/Commercial Interchange | Ф | O | θ | 0 | Ф | OI | Ф | 0 | Ф | 0 | Ф | O |
| 7 ə | University Village Interchange | θ | O | Ф | 0 | Ф | 0 | Ф | 0 | Ф | ō | Ð | ō |
| ını | Mixed Use Interchange | θ | | ө | | Ф | | Ð | | Ф | | Ф | |
| n⊴ | New Community | Ф | O | θ | O | Ф | 0 | Ф | O | θ | O | Ф | O |
| γa | Airport | Ф | Oi | 0 | OI | Ф | OI | Ф | O! | Ф | 01 | Ф | Ol |
| jej, | Tradeport | Ф | OI | Ф | OI | Ф | OI | Ф | OI | Ф | ō | Ф | O |
| uə | Rural | Ф | O | 160 | 8 | Ф | 0 | Ф | 01 | 4,129 | 190 | \$ | 4 |
| D į S | Rural Community Preserve | Φ | OI | θ | 01 | Ф | OI | Ф | 01 | Ф | 01 | Ф | OI |
| 9 Y | Coastal Rural | | O | | OI | | 01 | | Ol | | 1,300 | | OI |
| | Outer Islands | + | | θ | 0 | Ф | 01 | Ф | 01 | 37 | 45 | Ф | 01 |
| | Open Lands | Ф | OI | Ф | OI | Ф | O | đ | O | Ф | 0 | | 0 |
| | Density Reduction/Groundwater Resourse | Ġ | OI | Ф | OI | Ф | Oi | Φ | 01 | Ф | 01 | Ф | ō |
| | Conservation Lands Uplands | | 01 | | OI | | OI | | O | | OI | | 01 |
| | Wetlands | Ф | 0 | θ | 0 | Ф | OI | Ф | OI | Ф | 0 | Ф | Ol |
| | Conservation Lands Wetlands | | 0 | | 01 | | OI | | OI | | 0 | | Ol |
| ř | Total Residential | 4,034 | 4,108 | 4,228 | 3,962 | Ф | OI | 6,629 | 5,870 | 2,799 | 3,313 | 11,099 | 21,483 |
| O | Commercial | 782 | 1,100 | 1,613 | 1,944 | Ф | 0 | 1,849 | 2,100 | 466 | 226 | 452 | 1,420 |
| 듸 | Industrial | 598 | 320 | 350 | 450 | Ф | ō | 723 | 006 | 49 | 98 | 216 | 300 |
| No | Non Regulatory Allocations | | | | | | | | | | | | |
| ٦ | Public | 2,970 | 3,550 | 1,085 | 2,660 | Ф | O | 3,394 | 3,500 | 1,722 | 2,100 | 13,738 | 15,000 |
| ¥ | Active Agriculture | | Ol | | ō | Ф | ō | Φ | ō | 2,313 | 2,400 | | O |
| ď | Passive Agriculture | | OI | 8 | Ol | Ф | 01 | đ | 0 | 990 | 815 | | O |
| ŏ | Conservation (wetlands) | 8,879 | 9.306 | 3,283 | 2,798 | Ф | 0 | 128 | 188 | 13,703 | 14,767 | 1,455 | 1,496 |
| ۶ | Vacant | 1,912 | 971 | # | 244 | в | 0 | 969 | 309 | 4,677 | 3,781 | 19,661 | 7,377 |
| Total | tal | 18,876 | 19,355 | 10,660 | 12,058 | Ф | 01 | 12,413 | 12,867 | 26,303 | 27,466 | 46,624 | 47,076 |
| | | | | | | | , | | | | | | |

TABLE 1(b) Year <u>2020 2030</u> Allocations

| County C | | | | | | | | | | | | |
|--|--------|--|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
| Eucliny Perpand Perp | | | Souther | ıst Lee nty | North Fo | rt Myers | Buckir | ıgham | Est | ero | Bays | hore |
| 1 | | Future Land Use Classification | Existing Allocation | Proposed Allocation | Existing Allocation | Proposed Allocation | Existing Aflocation | Proposed Allocation | Existing Altocation | Proposed Allocation | Existing Allocation | Proposed Allocation |
| Control Control Cases | | Intensive Development | θ | ō | 374 | 360 | в | OI | θ | O | Ф | OI |
| Common | | Central Urban | в | O | 2,408 | 2,600 | в | Ö | Ð | ō | θ | ō |
| course 6.200 6.500 6.500 4.674 1.700 1.700 7.400 1 0 6.410 5.00 4.40 4.67 1.700 7.40 7.40 1 0 6.410 5.00 0 </td <th></th> <td>Urban Community</td> <td>Ф</td> <td>OI</td> <td></td> <td></td> <td>54</td> <td>51</td> <td>327</td> <td>450</td> <td>Ф</td> <td>0</td> | | Urban Community | Ф | OI | | | 54 | 51 | 327 | 450 | Ф | 0 |
| 1 | | Suburban | Ф | ol | 6,293 | 069'9 | Ф | ା | 1,672 | 1,700 | Ð | O |
| Columb | | Outlying Suburban | Ф | OI | 640 | 500 | 49 | 49 | 837 | 454 | 748 | 950 |
| 10 10 10 10 10 10 10 10 | | | , O | 0 | Ф | ō | Ф | OI | 0 | ō | 0 | ō |
| 1 | λιο | | Ф | Ol | 0 | O | ө | ŏ | Ф | ō | θ | OI |
| 14 15 15 16 17 18 18 18 18 18 18 18 | Бә; | | Ф | Ol | Ө | Öl | Ф | ō | Ф | ō | Ф | OI |
| course 45 15 0 0 0 45 | Ca | | θ . | Ol | Ф | O | Ф | ō | Ф | ō | Ð | O |
| course 0 <th>əs</th> <td></td> <td>\$</td> <td>15</td> <td>. a</td> <td>7</td> <td>0</td> <td>0</td> <td>\$</td> <td>9</td> <td>#</td> <td>12</td> | əs | | \$ | 15 | . a | 7 | 0 | 0 | \$ | 9 | # | 12 |
| course 9 0 <th>n F</th> <td></td> <td>Ф</td> <td>OI</td> <td>Ф</td> <td>OI</td> <td>в</td> <td>O</td> <td>Ф</td> <td>0</td> <td>0</td> <td>O</td> | n F | | Ф | OI | Ф | OI | в | O | Ф | 0 | 0 | O |
| course 6 0 <th>oue</th> <td></td> <td>Ф</td> <td>0</td> <td>0</td> <td>0</td> <td>Ф</td> <td>0</td> <td>Ф</td> <td>0</td> <td>Ф</td> <td>0</td> | oue | | Ф | 0 | 0 | 0 | Ф | 0 | Ф | 0 | Ф | 0 |
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| course 0 <th>un</th> <td></td> <td>Ф</td> <td></td> <td>θ</td> <td>-</td> <td>Ө</td> <td></td> <td>Ф</td> <td></td> <td>Ф</td> <td></td> | un | | Ф | | θ | - | Ө | | Ф | | Ф | |
| 50 | пJ | | Ф | 01 | Ф | OI | Ф | O | Ф | O | ð | O |
| course 9 6 <th>γa</th> <td></td> <td>в</td> <td>O</td> <td>ð</td> <td>ō</td> <td>Ө</td> <td>OI</td> <td>Φ.</td> <td>01</td> <td>Ф</td> <td>OI</td> | γa | | в | O | ð | ō | Ө | OI | Φ. | 01 | Ф | OI |
| 500 670 <th>jej,</th> <td></td> <td>Ф</td> <td>Ö</td> <td>ө</td> <td>O</td> <td>Ð</td> <td>O</td> <td>Ф</td> <td>OI</td> <td>Ф</td> <td>OI</td> | jej, | | Ф | Ö | ө | O | Ð | O | Ф | OI | Ф | OI |
| Source 9, 6 9, 6 9, 046 3,046 9,046 <th< td=""><th>uə</th><td></td><td>202</td><td>ō</td><td>383</td><td>200</td><td>29</td><td>25</td><td>. 900</td><td>635</td><td>1,264</td><td>1,350</td></th<> | uə | | 202 | ō | 383 | 200 | 29 | 25 | . 900 | 635 | 1,264 | 1,350 |
| Source 9 0 <th>bis</th> <td></td> <td>Ф</td> <td></td> <td>ө</td> <td>O</td> <td>3,046</td> <td>3,046</td> <td>θ</td> <td>ō</td> <td>Ф</td> <td>Ol</td> | bis | | Ф | | ө | O | 3,046 | 3,046 | θ | ō | Ф | Ol |
| source 9 45.36 9 | В | | | O | | 0 | | ០ | | Ö | | OI |
| sourse 3,673 4.00 4.6 4.5 4.6 4.5 4.6 4.5 4.6 4.5 4.6 4.6 4.63 4.63 4.63 4.63 4.63 4.63 4.63 4.63 4.63 4.63 4.63 4.63 4.63 4.63 4.63 4.63 4.63 4.63 4.63 4.64 </td <th></th> <td>Outer Islands</td> <td>0</td> <td>O</td> <td>θ</td> <td>Ö</td> <td>9</td> <td>O</td> <td>Ð</td> <td>ō</td> <td>0</td> <td>OI</td> | | Outer Islands | 0 | O | θ | Ö | 9 | O | Ð | ō | 0 | OI |
| Sourse 3-573 4,000 0 0 0 0 0 0 0 4,837 7,837 4,000 0 </td <th></th> <td>Open Lands</td> <td>Ф</td> <td>OI</td> <td>445</td> <td>45</td> <td>ө</td> <td>Õ</td> <td>0</td> <td>ō</td> <td>1,236</td> <td>80</td> | | Open Lands | Ф | OI | 445 | 45 | ө | Õ | 0 | ō | 1,236 | 80 |
| 4.29 0 | | Density Reduction/Groundwater Resourse | 8,573 | 4.000 | Ф | ō | в | ō | Ð | ō | 1,837 | 2,100 |
| 4 0 | | Conservation Lands Uplands | | 0 | • | 0 | | ō | | ō | | O |
| 4,280 4,280 4,280 10,702 3,203 3,661 3,245 6,086 3,103 4,180 10,702 3,203 3,661 3,245 6,086 6,086 3,103 4,168 1,687 4,68 1,700 1,700 4,044 1,700 4,044 4,706 12,000 2,045 4,000 2,114 4,708 7,000 4,462 1,321 21,140 18,000 4,113 1,556 3,867 3,619 80 20 4,384 30,882 31,530 4,242 2,087 1,278 1,278 1,317 3,619 8,784 8,786 1,319 32,436 85,456 81,249 22,620 22,103 41,278 1,029 9,048 1,310 1,314 1,029 1,029 1,034 1,310 1,314 1,314 1,314 1,314 1,314 1,314 1,314 1,314 1,314 1,314 1,314 1,314 1,314 1,314 1,314 | | Wetlands | Ф | O | 9 | O | 9 | 01 | 0 | ō | θ . | 0(|
| 4,280 4,015 9,200 10,702 3,203 3,2661 3,245 6,086 31 31 32 4,168 1,687 48 18 4,390 1,700 404 45 26 20 2,244 2,114 4,708 7,000 4,462 24,066 15,101 384 20 444 411 833 125 4,324 24,140 18,000 4,113 1,556 3,867 3,619 90 2,00 4,384 30,882 31,530 4,242 2,087 1,278 6,784 3,619 6,784 7,884 1,314 85,466 81,249 22,620 22,103 4,278 1,278 6,784 8,786 1,314 8,786 1,278 1,314 <th></th> <td>Conservation Lands Wetlands</td> <td></td> <td>Ol</td> <td></td> <td>ō</td> <td></td> <td>01</td> <td></td> <td>Ō</td> <td></td> <td>O</td> | | Conservation Lands Wetlands | | Ol | | ō | | 01 | | Ō | | O |
| 446 1568 1687 448 168 448 168 450 450 464 464 465 468 1700 464 466 466 467 462 467 467 462 466 467 467 462 462 468 469< | - | otal Residential | 4,290 | 4,015 | 902'6 | 10,702 | 3,203 | 3,203 | 3,651 | 3,245 | 980'9 | 6,212 |
| 66 65 200 554 6 6 87 87 87 8 7,704 12,00 2,015 4,000 2,114 4,708 7,000 1,462 1,324 21,104 384 200 444 4,11 833 125 1,324 21,114 18,000 4,113 1,556 3,667 3619 90 200 4,384 30,882 31,530 4,242 2,087 1,278 1,278 6,784 809 1,310 321 50 22,029 22,027 1,278 1,278 8,794 809 1,310 321 50 22,029 22,103 11,229 20,488 18,234 14,476 | ပ | commercial | 34 | 38 | 1,158 | 1,687 | 48 | 18 | 1,399 | 1,700 | 101 | 139 |
| 7,706 12,000 2,015 4,000 2,114 4,708 7,000 4,462 21,106 15,101 384 200 441 411 833 1,25 1,324 21,110 18,000 4,113 1,556 3,867 3,619 90 200 4,384 30,882 31,530 4,242 2,087 4,278 1,278 5,068 7,808 85,456 81,249 22,620 22,103 41,266 11,029 20,488 18,234 44,476 | | ndustrial | 99 | 99 | 506 | 554 | Ð | 5 | 48 | 87 | 60 | 5 |
| ve Agriculture 2,106 12,000 2,014 4,000 2,114 4,708 7,000 4,462 7,000 4,462 7,000 4,462 7,000 4,462 7,000 4,114 834 7,00 4,393 4,393 7,304 4,393 4,393 7,304 4,393 4,394 4,4476 4,4476 4,1266 11,029 20,188 12,334 14,476 4,4476 4,4476 4,4476 4,4476 4,4476 4,4476 4,4476 4,4476 4,4476 <th< td=""><th>No</th><td>35.000</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></th<> | No | 35.000 | | | | | | | | | | |
| ve Agriculture 24,066 15,101 384 200 444 411 883 125 4,324 4,324 sive Agriculture 21,110 18,000 4,113 1,556 3,867 3,619 99 200 4,389 7,384 servation (wetlands) 30,882 31,530 4,242 2,087 4,278 1,278 6,784 809 4,310 ant 86,466 81,249 22,620 22,103 41,256 11,029 20,188 18,234 44,476 | ã | ublic | 2,700 | 12,000 | 2,015 | 4,000 | 2,114 | 2,114 | 4,708 | 7,000 | 1,462 | 1,500 |
| sive Agriculture 21,140 18,000 4,143 1,556 3,867 3,619 96 200 4,383 servation (wetlands) 30,882 31,530 4,283 1,317 36 36,1 3,626 5,068 7,98 ant 32,1 50 4,242 2,087 4,278 1,278 6,794 809 4,340 86,456 86,466 81,249 22,103 41,266 11,029 20,188 18,234 44,476 | ď | ctive Agriculture | 21,066 | 15,101 | 384 | 200 | 414 | 411 | 833 | 125 | 1,321 | 900 |
| servation (wetlands) 30.882 31.530 4,242 1.317 359 381 3,626 5.068 798 ant 824 500 4,242 2,087 4,278 6,784 6,784 809 4,340 86,456 81,249 22,620 22,103 41,266 11,029 20,188 18,234 44,476 | ة | assive Agriculture | 21,110 | 18,000 | 4,113 | 1,556 | 3.867 | 3.619 | 8 | 200 | 4,383 | 4,000 |
| ant 324 500 4,242 2,087 4,278 1,278 6,794 809 4,340 4,340 86,468 81,249 22,620 22,103 41,266 11,029 20,188 18,234 44,476 | ٽ ا | onservation (wetlands) | 30,882 | 31,530 | 1,293 | 1,317 | 359 | 381 | 3,626 | 5,068 | 298 | 882 |
| 85,456 81,249 22,620 22,103 41,266 11,029 20,188 18,234 44,476 | ゔ | acant | 324 | 500 | 4,242 | 2,087 | 1,278 | 1,278 | 6,794 | 808 | 1,310 | 530 |
| | Ţ | tal | 85,466 | 81,249 | 22,620 | 22,103 | 11,255 | 11,029 | 20,188 | 18,234 | 14,476 | 14,168 |

Amendments to Table1(b) and Map 16

The existing allocation table and map have been amended periodically since it was adopted.

• P M/T 98-07 – This amendment created a new Future Land Use Map designation

- Planning Community and did not change the population accommodation within the residential acreages from one Future Land Use Categories to another within the same would not accommodate anticipated growth. These changes were primarily shifting identified areas where the existing allocation was excessive and where the allocation nalysis Zonal Data project. This helped staff refine existing uses at the T Z level and reduction in the Brooks' DRI approval. This amendment followed the MPO Traffic on these changes and to reflect changes in development patterns such as the 1,600 unit typically did not exist. This amendment also made changes to the allocation table based Southeast Lee County Planning Community where Future Urban land use categories on the adopted Lehigh Commercial Study. These changes primarily impacted the Lands (reflecting existing uses), and a change from DRGR to Urban Community based included the expansion of the " irport" category, a change from Industrial to Open changes adopted after the creation of the Planning Communities Map. These changes Planning Community. Other changes to the map reflected Future Land Use Map and North Fort Myers Planning Communities. It made sense to establish a Bayshore planning community lines, the Bayshore Community Plan was split between the Iva for the Bayshore community. While community plans are not required to follow acknowledge the incorporation of the City of Bonita Springs and the Community Plan P B 99-20-M/T – This amendment created 2 new planning communities to "Mixed Use Interchange" and amended the allocation to reflect this change.
- Planning Community.

 CP 2002-00006 This amendment corrected an oversight from the 1999 amendment where the Bayshore Community was split from the last North Fort Myers Community. Inadvertently, the entire allocation of Outlying Suburban had been shifted to the Bayshore Community while there was still a 172 acre portion of lva designated
- CP 2004-00015 This amendment was required to address changes in the Fort Myers Shores Planning Community due to the adoption of the Caloosahatchee Shores Community Plan. This plan redesignated lands from Rural and Suburban to Outlying Suburban designation previously existed in the Fort Myers Shores Planning Community, there was no allocation for residential uses in Outlying Suburban. This amendment made changes to the residential acreage allocations between the Future Land Use Categories but did not alter the overall population accommodation of the Fort Myers Shores Planning Community.

November 14, 2006 Page 1 of 1

Outlying Suburban.

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| L | | | Lee County | tv Totals | | | Aiva | é | | | Boca Grande | rande | |
|------------------|-----------------------------------|------------|------------|-----------|------------|------------|------------|-------------|------------|------------|-------------|-------------|------------|
| | | Existing | Proposed | _ = | Remaining | Existina | Proposed | Inventoried | Remaining | Existing | Proposed | Inventoried | Remaining |
| | Future Land Use Classification | Allocation | Allocation | Acreage | Allocation | Allocation | Allocation | Acreage | Allocation | Allocation | Allocation | Acreage | Allocation |
| | Intensive Development | 1,484 | 1,320 | 1,133 | 187 | | | | | | | | |
| | Central Urban | 9,558 | 14,772 | 8,763 | 600'9 | | | | | | | | |
| | Urban Community | 12,893 | 18,615 | 6,882 | 11,733 | 519 | 520 | 494 | 26 | 437 | 485 | 370 | 115 |
| | Suburban | 15,448 | 16,635 | 13,354 | 3,281 | | | | | | | | |
| | Outlying Suburban | 5,231 | 5,742 | 3,324 | 2,418 | 15 | 30 | 5 | 25 | | | | |
| Кıс | Industrial Development | 96 | 62 | 63 | 16 | | | | | | | | |
| о <i>б</i> е | Public Facilities | 2 | 1 | 1 | | | | | | - | | | |
| je: | University Community | 860 | 850 | 119 | 731 | | | | | | | | |
|) ə | Industrial Interchange | | | | | | | | | | | | |
| sU | General Interchange | 53 | 42 | 41 | 1 | | | - | | | | | |
| pu | General/Commercial Interchange | 4 | 7 | 7 | | | | | | | | | |
| e7 | Industrial/Commercial Interchange | , | | | | | | | | | | | |
| ILG | University Village Interchange | | | , | | | | | | | | | |
| חגר | New Community | 1,644 | 006 | 507 | 393 | | | | | | | | |
| ⊿ | Airport | | | | | | | | | | | | |
| 81 | Tradeport | 6 | 6 | 6 | | | | | | | | | |
| siti | Rural | 8,977 | 8,436 | 5,625 | 2,811 | 1,419 | 2,000 | 1,309 | 691 | | | | |
| ıəp | Rural Community Preserve | 3,046 | 3,046 | 2,702 | 344 | | | | | | | | |
| ise | Coastal Rural | | 1,300 | 820 | 480 | | | , | | | | | |
| B | Outer Islands | 216 | 202 | . 175 | 27 | 5 | 5 | | 4 | | | | |
| - | Open Lands | 2,091 | 2,805 | 1,508 | 1,297 | 175 | 250 | 63 | 157 | | | | |
| | Dens. Red Gdwtr. Res. | 5,544 | 6,794 | 4,008 | 2,786 | 40 | 009 | 49 | 551 | | | | |
| | Conservation Lands Uplands | | | | | | | | | | • | | |
| | Wetlands | | | | | | | | | | | | |
| | Conservation Lands Wetlands | | | | | | | | | | | | |
| ř | Total Residential | 62,159 | 81,555 | 49,045 | 32,510 | 2,173 | 3,405 | 1,951 | 1,454 | 438 | 485 | 370 | 115 |
| ű | Commercial | 9,460 | 12,763 | 4,624 | 8,139 | 46 | 25 | 34 | 23 | 99 | 52 | 51 | - |
| 드 | Industrial | 6,311 | 6,620 | 1,613 | 5,007 | 26 | 56 | 15 | # | 14 | 6 | - | 2 |
| Š | Non Regulatory Allocations | | | | | | | | | | | | |
| P | Public | 58,676 | 82,192 | 57,618 | 24,574 | 3,587 | 7,100 | 6,098 | 1,002 | 537 | 421 | 410 | 11 |
| Ą | Active Agriculture | 34,145 | 24,957 | 27,502 | (2,545) | 6,098 | 5,100 | 6,817 | (1,717) | | | 2 | (2) |
| Pa | Passive Agriculture | 65,414 | 45,859 | 54,070 | (8,211) | 14,633 | 13,549 | 13,399 | 150. | | | | |
| ઠ | Conservation (wetlands) | 79,488 | 81,948 | 81,830 | 118 | 2,236 | 2,214 | 2,214 | | 296 | 611 | 611 | |
| \ \ \ \ | Vacant | 44,720 | 21,282 | 80,873 | (59,591) | 1,525 | 2,012 | 2,935 | (924) | 2 | | 126 | (126) |
| Ţ | al | 365,373 | 357,176 | 357,176 | | 30,324 | 33,463 | 33,463 | | 1,343 | 1,572 | 1,572 | |
| | | | | | | | | | | | | | |

ATTACHMENT 4

| | | | Bonita Sp | Springs | | | Fort Myers Shores | s Shores | | | Burnt | Burnt Store | |
|-------|-----------------------------------|------------------------|------------------------|------------------------|----------------------|------------------------|------------------------|------------------------|-------------------------|------------------------|------------------------|------------------------|-------------------------|
| | Future Land Use Classification | Existing Allocation | Proposed Allocation | Inventoried Acreage | Remaining Atlocation | Existing Allocation | Proposed Altocation | Inventoried Acreage | Remaining Allocation | Existing Allocation | Proposed Allocation | Inventoried Acreage | Remaining Allocation |
| | Intensive Development | | | | | 80 | 20 | 6 | 11 | | | | |
| | Central Urban | | | | | 208 | 210 | 194 | 16 | | | | |
| | Urban Community | | | | | 449 | 630 | 280 | 350 | | | | |
| | Suburban | | | | | 1,803 | 1,810 | 1,241 | 569 | | | | |
| | Outlying Suburban | | | | _ | 300 | 535 | 5 | 531 | 20 | 20 | 11 | 3 |
| Кис | Industrial Development | | | | | | | | | | | | |
| oße | Public Facilities | | | | | | | | | | | | |
|)je; | University Community | | | | | | | | | | • | | |
|) ə | Industrial Interchange | | | | | | | | | | | | |
| sη | General Interchange | | | | | | | | | | | | |
| pu | General/Commercial Interchange | | | | | 7 | 7 | 7 | | | | | |
| ΓS | Industrial/Commercial Interchange |) | | | | | | | | | | | |
| 9.1 | University Village Interchange | | | | | | | | | | | | |
| nşr | New Community | | | | | | | | | | | | |
| 14 / | Airport | | | | | | | | | | | | |
| (a | Tradeport | | | | | | | | | | | | |
| lsit | Rural | | | | | 783 | 1,400 | 330 | 1.070 | 633 | 700 | 568 | 132 |
| uəp | Rural Community Preserve | | | | | | | | | | | | |
| ojs: | Coastal Rural | | | | | | , | | | | | | |
| Be | Outer Islands | | | | | - | - | - | | | | | |
| | Open Lands | | | | | | | | | 588 | 290 | 108 | 482 |
| | Dens. Red Gdwtr. Res. | | | | | | | | | | | | |
| | Conservation Lands Uplands | | | | | | | , | | | | | |
| | Wetlands | | | | | | | | | | | | |
| | Conservation Lands Wetlands | | | | | | | | | | | | |
| ٦ | Total Residential | | | | | 3,631 | 4,613 | 2,067 | 2,546 | 1,241 | 1,310 | 693 | 617 |
| ပိ | Commercial | | | | | 257 | 400 | 235 | 165 | 26 | 50 | 19 | 31 |
| Ĭ | Industrial | | | | | 391 | 400 | 58 | 342 | 5 | 5 | 4 | - |
| No | Non Regulatory Allocations | | | | | | | | | 4 | | | |
| Pu | Public | | | | | 1,724 | 2,000 | 1,437 | 563 | 1,193 | 7,000 | 6,891 | 109 |
| Act | Active Agriculture | | | | | 620 | 550 | 621 | (71) | | 150 | 22 | 75 |
| Pa | Passive Agriculture | | | | | 4,375 | 2,500 | 3,815 | (1,315) | 6,987 | 109 | 352 | (243) |
| ଞ | Conservation (wetlands) | | | | | 1,125 | 1,142 | 1,142 | | 3,672 | 3,236 | 3,236 | |
| Λaι | Vacant | | | | | 33 | 113 | 2,343 | (2,230) | 1,569 | 871 | 1,461 | (280) |
| Total | | | | | | 12,156 | 11,718 | 11,718 | | | 12,731 | 12,731 | |
| | | | | | | | | | | | | | |

TABLE 1(b) Year 2030 Allocations

ATTACHMENT 4

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| | | 250 | 10.00 | | | | 41.15 | | | 11 11 11 | | |
|-----------------------------------|------------------------|------------------------|------------------------|-------------------------|------------------------|------------------------|------------------------|-------------------------|------------------------|------------------------|------------------------|-------------------------|
| | | Cape Cor | Coral | | | Captiva | tiva | | | FOIT Myers | lyers | |
| Future Land Use Classification | Existing Allocation | Proposed Allocation | Inventoried Acreage | Remaining Allocation | Existing Allocation | Proposed Allocation | Inventoried Acreage | Remaining Allocation | Existing Allocation | Proposed Altocation | Inventoried Acreage | Remaining Allocation |
| Intensive Development | 27 | 27 | 27 | | | | | | 297 | 250 | 192 | . 58 |
| Central Urban | | | | | | | | | 545 | 230 | 211 | 19 |
| Urban Community | | | | | | | | | | | | |
| Suburban | | | | | | | | | 206 | 85 | 80 | 5 |
| Outlying Suburban | 2 | 2 | 1 | 1 | 435 | 200 | .431 | 69 | | | | |
| Industrial Development | | | | | | | | | 48 | 68 | 뚕 | 5 |
| Public Facilities | | | | | - | - | 1 | | | | | |
| University Community | | | | | | | | | | | | |
| Industrial Interchange | | | | | | | | | | | | |
| General Interchange | | | | | | | | | | | | |
| General/Commercial Interchange | | | | | | | | | | | | |
| Industrial/Commercial Interchange | | | | | | | | | | | | |
| University Village Interchange | | | | | | | | | | | | |
| New Community | | | | | | | | | 360 | | | |
| Airport | | | | | | | | | | | | |
| Tradeport | | | | | | | | | | | | |
| Rural | | | | | | | • | | 184 | - | | |
| Rural Community Preserve | | | | | | | | | | | | |
| Coastal Rural | | | | | | | | | <i>!</i> - | | | |
| Outer Islands | | | | | 172 | . 150 | 132 | 18 | | | | |
| Open Lands | | | | | | | | | | | | |
| Dens. Red Gdwtr. Res. | | | | | | | | | | | · | |
| Conservation Lands Uplands | | | | | | | , | | | : | | |
| Wetlands | | | | | | | | | | | | |
| Conservation Lands Wetlands | | , | | | | | | | | | | |
| Total Residential | 29 | 29 | 27 | 2 | 809 | 651 | 564 | 87 | 1,640 | 604 | 517 | 87 |
| Commercial | . 17 | - 17 | 4 | 13 | 112 | 125 | 104 | 21 | 153 | 150 | 99 | 84 |
| Industrial | 26 | 26 | 14 | 12 | | | | | 733 | 300 | 176 | 124 |
| Non Regulatory. Allocations | | | | | | | | | | | | |
| Public | 9 | 20 | 6 | 11 | 1,981 | 1,961 | 1,682 | 279 | 750 | 350 | 300 | 50 |
| Active Agriculture | | | | | | | | | 279 | | 52 | (52) |
| Passive Agriculture | 10 | | 10 | (10) | | | | | 631 | | 25 | (25) |
| Conservation (wetlands) | | 133 | 133 | | 1,347 | 1,603 | 1,603 | | 1,006 | 748 | 748 | |
| Vacant | 25 | 34 | 62 | (28) | 5 | | 387 | (387) | 495 | 45 | 313 | (267) |
| | 113 | 259 | 259 | | 4 053 | 4 340 | 4 340 | | 5.687 | 2 107 | 0.407 | |

