

FLORIDA LAND PLANNING, INC.

• Master Planning • Urban Design • Landscape Architecture • DRIs • Rezoning •

11 September 1997

MEMORANDUM

To: Paul O'Connor
Rick Burris

From: Carron Day

Subject: 2020 Overlay

Enclosed please find a draft of our request for the 2020 Overlay as it relates to the University Community. I ask that you not distribute this document outside your office until it is in its completed form. We will submit the document including the graphics next week.

Table G should be of interest to you. It presents our summary of the University Community in the year 2020. If you have any questions, please call. I will be working in the office on Saturday and can be reached there at 278-0544 (that number will by-pass the answering service).

Enclosure

cc: Brian Bigelow

PAVESE, GARNER, HAVERFIELD, DALTON, HARRISON & JENSEN, L.L.P.

A FLORIDA LIMITED LIABILITY PARTNERSHIP

ATTORNEYS AND COUNSELORS AT LAW

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PLEASE REPLY TO
FORT MYERS OFFICE

March 16, 1998

Mr. Paul O'Connor
Lee County Planning
1500 Monroe Street
Fort Myers, Florida 33901

RE: Sections 1, 2, 3, 4, 5 and 6

Dear Paul:

I am in receipt of the DCA ORC report regarding the pending plan amendments. I wanted to respond in particular to the objection or question regarding Planning Community 3, and its incorporation of Sections 1, 2, 3, 4, 5 and 6 along the County line.

It is herein submitted that the existing developments in those sections, Worthington, Hunter's Ridge and Quail West, are clearly part of the Bonita Springs community. Section 4 is part of the vested development overlay. This property has vested development rights by virtue of the Parklands and Parklands West development orders. One would expect that these properties would develop as golf course communities, in accordance with the approval documents. In fact, it is my understanding that the development of the extension of Bonita Beach Road to the Parklands is going to be initiated this year, and the initiation of development within Parklands West will begin no later than 1999. Development of Mr. Bernet's project at the intersection of Bonita Beach Road and I-75 has also begun, and this development is also considered a part of the Bonita Springs Community.

Sections 1, 2 and 3 will be developed with golf course communities which are similar to, but less dense than, the existing and approved residential communities along Bonita Beach Road. The property is currently utilized for agricultural purposes, and the property bears no present physical resemblance to the properties to the north of Bonita Beach Road. What is more, it would be internally inconsistent to place the Outlying Suburban, Urban Community, Interchange and Rural lands into a planning community which consists solely of DRGR.

LEE COUNTY
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Mr. Paul O'Connor
March 16, 1998
Page -2-

The DCA submitted that, "Planning community boundaries should ensure a clear separation between urban and rural areas." Even though sections 1, 2 and 3 are in the Rural land use category, you might recall that when the DCA decided to appeal the plan amendment, Secretary Shelly made it very clear that the Rural category provides for urban levels of development. Thus, to the south is the County line and to the north is the DRGR category. The line was drawn to provide the desired clear separation between the rural and urban uses. One would expect Bonita Beach Road to be that boundary. One would also expect that various government agencies will continue their acquisition program north of Bonita Beach Road, with the exception of the Interchange and Urban Community areas.

The landowners are all very concerned about this issue. If you need additional information to assist you in filing the response, and if I can be helpful in providing that information, please advise. The landowners of the above referenced sections object to the ORC, and would submit that the DCA objections are not founded.

Your consideration of this matter is greatly appreciated.

Sincerely,


Neale Montgomery

NM/mc

cc: Dewey Gargiulo
Billy Don Grant

F:\WPDATA\NMGARGIULO\O'CONNOR.003



MEETING NOTICE LOCAL PLANNING AGENCY PUBLIC HEARING

COMPREHENSIVE PLAN AMENDMENTS

Notice is hereby given that the Lee County Local Planning Agency (LPA) will meet on Thursday, June 26, 1997. The meeting will be held in the Lee County Community Development and Public Works Center, Conference Room 1B. This building is located at 1500 Monroe Street in downtown Fort Myers. The meeting will commence at 8:00 a.m.

AGENDA

1. Call to Order; Certification of Affidavit of Publication
2. Public Forum
3. Approval of Minutes from June 12, 1997 meeting
4. Lee Plan Amendments - old business
 - a) PAT 96-20 Amend the Future Land Use Element, Policy 1.1.7, the Industrial Development category and Policy 1.3.1 the Industrial Interchange category, to further clarify the issue of commercial uses within these industrial districts.
5. Lee Plan Amendments - new business
 - (a) PAM 96-07 Amend the Future Land Use Map Series, Map 1, the Future Land Use Map and the Airport Noise Zone Overlay, and Map 17, the Year 2010 Overlay Map, to redesignate a specified 424+/- acre parcel of land located in Section 34, Township 45 South, Range 25 East from the Rural and Wetland Land Use Categories to the Suburban and Wetland Land Use Categories, remove the Airport Noise Zones from the proposed upland portions of the property, and transfer 207 acres of residential allocation from Outlying Suburban to Suburban in Year 2010 Overlay sub-district 711. The subject parcel is located to the east of Fiddlesticks subdivision and west of I-75.
 - (b) PAM 96-10 Amend the Future Land Use Map Series, Map 1, the Future Land Use Map, and Map 17, the Year 2010 Overlay Map, to redesignate a specified 57+/- acre portion of a parcel of land located in Section 27, Township 45 South, Range 25 East from the Rural Land Use Category to the Industrial Development Land Use Category and to add industrial acres to the Year 2010 Overlay sub-district 711. The subject parcel is located to the northeast of Fiddlesticks subdivision and west of I-75.
 - (c) PAM/T 96-13 Amend the Future Land Use Map Series, Maps 16, the Year 2010 Overlay Subdistricts and Map 17, the Year 2010 Overlay Map, and Future Land Use Element policies 1.1.1, 1.1.9, 1.3.5, 1.7.6, 2.1.3, and 2.2.2, converting the Lee Plan's planning horizon to the year 2020, deleting the current overlay sub-districts, creating new community based planning districts, and allocating land uses through the Year 2020.
 - (d) PAM 96-14 Amend the Future Land Use Map Series, Map 1, the Future Land Use Map, to update the mapped Public Facilities Future land use category by adding and/or removing lands to more accurately identify publicly owned lands.
 - (e) PAM 96-15 Amend the Future Land Use Map Series, Map 1, the Future Land Use Map, to redesignate the area located northwest of Six Mile Slough, south of Daniels Parkway, and east of U.S. 41, identified in the previously transmitted Evaluation and Appraisal Report as Area H, to future land use designations which more appropriately reflect the existing uses and the County's future infrastructure expenditures in the area. If industrially designated lands are recommended for redesignation, the acreage should be relocated to expand existing Industrial Development areas in the North Fort Myers area and/or the Iona-McGregor area.
 - (f) PAT 96-30 Amend the Lee Plan to combine the Traffic Circulation, Mass Transit, and Ports, Aviation, and Related Facilities Elements into a new Transportation Element pursuant to Florida Statutes Chapter 163 Part II.
 - (g) PAT 96-34 Amend the Community Facilities and Services, Parks, Recreation and Open Space, and Capital Improvements Elements to adjust the regulatory, non-regulatory, and desired future level-of-service standards to more accurately reflect the County's commitment to expanding these facilities.
 - (h) PAT 96-39 Amend the Conservation and Coastal Management Element, Objective 82.2, to include a specific reference to the Charlotte Harbor National Estuary Program.
 - (i) PAT 96-42 Amend the Ports, Aviation and Related Facilities Element, Objective 94.3 and its attendant Policies, Objective 94.4, and Policy 94.4.1 to update the status of establishing management standards for marine sanitation and vessel mooring.
 - (j) PAT 96-43 Amend the Housing Element's objectives and policies in accordance with an analysis of the use of mobile homes for affordable housing purposes.
 - (k) PAT 96-44 Amend the Housing Element goals, objectives and policies in accordance with the Lee Plan Housing Element 1997 Update

6. Other Business
7. Adjournment

This meeting is open to the public and all interested parties are encouraged to attend. Interested parties may appear and be heard with respect to all proposed actions.

If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

Further information may be obtained by contacting the Lee County Division of Planning at 479-8585.

P.O. 702936

NEWS-PRESS

Published every morning — Daily and Sunday
Fort Myers, Florida

Affidavit of Publication

STATE OF FLORIDA
COUNTY OF LEE

Before the undersigned authority, personally appeared _____
Brenda Leighton

who on oath says that he/she is the _____
Legal Coordinator of the News-Press, a

daily newspaper, published at Fort Myers, in Lee County, Florida; that the
attached copy of advertisement, being a _____
display

in the matter of Comprehensive Plan Amendments
Meeting on 6/26/97

in the _____ Court
was published in said newspaper in the issues of _____
June 18, 1997

Affiant further says that the said News-Press is a paper of general circulation daily in Lee, Charlotte, Collier, Glades and Hendry Counties and published at Fort Myers, in said Lee County, Florida and that said newspaper has heretofore been continuously published in said Lee County, Florida, each day, and has been entered as a second class mail matter at the post office in Fort Myers in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of the advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Brenda Leighton

Sworn to and subscribed before me this
18th day of _____
June, 19 97 by
Brenda Leighton

who is personally known to me or who has produced

as identification, and who did or did not take an oath.
Notary Public Janet E. Cobb
Print Name _____

My Commission Expires:

CLASS-16



Janet E. Cobb
MY COMMISSION # CC602535 EXPIRES
November 19, 2000
BONDED THRU TROY FAIR INSURANCE, INC.

NEWS-PRESS
Published every morning — Daily and Sunday
Fort Myers, Florida

Affidavit of Publication

STATE OF FLORIDA
COUNTY OF LEE

Before the undersigned authority, personally appeared _____
Brenda Leighton

who on oath says that he/she is the _____
Legal Coordinator of the News-Press, a

daily newspaper, published at Fort Myers, in Lee County, Florida; that the
attached copy of advertisement, being a _____
display

in the matter of Planning Public Hearing on
9/22/97

in the _____ Court

was published in said newspaper in the issues of _____
September 12, 1997

Affiant further says that the said News-Press is a paper of general circulation daily in Lee, Charlotte, Collier, Glades and Hendry Counties and published at Fort Myers, in said Lee County, Florida and that said newspaper has heretofore been continuously published in said Lee County, Florida, each day, and has been entered as a second class mail matter at the post office in Fort Myers in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of the advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Brenda Leighton

Sworn to and subscribed before me this _____
12th day of _____

September, 19 97 by
Brenda Leighton

who is personally known to me or who has produced _____

as identification (and who did or did not take an oath) _____

Notary Public: *Janet E. Cobb*

Print Name: _____

My Commission Expires: _____

CLASS-16



Janet E. Cobb
MY COMMISSION # CC602535 EXPIRES
November 19, 2000
BONDED THRU TROY FAIR INSURANCE, INC.



MEETING NOTICE LOCAL PLANNING AGENCY PUBLIC HEARING COMPREHENSIVE PLAN AMENDMENTS

Notice is hereby given that the Lee County Local Planning Agency (LPA) will meet on Monday, September 22, 1997. The meeting will be held in the Commission Chambers at 2121 Main Street, in downtown Fort Myers. The meeting will commence at 8:00 a.m.

AGENDA

1. Call to Order; Certification of Affidavit of Publication
2. Public Forum
3. Approval of Minutes from July 24, 1997 meeting
4. Lee Plan Amendments
 - (a) PAM/T 96-13 Amend the Future Land Use Map Series, Maps 16, the Year 2010 Overlay Subdistricts and Map 17, the Year 2010 Overlay Map, and Future Land Use Element policies 1.1.1, 1.1.9, 1.3.5, 1.7.6, 2.1.3, and 2.2.2, converting the Lee Plan's planning horizon to the year 2020, deleting the current overlay sub-districts, creating new community based planning districts, and allocating land uses through the Year 2020.
 - (b) PAM 96-15 Amend the Future Land Use Map Series, Map 1, the Future Land Use Map, to redesignate the area located northwest of Six Mile Slough, south of Daniels Parkway, and east of U.S. 41, identified in the previously transmitted Evaluation and Appraisal Report as Area H, to future land use designations which more appropriately reflect the existing uses and the County's future infrastructure expenditures in the area. If industrially designated lands are recommended for redesignation, the acreage should be relocated to expand existing Industrial Development areas in the North Fort Myers area and/or the Iona-McGregor area.
 - (c) PAT 96-34 Amend the Community Facilities and Services, Parks, Recreation and Open Space, and Capital Improvements Elements to adjust the regulatory, non-regulatory, and desired future level-of-service standards to more accurately reflect the County's commitment to expanding these facilities.

5. Other Business

6. Adjournment

This meeting is open to the public and all interested parties are encouraged to attend. Interested parties may appear and be heard with respect to all proposed actions.

If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Further information may be obtained by contacting the Lee County Division of Planning at 479-8585.

P.O. # 702936

6/29/97

2-12

1 THE CHAIRMAN: Moving right along, we're through
2 the Lee Plan amendments. It's a quarter after 9:00.
3 I think we're on a roll. I would just as soon keep on
4 keeping on.

5 How about 6, one of our favorite topics, the 2010
6 overlay?

7 MR. O'CONNOR: This is a continuing discussion.
8 Rick Burris of the planning staff is going to
9 hand out some new materials to you. I apologize for
10 how late you're getting them, but they're probably
11 still warm from the Xerox machine this morning.

12 Quite honestly, I think I'm going to have to rely
13 on Rick to give some of this discussion because these
14 numbers are new to me, too.

15 MR. BURRIS: For the record, Rick Burris,
16 Division of Planning.

17 What I passed out to you this morning is the
18 revised map showing the changes you recommended in the
19 last meeting.

20 Also attached are some numbers for the commercial
21 filings that have come out of the data base as far as
22 what we have today and what the projections of what we
23 would need by the year 2020 based on the mid-range
24 population figures.

25 Currently today we have approximately 3,859 acres

1 of commercial land in the county in the unincorporated
2 portion of the county. That's as of approximately --
3 I would say it's current up to the end of '96. I'm
4 not sure how far into '97 we have got the new
5 information.

6 The sheet that was directly underneath the map is
7 a running total of commercial development within the
8 unincorporated portion of the county as it is today
9 since approximately 1900. There's -- there's about a
10 hundred and -- approximately a hundred parcels which
11 we haven't got the year built into the data base, so
12 that's why it starts out with such a high running
13 total of 127 acres. Realizing that, when I have done
14 the projections which accompany this, I didn't use
15 that data. I didn't start using the data until 1970,
16 when we had better population figures; and I figured
17 that stuff has all been taken into account. There may
18 be some modifications once we finalize those last few
19 parcels that are left.

20 Based on that, we would need by the year 2020,
21 approximately - this is adding in the FLUCCS factor
22 and a safety factor of ten percent and 15 percent -
23 7,805 acres for commercial development, which is
24 substantially lower than what the 2010 plan allocated,
25 which was 12,129 acres.

1 We also -- I also have included on this sheet the
2 running total and a projection for commercial square
3 feet if we were to change from commercial -- from
4 acreage to commercial square feet. These commercial
5 square feet projections don't include the FLUCCS
6 factor and safety factor. I quickly calculated those;
7 and for the year 2020 we would need approximately 50
8 million square feet of commercial to accommodate the
9 projected growth in the county.

10 THE CHAIRMAN: Rick, just to interrupt, when you
11 said the FLUCCS factor, you meant -- you said using --
12 on acreage use ten and 15 percent?

13 MR. BURRIS: Yes, based on the Roberts studies.
14 He had used a FLUCCS factor -- let me get that in
15 front of me.

16 One of them, the FLUCCS factor was what he
17 applies first at ten percent, and then on top of that
18 he also -- he multiples that figure.