TABLE 1(b) Year 2030 Allocations

| <u>ج</u> | ations |
|----------|--------|
| == | Alloc |
| ABL | 2030 |
| | Year |

| | | ļ. | Fort Myers | rs Beach | | | Gateway/Airport | Airport | | | Daniels | Daniels Parkway | |
|----------|-----------------------------------|------------|------------|----------|------------|------------|-----------------|------------|------------|------------|------------|-----------------------|---------------|
| | | Existing | Proposed | | Remaining | Existing | Proposed | Pontoneyol | Remaining | Existing | Drange | Inventorior | - Grinicano O |
| | Future Land Use Classification | Allocation | Allocation | Acreage | Allocation | Allocation | Allocation | Acreage | Allocation | Allocation | Allocation | inventoned Acreage | Allocation |
| | Intensive Development | | | | | | | | | | | | |
| | Central Urban | | | | | | | | | | | | |
| | Urban Community | | | | | | | | | | | | |
| | Suburban | | | | | | | | | | | | |
| | Outlying Suburban | | | | | | | | | 1.352 | 1,700 | 1.047 | 653 |
| Кı | Industrial Development | | | | | 82 | 20 | 14 | 9 | | | | |
| οße | Public Facilities | | | | | | | | | | | | |
| je; | University Community | | | | | | | | | | | | |
| Эə | Industrial Interchange | | | | | | | | | | | | |
| sU | General Interchange | | | | | | | | | 2 | 2 | 2 | |
| pu | General/Commercial Interchange | | | | | | | | | | | | |
| ę¬ | Industrial/Commercial Interchange | | | | | | | | | | | | |
| ILG | University Village Interchange | | | | | | | | | | | | |
| ŋn | New Community | | | | | 1,284 | 006 | 507 | 393 | | | | |
| <u> </u> | Airport | | | | | | | | | | | | |
| 8 | Tradeport | | | | | 6 | 6. | σ | | | | | |
| ei) | Rural | | | | | 11 | | | | 1.255 | 1,500 | 1.318 | 182 |
| uəļ | Rural Community Preserve | | | | | | | | | | | | |
|) s | Coastal Rural | | | | | | | | | | | | |
| ਮ | Outer Islands | | | | | | | | | | | | |
| | Open Lands | | | | | | | | | 47 | 120 | 38 | 82 |
| | Dens. Red Gdwtr. Res. | | | | | 96 | 94 | 38 | 56 | | | | |
| | Conservation Lands Uplands | | | | | | | | | | | | |
| | Wetlands | | | | | | | | | | | | |
| | Conservation Lands Wetlands | | | | | | | | | | | | |
| ř | Total Residential | | | | | 1,516 | 1,023 | 568 | 455 | 2.656 | 3.322 | 2.404 | 918 |
| ٥ | Commercial | | • | | | 824 | 1,100 | 178 | 922 | 398 | 440 | 77 | 363 |
| ے | Industrial | | | | | 3,096 | 3,100 | 263 | 2,837 | 10 | 10 | | 2 |
| Νον | Non Regulatory Allocations | | | | | | | | | | | | |
| 3 | Public | | | | | 6,136 | 7,500 | 7,031 | 469 | 1,854 | 2,416 | 2,292 | 124 |
| ¥ | Active Agriculture | | | | | 569 | | 31 | (31) | 254 | 20 | 96 | (76) |
| P. | Passive Agriculture | | | | | 3,580 | 1,491 | 4,578 | (3,087) | 575 | 20 | 295 | (275) |
| ပိ | Conservation (wetlands) | | | | | 3,482 | 2,809 | 2,799 | 10 | 1,918 | 1,719 | 1,719 | |
| Ş | Vacant | | | | | 792 | 300 | 1,876 | (1,576) | 578 | . 20 | 1,085 | (1,065) |
| Total | - | | | | | 19,995 | 17,323 | 17,323 | | 8,243 | 796,7 | 7,967 | |
| | | | | | | | | | | | | | |

| | | | lona/McG | Gregor | | | San Carlos | arlos | | | San | Sanibel | |
|------------|-----------------------------------|----------|------------|-------------|------------|------------|------------|-------------|------------|------------|----------|-------------|------------|
| | Entire Land Head Classica | Existing | Proposed | Inventoried | Remaining | Existing | Proposed | Inventoried | Remaining | Existing | Proposed | Inventoried | Remaining |
| | ruture Land Use Classification | Anocanon | Allocation | Adeage | Allocation | Miscellori | Allocation | Aceage | Allocation | Allocatoli | Anocanon | pheany | Allocation |
| | Intensive Development | | | | | | | | | | | | |
| | Central Urban | 462 | 375 | 287 | 88 | 15 | 17 | 15 | 2 | | ٠ | | |
| | Urban Community | 697 | 850 | 699 | 181 | 930 | 1,000 | 779 | 221 | | | | , |
| | Suburban | 2,471 | 2,500 | 2,283 | 217 | 2,250 | 1,975 | 1,729 | 246 | | | | |
| | Outlying Suburban | 396 | 377 | 257 | 120 | | 25 | | 25 | | | | |
| Кı | Industrial Development | 7 | 5 | 5 | | 13 | 5 | 9 | (1) | | | | |
| 0.66 | Public Facilities | | | | | | | , | | | | | |
| eje; | University Community | | | | | 860 | 850 | 119 | 731 | | | | |
| g ə | Industrial Interchange | | | | | | | | | | | | |
| sN | General Interchange | | | | | | | | | | | | |
| pu | General/Commercial Interchange | | | | | | | | | | | | |
| Į | Industrial/Commercial Interchange | - , | | | | | | | | | | | |
| θJ | University Village Interchange | | | | | | | | | | | | |
| nşn | New Community | | | | | | | | | | | | |
|) <u> </u> | Airport | | | | | | | | | | | | |
| 8 | Tradeport | | | | | | | | | | | | |
| lsi) | Rural | | | | | 160 | 06 | 29 | 61 | | | | |
| uəj | Rural Community Preserve | | | | | | | | | | | | |
| ois | Coastal Rural | | | | | | | | | | | | |
| ВŖ | Outer Islands | - | - | | - | | | | | | | | |
| | Open Lands | | | | | | | | | | | | - |
| | Dens. Red Gdwtr. Res. | | | | | | | | | | | | |
| | Conservation Lands Uplands | | | | | | | | | | - | | |
| | Wetlands | | | | - | | | | | | | | |
| | Conservation Lands Wetlands | | | | | | | | | | | | |
| Τc | Total Residential | 4,034 | 4,108 | 3,500 | 809 | 4,228 | 3,962 | 2,677 | 1,285 | | | | |
| ŏ | Commercial | 782 | 1,100 | 579 | 521 | 1,613 | 1,944 | 328 | 1,616 | | | | |
| ď | Industrial | 298 | 320 | 102 | 218 | 320 | 450 | 204 | 246 | | | | |
| Nor | Non Regulatory Allocations | | | | | | | | | | | | |
| Pu | Public | 2,970 | 3,550 | 3,070 | 480 | 1,085 | 2,660 | 2,178 | 482 | | | | |
| Ac | Active Agriculture | | | 264 | (264) | | | 41 | (41) | | | | • |
| Ра | Passive Agriculture | | - | 288 | (288) | 06 | | 813 | (813) | | | | |
| රි | Conservation (wetlands) | 8,879 | 908'6 | 9,452 | (146) | 3,283 | 2,798 | 2,886 | (88) | | | | |
| Va | Vacant | 1,912 | 971 | 2,100 | (1,128) | 11 | 244 | 2,930 | (2,686) | , | | | |
| Total | | 18,875 | 19,355 | 19,355 | | 10,660 | 12,058 | 12,058 | | | | | |

TABLE 1(b) Year 2030 Allocations

| Factor Land Use Classification Factor | | - | | South Fort | t Mvers | | | Pine Island | sland | | | Lehiah | Lehiah Acres | |
|--|----------|-----------------------------------|------------|------------|---------|------------|------------|-------------|-------------|------------|------------|------------|--------------|------------|
| Marchine Alexation Alexa | | | Existing | Proposed | | Remaining | Existing | Proposed | Inventoried | Remaining | Existing | Proposed | Inventoried | Remaining |
| 2.776 | | Future Land Use Classification | Altocation | Allocation | Acreage | Allocation | Allocation | Allocation | Acreage | Allocation | Allocation | Allocation | Acreage | Allocation |
| 2776 3140 2778 382 50 384 116 8.007 13.269 1,217 1,220 1,142 58 656 675 575 100 13.269 13.269 1,217 1,217 1,217 1,217 1,142 6 660 307 293 7 13.269 9e 66 60 307 293 7 7 13.269 7 7 13.269 7 7 7 7 13.269 7 | | Intensive Development | 704 | 099 | 601 | 59 | 5 | 3 | | 3 | | | | |
| 1,12,1 1,120 | | Central Urban | 2,778 | 3,140 | 2,778 | 362 | | | | | 3,052 | 8,200 | 3,205 | 4,995 |
| 1,177 1,200 1,142 56 636 676 575 100 | | Urban Community | 920 | 860 | 784 | 77 | 526 | 200 | 384 | 116 | 8,037 | 13,269 | 2,797 | 10,472 |
| 10 | | Suburban | 1,217 | 1,200 | 1,142 | 58 | 989 | 675 | 575 | 100 | | | | |
| 999 909 910 911 911 912 913 914 915 915 915 915 915 915 915 | | Outlying Suburban | | | | | 466 | 009 | 307 | 293 | | | | |
| 999 1099 1099 1099 1099 1099 1099 1099 | λı: | Industrial Development | 10 | 10 | 4 | 9 | | | | | | | | |
| 99 109 109 109 109 109 109 109 109 109 1 | 06 | Public Facilities | | | | | | | | | | | | |
| 996 907 908 908 909 909 909 909 909 909 909 909 | 916 | University Community | | | | | | | | | | | | |
| 1,129 190 132 59 10 148 140 | ၇ ခ | Industrial Interchange | | | | | | | | | | | | |
| 99 109 109 109 109 109 109 109 109 109 1 | sη | General Interchange | | | | | | | | | | | | |
| 1,129 | pu | General/Commercial Interchange | | | | | | | | | | | | |
| 5,629 5,870 5,308 562 2,799 3,313 2,259 1,054 11,099 21,483 1,849 2,100 430 43 44 4 4 4 4 1,849 2,100 430 45 41 44 4 4 4 4 1,849 2,100 430 47 45 41 4 | ۲s | Industrial/Commercial Interchange | | | | | | | | | | | | |
| 5,629 5,870 5,308 562 2,799 3,313 2,259 1,054 1,1459 1 | 9.1 | University Village Interchange | | | | | | | | | | | | |
| 5,629 5,670 5,308 562 2,799 3,313 2,259 1,1059 1,1064 1,1069 | กรุก | New Community | | | | | | | | | | | | |
| 5,629 5,870 5,308 562 2,799 3,313 2,259 1,1099 21,463 7,23 900 430 470 1,300 820 480 1,140 1,349 2,100 1,459 641 165 2,259 1,054 11,099 21,463 2,529 5,870 5,308 562 2,799 3,313 2,259 1,054 11,099 21,463 1,849 2,100 1,459 641 165 226 147 79 452 1,420 2,23 900 430 470 64 64 36 2,40 67 167 1,378 1,500 3,394 3,500 3,103 397 1,722 2,100 1,388 712 13,738 1,496 128 188 188 188 188 14,85 1,486 1,486 1,486 1,486 1,486 1,486 1,486 1,486 1,486 1,486 1,486 | ∃ | Airport | | | | | | | | | | | | , |
| 1,129 130 132 58 10 14 14 14 14 14 14 14 | 8 | Tradeport | | | | | | | | | | | | |
| 5.629 5.670 3.103 624 46 46 46 48 | ei) | Rural | | | | | 1,129 | 190 | 132 | 59 | 10 | 14 | 1 | 13 |
| 1,300 820 480 80 80 80 80 80 80 | uəp | Rural Community Preserve | | | | | | | | , | | | | |
| 5,629 5,870 5,308 562 2,799 3,313 2,259 1,054 11,099 21,483 7,23 900 430 470 64 <td< td=""><td>oįs</td><td>Coastal Rural</td><td></td><td></td><td></td><td></td><td></td><td>1,300</td><td>820</td><td>480</td><td></td><td></td><td></td><td></td></td<> | oįs | Coastal Rural | | | | | | 1,300 | 820 | 480 | | | | |
| 5,629 5,870 5,308 562 2,799 3,313 2,259 1,054 11,099 21,483 1,849 2,100 1,459 641 165 226 147 79 452 1,420 723 900 430 470 64 64 64 64 64 36 2,100 1,1420 300 3,394 3,500 430 470 64 64 64 64 64 36 2,167 10,09 2,1420 3,394 3,500 3,103 397 1,722 2,100 1,388 712 13,738 15,000 12,8 3,500 3,103 960 815 871 (67) 13,738 15,000 12,8 18 18 13,703 14,767 14,782 (15) 1,456 1,496 12,413 1,245 1,747 4,577 3,746 1,734 19,561 7,377 | Be | Outer Islands | , | | | | 37 | 45 | 41 | 4 | | | | |
| 5,629 5,870 5,308 562 2,799 3,313 2,259 1,054 11,099 21,483 1,849 2,100 1,459 641 165 226 147 79 452 1,420 1,849 2,100 1,459 641 165 226 147 79 452 1,420 1,849 2,100 430 470 64 64 64 36 216 1,099 21,420 3,394 3,500 3,103 397 1,722 2,100 1,388 712 13,738 15,000 128 18 114 114 2,313 2,400 2,467 (67) 1,496 128 188 18 13,703 14,767 14,782 (15) 1,496 1,496 1244 1,2847 3,7468 3,7468 3,7468 3,7468 3,7468 3,7468 3,7468 3,7468 3,7468 3,7468 3,7468 3,7468 3,7468 3,7468 3,7468 3,7468 3,7468 3,7468 3,7468 3,7468 3,7468 <td></td> <td>Open Lands</td> <td></td> <td>-</td> <td></td> | | Open Lands | | - | | | | | | | | | | |
| 5,629 5,870 5,308 562 2,799 3,313 2,259 1,054 11,099 21,483 1,849 2,100 1,459 641 165 226 1,054 11,099 21,483 1,849 2,100 1,459 641 165 226 147 79 452 1,420 1,249 2,100 430 470 64 64 64 36 216 300 3,394 3,500 3,103 397 1,722 2,100 1,386 712 13,738 15,000 128 188 188 188 13,703 14,767 14,762 (1,734) 14,765 14,762 14,765 | | Dens. Red Gdwtr. Res. | | | | | | | | | | | | |
| 5,629 5,870 5,308 562 2,799 3,313 2,259 1,054 11,099 21,483 1,849 2,100 1,459 641 165 226 147 79 452 1,420 723 900 430 470 64 64 64 64 36 28 216 300 3,394 3,500 3,103 397 1,722 2,100 1,388 712 13,738 15,000 1128 18 (208) 960 815 871 (56) 1,496 128 1,88 13,703 14,767 14,767 14,782 14,565 1,496 12413 1,2867 1,2867 1,786 1,456 1,456 1,456 1,496 | | Conservation Lands Uplands | | | | | | | | | | | | |
| 5,629 5,870 5,308 562 2,799 3,313 2,259 1,054 11,099 21,483 1,849 2,100 1,459 641 165 226 147 79 452 1,420 723 900 430 470 64 64 64 36 28 216 300 3,394 3,500 3,103 397 1,722 2,100 1,388 712 13,738 15,000 128 188 (208) 960 815 871 (67) 1,456 1,496 128 1,286 (1,747) 4,577 3,746 14,782 1,495 1,496 | | Wetlands | | | | | | | | | | | | |
| 5,629 5,870 5,308 562 2,799 3,313 2,259 1,054 11,099 21,483 1,849 2,100 1,459 641 165 226 147 79 452 1,420 723 900 430 470 64 64 64 64 36 28 216 300 3,394 3,500 3,103 397 1,722 2,100 1,388 712 13,738 15,000 128 128 871 (67) (67) (67) 1,496 1,496 128 188 188 13,703 14,767 14,782 (15) 1,456 1,496 12,413 1,246 2,546 2,546 (65) 1,496 1,496 128 188 188 13,703 14,767 14,782 (15) 1,496 1,496 12,413 12,413 2,546 2,746 2,746 1,734 19,561 7,377 | | Conservation Lands Wetlands | | | | | | | | | , | | | |
| 1,849 2,100 1,459 641 165 226 147 79 450 1,420 723 900 430 470 64 64 36 28 216 300 3,394 3,500 3,103 397 1,722 2,100 1,388 712 13,738 15,000 112 128 114 (114) 2,313 2,467 (67) 7 14,96 128 128 13,703 14,767 14,782 (15) 1,455 1,496 12413 12,867 1,2867 1,786 1,496 1,496 1,496 | ř | otal Residential | 5,629 | 5,870 | 5,308 | 562 | 2,799 | 3,313 | 2,259 | 1,054 | 11,099 | 21,483 | 6,003 | 15,480 |
| 723 900 430 470 64 64 64 64 36 28 216 300 3,394 3,500 3,103 397 1,722 2,100 1,388 712 13,738 15,000 114 (114) 2,313 2,400 2,467 (67) 1 16,000 1 128 18 (208) 960 815 871 (56) 1,496 1 690 309 2,056 (1,747) 4,577 3,746 (1,734) 19,561 7,377 12,413 12,867 1,3867 1,496 1,496 1,496 1,496 | Ű | ommercial | 1,849 | 2,100 | 1,459 | 641 | 165. | 226 | 147 | 62 | 452 | 1,420 | 286 | 1,134 |
| 3,394 3,500 3,103 397 1,722 2,100 1,388 712 13,738 15,000 15,000 1,388 712 13,738 15,000 1,388 15,000 1,388 15,000 1,388 15,000 1,388 15,000 1,388 15,000 1,388 15,000 1,388 15,000 1,388 15,000 1,388 13,703 14,767 14,782 1,495 1, | n | ıdustrial | 723 | 006 | 430 | 470 | 64 | 64 | 36 | 28 | 216 | 300 | 105 | 195 |
| 3,394 3,500 3,103 397 1,722 2,100 1,388 712 13,738 15,000 114 (114) 2,313 2,400 2,467 (67) 67) 67) 67) 128 188 13,703 14,767 14,767 14,782 (15) 1,455 1,496 128 1,2867 1,2867 1,2867 1,746 | No | n Regulatory Allocations | | | | | | | | | | | | |
| ve Agriculture 114 (114) 2,313 2,467 (67) (78) (67) (78) | ٩ | ablic | 3,394 | 3,500 | 3,103 | 397 | 1,722 | 2,100 | 1,388 | 712 | 13,738 | 15,000 | 2,318 | 12,682 |
| sive Agriculture 208 (208) 960 815 871 (56) 1,456 1,496 servation (wetlands) 128 188 18 13,703 14,767 14,762 (15) 1,455 1,496 ant 690 309 2,056 (1,747) 4,577 3,781 5,515 (1,734) 19,561 7,377 | ¥ | ctive Agriculture | | | 114 | (114) | 2,313 | 2,400 | 2,467 | (67) | | | 95 | (98) |
| servation (wetlands) 128 188 188 13,703 14,767 14,782 (15) 1,455 1,496 ant 690 309 2,056 (1,747) 4,577 3,781 5,515 (1,734) 19,561 7,377 ant 12,413 12,413 12,867 1,2867 2,246 | P | assive Agriculture | | | 208 | (208) | 960 | 815 | 871 | (99) | | | 1,119 | (1,119) |
| ant 690 309 2,056 (1,747) 4,577 3,781 5,515 (1,734) 19,561 7,377 7,000 20 2,056 1,787 7,000 20 2,000 2 | <u>ن</u> | onservation (wetlands) | 128 | 188 | 188 | | 13,703 | 14,767 | 14,782 | (15) | 1,455 | 1,496 | 1,496 | |
| 12.413 12.867 12.867 52.02 27.466 72.46 76.621 47.076 | ػۨ | acant | 069 | 309 | 2,056 | (1,747) | 4,577 | 3,781 | 5,515 | (1,734) | 19,561 | 7,377 | 35,654 | (28,276) |
| 0/0/14 75,04 004,12 005,02 100,21 100,21 100,21 | Total | la | 12,413 | 12,867 | 12,867 | | 26,303 | 27,466 | 27,466 | | 46,521 | 47,076 | 47,076 | |

ATTACHMENT 4

| (a) | Allocation |
|-----|------------|
| AB/ | 2030 |
| | Year |

| | | - | Southeast Le | ee County | | | North Fort Myers | rt Myers | | | Buckingham | ngham | |
|------------|-----------------------------------|------------------------|------------------------|------------------------|-------------------------|------------------------|------------------------|------------------------|-------------------------|------------------------|------------------------|-------------|-------------------------|
| | Future Land Use Classification | Existing Allocation | Proposed Allocation | Inventoried Acreage | Remaining Altocation | Existing Allocation | Pròposed Allocation | Inventoried Acreage | Remaining Alfocation | Existing Allocation | Proposed Allocation | Inventoried | Remaining Allocation |
| | Intensive Development | | | | | 371 | 360 | 304 | 56 | | | | |
| | Central Urban | | | | | 2,498 | 2,600 | 2,074 | 526 | | | | |
| | Urban Community | | | | | | | | | 51 | 51 | 48 | 6 |
| | Suburban | | | | | 5,293 | 6,690 | 4,901 | 1,790 | | | | |
| | Outlying Suburban | | | | | 610 | 200 | 308 | 192 | 49 | 49 | - | 48 |
| Кıс | Industrial Development | | | | | | | | | | | | |
| ρβe | Public Facilities | | | | | | | | | | | | |
| je; | University Community | | | | | | | | | | | | |
|) ə | Industrial Interchange | | | | <u> </u> | | | | | | | | |
| sΠ | General Interchange | 15 | 15 | 14 | - | 6 | 7 | 7 | | | | | |
| pu | General/Commercial Interchange | | | | | | | | | | | | |
| e7 | Industrial/Commercial Interchange | | | | | | | | | | | | |
| ILG | University Village Interchange | | | | | | | | | | | | |
| nţn | New Community | | | | | | | | | | | | |
| 4 / | Airport | | | | | | | | | | | | |
| 81 | Tradeport | | | | | | | | | | | | |
| ejj | Rural | 702 | | | | 383 | 200 | 374 | 126 | 57 | 57 | | 57 |
| uəp | Rural Community Preserve | | | | | | | | | 3,046 | 3,046 | 2,702 | 344 |
| ise | Coastal Rural | | | | | | | | | | | | |
| ъ | Outer Islands | `. | | | | | | | | | | | - |
| | Open Lands | | | | | 45 | 45 | 22 | 23 | | | | |
| | Dens. Red Gdwtr. Res. | 3,573 | 4,000 | 2,125 | 1,875 | | • | | | | | | |
| | Conservation Lands Uplands | | | | | | | | | | | | |
| | Wetlands | | | | | | | | | | | | |
| | Conservation Lands Wetlands | | | | | | | | | | | | |
| ĭ | Total Residential | 4,290 | 4,015 | 2,139 | 1,876 | 9,209 | 10,702 | 7,991 | 2,711 | 3,203 | 3,203 | 2,750 | 453 |
| ŭ | Commercial | 31 | 38 | 16 | 22 | 1,158 | 1,687 | 673 | 1,014 | 18 | 18 | 5 | 80 |
| ے | Industrial | 55 | 99 | 33 | 32 | 209 | 554 | 171 | 383 | 5 | 5 | | 5 |
| Ş | ∜Non Regulatory Allocations 🎫 🗀 | | | | | | | | | | | | |
| 3 | Public | 7,700 | 12,000 | 7,984 | 4,016 | 2,015 | 4,000 | 2,873 | 1,127 | 2,114 | 2,114 | 1,690 | 424 |
| Ac | Active Agriculture | 21,066 | 15,101 | 14,946 | 155 | 381 | 200 | 201 | (1) | 411 | 411 | 200 | (295) |
| Pa | Passive Agriculture | 21,110 | 18,000 | 18,582 | (582) | 4,113 | 1,556 | 1,492 | 64 | 3,867 | 3,619 | 3,276 | 343 |
| ර | Conservation (wetlands) | 30,882 | 31,530 | 30,928 | 602 | 1,293 | 1,317 | 1,317 | | 359 | 381 | 381 | |
| /a | Vacant | 321 | 200 | 6,621 | (6,121) | 4,242 | 2,087 | 7,386 | (5,300) | 1,278 | 1,278 | 2,215 | (937) |
| Total | al | 85,455 | 81,249 | 81,249 | | 22,620 | 22,103 | 22,103 | | 11,255 | 11,029 | 11,029 | |
| | | | | | | | | | | | | | |

CPA2005-00026

TABLE 1(b) Year 2030 Allocations

| | | | Estero | ٥ | | | Bays | Bavshore | |
|--------------|-----------------------------------|------------|------------|-------------|------------|------------|------------|-------------|-------------------------|
| | | Fxisting | Proposed | Inventoried | Remaining | Existino | Puposed | loventoried | Remaining |
| | Future Land Use Classification | Allocation | Allocation | Acreage | Allocation | Allocation | Allocation | Acreage | Remaining Allocation |
| | Intensive Development | | | | | | | | |
| | Central Urban | | | | | | | | |
| | Urban Community | 327 | 450 | 278 | 172 | | | | |
| _ | Suburban | 1,572 | 1,700 | 1,404 | 296 | | | | |
| | Outlying Suburban | 837 | 454 | 360 | 94 | 749 | 056 | 586 | 364 |
| Kı | Industrial Development | | | | | | | | |
| o <i>6</i> e | Public Facilities | | | | | | | | |
| je; | University Community | | | | | | | | |
| Э | Industrial Interchange | | | | | | | | |
| sη | General Interchange | 15 | 9 | 9 | | 12 | 12 | 12 | |
| pu | General/Commercial Interchange | | | | | | | | |
| e7 | Industrial/Commercial Interchange | | | | | | | | |
| ILG | University Village Interchange | | | | | | | | |
| חנר | New Community | | | | | | | | |
| ٧ ٦ | Airport | | | | | | | | |
| 81 | Tradeport | | | | | | | | |
| eit | Rural | 900 | 635 | 536 | 66 | 1,251 | 1,350 | 1,030 | 320 |
| uəp | Rural Community Preserve | | | | | | | | |
|) įs | Coastal Rural | | | | | | | | ! |
| В | Outer Islands | | | - | | | | | |
| | Open Lands | | | | | 1,236 | 1,800 | 1,248 | 552 |
| | Dens. Red Gdwtr. Res. | | | | | 1,837 | 2,100 | 1,797 | 303 |
| | Conservation Lands Uplands , | | | | | | | | |
| | Wetlands | | | | | | | | |
| ٦ | Conservation Lands Wetlands | | | | | | | | |
| | Total Residential | 3,651 | 3,245 | 2,584 | 661 | 5,085 | 6,212 | 4,672 | 1,540 |
| ٥ | Commercial | 1,399 | 1,700 | 309 | 1,391 | 104 | 139 | 48 | 91 |
| 므 | Industrial | 87 | 87 | - | 98 | 3 | 5 | | 5 |
| Į N | Non Regulatory Allocations | | | | | | | | |
| 집 | Public | 4,708 | 7,000 | 5,842 | 1,158 | 1,462 | 1,500 | 1,024 | 477 |
| A | Active Agriculture | 833 | 125 | 75 | 20 | 1,321 | 006 | 899 | |
| Pa | Passive Agriculture | 06 | 200 | 1,023 | (823) | 4,393 | 4,000 | 3,924 | 76 |
| ပိ | Conservation (wetlands) | 3,626 | 5,068 | 5,313 | (245) | 798 | 882 | 882 | |
| S∥ S | Vacant | 5,794 | 808 | 3,088 | (2,278) | 1,310 | 530 | 2,720 | (2,190) |
| Total | g | 20 4 00 | 10.004 | 10 024 | | 34 476 | 00777 | 44 460 | |

CPA2005-26 LANDUSE ACREAGE ALLOCATIONS PUBLICLY INITIATED AMENDMENT TO THE

LEE COUNTY COMPREHENSIVE PLAN

THE LEE PLAN

Publicly Initiated Application and Lee County Staff Analysis

BoCC Public Hearing Document For the December 13th, 2006 Public Hearing

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

> > December 1, 2006

LEE COUNTY DIVISION OF PLANNING STAFF REPORT FOR COMPREHENSIVE PLAN AMENDMENT CPA2005-26

| | Text Amendment Map Amendment |
|------|---|
| This | s Document Contains the Following Reviews: |
| 1 | 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: November 14, 2006

PART I - BACKGROUND AND STAFF RECOMMENDATION

A. SUMMARY OF APPLICATION

- 1. APPLICANT/REPRESENTITIVE:
 LEE COUNTY BOARD OF COUNTY COMMISSIONERS
 REPRESENTED BY LEE COUNTY DCD/DIVISION OF PLANNING
- 2. REQUEST: Amend Future Land Use Element Policies: 1.1.1 and 1.7.6, converting the Lee Plan's planning horizon to the year 2030 and revising Table 1(b) Planning Community Year 2020 Allocations to update the allocations through the Year 2030. Amend The Lee Plan Map 16 (Lee County Planning Communities Map) to reflect the changes in municipal boundaries.

B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY

1. RECOMMENDATION: Planning staff recommends that he Board of County Commissioners transmit the proposed amendment to the Lee Plan to the Department of Community Affairs. This proposed amendment will change Map 16 to reflect the

current city boundaries (Attachment 1). A separate amendment is also under review to reflect the desires of the citizens in the San Carlos Planning Community regarding the border west of US 41 along Pine Road (CPA2005-00016). Planning staff also recommends that Table 1(b) be revised to accommodate the most recent 2030 population projections¹ for Lee County and associated development and renamed to "Planning Community Year 2030 Allocations" (Attachment 2). Staff also recommends that Lee Plan Policies 1.1.1 and 1.7.6 be amended as provided below.

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 2020 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, and-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)

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 2020 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.
- 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

¹ Florida Population Studies, Volume 39 Bulletin 114, Bureau of Economic and Business Research, February 2006.

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

- The planning time horizon for the Lee Plan should be extended to the Year 2030.
- The current Lee Plan Table 1(b) population projections are the 2020 mid-range projections from the February1996 University of Florida Bureau of Economic and Business Research (BEBR) publication.
- The most recent University of Florida Bureau of Economic and Business Research (BEBR) projections were published in February 2006.
- BEBR's 2020 population projection for Lee County listed in the 2006 Population Study is 37.6% higher than the projected population used for the adopted 2020 allocation table.
- The estimate from BEBR for Lee County's April 1, 2006 population is 16,392 persons less than the 1996 BEBR projection for 2020.
- The proposed allocations are intended to accommodate Lee County's projected 2030 population.
- The allocation table includes a "safety factor" of 25% of the increase in the unincorporated population.
- The current allocation table accommodates 80,000 fewer residents in the unincorporated area of Lee County than is projected for the year 2030.

C. BACKGROUND INFORMATION

This amendment was initiated by the Board of County Commissioners on September 28, 2005 to implement recommendations from The 2004 Evaluation and Appraisal Report (EAR). The EAR included a recommendation to update the planning horizon of the plan to the year 2030 and adjust the Planning Communities Map (Lee Plan Map 16) to reflect changes in the municipal boundaries. Extending the Lee Plan planning time horizon to 2030 for other elements requires that the Planning Community Year 2020 Allocations Table (Table 1(b)) allocate enough acreage for the regulated uses to accommodate the 2030 population projections.

The current allocation table is based on a 2020 population of 602,000 with a 25% population buffer on the increment of growth between 1997 and 2020 or 653,939 people. The most recent University of Florida Bureau of Economic and Business Research (BEBR) projection for 2020 is 828,500 and the 2030 projection is 979,000. The most recent population estimate for Lee County, April 1, 2006, is 585,608. As required by Rule 9J-5.005(2)(e), the revised allocation table will be based on this BEBR projection. To remain consistent with other Elements of the Lee Plan, the Table 1(b) needs to be amended to reflect the land use needs to accommodate the population estimates through the year 2030 which, through the Evaluation and Appraisal Report amendments, is the time horizon of the rest of the Lee Plan Elements. Using the

previously accepted methodology, a 25% population buffer on the increment between 2006 and 2030 is added to the 2030 projection to allow for market shifts. Therefore, the allocation table will accommodate a population of 1,086,207.

PART II - STAFF ANALYSIS

A. STAFF DISCUSSION

Origin of the Planning Community Year 2020 Allocations Table 1(b)

The Planning Community Year 2020 Allocations Table and Planning Communities Map evolved from the Year 2010 Overlay Maps 16 and 17. The original 2010 Overlay was a result of the 1989 Settlement Agreement with the Department of Community Affairs (DCA). This agreement required the County to amend the Future Land Use Map Series by designating the proposed distribution, extend, 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 then existing 15 adopted Planning Districts, and allocating projected acreage totals, for each generalized land uses, needed to accommodate the Policies were added to the plan that provided that no projected 2010 population. development approvals would be issued in a sub-district that would cause the acreage total set for that land use category to be exceeded. The Overlay, in plain terms, 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 as to the extent and location of future commercial and industrial development.

The Methodology Behind the Year 2010 Overlay

Residential acreage allocations were derived by projecting dwelling unit control totals for the year 2010 for each of the County's 15 planning districts. These units were then distributed into the sub-districts following an analysis of existing units, and buildout units for each sub-district. Units were changed to acres by applying a density factor based on The Future Land Use category. Unfortunately, the base data for existing dwelling units at that time was unreliable. The county did not have adequate data on any existing land use. This lack of an accurate inventory made it extremely difficult to project accurate needs and their required acreage figures. In addition, there was no safety or flexibility factor included in the residential projections.

A Countywide commercial acreage figure was established by a consultant. Alternatively, Socio-economic data from the metropolitan Planning organization was used equated to existing acreage resulting in an employee per acre figure. A straight line projection was made by Planning District. These figures were then disaggregated into the sub-districts.

Industrial allocations were based on the acreage figures for the Industrial Development, Industrial Interchange, Airport Commerce, and Industrial/Commercial Interchange categories and the employment goal in Policy 7.1.3. All of these figures were reviewed in light of data generated in other studies and the inventory of existing uses in an effort to make the final figures consistent.

Problems with the Implementation of the Year 2010 Overlay

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, the lack of a reliable existing land use database, and difficulty in explaining the concept and regulatory nature of the overlay to the public. A major effort was directed at resolving some of these problems. The establishment of a reliable database identifying the current baseline of uses was essential for the establishment and monitoring of a workable overlay. There were still issues with the overlay, however, that could not be resolved in a principled and satisfactory manner. These included:

- 1. Sub-districts proved to be too small to allow needed flexibility. The average sub-district size is 4,000 acres (not including those totally located within one of the municipalities;
- **2.** The sub-district boundaries, originally based on traffic analysis zones, were erroneous. Many existing and proposed developments (even parcels) cross sub-district lines;
- 3. How to treat quasi-public uses, such as churches and schools;
- 4. How to treat recreational facilities in residential developments;
- 5. How to treat platted subdivisions with existing roads, but few houses;
- 6. How to treat mineral extraction:
- 7. The treatment of DRIs with lengthy buildout periods;
- 8. How to treat large lot developments and in general developments that are vastly different from the assumptions in the Lee Plan; and,
- **9.** The apparent need to restrict conservation, agricultural and recreational uses that exceed the acreage thresholds.

It was possible to devise rules to deal with all of these situations; these rules, however, were relatively arbitrary and provided the County with little valuable information for infrastructure planning purposes.

The commercial allocations have caused the most controversy, due to the speculative nature of the employee projections, the inaccurate data in the initial inventory, and the absence of alternatives to the crude straight-line averaging of the existing and buildout employees per acre ratios described in the previous section. Some of the allocations in the Overlay were inadequate to accommodate even the existing uses, and others were exceeded as the result of a single zoning case or development order application. The County has responded to the capacity deficits by delaying the legal effectiveness of the overlay until the last point permitted by the 1989 settlement agreement. Procrastination, however, did not solve the problem; in fact, it made the situation worse by increasing the expectations of the affected property owners and financial institutions.

Proposed Elimination of the Overlay by the 1994 EAR

In response to the shortcomings in the Year 2010 Overlay, the County, as part of the 1994 Evaluation and Appraisal Report (EAR) amendments, proposed the elimination of the overlay. The DCA took strong opposition to this proposal and found the amendment to be not in compliance. The finding of non-compliance also included several other objections to the proposed EAR amendments. By far the main point of contention between the County and DCA was eliminating the overlay. Upon completion of the Administrative Hearing and issuance of the Recommended Final Order by the Hearing Judge, the County and DCA entered into negotiations to resolve the remaining issues. There were several meetings and some progress was made, but ultimately a mutually agreed upon settlement could not be reached. The case went before the Governor and his Cabinet, acting as the Land and Water Adjudicatory Committee. [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 to bring the plan amendments as a whole into compliance. Therefore, the Year 2010 Overlay remained a regulatory requirement of the Lee Plan.

The Final Order did recognize that the Year 2010 Overlay was not the only mechanism to address the issues at hand. The order states this "determination does not mean that Lee County must retain the 2010 Overlay indefinitely, or that the 2010 Overlay is the only planning tool appropriate for Lee County. The 2010 Overlay can be deleted from the Lee Plan if alternative planning controls are established to compensate for the deletion of the overlay."

During the negotiations, mentioned earlier the County and DCA had several discussions on appropriate alternatives to the overlay. There were several themes the department felt were necessary components of an alternative. The department felt strongly that communities should be utilized as planning areas, a concept that planning staff agrees with. Regarding mixed-use categories, it was the department's belief that percentage distribution between uses was the best way to regulate the mix. They did concur that the acreage limitations contained in the overlay were a way to satisfy this requirement. The department was also concerned with hurricane evacuation and the population at risk. During these negotiations the County and DCA found much common ground. Every attempt was made in the proposed replacement to the Year 2010 Overlay to address all of the departments concerns.

Amendment to Replace the Year 2010 Overlay

Included in the 1996 EAR Addendum cycle was an amendment to configure a replacement mechanism for the Year 2010 Overlay that addressed many of the identified shortfalls of the overlay while keeping the Lee Plan in compliance with the minimum criteria rule and Florida Statutes. Many of the issues that were discussed during the negotiations mentioned above were incorporated. The replacement to the 2010 Overlay has three basic tenets: to simplify the overlay by reducing the number of districts; expanding the planning horizon to the year 2020 to be consistent with the rest of the plan; and, utilizing the April 1, 1995 Bureau of Economic and Business Research (BEBR) Mid-Range 2020 population projections² replacing the projections from the 1994 EAR.

The small geographic areas of the 115 sub-districts included in the Year 2010 Overlay proved to be an unmanageable system for the intended outcome. The initial Planning Communities Map that replaced Map 16 identified 20 distinct areas within the County. The number and size of the districts was the subject of much debate. The size of the planning communities needed to be large enough to avoid the long range planning allocation problem of the 2010 overlay yet not too large where there would be little certainty in the location of the controlled uses. Planning staff brought a preliminary map to the Local Planning Agency (LPA) in the spring of 1997. A consensus was reached that there should be 20 communities and the Planning Community Map included in the 1996 EAR Addendum amendment cycle was supported as a workable replacement to resolve the district size issue of the Year 2010 Overlay while still providing a level of certainty.

Map 17 of the original overlay was initially intended to provide a graphic representation of the development potential of each sub-district. The map, which was actually a series of 115 bar charts, fell horribly short of this aspiration. While it was refined over time to better perform this task, it made sense to call it what it was, a table of acreage limitations.

² Florida Population Studies, Volume 29 Number 2 Bulletin No. 114, Bureau of Economic and Business Research, February 1996.

Therefore, the amendment eliminated Map 17 and added a new table, Table 1(b) Acreage Allocation Table, to the Lee Plan.

For a history of amendments to Table1(b) and Map 16 see attachment 3.

B. METHODOLOGY

The methodology for updating Table 1(b) for the year 2030 is essentially the same as the original allocation table methodology. The models used to initially establish the County control totals and those used to disseminate the acreages to the Planning Communities have been updated with data on development since the original allocations were made. New approvals have also been incorporated into the model as well as the counties efforts in land conservation though the Conservation 2020 program.

Population

Residential land use data from the existing land use database, maintained by planning staff, has been integrated with census data for persons per household and residential occupancy rates to estimate population by year. These estimates have been compared with the annual estimates from BEBR. This comparison of data reveals a consistency between the two data sources. Therefore, staff has concluded there is no justifiable basis for adopting a 2030 population projection from a different source and recommends using the BEBR mid range 2030 projection from the February 2006 Population Studies Bulletin 144 as the official population projection for the Planning Community Allocation Table. Maintaining the existing methodology, a 25% population buffer is applied to the projected increase in population. The proper way to allow for a flexibility factor was the subject of considerable debate during the administrative hearing. Utilizing 125% of the incremental growth was supported by recognized planning literature. Therefore, the allocation table will accommodate a population of 979,000 plus a 25% safety buffer on the increment of growth between the 2005 estimate and the 2030 projection. This equals 107,200 people. Since the allocation table will only need to accommodate the population expected in the unincorporated portion of the county, the buffer was proportioned based on the percent of total county population to the unincorporated population currently (53%). The proposed allocation table will include enough residential acreage to accommodate an unincorporated population of 495,000.

Residential Use

The BEBR population projection of 979,000 is being used as the countywide control total for permanent resident population. As stated above, the unincorporated portion of this projection plus a proportion of a 25% safety buffer is 495,000. The accommodation of this population and safety buffer is distributed amongst the existing 17 planning communities according to the methodology established in the original amendment establishing the

allocation table mechanism of the Lee Plan. This process uses a sophisticated collection of databases developed by planning staff. Utilizing the existing land use database, dwelling unit counts for each unincorporated Planning Community are determined and entered into a spreadsheet. Due to the very nature of the various communities, population characteristics will vary. Planning staff compiled a database of demographic components for the individual Planning Communities from the available census information and reports from BEBR. The 1996 methodology applied unique occupancy rates to each planning community. At the time the data was not available to make unique assumptions for persons per household (PPH). Since the release of the 2000 Census, staff has updated this information and is now able to aggregate census block level information to generate unique PPH estimates for each community as well as updated occupancy rates.

The next task was to generate unit projections for each community for the year 2030. To start, the population projections for the City of Bonita Springs, City of Cape Coral, City of Fort Myers, City of Sanibel, and the Town of Fort Myers Beach were directly input from information provided to the Division of Planning from these municipalities. Lehigh Acres also had an agreed upon population figure, generated by a population study completed for the Smart Growth Department. These results were also input into the accommodation model. The remaining unincorporated community population projections were evaluated using the approved Planned Development and subdivision information and the historical growth trends for each community. Each community's dwelling units (DU) were trended out to the year 2030 with a built in cap based on the Future Land Use Map's potential additional units allowed on the existing undeveloped land and adopted Lee Plan Assumptions.

The model was redesigned to evaluate the increment of new dwelling units needed to accommodate the projected 2030 population. The April 1, 2005 dwelling unit count and existing residential acres from the existing land use database were set as the base line date for the reallocation analysis. The difference in population from 2005 to 2030 was used as a target for determining the need for new dwelling units. An equation was added to the model that multiplies the increment between the proposed allocation and the existing residential acreage inventory to the planning community's residential dwelling unit per acres assumption for the FLUM designation which results in a figure for assumed new dwelling units. The new unit estimates were added to the existing dwelling unit inventory and multiplied by the estimated community occupancy rate and PPH to determine the accommodated 2030 population. The results by planning community were summed and then compared to the unincorporated portion of the 2030 BEBR projection. Adjustments were made to assure that the population increment plus 25% was matched. This process required a "hands on" approach comparing available land, zoning, natural features, and access to land while continually monitoring the impacts each change had on the target population.

Commercial

In August 2006, a consultant was hired by Lee County to re-examine the commercial and industrial land needs to determine if there is a large enough inventory of land available to develop and maintain a diverse economy. This study is ongoing and will result in a revised methodology replacing the one used to determine the commercial need for the adopted Table 1(b). The existing methodology was formulated by a consultant for the 1986 Commercial Needs Study initiated by Lee County for the 1988 EAR. The 1986 study was refined by staff for the original 2020 allocation table. This revised methodology is the basis for the 2030 commercial allocation update. New data on development since the first staff revision has been added to the model. Revisions to the allocations may be warranted pending the outcome of the ongoing study.

Historically, most commercial and industrial development occurred within the existing cities in Lee County, primarily Fort Myers. As the City of Fort Myers' supply of available commercial and industrial land was depleted, new sites were developed in unincorporated areas of the county. These new developments tended to occur in concentrated areas somewhat segregated and buffered from residential uses. This pattern of development continues to the present time: however, the smart growth initiative promotes mixed use project designs in appropriate areas which will result in modified patterns of non-residential uses.

Data from the Planning Division Existing Land Use database shows that, overtime (1980-2005), the amount of commercially developed land (and associated building space) per person has increased slightly in the unincorporated areas of Lee County. This trend can be explained by the fact that commercial development generally occurs along the major transportation corridors. The US 41 corridor is the primary north/south route through Lee County. Property along this road within the City of Fort Myers has been developed and unavailable for new commercial development pushing new development north and south to the unincorporated areas of Lee County. Also, other than Colonial Blvd and Bonita Beach Blvd, the major east/west routes are also in the unincorporated areas of Lee County. These commercial corridors serve as the primary commercial areas for the residents that live inside the incorporated areas and the seasonal and tourist residents. In 1980 the unincorporated area of Lee County contained 12 acres of commercial land per 1,000 residents in the unincorporated area and 79,525sf of commercial building area per 1,000 residents in the unincorporated area. These figures have increased to 16 acres and 111,108sf. Based on these trends, it is obvious that commercial growth in Lee County is not entirely dependent on residential growth. The commercial allocation must also accommodate the needs of nonpermanent residents and tourists.

The commercial need in unincorporated Lee County in the year 2030 has been based on an average of four methods of projecting acreage needs. First, a forecast of commercial acres for

the unincorporated population was made from the data exported from the Planning Division Land Use Inventory by year from 1980 to 2005. Second, the acres per person for each year from 1980 to 2005 was calculated and forecast through the year 2030. This was then multiplied with the projected population for the total acreage estimate.

The remaining two estimates were based on commercial building area and converted to acreages. A floor area ratio study was done to determine the average commercial building size per acre of land. Data was again drawn from the planning division database which indicated that in 1980 an acre of commercial land averaged a building size of 6,600 square feet. This figure grew to 7,400 square feet by 2005. The annual data was trended to the year 2030 and resulted in an average of 8,500 square feet per acre. This was also compared to the recent approvals for commercial planned developments. Currently approved planned developments average 8,509 square feet per acre of commercial land. This analysis led to the conclusion that for allocation purposes, the assumption of 8,500 square feet of building area per acre in a commercial project is appropriate. The trended data was also considered appropriate for estimating intervals in the time horizon. In 2010 it is assumed the building square feet per acre will be 7,795, in 2020 it will be 8,148, and in 2030 it will be 8,501. Similar to the acreage analysis, commercial building area based on existing population was estimated. The forecast building areas were then divided by the square feet per acre figures described above. The final forecast was based on historical building square feet per resident population from 1980 to 2005. The result of this forecast was multiplied with the projected unincorporated population to generate a total building square feet estimate which was then divided by the square feet per acre figure.

The results of these four methods were then averaged to generate an estimate of commercial need for the time horizon of the plan. The commercial needs were estimated for 2010, 2015, 2020, 2025, as well as the horizon year of 2030. The acreage needs for each of these years are (respectively) 6,400, 8,300, 10,000, 11,500, and 12,300 acres.

A second check of the commercial allocation need was performed based on the 1986 "Commercial Land Use Needs in Lee County" by Thomas Roberts, of Thomas Roberts and Associates. This study estimated 11,483 commercially developed acres by the year 2010. The original study was based on a BEBR Mid-Range 2010 population of 499,500. In 1989 the Board of County Commissioners revised its population projection and adopted the BEBR High-Range number of 640,500. At that time Mr. Roberts was asked to adjust the commercial needs figure. In a December 10, 1989 memorandum he proposed the following methodology to amend the previous projection. The pre-factored area of 11,483 acres was multiplied by 640,500/499,500, or 1.282, producing a new pre-factored area of 14,721 acres. He went on to modify this figure with a safety factor and a flexibility factor. He did, however recommend that because the higher population projection is being utilized, the safety factor should be

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reduced to 5%. Doing the math produced a figure of 18,622 acres for the entire county, which he recommended the County use.

Utilizing a like methodology, planning staff recalculated the future commercial needs. The proposed population for this amendment is the BEBR Mid-Range number for 2030 of 979,000. Rather than adjusting the commercial acreage by applying a safety and flex factor, this update is utilizing the population with the added 25% safety factor applied. Adjusting the original 11,483 acres by the population ratio 1.96 (979,000/499,500), produces a new prefactored figure of 22,506 acres. The safety buffer of 107,200 persons is equivalent to 2,465 acres be applied the unincorporated commercial allocation $(107,200/499,500*11,483=2,465\pm)$. To adjust the total commercial need to reflect the unincorporated portion, the results for the total commercial and service employment sectors of the 2030 traffic analysis zone (TAZ) model were applied. The TAZ model assigns 51% of the commercial and service industry employment to the unincorporated areas of Lee County. Assuming this percentage will also apply to the acreage needs, 51% of the 22,506 acres (11,478 acres) will need to be allocated to the unincorporated portion of the county. The safety factor, based on allocated population, was calculated by applying the percent of population in the unincorporated portion of the county (53%) to the county wide safety factor. This adds an additional commercial allocation of 1,312 acres to the total commercial allocation need for the unincorporated area of the county for an end result of 12,790.

The next aspect of the allocation of commercial acreage for the year 2030 is to disaggregate the total need between the planning communities. Each community is not necessarily self-supporting in its commercial needs therefore some areas may grow faster commercially than they do residentially and visa versa. The acreage is distributed by Planning Community based on a number of measures:

- 1. Review existing allocations and compare to the existing commercial development.
- 2. Generate and apply the four techniques described above at the Planning Community level and apply to the projected population increase.
- **3.** Compare the commercial acreage need to the available land supply within each community.

This countywide acreage need was then disaggregated across the county into the unincorporated Planning Communities. This was accomplished by allocating commercial acreage based on the existing development, approved developments, and areas designated for commercial development. The amount of vacant commercial zoning was also taken into account in the disaggregation.

Industrial Use

In August 2006, a consultant was hired by Lee County to re-examine the commercial and industrial land needs and determine if there is a large enough inventory of land available to develop and maintain a diverse economy. This study is ongoing and may result in revisions to the proposed allocations in this amendment to Table 1(b).

Pending the completion of the current study, the previous study of Future Industrial needs for Lee County, completed in August 1983 by Thomas H Roberts, will be used as the basis for the new 2030 allocations. This study has been revised and modified over time. This study and its revisions focused on how much land Lee County needed to designate on the Future Land Use Map as industrial. However, The Lee Plan allows for limited commercial development in industrially designated lands to support the surrounding industrial uses. This means some uses that are envisioned to occur within these industrial areas will not be inventoried as industrial. For example, a small deli with a customer base from a surrounding industrial park will be inventoried as a commercial use even though it may be located within an area designated as Industrial on the Future Land Use Map. Therefore, it was important to further refine the accepted industrial study for the original allocation table adopted in 1998 as part of the 1996 EAR Addendum amendments. While the revisions to the commercial needs study considered building areas as well as acres, staff concluded that the appropriate unit of measure for the industrial component of the 2030 allocations is acres. Much of Lee County's industrial uses occur out of doors such as concrete batch plants, lumber yards, and distribution centers. These uses may require large areas of land but have minimal building square footage.

The 1996 study update was revised to include the updated population projection for the year 2030.

To accomplish this task, the original Thomas Roberts study was updated with the population estimates for 2030 to determine the employment estimates needed to estimate acreages based on the Industrial Need Study methodology.

Based on this population, Lee County's industrial land need in 2030 will be 13,100 acres. This is based on the BEBR 2030 population plus a safety buffer of 25% of the population growth between 2005 and 2030. Using the same methodology described for determining the commercial portion of Lee County's total need, the unincorporated land area need for industrial is estimated to be 6,630 acres. The dissemination of this allocation follows a similar methodology as well. The areas most suitable for industrial uses were determined based on access, zoning, Future Land Use Map (FLUM) designation, and environmental issues. The location of industrial uses, while not limited to areas designated as Industrial Development, Industrial Interchange, Industrial Commercial Interchange, and Tradeport (formerly Airport Commerce), are primarily located in these areas. The first step was to calculate how much land in each planning community was designated in one of the above FLUM categories. An

additional analysis has been performed for the 2030 allocation table. For this review, the existing allocations are also compared to the existing uses to determine if any communities no longer have sufficient remaining acreage to attain the industrial uses accommodated by the current table.

This countywide acreage need was then disaggregated across the county into the unincorporated Planning Communities. This was accomplished by allocating industrial acreage based on the existing development, approved developments, and areas designated for industrial development. The amount of vacant industrial zoning was also taken into account in the disaggregation.

Parks and Public

The 2020 allocation table provides an estimate of public/quasi-public land as an informational item, not as a regulatory number. The figure in the allocation table includes the expected amount of not just park, school, and government services land, but also, public infrastructure like roads and surface water management as well as quasi-public uses like religious facilities, private golf courses, and non-profit civic associations. Publicly and privately owned and dedicated conservation areas are also included in this category. The Planning Division Land Use Inventory includes detailed information on these uses which have proved to be valuable information. However, the original 2020 allocation methodology indicated that creating an allocation for these uses could be limiting uses that are partly regulated in other sections of the plan to ensure that sufficient land is available. These regulations promote more public land not a cap on public land. Therefore, the updated allocation table proposal also includes an informational/non-regulating estimate on public and quasi-public lands in the year 2030.

Active and Passive Agriculture

The current allocation table estimates agricultural uses in the year 2020. However, the existing inventory of agricultural land exceeds this figure on the allocation table. It is expected that, in an urbanizing county such as Lee County, over time agricultural uses will be displaced with non-agricultural uses or in some instances purchased for conservation purposes. However, it cannot be assumed that there will only be a reduction in the amount of agricultural acreage in all areas of the county. While agricultural uses are displaced in some areas of the county they are expanding in other areas of the county primarily in the areas designated as Rural and Density Reduction/Groundwater Resource. Therefore, the acreage projections are used as 2030 estimates and not as a regulatory number that cannot be exceeded or fallen below.

Vacant Land

Similar to the agricultural uses, the amount of vacant land should also be expected to reduce over time. Lands classified as a vacant use are only those with no structures and no other use. For example, a vacant commercial building will still be classified as a commercial use and a

parcel used as open space with no building will be classified as Public Open Space. Therefore, unlike, agricultural uses, vacant lands will not decline in one area and increase in other areas, with the exception of some demolitions of condemned/damaged buildings and also the occasional agricultural use which is abandoned and reverts back to vacant. For these reasons, the allocation for vacant land is not a regulatory number.

Conservation Land

The Conservation Allocation is also one that is impractical to regulate. The Lee County works with other permitting agencies to enforce wetland regulations, however the final responsibility falls to these agencies. If the county does not regulate this use, the acreage allocations can not be regulatory. Staff, again, sees the merit of maintaining the database inventory of these uses; however, the acreage figure in the allocation table is not regulatory.

B. CONCLUSIONS

The allocations for the three regulatory aspects of Table 1(b) have been updated to accommodate the projected population through the year 2030. The proposed allocations are based on historical trends, land availability, existing approvals through plats, planned developments, and conventional zoning. The allocations accommodate the existing development and expected development (Attachment 4).

C. STAFF RECOMMENDATION

Planning staff recommends that the Board of County Commissioners transmit this proposed amendment to the Future Land Use Element and the Future Land Use Map Series. Future Land Use Map 16 is to be revised to reflect changes in the municipal boundaries and Table 1(b) is to be updated to accommodate a population of 979,000 in the year 2030.

PART III - LOCAL PLANNING AGENCY REVIEW AND RECOMMENDATION

PUBLIC HEARING DATE. November 27, 2006

A. LOCAL PLANNING AGENCY REVIEW

Planning Staff presented an overview of the methodology used to generate the acreage totals for each of the regulatory categories of Table 1(b) (residential, commercial, and industrial). It was also stated that changes to the Planning Community Map were minimal only reflecting areas that have been annexed into one of the five municipalities. An amendment to the map was considered separately to move the boundary between the San Carlos and the Estero Planning Communities west of US 41.

Staff was asked if any of the existing allocations for the Year 2020 have been exceeded. Staff responded that there are a few instances where this situation has occurred with the residential allocations. The total residential allocation on Table 1(b) has not been exceeded in any Planning Community, only the allocations for Future Land Use Designations within the Planning Community. Additionally, no Commercial or Industrial allocations have been exceeded. The question was also asked how the nonregulatory allocation for public uses determined. Staff responded that the inventory for these uses was summed by planning community and also public uses in approved (unbuilt) developments were considered. Staff clarified that the public allocation not only includes lands for parks, schools, emergency services, public buildings, and conservation upland areas, but also, open space within developments, rights-of-way, golf courses, and water management areas. Concerns were raised regarding the use of the BEBR mid-range population projections followed. One LPA member favored a resource-based population projection that would take into consideration what population could be supported by existing resources such as the availability of potable water. The second concern was that the BEBR projections have under estimated the population in the past. Staff clarified that the BEBR projections are the source that is accepted by the DCA for basing the comprehensive plan. Local governments are allowed to create their own methodology which must be accepted by DCA.

Two members of the public spoke in support of this amendment.

A motion was made and seconded to recommend the Board of County Commissioners transmit this amendment to the Department of Community Affairs.

B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY

- **1. RECOMMENDATION:** LPA Recommends that the Board of County Commissioners transmit the proposed amendment.
- **2. BASIS AND RECOMMENDED FINDINGS OF FACT:** The LPA advances the findings of fact made by staff.

C. VOTE:

| NOEL ANDRESS | AYE |
|-----------------------|--------|
| DEREK BURR | AYE |
| RONALD INGE | AYE |
| CARLETON RYFFEL | ABSENT |
| RAYMOND SCHUMANN, ESQ | AYE |
| RAE ANN WESSEL | AYE |

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

DATE OF TRANSMITTAL HEARING: December 13, 2006

| A. | BOARD REVIEW: |
|----|--|
| В. | BOARD ACTION AND FINDINGS OF FACT SUMMARY: |
| | 1. BOARD ACTION: |
| | 2. BASIS AND RECOMMENDED FINDINGS OF FACT: |
| C. | VOTE: |
| | BRIAN BIGELOW |
| | TAMMARA HALL |
| | BOB JANES |
| | RAY JUDAH |
| | FRANK MANN |

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

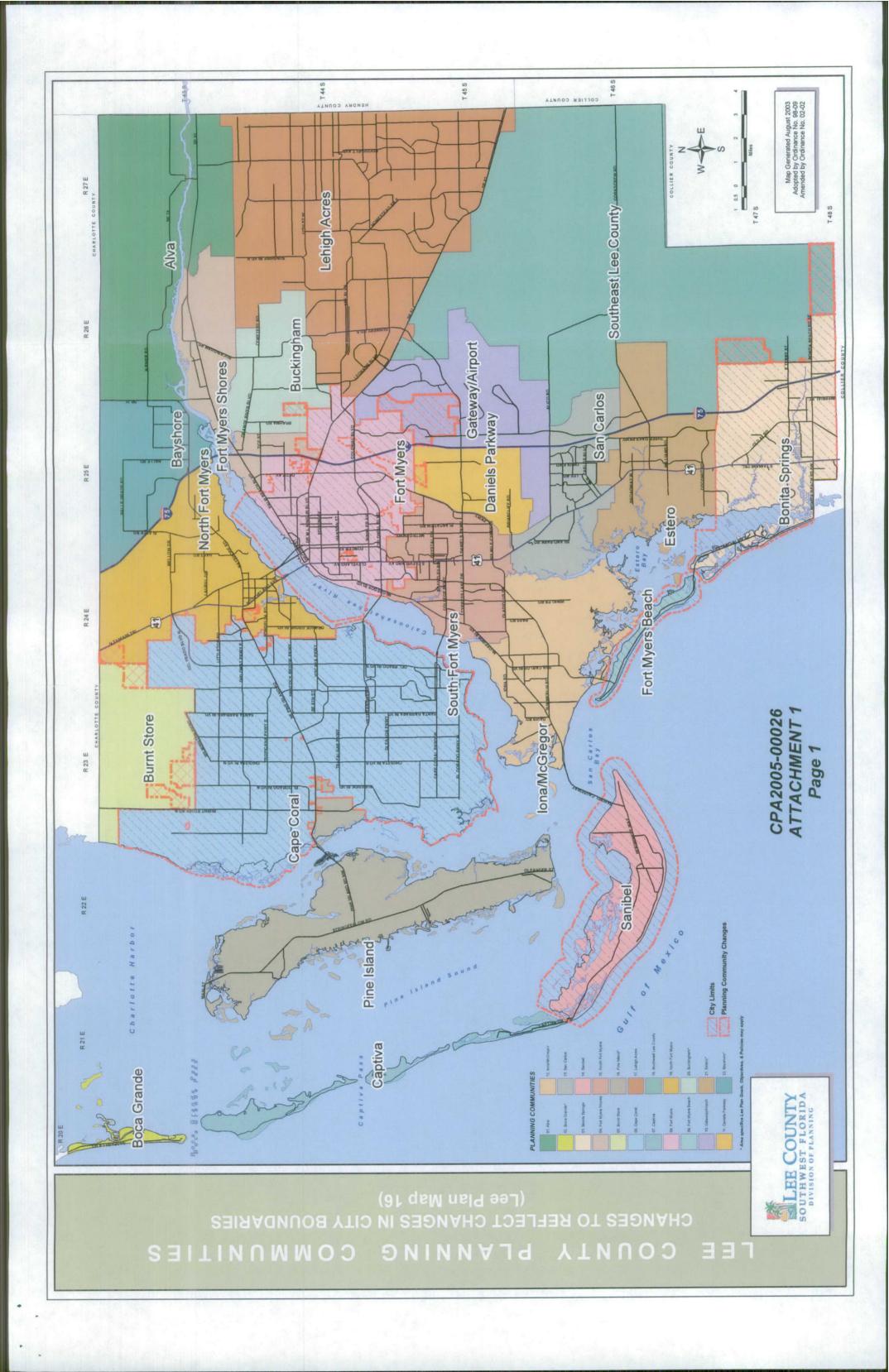
DATE OF ORC REPORT:

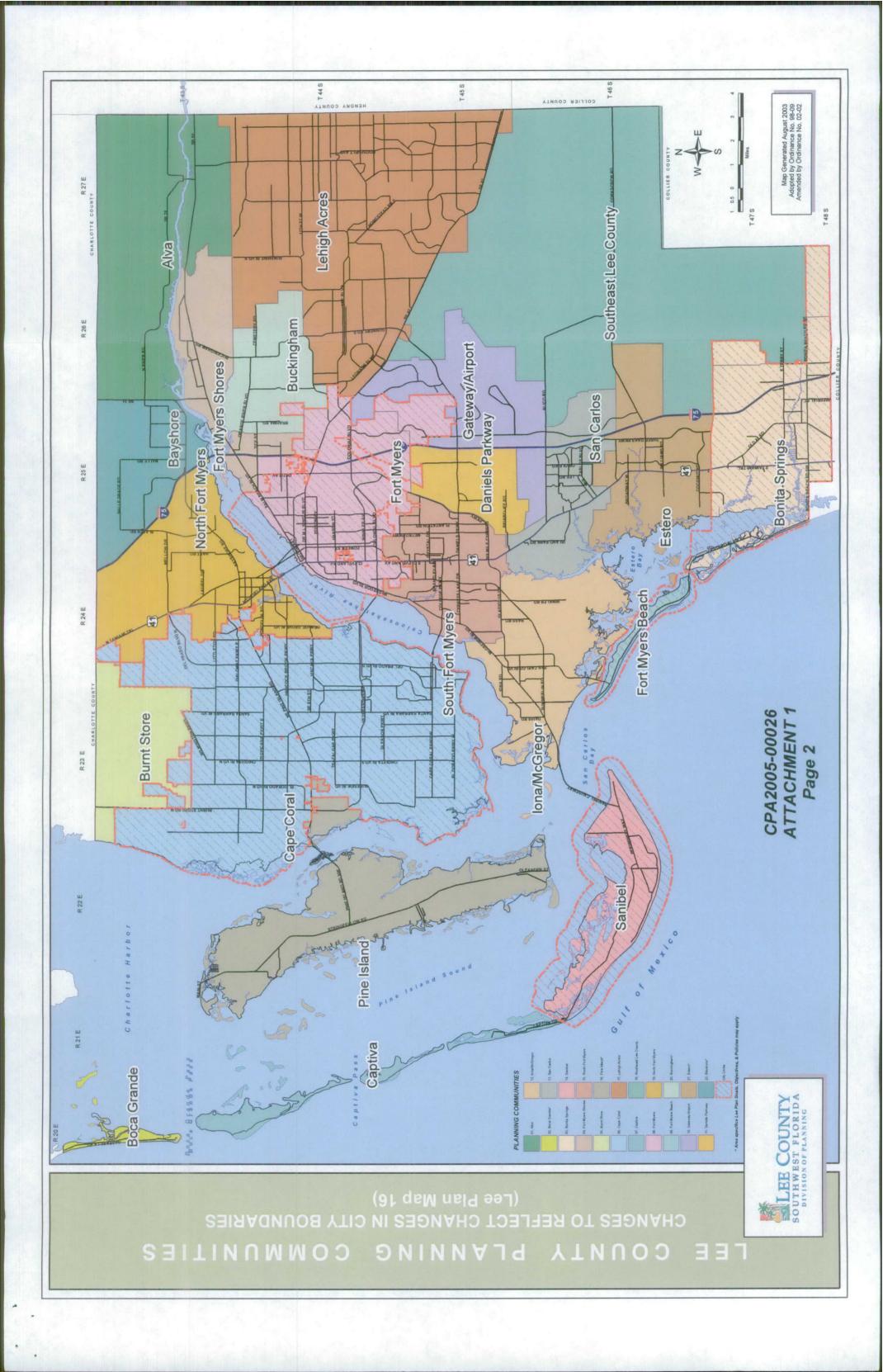
- A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS
- **B. STAFF RECOMMENDATION**
- C. STAFF RESPONSE