19 THE CHAIRMAN: So it's a total of 25 percent
20 margin?

21 MR. BURRIS: Approximately, because you are
22 actually multiplying 15 percent onto the additional
23 ten percent.

24 THE CHAIRMAN: Got you.

25 MR. BURRIS: One interesting fact that came out

1 through running all these numbers was in 1980 the
2 Roberts study -- or the Roberts study shows in 1980
3 the total county having 3,634 acres of commercial
4 land, whereas when I run the unincorporated numbers
5 for 1980 we only show 1,098 acres, which there should
6 be a lot of acreage, commercial acres, within the
7 cities, but whether or not that would have accounted
8 for another 2,500 acres --

9 MR. UHLE: Are these figures the unincorporated
10 county?

11 MR. BURRIS: Strictly unincorporated.

12 MR. SPIKOWSKI: Unincorporated commercial and
13 unincorporated population, I assume.

14 MR. BURRIS: I have to correct myself.

15 Actually, the Town of Fort Myers Beach figures,
16 since they were in the data base beginning when we
17 began that, those are still in here.

18 THE CHAIRMAN: And, Rick, this is based -- the
19 projection is going from '97 onwards. These are based
20 on the EAR population projections?

21 MR. BURRIS: The BEBR mid-range populations.

22 THE CHAIRMAN: So these are based on the
23 mid-range. And I was just keying in on the most
24 salient bit of information.

25 Currently based upon the mid-range, which

1 according to your analysis of last month more or less
2 corresponds with realistic growth projections, you're
3 looking at a total of approximately 7,805 acres; and
4 that contrasts with what we have on the books now for
5 2010 at approximately 12,100 plus or minus acres.

6 MR. BURRIS: Correct.

7 THE CHAIRMAN: So that's really the swing.
8 That's a pretty large swing. I don't have my
9 calculator, but it's less than 5,000 acres. That's a
10 lot of acres.

11 MR. UHLE: I have to say that I'm baffled by this
12 stuff.

13 I went back and looked at the 2010 overlay and I
14 looked at the recommended order in the DCA case. The
15 recommended order said that Roberts said that we had
16 26 square feet per person retail, which is way lower
17 than these numbers in here; but if you applied the
18 number -- I have to believe that he somehow misused
19 that number because it's not consistent with the
20 methodology that we use. But if you applied that
21 number, the numbers that we came up with in 1994 were
22 like six times more than what we actually needed. On
23 the other hand, these numbers are way higher than the
24 numbers that we used, that the Hearing Officer would
25 indicate are acceptable, but way lower than the

1 numbers we used in the 2010 overlay; and I'm a little
2 concerned about that.

3 Basically, when you looked at the 2010 overlay,
4 the calculation, and I ran it both for incorporated
5 and unincorporated areas, it comes out roughly at
6 about 24 acres per thousand population; and I was a
7 little bit surprised when I looked at it, but that was
8 true both for incorporated and unincorporated areas.
9 The numbers didn't seem to be very different. But now
10 we're talking about ten acres per thousand population.
11 It's a big difference.

12 THE CHAIRMAN: And to expand on that and tying
13 back into my comment, with the gap of what we have now
14 based on adopted EAR population projections and
15 relevant land use needs versus if we were to adopt the
16 BEBR number, you know, again, approximately 4,300-acre
17 deficit, so how do you -- those acres are actually
18 going to have to be taken off the map somehow? Or
19 that's -- or that's where the overlay comes in; your
20 next change is okay, we need to take 4,300 acres off
21 the map, so we're going to have to stop --

22 MR. SPIKOWSKI: Off the map or off the overlay?

23 THE CHAIRMAN: Off the overlay. That's what I
24 meant, off the overlay. And how do you go about doing
25 that?

1 MR. BURRIS: Generally it's a totally new overlay
2 map. All the districts have been changed. They don't
3 conform to the old district lines. Granted, we would
4 be reducing the allocation.

5 THE CHAIRMAN: Still, it's a lot of acres,
6 forty-three, forty-four hundred acres.

7 MR. UHLE: The thing is, even if we went with the
8 current population figures, it would still be a
9 significant diminution, I would imagine.

10 MR. BURRIS: Yes. I didn't put it in the chart.
11 I had that. It was, I can't remember, it was
12 approximately maybe a thousand acres or two thousand
13 acres higher. I don't have that number with me,
14 though.

15 MR. SPIKOWSKI: If we go with square footage
16 instead of acres, isn't that what we would like to do?
17 We talked about doing that as an alternate in this
18 round of amendments and hopefully finding that
19 acceptable.

20 I think figuring the acres of commercial has
21 always been a nightmare because the data sources never
22 have been good. I think this is the first time
23 anybody has really been able to do it accurately for
24 an area as big as a county. If you try to do it for a
25 small area, you can count the parcels, figure out

1 which one has -- the parcel is used commercially and
2 how much is still vacant; but on a countywide basis we
3 have never had this kind of source.

4 And I don't think it throws a question on this
5 source; I think it throws a question on how
6 inadequately we have had to do this in the past.

7 MR. UHLE: Well, one thing, and this sort of came
8 up in a discussion yesterday, it's come up in a recent
9 zoning case, there's a problem with square footage,
10 too; and that is there are certain uses with a lot of
11 outdoor kind of storage that would be problems
12 counting. That doesn't necessarily mean the square
13 footage isn't the way to go; but it's a recognition
14 that however you go, there's going to be some counting
15 problems.

16 This is really scary.

17 THE CHAIRMAN: Yes, it is.

18 Matt -- excuse me, Rick. Just for my
19 clarification, when you have a running total, that's a
20 cumulative total based upon all historic data, whereas
21 incremental --

22 MR. BURRIS: The incremental data was like for
23 the first page, 1910, we show .71 acres was built that
24 year, that many acres was turned into commercial use
25 that year; and so each of the incremental is every

1 year. That shows how much by year; and on the bottom
2 line when you have the decade breakdowns was how much
3 was built that decade. I broke it into decades
4 because that's when the census information was
5 available.

6 THE CHAIRMAN: So when you say incremental,
7 again, that's really -- that's a cumulative total for
8 that decade.

9 MR. BURRIS: Yes.

10 THE CHAIRMAN: Okay, got you.

11 MR. INGE: Did you say this chart only includes
12 unincorporated Lee County?

13 MR. BURRIS: Yes.

14 MR. INGE: How would it change if you took all of
15 the county?

16 MR. BURRIS: Right now we don't have the
17 commercial figures for the cities. I have the
18 commercial figures, I was able to get them from Cape
19 Coral approximately six months ago; but I have never
20 been able to get them, an accurate figure, from the
21 other two cities.

22 MR. INGE: Is the 12,000 acres that we have
23 talked about a month ago under the current overlay,
24 that's in all 115 districts, which would include the
25 cities?

1 MR. BURRIS: We don't have any commercial
2 allocated for the subdistricts that are 100 percent in
3 the city. The only allocations of those districts
4 that have city land in them only apply to the
5 unincorporated areas.

6 MR. INGE: Okay.

7 MR. UHLE: Rick, the big question that I have is
8 looking at these two graphs.

9 MR. BURRIS: I didn't really explain the graphs.

10 MR. UHLE: You see a significant increase in the
11 amount of commercial square feet per person, but no
12 corresponding increase in the commercial acreage per
13 person. Is that some sort of function of the new open
14 space and water management regulations or -- I don't
15 know. I don't understand that.

16 MR. BURRIS: Not really. The only explanation I
17 could figure on that one was they are using more -- a
18 greater percent of the property, whereas in the
19 earlier years -- I mean, you see the trends.
20 Basically, I guess, you take the whole parcel and you
21 build upon your entire commercial tract versus how
22 much -- I didn't really understand it myself. That's
23 just how the figures came out, that we were growing
24 considerably in the amount of square footage per
25 person, yet per acre per person it didn't seem to.

1 MR. SPIKOWSKI: Another confusing factor,
2 thinking how these records go, the Property Appraiser
3 will show a year built for a building and that often
4 is not the year it was originally built. That's the
5 year it was substantially improved or changed or
6 remodeled or expanded or an older building was torn
7 down. So, you know, it can be the same land but more
8 building on it as time goes and the land is more
9 valuable, used more intensely.

10 I have been sitting here thinking of that same
11 question, wondering the same thing.

12 THE CHAIRMAN: Rick -- and, by the way, good
13 work. This is exactly the type of information that I
14 personally requested during the last hearing, so this
15 really helps put some flesh on the bones.

16 I am curious, though. I estimated, again using
17 the different two population projection methodologies,
18 a difference on the commercial level of
19 approximately -- approximately 4,300 acres; and I'm
20 using acres not because I want acres. It's just an
21 easier figure to throw around.

22 Did you do the same thing for residential in
23 terms of showing the difference in total land that
24 needs to be allocated, using the mid-range BEBR versus
25 the adopted EAR numbers? Just again for purposes of

1 discussion, do you have that number available?

2 MR. BURRIS: That's the number we were discussing
3 at the last meeting.

4 THE CHAIRMAN: I don't have my notes from last
5 meeting. That's why I was asking for it.

6 MR. BURRIS: I don't have those with me, either.

7 THE CHAIRMAN: And I can't recall what that gap
8 was.

9 Now we're dealing with commercial allocations,
10 but at the last hearing we were dealing with
11 residential allocations, and just to get a grip on the
12 gap between using the two population methodologies.

13 Rick, refresh my memory. I'm holding up the
14 vacant lands inventory chart that shows acreage by
15 land use. You developed this based on the BEBR range,
16 if you recall, or is that the actual EAR population
17 projection matrix?

18 I should have brought my stuff. I'm sorry.

19 MR. BURRIS: This is the amount of vacant lands
20 within the county.

21 THE CHAIRMAN: Based upon existing population in
22 terms of --

23 MR. BURRIS: First column is the total acres and
24 the allocation and then percent that we have allocated
25 for residential, how much of that allocation was used,

1 the remaining allocation that's unused.

2 THE CHAIRMAN: This is just your baseline data
3 then?

4 MR. BURRIS: Yes.

5 MS. KEYES: Greg, could I ask a couple questions?

6 THE CHAIRMAN: Please. Stephanie, come on in.

7 MS. KEYES: Stephanie Keyes.

8 Rick, what are you defining as commercial under
9 this?

10 MR. BURRIS: There's a wide range of uses. You
11 would have the service commercial uses such as -- like
12 a dry cleaner, even the oil change places, things like
13 that. You would have the strictly retail, restaurant
14 usually falls under retail, office uses. Then there's
15 the question that we have always had like the cellular
16 phones, those have gone into commercial, some of the
17 other commercial uses that are taken out, you know,
18 there's the discussion of what is a golf course, that
19 has been put into public, I'm trying to think of
20 others, and generally the basic things that are
21 nonindustrial.

22 MS. KEYES: Did you put hospitals under
23 commercial or is that under a public or institutional?

24 MR. BURRIS: Hospitals fall under public.

25 MS. KEYES: Isn't there a factor that -- you

1 know, they say that Southwest Florida has an unreal
2 person per square foot retail demand because of the
3 heavy tourism. Is that factored in here or are you
4 going to look at maybe doing a seasonal population and
5 then factoring that?

6 I'm sorry. I missed the last discussion, but --

7 THE CHAIRMAN: No. That's a good point.

8 MS. KEYES: I agree I like the BEBR mid-range
9 projections. I think a lot of us have been talking
10 about that and that's becoming very good for the
11 permanent population; but I think that for commercial
12 there needs to be perhaps a seasonal factor because
13 everyone says we're off the chart and there seems to
14 be no rhyme or reason on the retail demands and
15 restaurant demands and that type of thing, so maybe
16 that's where the differential could come into play. I
17 don't know.

18 MR. BURRIS: These numbers are based on our
19 historical data which we have alleged. The seasonal
20 factor hasn't seemed to change over time. If
21 anything, it might have decreased a percent but
22 generally stayed relatively constant. So these
23 numbers would already reflect that seasonal influx.

24 The only other change that we might need, that we
25 do need to investigate a little bit further, is the

1 fact that more and more of the commercial is happening
2 outside of the cities. Especially City of Fort Myers
3 is pretty much totally developed. There's not as much
4 commercial opportunity within the cities, City of Fort
5 Myers and Sanibel and some of those, as there is in
6 the county. Cape Coral is a different story there.

7 MR. UHLE: Rick, these graphs, when it says per
8 person, is that based on permanent population?

9 MR. BURRIS: That's based on permanent
10 population.

11 MR. SPIKOWSKI: That explains why these are so
12 high, because it doesn't count the peak population.
13 In the overlay you would use this historic data to
14 determine the ratio of square footage per person, so
15 it would continue to reflect that it's high because we
16 have a seasonal population and would continue that
17 trend.

18 MR. BURRIS: I can go back and change it and use
19 the seasonal population and all these numbers would
20 lower. When I went and factored it, the
21 unincorporated population versus the total county
22 population, it came up with the same -- you know,
23 within I think it was like 20 acres difference between
24 using the two different types of population.

25 MR. SPIKOWSKI: It's less confusing, I think, as

1 long as it doesn't have any effect on the outcome.

2 MR. UHLE: Well, if you were doing this, and
3 let's suppose that we accepted all these figures and
4 it got to the point where now we're trying to do the
5 allocations for the individual subdistricts on the new
6 map, would you be using the figures here to establish
7 the allocations or is that going to be the more
8 subjective approach that we have used in the past?

9 MR. O'CONNOR: I would think that we need to be
10 somewhat subjective. I mean in a way I think it's the
11 whole point of identifying communities. These areas,
12 they have different characteristics. Certainly the
13 Buckingham community is not going to get the same kind
14 of a commercial allocation as the North Fort Myers
15 community is. So I think that we're going to have to
16 be subjective to some degree.

17 We can probably look to these areas and see what
18 their commercial is happening under our present data
19 base for some guidance on this, but I see that some of
20 the decisions are going to have to be somewhat
21 subjective in nature as we -- through our personal
22 knowledge of these areas, as we look at what the comp
23 plan designations are. Certainly the areas in here
24 with more of the intensive and central urban
25 designations in them are going to be the areas that

1 are going to get the lion's share of the commercial
2 activities and the areas with the suburban, outlying
3 suburban are going to get less.

4 I have argued over and over to the department
5 that these communities are truly already reflected in
6 our plan through the land use map. You see, for
7 instance, in the North Fort Myers area between the two
8 41's, that's one of our biggest intensive development
9 areas in the county; and that's because we expect to
10 see that develop in high density and commercial, and
11 so that character of that neighborhood is really being
12 reflected by the map. But my argument seems to fall
13 on deaf ears.

14 MR. SPIKOWSKI: Paul, you will use these numbers
15 for the countywide?

16 MR. O'CONNOR: We'll have a countywide control
17 total that we'll look at. In the past we have set the
18 control total and then we have set individual totals
19 for the 15 planning districts. I think this time
20 we'll look -- I mean, those will be the adopted
21 numbers for the new 20 districts now as we look at
22 that, so what it's eliminating is the uncertainty of
23 the small geographic areas, which I think is probably
24 the best aspect of all of this.

25 MR. SPIKOWSKI: It's a step forward, but it's

1 still scary.

2 MR. O'CONNOR: Yes.

3 MR. HAMILTON: If you do have your population
4 growth in correlation to your commercial, then you do
5 have to maintain a balance, true? So if you're like,
6 say, in the Bonita area, if you throw a lot of
7 commercial down there, you might have to take it from
8 someplace else to be able to do that. Right?

9 MR. O'CONNOR: In theory, yes; but I think like
10 Rick explained it, we're really kind of coming up with
11 a whole new overlay, so I don't really look at it as
12 taking it from somebody else. We'll have a county
13 control total. Then we'll look at how that should be
14 distributed throughout the 14 or 16 districts that the
15 county is going to have control over. So I really
16 don't look at it -- if we kept the 2010 and did that,
17 then that would really be a take from here and give to
18 there, but I think this is more of a fresh approach.