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

DATE OF ADOPTION HEARING:

| Α. | BOARD REVIEW: |
|----|--|
| В. | BOARD ACTION AND FINDINGS OF FACT SUMMARY: |
| | 1. BOARD ACTION: |
| | 2. BASIS AND RECOMMENDED FINDINGS OF FACT: |
| C. | VOTE: |
| | BRIAN BIGELOW |
| | TAMMARA HALL |
| | BOB JANES |
| | RAY JUDAH |
| | FRANK MANN |





| Future Land Use Classification Intensive Development Central Urban Central Urban Outlying Suburban Industrial Development Central Urban Outlying Suburban Industrial Development Central Interchange Central Interchange Industrial Interchange Industrial Interchange Industrial Interchange Outlying Suburban Industrial Interchange Industrial Interchange Industrial Interchange Industrial Interchange Industrial Interchange Industrial Interchange Industrial Interchange Industrial Outer Islands Coastal Rural Conservation Lands Wetlands Industrial Conservation Lands Wetlands Industrial Industrial Commercial Industrial Industrial Commercial Industrial I | classification int Interchange in Interchange srchange | Lee County Totals Existing Proposed Allocation 4,484 1,320 42,803 18,714 16,448 16,635 6,234 5,759 96 960 950 960 950 960 950 960 950 960 950 960 950 960 950 960 950 960 950 960 950 960 950 960 950 960 950 960 | Proposed Allocation 1320 14,772 18,714 16,635 5,759 79 79 850 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 | Allocation Allocation 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 | Proposed | Boca Grande | rande | Bonita Springs | Springs | Fort Myers Shores | s Shores | Burnt Store | Store |
|--|--|---|--|---|------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
| Future Land Use C. Intensive Development Central Urban Urban Community Suburban Outlying Suburban Industrial Development Public Facilities University Community Industrial Interchange General Interchange General Interchange General Community Industrial Interchange General Community Airport Tradeport Rural Outer Islands Open Lands Open Lands Open Lands Open Lands Conservation Lands Wetlands Conservation Lands Wetlands Total Residential Commercial Industrial Formercial Fo | rint wit with the control of the con | Existing Allocation 1,484 1,484 1,2,893 1,5,448 6,231 6,231 6,234 6,69 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 | Allocation 1320 14,772 18,714 16,635 5,759 79 79 79 70 70 70 70 70 70 70 70 70 70 70 70 70 | Existing Allocation B B B B B B B B B B B B B B B B B B | Proposed | | | | | | | | |
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| Central Urban Urban Community Suburban Outlying Suburban Industrial Development Public Facilities University Community Industrial Interchange General Interchange General Commercial Interchange General Community Industrial/Commercial Interchange General Community New Community Airport Tradeport Rural Outer Islands Open Lands Density Reduction/Gro Conservation Lands Wetlands Conservation Lands Wetlands Conservation Lands Wetlands Density Reduction/Gro Conservation Lands Wetlands Total Residential Commercial Industrial Industrial Rush Public Active Agriculture Passive Adriculture | ont 9 9 Interchange Interchange 9rchange | 9-668 12-893 1-6-448 1-6-448 9-6-9 9-6-9 1-7 7-7 | 14,772 18,714 16,635 5,759 79 79 850 0 | 0 613 | OI | θ | O | θ | OI | 88 | 20 | Ф | 0 |
| Urban Community Suburban Outlying Suburban Industrial Development Public Facilities University Community Industrial Interchange General Interchange Industrial Industrial Industrial Outer Islands Open Lands Open Lands Open Lands Open Lands Conservation Lands Wetlands Conservation Lands Wetlands Industrial Industrial Industrial Public Active Agriculture Passive Agriculture | Interchange Interchange Interchange Interchange | 12,893 16,448 16,448 96 96 96 96 0 0 0 0 7 | 18,714 16,635 5,759 79 1 1 1 1 0 0 | 619 | 01 | Ф | 0 | О | 01 | 508 | 210 | Φ | 0 |
| Suburban Outlying Suburban Industrial Development Public Facilities University Community Industrial Interchange General Interchange General Interchange General Commercial In Industrial/Commercial In Industrial/Commercial In Industrial/Commercial In Industrial/Commercial In Industrial/Commercial In Industrial Interchange General Community Press Rural Rural Rural Outer Islands Open Lands Open Lands Open Lands Conservation Lands W Wetlands Conservation Lands W Total Residential Commercial Industrial Industrial Industrial Public Active Agriculture Passive Agriculture | y 9 Interchange al Interchange srchange 9e | 16,448 6,231 96 96 96 96 9 6 7 7 | 16.635 5.759 7.9 1 1 1 1 0 0 | | 520 | 437 | 485 | Ð | ō | 448 | 630 | đ | 0 |
| Outlying Suburban Industrial Development Public Facilities University Community Industrial Interchange General Interchange Industrial/Commercial Interchange New Community Airport Tradeport Rural Outer Islands Open Lands Open Lands Open Lands Conservation Lands W Wedands Conservation Lands W Total Residential Commercial Industrial Industrial Public Active Agriculture Passive Agriculture | y y linterchange il Interchange archange | 6,234 96 96 96 96 96 96 97 7 | 5,759 79 1 1 850 | Đ | 01 | Ð | 0 | Ф | O | + 803 | 1,810 | Ф | 0 |
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| Public Facilities University Community Industrial Interchange General Interchange General Commercial Interchange General Commercial Intustrial Commercial Intustrial Community Mixed Use Interchange New Community Airport Tradeport Rural Rural Outer Islands Open Lands Open Lands Open Lands Conservation Lands Uk Wetlands Conservation Lands Wetlands Conservation Lands Wetlands Total Residential Industrial Industrial Industrial Public Active Agriculture Passive Agriculture | Interchange archange archange | 2 860 960 0 0 7 7 | 850 | Ф | 01 | Ф | 0 | Ф | OI | O. | 01 | Ф | 0 |
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| General/Commercial Industrial/Commercial Industrial/Commercial Industrial/Commercial Industrial/Commercial Industrial/Community New Community Airport Tradeport Rural Rural Rural Outer Islands Open Lands Interchange Il Interchange archange ge | * | 75 | Ð | OI | Ф | OI | Ф | OI | 0 | 0 | Ф | 0 |
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| Airport Tradeport Rural Rural Community Press Coastal Rural Outer Islands Open Lands Open Lands Open Lands Open Lands Conservation Lands Up Wedands Conservation Lands Wedands Conservation Lands Wedands Total Residential Commercial Industrial Industrial Public Active Agriculture Passive Agriculture | | 1,644 | 006 | Ф | 0 | θ. | O | Ф | 0 | Ф | 0 | Φ | 0 |
| Rural Rural Rural Rural Rural Coastal Rural Outer Islands Open Lands Open Lands Open Lands Open Lands Conservation Lands Up Wetlands Conservation Lands Wetlands Conservation Lands Wetlands Vertands Commercial Industrial Industrial Public Active Agriculture Passive Agriculture | | đ | OI | Φ | Ol | Ф | ō | Ð | O | đ | 01 | Ф | 01 |
| Rural Community Press Coastal Rural Outer Islands Open Lands Open Lands Open Lands Open Lands Conservation Lands Up Wetlands Conservation Lands Wetlands Conservation Lands Wetlands Formercial Industrial Industrial Robbic Active Agriculture Passive Agriculture | | GD. | σį | Ф | 01 | Ф | 0 | Ф | O | Ð | O | Φ | Ö |
| Rural Community Prese Coastal Rural Outer Islands Open Lands Open Lands Open Lands Conservation Lands Up Wetlands Conservation Lands We Total Residential Commercial Industrial Industrial Public Active Agriculture Passive Agriculture | | 8,977 | 8.479 | 1,419 | 2,000 | Ф | OI | Ф | 0 | 283 | 1,400 | 633 | 700 |
| Outer Islands Outer Islands Open Lands Open Lands Open Lands Up Conservation Lands Up Wetlands Conservation Lands W Total Residential Commercial Industrial Industrial Public Active Agriculture Passive Agriculture | serve | 3,046 | 3,100 | 0 | OI | Φ | Ol | Ф | OI | Ф | 01 | ө | 0 |
| Outer Islands Open Lands Density Reduction/Grou Conservation Lands Up Wetlands Conservation Lands Wetlands Conservation Lands Wetlands Commercial Industrial Industrial Industrial Public Active Agriculture Passive Agriculture | | | 1,300 | | OI | | O | | 01 | | ō | | 0 |
| Open Lands Density Reduction/Grou Conservation Lands Up Wetlands Conservation Lands We C | | 216 | 202 | \$ | 25 | Đ | Ol | Ф | ō | + | 1 | Ð | Ol |
| Density Reduction/Grou Conservation Lands Up Wetlands Conservation Lands We Total Residential Commercial Industrial Industrial Public Active Agriculture Passive Agriculture | | 2,091 | 2,805 | 175 | 250 | Ф | OI | Ð | ō | Ф | OI | 889 | 290 |
| Conservation Lands Up Wetlands Conservation Lands We Total Residential Commercial Industrial Industrial Public Active Agriculture Passive Agriculture | oundwater Resourse | 6,644 | 6,794 | 4 | 009 | 0 | O | 0 | Ö | Ф | 0 | Ð | OI |
| Wetlands Conservation Lands We Total Residential Commercial Industrial Non-Regulatory Allocat Public Active Agriculture Passive Agriculture | Jplands | | 0 | | 01 | | 01 | | 0 | | O | | OI |
| Total Residential Commercial Industrial Non/Regulatory/Allocat Public Active Agriculture Passive Agriculture | | Ф | O | Ф | 0[| Ф | Ol | Ф | ō | Ð | O | Ф | O |
| Total Residential Commercial Industrial Non-Regulatory/Allocat Public Active Agriculture Passive Agriculture | <u> Netlands</u> | | ō | | OI | | 0 | | ō | | O | | OI |
| Commercial Industrial NonRegulatory Allocat Public Active Agriculture Passive Agriculture | | 67,169 | 81,768 | 2,173 | 3,405 | 438 | 485 | Ф | OI | 3,634 | 4,613 | 1-241 | 1,310 |
| Industrial Non-Regulatory/Allocat Public Active Agriculture Passive Agriculture | | 9,460 | 12,790 | 46 | 27 | 999 | . 52 | θ | 0 | 592 | 400 | 578 | 93 |
| NonRegulatory Allocat Public Active Agriculture Passive Agriculture | | 6,311 | 6.630 | 58 | <u>26</u> | ‡ | 61 | Ф | O | 384 | 400 | ф | 5 |
| Public Active Agriculture Passive Agriculture | ations # | | | | | | | | | | | | |
| Active Agriculture Passive Agriculture | | 929'89 | 84,078 | 3,587 | 7,100 | 537 | 421 | Ф | O | 1,724 | 2,000 | 1,193 | 7,000 |
| Passive Agriculture | | 34,145 | 24,896 | 6,098 | 5,100 | Ф | OI | Ф | OI | 629 | 550 | Ð | 150 |
| 3 | | 65,414 | 44,285 | 14,633 | 13,549 | Φ | 0 | 0 | 01 | 4,375 | 2.500 | 6,987 | 109 |
| Conservation (wetlands) | | 79,488 | 81,948 | 2,236 | 2,214 | 296 | 611 | Ф | OI | 1,125 | 1.142 | 3,672 | 3,236 |
| Vacant | | 44,720 | 120,780 | 1,525 | 2.012 | 7 | 0 | θ | 0 | 88 | 113 | 1,569 | 871 |
| Total | | 365,373 | 457,175 | 30,324 | 33,463 | 1,343 | 1,572 | Ф | 01 | 12,156 | 11,718 | 14,683 | 12,731 |

| | | Cape Coral | Coral | Captiva | tiva | Fort Myers | hore | Ent Mye | | 1 | | | |
|-----------------|--|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
| | | | | | | | lyels | - CIT III C | Fort Myers Beach | Cateway | Gateway/Airport | Daniels I | Daniels Parkway |
| | Future Land Use Classification | Existing Allocation | Proposed Allocation | Existing Allocation | Proposed Allocation | Existing Allocation | Proposed Allocation | Existing Allocation | Proposed Allocation | Existing Allocation | Proposed Allocation | Existing Allocation | Proposed Allocation |
| | Intensive Development | £₹ | 27 | О | 0 | 292 | 250 | θ | 0 | Ф | 0 | Φ | 0 |
| | Central Urban | Φ | 0 | Ф | 01 | 546 | 230 | θ | 01 | Ф | O | Ф | 0 |
| | Urban Community | θ | 0[| Ф | OI | Ð | 0 | 0 | ō | 0 | 0 | đ | 0 |
| | Suburban | θ | O | Ф | OI | 506 | 85 | Ð | OI | 0 | 0 | Φ | 0 |
| | Outlying Suburban | Ci. | 7 | 435 | 200 | Ф | OI | Ф | OI | đ | 0 | 1,352 | 1,700 |
| = | Industrial Development | Ф | ō | Ф | OI | 84 | 39 | Ф | 0 | 87 | 20 | 0 | 0 |
| | Public Facilities | 0 | Ol | 4 | - | Ф | 0 | Ф | 0 | Ф | 0 | 0 | 0 |
| | University Community | Ө | O | Ф | 0 | đ | 0 | 0 | 0 | Ф | 0 | 0 | 0 |
| | Industrial Interchange | 0 | 0(| Ф | 01 | Ф | 0 | 0 | 0 | Ф | 0 | 0 | 0 |
| | General Interchange | Ф | OI | đ | 0 | Ф | 0 | Ф | 0 | đ | 0 | d | , |
| | General/Commercial Interchange | 0 | Ol | Ф | OI | Φ | 0 | Ф | 0 | 0 | 0 | O | 0 |
| | Industrial/Commercial Interchange | 0 | ō | Ф | 0 | Φ | 0 | 0 | 0 | Ф | 0 | đ | 0 |
| | University Village Interchange | в | 0 | θ | OI | Ф | 01 | 0 | 0 | Φ | 0 | Ф | 0 |
| | Mixed Use Interchange | Ф | | Ф | | 0 | | Ф | | 0 | | Ф | |
| | New Community | Ф | ō | е | OI | 360 | OI | Ф | 0 | 1,284 | 006 | Ф | 0 |
| | Airport | Ф | 0 | Ф | ō | 0 | Õ | 0 | 0 | Ф | 0 | đ | 0 |
| | Tradeport | ө | ō | в | 0 | Ф | 01 | 0 | 0 | ca | 6 | Ф | 0 |
| wə _l | Rural | 0 | 0 | Ф | OI | 184 | 0 | Ө | 0 | 111 | 0(| 1,266 | 1,500 |
| | Rural Community Preserve | Φ | 0 | Ф | 0[| Ф | Ol | θ | 0 | О | Ö | Đ | O |
| | Coastal Rural | | 01 | | 0 | | 0 | | OI | | Ō | | O |
| ୌ | Outer Islands | Φ | 0 | 472 | 150 | Ф | Ō | Ð | OI | Ð | ō | 0 | OI |
| ଁ | Open Lands | Φ | 0 | Ф | 0 | 0 | 01 | Ф | O | Ф | ō | 47 | 120 |
| ة | Density Reduction/Groundwater Resourse | Φ | 0 | Ф | OI | Ф | Ol | Ф | 0 | 94 | 94 | Ð | OI |
| ଧ | Conservation Lands Uplands | | 0 | | 01 | | 01 | | 01 | | ō | | 0 |
| ž | Wetlands | ø | ō | Ф | OI | Ф | Oi | Ф | 01 | 0 | 0 | Ð | OI |
| ଥ | Conservation Lands Wetlands | | 0 | | ō | | Ol | | 0[| | O | | Ol |
| Total | Total Residential | 53 | 29 | 809 | 651 | 1,640 | 604 | Ф | 0 | 1,516 | 1,023 | 2,656 | 3,322 |
| Comu | Commercial | 44 | 17 | 11 | 125 | 453 | 150 | Ф | O | 824 | 1,100 | 398 | 4 |
| Industrial | trial | - 2e | 26 | | | 733 | 300 | Φ. | 01 | 3,096 | 3,100 | # | 10 |
| Non Re | Non Regulatory Allocations | | | * | | | | | | | | 11.41 | |
| Public | | 9 | 20 | 1,981 | 1.96.1 | 160 | 350 | Ф | ō | 6,136 | 7,500 | 1,854 | 2,416 |
| Active / | Active Agriculture | Φ | o | 0 | 0 | 579 | Ö | Ф | 0 | 999 | OÎ | 254 | 20 |
| Passive | Passive Agriculture | 4 | O | θ | 01 | 634 | 01 | 0 | 0 | 3,580 | 1,491 | 929 | 20 |
| Consen | Conservation (wetlands) | 0 | 133 | 1,347 | 1.603 | 1,006 | 748 | ð | 0 | 3,482 | 2,809 | 1,918 | 1,719 |
| Vacant | | 55 | 34 | 9 | O | 485 | 45 | Ф | OI | 797 | 100,300 | 829 | 20 |
| Total | | 113 | 259 | 4,053 | 4,340 | 2'89'9 | 2,197 | Φ | 0 | 19,885 | 117,323 | 8.243 | 7.967 |

| | lona/Mc | lona/McGregor | San Carlos | arios | Sanibel | bel | South Fort Myers | rt Myers | Pine Island | sland | Lehigh Acres | Acres |
|--|------------------------|------------------------|------------------------|------------------------|------------------------|-------------------------|---------------------|------------------------|------------------------|------------------------|------------------------|----------|
| Future Land Use Classification | Existing Allocation | Proposed Allocation | Existing Allocation | Proposed Allocation | Existing Allocation | Remaining Allocation | Existing Allocation | Proposed Allocation | Existing Allocation | Proposed Allocation | Existing Allocation | Proposed |
| Intensive Development | , | | в | O | Φ | 0 | \$ | 099 | 9 | 6 | 0 | 0 |
| Central Urban | 462 | 375 | 46 | 17 | Ф | 01 | 2,778 | 3,140 | Ф | 0 | 3.062 | 8 200 |
| Urban Community | 289 | 850 | 930 | 1,000 | Ф | OI | 628 | 860 | 929 | 200 | 8.037 | 13.269 |
| Suburban | 2,474 | 2,500 | 2,250 | 1,975 | Ф | OI | 4.247 | 1,200 | 636 | 675 | 0 | 0 |
| Outlying Suburban | 396 | 377 | Ф | . 25 | O | 0 | 0 | 0 | 466 | 009 | · C | 0 |
| Industrial Development | ± | Š | 43 | 5 | Ф | OI | \$ | 10 | Φ | 0 | Ф | 0 |
| Public Facilities | 9 | ō | Ð | 01 | đ | 0 | đ | ٥ | Ф | 0 | đ | |
| University Community | θ | O | 860 | 850 | 0 | 0 | Φ | 0 | 0 | 0 | O | 0 |
| Industrial Interchange | в | O | Ф | OI | Ф | 01 | đ | 0 | Ф | 0 | Ф | 0 |
| [| Ө | 0[| Ф | OI | Ө | 01 | Ф | 0 | Ф | 0 | 0 | 0 |
| General/Commercial Interchange | 9 | O | Ф | OI | Φ | 01 | Φ | 0 | Ф | 0 | 0 | 0 |
| Industrial/Commercial Interchange | θ . | O | 0 | 01 | 0 | | Φ | 0 | Ф | 0 | đ | 0 |
| University Village Interchange | Ф | O | Ð | OI | Ð | 0 | Ф | 0 | Ф | 0 | Ф | 0 |
| Mixed Use Interchange | Ф | | Ф | | Ф | | Ф | | Φ | | Φ | |
| New Community | θ | 0 | Ф | 0 | Ф | OI | Ф | 0 | Ф | 0 | Ф | 0 |
| B) Airport | Ф | 01 | θ | O | Ф | O | Ф | 01 | Ф | 0 | Φ | 0 |
| Tradeport | Ф | 01 | Ф | O | Ф | OI | Ф | 0 | Φ | 0 | Ф | 0 |
| en Rurai | Φ | 0 | 160 | 8 | Ф | OI | Ф | O | 1,129 | 190 | # | 14 |
| Rural Community Preserve | Ф | OI | Ф | 01 | Ф | .01 | Ф | O | Ф | OI | Ф | 0 |
| | | 0 | | 0 | | 0 | | 0 | | 1,300 | | OI |
| Outer Islands | + | - | Ф | OI | Ð | Ol | 0 | OI | 37 | 45 | Ф | 0 |
| Open Lands | Ф | 0 | Ф | 01 | Ф | 0 | Ф | OI | Ф | 0 | Φ | 0 |
| Density Reduction/Groundwater Resourse | θ | O | ð | 01 | Ф | 0[| Ð | 0(| Ф | OI | 0 | 0 |
| Conservation Lands Uplands | | 0 | | 01 | | 0 | | O | | 01 | | 0 |
| Wetlands | Φ. | 0 | 0 | OI | Ф | 0 | Ð | Ol | 0 | ō | Ф | O |
| Conservation Lands Wellands | | 0 | | 0[| | 0 | | OI | | OI | | 0 |
| Total Residential | 4,034 | 4,108 | 4,228 | 3,962 | θ | 0 | 6,628 | 5,870 | 2,788 | 3,313 | 11,089 | 21.483 |
| Commercial | 782 | 1,100 | 1,613 | 1.944 | Ð | 0 | 1,848 | 2.100 | 165 | 226 | 452 | 1.420 |
| Industrial | 598 | 320 | 350 | 450 | 0 | 01 | 723 | 006 | 2 | 29 | 246 | 300 |
| Non Regulatory Allocations | | | | | | | | | | | | |
| Public | 2,970 | 3,550 | 1,085 | 2,660 | Ф | OI | 3,394 | 3,500 | 4,722 | 2,100 | 13,738 | 15,000 |
| Active Agriculture | | OI | | O | Ф | OI | Ф | 0 | 2,313 | 2,400 | | OI |
| Passive Agriculture | | 01 | 8 | 01 | 6 | ol | Φ | ō | 960 | 815 | | OI |
| Conservation (wetlands) | 8,879 | 9.306 | 3,283 | 2,798 | Ф | Oi | 128 | 188 | 13,703 | 14,767 | 1,455 | 1,496 |
| Vacant | 4,812 | 971 | # | 244 | 0 | OI | 069 | 309 | 4,577 | 3,781 | 19,561 | 7.377 |
| Total | 18,875 | 19,355 | 10,660 | 12,058 | Ð | 01 | 12,413 | 12,867 | 26-303 | 27.466 | 46.521 | 47 076 |

| | | Southe | Southeast Lee County | North Fort Myers | rt Myers | Buckingham | gham | Estero | ero | Bays | Bayshore |
|-------------|--|------------------------|-------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
| | Future Land Use Classification | Existing Allocation | Proposed Allocation | Existing Allocation | Proposed Allocation | Existing Allocation | Proposed Allocation | Existing Allocation | Proposed Allocation | Existing Allocation | Proposed Allocation |
| _ | Intensive Development | θ | ō | 374 | 360 | в | ОІ | Ф | 0 | Ф | 0 |
| | Central Urban | Ф | 0 | 2,498 | 2,600 | Ф | 0 | Ф | 0 | Ф | 0 |
| | Urban Community | Ф | O | | | 毒 | 150 | 327 | 450 | Ф | 0 |
| | Suburban | θ | ō | 5,293 | 069'9 | Ф | 0 | 1,672 | 1,700 | Ф | 0 |
| | Outlying Suburban | Ф | O | 640 | 200 | 4 | 99 | 837 | 454 | 748 | 950 |
| - | Industrial Development | Ф | 0 | Ф | OI | Ф | 0 | Φ | 0 | Ф | 0 |
| <i>(</i> uo | Public Facilities | Ф | O | ð | 0 | 0 | 0 | Ф | 0 | θ | 0 |
| Бə; | University Community | θ | O | Ф | 0 | Ф | 0 | Ф | 0 | Ф | 0 |
| e) | Industrial Interchange | Ф | OI | đ | 0 | Φ | 0 | Ф | 0 | 0 | 0 |
| əs | General Interchange | # | 15 | 6 | 7 | Φ | 0 | 9 | | # | 12 |
| n F | General/Commercial Interchange | Ф | OI | Φ | 0 | Ф | 0 | Ф | 0 | Ф | 0 |
| ue | Industrial/Commercial Interchange | в | 01 | Ф | 0 | Ð | 0 | Ф | 0 | 0 | 0 |
| 7 0 | University Village Interchange | θ | OI | Ф | 01 | Ф | 0 | Φ | 0 | Ф | 0 |
| ını | Mixed Use Interchange | О | | 0 | | Ф | | ø | | Ð | |
| n_ | New Community | Ө | OI. | е | OI | Φ | OI | Ф | 0 | Ф | 0 |
| γa | Airport | 0 | OI | Ð | Ol | Ф | OI | đ | | Ф | 0 |
| lei: | Tradeport | Ф | O | đ | 01 | 0 | 0 | Ф | 0 | Ð | 0 |
| uə | Rural | 707 | OI | 383 | 200 | 29 | 100 | 006 | 635 | 1,264 | 1,350 |
| pis | Rural Community Preserve | Ф | | Ф | 01 | 3,046 | 3,100 | Ө | Ol | 0 | 01 |
| Re | Coastal Rural | | 01 | | О | | ō | | ō | | ō |
| | Outer Islands | Ф | OI | Ф | 0(| 0 | O | 0 | O | Ð | O |
| | Open Lands | Ð | 0 | 445 | 45 | Ф | O | 0 | OI | 1,236 | 1,800 |
| | Density Reduction/Groundwater Resourse | 3,573 | 4,000 | O | O | в | O | ө | Ol | 4,837 | 2,100 |
| | Conservation Lands Uplands | | 01 | | OI | | O | | O | | Ō |
| | Wetlands | Ф | 01 | Ð | 0 | Ф | 0(| 0 | Ol | · 0 | OI |
| | Conservation Lands Wetlands | | OI | | 01 | | ō | | 0 | | OI |
| ۲ | Total Residential | 4,290 | 4.015 | 9,209 | 10,702 | 3,203 | 3,416 | 3,664 | 3,245 | 980'9 | 6.212 |
| ŏ | Commercial | # | 88 | 4,458 | 1,687 | 18 | 45 | 1-386 | 1,700 | 101 | 139 |
| ٤ | Industrial | 99 | 65 | 500 | 554 | 4 | 15 | 28 | 87 | 49 | I.O. |
| Š V | Non Regulatory Allocations | | | | | | | 1.0 | 1. No. of the last | | 141 41 |
| P | Public | 2,700 | 12,000 | 2,016 | 4,000 | 2,114 | 4,000 | 4,708 | 7,000 | 1,462 | 1,500 |
| Ğ | Active Agriculture | 21,066 | 15,101 | 384 | 200 | 44 | 350 | 833 | 125 | 1,324 | 006 |
| Pa | Passive Agriculture | 21,110 | 18,000 | 4,113 | 1,556 | 3,867 | 2,045 | 8 | 200 | 4,393 | 4,000 |
| ଧ | Conservation (wetlands) | 30,882 | 31,530 | 1,283 | 1.317 | 359 | 381 | 3,626 | 5,068 | 798 | 882 |
| Š | Vacant | 324 | 200 | 4,242 | 2,087 | 1,278 | 777 | 5,794 | <u>808</u> | 4,310 | 530 |
| Total | | SE AEE | 01 010 | 000.00 | | | 1 | | | | |

Amendments to Table1(b) and Map 16

The existing allocation table and map have been amended periodically since it was adopted.

- PAM/T 98-07 This amendment created a new Future Land Use Map designation "Mixed Use Interchange" and amended the allocation to reflect this change.
- PAB 99-20-M/T This amendment created 2 new planning communities to acknowledge the incorporation of the City of Bonita Springs and the Community Plan for the Bayshore community. While community plans are not required to follow planning community lines, the Bayshore Community Plan was split between the Alva and North Fort Myers Planning Communities. It made sense to establish a Bayshore Planning Community. Other changes to the map reflected Future Land Use Map changes adopted after the creation of the Planning Communities Map. These changes included the expansion of the "Airport" category, a change from Industrial to Open Lands (reflecting existing uses), and a change from DRGR to Urban Community based on the adopted Lehigh Commercial Study. These changes primarily impacted the Southeast Lee County Planning Community where Future Urban land use categories typically did not exist. This amendment also made changes to the allocation table based on these changes and to reflect changes in development patterns such as the 1,600 unit reduction in the Brooks' DRI approval. This amendment followed the MPO Traffic Analysis Zonal Data project. This helped staff refine existing uses at the TAZ level and identified areas where the existing allocation was excessive and where the allocation would not accommodate anticipated growth. These changes were primarily shifting residential acreages from one Future Land Use Categories to another within the same Planning Community and did not change the population accommodation within the Planning Community.
- CPA2002-00006 This amendment corrected an oversight from the 1999 amendment
 where the Bayshore Community was split from the Alva and North Fort Myers
 Community. Inadvertently, the entire allocation of Outlying Suburban had been shifted
 to the Bayshore Community while there was still a 172 acre portion of Alva designated
 Outlying Suburban.
- CPA2004-00015 This amendment was required to address changes in the Fort Myers Shores Planning Community due to the adoption of the Caloosahatchee Shores Community Plan. This plan redesignated lands from Rural and Suburban to Outlying Suburban. Since no Outlying Suburban designation previously existed in the Fort Myers Shores Planning Community, there was no allocation for residential uses in Outlying Suburban. This amendment made changes to the residential acreage allocations between the Future Land Use Categories but did not alter the overall population accommodation of the Fort Myers Shores Planning Community.

| Future Land Use Classification Infensive Development Central Urban Urban Community Suburban Outlying Suburban Industrial Development Public Facilities University Community Industrial Interchange General/Commercial Interchange Industrial Interchange Industrial Interchange Ober Lands Open Lands Ope | Existing Allocation 1,484 9,558 12,448 15,448 96 96 96 96 96 96 96 96 96 96 96 96 96 | Allocation 1,320 14,772 18,714 16,635 5,759 79 79 79 77 77 77 79 77 77 77 77 77 77 | Inventoried Acreage 1,133 | Remaining Allocation | Existing | | Inventoried | | Evietios | ee 3 | Grande | Ocinican |
|--|--|--|--|-------------------------|------------|------------|-------------|------------|------------|---------------------|------------------------|------------|
| | Allocation Allocation 1,484 9,558 12,893 12,893 15,431 15,448 860 860 | ₹ ₹ | Inventoried Acreage 1,133 8,763 | Remaining Allocation | Existing | Daniel Co. | Inventoried | | Dvieting | | | Domaining |
| | 1,484 9,558 12,893 15,448 5,231 96 860 860 | | 1,133 | | Allocation | Allocation | Acreage | Allocation | Allocation | Proposed Allocation | Inventoried Acreage | Allocation |
| | 9,558 12,893 15,448 5,231 96 860 860 | | 8,763 | 187 | | | | | | | | |
| | 12,893 15,448 5,231 96 860 860 | | | 600'9 | | | | | | | | |
| | 15,448 5,231 96 860 860 | | 6,882 | 11,832 | 519 | 520 | 494 | 26 | 437 | 485 | 370 | 115 |
| Outlying Suburban Industrial Development Public Facilities University Community General Interchange General Interchange Industrial Interchange Industrial Interchange Industrial Interchange General/Commercial Interchange Industrial/Community Airport Tradeport Rural Community Preserve Coastal Rural Outer Islands Open Lands Industrial Industrial Industrial Non/Regulatory/Allocations Passive Agriculture | 5,231 96 96 860 860 | 8.8 | 13,354 | 3,281 | | | | | | | | |
| Industrial Development Public Facilities University Community Industrial Interchange General Interchange General Community Industrial/Commercial Interchange University Village Interchang | 96 2 2 860 | 8 | 3,324 | 2,435 | 15 | 30 | 2 | 25 | | | | |
| Public Facilities University Community Industrial Interchange General Interchange General Community Industrial Community Airport Tradeport Rural Coastal Rural Open Lands Open Lands Open Lands Conservation Lands Wetlands Commercial Industrial Non-Regulatory Allocations Public Active Agriculture | 860 | | 63 | 16 | | | | | | | | |
| University Community Industrial Interchange General Interchange General Interchange IndustrialICommercial Interchange IndustrialCommercial Interchange IndustrialCommercial Interchange Industrial Rural Rural Rural Rural Rural Rural Coastal Rural Open Lands Open Lands Open Lands Open Lands Conservation Lands Wetlands Wetlands Conservation Lands Wetlands Industrial Non/Regulatory Allocations Public Active Agriculture Passive Agriculture | 980 | | - | | | | | | | | | |
| Industrial Interchange General Interchange General/Commercial Interchange Industrial/Commercial Interchange Industrial/Commercial Interchange University Village Interchange Industrial/Commercial Interchange Industrial Outer Islands Open Lands | 53 | | 119 | 731 | | | | | | | | |
| General Interchange General/Commercial Interchange Industrial/Commercial Interchange Industrial/Commercial Interchange New Community Airport Tradeport Rural Rural Rural Rural Rural Constat Rural Open Lands Open Lands Open Lands Open Lands Conservation Lands Uplands Wetlands Conservation Lands Wetlands Total Residential Commercial Industrial Non/Regulatory Allocations Public Active Agriculture | 53 | | | | | | | | | | | |
| General/Commercial Interchange Industrial/Commercial Interchange Industrial/Commercial Interchange Industrial Outer Islands Open Lands Open Lan | 7 | 7 | 4 | - | | | | | | | | |
| Industrial Commercial Interchange University Village Interchange New Community Airport Tradeport Rural Rural Rural Coastal Rural Outer Islands Open Lands | | | _ | | | | | | | | | |
| Mew Community Airport Tradeport Rural Rural Coastal Rural Outer Islands Open Lands Open | | | | | | | | | | | | |
| New Community Airport Tradeport Rural Rural Rural Coastal Rural Outer Islands Open Lands | | | | | | | | | | | | |
| Airport Tradeport Rural Rural Rural Coastal Rural Coastal Rural Open Lands Op | 1.644 | 006 | 502 | 393 | | | | | | | | |
| Tradeport Rural Rural Rural Coastal Rural Coastal Rural Coastal Rural Conservation Lands Uplands Wetlands Conservation Lands Wetlands Total Residential Industrial Industrial Non/Regulator/Tallocations Public Active Agriculture Passive Agriculture | | | | | | | | | | | | |
| Rural Community Preserve Coastal Rural Coastal Rural Copen Lands Open Lands Open Lands Open Lands Conservation Lands Uplands Wetlands Conservation Lands Wetlands Commercial Industrial Non/Regulator//Allocations Public Active Agriculture Passive Agriculture | 6 | 6 | o | | | | | | | | | |
| Rural Community Preserve Coastal Rural Coastal Rural Open Lands Open Lands Open Lands Open Lands Open Lands Open Lands Conservation Lands Uplands Wetlands Conservation Lands Wetlands Total Residential Commercial Industrial Non/Regulatory Allocations Public Active Agriculture Passive Agriculture | 726'8 | 8,479 | 5,625 | 2,854 | 1,419 | 2,000 | 1.309 | 169 | | | | |
| Coastal Rural Outer Islands Open Lands Open Lands Open Lands Open Lands Open Lands Conservation Lands Uplands Wetlands Conservation Lands Wetlands Total Residential Commercial Industrial Industrial Non/Regulatory Allocations Public Active Agriculture Passive Agriculture | 3,046 | 3,100 | 2,702 | 398 | | | | | | | | |
| Outer Islands Open Lands Open Lands Dens. Red Gdwtr. Res. Conservation Lands Uplands Wetlands Conservation Lands Wetlands Total Residential Commercial Industrial Industrial Non/Regulatory/Allocations Public Active Agriculture Passive Agriculture | | 1,300 | 820 | 480 | | | | | | | | |
| Open Lands Dens. Red Gdwtr. Res. Conservation Lands Uplands Wetlands Conservation Lands Wetlands Total Residential Commercial Industrial Non/Regulatory/Allocations Public Active Agriculture Passive Agriculture | 216 | | 175 | 27 | 2 | 5 | - | 4 | | | | |
| Dens. Red Gdwtr. Res. Conservation Lands Uplands Wetlands Conservation Lands Wetlands Conservation Lands Wetlands Total Residential Commercial Industrial Industrial Non/Regulator//Allocations Public Active Agriculture Passive Agriculture | 2,091 | 2,805 | 1,508 | 1,297 | 175 | 250 | 93 | 157 | | | | , |
| Conservation Lands Uplands Wetlands Conservation Lands Wetlands Total Residential Commercial Industrial Non/Regulatory/Allocations Public Active Agriculture Passive Agriculture | 5,544 | 6,794 | 4,008 | 2,786 | 40 | 009 | 49 | 551 | | | | |
| Wetlands Conservation Lands Wetlands Total Residential Commercial Industrial Non/Regulatory/Allocations Public Active Agriculture Passive Agriculture | | | | | | | | | | | | |
| Conservation Lands Wetlands Total Residential Commercial Industrial Non/Regulatory Allocations Public Active Agriculture Passive Agriculture | | | | | | | | | | | | |
| Total Residential Commercial Industrial Non/Regulatory Allocations Public Active Agriculture Passive Agriculture | | | | | | | | | | | | |
| Commercial Industrial Non/Regulatory Allocations Public Active Agriculture Passive Agriculture | 67,159 | 81,768 | 49,045 | 32,723 | 2,173 | 3,405 | 1,951 | 1,454 | 438 | 485 | 370 | 115 |
| Industrial Non/Regulatory/Allocations Public Active Agriculture Passive Agriculture | 9,460 | 12,790 | 4,624 | 8,166 | 46 | 25 | 34 | 23 | 56 | 52 | 51 | - |
| Non Regulatory Allocations Public Active Agriculture Passive Agriculture | 6,311 | 6,630 | 1,613 | 5,017 | 56 | 26 | 15 | = | 14 | 8 | - | 2 |
| Public Active Agriculture Passive Agriculture | | | | | | | | | | | | |
| Active Agriculture Passive Agriculture | 58,676 | 84,078 | 57,618 | 26,460 | 3,587 | 7,100 | 6,098 | 1,002 | 537 | 421 | 410 | 11 |
| Passive Agriculture | 34,145 | 24,896 | 27,502 | (2,606) | 6,098 | 5,100 | 6,817 | (1,717) | | | 2 | (2) |
| | 65,414 | 44,285 | 54,070 | (9,785) | 14,633 | 13,549 | 13,399 | 150 | | | | |
| Conservation (wetlands) | 79,488 | 81,948 | 81,830 | 118 | 2,236 | 2,214 | 2,214 | | 296 | 611 | 611 | |
| Vacant | 44,720 | 20,781 | 80,873 | (60,092) | 1,525 | 2,012 | 2,935 | (924) | 2 | | 126 | (126) |
| Total | 365,373 | 357,176 | 357,176 | | 30,324 | 33,463 | 33,463 | | 1,343 | 1,572 | 1,572 | |