19 MR. HAMILTON: Okay, that's good.

20 THE CHAIRMAN: And really the issues that we
21 need, it seems to me we have already made an agreement
22 with regard to the time frame, the 2020 overlay. The
23 most salient issue is the population projections,
24 whether it be the BEBR or the existing adopted EAR,
25 and then, of course, the actual geographic

1 distribution of these allocations.

2 And you did say that we need to get this thing to
3 the board by the beginning of August.

4 MR. O'CONNOR: Well, I have made a verbal
5 commitment to the department that they would have the
6 transmittal package in their hands before our due date
7 reached. Now, I'm not going to be held to that; but
8 if we miss that date -- even if we make that date, my
9 understanding is the department feels compelled to
10 initiate an administrative hearing if we do not have
11 our plan amendments adopted by August 1.

12 Now, if they have the package in their hands, in
13 the discussions that I have had with them, we all
14 realize that there's a definite clock that has started
15 ticking.

16 THE CHAIRMAN: So this needs to be in the board's
17 hands by mid-July?

18 MR. O'CONNOR: That's what my goal is.

19 THE CHAIRMAN: I knew there was an August date.

20 MR. UHLE: Like the department always meets its
21 deadlines.

22 THE CHAIRMAN: They're very professional up in
23 Tallahassee, Matt. Well, board.

24 MR. O'CONNOR: We'll continue to bring this stuff
25 back to you as the information comes out. This will

1 be a standing item up to our last date; and I would
2 caution you now that at that May 28th date, since I'm
3 seeing some of these items from today's rolling over
4 to the next agenda item and whatnot, that we better
5 look for an additional date after the May 26th date,
6 maybe the following day -- June, I'm sorry. We have
7 already passed May 26th.

8 THE CHAIRMAN: And, again, I can look at these
9 numbers until my eyes start to glaze over; and in fact
10 I tried to duplicate some of -- to come up with your
11 figures on my little HP. I couldn't do it. But I'm
12 not going to get into that.

13 I think really the big issue is what population
14 projections we use, the deficits between again
15 deficits in the allocations between the two
16 populations. And I'm haunted by a statement Matt made
17 a month or two ago with regard to not only the
18 technical side of this issue, but the strategic side.

19 Given our experience with DCA, is it wise for us
20 to come in with what we feel is reasonable and honest
21 and professionally legitimate and then get shot down
22 or come in with something as if you're playing poker
23 and be prepared to deal once the game is fully
24 engaged?

25 And I personally think of not getting into that

1 population issue at this time, but I think it would
2 just be extremely wise for the board, for the LPA to
3 take more of a strategic approach in this. We may
4 have a feel for what was best on a professional level,
5 but on a strategic level we have got to keep our eye
6 on the board, and that's -- DCA is going to be beating
7 us over the head anyway, so we might as well build in
8 some flexibility up front. If that means going in
9 with the EAR numbers to give us that flexibility, so
10 be it.

11 MR. UHLE: If I had to vote today, I would vote
12 for the higher population figure. These numbers are
13 scary. We're talking about cutting -- taking a 2010
14 figure of twelve one twenty-nine and cutting it to a
15 2020 figure of seventy-eight oh five. That's a huge
16 decrease. And this is where we have problems with
17 this system. It's going to be with the commercial
18 acreage.

19 MR. O'CONNOR: I'm sorry that I'm not hearing a
20 good confidence level with the new data that we have
21 submitted.

22 MR. SPIKOWSKI: We have got to go with the
23 mid-range. The graph that they handed us last time
24 showing where things are relative to the EAR numbers
25 and the mid-range I can't in good conscience recommend

1 even for strategic purposes. We'll just be convincing
2 them that all their worst fears about us are true. We
3 know it's not right; we're going with it anyway.
4 We'll never get out of that trap if we keep going
5 that --

6 MR. HAMILTON: The --

7 MR. SPIKOWSKI: We're probably going to be in
8 trouble with trying to do it right, too; but I would
9 rather be defending doing it right than defending
10 doing it wrong.

11 MS. KEYES: Greg, if it's of any help, I think --
12 from the MPO's standpoint I think we're moving towards
13 using the mid-range BEBR projections also, so perhaps
14 if that can kind of be somehow folded in and then show
15 that everyone is working together towards these
16 projections, and then we're probably going to use them
17 at the school district, too, because I think they
18 really are approaching the point that we're growing at
19 two percent a year and not at the five percent like in
20 the old days, then I think that it might be a good,
21 unified approach to DCA and then they can't say that
22 we're lying, using the mid-range.

23 That's just, you know, a thought.

24 MR. O'CONNOR: It was definitely one of the
25 issues that was identified in Secretary Murley's

1 (Phonetic spelling) letter to me that he -- that the
2 department was concerned that we were all using the
3 same population growth numbers; and I think, as
4 Stephanie said, the MPO, I think we can really help
5 ourselves with the new, more realistic numbers as we
6 look at our traffic planning; and we also have the
7 housing element and we're doing the housing needs
8 assessment, which we are -- have under contract now,
9 and those numbers need to be consistent also.

10 MR. INGE: I assume the BEBR statistics take this
11 into consideration, but there's some significant
12 numbers of people that are starting to get into the
13 age cohorts that are going to want to start moving
14 into this area. I'm talking about the folks born in
15 the forties and fifties. I know the folks that are
16 planning subdivisions and starting this, their
17 marketing plans are expecting a real influx of
18 retirement age folks in the marketplace starting about
19 the year 2003 and 4.

20 I just want to make sure that because the last
21 few years we have started to see that growth rate
22 start tailing off to two percent, we don't blind
23 ourselves to the fact that the population as a whole
24 is aging and there is going to be a lot of retirement
25 age folks that will be attracted that we have down

1 here and all of a sudden that growth rate may take a
2 turn up as we saw back in the mid-eighties, mid to
3 late eighties, perhaps.

4 I would suspect BEBR statistics take that into
5 consideration, but I know that private firms are using
6 that type of data and those types of influx numbers of
7 people in their market analyses and development plans.

8 MR. O'CONNOR: I would see that as a very valid
9 concern.

10 THE CHAIRMAN: Yes. And to address Bill's
11 comment and yours, Paul, I mean, I am not disagreeing
12 with the accuracy of the technical aspects of this
13 issue. If it looks more likely that we are going on a
14 BEBR path, then I'm not going to argue with that; but
15 my thing is, again on a strategic level, given our
16 relationship with DCA, you even stated yourself that
17 you plan on being very forthright with them with
18 regard to the drawdown methodology. You know how
19 we're going to be reserving the right to take out the
20 recreation, open space, rights-of-way, drainage, all
21 that stuff. State goes no. This is a gross
22 allocation. Then all of a sudden we're getting hit on
23 the side of our heads on another issue above and
24 beyond the fact that we voluntarily are taking
25 literally thousands of acres off the overlay.

1 And I'm trying to come up with a way to make an
2 assumption. Let's say for commercial land, if we're
3 allowed based upon the drawdown methodology to
4 actually factor out 30 or 40 percent of the gross
5 acreage, deal with the net acres, that still is going
6 to be leaving us with a relatively hefty gap between
7 what we have now and what this thing is going to place
8 on us for the next 20 years.

9 MR. O'CONNOR: If that's the Department's
10 position when the ORC report comes out, then we're
11 going to have to address that by exchanging the
12 methodology. We certainly can't keep the net acres as
13 our methodology and apply it on a gross acreage basis.
14 I mean, that would have to be our response back to
15 that objection if it were raised by the department.
16 So we would then be looking at factoring back in all
17 of those things that have been removed by looking at a
18 net acreage figure.

19 I don't look forward to doing that.

20 THE CHAIRMAN: But then, of course, taking it to
21 the next step, then they'll disagree with that, going
22 to the Hearing Examiner, the administrative hearing
23 process; and given the technical glazed over type
24 issue that this is, I would bet that a Hearing Officer
25 would go with the Lee County methodology versus the

1 state methodology.

2 You don't think so?

3 MR. UHLE: The really scary thing for me is let's
4 suppose we go in and the state says, well, we love all
5 these new numbers and we love the fact that you're
6 cutting your commercial in half and so on; but we
7 don't like your map. So we go into litigation then
8 and we lose and we have -- we wake up one day and we
9 still have 115 subdistricts and half as much
10 commercial. I mean --

11 MR. SPIKOWSKI: That would be a big problem, the
12 largeness of these districts.

13 MR. UHLE: That's why I'm saying to -- to me, I
14 have a problem with buying off on the lower population
15 figure until I have something that I have some
16 assurances that the department is going to buy off on
17 the bigger districts.

18 MR. O'CONNOR: I sure wish I could give that to
19 you.

20 MR. UHLE: Without that kind of assurance, I have
21 a real problem.

22 MR. SPIKOWSKI: But they are not going to buy off
23 on the bigger districts if they know we're using
24 numbers we --

25 MR. UHLE: Population projections, witchcraft.

1 You can come up with a methodology to come up with any
2 number you want, and I know because we have been
3 through that.

4 MR. HAMILTON: The trends are your controlling
5 factors that they look at. If you don't have the
6 trends to support what you're putting up --

7 MR. UHLE: Different ways of analyzing the
8 trends, different curves, different methodologies. If
9 we drag Glen Ahlert in here, he would probably tell us
10 that all of these numbers are way too low.

11 MR. O'CONNOR: It's a real dilemma because the
12 preferred posture from my point of view is that we
13 plan honestly and straightforwardly and in good faith
14 and if we have to go to an administrative hearing, at
15 least we can argue our case to the administrative
16 hearing officer and be confident in our position on
17 it.

18 THE CHAIRMAN: As a total package, districts, 20
19 plus or minus, methodologies and population. You
20 would have to go in with that as a unified package.

21 MR. O'CONNOR: Well, that would certainly be our
22 position 100 percent.

23 THE CHAIRMAN: And, see I even feel that's --

24 MR. SPIKOWSKI: Pull the plug at the final
25 hearing and not adopt. If it looks like we're in

1 trouble, pull the plug and stick with the old system.

2 To me, that's ultimate power, if they were
3 adopting this rather than the county commission.

4 MR. UHLE: The other concern is that even if we
5 don't have a department problem, that doesn't mean
6 RGMC won't file some sort of action.

7 MR. SPIKOWSKI: I think you should count on that.

8 MR. UHLE: We would be litigating with them.

9 MR. O'CONNOR: I think if we can get the
10 department on our side there's less likelihood of that
11 happening.

12 THE CHAIRMAN: Rick, did you ever off the top -
13 and again just focus on commercial because that's what
14 we're dealing with right now - do you have a number
15 available that --

16 MR. O'CONNOR: We have on the BEBR 7,805 acres
17 plus or minus, how that ties into the EAR number; but
18 then factoring in the two different methodology
19 approaches, i.e., if we're using seventy-eight oh five
20 but actually taking off the gross the existing EAR
21 numbers, then what is the actual gap?

22 I have been stating that the gap is over 4,300
23 acres. Do you have that number available?

24 MR. BURRIS: No, I don't. I didn't figure in the
25 EAR population on this chart.

1 MR. UHLE: I would guess it would probably be cut
2 in about half, something like that.

3 MR. BURRIS: When I had done it earlier, it
4 seemed to -- it wasn't quite the 4,000 that you were
5 saying, but it was like around 2,000.

6 THE CHAIRMAN: So there's a 2,000-acre plus or
7 minus swing in using the gross versus the net?

8 MR. UHLE: I can -- even though it's harder
9 because we're going out ten years and cutting, I can
10 swallow cutting the overall allocation by a couple
11 thousand acres if we get the districts on the map. I
12 don't have a big problem with that; and, to me, one
13 would think the department would be happy enough with
14 the reduction in allocation that maybe that would be
15 enough.

16 MR. O'CONNOR: We'll certainly stress that in our
17 staff report.

18 MR. UHLE: Forty-three hundred acres --

19 THE CHAIRMAN: Plus or minus.

20 MR. UHLE: -- is a lot.

21 MR. BURRIS: This is just using one methodology.
22 As you have all noted, there are many different
23 methodologies that I can play with to do some more
24 research and find out how -- pick one that might have
25 a better fit, might have a higher correlation between

1 the numbers and that may turn out to yield a higher
2 needed allocation.

3 MR. UHLE: The problem is I'm pretty convinced by
4 your numbers. This commercial acreage per person
5 figure looks to be pretty stable. I can't really
6 argue with that. I do have a concern about the
7 difference in the two graphs that I can't explain.

8 MR. O'CONNOR: And we'll try and find some kind
9 of an explanation for that, because that is -- given
10 the new rules and requirements with retention and open
11 space and some of these other things, that definitely
12 sticks out a little bit.

13 MR. UHLE: Other than that, I would have to say
14 I'm pretty convinced with your work. That's what
15 scares me.

16 MS. DAY: Don't like the results, but the
17 methodology is sound.

18 MR. UHLE: Yes.

19 THE CHAIRMAN: Paul has been scaring us for
20 years.

21 MR. O'CONNOR: Never this scary, though. And,
22 like Bill said, when -- between transmission and
23 adoption, we have the ability to change our strategy
24 somewhat if the department is going to force our hand
25 to do that.

1 THE CHAIRMAN: Come on. You know that's not
2 realistic. Once it's in their hot little hands, it's
3 the Rock of Gibraltar.

4 MR. O'CONNOR: To address their original report's
5 concerns, we can certainly make changes to what was
6 transmitted.

7 MR. UHLE: What are you all going to do about
8 their concern about hurricane evacuation? I don't see
9 where the map really deals with that, not that I'm
10 being critical of the map.

11 MR. SPIKOWSKI: They'll probably want a couple of
12 those. They'll want the Bonita and Estero broke in
13 half. Don't you assume that?

14 MR. O'CONNOR: That's what I'm going to kind of
15 wait and see.

16 MR. SPIKOWSKI: But if they insist on it and the
17 county agrees to it, you would just split that
18 district and swallow or refuse to split it and fight?

19 MR. O'CONNOR: It may be that we get split
20 districts on population allocation but keep them whole
21 on commercial.

22 Commercial and hurricane don't really correlate,
23 so -- there's other opportunities we have there, too.

24 THE CHAIRMAN: So you need some direction?

25 MR. UHLE: The thing about the hurricanes that

1 just drives me nuts is that the focus of the
2 department's discussion has always been on south Lee
3 County; but the emergency management people will tell
4 you that that's not really where the problem is, that
5 the worst evacuation bottleneck that we have is on
6 ramp to I-75 at Bayshore Road, which makes it
7 difficult to deal with this.

8 MR. SPIKOWSKI: I don't think that's -- I don't
9 know that discredits it. It's the number of people
10 who are trying to get on that ramp that's the issue.
11 If more people are on higher ground and don't have to
12 leave --

13 THE CHAIRMAN: Let's not get off on issues that
14 are nonexistent.

15 The map is perfectly fine. Paul is looking for
16 some direction. We need to come up to the plate on
17 this issue.

18 MR. SPIKOWSKI: We should go with what he's
19 doing. We have got the 2020, new districts; I think
20 we should go with the BEBR mid-range and hope for the
21 best and try and do square footage on dwelling units
22 instead of acres or do the two side by side.

23 MR. HAMILTON: I would like to see a
24 clarification of square footage, though, before we
25 make a final determination on that.

1 THE CHAIRMAN: Carron?

2 MR. HAMILTON: I would like to see a breakdown on
3 the square footage to see how it got to this level.
4 It is more in detail; but other than that I think the
5 square footage is probably your best guideline.

6 MS. DAY: Carron Day.

7 My feeling is I agree with what Matt has said.
8 The methodology is sound; the district makes sense. I
9 don't like the answers that come out. You can't argue
10 with that.

11 The alternative is to do the higher numbers, and
12 then that has a lot of fiscal impacts on the road
13 network, and I don't see that it's justified.

14 MR. UHLE: I think the question doesn't really
15 have a fiscal impact. It does on pieces of paper that
16 we draw; it does on the 2020 MPO map. So what? We
17 don't actually fund roads based on the 2020 MPO map.
18 We build roads to deal with existing deficits or --
19 and we'll probably never get past that.

20 The fact of the matter is I'm not -- as far as
21 I'm concerned, the quote, unquote, fiscal impacts are
22 more of a paper exercise than anything else.

23 MR. SPIKOWSKI: I'll throw another example out.
24 The utility companies, most of them are using the
25 county work for designing the size of lift stations,

1 the size of pipes; and there's been a tremendous
2 amount done over the past ten years by using official
3 projections. We have to tell people off the record
4 not to use our official projections for real stuff.
5 That -- I don't know.

6 THE CHAIRMAN: But if I can recall, to interject,
7 the graph that Rick and Matt showed us at the last
8 hearing really showed a fairly reasonable tie-in for
9 the first ten years. It was the second ten years
10 where it really started to diverge; and for capital
11 improvements programming we're talking about a
12 five-year window.

13 MR. SPIKOWSKI: And utilities. Utilities build a
14 lift station, they want to build it to work 20 or 30
15 years out.

16 Collier County has really inflated their
17 projections and they have had just incredible
18 overexpenditures, not only overexpenditures but
19 facilities that don't work well because they don't
20 have enough flow in them.

21 I think that's a real issue.

22 MR. HAMILTON: I really feel you're right. I
23 think right now you're looking at the population down
24 here at the level it is today; and when you start
25 talking percentages, those -- as the population grows,

1 your percent of growth is going to drop with it. It
2 will if you're talking strictly percentages, because
3 if you have got 200,000 people here and you're talking
4 two percent, well, if you double that population, that
5 doesn't mean you're going to have that many more
6 people coming in. You may end up with a fairly steady
7 stream of flow, which will curve down and actually
8 level off; and I think that's what you're seeing.

9 The other thing I think that controls the
10 development of this area, too, is the transportation
11 to here. Travel I-75 and look at the nightmare of
12 traffic flow down here now outside of the
13 transportation of the air traffic. There's a major
14 problem right now in handling the traffic flow.

15 So I think when people come to this area, when
16 they see the traffic congestion and all that, it's
17 going to deter for some time until we get control on
18 it the growth of the area. So your infrastructure and
19 all that is not totally in place to support the growth
20 that you're seeing right now.

21 Look at Lehigh right now. They are eventually
22 going to go through the same problems we've got in the
23 Cape; and when that happens, growth is going to slow
24 down over there. It's going to take a -- any time
25 costs go up, you will see a shift; and these are

1 things we're going to go through in this area. Until
2 we get a handle on the infrastructure, that and your
3 transportation to the area I think is your big
4 restriction on how we're going to grow down here.

5 MR. UHLE: I have got one more comment on this
6 and then I'll shut up.

7 The graph that we have for the population
8 projections starts in 1980. When we went through this
9 exercise back in '93 and '94, the initial assumption
10 was that we needed to use the BEBR mid-range; but then
11 Glenn got in touch with us and his criticism was that
12 the curves that we were using were not accurate or
13 they weren't in his opinion the best methodologies
14 because they didn't go back far enough. And the
15 curves that we ultimately used were based on data that
16 went back to 1900. His criticism of BEBR's
17 methodology was that it was too short-term and very
18 short-term fluctuation in population resulted in
19 dramatic differences in the projections; and I think
20 there's some validity to that, and as a result of that
21 I don't think it's correct to sit here and say because
22 of a few years more of additional data that we can
23 necessarily sit here and say well, obviously BEBR
24 mid-range is right and the EAR projections are wrong.

25 I think you can have a legitimate argument about

1 which of the two is right. I don't think that it's
2 been established in any way that the figures that we
3 picked in '94 were wrong. We won't know that until
4 year 2020, and there are a lot of things that will go
5 on to affect that.

6 I'm not going to sit here and say that I can say
7 definitively that one of these methodologies is so
8 much better than the other one that it's just
9 ridiculous to use something that we used in '94 that
10 frankly DCA bought off on as being professionally
11 accepted.

12 MR. INGE: I'm reluctant to make any decision
13 with respect to which projection to use until we get a
14 little bit more information.

15 What I would like for you to look at is whether
16 it adequately considers, and it should, the influx
17 that I think we're going to have starting a year --
18 around the year 2005 from the, quote, baby boom, end
19 quote, generation that's starting to retire. People
20 that are marketing are really planning on that for
21 this area and I just want to make sure we adequately
22 cover that; and so hence I'm not sure that we need to,
23 with the stroke of a pen, abandon the EAR projections.
24 That's something we already have in our pocket.

25 THE CHAIRMAN: Paul, I think my sense of the

1 board is -- and, please, any members interrupt me if
2 I'm wrong; but I think my sense of the board is that
3 we have a split three, three with regard to Carron,
4 Bill and Ear wanting to go with the BEBR, going with
5 quote, unquote, the professional planning approach
6 being consistent, being up front with the methodology,
7 with the limited number of districts as a package
8 deal; and then Matt, Ron and myself wanting to go in
9 with the existing EAR, using -- not being explicit
10 with the methodology and approaching this in a more
11 tactical or strategic approach.

12 MR. UHLE: I think you can be specific in your
13 methodology.

14 THE CHAIRMAN: You all need direction, given the
15 time frame and --

16 MR. O'CONNOR: Can I be the swing vote?

17 THE CHAIRMAN: I was going to say you can offer a
18 suggestion.

19 Can we nominate -- I don't want to nominate
20 Stephanie because I know how she's going to vote.

21 MR. UHLE: My suggestion would be regardless of
22 how we ultimately vote on this that you give the board
23 the figures both ways.

24 THE CHAIRMAN: And to clarify my concern, I mean
25 professionally I would lean towards your position;

1 but, again, I'm looking at this tactically; and if
2 this -- if it goes into a hearing process, I think
3 we're going to be on the losing end of this and I
4 don't feel it acceptable to take the risk.

5 MS. DAY: I don't know how much better position
6 we're in going in with numbers that are not
7 professionally supported.

8 THE CHAIRMAN: But they are supported. The
9 state's already approved the numbers, correct?

10 MR. O'CONNOR: Well, the state accepted our EAR
11 numbers back in 1992, I believe it was.

12 THE CHAIRMAN: And then the EAR round they
13 accepted, too.

14 MR. O'CONNOR: Well, that's when we submitted --
15 the methodology was back in 1992 and we asked them if
16 it was professionally acceptable and they said yes, it
17 was, and that's what we used throughout the EAR
18 process.

19 Like I said at our last meeting, we really
20 haven't done an analysis of these numbers. Matt
21 indicated that we started in latter years, as we did
22 our latest projections. We can probably take a little
23 bit closer look at the BEBR mid-range numbers and go
24 farther back, as Matt indicated, in time to see how
25 the curves are fitting; and we'll bring forth not a

1 thorough but kind of a quick and dirty analysis as to
2 what those lines are doing and what we feel is then
3 acceptable, maybe to give you a little bit more
4 feeling of security on whichever numbers.

5 MR. SPIKOWSKI: Or insecurity.

6 MR. O'CONNOR: Or insecurity. We seem to be
7 building today.

8 THE CHAIRMAN: And I think -- again, I think it
9 would be easier to go in high and get knocked down
10 than to go in low and get knocked down further.

11 MR. UHLE: When you're talking about going in
12 high, we're talking about going in lower than we had;
13 it's just a question of how low can we go.

14 MR. O'CONNOR: My experience through the
15 administrative code hearing process is the
16 administrative hearing process is not a compromise
17 process, so it's not like if we go in with the higher
18 numbers thinking okay, we'll compromise down to the
19 right numbers later on, that's not the way it works.

20 THE CHAIRMAN: Well, possibly the negotiation
21 would be with the state; and hopefully we won't get
22 into a hearing process, because again I'm sure
23 anything we submit the state is going to object to and
24 will want to massage. How about, as I think it was --
25 well, whoever pointed out splitting the districts for

1 hurricane evacuation, things like that that just
2 ripple through their regulatory process.

3 MR. O'CONNOR: Just so the board knows, too, I
4 presented this map to staff members at DCA when they
5 were in town two weeks ago. We met in my office for
6 about two and a half hours. I gave them a tour of the
7 new community development facility. We talked about
8 the new districts map. It seemed to be fairly well
9 received by them. Certainly they didn't make any kind
10 of commitments on it.

11 Later in that afternoon when we were at the
12 growth management forum, I was really appreciative
13 that Ron Inge kind of pushed Charlie Gauthier to come
14 up with an answer as to whether or not 20 districts
15 was a sufficient number of districts; and when pushed
16 he finally did agree that the number 20 could be a
17 workable number.

18 So, you know, I think we have seen some movement
19 on the part of the Department of Community Affairs.

20 I had my early correspondence with them; they
21 seemed to agree with that. We have been sharing
22 information with them. They now have copies of the
23 map.

24 They had some questions on the map. I know one
25 of the things that popped out in Charlie Gauthier's

1 mind was the three sections on the east side of I-75
2 down in the Bonita area, which is the Garguillo
3 amendment from the '91-92 amendment cycle. They have
4 just reached an agreement on how to resolve the issues
5 on that; and one of the agreements is that they're not
6 going to get a 2010 allocation on that property until
7 some certain things happen. And so I think we may
8 have to be readjusting this map there to assure --
9 because there are some areas designated rural in the
10 Bonita area and if we were to just give a rural
11 allocation, then that would allow, possibly, them to
12 develop with these acres, because the district is now
13 big and we would be borrowing it from some other rural
14 area and putting it there. I think that's an issue
15 that we'll have to address as we go on through this.

16 But I have been -- I was -- the only issue that I
17 didn't broach with them, which was only because it
18 skipped my mind, was the commercial node in the
19 density reduction/groundwater reduction area along
20 with the Lehigh Acres commercial study; and I meant to
21 broach that subject but I didn't.

22 MR. SPIKOWSKI: Blame that one on me.

23 We'll try and get an answer to this commercial
24 square foot acreage figure for you. We'll try and
25 look again at the population projection lines and see

1 if we can't get a little bit of movement one way or
2 the other on what seems to be a tie vote here today.

3 MR. UHLE: Are you going to do this for
4 industrial, too? The department's position is that
5 we're way too high on industrial, too.

6 MR. O'CONNOR: We're going to have to. Certainly
7 we'll have to do it, and I would probably like to
8 maybe bring that forward for our discussion on this
9 topic at our next meeting.

10 THE CHAIRMAN: And, Paul, I know we're throwing a
11 lot of stuff at you.

12 MR. O'CONNOR: You sure are.

13 THE CHAIRMAN: Trying to be consistent with the
14 time line, too. Obviously you guys want to see, being
15 staff, again use the total package with the BEBR
16 numbers.

17 If you have started the actual mapping process of
18 the twenty some odd districts, I mean, feel free to
19 present that to us, too, because at least it will get
20 us focused on the actual distribution of these numbers
21 because again some of my concerns I know will be met
22 in more accurately reflecting a real world
23 distribution pattern, but at the same time --

24 MR. UHLE: I would say on that one I'm going to
25 have to leave, and I'm sure we're about done; but if

1 you don't have time to really do the allocations and
2 discussions with us before it gets to the board
3 because of your limited time, I personally would be
4 more than happy to look at this during meetings
5 between the transmittal hearing and the adoption
6 hearing because I think this is something that we're
7 going to have to work on all the way up to the last
8 minute, if that helps you, Paul.

9 This stuff is bad enough doing the actual
10 allocations that --

11 MR. O'CONNOR: We'll only have 60 days from when
12 we get the official word from the department, but I'm
13 hoping that I can keep a dialogue open with them and
14 know where they are coming from before they issue
15 their official ORC report.

16 MR. SPIKOWSKI: Hope springs eternal.

17 MR. O'CONNOR: I have still got a little optimism
18 left.

19 THE CHAIRMAN: Before we close this item,
20 Stephanie, any comments?

21 MS. KEYES: No.

22 THE CHAIRMAN: Okay. You have direction. May
23 the force be with you.
24
25

PAM/T 96-13

LEE COUNTY BOARD OF COUNTY COMMISSIONERS,
LEE COUNTY, FLORIDA :

Transcript of proceedings had at the public
hearings conducted by the Lee County Board of
County Commissioners, Lee County, Florida, at
Board of County Commission Chambers, Lee County
Courthouse, Fort Myers, Florida, on June 3, 1998,
commencing at 9:00 A.M.

dit

MEMBERS OF THE BOARD:

- John E. Albion, Acting Chairman
- Ray Judah
- Doug St. Cerny
- Andrew W. Coy

ALSO PRESENT:

- Timothy Jones, Assistant County Attorney
- Paul O'Connor, Director Division of Planning
- Matt Noble, Senior Planner

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LEE COUNTY
PLANNING DIVISION

1 THE CHAIRMAN: Now we'll move on to PAM/T 96-13,
2 the infamous 2010.

3 MR. JUDAH: Move the item.

4 THE CHAIRMAN: Motion by Commissioner Judah.

5 Is there a second?

6 MR. ST. CERNY: Second.

7 THE CHAIRMAN: Second by Commissioner St. Cerny.

8 Matt, you look really eager to say something.

9 MR. O'CONNOR: Yes, he is.

10 For the record again, Paul O'Connor.

11 We have had some correspondence concerning the
12 latest tables that we gave to you on Monday in the
13 Burnt Store area and we have two revised tables. If
14 you change one table, you have got to change at least
15 one because the things are in a balance. And so it's
16 dealing with the commercial allocation in the Burnt
17 Store area and I believe we're adding four acres of
18 commercial in order to accommodate the expected
19 development in the Burnt Store area; and to counter
20 that, we took --

21 MR. NOBLE: Three acres.

22 MR. O'CONNOR: -- we took three acres away from
23 the San Carlos-Estero area.

24 And the reason that happens is because the system
25 that we have devised not only looks at the occupancy

1 rate when we're dealing with dwelling units, but it
2 also looks at the floor area ratio of commercial; and
3 within the different planning communities there are
4 different floor area ratios. So the three acres
5 accounts for the same number of square footage in the
6 San Carlos-Estero area as the four acres in the Burnt
7 Store.

8 So I think we have given you a copy of the two
9 areas with the revised figures on it; and that's for
10 your consideration, whether you want to address the
11 concern. You have the correspondence, too.

12 MR. JUDAH: Motion to incorporate that change.

13 MR. ST. CERNY: Secunder agrees.

14 THE CHAIRMAN: What's the impact to San Carlos,
15 considering all the residential development that's
16 been approved down there?

17 MR. O'CONNOR: I think if you look at the
18 commercial allocation, you will see that the three
19 acres is not really a significant number there.

20 THE CHAIRMAN: There's not an anticipated
21 shortfall in commercial with three acres down in San
22 Carlos being removed.

23 MR. O'CONNOR: No, there's not.

24 This has been a huge balancing game; and, of
25 course, we're using our best judgment in coming up

1 with the final numbers and our methodology, as
2 explained in the packet. And I think Rick Burris may
3 address this, but I don't believe -- we don't feel
4 that the three-acre change in San Carlos is going to
5 be significant.

6 THE CHAIRMAN: That's all I was concerned with,
7 that we don't have a shortfall.

8 MR. O'CONNOR: And we also have one other change
9 to make in this.

10 I sent you a memo that includes a new paragraph
11 to insert into the staff report, and we would like
12 that included. We feel it better addresses one of the
13 department's concerns about how the vested communities
14 were addressed through this methodology; and so we'd
15 also like you to include that paragraph in the staff
16 report.