| | | | Bonita | Springs | | | Fort Myers Shores | s Shores | | | Burnt Store | Store | |
|----------|-----------------------------------|------------------------|------------------------|------------------------|-------------------------|------------------------|------------------------|-------------|-------------------------|------------------------|-------------|-------------|-----------|
| | Future Land Use Classification | Existing Allocation | Proposed Allocation | Inventoried Acreage | Remaining Allocation | Existing Allocation | Proposed Allocation | Inventoried | Remaining Allocation | Existing Allocation | Proposed | Inventoried | Remaining |
| | Intensive Development | | | | | 80 | 20 | 6 | = | | | , | |
| | Central Urban | | | | | 208 | 210 | 194 | 16 | | | | |
| | Urban Community | | | | | 449 | 630 | 280 | 350 | | | | |
| | Suburban | | , | | | 1,803 | 1,810 | 1,241 | 569 | | | | |
| | Outlying Suburban | | | | | 300 | 535 | 5 | 531 | 20 | 20 | 17 | 3 |
| Кис | Industrial Development | - | | | | | | | | | | | |
| 6 | Public Facilities | | | | | | | | | | | | |
| ete: | University Community | | | | | | | | | | | | |
|) ခ | Industrial Interchange | | | | | | | | | | | | |
| sη | General Interchange | | | | | | | | | | | | |
| pu | General/Commercial Interchange | | | | | 7 | 7 | 7 | | | | | |
| e7 | Industrial/Commercial Interchange | - | | | | | | | | | | | |
| e,i | University Village Interchange | | | | | | | | | | | | |
| חגר | New Community | | | | | | | | | | | | |
| ∃ | Airport | | | | | | | | | | | | |
| 81 | Tradeport | | | | | | | | | | | | |
| elt | Rural | | | | | 783 | 1,400 | 330 | 1,070 | 633 | 700 | 568 | 132 |
| uəp | Rural Community Preserve | | | | | | | | | | | | |
| ojse | Coastal Rural | | | | | | | | | | | | |
| B | Outer Islands | | | | | 1 | - | - | | | | | |
| 1 | Open Lands | | | | | | | | | 588 | 290 | 108 | 482 |
| | Dens. Red Gdwtr. Res. | | | | | | | | | | | | |
| | Conservation Lands Uplands | | | | | | | | | | | | |
| | Wetlands | | | | | | | | | | | | |
| | Conservation Lands Wetlands | | | | | | | | | | | | |
| ှ | Total Residential | | | | | 3,631 | 4,613 | 2,067 | 2,546 | 1,241 | 1,310 | 693 | 617 |
| ပိ | Commercial | | | | | 257 | 400 | 235 | 165 | 26 | 50 | 19 | 31 |
| <u>u</u> | | | | | | 391 | 400 | 28 | 342 | 5 | 5 | 4 | - |
| Non | Non Regulatory Allocations | | | | | | | | | | | | |
| Public | lic | | | | | 1,724 | 2,000 | 1,437 | 563 | 1,193 | 7,000 | 6,891 | 109 |
| Act | Active Agriculture | | | | | 620 | 550 | 621 | (1.1) | | 150 | 75 | 75 |
| Pas | Passive Agriculture | | | | | 4,375 | 2,500 | 3,815 | (1,315) | 6,987 | 109 | 352 | (243) |
| ડૅ | Conservation (wetlands) | | | | | 1,125 | 1,142 | 1,142 | | 3,672 | 3,236 | 3,236 | |
| Vacant | ant | | | | | 33 | 113 | 2,343 | (2:230) | 1,569 | 871 | 1,461 | (965) |
| Total | | | | | | 12,156 | 11,718 | 11,718 | | 14,693 | 12,731 | 12,731 | |

ATTACHMENT 4

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| | | • | Cape | Cora | | | Captiva | tiva | | | Fort Myore | Avere | |
|----------|-----------------------------------|------------|------------|---------|------------|------------|------------|-------------|------------|------------|------------|-------------|------------|
| | | Existing | Proposed | = | Remaining | Existing | Proposed | Inventoried | Remaining | Existing | Proposed | Inventoried | Remaining |
| | Future Land Use Classification | Allocation | Allocation | Acreage | Allocation | Allocation | Allocation | Acreage | Allocation | Allocation | Allocation | Acreage | Allocation |
| | Intensive Development | 27 | 27 | 27 | | | | | | 297 | 250 | 192 | 58 |
| | Central Urban | | | | | | | | | 545 | 230 | 211 | 19 |
| | Urban Community | | | | | | | | | | | | |
| | Suburban | | | | | | | | | 206 | 85 | 8 | 5 |
| | Outlying Suburban | 2 | 2 | + | - | 435 | 200 | 431 | 69 | | | | |
| Лı | Industrial Development | | | , | | | | | | 48 | 39 | 8 | 5 |
| oße | Public Facilities | | | | | - | - | - | | | | | |
| eje; | University Community | | | | • | | | | | | | | |
| 9 | Industrial Interchange | | | | | | | | | | | | |
| sU | General Interchange | , | | | | | | | | | | | |
| ри | General/Commercial Interchange | | | | | | | | | | | | |
| e7 | Industrial/Commercial Interchange | | | | | | | | | | | | |
| 9.// | University Village Interchange | | | | | | | | | | | | |
| ารุก | New Community | | | | | | | | | 360 | | | |
| <u> </u> | Airport | | | | | | | | | | | | |
| 8 1 | Tradeport | | | | | | | | | | | | |
| eitia | Rural | | | | | | | | | 184 | | | |
| uəp | Rural Community Preserve | | | | | | | | | | | | |
| Įse | Coastal Rural | | | | | | | | | | | | |
| B | Outer Islands | | | | | 172 | 150 | 132 | 18 | | | | |
| | Open Lands | | | | | | | | | | | | |
| | Dens. Red Gdwtr. Res. | | | | | | | | | | | | |
| | Conservation Lands Uplands | | | • | | | | | | | | | |
| | Wetlands | | | | | | | | | | | | |
| | Conservation Lands Wetlands | | | | | | | | | | | | |
| ۲ | Total Residential | 29 | 29 | 27 | 2 | 809 | 651 | 564 | 87 | 1,640 | 604 | 517 | 87 |
| ŏ | Commercial | 17 | 17 | 4 | 13 | 112 | 125 | 104 | 21 | 153 | 150 | 99 | 84 |
| Ĕ | Industrial | 26 | 26 | 14 | 12 | | | | | 733 | 300 | 176 | 124 |
| No | Non Regulatory Allocations | | | | | | | | | | | | |
| <u>P</u> | Public | 9 | 20 | 6 | 11 | 1,981 | 1,961 | 1,682 | 279 | 750 | 350 | 300 | 50 |
| Ą | Active Agriculture | | | | | | | | | 279 | | 52 | (52) |
| Pa | Passive Agriculture | 10 | | 10 | (10) | | | | | 631 | | 25 | (25) |
| გ | Conservation (wetlands) | | 133 | 133 | | 1,347 | 1,603 | 1,603 | | 1,006 | 748 | 748 | |
| Ş | Vacant | 25 | 34 | .62 | (28) | 5 | | 387 | (387) | 495 | 45 | 313 | (267) |
| Total | al | 113 | 259 | 259 | | 4,053 | 4,340 | 4,340 | | 5,687 | 2,197 | 2,197 | |

ATTACHMENT 4

| | | | FOR Mye | rs Beach | | | Gateway/Airport | /Airport | | | Daniels Parkway | Parkway | |
|------------|-----------------------------------|------------|------------|-------------|------------|------------|-----------------|-------------|------------|------------|-----------------|-------------|------------|
| | Either I and I to Classification | Existing | Proposed | Inventoried | Remaining | Existing | Proposed | Inventoried | Remaining | Existing | Proposed | Inventoried | Remaining |
| | Tuture Land Ose Classification | Allocation | Allocation | Acreage | Allocation | Allocation | Allocation | Acreage | Allocation | Allocation | Allocation | Acreage | Aflocation |
| | Intensive Development | | | | | | | | | | | ÷ | |
| | Central Urban | | | | | | | | | | | | |
| | Urban Community | | | | | | | | | | | | |
| | Suburban | | | | | | | | | | | | |
| | Outlying Suburban | | | | | | | | | 1,352 | 1.700 | 1.047 | 653 |
| Кı | Industrial Development | | | | | 85 | 70 | 4 | 9 | | | | |
| oße | Public Facilities | | | | | | , | | | | | | |
|)at | University Community | | | | | | | | | | | | |
|) ə | Industrial Interchange | | | | | | | | | | | | |
| sη | General Interchange | - | | | | | | | | 2 | 2 | 2 | |
| pu | General/Commercial Interchange | | | | | | • | | | | | | |
| e7 | Industrial/Commercial Interchange | | | | | | | | | | | | |
| ILG | University Village Interchange | | | | | | | | | | | | |
| าวุก | New Community | | | | | 1,284 | 006 | 507 | 393 | | | | |
| ⊣ ∧ | Airport | | | | | | | | | | | | |
| 81 | Tradeport | | | | | 6 | 6 | σ | | | | | |
| ejji | Rural | | | | | 111 | | | | 1,255 | 1,500 | 1,318 | 182 |
| ıəp | Rural Community Preserve | | | | | | | | | | | | |
| įse | Coastal Rural | | | | | | | | | | | | |
| R | Outer Islands | | | | | | | | | | | | |
| | Open Lands | | | | | | - | | | 47 | 120 | 38 | 82 |
| | Dens. Red Gdwtr. Res. | | | - | | 94 | 94 | 38 | 99 | | | | |
| | Conservation Lands Uplands | | | | | | | | | | | | |
| | Wetlands | | | | • | | | | | | | | |
| | Conservation Lands Wetlands | | | , | | | | | | | | | , |
| ۲ | Total Residential | | | | | 1,516 | 1,023 | 995 | 455 | 2,656 | 3,322 | 2,404 | 918 |
| ŏ | Commercial | | | | | 824 | 1,100 | 178 | 922 | 398 | 440 | 11 | 363 |
| قَ | - 1 | | | | | 3,096 | 3,100 | 263 | 2,837 | 10 | 10 | | 5 |
| <u>Š</u> | Non Regulatory/Allocations | | | | 4 | 1 | | | | | | 100 | |
| Pu | Public | | | | | 6,136 | 7,500 | 7,031 | 469 | 1,854 | 2,416 | 2,292 | 124 |
| Ac | Active Agriculture | | | | | 569 | | 31 | (31) | 254 | 20 | 96 | (76) |
| Pa | Passive Agriculture | | | | | 3,580 | 1,491 | 4,578 | (3,087) | 575 | 20 | 295 | (275) |
| ვ | Conservation (wetlands) | | | | | 3,482 | 2,809 | 2,799 | 10 | 1,918 | 1,719 | 1,719 | |
| Λa | Vacant | | | | | 792 | 300 | 1,876 | (1,576) | 578 | 20 | 1,085 | (1,065) |
| Total | | | | | | 19,995 | 17.323 | 17.323 | | 8.243 | 7 967 | 7 967 | |

| | | | lona/Mc | lcGregor | | | San Carlos | arlos | | | San | Sanibel | |
|----------|-----------------------------------|------------------------|------------------------|------------------------|-------------------------|------------------------|------------------------|------------------------|-------------------------|------------------------|------------------------|------------|-----------|
| | Future Land Use Classification | Existing Allocation | Proposed Allocation | Inventoried Acreagé | Remaining Allocation | Existing Allocation | Proposed Allocation | Inventoried Acreage | Remaining Allocation | Existing Allocation | Proposed Allocation | Inventored | Remaining |
| | Intensive Development | | | | | | | | | | | | |
| | Central Urban | 462 | 375 | 287 | 88 | 15 | 17 | 15 | 2 | | | | |
| | Urban Community | 697 | 850 | 699 | 181 | 930 | 1,000 | 779 | 221 | | | | |
| | Suburban | 2,471 | 2,500 | 2,283 | 217 | 2,250 | 1,975 | 1,729 | 246 | | | | |
| | Outlying Suburban | 396 | 377 | 257 | 120 | | 25 | | 25 | | | | |
| λιc | Industrial Development | 7 | 3 | 5 | | 13 | 5 | 9 | (5) | | | | |
| ρβa | Public Facilities | | | | | | | | | | | | |
| jat | University Community | | | | | 860 | 850 | 119 | 731 | | | | |
|) ə | Industrial Interchange | | | | | | | | | | | | |
| sη | General Interchange | | | | | | | | | | | | |
| pu | General/Commercial Interchange | | | | | | | | | | | | |
| e7 | Industrial/Commercial Interchange | | | | | | | | | | | | |
| e) I | University Village Interchange | | | | | | | | | | | | |
| חנר | New Community | | | | | | | | | | | | |
| <u> </u> | Airport | | | | | | | | | | | | |
| 8 1 | Tradeport | | | | | | | | | | | | |
| eiti | Rural | | | | | 160 | 6 | 29 | 61 | | | | |
| uəp | Rural Community Preserve | | | | | | | | | | | | |
| ise | Coastal Rural | | | | | | | | | | | | |
| Re | · Outer Islands | 1 | 1 | | - | | | | | | | | |
| | Open Lands | | | | | | | | | Ĺ | | | |
| | Dens. Red Gdwfr. Res. | | | | | | | | | | | | |
| | Conservation Lands Uplands | | | | | | | | | | | | |
| | Wetlands | | | | | | | | | | | | |
| | Conservation Lands Wetlands | | | | | | | | | | | | |
| ۲ | Total Residential | 4,034 | 4,108 | 3,500 | 809 | 4,228 | 3,962 | 2,677 | 1,285 | | | | |
| ಠ | Commercial | 782 | 1,100 | 679 | 521 | 1,613 | 1,944 | 328 | 1,616 | | | | |
| آعَ | Industrial | 298 | 320 | 102 | 218 | 350 | 450 | 204 | 246 | | | | |
| Š | Non Regulatory/Allocations | | | | | | | | * | | | | |
| P | Public | 2,970 | 3,550 | 3,070 | 480 | 1,085 | 2,660 | 2,178 | 482 | | | | |
| PG | Active Agriculture | | | 264 | (264) | | | 41 | (41) | | | | |
| Pa | Passive Agriculture | | | 288 | (288) | 06 | | 813 | (813) | | | | |
| ပိ | Conservation (wetlands) | 8,879 | 908'6 | 9,452 | (146) | 3,283 | 2,798 | 2,886 | (88) | | | | |
| Š | Vacant | 1,912 | 971 | 2,100 | (1,128) | 11 | 244 | 2,930 | (2,686) | | · | | |
| Total |] | 18,875 | 19,355 | 19,355 | | 10,660 | 12,058 | 12,058 | | | | | |
| | | | | ; | | | | | | | | | |

| | Existing Allocation 704 | South For | Fort Myers Inventoried Acreage 0 601 | Remaining Allocation 59 | Existing Allocation 5 | Pine Island Proposed Invent Allocation Acre. | Sland Inventoried Acreage | Remaining Allocation 3 | Existing Allocation | Proposed Inventor Allocation Acrea | Acres Inventoried Acreage | Remaining |
|---------------|-------------------------------|-----------|--------------------------------------|-------------------------------|-----------------------------|--|---------------------------------|------------------------------|------------------------|------------------------------------|---------------------------|-----------|
| | 860 | | 784 | 77 | 526 | 200 | 384 | 116 | 3,032 | 13,269 | 3,205 | 10,472 |
| 1,217 1,200 | 1,200 | | . 1,142 | 28 | 636 | 675 | 307 | 100 | | | | Į |
| 10 10 | 10 | | 4 | 9 | | | | | | | | |
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| | | . 1 | | | 1,129 | 190 | 132 | 59 | 9 | 14 | - | 13 |
| | | | | | | | | | | | | |
| | | - 1 | | | | 1,300 | 820 | 480 | | | | |
| | | _ | | | 37 | 45 | 41 | 4 | | | | |
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| | | 4 | | | | | | | | | | |
| 5,629 5,870 | 5,870 | \vdash | 5,308 | 562 | 2,799 | 3,313 | 2,259 | 1,054 | 11,099 | 21,483 | 6,003 | 15,480 |
| 1,849 2,100 | 2,100 | _ | 1,459 | 641 | 165 | 226 | 147 | 79 | 452 | 1,420 | 286 | 1,134 |
| 723 900 | 006 | 1 | 430 | 470 | 64 | 64 | 36 | 78 | 216 | 300 | 105 | 195 |
| | | | | | | | | | | | * 4 . | |
| 3,394 3,500 | 3,500 | | 3,103 | 397 | 1,722 | 2,100 | 1,388 | 712 | 13,738 | 15,000 | 2,318 | 12,682 |
| | | 1 | 114 | (114) | 2,313 | 2,400 | 2,467 | (67) | | | 95 | (36) |
| | | _ | 208 | (208) | 096 | 815 | 871 | (99) | | | 1,119 | (1,119) |
| | 188 | ᆜ | 188 | | 13,703 | 14,767 | 14,782 | (15) | 1,455 | 1,496 | 1,496 | |
| | 309 | _ | 2,056 | (1,747) | 4,577 | 3,781 | 5,515 | (1,734) | 19,561 | 7,377 | 35,654 | (28,276) |
| 12,413 12,867 | 12,867 | _ | 12,867 | , | 26,303 | 27,466 | 27,466 | | 46,521 | 47,076 | 47,076 | |

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| Proposed Inventoried Adlocation Remaining Allocation Existing Allocation Acreage Acreage Allocation Allocation Acreage Al | | | | Southeast | Lee County | | | North Fort Myers | rt Myers | | | Buckingham | noham | |
|---|------------|-----------------------------------|------------------------|------------------------|------------------------|-------------------------|------------------------|------------------------|-------------|-----------|----------|------------|-------------|-----------|
| 15 15 15 15 15 15 15 15 | | Future Land Use Classification | Existing Allocation | Proposed Allocation | Inventoried Acreage | Remaining Allocation | Existing Allocation | Proposed Allocation | Inventoried | Remaining | Existing | Proposed | Inventoried | Remaining |
| 16 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | | Intensive Development | | | | | 371 | 360 | 304 | 56 | | | | |
| 15 | | Central Urban | | | | | 2.498 | 2.600 | 2.074 | 526 | | | | |
| 15 14 14 1 9 610 610 610 610 610 610 610 610 610 610 | | Urban Community | | | | | | | | | 51 | 150 | 48 | 100 |
| 15 15 16 17 1 1 9 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 | | Suburban | | | | | 5,293 | 6,690 | 4.901 | 1 790 | | 3 | 2 | 70 |
| 15 15 14 1 9 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 | | Outlying Suburban | | | | | 610 | 200 | 308 | 192 | 49 | 99 | - | 65 |
| 15 15 14 1 9 7 7 702 3,573 4,000 2,125 1,875 45 45 22 3,573 4,000 2,125 1,876 9,209 10,702 7,991 2 4,290 4,015 2,139 1,876 9,209 10,702 7,991 2 55 65 33 32 209 16,87 673 1 7,700 12,000 7,984 4,016 2,015 4,000 2,873 1 21,106 15,101 14,946 155 381 200 201 201 21,106 15,101 14,946 155 381 200 201 201 21,106 15,101 14,946 155 381 200 201 201 21,106 15,101 14,946 16,52 4,113 1,556 1,492 30,131 862 1,221 1,217 1,317 1,317 45,445 87,465 1,242 208 7,313 1,317 | <i>Ku</i> | Industrial Development | | | | | | | | | | 3 | - | 3 |
| 15 15 14 1 1 9 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 | oße | Public Facilities | | | | | | | | | | | | |
| 702 | je; | University Community | | | | | | | | | | | | - |
| 15 15 14 1 9 7 7 702 10 1 9 7 7 7 702 10 1 9 7 7 7 702 1 1 9 7 7 7 702 1 1 45 45 22 22 8573 4,000 2,125 1,875 45 45 22 4,290 4,015 2,139 1,876 45 45 22 4,290 4,015 2,139 1,876 9,209 10,702 7,991 2 55 6 33 32 <th>) e</th> <th>Industrial Interchange</th> <td></td> |) e | Industrial Interchange | | | | | | | | | | | | |
| 702 3.573 4,000 2,125 1,875 45 22 3,573 4,000 2,125 1,875 45 22 4,290 4,015 2,139 1,876 45 22 4,290 4,015 2,139 1,876 45 22 7,700 12,000 7,984 4,016 2,015 4,016 21,106 15,101 14,946 2,015 4,131 1,157 21,106 18,000 18,582 602 1,317 1,317 30,882 31,530 602 1,317 1,317 321 500 18,200 2,015 4,133 1,317 31,130 18,667 1,242 2,015 1,492 321 500 6,121 4,133 1,317 321 500 6,121 4,123 7,386 (6,121) 321 500 6,121 4,123 7,386 (6,121) 321 500 6,124 6,124 7,386 (6,121) 321 500 6,124 | sN | General Interchange | 15 | 15 | 14 | - | 6 | 7 | 7 | | | | | |
| 702 383 500 374 702 383 500 374 3,573 4,000 2,125 1,875 45 45 22 4,290 4,000 2,125 1,876 45 22 7991 2 4,290 4,016 2,139 1,876 9,209 10,702 7,991 2 31 38 16 22 1,158 1,687 673 1 7,700 12,000 7,984 4,016 2,015 4,000 2,673 1 21,106 15,101 14,946 155 381 200 201 201 21,110 18,000 7,984 4,016 2,015 4,000 2,673 1 21,110 18,000 18,582 (582) 4,113 1,556 1,492 30,882 31,530 602 1,293 1,317 1,317 321 500 6,621 6,121 4,013 7,386 (6 321 500 7,386 6,271 7,386 (7,320 | рu | General/Commercial Interchange | | | | | | | | | | | | |
| 702 3,573 4,000 2,125 1,875 45 45 22 4,290 4,015 2,139 1,876 9,209 10,702 7,991 2 1,100 12,000 7,984 4,016 2,1,158 1,687 6,73 1,171 1,100 12,000 7,984 4,016 2,1,138 1,556 1,492 2,1,100 12,000 7,984 4,016 2,015 3,1,131 1,1,556 1,492 3,1,131 1,1,556 1,492 3,1,131 1,1,101 18,000 6,621 (6,121) 4,242 2,087 7,386 (6,12,101 1,1,101 18,000 6,621 (6,121) 4,242 2,087 7,386 (6,12,101 1,1,101 18,000 1,1,101 14,946 1,1,101 | e 7 | Industrial/Commercial Interchange | | | | | | | | | | | | |
| 702 383 500 374 702 45 45 50 374 3,573 4,000 2,125 1,875 45 45 22 4,290 4,015 2,139 1,876 9,209 10,702 7,991 2 4,290 4,015 2,139 1,876 9,209 10,702 7,991 2 31 38 16 22 1,158 1,687 673 1 55 65 33 32 209 554 171 7,700 12,000 7,984 4,016 2,015 4,000 2,873 1 21,106 15,101 14,946 155 381 200 201 201 21,110 18,000 18,582 (582) 4,113 1,556 1,492 30,882 31,530 30,928 602 1,293 1,317 1,317 321 500 6,621 (6,121) 4,242 2,087 7,386 (6 4,5455 81,246 81,246 7,042 <t< th=""><th>9.11</th><th>University Village Interchange</th><th></th><th></th><th>-</th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th></t<> | 9.11 | University Village Interchange | | | - | | | | | | | | | |
| 702 383 500 374 3,573 4,000 2,125 1,875 45 45 22 4,290 4,015 2,125 1,876 9,209 10,702 7,991 2 4,290 4,015 2,139 1,876 9,209 10,702 7,991 2 55 65 33 32 209 554 171 7,700 12,000 7,994 4,016 2,015 4,000 2,873 1 21,106 15,101 14,946 155 381 200 201 201 21,110 18,000 18,582 (582) 4,113 1,556 1,492 30,882 31,530 6621 (6,121) 4,203 7,386 (6 85,455 81,249 6621 (6,121) 4,203 7,386 (6 | חנמ | New Community | | | | ļ | | | | | | | | |
| 702 383 500 374 3,573 4,000 2,125 1,875 45 45 22 4,290 4,015 2,139 1,876 45 7,991 2 4,290 4,015 2,139 1,876 9,209 10,702 7,991 2 55 65 33 32 1,158 1,687 673 1 7,700 12,000 7,984 4,016 2,015 4,000 2,873 1 21,106 15,101 14,946 155 381 200 201 201 201 21,110 18,000 7,984 4,016 2,015 4,000 2,873 1 21,110 18,000 18,582 (582) 4,113 1,556 1,492 30,882 31,530 30,928 602 1,293 1,317 1,317 321 500 6,621 (6,121) 4,242 2,087 7,386 (6 85.455 81,249 81,249 7,303 7,336 (6 | ٦ / | Airport | | | | | | | | | | | | |
| 702 383 500 374 3,573 4,000 2,125 1,875 45 45 22 4,290 4,015 2,135 1,876 9,209 10,702 7,991 2 4,290 4,015 2,139 1,876 9,209 10,702 7,991 2 31 38 16 22 1,158 1,687 673 1 7,700 12,000 7,984 4,016 2,015 4,000 2,873 1 21,106 15,101 14,946 155 381 200 201 201 21,110 18,000 7,984 4,016 2,015 4,000 2,873 1 21,110 18,000 18,582 662 1,293 1,492 1,492 30,982 662 1,293 1,317 1,317 1,317 321 500 6,621 (6,121) 4,242 2,087 7,386 (6 45,455 81,249 81,249 7,336 6 7,336 6 | 81 | Tradeport | | | | | | | | | | | | |
| 3,573 4,000 2,125 1,875 45 45 22 4,290 4,015 2,135 1,876 9,209 10,702 7,991 2 4,290 4,015 2,139 1,876 9,209 10,702 7,991 2 31 38 16 22 1,158 1,687 673 1 7,700 12,000 7,984 4,016 2,015 4,000 2,873 1 21,106 15,101 14,946 155 381 200 201 201 21,110 18,000 18,582 (582) 4,113 1,556 1,492 30,882 31,530 30,928 602 1,293 1,317 1,317 321 500 6,621 (6,121) 4,124 2,043 2,345 (6 | eņ | Rural | 702 | | | | 383 | 200 | 374 | 126 | 57 | 100 | | 100 |
| 3,573 4,000 2,125 1,875 45 45 22 4,290 4,015 2,125 1,876 9,209 10,702 7,991 2 4,290 4,015 2,139 1,876 9,209 10,702 7,991 2 31 38 16 22 1,158 1,687 673 1 55 65 33 32 209 554 171 7,700 12,000 7,984 4,016 2,015 4,000 2,873 1 21,166 15,101 14,946 155 381 200 201 201 21,110 18,000 7,882 (582) 4,113 1,556 1,492 30,982 602 1,293 1,317 1,317 321 500 6,621 (6,121) 4,242 2,087 7,386 (6 85.455 81,249 81,240 2,010 2,010 2,010 2,010 2,010 2,010 2,010 2,010 2,010 2,010 2,010 2,010 2,010 < | иер | Rural Community Preserve | | | | | | | | | 3,046 | 3,100 | 2,702 | 398 |
| 3,573 4,000 2,125 1,875 45 45 22 4,290 4,015 2,139 1,876 9,209 10,702 7,991 2 4,290 4,015 2,139 1,876 9,209 10,702 7,991 2 55 65 33 32 209 554 171 7,700 12,000 7,984 4,016 2,015 4,000 2,873 1 21,166 15,101 14,946 155 381 200 201 201 21,110 18,000 18,582 (582) 4,113 1,556 1,492 30,882 31,530 30,928 602 1,293 1,317 1,317 85,455 81,249 81,240 10,100 7,386 (6 | įs | Coastal Rural | | | | | | • | | | | | | |
| 3,573 4,000 2,125 1,875 465 45 22 4,290 2,125 1,876 9,209 10,702 7,991 2 4,290 4,015 2,139 1,876 9,209 10,702 7,991 2 31 38 16 22 1,158 1,687 673 1 55 65 33 32 209 554 171 7,700 12,000 7,984 4,016 2,015 4,000 2,873 1 21,166 15,101 14,946 155 381 200 201 201 21,110 18,000 18,582 (582) 4,113 1,556 1,492 30,882 31,530 30,928 602 1,293 1,317 1,317 85,455 81,249 81,240 7,386 (6 | B | Outer Islands | | | | | | | | | | | | |
| 3,573 4,000 2,125 1,876 9,209 10,702 7,991 2 4,290 4,015 2,139 1,876 9,209 10,702 7,991 2 31 38 16 22 1,158 1,687 673 1 55 65 33 32 209 554 171 7,700 12,000 7,984 4,016 2,015 4,000 2,873 1 21,106 15,101 14,946 155 381 200 2,873 1 21,110 18,000 18,582 (582) 4,113 1,556 1,492 30,882 31,530 30,928 602 1,293 1,317 1,317 85,455 81,249 16,121 4,242 2,087 7,386 (6 | | Open Lands | | | | | 45 | 45 | 22 | 23 | | | | |
| 4,290 4,015 2,139 1,876 9,209 10,702 7,991 2 31 38 16 22 1,158 1,687 673 1 55 65 33 32 209 554 171 7,700 12,000 7,984 4,016 2,015 4,000 2,873 1 21,106 15,101 14,946 155 381 200 201 201 201 21,110 18,000 18,582 (582) 4,113 1,556 1,492 1,492 30,882 31,530 30,928 602 1,293 1,317 1,317 85,455 81,249 81,240 6621 (6,121) 4,242 2,087 7,386 (6 | | Dens. Red Gdwfr. Res. | 3,573 | 4,000 | 2,125 | 1,875 | | | | | | | | |
| 4,290 4,015 2,139 1,876 9,209 10,702 7,991 2 31 38 16 22 1,158 1,687 673 1 55 65 33 32 209 554 171 7,700 12,000 7,984 4,016 2,015 4,000 2,873 1 21,106 15,101 14,946 155 381 200 201 201 21,110 18,000 18,582 (582) 4,113 1,556 1,492 30,882 31,530 30,928 602 1,293 1,317 1,317 85,455 81,249 81,240 6621 (6,121) 4,242 2,087 7,386 (6 | | Conservation Lands Uplands | | | | | | | | | | | | |
| 4,290 4,015 2,139 1,876 9,209 10,702 7,991 2 31 38 16 22 1,158 1,687 673 1 55 65 33 32 209 554 171 7,700 12,000 7,984 4,016 2,015 4,000 2,873 1 21,106 15,101 14,946 155 381 200 201 201 201 21,110 18,000 18,582 (582) 4,113 1,556 1,492 1,492 30,882 31,530 30,928 602 1,293 1,317 1,317 85,455 81,249 81,240 6621 (6,121) 4,242 2,087 7,386 (6 | | Wetlands | | | | | | | | | | | | |
| 4,290 4,015 2,139 1,876 9,209 10,702 7,991 2 31 38 16 22 1,158 1,687 673 1 55 65 33 32 209 554 171 171 7,700 12,000 7,984 4,016 2,015 4,000 2,873 1 21,106 15,101 14,946 155 381 200 201 201 21,110 18,000 18,582 (582) 4,113 1,556 1,492 1,317 30,882 31,530 30,928 602 1,293 1,317 1,317 85,455 81,249 81,240 6,621 (6,121) 4,242 2,087 7,386 (6 | | Conservation Lands Wetlands | | | | | | | | | | | | |
| 31 38 16 22 1,158 1,687 673 1 55 65 33 32 209 554 171 7,700 12,000 7,984 4,016 2,015 4,000 2,873 1 21,106 15,101 14,946 155 381 200 201 21,110 18,000 18,582 (582) 4,113 1,556 1,492 30,882 31,530 30,928 602 1,293 1,317 1,317 85,455 81,249 81,240 81,240 7,386 (6 | Ļ | ital Residential | 4,290 | 4,015 | 2,139 | 1,876 | 9,209 | 10,702 | 7,991 | 2,711 | 3,203 | 3,416 | 2,750 | 999 |
| 55 65 33 32 209 554 171 7,700 12,000 7,984 4,016 2,015 4,000 2,873 1 21,066 15,101 14,946 155 381 200 201 201 21,110 18,000 18,582 (582) 4,113 1,556 1,492 201 30,882 31,530 30,928 602 1,293 1,317 1,317 1,317 85,455 81,249 81,240 81,240 81,240 20,403 20,403 20,403 20,403 | ŏ | ommercial | 31 | 38 | 16 | 22 | 1,158 | 1,687 | 673 | 1,014 | 18 | 45 | 9 | 35 |
| 7,700 12,000 7,984 4,016 2,015 4,000 2,873 1 21,066 15,101 14,946 155 381 200 201 21,110 18,000 18,582 (582) 4,113 1,556 1,492 30,882 31,530 30,928 602 1,293 1,317 1,317 85,455 81,249 81,249 81,240 81,240 20,403 20,403 20,403 | اَعَ | dustrial | | 9 | 33 | 32 | 209 | 554 | 171 | 383 | 5 | 15 | | 15 |
| 7,700 12,000 7,984 4,016 2,015 4,000 2,873 21,066 15,101 14,946 155 381 200 201 21,110 18,000 18,582 (582) 4,113 1,556 1,492 30,882 31,530 30,928 602 1,293 1,317 1,317 85,455 81,249 81,249 81,240 20,670 20,670 20,670 | Non | Regulatory Allocations at | i di | 1.6 | | | | | | | | | | |
| ve Agriculture 21,066 15,101 14,946 155 . 381 200 201 sive Agriculture 21,110 18,000 18,582 (582) 4,113 1,556 1,492 servation (wetlands) 30,882 31,530 30,928 602 1,293 1,317 1,317 ant 321 500 6,621 (6,121) 4,242 2,087 7,386 85,455 81,249 81,249 20,620 20,620 20,620 20,620 | Pu | blic | | 12,000 | 7,984 | 4,016 | 2,015 | 4,000 | 2,873 | 1,127 | 2,114 | 4,000 | 1,690 | 2,310 |
| sive Agriculture 21,110 18,000 18,582 (582) 4,113 1,556 1,492 servation (wetlands) 30,882 31,530 30,928 602 1,293 1,317 1,317 ant 321 500 6,621 (6,121) 4,242 2,087 7,386 85,455 81,249 81,249 20,620 20,620 20,620 20,620 | Ac | ive Agriculture | 21,066 | 15,101 | 14,946 | 155 | 381 | 200 | 201 | (1) | 411 | 350 | 706 | (356) |
| servation (wetlands) 30,882 31,530 30,928 602 1,293 1,317 1,317 1,317 ant 321 500 6,621 (6,121) 4,242 2,087 7,386 85,455 81,249 81,249 20,620 20,620 20,620 20,620 | Pa | ssive Agriculture | 21,110 | 18,000 | 18,582 | (582) | 4,113 | 1,556 | 1,492 | 64 | 3,867 | 2,045 | 3,276 | (1,231) |
| ant 321 500 6,621 (6,121) 4,242 2,087 7,386 81,249 81,249 2,087 7,386 | Ŝ | nservation (wetlands) | 30,882 | 31,530 | 30,928 | 602 | 1,293 | 1,317 | 1,317 | | 359 | 381 | 381 | |
| 85.455 81.249 81.249 22.50 22.500 22.402 | Λaί | cant | 321 | 500 | 6,621 | (6,121) | 4,242 | 2,087 | 7,386 | (5,300) | 1,278 | 777 | 2,215 | (1,438) |
| 52,103 | Tota | | 85,455 | 81,249 | 81,249 | | 22,620 | 22,103 | 22,103 | | 11,255 | 11,029 | 11,029 | |