17 MR. JUDAH: Do you have an extra copy of that
18 memo?

19 MR. O'CONNOR: It should have been right behind
20 the cover memo for the last packet that you got on
21 Monday.

22 MR. JUDAH: June 1st?

23 MR. O'CONNOR: Yes.

24 And it just says we want to add this paragraph to
25 better address DCA's concerns and then we have a

1 discussion.

2 MR. JUDAH: Motion to include.

3 MR. ST. CERNY: Seconder agrees.

4 THE CHAIRMAN: Do you have a copy of it?

5 MR. O'CONNOR: Do you have the packet from --

6 THE CHAIRMAN: I just took everything that I had.

7 I'm not exactly sure what you're talking about.

8 THE CLERK: We had a motion we're going to add to
9 that.

10 THE CHAIRMAN: Yes. I just want to look at that.

11 That's interesting that you have down here build
12 out of these vested developments was not really
13 assumed during this planning horizon.

14 MR. O'CONNOR: Yes, Commissioner.

15 If we took all the approvals, all the zonings
16 that have been done in all the cases, there aren't
17 enough -- they more than account for our projected
18 growth for the year 2020. I mean the perfect example
19 is Lehigh. We do not have a full allocation for
20 Lehigh Acres. If we gave a full allocation to Lehigh
21 Acres, we wouldn't need to allocate anyplace else in
22 the county because Lehigh Acres alone could
23 accommodate our growth; but we used the Lehigh
24 commercial study numbers and said no, there's going to
25 be 90,000 people in Lehigh in 2020 and therefore we

1 need to allocate this much of all of Lehigh Acres in
2 order to accommodate that.

3 THE CHAIRMAN: The marketplace will shift and
4 will ultimately reduce the number of vested lots in
5 Lehigh Acres residential, perhaps towards commercial
6 or maybe even open space.

7 MR. O'CONNOR: Well, I think what we're saying is
8 by the year 2020 there will be not open space but
9 vacant commercial or vacant residential areas in
10 Lehigh Acres; and the same is true in other areas of
11 the county where there's been a lot of approvals done.
12 We have made every attempt to try to accommodate those
13 approvals; but if we accommodated them all, we would
14 exceed the 125 percent ceiling that we have placed on
15 this.

16 THE CHAIRMAN: Also unrealistic to think, I agree
17 with you, that we're going to be at total build out in
18 2020, so that's part of the equation.

19 Okay, that's fine.

20 Motioner and seconder already agreed to this
21 addition?

22 MR. JUDAH: Yes.

23 THE CHAIRMAN: Is there anything else from staff?

24 MR. O'CONNOR: No. Staff is done. Thank you.

25 THE CHAIRMAN: Thank you, Paul.

1 Anyone from the public who wishes to speak on
2 this transmittal of 96-13 having to do with the 2010
3 overlay? Now is your time, Russell.

4 Russell, are you representing Burnt Store today?

5 MR. SCHROPP: Not Burnt Store. I'm Zemeling
6 again.

7 For the record, Russell Schropp of the Henderson,
8 Franklin law firm here on behalf of Zemel, trustee.

9 As probably most of you know by now, the Zemels
10 own large portions of the northwest portion of the
11 county, approximately 8,600 acres north of the City of
12 Cape Coral, west of U.S. 41, east of Burnt Store.

13 We have again, as probably most of you know, been
14 involved in litigation over the comp plan with the
15 county since approximately 1990, which predates some
16 of your being on the board; but the litigation
17 involved placement of the Zemel property in the
18 groundwater resources category and the effect of the
19 year 2010 overlay on the property. The property I
20 think has since been amended into the open lands
21 classification and now there's some amendments here to
22 the 2020 overlay; and I guess before action is taken
23 that could lead us to another round of litigation that
24 could go on, as this past round has gone on for eight
25 or nine years and is still on appeal right now to the

1 Second DCA, I thought I would try and get some
2 clarification as to how the 2020 overlay might be
3 interpreted as applied to their property.

4 If I could, what I would like to do is just pass
5 out to you so that you don't have to fumble through
6 the hundred pages or so that constitute this amendment
7 copies of two of the tables of the year 2020
8 allocations. They are from planning districts for
9 Burnt Store and the planning districts for North Fort
10 Myers; and I have reproduced them on one page for ease
11 of referral.

12 The Zemel property is encompassed within two
13 planning districts in the 2020 proposal, the North
14 Fort Myers and Burnt Store planning districts. All of
15 the Zemel property is located in the open lands
16 classification, so what I have highlighted for you is
17 the allocations for residential that are contained
18 within the open lands classification in these two
19 planning districts.

20 The way I read it, there's been an allocation --
21 take, for example, the North Fort Myers district,
22 which is the one on the left. There's been an
23 allocation of 374 acres for residential development in
24 the open lands classification. There's been 158 acres
25 used so far. Those -- that's in the existing

1 category, which leaves available 216 acres. And you
2 go to the next column, that equates to some dwelling
3 units; and available appears to be 43 dwelling units
4 available for that planning district in the open lands
5 classification, and that makes some logical, I guess,
6 mathematical sense, because 43 is one-fifth of I
7 believe 216, which is the amount of acres that you
8 have and the density is one unit per five acres in the
9 open lands category, so you divide 215 by five acres
10 and you get 43 dwelling units.

11 Go to the next planning district and you can do
12 the same calculation, which is the Burnt Store
13 planning district; and you have got an allocation of
14 790 acres. And I apologize, my eyes aren't very good,
15 but it looks like 160 have been used, and that leaves
16 an allocation available of 630. Divide that by five
17 into the next category, and you come up with 126
18 available dwelling units under this table.

19 Now, if you add the two areas of available
20 dwelling units for this planning district in the open
21 lands classification, being 43 dwelling units in North
22 Fort Myers, 126 in Burnt Store, you come out with 169
23 dwelling units allowable on -- in the open lands
24 classification in these two planning districts to the
25 year 2020 for 8,600 acres of land.

1 That's the interpretation that I'm getting out of
2 this.

3 Now, to be fair with you, staff in the litigation
4 has proposed some alternate interpretations that could
5 increase the amount of dwelling unit allocations, the
6 amount of dwelling units available, significantly, on
7 the order of almost ten times the amount of dwelling
8 units that could be developed; but that's not an
9 interpretation that I see here. And I'm confused
10 because I see in one category or in one table it says
11 nonregulatory allocations, which, as you can see in
12 the table there, which would mean that the other
13 allocations to me would be regulatory in nature and
14 binding.

15 I'm just trying to figure out exactly what it is
16 and how this table should be applied to the property;
17 and that's my question, I guess. Those are my
18 comments and my concerns for whatever they are worth.

19 The other thing I would point out, on Page 43 of
20 52 of this plan amendment, it defines or describes the
21 Burnt Store area; and I think this is more in the
22 nature of the backup material, not the actual plan
23 amendment. Paul can correct me if I'm wrong. But it
24 indicates that the majority of the property in the
25 Burnt Store community is designated as density

1 reduction/groundwater resource, and I think that's a
2 typo or a misstatement. I believe it's open lands, if
3 I'm not mistaken. I don't want to be placed back in
4 the density reduction groundwater reduction.

5 With that clarification, I would appreciate any
6 kind of insight you can give me as to how to interpret
7 the 2010 overlay as it applies to this property,
8 because the way I read it, it seems to be a pretty
9 straightforward mathematical calculation.

10 And also, I should mention, these are the same
11 questions -- this is the same type of question that
12 was asked in 1990 when you adopted the 2010 overlay.
13 It was never answered. It was asked by another
14 attorney on other property, but we can go back to the
15 transcript; and these are the same types of questions
16 that came up at that time that were not answered. I
17 think we need to have them answered.

18 MR. COY: Mr. Chairman, may I ask a question,
19 whether it's Paul or Jim or --

20 MR. O'CONNOR: I'll give it my shot.

21 I'll take the second one first. He's correct
22 that the reference to the density reduction is wrong;
23 it should be open lands.

24 As far as how the year 2010 allocations are going
25 to be applied, the acreage figures, according to the

1 text that's going to be in the policies in the plan,
2 are the controlling figures. The mathematical
3 relationships that Russell described were included in
4 these tables.

5 The dwelling unit counts, we made certain
6 assumptions that different land use categories would
7 have different types of residential characteristics;
8 and the dwelling unit -- we've got a population number
9 that we're shooting for. That population is
10 accommodated by dwelling units. We needed to get from
11 population to dwelling units to residential acres; and
12 in order to do that, we kept a running count of what
13 our projected dwelling units are, but the dwelling
14 unit counts that are in these tables are not
15 regulatory. They are part of our methodology to get
16 to that 125 percent of the increment number. We feel
17 they are reasonable assumptions in these cases, but
18 they are not a regulatory number. It is the number of
19 acres of the use that is the regulatory number.

20 MR. JONES: Let me add a couple points to that,
21 and Paul can correct me if I'm wrong.

22 I believe the projections used here and these
23 quotations are based on open lands at one unit per ten
24 acres, which is the standard density in open lands.
25 Open lands would be one dwelling unit to five acres,

1 you double the density, if they use a planned
2 development zoning category.

3 In addition, I think it would probably be best,
4 and I think Russell's question goes to, if I can
5 phrase it correctly, how do we actually figure out how
6 many units can be built on the property under this
7 plan amendment; and I think that's a good question. I
8 think it's one that needs to be answered; and if Paul
9 can answer that for us, I think that would be useful.

10 MR. O'CONNOR: And to attempt to answer that
11 question, again, the acreage figure is for residential
12 use. These numbers are net residential acres. So if
13 someone were to come in and plat a piece of property,
14 the number of units would be limited by the comp plan
15 density. So if you were to come in with a thousand
16 acres at one per ten, you could get a hundred units.
17 That would be your limitation.

18 Now, the thousand acre rezoning could in theory
19 preserve 900 acres and use it as open space within the
20 residential planned development and cluster the
21 residential densities within a hundred acres of the
22 property and you could use it for riding horses or
23 just as open space or whatnot. As you platted that
24 land, your density would be determined by the plan,
25 the hundred units; and then the hundred units could be

1 clustered in a hundred acres or maybe less or maybe a
2 little bit more. And when we did our calculation on
3 that, we would look at the residential lots and they
4 would be what we would inventory and that would be
5 what we would be counting against the residential
6 acres in that.

7 So really in a way there's kind of a little fudge
8 to this that can happen. Our numbers didn't assume
9 that that was going to happen in these areas. We made
10 assumptions on the one unit per ten acre type
11 development as we went through this; but there are
12 limitations to get around it. Of course, the comp
13 plan density is going to hold you ultimately; but the
14 actual acreage allocation is going to be on the net
15 residential lot acres.

16 MR. COY: I was going to say: Does that answer
17 Russell's question?

18 Mr. Chairman, I would hate to think that we're
19 not answering.

20 I mean does that answer your question? It's been
21 seven years. Have we done it today?

22 MR. SCHROPP: I guess my question is: Is that
23 the interpretation that you're willing to live with if
24 this thing gets adopted? Because what I see
25 represented in the tables is not exactly that.

1 MR. JONES: Commissioners, the bottom line, the
2 interpretation that you have been given is the one we
3 have used with the 2010 overlay. In other words,
4 clustering is the issue. If you have a thousand acres
5 and the allocation that is shown in the 2010 overlay
6 says 200 acres for residential within that district,
7 let's say that's all yours, all in that district,
8 you've got a thousand acres and 200 acres is available
9 for being developed residential. You can cluster the
10 units from that thousand acres on that 200 acres, but
11 you can't develop the rest of the thousand acres. You
12 can only develop 200 of it. The other 800 acres is
13 going to remain open space.

14 MR. COY: Tim, does this get us into any trouble
15 versus regarding private property, Reahard?

16 MR. JONES: Actually, it is more flexible and
17 more beneficial to the private property owners because
18 it provides them with more actual unit capability if
19 they cluster than you would get from strict
20 mathematical extrapolation of the allocations in this
21 table. That's what Russell is talking about.

22 In the litigation the Zemels maintain that they
23 can only get 77 units on their property or some number
24 equally small. Lee County planning department said
25 no. If you cluster your units, you can actually get a

1 lot more than that on your property within the time
2 frame allowed by the 2010 overlay.

3 That was a matter of experts testifying against
4 experts. Their expert said no, the county doesn't
5 know what it's doing; our county planning department
6 said this is how we interpret this and this is how we
7 apply it. And then the Court decided how they were
8 going to apply it and we're on appeal now.

9 But this is the way we have always applied it.
10 What Paul has told you is the way we have always done
11 it. I see no change in the way we use the
12 allocations. It's not intended to change.

13 MR. COY: Remind me. Which way did the Court
14 decide?

15 MR. JONES: The Court decided that the county was
16 wrong and that it meant something else. It meant what
17 Mr. Depew and Mr. Ciccarone said it meant, not what
18 the planning director said it meant.

19 MR. COY: Is this something we need to relook at
20 so we don't go down the line we have gone on other
21 ones?

22 MR. JONES: I think based on the conversation
23 here today, if you adopt this plan amendment as we
24 have discussed, I think it's pretty clear exactly how
25 we're going to do it; and that is how Paul said it

1 would be, with clustering.

2 MR. COY: Do you feel that's legally defensible?

3 MR. JONES: Absolutely.

4 MR. COY: Thank you, Mr. Chairman.

5 MR. SCHROPP: Commissioner Coy, you just hit on
6 the question that probably needed to be asked, which
7 is what the Court adopted.

8 The Court basically took -- basically rejected
9 the interpretation that you have just heard and
10 accepted what appeared to be the facial interpretation
11 of all the documentation presented as part of the 2010
12 adoption overlay. So that's what I'm trying to get
13 at, in light of the Court's findings, how the county
14 is going to interpret the new 2020 overlay.

15 MR. COY: Tim, give me some background on this.
16 And I'm sorry, the last Court ruling on this case,
17 when was that?

18 MR. JONES: '96.

19 MR. SCHROPP: The original judgment was issued in
20 '94; it went up on appeal, was remanded; and the last
21 one was in '96.

22 MR. JONES: Bottom line, and this might be a good
23 thing for Paul to do and include in the backup
24 materials, the explanation of the clustering concept.

25 MR. COY: So if the last time we looked at this

1 was '96 or the last time we heard of a decision was
2 '96, now we have had another case that has brought new
3 light on it, is that something we really need to look
4 at because of precedent setting?

5 MR. JONES: Well, the bottom line, we have
6 appealed the Judge's decision because he should not
7 have made the decision he did. The Zemels had never
8 applied for any development permit, so the county has
9 never made a final decision as to how, in the context
10 of their application, whatever they ask for, how it's
11 going to be applied to their land. They said if we
12 apply, the county will say this; and we said no, if
13 you apply, we'll say this. And then the Judge said
14 well, I think the county will say this, without any
15 application ever being filed for any kind of
16 development; and it's our belief, very strong belief,
17 that under the law the Judge can't make that kind of a
18 decision. He is applying a test that hasn't even been
19 run through the county for a chance to decide what
20 development can be occurring. You can't assign
21 damages until you know what you've applied for and
22 been denied for.

23 MR. COY: When are we expecting another decision?

24 MR. JONES: Well, I believe it's been fully
25 briefed at this point.

1 MR. SCHROPP: No. We're still waiting on your
2 last brief, so my guess is probably later this year.

3 MR. JONES: We have a reply brief to your brief.

4 MR. SCHROPP: Yes.

5 MR. JONES: They filed a brief; we filed a brief.

6 MR. SCHROPP: It's your turn.

7 THE CHAIRMAN: Are you trying to keep this brief?

8 MR. JONES: The answer is: What we do here today
9 isn't going to change that lawsuit. It's going to fly
10 on its own merits. But what Paul is explaining is the
11 way that we apply this allocation is one that's always
12 been there in terms of how we use the 2010 overlay and
13 now how we're going to use the 2020 overlay.