| | Fittire I and I se Classification | Existing | Proposed | Inventoried | Remaining | Existing | Proposed | Inventoried | Remaining |
|-------|-----------------------------------|-----------------|------------|-------------|------------|------------|--------------|-------------------|------------|
| | | Tongoon Tongoon | - Constant | 2000 | - Constant | - Constant | - Innovation | afigany | Allocadoli |
| | Intensive Development | | | | | | | | |
| | Central Urban | | | | | | | | |
| | Urban Community | 327 | 450 | 278 | 172 | | | | |
| | Suburban | 1,572 | 1,700 | 1,404 | 296 | | | | |
| | Outlying Suburban | 837 | 454 | 360 | 94 | 749 | 950 | 586 | 364 |
| Кı | Industrial Development | | | | | | | | |
| o6€ | Public Facilities | | | | | | | | |
| ge; | University Community | | | | | | | | |
|) ə | Industrial Interchange | | | | | | | | |
| sη | General Interchange | 15 | 9 | 9 | | 12 | 12 | 12 | |
| рu | General/Commercial Interchange | | | | | | | | |
| e7 | Industrial/Commercial Interchange | | | | | | | | |
| 9./ | University Village Interchange | | | | | | | | |
| nţn | New Community | | | | | | | | |
| 4 F | Airport | | | | | | | | |
| 8 1 | Tradeport | | | | | | | | |
| ejj | Rural | 006 | 635 | 536 | 66 | 1,251 | 1,350 | 1,030 | 320 |
| uəp | Rural Community Preserve | | | | | | | | |
|)/S | Coastal Rural | | | | | | | | |
| 98 | Outer Islands | | | | | | | | |
| _ | Open Lands | | | | | 1,236 | 1,800 | 1,248 | 552 |
| | Dens, Red Gdwtr. Res. | | | | | 1,837 | 2,100 | 1,797 | 303 |
| | Conservation Lands Uplands | | | | | | | | |
| | Wetlands | | | | | | | | • |
| | Conservation Lands Wetlands | | | | | | | | |
| F | Total Residential | 3,651 | 3,245 | 2,584 | 199 | 5,085 | 6,212 | 4,672 | 1,540 |
| Ö | Commercial | 1,399 | 1,700 | 309 | 1,391 | 104 | 139 | 48 | |
| 듸 | | 28 | 87 | 1. | 98 | က | 5 | | 5 |
| 9 | Non Regulatory/Allocations 11 | | | | | | | A STATE OF STREET | |
| ٩ | Public | 4,708 | 7,000 | 5,842 | 1,158 | 1,462 | 1,500 | 1,024 | 477 |
| ¥ | Active Agriculture | 833 | 125 | 75 | 90 | 1,321 | 006 | 899 | 1 |
| ۳ | Passive Agriculture | 90 | 200 | 1,023 | (823) | 4,393 | 4,000 | 3,924 | 76 |
| ŏ | Conservation (wetlands) | 3,626 | 5,068 | 5,313 | (245) | 798 | 882 | 882 | |
| الخ | Vacant | 5,794 | 808 | 3,088 | (2,278) | 1,310 | 530 | 2,720 | (2,190) |
| Total | • | | | | | | | | |

CPA2005-26 LANDUSE ACREAGE ALLOCATIONS PUBLICLY INITIATED AMENDMENT TO THE

LEE COUNTY COMPREHENSIVE PLAN

THE LEE PLAN

Publicly Initiated Application and Lee County Staff Analysis

LPA Public Hearing Document For the November 27th, 2006 Public Hearing

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

> > November 27, 2006

LEE COUNTY DIVISION OF PLANNING STAFF REPORT FOR COMPREHENSIVE PLAN AMENDMENT CPA2005-26

Map Amendment

| This | S 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: November 14, 2006

PART I - BACKGROUND AND STAFF RECOMMENDATION

A. SUMMARY OF APPLICATION

1. APPLICANT/REPRESENTITIVE:

Text Amendment

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

2. REQUEST: Amend Future Land Use Element Policies: 1.1.1 and 1.7.6, converting the Lee Plan's planning horizon to the year 2030 and revising Table 1(b) Planning Community Year 2020 Allocations to update the allocations through the Year 2030. Amend The Lee Plan Map 16 (Lee County Planning Communities Map) to reflect the changes in municipal boundaries.

B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY

1. RECOMMENDATION: Planning staff recommends that he Board of County Commissioners transmit the proposed amendment to the Lee Plan to the Department of Community Affairs. This proposed amendment will change Map 16 to reflect the

current city boundaries (Attachment 1). A separate amendment is also under review to reflect the desires of the citizens in the San Carlos Planning Community regarding the border west of US 41 along Pine Road (CPA2005-00016). Planning staff also recommends that Table 1(b) be revised to accommodate the most recent 2030 population projections¹ for Lee County and associated development and renamed to "Planning Community Year 2030 Allocations" (Attachment 2). Staff also recommends that Lee Plan Policies 1.1.1 and 1.7.6 be amended as provided below.

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 2020 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, and—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)

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 2020 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.
- 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

¹ Florida Population Studies, Volume 39 Bulletin 114, Bureau of Economic and Business Research, February 2006.

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

- The planning time horizon for the Lee Plan should be extended to the Year 2030.
- The current Lee Plan Table 1(b) population projections are the 2020 mid-range projections from the February1996 University of Florida Bureau of Economic and Business Research (BEBR) publication.
- The most recent University of Florida Bureau of Economic and Business Research (BEBR) projections were published in February 2006.
- BEBR's 2020 population projection for Lee County listed in the 2006 Population Study is 37.6% higher than the projected population used for the adopted 2020 allocation table.
- The estimate from BEBR for Lee County's April 1, 2006 population is 16,392 persons less than the 1996 BEBR projection for 2020.
- The proposed allocations are intended to accommodate Lee County's projected 2030 population.
- The allocation table includes a "safety factor" of 25% of the increase in the unincorporated population.
- The current allocation table accommodates 80,000 fewer residents in the unincorporated area of Lee County than is projected for the year 2030.

C. BACKGROUND INFORMATION

This amendment was initiated by the Board of County Commissioners on September 28, 2005 to implement recommendations from The 2004 Evaluation and Appraisal Report (EAR). The EAR included a recommendation to update the planning horizon of the plan to the year 2030 and adjust the Planning Communities Map (Lee Plan Map 16) to reflect changes in the municipal boundaries. Extending the Lee Plan planning time horizon to 2030 for other elements requires that the Planning Community Year 2020 Allocations Table (Table 1(b)) allocate enough acreage for the regulated uses to accommodate the 2030 population projections.

The current allocation table is based on a 2020 population of 602,000 with a 25% population buffer on the increment of growth between 1997 and 2020 or 653,939 people. The most recent University of Florida Bureau of Economic and Business Research (BEBR) projection for 2020 is 828,500 and the 2030 projection is 979,000. The most recent population estimate for Lee County, April 1, 2006, is 585,608. As required by Rule 9J-5.005(2)(e), the revised allocation table will be based on this BEBR projection. To remain consistent with other Elements of the Lee Plan, the Table 1(b) needs to be amended to reflect the land use needs to accommodate the population estimates through the year 2030 which, through the Evaluation and Appraisal Report amendments, is the time horizon of the rest of the Lee Plan Elements. Using the

previously accepted methodology, a 25% population buffer on the increment between 2006 and 2030 is added to the 2030 projection to allow for market shifts. Therefore, the allocation table will accommodate a population of 1,086,207.

PART II - STAFF ANALYSIS

A. STAFF DISCUSSION

Origin of the Planning Community Year 2020 Allocations Table 1(b)

The Planning Community Year 2020 Allocations Table and Planning Communities Map evolved from the Year 2010 Overlay Maps 16 and 17. The original 2010 Overlay was a result of the 1989 Settlement Agreement with the Department of Community Affairs (DCA). This agreement required the County to amend the Future Land Use Map Series by designating the proposed distribution, extend, 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 then existing 15 adopted Planning Districts, and allocating projected acreage totals, for each generalized land uses, needed to accommodate the Policies were added to the plan that provided that no projected 2010 population. development approvals would be issued in a sub-district that would cause the acreage total set for that land use category to be exceeded. The Overlay, in plain terms, 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 as to the extent and location of future commercial and industrial development.

The Methodology Behind the Year 2010 Overlay

Residential acreage allocations were derived by projecting dwelling unit control totals for the year 2010 for each of the County's 15 planning districts. These units were then distributed into the sub-districts following an analysis of existing units, and buildout units for each sub-district. Units were changed to acres by applying a density factor based on The Future Land Use category. Unfortunately, the base data for existing dwelling units at that time was unreliable. The county did not have adequate data on any existing land use. This lack of an accurate inventory made it extremely difficult to project accurate needs and their required acreage figures. In addition, there was no safety or flexibility factor included in the residential projections.

A Countywide commercial acreage figure was established by a consultant. Alternatively, Socio-economic data from the metropolitan Planning organization was used equated to existing acreage resulting in an employee per acre figure. A straight line projection was made by Planning District. These figures were then disaggregated into the sub-districts.

Industrial allocations were based on the acreage figures for the Industrial Development, Industrial Interchange, Airport Commerce, and Industrial/Commercial Interchange categories and the employment goal in Policy 7.1.3. All of these figures were reviewed in light of data generated in other studies and the inventory of existing uses in an effort to make the final figures consistent.

Problems with the Implementation of the Year 2010 Overlay

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, the lack of a reliable existing land use database, and difficulty in explaining the concept and regulatory nature of the overlay to the public. A major effort was directed at resolving some of these problems. The establishment of a reliable database identifying the current baseline of uses was essential for the establishment and monitoring of a workable overlay. There were still issues with the overlay, however, that could not be resolved in a principled and satisfactory manner. These included:

- 1. Sub-districts proved to be too small to allow needed flexibility. The average sub-district size is 4,000 acres (not including those totally located within one of the municipalities;
- 2. The sub-district boundaries, originally based on traffic analysis zones, were erroneous. Many existing and proposed developments (even parcels) cross sub-district lines;
- 3. How to treat quasi-public uses, such as churches and schools;
- 4. How to treat recreational facilities in residential developments;
- 5. How to treat platted subdivisions with existing roads, but few houses;
- **6.** How to treat mineral extraction;
- 7. The treatment of DRIs with lengthy buildout periods;
- 8. How to treat large lot developments and in general developments that are vastly different from the assumptions in the Lee Plan; and,
- **9.** The apparent need to restrict conservation, agricultural and recreational uses that exceed the acreage thresholds.

It was possible to devise rules to deal with all of these situations; these rules, however, were relatively arbitrary and provided the County with little valuable information for infrastructure planning purposes.

The commercial allocations have caused the most controversy, due to the speculative nature of the employee projections, the inaccurate data in the initial inventory, and the absence of alternatives to the crude straight-line averaging of the existing and buildout employees per acre ratios described in the previous section. Some of the allocations in the Overlay were inadequate to accommodate even the existing uses, and others were exceeded as the result of a single zoning case or development order application. The County has responded to the capacity deficits by delaying the legal effectiveness of the overlay until the last point permitted by the 1989 settlement agreement. Procrastination, however, did not solve the problem; in fact, it made the situation worse by increasing the expectations of the affected property owners and financial institutions.

Proposed Elimination of the Overlay by the 1994 EAR

In response to the shortcomings in the Year 2010 Overlay, the County, as part of the 1994 Evaluation and Appraisal Report (EAR) amendments, proposed the elimination of the overlay. The DCA took strong opposition to this proposal and found the amendment to be not in compliance. The finding of non-compliance also included several other objections to the proposed EAR amendments. By far the main point of contention between the County and DCA was eliminating the overlay. Upon completion of the Administrative Hearing and issuance of the Recommended Final Order by the Hearing Judge, the County and DCA entered into negotiations to resolve the remaining issues. There were several meetings and some progress was made, but ultimately a mutually agreed upon settlement could not be reached. The case went before the Governor and his Cabinet, acting as the Land and Water Adjudicatory Committee. [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 to bring the plan amendments as Therefore, the Year 2010 Overlay remained a regulatory a whole into compliance. requirement of the Lee Plan.

The Final Order did recognize that the Year 2010 Overlay was not the only mechanism to address the issues at hand. The order states this "determination does not mean that Lee County must retain the 2010 Overlay indefinitely, or that the 2010 Overlay is the only planning tool appropriate for Lee County. The 2010 Overlay can be deleted from the Lee Plan if alternative planning controls are established to compensate for the deletion of the overlay."

During the negotiations, mentioned earlier the County and DCA had several discussions on appropriate alternatives to the overlay. There were several themes the department felt were necessary components of an alternative. The department felt strongly that communities should be utilized as planning areas, a concept that planning staff agrees with. Regarding mixed-use categories, it was the department's belief that percentage distribution between uses was the best way to regulate the mix. They did concur that the acreage limitations contained in the overlay were a way to satisfy this requirement. The department was also concerned with hurricane evacuation and the population at risk. During these negotiations the County and DCA found much common ground. Every attempt was made in the proposed replacement to the Year 2010 Overlay to address all of the departments concerns.

Amendment to Replace the Year 2010 Overlay

Included in the 1996 EAR Addendum cycle was an amendment to configure a replacement mechanism for the Year 2010 Overlay that addressed many of the identified shortfalls of the overlay while keeping the Lee Plan in compliance with the minimum criteria rule and Florida Statutes. Many of the issues that were discussed during the negotiations mentioned above were incorporated. The replacement to the 2010 Overlay has three basic tenets: to simplify the overlay by reducing the number of districts; expanding the planning horizon to the year 2020 to be consistent with the rest of the plan; and, utilizing the April 1, 1995 Bureau of Economic and Business Research (BEBR) Mid-Range 2020 population projections² replacing the projections from the 1994 EAR.

The small geographic areas of the 115 sub-districts included in the Year 2010 Overlay proved to be an unmanageable system for the intended outcome. The initial Planning Communities Map that replaced Map 16 identified 20 distinct areas within the County. The number and size of the districts was the subject of much debate. The size of the planning communities needed to be large enough to avoid the long range planning allocation problem of the 2010 overlay yet not too large where there would be little certainty in the location of the controlled uses. Planning staff brought a preliminary map to the Local Planning Agency (LPA) in the spring of 1997. A consensus was reached that there should be 20 communities and the Planning Community Map included in the 1996 EAR Addendum amendment cycle was supported as a workable replacement to resolve the district size issue of the Year 2010 Overlay while still providing a level of certainty.

Map 17 of the original overlay was initially intended to provide a graphic representation of the development potential of each sub-district. The map, which was actually a series of 115 bar charts, fell horribly short of this aspiration. While it was refined over time to better perform this task, it made sense to call it what it was, a table of acreage limitations.

² Florida Population Studies, Volume 29 Number 2 Bulletin No. 114, Bureau of Economic and Business Research, February 1996.

Therefore, the amendment eliminated Map 17 and added a new table, Table 1(b) Acreage Allocation Table, to the Lee Plan.

For a history of amendments to Table1(b) and Map 16 see attachment 3.

B. METHODOLOGY

The methodology for updating Table 1(b) for the year 2030 is essentially the same as the original allocation table methodology. The models used to initially establish the County control totals and those used to disseminate the acreages to the Planning Communities have been updated with data on development since the original allocations were made. New approvals have also been incorporated into the model as well as the counties efforts in land conservation though the Conservation 2020 program.

Population

Residential land use data from the existing land use database, maintained by planning staff, has been integrated with census data for persons per household and residential occupancy rates to estimate population by year. These estimates have been compared with the annual estimates from BEBR. This comparison of data reveals a consistency between the two data sources. Therefore, staff has concluded there is no justifiable basis for adopting a 2030 population projection from a different source and recommends using the BEBR mid range 2030 projection from the February 2006 Population Studies Bulletin 144 as the official population projection for the Planning Community Allocation Table. Maintaining the existing methodology, a 25% population buffer is applied to the projected increase in population. The proper way to allow for a flexibility factor was the subject of considerable debate during the administrative hearing. Utilizing 125% of the incremental growth was supported by recognized planning literature. Therefore, the allocation table will accommodate a population of 979,000 plus a 25% safety buffer on the increment of growth between the 2005 estimate and the 2030 projection. This equals 107,200 people. Since the allocation table will only need to accommodate the population expected in the unincorporated portion of the county, the buffer was proportioned based on the percent of total county population to the unincorporated population currently (53%). The proposed allocation table will include enough residential acreage to accommodate an unincorporated population of 495,000.

Residential Use

The BEBR population projection of 979,000 is being used as the countywide control total for permanent resident population. As stated above, the unincorporated portion of this projection plus a proportion of a 25% safety buffer is 495,000. The accommodation of this population and safety buffer is distributed amongst the existing 17 planning communities according to the methodology established in the original amendment establishing the

allocation table mechanism of the Lee Plan. This process uses a sophisticated collection of databases developed by planning staff. Utilizing the existing land use database, dwelling unit counts for each unincorporated Planning Community are determined and entered into a spreadsheet. Due to the very nature of the various communities, population characteristics will vary. Planning staff compiled a database of demographic components for the individual Planning Communities from the available census information and reports from BEBR. The 1996 methodology applied unique occupancy rates to each planning community. At the time the data was not available to make unique assumptions for persons per household (PPH). Since the release of the 2000 Census, staff has updated this information and is now able to aggregate census block level information to generate unique PPH estimates for each community as well as updated occupancy rates.

The next task was to generate unit projections for each community for the year 2030. To start, the population projections for the City of Bonita Springs, City of Cape Coral, City of Fort Myers, City of Sanibel, and the Town of Fort Myers Beach were directly input from information provided to the Division of Planning from these municipalities. Lehigh Acres also had an agreed upon population figure, generated by a population study completed for the Smart Growth Department. These results were also input into the accommodation model. The remaining unincorporated community population projections were evaluated using the approved Planned Development and subdivision information and the historical growth trends for each community. Each community's dwelling units (DU) were trended out to the year 2030 with a built in cap based on the Future Land Use Map's potential additional units allowed on the existing undeveloped land and adopted Lee Plan Assumptions.

The model was redesigned to evaluate the increment of new dwelling units needed to accommodate the projected 2030 population. The April 1, 2005 dwelling unit count and existing residential acres from the existing land use database were set as the base line date for the reallocation analysis. The difference in population from 2005 to 2030 was used as a target for determining the need for new dwelling units. An equation was added to the model that multiplies the increment between the proposed allocation and the existing residential acreage inventory to the planning community's residential dwelling unit per acres assumption for the FLUM designation which results in a figure for assumed new dwelling units. The new unit estimates were added to the existing dwelling unit inventory and multiplied by the estimated community occupancy rate and PPH to determine the accommodated 2030 population. The results by planning community were summed and then compared to the unincorporated portion of the 2030 BEBR projection. Adjustments were made to assure that the population increment plus 25% was matched. This process required a "hands on" approach comparing available land, zoning, natural features, and access to land while continually monitoring the impacts each change had on the target population.

Commercial

In August 2006, a consultant was hired by Lee County to re-examine the commercial and industrial land needs to determine if there is a large enough inventory of land available to develop and maintain a diverse economy. This study is ongoing and will result in a revised methodology replacing the one used to determine the commercial need for the adopted Table 1(b). The existing methodology was formulated by a consultant for the 1986 Commercial Needs Study initiated by Lee County for the 1988 EAR. The 1986 study was refined by staff for the original 2020 allocation table. This revised methodology is the basis for the 2030 commercial allocation update. New data on development since the first staff revision has been added to the model. Revisions to the allocations may be warranted pending the outcome of the ongoing study.

Historically, most commercial and industrial development occurred within the existing cities in Lee County, primarily Fort Myers. As the City of Fort Myers' supply of available commercial and industrial land was depleted, new sites were developed in unincorporated areas of the county. These new developments tended to occur in concentrated areas somewhat segregated and buffered from residential uses. This pattern of development continues to the present time: however, the smart growth initiative promotes mixed use project designs in appropriate areas which will result in modified patterns of non-residential uses.

Data from the Planning Division Existing Land Use database shows that, overtime (1980-2005), the amount of commercially developed land (and associated building space) per person has increased slightly in the unincorporated areas of Lee County. This trend can be explained by the fact that commercial development generally occurs along the major transportation corridors. The US 41 corridor is the primary north/south route through Lee County. Property along this road within the City of Fort Myers has been developed and unavailable for new commercial development pushing new development north and south to the unincorporated areas of Lee County. Also, other than Colonial Blvd and Bonita Beach Blvd, the major east/west routes are also in the unincorporated areas of Lee County. These commercial corridors serve as the primary commercial areas for the residents that live inside the incorporated areas and the seasonal and tourist residents. In 1980 the unincorporated area of Lee County contained 12 acres of commercial land per 1,000 residents in the unincorporated area and 79,525sf of commercial building area per 1,000 residents in the unincorporated area. These figures have increased to 16 acres and 111,108sf. Based on these trends, it is obvious that commercial growth in Lee County is not entirely dependent on residential growth. The commercial allocation must also accommodate the needs of nonpermanent residents and tourists.

The commercial need in unincorporated Lee County in the year 2030 has been based on an average of four methods of projecting acreage needs. First, a forecast of commercial acres for

the unincorporated population was made from the data exported from the Planning Division Land Use Inventory by year from 1980 to 2005. Second, the acres per person for each year from 1980 to 2005 was calculated and forecast through the year 2030. This was then multiplied with the projected population for the total acreage estimate.

The remaining two estimates were based on commercial building area and converted to acreages. A floor area ratio study was done to determine the average commercial building size per acre of land. Data was again drawn from the planning division database which indicated that in 1980 an acre of commercial land averaged a building size of 6,600 square feet. This figure grew to 7,400 square feet by 2005. The annual data was trended to the year 2030 and resulted in an average of 8,500 square feet per acre. This was also compared to the recent approvals for commercial planned developments. Currently approved planned developments average 8,509 square feet per acre of commercial land. This analysis led to the conclusion that for allocation purposes, the assumption of 8,500 square feet of building area per acre in a commercial project is appropriate. The trended data was also considered appropriate for estimating intervals in the time horizon. In 2010 it is assumed the building square feet per acre will be 7,795, in 2020 it will be 8,148, and in 2030 it will be 8,501. Similar to the acreage analysis, commercial building area based on existing population was estimated. The forecast building areas were then divided by the square feet per acre figures described above. The final forecast was based on historical building square feet per resident population from 1980 to 2005. The result of this forecast was multiplied with the projected unincorporated population to generate a total building square feet estimate which was then divided by the square feet per acre figure.

The results of these four methods were then averaged to generate an estimate of commercial need for the time horizon of the plan. The commercial needs were estimated for 2010, 2015, 2020, 2025, as well as the horizon year of 2030. The acreage needs for each of these years are (respectively) 6,400, 8,300, 10,000, 11,500, and 12,300 acres.

A second check of the commercial allocation need was performed based on the 1986 "Commercial Land Use Needs in Lee County" by Thomas Roberts, of Thomas Roberts and Associates. This study estimated 11,483 commercially developed acres by the year 2010. The original study was based on a BEBR Mid-Range 2010 population of 499,500. In 1989 the Board of County Commissioners revised its population projection and adopted the BEBR High-Range number of 640,500. At that time Mr. Roberts was asked to adjust the commercial needs figure. In a December 10, 1989 memorandum he proposed the following methodology to amend the previous projection. The pre-factored area of 11,483 acres was multiplied by 640,500/499,500, or 1.282, producing a new pre-factored area of 14,721 acres. He went on to modify this figure with a safety factor and a flexibility factor. He did, however recommend that because the higher population projection is being utilized, the safety factor should be

reduced to 5%. Doing the math produced a figure of 18,622 acres for the entire county, which he recommended the County use.

Utilizing a like methodology, planning staff recalculated the future commercial needs. The proposed population for this amendment is the BEBR Mid-Range number for 2030 of 979,000. Rather than adjusting the commercial acreage by applying a safety and flex factor, this update is utilizing the population with the added 25% safety factor applied. Adjusting the original 11,483 acres by the population ratio 1.96 (979,000/499,500), produces a new prefactored figure of 22,506 acres. The safety buffer of 107,200 persons is equivalent to 2,465 unincorporated allocation applied the commercial acres to be to $(107,200/499,500*11,483=2,465\pm).$ To adjust the total commercial need to reflect the unincorporated portion, the results for the total commercial and service employment sectors of the 2030 traffic analysis zone (TAZ) model were applied. The TAZ model assigns 51% of the commercial and service industry employment to the unincorporated areas of Lee County. Assuming this percentage will also apply to the acreage needs, 51% of the 22,506 acres (11,478 acres) will need to be allocated to the unincorporated portion of the county. The safety factor, based on allocated population, was calculated by applying the percent of population in the unincorporated portion of the county (53%) to the county wide safety factor. This adds an additional commercial allocation of 1,312 acres to the total commercial allocation need for the unincorporated area of the county for an end result of 12,790.

The next aspect of the allocation of commercial acreage for the year 2030 is to disaggregate the total need between the planning communities. Each community is not necessarily self-supporting in its commercial needs therefore some areas may grow faster commercially than they do residentially and visa versa. The acreage is distributed by Planning Community based on a number of measures:

- 1. Review existing allocations and compare to the existing commercial development.
- 2. Generate and apply the four techniques described above at the Planning Community level and apply to the projected population increase.
- **3.** Compare the commercial acreage need to the available land supply within each community.

This countywide acreage need was then disaggregated across the county into the unincorporated Planning Communities. This was accomplished by allocating commercial acreage based on the existing development, approved developments, and areas designated for commercial development. The amount of vacant commercial zoning was also taken into account in the disaggregation.

Industrial Use

In August 2006, a consultant was hired by Lee County to re-examine the commercial and industrial land needs and determine if there is a large enough inventory of land available to develop and maintain a diverse economy. This study is ongoing and may result in revisions to the proposed allocations in this amendment to Table 1(b).

Pending the completion of the current study, the previous study of Future Industrial needs for Lee County, completed in August 1983 by Thomas H Roberts, will be used as the basis for the new 2030 allocations. This study has been revised and modified over time. This study and its revisions focused on how much land Lee County needed to designate on the Future Land Use Map as industrial. However, The Lee Plan allows for limited commercial development in industrially designated lands to support the surrounding industrial uses. This means some uses that are envisioned to occur within these industrial areas will not be inventoried as industrial. For example, a small deli with a customer base from a surrounding industrial park will be inventoried as a commercial use even though it may be located within an area designated as Industrial on the Future Land Use Map. Therefore, it was important to further refine the accepted industrial study for the original allocation table adopted in 1998 as part of the 1996 EAR Addendum amendments. While the revisions to the commercial needs study considered building areas as well as acres, staff concluded that the appropriate unit of measure for the industrial component of the 2030 allocations is acres. Much of Lee County's industrial uses occur out of doors such as concrete batch plants, lumber yards, and distribution centers. These uses may require large areas of land but have minimal building square footage.

The 1996 study update was revised to include the updated population projection for the year 2030.

To accomplish this task, the original Thomas Roberts study was updated with the population estimates for 2030 to determine the employment estimates needed to estimate acreages based on the Industrial Need Study methodology.

Based on this population, Lee County's industrial land need in 2030 will be 13,100 acres. This is based on the BEBR 2030 population plus a safety buffer of 25% of the population growth between 2005 and 2030. Using the same methodology described for determining the commercial portion of Lee County's total need, the unincorporated land area need for industrial is estimated to be 6,630 acres. The dissemination of this allocation follows a similar methodology as well. The areas most suitable for industrial uses were determined based on access, zoning, Future Land Use Map (FLUM) designation, and environmental issues. The location of industrial uses, while not limited to areas designated as Industrial Development, Industrial Interchange, Industrial Commercial Interchange, and Tradeport (formerly Airport Commerce), are primarily located in these areas. The first step was to calculate how much land in each planning community was designated in one of the above FLUM categories. An

additional analysis has been performed for the 2030 allocation table. For this review, the existing allocations are also compared to the existing uses to determine if any communities no longer have sufficient remaining acreage to attain the industrial uses accommodated by the current table.

This countywide acreage need was then disaggregated across the county into the unincorporated Planning Communities. This was accomplished by allocating industrial acreage based on the existing development, approved developments, and areas designated for industrial development. The amount of vacant industrial zoning was also taken into account in the disaggregation.

Parks and Public

The 2020 allocation table provides an estimate of public/quasi-public land as an informational item, not as a regulatory number. The figure in the allocation table includes the expected amount of not just park, school, and government services land, but also, public infrastructure like roads and surface water management as well as quasi-public uses like religious facilities, private golf courses, and non-profit civic associations. Publicly and privately owned and dedicated conservation areas are also included in this category. The Planning Division Land Use Inventory includes detailed information on these uses which have proved to be valuable information. However, the original 2020 allocation methodology indicated that creating an allocation for these uses could be limiting uses that are partly regulated in other sections of the plan to ensure that sufficient land is available. These regulations promote more public land not a cap on public land. Therefore, the updated allocation table proposal also includes an informational/non-regulating estimate on public and quasi-public lands in the year 2030.

Active and Passive Agriculture

The current allocation table estimates agricultural uses in the year 2020. However, the existing inventory of agricultural land exceeds this figure on the allocation table. It is expected that, in an urbanizing county such as Lee County, over time agricultural uses will be displaced with non-agricultural uses or in some instances purchased for conservation purposes. However, it cannot be assumed that there will only be a reduction in the amount of agricultural acreage in all areas of the county. While agricultural uses are displaced in some areas of the county they are expanding in other areas of the county primarily in the areas designated as Rural and Density Reduction/Groundwater Resource. Therefore, the acreage projections are used as 2030 estimates and not as a regulatory number that cannot be exceeded or fallen below.

Vacant Land

Similar to the agricultural uses, the amount of vacant land should also be expected to reduce over time. Lands classified as a vacant use are only those with no structures and no other use. For example, a vacant commercial building will still be classified as a commercial use and a

parcel used as open space with no building will be classified as Public Open Space. Therefore, unlike, agricultural uses, vacant lands will not decline in one area and increase in other areas, with the exception of some demolitions of condemned/damaged buildings and also the occasional agricultural use which is abandoned and reverts back to vacant. For these reasons, the allocation for vacant land is not a regulatory number.

Conservation Land

The Conservation Allocation is also one that is impractical to regulate. The Lee County works with other permitting agencies to enforce wetland regulations, however the final responsibility falls to these agencies. If the county does not regulate this use, the acreage allocations can not be regulatory. Staff, again, sees the merit of maintaining the database inventory of these uses; however, the acreage figure in the allocation table is not regulatory.

B. CONCLUSIONS

The allocations for the three regulatory aspects of Table 1(b) have been updated to accommodate the projected population through the year 2030. The proposed allocations are based on historical trends, land availability, existing approvals through plats, planned developments, and conventional zoning. The allocations accommodate the existing development and expected development (Attachment 4).

C. STAFF RECOMMENDATION

Planning staff recommends that the Board of County Commissioners transmit this proposed amendment to the Future Land Use Element and the Future Land Use Map Series. Future Land Use Map 16 is to be revised to reflect changes in the municipal boundaries and Table 1(b) is to be updated to accommodate a population of 979,000 in the year 2030.

PART III - LOCAL PLANNING AGENCY REVIEW AND RECOMMENDATION

PUBLIC HEARING DATE. November 14, 2006

- A. LOCAL PLANNING AGENCY REVIEW
- B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY
- C. VOTE:

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

DATE OF TRANSMITTAL HEARING: December 13, 2006

| | BOA | ARD REVIEW: |
|----|-----|--|
| В. | BOA | ARD ACTION AND FINDINGS OF FACT SUMMARY: |
| | 1. | BOARD ACTION |
| | 2. | BASIS AND RECOMMENDED FINDINGS OF FACT: |
| C. | VOT | Γ Ε : |
| | | BRIAN BIGELOW |
| | | TAMMERA HALL |
| | | BORIANES |

RAY JUDAH

FRANK MANN

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

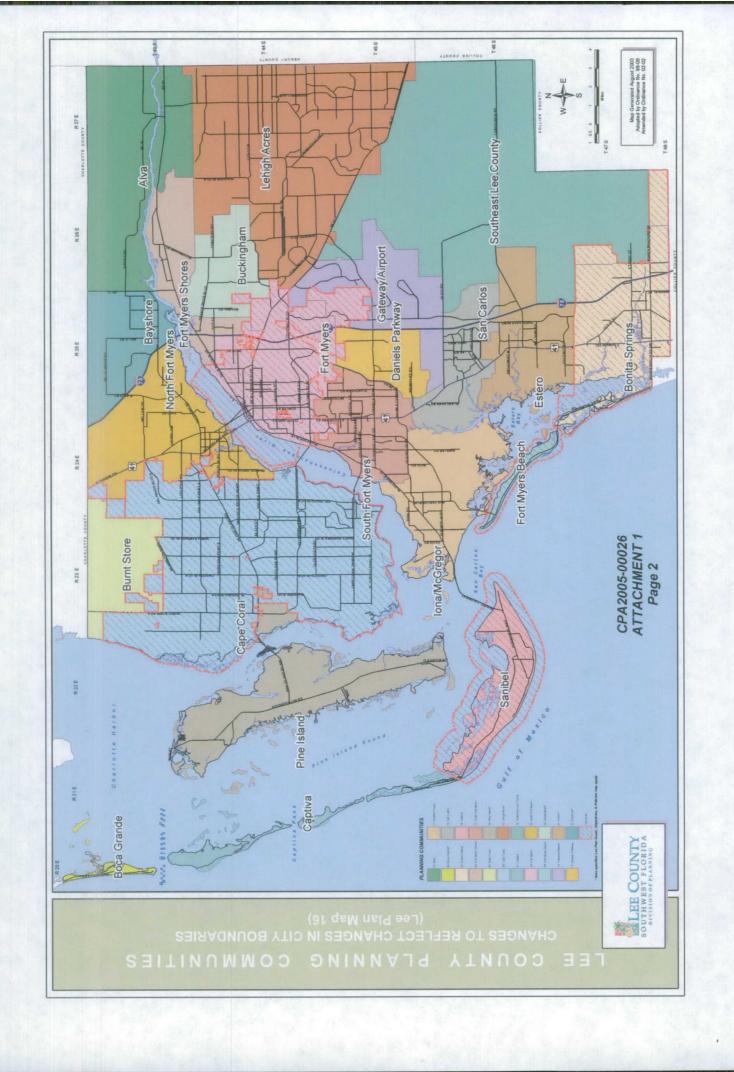
DATE OF ORC REPORT:

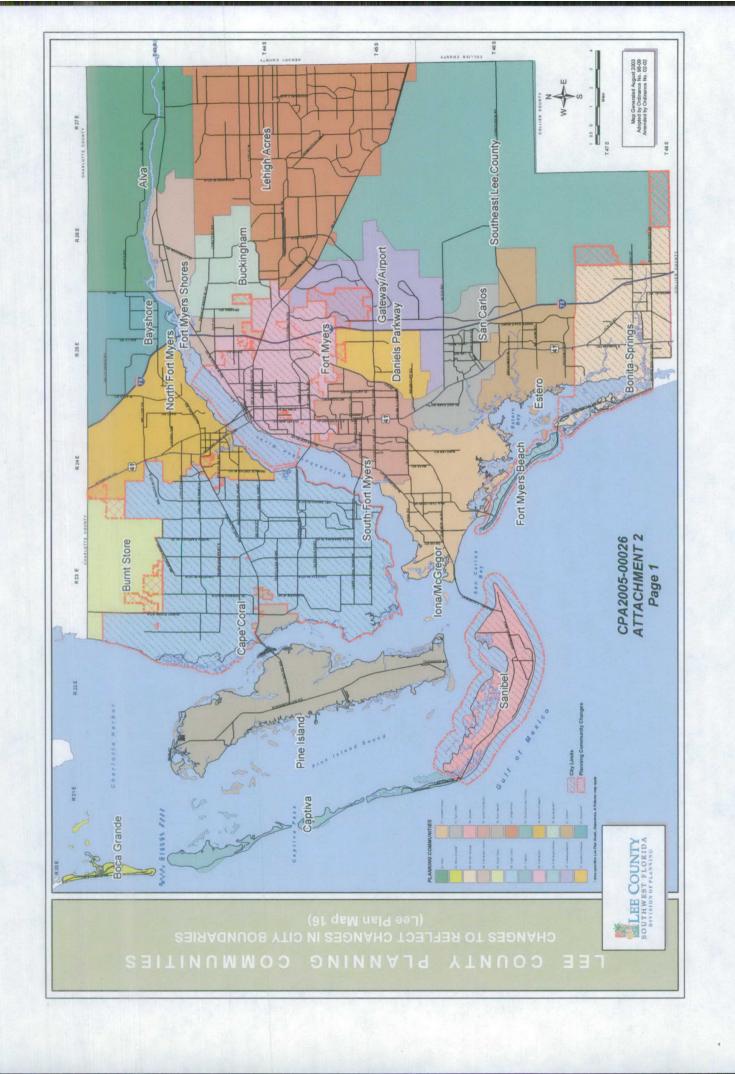
- A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS
- **B. STAFF RECOMMENDATION**
- C. STAFF RESPONSE

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

DATE OF ADOPTION HEARING:

| | DATE OF ADOPTION HEARING. | |
|----|---|------------|
| BC | OARD REVIEW: | • |
| В. | BOARD ACTION AND FINDINGS OF FACT 1. BOARD ACTION: | SUMMARY: |
| | 2. BASIS AND RECOMMENDED FINDING | S OF FACT: |
| C. | VOTE: | |
| | BRIAN BIGELOW | |
| | TAMMERA HALL | |
| | BOB JANES | |
| | RAY JUDAH | |
| | FRANK MANN | |





| | _ | | | | | | | | | | | |
|---|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
| | Lee County Totals | ty Totals | Alva | /a | Boca Grande | rande | Bonita | Bonita Springs | Fort Mye | Fort Myers Shores | Burnt Store | Store |
| Future Land Use Classification | Existing Allocation | Proposed Allocation | Existing Allocation | Proposed Allocation | Existing Allocation | Proposed Allocation | Existing Allocation | Proposed Allocation | Existing Allocation | Proposed Allocation | Existing Allocation | Proposed Allocation |
| Intensive Development | 1,484 | 1,320 | | | | '[| | • | 80 | 20 | | - |
| Central Urban | 9,558 | 14,772 | | , , | | | | • | 208 | 210 | | |
| Urban Community | 12,893 | 18,714 | 618 | 520 | 437 | 485 | | • | 448 | 089 | | ' |
| Suburban | 15,448 | 16,635 | | , | | ' | | | 1,803 | 1,810 | | |
| Outlying Suburban | 5,231 | 5,759 | 15 | 30 | | - | | ' | 300 | 535 | 50 | 20 |
| Industrial Development | 96 | 79 | | , , | | - | | - | | | | ' |
| Public Facilities | 7 | 1 | | | 1 | | | | | | | • |
| University Community | 860 | 850 | | ' | | | | ' | - | | | |
| Industrial Interchange | | | | '! | | ' ' | | | - | | | |
| General Interchange | £3 | 42 | | ' | | | | | | | | - |
| General/Commercial Interchange | <u> </u> | 7 | | · [| | ' | | | | 7 | | ' |
| Industrial/Commercial Interchange | | • | | , | | - | | İ | | | | |
| University Village Interchange | | ' | - | | | - | | | | | | • |
| New Community | 1,644 | 006 | 1 | | | ' | | | | - | | 1 |
| Airport | 1 | ' | 1 | • | 1 | 1 | | , | | | | |
| Tradeport | 8 | o | | | | ' | | | | ' ' | | ' |
| Rural | 8,977 | 8,479 | 1,419 | 2,000 | | _ | | _ | | 1,400 | £69 ··· | 200 |
| Rural Community Preserve | 3,046 | 3,100 | | | | , | | 1 | | _ | | |
| Coastal Rural | | 1,300 | | | | _ | | - | | - | | |
| Outer Islands | 216 | 202 | 9 | 5 | | | | - | + | 1 | | , |
| Open Lands | 2,091 | 2,805 | 175 | 250 | | | | - | | | 889 | 590 |
| Dens. Red Gdwtr. Res. | 5,544 | 6,794 | 40 | 009 | | · | | '1 | | - | | , |
| Conservation Lands Uplands | | | | · | | | | - | | - | | •[|
| Wetlands | | • | - | | | | | | | | | |
| Conservation Lands Wetlands | | | | ٠ | | 1 | | | | - | | |
| Unincorporated County Total Residential | 62,159 | 81,768 | 2,173 | 3,405 | 438 | 485 | | | 3,634 | 4,613 | 1,241 | 1,310 |
| Commercial | 9,460 | 12,790 | 46 | 22 | 99 | 52 | | | 797 | 400 | 97 | 50 |
| Industrial | 6,311 | 6,630 | 97 | 26 | 4 | 3 | | <u>'</u> | 387 | 400 | 9 | 5 |
| Non Regulatory Allocations | 7 | | | | | | | | | | | |
| Public | 929'89 | 84,078 | 3,587 | 7,100 | 537 | 421 | | | 1,724 | 2,000 | 1,193 | 7,000 |
| Active Agriculture | 34,145 | 24,896 | 6,098 | 5,100 | | , | | | 620 | 550 | | 150 |
| Passive Agriculture | 65,414 | 44,285 | 14,633 | 13,549 | | , | | • | 4,375 | 2,500 | 6,987 | 109 |
| Conservation (wetlands) | 79,488 | 81,948 | 2,236 | 2,214 | - 296 | 611 | | ' | 1,125 | 1,142 | 3,672 | 3,236 |
| Vacant | 44,720 | 20,604 | 1,525 | 2,012 | | (0) | | | 33 | (63) | 1,569 | 871 |
| Total | 365.373 | 356 999 | 30.324 | 33 463 | 1.343 | 1.572 | | | 12 156 | 11 542 | 17.603 | 12 731 |

| | | | Cape Coral | Ċ | Captiva | Fort Myers | 200 | 1 · · · · · · · · · · · · · · · · · · · | | , | | 10100 | _ |
|------------|---|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|---|------------------------|------------------------|------------------------|------------------------|------------------------|
| | | Cape | | Cap | | | iyers | For Mye | Fort Myers Beach | Galeway | Gateway/Airport | Daniers r | Daniels Parkway |
| | Future Land Use Classification | Existing Allocation | Proposed Allocation | Existing Allocation | Proposed Allocation | Existing Allocation | Proposed Allocation | Existing Allocation | Proposed Allocation | Existing Allocation | Proposed Allocation | Existing Allocation | Proposed Allocation |
| | Intensive Development | 27 | 27 | | ٠ | 297 | 250 | | - | | - | | |
| | Central Urban | | ' | | , | 645 | 230 | | ' | | '[| 1 | |
| | Urban Community | | | | | | • | | • | | | | • |
| | Suburban | | 1 | | | 206 | 85 | | | | | | · |
| | Outlying Suburban | 2 | 2 | 435 | 500 | | • | | ٠ | | | 1,352 | 1,700 |
| | Industrial Development | | ' | | 1 | 48 | 39 | | | 81 | 20 | | |
| | Public Facilities | | - | 7 | 1 | | ' | | • | | ' | | |
| | University Community | | ' | | | | ' | | - 1 | | <u>'</u> | | ' |
| | Industrial Interchange | | ' | | | | | | ' | 1 | ' | 1 | ' |
| | General Interchange | | ' | | | 1 | | | • | | · | 2 | 2 |
| <u></u> | General/Commercial Interchange | | ' | | , | | ' | | - | | | | |
| | Industrial/Commercial Interchange | | | | ' | | ' ! | - | - | | • | | |
| Ļ | University Village Interchange | | ' ! | | | | ' | | | | | | • |
| | New Community | | | | 1 | 360 | ' | | ' | 1,284 | 006 | | <u>'</u> |
| L | Airport | | | . | | | | | • | | • | | ' |
| | Tradeport | | ' | | | | ' | | • | 6 | 6 | | |
| | Rural | | - | | | 184 | | | • | 111 | | 1,255 | 1,500 |
| <u></u> | Rural Community Preserve | | | | ' | | ' | | | | | | |
| isə | Coastal Rural | | - | | | | | | • | | | | |
| | Outer Islands | | ' | 172 | 150 | | | | , | | ' | | ' |
| | Open Lands | | , | | | | - | | _ | | | 47 | 120 |
| | Dens. Red Gdwtr. Res. | | , | | | | | | ' | 94 | 94 | | |
| | Conservation Lands Uplands | | ' | | | | | | | | | | |
| | Wetlands | | ' | | | 1 | ' | | • | | • | | ' |
| | Conservation Lands Wetlands | | - | | ' | | ' | | | | ' | | - |
| ב | Unincorporated County Total Residential | 29 | 29 | 809 | 651 | 1,640 | 604 | | | 1,516 | 1,023 | 2,656 | 3,322 |
| Com | Commercial | 17 | 17 | 112 | 125 | 163 | 150 | | ' | 824 | 1,100 | 398 | 440 |
| Indu | Industrial | - 26 | 26 | | | 733 | 300 | | 1 | 3,096 | 3,100 | 10 | 10 |
| Non R | Non Regulatory Allocations | | | | | | 200000000 | | | | | | |
| Public | | | 20 | 1,984 | 1,961 | 750 | 350 | | ' | 6,136 | 7,500 | 1,854 | 2,416 |
| Active | Active Agriculture | | - | | | 279 | | | ' | 699 | ' | 254 | 20 |
| Passi | Passive Agriculture | 10 | 1 | | ٠ | 631 | • | | - | 3,580 | 1,491 | 575 | 20 |
| Cons | Conservation (wetlands) | | 133 | 1,347 | 1,603 | 1,006 | 748 | | • | 3,482 | 2,809 | 1,918 | 1,719 |
| Vacant | nt | 25 | 34 | 9 | 0 | 495 | 45 | | - ' | 792 | 300 | 678 | 20 |
| Total | | 113 | 259 | 4,053 | 4,340 | 289'5 | 2,197 | | • | 19,995 | 17,323 | 8,243 | 7,967 |

| | Lehigh Acres | Proposed Alfocation | | 8,200 | | | | | | | ' | 1 | | ' | | | | | 14 | | | | | | | | | 21,483 | 1 | | | 15,000 | | | 1,496 | | 47.076 |
|---|------------------|--------------------------------|-----------------------|---------------|-----------------|----------|-------------------|----------|-------------------|-----|------------------------|---------------------|--------------------------------|-----------------------------------|--------------------------------|---------------|-----|-----------|-------|--------------------------|---------------|---------------|------------|-----------------------|----------------------------|------------|-----------------------------|---|------------|------------|----------------------------|--------|--------------------|---------------------|-------------------------|-------------|--------|
| | Lehigh | Existing Allocation | | 3,062 | 8,037 | | | | | | | | | | | | | | 9 | | | | | | | | | 11,099 | 462 | 216 | | 13,738 | | | 1,456 | 19,561 | 46,521 |
| | Pine Island | Proposed Allocation | 3 | ' 1 | 200 | 675 | 009 | ' | | | 1 | | ' 1 | | | - | ' | | 190 | | 1,300 | 45 | | | | ' | ' | 3,313 | 226 | 64 | | 2,100 | 2,400 | 815 | 14,767 | 3,781 | 27,466 |
| | Pine I | Existing Allocation | 9 | | 979 | 989 | 466 | | | | | | | | | | | | 1,129 | | | 37 | | | | | | 2,799 | 165 | 64 | | 1,722 | 2,313 | 096 | 13,703 | 4,577 | 26,303 |
| - | rt Myers | Proposed Allocation | 099 | 3,140 | 980 | 1,200 | • | 10 | | ' | - | • | i | - | • | - | ' | ' | ٠ | | | | | | | , | | 5,870 | 2,100 | 006 | | 3,500 | | ' | 188 | 309 | 12,867 |
| | South Fort Myers | Existing Allocation | 707 | 2,778 | 076 | 1,217 | | 10 | | | | | | | | | | | | | | | | | | | | 5,629 | 1,849 | 723 | | 3,394 | | | 128 | 069 | 12,413 |
| | Sanibel | Remaining Allocation | - | | | | - | .1 | ' | - [| - | 1 | 4 | • | - | • | | , | , | • | | • | | 1 | - | - | • | | _ | ' | | - 1 | - | _ | • | - | - |
| | San | Existing Allocation | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 1 | |
| | arlos | Proposed Allocation | , , | 17 | 1,000 | 1,975 | 25 | 5 | | 850 | | _ | | , | | | • | | 06 | • | | | | | | | 1 | 3,962 | 1,944 | 450 | | 2,660 | ' [| , | 2,798 | 244 | 12,058 |
| | San Carlos | Existing Allocation | | 15 | 930 | 2,250 | | 13 | | 860 | | | | | | | | | 160 | | | | | | | | | 4,228 | 1,613 | 350 | | 1,085 | | 90 | 3,283 | 11 | 10,660 |
| | Gregor | Proposed Allocation | | 375 | 850 | 2,500 | 377 | 5 | | | | ' | -[| | | - | | - | , | | , | - | - | - | | | | 4,108 | 1,100 | 320 | | 3,550 | ' | | 9.306 | 971 | 19,355 |
| | lona/McGregor | Existing Allocation | | 462 | 269 | 2,471 | 396 | <u> </u> | | } | | | | | | | | | | | | 1 | | | | | | 4,034 | 782 | 867 | | 2,970 | | | 8,879 | 1,912 | 18,876 |
| | | Future Land Use Classification | Intensive Development | Central Urban | Urban Community | Suburban | Outlying Suburban | | Public Facilities | | Industrial Interchange | General Interchange | General/Commercial Interchange | Industrial/Commercial Interchange | University Village Interchange | New Community | | Tradeport | Rural | Rural Community Preserve | Coastal Rural | Outer Islands | Open Lands | Dens. Red Gdwtr. Res. | Conservation Lands Uplands | Wetlands | Conservation Lands Wetlands | Unincorporated County Total Residential | Commercial | Industrial | Non Regulatory Allocations | Public | Active Agriculture | Passive Agriculture | Conservation (wetlands) | Vacant | Total |
| | | | | | | | | K. | дo | 916 | ၅ ခ | sη | pu | e 7 | ıre | nın <u>.</u> | - X | 8 1 | sitr | ιθρ | įsə, | <u>–</u> | | | | | | | ار | = | No | | ∢ | <u>a</u> | 0 | <i>></i> | 7 |

| | | Southeast Lee County | ast Lee nty | North Fort Myers | rt Myers | Buckir | Buckingham | Est | Estero | Bayshore | Jore |
|------------|---|-------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
| | Future Land Use Classification | Existing Allocation | Proposed Allocation | Existing Allocation | Proposed Allocation | Existing Allocation | Proposed Allocation | Existing Allocation | Proposed Allocation | Existing Allocation | Proposed Allocation |
| | Intensive Development | | ' | 374 | 360 | | ' | | | | ' |
| | Central Urban | | _ | 2,498 | 2,600 | | | | 1 | | • |
| | Urban Community | | - | | | 51 | 150 | 327 | 450 | | ' |
| | Suburban | | • | 5,293 | 069'9 | | | 1,572 | 1,700 | | • |
| | Outlying Suburban | | ' | 610 | 200 | 49 | 99 | 837 | 454 | 749 | 950 |
| ٨ | Industrial Development | | 1 | | , | | | | • | | |
| дo | Public Facilities | | _ | | | | _ | | | | 1 |
| əşe | University Community | | • | | • | | • | | - | | |
| ၁ မ | Industrial Interchange | | | | * | | '} | | - | | • |
| sn | General Interchange | 15 | 15 | 8 | 7 | | | 15 | 9 | 12 | 12 |
| ρι | General/Commercial Interchange | | ' | | , | | ' 1 | | 1 | | ' |
| ךשו | Industrial/Commercial Interchange | | - | | - | | - | | | | , |
| ЭЛI | University Village Interchange | | - | 1 | - 1 | | | 1 | • | | |
| חנר | New Community | 1 | · | | | | | | • | | ' |
| ⊣ ∕ | Airport | | | 1 | | | • | | | | |
| 8 1 | Tradeport | | ' | | | | ' | | ' | | |
| sitr | Rural | 707 | • | 383 | 500 | 29 | 100 | 006 | 989 | 1,251 | 1,350 |
| ıəp | Rural Community Preserve | | | | | 3,046 | 3,100 | | - | | ' |
| isə | Coastal Rural | | ' | | | | | | | | |
| Я | Outer Islands | | - | | - | | ' | | - | | , |
| | Open Lands | | - | 45 | 45 | | • | | ' | 1,236 | 1,800 |
| | Dens. Red Gdwtr. Res. | 3,573 | 4,000 | | - | | | | - | 1,837 | 2,100 |
| | Conservation Lands Uplands | | - | | • | | | | - | | - |
| | Wetlands | | ' | | | | , | | • | | • |
| | Conservation Lands Wetlands | | _ | | | | 1 | | , | | ' |
| | Unincorporated County Total Residential | 4,290 | 4,015 | 9,209 | 10,702 | 3,203 | 3,416 | 3,651 | 3,245 | 980'9 | 6,212 |
| ပ | Commercial | 34 | 38 | 1,158 | 1,687 | 18 | 45 | 1,399 | 1,700 | 104 | 139 |
| -I | Industrial | 99 | 99 | 508 | 554 | 9 | 15 | 28 | 28 | £ | 5 |
| No | Non Regulatory Allocations | | | | | | | | | | |
| ď | Public | 7,700 | 12,000 | 2,015 | 4,000 | 2,114 | 4,000 | 4,708 | 7,000 | 1,462 | 1,500 |
| ¥ | Active Agriculture | 21,066 | 15,101 | 384 | 200 | 411 | 350 | 833 | 125 | 1,324 | 006 |
| ď | Passive Agriculture | 21,110 | 18,000 | 4,113 | 1,556 | 3,867 | 2,045 | 96 | 200 | 4,393 | 4,000 |
| ರ | Conservation (wetlands) | 30,882 | 31,530 | 1,293 | 1,317 | 359 | 381 | 3,626 | 5,068 | 798 | 882 |
| ۶ | Vacant | 321 | 500 | 4,242 | 2,087 | 1,278 | 777 | 5,794 | 808 | 1,310 | .530 |
| Total | al | 85,455 | 81,249 | 22,620 | 22,103 | 11,255 | 11,029 | 20,188 | 18,234 | 14,476 | 14,168 |

Amendments to Table1(b) and Map 16

The existing allocation table and map have been amended periodically since it was adopted.

- PAM/T 98-07 This amendment created a new Future Land Use Map designation "Mixed Use Interchange" and amended the allocation to reflect this change.
- PAB 99-20-M/T This amendment created 2 new planning communities to acknowledge the incorporation of the City of Bonita Springs and the Community Plan for the Bayshore community. While community plans are not required to follow planning community lines, the Bayshore Community Plan was split between the Alva and North Fort Myers Planning Communities. It made sense to establish a Bayshore Planning Community. Other changes to the map reflected Future Land Use Map changes adopted after the creation of the Planning Communities Map. These changes included the expansion of the "Airport" category, a change from Industrial to Open Lands (reflecting existing uses), and a change from DRGR to Urban Community based on the adopted Lehigh Commercial Study. These changes primarily impacted the Southeast Lee County Planning Community where Future Urban land use categories typically did not exist. This amendment also made changes to the allocation table based on these changes and to reflect changes in development patterns such as the 1,600 unit reduction in the Brooks' DRI approval. This amendment followed the MPO Traffic Analysis Zonal Data project. This helped staff refine existing uses at the TAZ level and identified areas where the existing allocation was excessive and where the allocation would not accommodate anticipated growth. These changes were primarily shifting residential acreages from one Future Land Use Categories to another within the same Planning Community and did not change the population accommodation within the Planning Community.
- CPA2002-00006 This amendment corrected an oversight from the 1999 amendment where the Bayshore Community was split from the Alva and North Fort Myers Community. Inadvertently, the entire allocation of Outlying Suburban had been shifted to the Bayshore Community while there was still a 172 acre portion of Alva designated Outlying Suburban.
- CPA2004-00015 This amendment was required to address changes in the Fort Myers Shores Planning Community due to the adoption of the Caloosahatchee Shores Community Plan. This plan redesignated lands from Rural and Suburban to Outlying Suburban. Since no Outlying Suburban designation previously existed in the Fort Myers Shores Planning Community, there was no allocation for residential uses in Outlying Suburban. This amendment made changes to the residential acreage allocations between the Future Land Use Categories but did not alter the overall population accommodation of the Fort Myers Shores Planning Community.