14 It certainly would make it more clear to folks
15 like the Zemels if we add this kind of language into
16 our supporting documentation to make it clear that
17 that's an option under this code.

18 MR. O'CONNOR: I might add we do that concept all
19 the time. If you look in the open lands land use
20 category, you do not find one-third of an acre lots.
21 You find quarter acre and smaller lots and the density
22 is gotten off of the open space and the golf course
23 that's next door. So, I mean, we have consistently
24 interpreted it that way. Density controls how many
25 units you get and the lot size is not the issue.

1 MR. JUDAH: Maker of the motion agrees to
2 incorporate the language to clarify density
3 clustering.

4 MR. ST. CERNY: Secunder agrees. That's fine.

5 THE CHAIRMAN: We actually have that language
6 ready to add?

7 MR. O'CONNOR: No, we do not.

8 THE CHAIRMAN: I'm not exactly sure what we're
9 approving except direction to do that.

10 MR. JUDAH: Add the language.

11 MR. O'CONNOR: I think the language that I would
12 add is the scenario or a similar scenario to the one
13 that Tim and I talked about, where you come in with
14 the large application.

15 THE CHAIRMAN: We're approving that part of the
16 motion is to include direction, since we don't have an
17 actual text.

18 MR. O'CONNOR: All right.

19 THE CHAIRMAN: That's all I'm saying.

20 MR. JONES: For clarification, that would go in
21 the support documentation to explain how the code
22 would be applied.

23 THE CHAIRMAN: That's right.

24 MR. SCHROPP: Thank you very much for your time
25 and for the clarification. I appreciate the effort

1 trying to work through this.

2 One just side comment to what Tim said. What you
3 do here, I don't think, will affect the pending appeal
4 to the DCA but could provide some impetus for the
5 parties maybe to get together.

6 THE CHAIRMAN: Okay. Hopefully, some day we'll
7 read the final pages of that chapter.

8 MR. JUDAH: Mr. Chairman.

9 Paul, I would hope that after today's action it's
10 just a matter of modifications to the text to just
11 basically reduce to writing what we have discussed
12 with regard to the ability to use the clustering
13 concept to achieve the density that one is
14 anticipating.

15 MR. O'CONNOR: That's the direction I'm getting,
16 yes.

17 THE CHAIRMAN: If necessary, they'll bring the
18 text back; if not, just add it as support
19 documentation based upon what we have already
20 discussed as being acceptable; and we'll move forward.

21 Is there any further discussion on the motion?
22 Is there anyone else in the public wishes to speak on
23 it?

24 MR. ROEDER: Good morning, Mr. Chairman, members
25 of the board. My name is Mike Roeder, director of

1 planning, Humphrey and Knott; and I just have a couple
2 brief comments.

3 I remember being up in the sixth floor of the
4 administration building in 1989 when Tom Roberts was
5 unveiling this idea. I was a little nervous then, but
6 it's gone a long way and I'm glad to see that the
7 staff has persuaded DCA to at least simplify this and
8 make it more workable. I think this is a big
9 improvement over what we have had and I believe staff
10 deserves a lot of credit for that.

11 We have several clients that are affected by
12 this. Most of them can live with the new changes.
13 One in particular would like to go on record as
14 supporting this; and that's the Harvey family that
15 owns an interest in Corkscrew Growers, which owns all
16 of Section 3, Township 48 South, Range 26 East. They
17 support their land being added to the Bonita Springs
18 subdistrict, and that's part of the plan.

19 The other one is a concern. A client of ours has
20 land in the Fort Myers Shores district. They have
21 owned 1,800 acres for over 20 years. They are finally
22 at the point where they were planning to come forward
23 with a rezoning for a golf course community consistent
24 with the rural density that they have. The Fort Myers
25 Shores plan only shows 137 acres being available for

1 residential development in the rural category; and, of
2 course, they have to share that with everybody else in
3 the district.

4 I think we can live with this and not ask you to
5 make any changes if we have understanding on three
6 issues, one being the point you just discussed with
7 Russ, that clustering is part of the administration.
8 We always understood it that way, and that helps make
9 the numbers work.

10 Two is the long-standing policy you have that you
11 don't try and apply the 2010 or 2020 at the zoning
12 stage; and I assume that's going to continue to be the
13 case, because we all know there's a lot of zoning out
14 there, but a lot of it never gets built.

15 And the third thing is some understanding that
16 there will be a workable mechanism to amend the plan
17 in the future when the time comes. I don't think
18 anybody had ever intended this map to stop development
19 in its tracks when your district reached its
20 threshold. At that point my understanding was we
21 would reevaluate it, borrow acres from districts that
22 weren't growing so fast if we had to; but we would
23 find a way to amend the map to accommodate
24 development. And I have always assured our clients
25 the county will do that in the future when the time

1 comes, and I still have that feeling and I hope it's
2 an understanding that you share, that when you do
3 future map amendments, you will work with landowners
4 that are pressing up against boundaries and amend the
5 map to make it work.

6 And with that I can live with these numbers.

7 THE CHAIRMAN: Why don't we just guarantee you
8 the third one, Mike, in fairness; but I would think
9 that the staff would try to continue to work with
10 everyone and actually is, that the clustering concept
11 shows that kind of commitment.

12 MR. ROEDER: That's why I feel comfortable.
13 People coming in from out of town look at this and say
14 oh, my God, it's terrible. I think we can work with
15 them.

16 THE CHAIRMAN: I don't see how we can -- we
17 obviously can't guarantee that we're going to be able
18 to increase the densities, but we'll try to work the
19 balancing act as best we can for the benefit of the
20 Fort Myers Shores and east Lee County.

21 MR. ROEDER: I think what you're going to find is
22 five years from now, if for some reason this
23 development is successful and pushing up against the
24 limits, it's going to mean some other place isn't
25 developing as fast; and you're going to have your

1 staff look at that and we can borrow acres from this
2 other district, assuming you have to work with the
3 2020 numbers. At some point you're going to go beyond
4 the 2020 population. I don't know when that is, but
5 at that point everybody gets a little more to share.

6 THE CHAIRMAN: Okay. So thank you.

7 Is there anything staff needs to respond to with
8 that?

9 MR. O'CONNOR: To address those three questions,
10 the policies proposed for the plan specifically talk
11 about at development order stage, not at the zoning
12 stage. Of course -- well, the first one was the
13 clustering; and I think we have already discussed that
14 enough. Then the zoning issue, and then it's
15 definitely planning staff's thoughts that the 2010
16 overlay should be fluid and should change in time and
17 we will be doing reevaluations of it, certainly every
18 time we do an evaluation and appraisal report, at an
19 absolute minimum, but if we were to see red flags
20 going up in certain areas of the county, we would
21 definitely be proposing amendments and we would be
22 moving from areas that we thought were going to grow
23 but maybe were not and moving it to an area where we
24 didn't make the decision that allowed enough acreage
25 in a certain area.

1 THE CHAIRMAN: Okay. Seems reasonable.

2 Is there anybody else that wishes to speak on
3 Plan Amendment 96-13?

4 Okay, do we have a motion and a second on the
5 floor?

6 Further discussion? Objection?

7 Motion passes.

8 MR. JONES: Mr. Chairman, I think that the final
9 thing we need to do is an overall motion adopting the
10 ordinance with all of the incorporated approvals that
11 you have made of the various plan amendments from the
12 last time and this time.

13 MR. O'CONNOR: We still have one more.

14 MR. JONES: I'm sorry. I apologize.

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1 from that staff report was the map of the conservation
2 lands; and I apologize, but we have not been able to
3 produce that map to date.

4 The other two items were the staff reports for
5 PAM/T 96-13, which is the amendment that deals with
6 the elimination of the 2010 overlay. We do have a
7 staff report for that available today. We have not
8 had the chance to do a final check on the numbers and
9 I don't feel confident at this point in recommending
10 you adopt the tables until we can go over them one
11 more time and make sure that the numbers are right.

12 And the last item is PAT 96-33, which deals with
13 the capital improvements program being incorporated
14 into the plan. This one is really a no brainer; but
15 the department objected because they did not see a
16 table which showed a balance between expenditures and
17 revenues. And the way --

18 THE CHAIRMAN: You're saying DCA has no brains?

19 MR. O'CONNOR: I would not say that.

20 But we want to make it as simple as possible and
21 easy to understand. We have been working with budget
22 services. We think we have an understanding now with
23 budget services of just what this Table 4 should look
24 like. We have our staff report for that available,
25 but Table 4 is a blank piece of paper right now.

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1 THE CHAIRMAN: Good afternoon. Welcome to our
2 afternoon session. We're on Item Number 10. We do
3 have Items 10 through 15. We're going to wrap these
4 up.

5 And at this time I'll open up Item 10 for public
6 comment. Would anyone from the general public,
7 general public - Neale, you're not general - did
8 anyone from the general public come to speak to us on
9 this item?

10 Seeing none, going to close out public comment.

11 Neale Montgomery, you're our first one. Please
12 come up, Neale, and then Russell and then Matt.

13 MR. ALBION: Neale, you're now classified as
14 general public. You will have to sit out.

15 MS. MONTGOMERY: Good afternoon or good
16 lunchtime.

17 I'm here to talk on behalf of the staff effort on
18 the planning communities.

19 The LPA made a change to what the staff
20 recommended. Actually, it kind of went like this.

21 Staff originally recommended just the way the LPA
22 did it. Then they sort of changed their minds and the
23 LPA put it back to where the staff originally had it.

24 And I support what the LPA did.

25 Basically what we had asked the LPA to do was

1 Sections 1, 2 and 3, which we recently went through
2 litigation, and the county and the applicant and the
3 DCA have come to agreement on, have agreed to
4 development on these parcels, development in a certain
5 way.

6 Originally, the staff had these three sections in
7 with the Bonita Springs community, which is what they
8 would be a part of. Then they changed and put them in
9 with the DRGR, and they are not consistent with the
10 rest of the property in that planning community. The
11 LPA agreed that they were more akin to the type of
12 development and planning community, the people who
13 lived there would be part of the Bonita Springs
14 community, and that would be an appropriate place for
15 them to be.

16 We didn't ask for any increase in allocation. We
17 just simply asked for I think it was 73, 75 acres
18 be --

19 MR. NOBLE: Seventy-eight.

20 MS. MONTGOMERY: -- 78 be switched from the
21 southeast county into Bonita, so they stayed even.

22 So I'm just here to ask you to uphold the LPA;
23 and if you have any questions or if you disagree with
24 that, you want me to respond, I would be happy to do
25 that.

1 THE CHAIRMAN: Thank you.

2 Russell Schropp, followed by Matt Uhle.

3 MR. SCHROPP: Good afternoon. Russell Schropp,
4 representing the Zemel family.

5 This is a continuing saga that goes back to 1989,
6 and we have been involved with some litigation with
7 the county over the '89 and '90 plan amendments over
8 these years to the extent where I'll briefly recite
9 the facts.

10 Before the plan amendment in 1990 we had about
11 6,700 units that could be developed on the property.
12 The Court found that that was reduced substantially,
13 to about 77 units; and they found that was a taking
14 recently.

15 My brief review of the amendments to the now 2020
16 overlay is that it simply does not restore the
17 development rights that the Zemel family previously
18 enjoyed and I don't think alleviates the taking that
19 the Court had found, and we would object to that.

20 So thank you very much.

21 THE CHAIRMAN: Okay. Matt Uhle.

22 MR. UHLE: For the record, my name is Matt Uhle.

23 I have a general comment and a specific comment.

24 My general comment is this. This particular
25 issue, in spite of the fact that there are only three

1 members of the not so general public here to talk
2 about it, this is the most important issue you're
3 dealing with today. This is the issue that we have
4 been fighting about with Department of Community
5 Affairs for the last eight years, and this is the
6 latest and we hope greatest solution to the problem.

7 The issue is so complicated I can't possibly get
8 into the methodology except to say that I hope you all
9 have been briefed on this because even if you read the
10 backup, there's no way you can tell from reading the
11 backup what's actually being proposed here.

12 MR. MANNING: Even the two historians on this
13 board, Matt?

14 MR. UHLE: Even them.

15 There's a whole new methodology that's being
16 proposed to generate the allocations that I think is a
17 good methodology. It's a more sophisticated
18 methodology than anything we've ever used. Whether
19 the DCA will accept it or not, I don't know; but what
20 I'm here to tell you is that the LPA approved this
21 after several meetings and a lot of discussion, but a
22 number of us who voted to approve it and don't regret
23 that vote do have some major fears about what could
24 happen, and what it comes down to basically is this.

25 The county's made some significant concessions in

1 these allocations. The commercial allocation, for
2 example, that's being proposed here for 2020 is about
3 2,000 acres less than the allocation in the 2010
4 overlay that we have today; and that's the 2010
5 overlay that was done in '89. That doesn't even
6 include any of the discussion that took place in '94.
7 So in a lot of ways we're cutting back the capacity of
8 the map.

9 Now, the reason that we voted for this was that
10 we thought that reducing the allocations and reducing
11 the population projections, the BEBR mid-range figure,
12 was a reasonable trade-off for having the 13 or
13 however many larger districts; and that's fine as long
14 as that's what gets approved. But if this goes to the
15 Department and the Department comes back and says
16 yeah, we like your lower allocations, that's great,
17 but we want to have a lot more districts or we want a
18 bunch of districts in the coastal high hazard area
19 because we want to reduce the development there or we
20 don't like the way you did your commercial
21 allocations, so we want to cut it even more, what I'm
22 here to tell you is that you can anticipate the
23 development community coming in here and asking you to
24 pull the plug on this whole thing because to us it's a
25 package. If they don't accept it substantially with

1 all the various aspects of it, it's not going to wash
2 with the communities; and that's been made very clear
3 at all the discussions, so I just wanted to make you
4 all aware of that.

5 Now, the specific comment goes to the Planning
6 Community 13, the Estero/San Carlos area.

7 This is another area that I discussed during the
8 LPA hearing representing three of the property owners
9 in that area, T&T, Habitat and James T. Humphrey,
10 Trustee.

11 The concern that we have is the allocation for
12 residential in the suburban land use category is way
13 below what is permitted in the three DRI's, and that
14 doesn't even include what might be approved on the
15 James T. Humphrey property, which is not a DRI.

16 The response to that has been twofold. One of
17 them is we'll continue to look at it, which is good
18 because that's what we want the staff to do; but the
19 second is, well, you're vested. At least DRI's are
20 vested because the DRI's were approved prior to the
21 adoption of the 2010 overlay.

22 I'm not sure that I am completely comfortable
23 with that as a solution to the problem; and in
24 addition to that it raises the question about what's
25 going to happen to the James T. Humphrey parcel in

1 that if one of the DRI's comes in and completely
2 develops out all the 300 acres, the question is going
3 to come up the Humphrey parcel is not a DRI, is it
4 vested or not. And it really should be vested because
5 even though it's not a DRI, it's been part of the CRSA
6 plan and it's subject to the CRSA assessments and is
7 entitled in our opinion to special treatment under
8 those circumstances.

9 So what we're asking you to do - not today,
10 because you don't have the data, but when this comes
11 back - is to do one of two things: Either increase
12 the allocation for suburban to accommodate the DRI's
13 and the Humphrey parcel or to make some sort of a
14 finding with a footnote or an asterisk or whatever to
15 the effect that all -- notwithstanding the allocation,
16 that all of the parcels within the CRSA are completely
17 vested for the number of units that were incorporated
18 into the CRSA study, because that to us is absolutely
19 essential for fairness.

20 If you have any questions, I'll be happy to
21 answer them.

22 THE CHAIRMAN: Okay. Thank you, Matt.

23 That closes out the cards.

24 Commissioner Manning.

25 MR. MANNING: Since we're playing history here, I

1 think, Tim, you were on the trip that we took to
2 Tallahassee, and I know Matt was there. Except for
3 yourself, Mr. Chairman, the board was kind enough to
4 make me the designee to go up there. Maybe I was the
5 chairman at the time. I don't remember. I do know
6 that Linda Shelly (Phonetic spelling) was the
7 secretary of DCA, so it's got to be '93 or '94 that we
8 originally struck out on this Lewis and Clark
9 expedition in an attempt to make some sense out of
10 this whole thing.

11 I don't know how my colleague Commissioner Judah
12 feels about the problems that we have had with this
13 whole process, but it is problematic and I would agree
14 that this is probably the one amendment before us
15 today that even though there's nobody in the audience
16 has a significant impact on future residential and
17 commercial as well as making sense of a spider web
18 situation that we were told verbally - Matt, I think
19 you can remember and Tim - that both parties agreed,
20 North Koreans and South Koreans agreed that had to be
21 changed; and every effort that we have made to change
22 what's before us without getting too specific has been
23 met with resistance.

24 And it's funny. You walk out of a meeting in
25 certain offices that I won't mention any divisions of

1 state government, thinking that you have cut a deal;
2 and then you get a letter three weeks later or four
3 weeks later in the mail and you think you have never
4 been sitting in the meeting.

5 I agree with what's been said; and I, too, in
6 that area, Matt, wonder what would be the outcome of
7 transmitting this element. I believe it has to be a
8 package and I think that we could probably, at
9 least -- I don't know, I'll throw this out to both
10 planning staff and legal folk that are still here --
11 could we put the footnote now on this amendment if it
12 is transmitted by this board to indicate to DCA that,
13 you know, Planning Area 13 is problematic and we need
14 to put what was put on the record into some kind of a
15 written statement or paragraph or even a sentence so
16 that it protects us from future legal entanglements in
17 a three-party arena between the private sector and the
18 DCA.

19 I don't know if you understand my question; but I
20 think there's been a willingness to reduce certain
21 allocations if this is put together in a package. And
22 I think the LPA's -- and I don't think the staff is
23 that far away. I think they are pretty similar
24 viewpoints on this the way I read it, read through the
25 backup material.

1 I'm just asking that as a question, if we can do
2 that now instead of waiting in anticipation of a
3 report card back from our friends indicating that we
4 failed or succeeded, depending on what their mood was.

5 MR. JONES: Let me try to address that first, and
6 Paul can be thinking about it.

7 I see two issues here as you mention. I think
8 the first one is that clearly it's a package, and I
9 think Paul would agree with me and maybe this needs to
10 be more clearly stated somewhere in the package, that
11 the data and analysis that was done and the
12 methodology that was used and all of that, that
13 yielded the lower recommendation for allocations of
14 commercial and residential in some areas.

15 MR. MANNING: Well, population, if you look at
16 that methodology of calculating population, it's
17 decreased substantially; and you can argue in the
18 other direction.

19 MR. JONES: Right. And the whole analysis that
20 went into that is based on the new types of community
21 analysis that we have done. It would not be valid
22 for -- strictly for the old style of 115 or so
23 subdistricts because it wasn't done with that in mind.

24 I'm assuming that that is a valid statement, and
25 Paul can confirm that, and that's something that needs

1 to be pointed out. I don't think we have to point it
2 out too loudly because I think Paul's been working
3 with the Department and they understand what we're
4 doing.

5 MR. MANNING: And God bless him.

6 MR. JONES: On the other hand, the other issue
7 with regard to the James T. Humphrey property and the
8 allocation of suburban or outlying suburban, I can't
9 remember which --

10 MR. UHLE: Suburban.

11 MR. JONES: -- suburban in that district, clearly
12 if the staff agrees that it needs to be looked at, we
13 can add that as a footnote somewhere in the analysis,
14 in the data and analysis that's provided to the
15 Department, that we're going to be doing some review
16 of that. Even if it doesn't happen or result in a
17 change in March, it may in fact result in a change
18 shortly after that to do that increase if necessary,
19 or maybe reallocation between districts may be
20 appropriate.

21 And that's something that really is something
22 that should be an ongoing thing. I know the staff
23 will be doing it.

24 Fortunately, now we have a technology capability
25 we didn't have in the past with regard to these

1 districts. Paul's staff has really performed a
2 Herculean effort to get the data into the computers
3 and figure out how to get the data out of the
4 computers that's already in there to be able to track
5 on a daily basis if necessary, although that's not
6 really administratively or cost feasible, to track
7 what is actually happening and what all the exact
8 acreages are in these districts; and from that we can
9 now begin to build a much better basis for predicting
10 this in future. And aligning it towards these
11 specific communities is exactly what the Department
12 felt we should do.

13 MR. MANNING: Right. They never gave us the
14 opportunity, because every time we tried to go to fix
15 it, they would say yeah, it sounds great. I used to
16 feel great walking out of that meeting, and then a
17 couple weeks later I was broke again.

18 MR. JONES: It is difficult dealing under these
19 circumstances.

20 MR. MANNING: But all I'm saying is let's be up
21 front with them. I'd really like some day to be able
22 to do business with those people from a gentlemanly,
23 womanly perspective. So if we could be honest with
24 them and tell them what is in our mind set or what our
25 philosophy and policy is, it should be easy. We're

1 trying to fix it. They want us to fix it. This is a
2 good at least beginning to fix it, and so, I mean, I
3 defer to the rest of the board, but if we can put some
4 kind of language in there based on what was put on the
5 record, I don't see a problem.

6 THE CHAIRMAN: Commissioner Albion.

7 MR. JONES: I think it's very significant, and
8 Matt pointed it out, at least partially that what
9 we're looking at here is a new type of overlay for an
10 additional ten years period of time with less
11 allocation of acreage for development than already
12 existed in the existing overlay. Now, if that doesn't
13 satisfy them, I swear I don't know what will.

14 MR. MANNING: I don't know what will either.

15 Paul.

16 MR. O'CONNOR: I think it would be important,
17 especially in the area that Matt talked about, that we
18 put DCA on notice that we do have a problem in that
19 area; and it's something that we are going to be
20 needing to work on as time goes on here.

21 I agree with Matt. We had some lofty goals as we
22 went through our methodology with this; and one of the
23 things that we're doing a little bit different than we
24 have done in the past is we are putting a 25 percent
25 buffer on the population growth, but we're only

1 putting that on the incremental population from
2 today's population to the projected population. And
3 it's an issue we went around and around with through
4 the negotiations with DCA, and I think it's going to
5 go a long way to having them shed a good light on this
6 amendment.

7 We could push that number up a little bit, the
8 twenty-five, twenty-six, twenty-seven. I mean, it
9 really wouldn't make that big of a difference; but
10 there is a pretty substantial difference between the
11 allocation in the Estero/San Carlos community and the
12 approvals that are out there with the DRI's and I
13 don't think we could really make that up and stay with
14 a decent percentage on that buffer.

15 Now, we have an opportunity to look to the Lehigh
16 Acres area for a possible transfer by reducing some of
17 the development there because we think we put in some
18 numbers that are higher than, for instance, the
19 commercial land use study was indicating; and I think
20 those are the numbers we really should be using for
21 that. So there may be a possibility to move some of
22 this stuff around.

23 And I'm a hundred percent in agreement. We need
24 to be up front with that with the Department; and I
25 think we need to earmark this and say this is a

1 problem area, this is an area we will be working on,
2 and when we adopt, you're going to see a different
3 number here.

4 MR. MANNING: Thanks.

5 THE CHAIRMAN: Commissioner Albion.

6 MR. ALBION: I hope it doesn't get lost.

7 Neale, you brought up about still that possible
8 transfer that would make equitable the southeastern
9 portion of Bonita.

10 MR. O'CONNOR: We had that discussion at the LPA
11 meeting on the 27th, and staff does not have a problem
12 with that. We will rearrange the map.

13 We didn't have the ability to have the meeting on
14 the 27th with the LPA and get your packets out on the
15 29th with any of the changes in it other than a real
16 quick overview of what happened.

17 Staff doesn't object to that and we will make
18 that change. We have ten working days to transmit
19 this after your motion, and we'll take that time to do
20 that.

21 THE CHAIRMAN: Change it before it goes up to
22 Tallahassee?

23 MR. O'CONNOR: That's correct.

24 MR. ALBION: I assume therefore it seems we're in
25 a position at this point to make a motion and get

1 moving on this thing. I assume the appropriate motion
2 would be to transmit the LPA recommendation and also
3 add language or process, take your pick, to make sure
4 that it's known up front about what these concerns
5 specifically are to put DCA also on informative
6 notice - how's that to be nice - about those concerns
7 in the process.

8 MR. O'CONNOR: Okay.

9 THE CHAIRMAN: Motion by Commissioner Albion.

10 MR. MANNING: Second.

11 THE CHAIRMAN: Second by Commissioner Manning.

12 Discussion?

13 MR. JUDAH: Yes, Mr. Chairman. I need a
14 clarification here.

15 There's some discussion about, if I understand
16 correctly, increasing the allocation in the wetland
17 areas. Is that supported by staff and does this
18 motion incorporate that revision?

19 MR. O'CONNOR: There was some discussion on that.
20 The allocations we have in the wetland areas are
21 current wetland properties that have uses on them and
22 they show up in our existing land use data base. We
23 did not allocate additional acres in the wetland
24 areas. It was an issue that was discussed at the LPA,
25 but we decided not to do that.

1 MR. JUDAH: It's not a part of the motion?

2 MR. O'CONNOR: It's not part of the motion.

3 And with the board's indulgence I would just like
4 to commend a particular member of my staff, Rick
5 Burris, who -- he poured his heart into this
6 amendment, and I just thought he should be recognized.

7 ~~THE CHAIRMAN:~~ Is Rick here?

8 MR. O'CONNOR: Rick cannot be here today.

9 MR. JUDAH: The areas that Neale Montgomery
10 brought up, I think you touched on, I need a
11 clarification on those specific issues.

12 MR. O'CONNOR: Okay. If you look at the map, you
13 will see it's -- basically it's the three sections in
14 the very southeastern portion of Lee County; and on
15 this particular map they are shown in the southeast
16 Lee County planning community and the request is to
17 move that to the Bonita Springs planning community.

18 The LPA's recommendation is to do that; and in
19 association with that, there were some rural acres
20 that were allocated in the southeast planning
21 committee which should also then be moved over to the
22 Bonita Springs planning community.

23 MR. JUDAH: Why?

24 MR. O'CONNOR: There's no other rural land.

25 There are no other rural lands in that southeast

1 community. It's either all density
2 reduction/groundwater resource.

3 MR. JUDAH: You mean in that area? That's
4 because you have got the land use classification
5 changed to rural.

6 MR. O'CONNOR: That's correct.

7 MR. JONES: Commissioner, the 75 acres for rural
8 was not in there before. That is a proposed addition
9 under the new --

10 MR. JUDAH: What I thought was the three sections
11 or so that were reclassified from groundwater density
12 reduction to rural, is that not what you're referring
13 to?

14 MR. JONES: That's what we're referring to. What
15 I'm referring to in terms of the 75 or 78 acres of
16 allocation, there was no allocation for rural in the
17 2010 overlay before in this area.

18 The staff proposed as a part of this new
19 community plan to allocate 78 acres actually in effect
20 for these three sections, a total of 78 acres,
21 since -- and that was when these three sections were
22 going to be in the southeast district. Because
23 there's no other rural, that 78 acres would only be
24 usable in this -- these three sections. Since the LPA
25 recommended moving those three sections into the

1 Bonita Springs district, then the staff and the LPA
2 said that 78 acres needs to go over there.

3 It's generalized for all rural within that
4 district; but that was designed as applicable to these
5 three sections, so it should go over into that
6 district as well. There's no sense leaving a 78-acre
7 rural designation in the southeast quadrant because
8 there is no rural there.

9 MR. ALBION: It becomes more an infill situation
10 for Bonita.

11 MR. JONES: Correct.

12 MR. ALBION: Keeps the integrity of the remainder
13 property surrounding it.

14 MR. JUDAH: Fine for transmittal purposes.

15 THE CHAIRMAN: Okay. Further discussion?
16 Objection?

17 Motion passes unanimously.

18 That's Item 10.
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THE CHAIRMAN: We're convening the LPA.

For people that speak other than board members, try to speak a little bit louder and clearer, no reference to Matt Uhle, of course.

MR. INGE: Or me.

THE CHAIRMAN: Okay. We are switching the agenda, as I stated at the beginning of the hearing. We are going to discuss Item 6 next, which pertains to the 2010 overlay. This isn't a formal continuation from last month, but the topics that were discussed, Matt, last month are now to be reevaluated.

Paul, why don't you start off the discussion?

MR. O'CONNOR: Why don't we begin with taking a look at the colored map that was just handed to you.

This is staff's attempt at narrowing down the number of districts for the overlay. This particular map proposes 20 districts for the overlay and the districts are built around what we feel are the communities here in Lee County.

It's a new geography. When we did it, we looked at census geography; we looked at other geographies as when we did this. Of course, none of the lines ever match up perfectly the way you would like them to, so rather than be tied by that, this attempt is an attempt to look at communities and establish 20

1 districts for the overlay which would be community
2 based districts.

3 THE CHAIRMAN: Paul, do they conform to, for
4 example, impact fee districts or your traffic analysis
5 zones, stuff like that?

6 MR. O'CONNOR: Let me have Rick Burris answer
7 that question.

8 THE CHAIRMAN: Good morning, Rick.

9 MR. BURRIS: For the record, Rick Burris for the
10 division of planning.

11 When we were designing these districts, like Paul
12 mentioned, we tried to follow census geography. We
13 brought out the TAZ maps, we brought out -- we have
14 broken down to census block level. Looking at all the
15 different geography, there were problems with each and
16 every one of them. Census block geography is going to
17 change in the next few years. I was informed that
18 just because you have a block group one year doesn't
19 mean you will have the same block, the same census of
20 it going down to the actual block level. You lose too
21 much data to really make it worth while to use the
22 blocks. So we were trying to stay with block groups.

23 The census tract was probably the most feasible
24 one, not expecting a change in there; but when you
25 looked to the census tracts, they would divide up

1 communities. Buckingham was split into four or five
2 tracts; but those tracts also included major areas of
3 Lehigh Acres, the Fort Myers Shores area and Fort
4 Myers, so there was just no one geography that we
5 wanted to use to create these communities.

6 We also brought in as far as doing the
7 allocations for land use districts, again following
8 land use lines to some degree, and that was feasible,
9 so basically, to sum it all up, this map is as a
10 result of following many different types of geography,
11 yet trying to keep in mind how we would best create
12 data and use the data for projections.

13 THE CHAIRMAN: A question. The Buckingham area
14 is white. What's going on there? Or is that -- or
15 that is the color. Okay, the Buckingham is a
16 separate --

17 MR. BURRIS: Yes.

18 THE CHAIRMAN: I was looking. What happened?

19 All right, Rick, you got me there.

20 And before getting into the numbers, the light or
21 cobalt blue north Lee County Zemel property, that's --
22 you're having that as a separate community?

23 MR. UHLE: The Russell Schropp community.

24 MR. BURRIS: That one also includes the Burnt
25 Store Marina. I thought expanding the North Fort

1 Myers district all the way over to Burnt Store would
2 be -- would make that not really -- it's not the same
3 community.

4 We tried to break out the cities, follow city
5 district lines. That's why you see the Cape Coral
6 district has green in the middle of it. Those are
7 actually the unincorporated areas.

8 There's also some possibility of moving some
9 lines drawn on the Fort Myers one to follow. There's
10 a census line that goes west of the interstate that is
11 in more - I'm not sure of the name - sort of the Morse
12 Shores areas out there; and since that may never
13 actually be annexed into the city, it makes sense to
14 follow the city limit line over there, to more closely
15 follow the census geography on that.