| | | | ree conu | Lee County Totals | | | Alva | ٧a | | | Doca (| Boca Grande | |
|--|---|------------------------|------------------------|-------------------------|-------------------------|------------------------|------------------------|-------------------------|-------------------------|------------------------|------------------------|-------------------------|-------------------------|
| | Future Land Use Classification | Existing Allocation | Proposed Allocation | Existing Development | Remaining Allocation | Existing Allocation | Proposed Allocation | Existing Development | Remaining Allocation | Existing Allocation | Proposed Allocation | Existing Development | Remaining Allocation |
| _ | Intensive Development | 1,484 | 1,320 | 1,133 | 187 | • | - | - | | | • | , | |
| | Central Urban | 9,558 | 14,772 | 8,763 | 600'9 | ' | 1 | ' | | • | | , | 1 |
| ! | Urban Community | 12,893 | 18,714 | 6,882 | 11,832 | 519 | 520 | 494 | 26 | 437 | 485 | 370 | 115 |
| <u>. </u> | Suburban | 15,448 | 16,635 | 13,354 | 3,281 | • | • | • | | • | • | , | |
| | Outlying Suburban | 5,231 | 5,759 | 3,324 | 2,435 | 15 | 30 | 5 | 25 | | | , , | • |
| L | Industrial Development | 96 | 62 | 63 | 16 | | | , | | • | , | , | • |
| | Public Facilities | 2 | 1 | 1 | (0) | • | • | | , | 1 | | , | |
| | University Community | 098 | 850 | 119 | 731 | | • | | • | • | | , | , |
| | Industrial Interchange | , | | | | | , | | | | - | | |
| sU | General Interchange | 53 | 42 | 41 | - | | • | , | | • | 1 | , | , |
| ρι | General/Commercial Interchange | 7 | 7 | 7 | (0) | , | • | • | , | • | • | , | |
| רשו | Industrial/Commercial Interchange | , | ' | 0 | 0 | - | | | | | | | |
| ILG | University Village Interchange | - | • | • | • | , | • | • | | | | ' | , |
| าวท | New Community | 1,644 | 006 | 205 | 393 | | , | , | , | • | | | |
| | Airport | , | , | • | | | - | | | | | | |
| 81 | Tradeport | 6 | 6 | o | 0 | | | , | | | | , | |
| | Rural | 8,977 | 8,479 | 5,625 | 2,854 | 1,419 | 2,000 | 1,309 | 691 | | • | | • |
| | Rural Community Preserve | 3,046 | 3,100 | 2,702 | 398 | , | | | , | | | | |
| | Coastal Rural | - | 1,300 | 820 | 480 | • | • | • | , | • | | • | |
| ┙ | Outer Islands | 216 | 202 | 175 | 27 | 5 | 5 | | 4 | - | - | | |
| | Open Lands | 2,091 | 2,805 | 1,508 | 1,297 | 175 | 250 | 93 | 157 | - | - | | |
| - | Dens. Red Gdwtr. Res. | 5,544 | 6,794 | 4,008 | 2,786 | 40 | 009 | 49 | 551 | • | - | , | • |
| | Conservation Lands Uplands | | • | - | | , | • | • | • | • | - | | • |
| | Wetlands | . • | • | | , | - | • | , | • | • | | | |
| | Conservation Lands Wetlands | - | • | • | | • | • | • | • | | | 1 | |
| ١ | Unincorporated County Total Residential | 62,159 | 81,768 | 49,045 | 32,723 | 2,173 | 3,405 | 1,951 | 1,454 | 438 | 485 | 370 | 115 |
| Cor | Commercial | 9,460 | 12,790 | 4,624 | 8,166 | 46 | 25 | 34 | 23 | 99 | 25 | 51 | - |
| Ind | Industrial | 6,311 | 6,630 | 1,613 | 5,017 | 26 | 28 | 15 | 11 | 14 | 3 | - | 2 |
| Non | Non Regulatory Allocations | | 0 | | | | | | | | | | |
| Public | ji | 58,676 | 84,078 | 57,618 | 26,460 | 3,587 | 7,100 | 860'9 | 1,002 | 537 | 421 | 410 | 11 |
| Activ | Active Agriculture | 34,145 | 24,896 | 27,502 | (2,606) | 6,098 | 5,100 | 6,817 | (1,717) | - | - | 2 | (2) |
| Pass | Passive Agriculture | 65,414 | 44,285 | 54,070 | (9,785) | 14,633 | 13,549 | 13,399 | 150 | - | - | , | • |
| Con: | Conservation (wetlands) | 79,488 | 81,948 | 81,830 | 118 | 2,236 | 2,214 | 2,214 | 0 | 296 | 611 | 611 | 0 |
| Vacant | ant | 44,720 | 20,780 | 80,872 | (60,092) | 1,525 | 2,012 | 2,935 | (924) | 2 | (0) | 126 | (126) |
| Total | | 365,373 | 357,175 | 357,175 | | 30,324 | 33,463 | 33,463 | 0 | 1,343 | 1,572 | 1,572 | (0) |

| National | | | | Bonita | Bonita Springs | | | Fort Myers Shores | s Shores | | | Burnt | Burnt Store | |
|--|------------|---|------------------------|------------------------|-------------------------|-------------------------|------------------------|------------------------|-------------------------|-------------------------|------------------------|------------------------|-------------------------|-------------------------|
| 1, | | Future Land Use Classification | Existing Allocation | Proposed Allocation | Existing Development | Remaining Allocation | Existing Allocation | Proposed Allocation | Existing Development | Remaining Allocation | Existing Allocation | Proposed Allocation | Existing Development | Remaining Allocation |
| 1.0 | | Intensive Development | - | - | - | | 80 | . 20 | 6 | 11 | | | 0 | (0) |
| 1,000 | | Central Urban | - | - | | • | 208 | 210 | 194 | 16 | | | , | |
| 1803 1810 1241 569 1810 1241 1 | | Urban Community | - | • | - | • | 449 | 630 | 280 | 350 | | | • | • |
| 1 | | Suburban | • | - | • | - | 1,803 | 1,810 | 1,241 | 569 | | | • | • |
| 1,000, | | Outlying Suburban | • | - | • | | 300 | 535 | 5 | 531 | 20 | 20 | 17 | E |
| 7 7 7 7 (0) 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | λ | Industrial Development | 1 | • | • | | | | • | | | | | • |
| 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, | юß | Public Facilities | - | • | • | | | | • | | | | , | |
| 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 | əşe | University Community | | , | | | | | , | | | | , | ' |
| 1.0 | (၁ | Industrial Interchange | , * | • | | , | | | ' | | | | | |
| 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, | sU | General Interchange | - | - | • | | | - | | - | | | | • |
| 1,000 1,00 | pι | General/Commercial Interchange | | • | . , | | 7 | 7 | 7 | (D) | | | ٠ | |
| 1,000 1,00 | rez | Industrial/Commercial Interchange | | | - | | | | , | | | | | ' |
| 783 1,400 330 1,070 633 700 1000 1,400 330 1,070 633 700 1000 1,400 <t< td=""><td>e).</td><td>University Village Interchange</td><td></td><td></td><td>•</td><td></td><td>-</td><td></td><td></td><td></td><td></td><td></td><td></td><td>1</td></t<> | e). | University Village Interchange | | | • | | - | | | | | | | 1 |
| 783 1,400 330 1,070 633 700 783 1,400 330 1,070 633 700 783 1,400 330 1,070 633 700 783 1,400 330 1,070 633 700 783 1,400 3,631 | nạn | New Community | - | | - | | , | | | | | | , | • |
| 1,400 330 1,070 633 700 | <i>∃ K</i> | Airport | | • | | | | | | , | | | - | |
| 783 1,400 330 1,070 633 700 100 100 1,400 | ខ រ | Tradeport | - | • | | | | | | ٠, | | | ' | • |
| 1 | sitr | Rural | | • | - | | 783 | 1,400 | 330 | 1,070 | 633 | 700 | 568 | 132 |
| 1 1 </td <td>ιәр</td> <td>Rural Community Preserve</td> <td>1</td> <td>1</td> <td>•</td> <td>•</td> <td></td> <td></td> <td>•</td> <td>•</td> <td></td> <td></td> <td>•</td> <td>•</td> | ιәр | Rural Community Preserve | 1 | 1 | • | • | | | • | • | | | • | • |
| 1 | ısə | Coastal Rural | | | | • | | | - | • | | | • . | • |
| 1.0 | Я | Outer Islands | 1 | 1 | • | - | - | - | 1 | - | | | • | - |
| - | | Open Lands | • | r | | | | | • | | 588 | 590 | 108 | 482 |
| - | | Dens. Red Gdwtr. Res. | • | 1 | ' | , | | | ' | • | | | , | • |
| - | | Conservation Lands Uplands | • | , | - | | | | | | | | , | • |
| - 3,631 4,613 2,067 2,546 1,241 1,310 - - 267 400 235 165 2,66 56 - - 391 400 58 342 5 50 - - - 391 400 58 342 5 5 - - - - 391 400 58 342 5 5 - - - - - 391 400 58 342 5 5 5 - | | Wetlands | - | • | • | • | | | • | ,• | | | • | ٠ |
| - | _] | Conservation Lands Wetlands | | - | - | _ | | | | _ | | | • | • |
| - - - - 257 400 235 165 26 50 50 50 26 50 60 50 50 60< | | Unincorporated County Total Residential | • | - | | - | 3,631 | 4,613 | 2,067 | 2,546 | | 1,310 | 693 | 617 |
| - | Ó | ommercial | • | • | | - | 257 | 400 | 235 | 165 | 26 | 50 | 19 | 31 |
| - | 드 | dustrial | • | • | - | • | 391 | 400 | 28 | 342 | 5 | 5 | 4 | 1 |
| lic - | No | n Regulatory. Allocations | | | | | | | | | | | | |
| ve Agriculture - | 4 | blic | ' | , | | • | 1,724 | 2,000 | 1,437 | 563 | 1,193 | 7,000 | 6,891 | 109 |
| sive Agriculture - - - 4,375 2,500 3,815 (1,315) 6,987 109 servation (wetlands) - - - - 1,125 1,142 0 3,672 3,236 ant - - - - - 1,569 871 | ¥ | tive Agriculture | | • | • | • | 620 | 550 | 621 | (71) | • | 150 | . 75 | 75 |
| servation (wetlands) 1,125 1,142 1,142 0 3,672 3,236 ant - 33 113 2,343 (2,230) 1,569 871 | 9, | ssive Agriculture | | - | • | | 4,375 | 2,500 | 3,815 | (1,315) | 6,987 | 109 | 352 | (243) |
| ant 3 113 2,343 (2,230) 1,569 871 | ర | onservation (wetlands) | , | | , | | 1,125 | 1,142 | 1,142 | 0 | 3,672 | 3,236 | 3,236 | |
| | ۶ | icant | | • | - | - | 33 | 113 | 2,343 | (2,230) | 1,569 | 871 | 1,461 | (290) |
| | Tot | al | • | • | - | - | 12,156 | 11,718 | 11,718 | | 14,693 | 12,731 | 12,731 | ' |

| Future Land Use Citasylitation Existing Allocation Processed Association Existing Association Processed Association | | | | Cape | Coral | | | Captiva | liva | | | Fort Myers | Myers | |
|--|------------|---|------------|------------|-------------|------------|------------|------------|-------------|------------|------------|------------|-------------|------------|
| Autocation Lewenghment Autocation Au | | | Existing | Proposed | | Remaining | Existing | Proposed | Existing | Remaining | Existing | Proposed | Existing | Remaining |
| 27 27 27 27 0 0 0 0 0 0 0 0 0 0 0 0 0 0 | | Future Land Use Classification | Allocation | Allocation | Development | Allocation | Allocation | Allocation | Development | Allocation | Allocation | Allocation | Development | Allocation |
| 2 2 2 1 1 1 435 500 431 699 2 2 2 1 1 1 435 500 431 699 2 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | | Intensive Development | 27 | 27 | 27 | 0 | | | • | • | 297 | 250 | 192 | 58 |
| 2 2 1 1 1 435 500 431 699 2 2 1 1 1 1 435 500 431 699 3 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | | Central Urban | | | • | | | | ' | • | 545 | 230 | 211 | 19 |
| 2 2 2 1 1 1 435 500 431 699 2 3 4 1 | | Urban Community | | | • | | | | • | ' | | | - | 1 |
| 1 | | Suburban | | | - | | | | - | - | 206 | 85 | 80 | 5 |
| 1 | | Outlying Suburban | 2 | 2 | - | 1 | 435. | 200 | 431 | 69 | | | 0 | (0) |
| 1 | λ. | Industrial Development | | | • | • | - he | | • | • | 48 | 39 | 34 | 5 |
| 29 | юß | Public Facilities | | | - | | 1 | 1 | 7 | (0) | | | - | - |
| 29 | əşe | University Community | | | | | | | | | | | | |
| 25 29 7 60 651 564 87 26 20 11 118 118 118 27 27 20 21 27 27 27 27 28 29 14 12 12 14 21 4 10 11 1981 1,682 27 5 20 9 11 1,981 1,603 10 10 10 1,347 1,603 1,603 10 10 10 1,347 1,603 1,603 10 10 10 1,347 1,603 1,603 10 10 10 1,347 1,603 1,603 10 10 10 1,347 1,603 1,907 1,907 1,907 | ၁ ဧ | Industrial Interchange | | | • | | | | | • | | | - 1 | • |
| 1 | sN | General Interchange | | | - | - | | | - | | | | • | |
| 29 | ρι | General/Commercial Interchange | | | • | | | | | • | | | • | • |
| 29 | Г | Industrial/Commercial Interchange | | | | | | | • | • | | | • | • |
| 29 29 27 2 608 651 564 87 29 27 2 608 651 564 87 6 20 9 11 1,981 1,961 1,603 1,603 10 13 (10) 1,347 1,603 1,603 1,603 1,603 25 34 62 (28) 6 387 (387) | ıre | University Village Interchange | | | • | • | | | | | | | • | • |
| 29 29 27 2 608 651 564 87 26 20 27 2 608 651 564 87 17 17 4 13 112 125 104 21 6 20 9 11 1,981 1,961 1,682 279 10 133 (0) 1,347 1,603 1,603 1,603 (0) 25 34 62 (28) 6 0 387 (387) | nţn | New Community | | | | | | | , | | 360 | | | , |
| 29 29 29 21 112 1564 87 26 26 14 12 1347 1,961 27 27 10 | ⊣ ∕ | Airport | | | • | , | | | • | | | | , | • |
| 29 29 27 2 608 651 564 87 17 17 12 104 21 26 26 14 12 13 1,961 1,662 279 6 20 9 11 1,381 1,603 1,603 1,603 1,003 10 - 10 (10) - - - - - 25 34 62 (28) 5 0 387 (387) | 81 | | | | , | • | | | | , | | | | |
| 29 29 27 2 608 651 564 87 17 17 150 12 18 29 29 27 2 608 651 564 87 17 17 12 125 104 21 26 26 14 12 125 104 21 6 20 9 11 1,981 1,961 1,662 279 10 10 1,347 1,603 1,603 1,603 1,603 1,603 25 34 62 (28) 65 6 387 6 | eitr | Rural | | | • | | | | | | 184 | | • | ' |
| 29 29 27 608 651 564 87 26 26 113 112 125 1603 21 21 26 26 27 608 651 564 87 21 26 26 14 12 125 104 21 21 26 26 14 12 12 1682 27 21 27 20 11 11,981 11,981 11,682 279 279 28 20 9 11 11,981 11,961 11,603 10 279 29 26 20 9 11 11,981 1,961 1,603 1,603 10 25 34 62 (28) 5 0 387 (387) | ıәр | Rural Community Preserve | | | • | | | | | | i | | • | - |
| 29 29 29 27 2 608 651 564 87 26 20 29 27 2 608 651 564 87 26 20 27 2 608 651 564 87 26 20 14 12 125 104 21 26 20 14 12 2 6 27 2 6 20 9 11 1,981 1,961 1,682 279 7 13 10 134 1,603 1,603 1,603 1,603 8 25 34 62 (28) 5 0 387 0 | isə | Coastal Rural | | - | , | • | | | | | | | | |
| 29 29 27 2 608 651 564 87 26 20 27 2 608 651 564 87 26 26 14 12 12 168 21 6 20 9 11 1,981 1,961 1,682 279 7 13 13 (10) 1,347 1,603 1,603 (0) 25 34 62 (28) 5 0 387 (387) | ਬ | Outer Islands | | | - | - | 172 | 150 | 132 | 18 | | | - | ٠ |
| 29 29 27 2 608 651 564 87 26 26 11 11 12 104 21 26 26 14 12 12 104 21 6 20 9 11 1,981 1,961 1,682 279 10 - 13 10 1,347 1,603 1,603 1,603 25 34 62 (28) 5 0 387 (387) | | Open Lands | | | • | | | | | | | | • | • |
| 29 29 27 2 608 651 564 87 26 26 14 12 125 104 21 26 26 14 12 125 104 21 6 20 9 11 1,981 1,961 1,682 279 7 13 10 1,347 1,603 1,603 1,603 1,603 8 34 62 (28) 5 0 387 (387) | · | Dens. Red Gdwtr. Res. | | | • | • | | | | • | | | • | • |
| 29 29 27 2 608 651 564 87 26 26 14 13 112 125 104 21 26 26 14 12 - - - - 6 20 9 11 1,981 1,961 1,682 279 - 13 13 (0) 1,347 1,603 1,603 (0) 25 34 62 (28) 5 0 387 (387) | | Conservation Lands Uplands | | | • | • | | | • | • | | • | - | • |
| 29 29 27 2 608 651 564 87 17 17 4 13 112 125 104 21 26 26 14 12 - - - - - 6 20 9 11 1,981 1,961 1,682 279 - - - - - - - - 10 - 10 1,347 1,603 1,603 (0) 25 34 62 (28) 5 0 387 (387) | | Wetlands | | | • | • | | | • | | _ | | - | • |
| 29 29 27 2 608 651 564 87 26 26 14 13 112 125 104 21 26 26 14 12 - - - - - 20 9 11 1,981 1,961 1,682 279 - - - - - - - - - - 133 133 (10) - - - - - 25 34 62 (28) 5 0 387 (387) | | Conservation Lands Wetlands | | | ' | • | | | • | | | | ' | |
| 26 26 14 13 112 125 104 21 6 26 14 12 - - - - - 20 9 11 1,981 1,682 279 - - - - - - - 10 - 10 - - - - 25 34 62 (28) 5 0 387 (387) | | Unincorporated County Total Residential | 29 | 29 | . 27 | 2 | 809 | 651 | 564 | 87 | 1,640 | 604 | 517 | 87 |
| 26 26 14 12 - <td>σ</td> <td>ommercial</td> <td>17</td> <td>17</td> <td>4</td> <td>13</td> <td>112</td> <td>125</td> <td>104</td> <td>21</td> <td>153</td> <td>150</td> <td>99</td> <td>84</td> | σ | ommercial | 17 | 17 | 4 | 13 | 112 | 125 | 104 | 21 | 153 | 150 | 99 | 84 |
| 6 20 9 11 1,981 1,961 1,682 279 10 - - - - - - - 13 13 (10) - - - - - 25 34 62 (28) 5 0 387 (387) | n | dustrial | | 26 | 14 | 12 | | • | • | | 733 | 300 | 176 | 124 |
| 6 20 9 11 1,981 1,682 279 10 - 10 (10) - 1,603 1,603 (0) 25 34 62 (28) 5 0 387 (387) | Noi | n Regulatory Allocations | | gi dan | | | | | | | | | | |
| ve Agriculture 10 10 10 10 103 1,603 1,603 1,603 0 servation (wetlands) 25 34 62 (28) 5 0 387 (387) | ٩ | blic | | 20 | 6 | 11 | 1,981 | 1,961 | 1,682 | 279 | 750 | 350 | 300 | 90 |
| sive Agriculture 10 - | Ą | tive Agriculture | , | , | , | ' | , | , | , | ' | 279 | • | 52 | (52) |
| servation (wetlands) - 133 133 (0) 1,347 1,603 1,603 (0) ant 25 34 62 (28) 5 0 387 (387) | ď | assive Agriculture | 10 | | 10 | (10) | • | | , | | 631 | | 25 | (25) |
| ant 25 34 62 (28) 5 0 387 (387) | ರ | onservation (wetlands) | | 133 | 133 | (O) | | 1,603 | 1,603 | 0 | 1,006 | 748 | 748 | (0) |
| 442 050 76 4050 4050 4050 0 | ٧, | scant | 25 | 34 | 62 | (28) | 5 | 0 | 387 | (387) | 495 | 45 | 313 | (267) |
| 113 236.76 - 4,033 4,040 0 | Total | al | 113 | 258.76 | 258.76 | • | 4,053 | 4,340 | 4,340 | 0 | 5,687 | 2,197 | 2,197 | • |

| Allocation Allocation |
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| Future Land Use Classification Intensive Development Central Urban Urban Community Suburban Outlying Suburban Industrial Development Public Facilities University Community Industrial Interchange General Interchange General Interchange General Interchange Industrial/Commercial Interchange Industrial/Commercial Interchange University Village Interchange University Village Interchange University Village Interchange Very Airport Tradeport Rural Coastal Rural Open Lands Open Lands Open Lands Open Lands Unincorporated County Total Residential Commercial | t t tr tr trechange Interchange change | Altocation Altocation 462 697 2,471 | Proposed Allocation | Existing | Remaining | Existing | | | | | | Existing | |
|---|--|-------------------------------------|------------------------|-------------|------------|------------|------------------------|-------------------------|-------------------------|------------------------|------------------------|-------------|-------------------------|
| | nterchange Interchange | 462 697 2,471 | | Development | Allocation | Allocation | Proposed Allocation | Existing Development | Remaining Allocation | Existing Allocation | Proposed Allocation | Development | Remaining Allocation |
| | nterchange Interchange | 462 697 2,471 | | • | | , | , | | | • | • | | |
| | nterchange Interchange | 697 | 375 | 287 | 88 | 15 | 17 | 15 | 2 | | | 1 | ٠ |
| | nterchange Interchange | 2,471 | 850 | 699 | 181 | 930 | 1,000 | 779 | 221 | - | • | • | • |
| | nterchange Interchange | | 2,500 | 2,283 | 217 | 2,250 | 1,975 | 1,729 | 246 | | • | • | • |
| | nterchange Interchange | 396 | 377 | 257 | 120 | ' | 25 | • | 25 | • | • | • | • |
| | nterchange Interchange change | 7 | 5 | 5 | (0) | 13 | 5 | 9 | (1) | • | - | • | • |
| | nterchange Interchange change | • | • | • | • | - | - | • | • | - | • | _ | - |
| | nterchange Interchange rchange | • | • | • | • | 860 | 850 | 119 | 731 | • | • | • | • |
| | nterchange Interchange rchange | • | - | - | , | • | • | | | • | - | • | • |
| | nterchange Interchange change | • | • | • | • | • | • | _ | - | , | - | • | • |
| | Interchange change | • | | • | • | • | | - | • | • | • | • | • |
| | change | | | • | • | • | , | • | • | • | • | • | , |
| | | • | ' | | | • | | • | • | | • | ٠ | |
| | | , | , | | , | | - | , | , | • | | | |
| | | | | | | | | , | , | | . ' | | |
| | | | , | , | , | | | , | - | | , | , | • |
| | | | | | | 160 | 06 | 29 | 61 | | • | | • |
| | serve | | | | | , | | f, | | | • | , | , |
| | | | , | • | | | | , | • | | , | , | |
| Open Lands Dens. Red Gdwtr. R Conservation Lands U Wetlands Conservation Lands V Unincorporated County Commercial | | - | - | , | - | | | , | • | | • | , | |
| Conservation Lands U Wetlands Conservation Lands W Unincorporated County Commercial | | • | | | | | | | | | | | • |
| Conservation Lands U Wetlands Conservation Lands W Unincorporated County Commercial | es. | , | ı | , | ٠, | , | , | | | • | • | ' | , |
| Wetlands Conservation Lands M Unincorporated County Commercial | plands | | • | | • | | | , | | , | , | | |
| Commercial | - | , | , | ' | | • | , | , | | | ' | | • |
| Unincorporated County | Vetlands | ٠ | | • | | | | , | , | | • | • | 1 |
| Commercial | Total Residential | 4,034 | 4,108 | 3,500 | 809 | 4,228 | 3,962 | 2,677 | 1,285 | | 1 | - | |
| | | 782 | 1,100 | 579 | 521 | 1,613 | 1,944 | 328 | 1,616 | | • | | • |
| Industrial | | 298 | 320 | 102 | 218 | 350 | 450 | 204 | 246 | , | | | |
| Non Regulatory Allocations | | | | | | | | | | | | | |
| Public | | 2,970 | 3,550 | 3,070 | 480 | 1,085 | 2,660 | 2,178 | 482 | - | • | • | |
| Active Agriculture | | | - | 264 | (264) | | | 41 | (41) | | ' | • | • |
| Passive Agriculture | | | ' | 288 | (288) | 06 | <u>'</u> | 813 | (813) | • | ٠ | • | • |
| Conservation (wetlands) | | 8,879 | 9,306 | 9,452 | (146) | 3,283 | 2,798 | 2,886 | (88) | • | - | • | • |
| Vacant | | 1,912 | 971 | 2,100 | (1,128) | 11 | 244 | 2,930 | (2,686) | - | • | | - |
| Total | | 18,875 | 19,355.16 | 19,355.16 | | 10,660 | 12,058 | 12,058 | , | | • | • | • |

| | | | South Fo | rt Myers | | | Pine | Island | | | Lehiah Acres | Acres | |
|----------|---|------------|------------|-------------|------------|------------|------------|-------------|------------|------------|--------------|-------------|------------|
| | | Existing | Proposed | | Remaining | Existing | . | Existing | Remaining | Existing | Proposed | Existing | Remaining |
| | Future Land Use Classification | Allocation | Allocation | Development | Allocation | Allocation | Allocation | Development | Allocation | Allocation | Allocation | Development | Allocation |
| 1 | Intensive Development | 704 | 099 | 601 | 59 | . 5 | 3 | • | 3 | | | • | • |
| | Central Urban | 2,778 | 3,140 | 2,778 | 362 | , | • | ' | ' | 3,052 | 8,200 | 3,205 | 4,995 |
| ! ! | Urban Community | 920 | 860 | 784 | 77 | 526 | 200 | 384 | 116 | 8,037 | 13,269 | 2,797 | 10,472 |
| <u>.</u> | Suburban | 1,217 | 1,200 | 1,142 | 58 | 636 | 675 | 575 | 100 | | | 0 | (0) |
| | Outlying Suburban | - | • | | | 466 | 009 | 307 | 293 | | | , | |
| L | Industrial Development | 10 | 10 | 4 | 9 | , | • | | • | | | | |
| юб | Public Facilities | | | | ٠, | , | | | | | | , | |
| əşe | University Community | , | • | | , | , | • | | | | | | |
| :2 | Industrial Interchange | | | | | , | , | | | | | | |
| sU | General Interchange | • | , | 1 | , | , | | • | , | | | • | |
| pι | General/Commercial Interchange | , | , | | , | , | | , | ' | | | | |
| רשו | Industrial/Commercial Interchange | 1 | • | , | , | , | | | • | | | | |
| θJ | University Village Interchange | | , | | | , | , | ' | ' | | | , | |
| nţn | New Community | 1 | , | | | | | | | | | | |
| H / | Airport | , | | | , | , | | | , | | | | |
| 8 | Tradeport | | | | | , | | | ' | | | | |
| Eit | Rural | | - | | | 1 129 | 190 | 132 | 65 | 10 | 14 | - | 13 |
| иәр | Rural Community Preserve | | | | , | , | | , | | , | | | |
| isə | Coastal Rural | , | 1 | | | , | 1,300 | 820 | 480 | | | | , |
| A A | Outer Islands | - | , | | | 37 | 45 | 41 | 4 | | | | |
| | Open Lands | • | | | | , | • | | | | - | • | - |
| | Dens. Red Gdwtr. Res. | , | | | , | , | , | | | , | | | |
| ا ا | Conservation Lands Uplands | | - | • | • | • | • | | | | | - | |
| | Wetlands | | - | | • | | , | | | , | ٠ | | |
| | Conservation Lands Wetlands | | 1 | _ | | | | • | _ | | | | |
| | Unincorporated County Total Residential | 5,629 | 5,870 | 5,308 | 562 | 2,799 | 3,313 | 2,259 | 1,054 | 11,099 | 21,483 | 6,003 | 15,480 |
| S | Commercial | 1,849 | 2,100 | 1,459 | 641 | 165 | 226 | 147 | 67 | 452 | 1,420 | 286 | 1,134 |
| Ind | Industrial | 723 | 006 | 1 3 | 470 | 64 | 64 | 36 | . 28 | . 216 | 300 | 105 | 195 |
| Non | Non Regulatory Allocations | | | | | | | | | | | | |
| Public | lic | 3,394 | 3,500 | 3,103 | 397 | 1,722 | 2,100 | 1,388 | 712 | 13,738 | 15,000 | 2,318 | 12,682 |
| Acti | Active Agriculture | - | - | 114 | (114) | 2,313 | 2,400 | 2,467 | (67) | | • | 36 | (36) |
| Pas | Passive Agriculture | 1 | • | 208 | (208) | 096 | 815 | 871 | (56) | | | 1,119 | (1,119) |
| Con | Conservation (wetlands) | 128 | 188 | 188 | (0) | 13,703 | 14,767 | 14,782 | (15) | 1,455 | 1,496 | 1,496 | (0) |
| Vacant | ant | 069 | 309 | 2,056 | (1,747) | 4,577 | 3,781 | 5,515 | (1,734) | 19,561 | 7,377 | 35,654 | (28,276) |
| Total | | 12 413 | 42 000 62 | 40 000 60 | | 000 | 22 400 | 27 400 | (| 10.704 | 27 070 71 | 71 010 | |

| | | S | Southeast | ee County | | | North Fort Myers | t Myers | | - | Buckir | Buckingham | |
|------------|---|------------------------|------------------------|-------------------------|-------------------------|------------------------|------------------------|-------------------------|-------------------------|------------------------|------------------------|----------------------|-------------------------|
| | Future Land Use Classification | Existing Allocation | Proposed Allocation | Existing Development | Remaining Allocation | Existing Allocation | Proposed Allocation | Existing Development | Remaining Allocation | Existing Allocation | Proposed Allocation | Existing Development | Remaining Affocation |
| | Intensive Development | - | | - | • | 371 | 360 | 304 | 56 | | | • | • |
| <u> </u> | Central Urban | • | | - | • | 2,498 | 2,600 | 2,074 | 526 | | | • | • |
| <u></u> | Urban Community | • | | • | • | | | • | • | 51 | 150 | 48 | 102 |
| <u> </u> | Suburban | , | | | • | 5,293 | 069'9 | 4,901 | 1,790 | | | , | ' |
| | Outlying Suburban | • | - | 1 | | 610 | 200 | 308 | 192 | 49 | 99 | - | 65 |
| £ | Industrial Development | , | | • | - | | • | 0 | (0) | | | 1 | • |
| ıoß | Public Facilities | | , | • | • | | | | • | | | - | , |
|) jejt | University Community | 1 | | • | , | | | - | • | | | • | • |
| | Industrial Interchange | 1 | | _ | • | | | • | • | | | | • |
| esr | General Interchange | 15 | 15 | 14 | 1 | 6 | 7 | 7 | (0) | | | • | • |
| pι | General/Commercial Interchange | , | • | - | • | | | - | • | | | , | ٠ |
| le7 | Industrial/Commercial Interchange | ' | | • | ٠ | | | • | • | | | • | • |
| Ð.J. | University Village Interchange | • | | - | • | | | , | , | | | • | • |
| nır | New Community | - | • | | • | | | • | • | | | - | • |
| ⊣ ∕ | Airport | ı | • | - | - | | | • | 1 | | | • | • |
| 81 | Tradeport | , | • | • | • | | | • | ' | | | • | - |
| eitr | Rural | 702 | • | | • | 383 | 200 | 374 | 126 | 57 | 100 | • | 100 |
| ıəp | Rural Community Preserve | • | | - | • | | | - | • | 3,046 | 3,100 | 2,702 | 398 |
| isə | Coastal Rural | • | • | | • | | | ٠ | • | | | , | |
| A A | Outer Islands | - | • | | | | | • | • | | | • | • |
| <u> </u> | Open Lands | - | • | • | - | 45 | 45 | 22 | 23 | | | , | ٠ |
| <u> </u> | Dens. Red Gdwtr. Res. | 3,573 | 4,000 | 2,125 | 1,875 | | - | • | • | | | • | • |
| <u> </u> | Conservation Lands Uplands | • | - | •. | 1 | | | • | - | | | • | - |
| | Wetlands | - | - | | • | | | • | • | | | • | - |
| | Conservation Lands Wetlands | | • | - | | | | _ | • | | | , | 1 |
| , | Unincorporated County Total Residential | 4,290 | 4,015 | 2,139 | 1,876 | 9,209 | 10,702 | 7,991 | 2,711 | 3,203 | 3,416 | 2,750 | 999 |
| ပိ | Commercial | 31 | 98 . | 16 | 22 | 1,158 | 1,687 | 673 | 1,014 | 18 | 45 | 10 | 35 |
| lnc | Industrial | 55 | 9 | 33 | 32 | 209 | 554 | 171 | 383 | 5 | 15 | • | 15 |
| Non | Non Regulatory Allocations | | | | | | | | | | | | |
| Puk | Public | 7,700 | 12,000 | 7,984 | 4,016 | 2,015 | 4,000 | 2,873 | 1,127 | 2,114 | 4,000 | 1,690 | 2,310 |
| Act | Active Agriculture | 21,066 | 15,101 | 14,946 | 155 | 381 | 200 | 201 | (1) | 411 | 350 | 706 | (356) |
| Pas | Passive Agriculture | 21,110 | 18,000 | 18,582 | (582) | 4,113 | 1,556 | 1,492 | 64 | 3,867 | 2,045 | 3,276 | (1,231) |
| Co | Conservation (wetlands) | 30,882 | 31,530 | 30,928 | 602 | 1,293 | 1,317 | 1,317 | • | 359 | 381 | 381 | (0) |
| Vac | Vacant | 321 | 500 | 6,621 | (6,121) | 4,242 | 2,087 | 7,386 | (5,300) | 1,278 | 777 | 2,215 | (1,438) |
| Total | - | 85 455 | 81 249 | 81 249 | 6 | 22,620 | 22 103 | 22,103 | • | 11.255 | 11 029 04 | 11 029 04 | (00.0) |

| | | | Latero | ב | | | | פיים | |
|------------|---|------------------------|------------------------|-------------------------|-------------------------|------------------------|------------------------|-------------------------|-------------------------|
| | | | 367 | 2 | | | Days | Daysildie | |
| Ì | Future Land Use Classification | Existing Allocation | Proposed Allocation | Existing Development | Remaining Allocation | Existing Allocation | Proposed Allocation | Existing Development | Remaining Allocation |
| | Intensive Development | | | | - | | | • | • |
| | Central Urban | | | - | • | | | • | ' |
| | Urban Community | 327 | 450 | 278 | 172 | | | 0 | (0) |
| , | Suburban | 1,572 | 1,700 | 1,404 | 296 | | | - | , |
| | Outlying Suburban | 837 | 454 | 360 | 94 | 749 | 950 | 586 | 364 |
| K. | Industrial Development | | | - | - | | | • | - |
| юб | Public Facilities | | | - | 1 | | | | • |
| əte | University Community | | | | ٠ | | | • | • |
| : : 1 6 | Industrial Interchange | | | - | • | | | , | |
| sn | General Interchange | 15 | 9 | 9 | 0 | 12 | 12 | 12 | 0 |
| שם | General/Commercial Interchange | | | ٠ | - | , | - | | • |
| IP7 | Industrial/Commercial Interchange | | | 0 | (0) | | | 1 | • |
| e)ILG | University Village Interchange | | | - | •! | | · | | • |
| าาท | New Community | | | • | • | | , | | r |
| کر بہ | Airport | | | ٠ | - | , | | | - |
| a ı | Tradeport | | | | - | | | - | - |
| PI11 | Rural | 006 | 635 | 536 | 66 | 1,251 | 1,350 | 1,030 | 320 |
| ian | Rural Community Preserve | | | • | • | | | • | • |
| เรล | Coastal Rural | | | | - | | | - | • |
| —: У | Outer Islands | | | - | • | | | • | |
| | Open Lands | | | • | - | 1,236 | 1,800 | 1,248 | 552 |
| | Dens. Red Gdwtr. Res. | | | | • | 1,837 | 2,100 | 1,797 | 303 |
| | Conservation Lands Uplands | | | ' | | | | | , |
| | Wetlands | | | • | | | | • | , |
| | Conservation Lands Wetlands | | | • | • | | | • | • |
| | Unincorporated County Total Residential | 3,651 | 3,245 | 2,584 | 661 | 5,085 | 6,212 | 4,672 | 1,540 |
| ပ | Commercial | 1,399 | 1,700 | 309 | 1,391 | 104 | 139 | 48 | 91 |
| Ĩ | Industrial | 87 | 87 | 1 | 98 | ε, | 5 | | 5 |
| ō | Non Regulatory Allocations 📰 🦰 | | | | | | | | |
| Pu | Public | 4,708 | 7,000 | 5,842 | 1,158 | 1,462 | 1,500 | 1,024 | 477 |
| Ac | Active Agriculture | 833 | 125 | 75 | 20 | 1,321 | 900 | 899 | - |
| Ъа | Passive Agriculture | 06 | 200 | 1,023 | (823) | 4,393 | 4,000 | 3,924 | 76 |
| 잉 | Conservation (wetlands) | 3,626 | 5,068 | 5,313 | (245) | 862 | 882 | 882 | 0 |
| \ \ | Vacant | 5,794 | 808 | 3,088 | (2,278) | 1,310 | 530 | 2,720 | (2,190) |
| Total | le | 20 188 | 10 727 | 100 01 | | 74 47 | 00777 | 031 11 | |