16 THE CHAIRMAN: So the record will reflect that
17 the area I pointed out will be named Schroppville?

18 MR. UHLE: I have got a question.

19 THE CHAIRMAN: Matt, fire away.

20 MR. UHLE: I'm impressed by the map. You have
21 done a good job here of identifying communities.

22 I guess the one that looks somewhat more
23 questionable to me than any of the others would be the
24 area that's kind of light green. It appears to have
25 some of Estero in it and some of it isn't.

1 Can you describe the rationale for the boundaries
2 of that one?

3 MR. BURRIS: Basically, that one was one where I
4 tried to follow census geography a little bit more. I
5 wanted to include the urban areas in that part of the
6 county, so it included the university and a little bit
7 of the land is kind of like -- instead of just
8 following the exact land use line for the university
9 area, I just went straight north from its eastern
10 boundary. It also included the area along Corkscrew
11 Road, those developments out there. Then I did drop
12 down to census geography and actually split parcels;
13 and we found when doing the inventory when you have
14 parcels divided into two different districts, it's a
15 real headache for keeping track of what's going on, so
16 I went ahead and figured that we couldn't really
17 follow the census geography there and just brought it
18 down to an area south of Corkscrew Road on the east
19 side of 41 that seemed to have a difference in the
20 community makeup.

21 And then on the west side of 41 I followed the
22 census geography, which went down the Estero River.

23 And as far as going north, I obviously included
24 San Carlos Park and went ahead and included Island
25 Park and just kind of a -- that area where between the

1 blue and the green there's a -- I'm pretty sure
2 there's a census line that goes through there; and
3 that's why the north boundary of that green area is
4 all the way up there.

5 In actuality, some of these census lines I tried
6 to follow; and that's one of the reasons why I stopped
7 following them totally, because they don't follow
8 community boundaries at all.

9 THE CHAIRMAN: So, Rick, I see you rejected my
10 suggestion about having a district on the north side
11 of the river and a district on the south side of the
12 river. I tried.

13 What do you all think? We have 20. When you
14 really look at it, when you break out Boca Grande and
15 Sanibel and then the other barrier islands, you are
16 really looking at 17 effective planning districts,
17 actually 16 if you're eliminating most of the DRGR,
18 that brown stuff, in terms of quantities, to know
19 where the actual lines are.

20 MR. SPIKOWSKI: I think if you had about five
21 more districts you could make reasonable distinctions;
22 but for picking 20, I think this is good.

23 THE CHAIRMAN: What do you think, Ron?

24 MR. INGE: I think I like it. I'm curious about
25 the one that wraps around Buckingham.

1 MR. BURRIS: That one? Originally there were 19
2 districts; but we met with some of the people in
3 Buckingham and they wanted to maintain -- they thought
4 it would be a great idea if they could be their own
5 community, so I cut Buckingham out of that one,
6 created the Buckingham one.

7 That's why I was saying you may want to go ahead
8 and go a little bit west of the interstate, because
9 that does look kind of odd; or we could even include
10 that portion that comes down that runs between the
11 interstate and Buckingham in the Buckingham district.

12 MR. INGE: It's kind of like an isolated finger.

13 MR. UHLE: To the extent that there's property on
14 the west side of the interstate that's not being
15 annexed, I would agree that the district would look
16 more reasonable if you included it.

17 MS. DAY: To extend that khaki color? That's
18 what you're talking about?

19 MR. DURLING: To I-75.

20 MR. O'CONNOR: One of the reasons behind that, I
21 believe, is that's an urban versus nonurban line
22 there, the interstate categories, and there is some
23 central urban on the east side of I-75 along there.

24 MS. DAY: So between the khaki and the white,
25 that's an urban/nonurban line?

1 MR. O'CONNOR: I believe it is.

2 MR. BURRIS: Yes.

3 MR. UHLE: Basically, the Buckingham rural
4 reserve, I can understand the boundaries of that. I
5 can understand that. But the finger of khaki there
6 looks kind of bizarre, so I'm suggesting if you just
7 made it bigger by including some property to the west
8 of the interstate that's not actually in the city,
9 that might make it look --

10 MR. O'CONNOR: And there is property to the west
11 of the interstate that is not currently incorporated;
12 and, as Rick mentioned, like in the Morse Shores area,
13 I don't think that there's a strong sentiment that
14 those people want to become part of the city, but it's
15 kind of a crap shoot on that side of I-75 as to, you
16 know, we can establish that line, but it may certainly
17 start eroding if the city starts annexing in that
18 area.

19 We're following I-75, following what used to be
20 our urban reserve area in that part of town; but I
21 think we can look at moving that line a little bit to
22 the east over there, because I think there's probably
23 more of a connection with the Fort Myers Shores/Tice
24 area than there really is with the Fort Myers Shores
25 and the City of Fort Myers itself.

1 And, Matt, regarding the area you talked about in
2 the green, I admit, it does look like kind of an odd
3 shape and it probably isn't what we think is the
4 community there. There might be the possibility of --
5 I think the reason to go up to the Estero River is the
6 new rezoning cases that have happened south of the
7 river seem to access from 41 but more from the Bonita
8 side of 41; and I think the green line then on the
9 east side of 41 is going where the high school is, and
10 I think that is kind of going to be a little bit of a
11 demarcation line. But I agree that I don't think we
12 think the people living in the extreme eastern portion
13 of that particular area would really equate themselves
14 with the university, let's say.

15 MR. UHLE: We've got some industrial property
16 there. You have got San Carlos Park, you have got
17 commercial down 41, we've got the university. Those
18 are all largely different areas. I can appreciate the
19 problem.

20 THE CHAIRMAN: At the same time, the south
21 central area of Lee County, it looks reasonable.
22 Actually, not to get --

23 MR. UHLE: I couldn't make up a name for that
24 one.

25 MR. O'CONNOR: The heartland.

1 THE CHAIRMAN: One thing I like about this is you
2 did further segment these based on the coastal high
3 hazard. Glad to see you got away from that concept.
4 I think it's a real good job, myself.

5 Bill?

6 MR. SPIKOWSKI: I think it's a good job, too.

7 MR. O'CONNOR: It's certainly open to tweaking as
8 we continue on through this process here, but I think
9 what I'm hearing is that we've got a pretty good
10 foundation to start.

11 THE CHAIRMAN: Yes. So again you're looking for
12 some type of sign off. You're definitely heading in
13 the right direction. I wouldn't want to see anything
14 more than 20.

15 MR. O'CONNOR: And I guess -- I think that
16 planning staff is of the belief that, I mean, we are
17 moving to address the concerns that were raised by the
18 department; and they had a strong issue on we want to
19 see it community based. And we truly believe that
20 this is a good attempt at doing that, and hopefully we
21 can get the department to agree with that.

22 MR. UHLE: One suggestion. The airport field,
23 the gray area, would it be possible to extend that to
24 the west to include all that industrial development
25 property? It seems to relate really more to the

1 airport than --

2 MR. O'CONNOR: The sections north of Alico Road
3 between 41 and I-75?

4 MR. UHLE: We know the airport vetoes any
5 proposed expansion. Why not recognize that they
6 obviously own that property?

7 MR. O'CONNOR: That might be a good suggestion.
8 It's going to create another finger, but I think that
9 there's a reason behind that and therefore it's not
10 necessarily a bad idea.

11 THE CHAIRMAN: You're looking at picking up two
12 and a half sections, three sections, something like
13 that?

14 MS. DAY: Where that industrial thing is.

15 MR. O'CONNOR: We'll probably draw the line
16 between the industrial and the urban community there.

17 THE CHAIRMAN: And my comments, Spikowskiville is
18 great, Lehigh Acres.

19 MR. JONES: Mr. Chairman, since we're on a
20 lighter note, I just thought I would be the first one
21 to predict that when this comes in front of the
22 public, there will be such an amount of screaming and
23 gnashing and pulling of hair and raising of Cain about
24 where these lines are drawn that you won't even
25 believe it. And don't expect it to look like it looks

1 right now by the time it gets through the Board of
2 County Commissioners, because many people in these
3 communities are going to go berserk about where you
4 have drawn their lines and they are going to say
5 that's not my community or this one is. So I just
6 thought you would be interested in knowing that that's
7 the future of this map.

8 MS. DAY: We don't have to sit there for that.

9 THE CHAIRMAN: Then they can call it the Tim
10 Jones map.

11 MR. UHLE: We're going to have contests with all
12 these things.

13 THE CHAIRMAN: Tim has got a good point. I think
14 there definitely should be some spin put on this with
15 regard to the name and the presentation of this,
16 because again we all know what the overlay is about.
17 This is not -- this in my mind's eye doesn't have any
18 implication whatsoever to the people in Estero,
19 because I was thinking these Estero people are going
20 to be ticked off if they are linked with Bonita. It's
21 not the intent.

22 MR. UHLE: What are the boundaries of the Estero
23 Fire District?

24 THE CHAIRMAN: Okay, so -- we're not going to
25 take a vote on this. I think there's a consensus that

1 we like no more than 20 districts, they are not based
2 upon the coastal high hazard zone, and keep on
3 tweaking it, I guess.

4 Is that all right?

5 Okay. And we'll call this the Tim Jones overlay.

6 Population projections. A different bird with a
7 different color.

8 MR. O'CONNOR: We have a graph before you. The
9 solid line with the dark triangles is the actual
10 population numbers, and then there's the BEBR
11 projections. Mid-range projections are in the square,
12 darker square; the EAR projections are in the
13 triangle; and the old Lee Plan projections that were
14 used to create the 2010 overlay are shown with the
15 X's.

16 MR. UHLE: And these are part of the results?

17 MR. O'CONNOR: Yes.

18 THE CHAIRMAN: Paul, make a presentation.

19 MR. UHLE: Do you have this broken out by
20 incorporated, unincorporated areas?

21 MR. BURRIS: I do have some figures. The problem
22 with doing it for the 20, for the graph showing
23 unincorporated and incorporated areas, is when we did
24 the projections for the EAR in the original 2010, we
25 didn't have the unincorporated population figures for

1 the five-year increments that are shown on this graph.
2 That's why that graph only has the total county
3 permanent population.

4 The table that was handed out along with it in
5 small print shows the actual historical population in
6 the county. The unincorporated population for those
7 years and the city population is combined, along with
8 the 2010 population projections that started back in
9 1985, the EAR population projections starting in 1995,
10 and then the BEBR population projections. Since we
11 have already passed '95, they don't begin until the
12 year 2000.

13 Of course, when I presented it, I cut off the one
14 section that showed the city's population.

15 If you showed the 2020 projected populations for
16 the incorporated and unincorporated areas, the
17 projection for the BEBR for the unincorporated
18 seasonal population, switched over to seasonal in the
19 chart, was 309,161 versus the seasonal population
20 projection for the unincorporated area in the EAR
21 would be 313,940.

22 MS. DAY: What year is that for?

23 MR. BURRIS: That's for the year 2020.

24 I'm sorry. That does not sound right.

25 Actually, I don't have them in front of me, the

1 projections for the unincorporated versus incorporated
2 for 2020.

3 THE CHAIRMAN: Paul, based upon last month's LPA
4 hearing, the key issue was, one, which projections are
5 we going to be using with regard to 2010 overlay and
6 then, two, what are the land use inventory
7 ramifications between the two projection figures or
8 sets of figures. Do you have that information? Are
9 we prepared to discuss that now?

10 MR. O'CONNOR: Yes. The last handout that you
11 have, which is probably incorrectly titled Vacant Land
12 Inventory -- we put these together in kind of a hurry.

13 I guess the questions -- I mean some of the
14 questions were do we go out to 2020, and I think I see
15 a consensus on that. So now the question is well,
16 which population projection do we use; and if we look
17 to the chart here, I think that it becomes fairly
18 obvious that the EAR projections are out of sync with
19 what is the reality here in population growth. And it
20 would appear in looking at the chart, and we haven't
21 done a thorough analysis of this, but it would appear
22 that the BEBR mid-range projection is probably more of
23 a real world projection; and as a planner I feel
24 compelled to use the best data that's available to me
25 and it's our opinion at this point in time that the

1 BEBR mid-range is the proper data to use for our
2 planning purposes.

3 I think you can see one of the issues that we
4 need to keep an eye on here is when we did our last
5 MPO evaluation for the 2020 needs and financially
6 feasible and whatnot, we were using the EAR triangle
7 figure for the year 2020 and then permanent population
8 here. We're looking at almost 200,000 people
9 difference on those two numbers. And by inflating
10 that number and using the higher number, obviously
11 it's going to have some pretty serious implications as
12 to what kind of road improvements are necessary and
13 when they kick in, which is going to have a direct
14 effect on our ability to do those improvements and get
15 the infrastructure dollars needed to do that. A
16 \$200,000 difference -- or a 200,000 person difference
17 in that planning effort is going to make a
18 considerable difference in what comes out of the
19 modeling.

20 THE CHAIRMAN: Permanent.

21 MR. O'CONNOR: Well, I mean the permanent
22 population is going to be the base for this and then
23 we're going to add on what needs to be added on; but
24 this is the beginning line that we take and look at
25 here. And as we look at a county control number, you

1 know, that's the beginning of our efforts on that; and
2 it's quite a difference, as this graph is showing.

3 Now, like I said, we haven't done a very thorough
4 analysis and we can put all kinds of different
5 statistical formulas and run through all those things
6 and look at which fit the best curve and things like
7 that. We really haven't done that.

8 THE CHAIRMAN: How about my question with regard
9 to the implications for the land use map, 2020
10 allocations? I mean clearly if we use -- I mean --
11 let me back off.

12 Seems to me that EAR and the comprehensive plan
13 were based on the higher numbers, so that has the
14 official stamp of approval. This shows that they are
15 way too high. We have a land use map based upon the
16 higher numbers. If we go with the BEBR numbers, does
17 that mean we have to start scaling back on land uses
18 or -- and what are the implications of that?

19 MR. O'CONNOR: That's the number one issue, is by
20 keeping the overlay at this point in time we don't
21 need to look at scaling back the map is the approach I
22 think that I would take as we go through this process.

23 Let's look at this other chart; and, Rick, why
24 don't you walk them through what the columns are here.

25 THE CHAIRMAN: Paul, just for clarification, when

1 you say keeping the overlay, you mean staying with the
2 2010 overlay, not the 2020 overlay?

3 MR. O'CONNOR: Well, I guess what I'm saying is
4 creating the new 2010 overlay.

5 THE CHAIRMAN: I just wanted to ask.

6 MR. BURRIS: First column is the future land use
7 category. The following column would be the total
8 acres of each land use category shown on the map.
9 These are for the unincorporated areas of the county.
10 This doesn't include the land use within the
11 municipalities.

12 Second column would be the original column for
13 residential uses in the 2010 overlay. We focused
14 basically on the residential for right now and then I
15 did a breakdown of the percentage, how much of that
16 total acreage in the county is now being allocated for
17 residential uses.

18 The fourth numeric column over would be the
19 actual total of residential uses within each of those
20 categories.

21 You will find at the very bottom row that there's
22 a MLUC, which is a mixed use category. When we
23 originally did the inventory, we weren't required to
24 do all the uses by land use category, only the
25 residential uses. When I was trying to calculate the

1 number of acres of each use for this exercise, using
2 the residential data base that we have, a lot of them
3 fall into that mixed land use category because there's
4 either wetlands on the property or a line -- sometimes
5 it's just because the line is over a couple feet on
6 the GDS system that it comes up with a mixed land use
7 category.

8 We have gone in, started out with approximately
9 20,000 vacant acres in the mixed land use category;
10 and over the past two days we have cut that in half by
11 figuring out what they were assessed on.

12 MS. DAY: The residential inventory is as of --

13 MR. BURRIS: These acres are as of -- I think I
14 printed it out Saturday afternoon.

15 MS. DAY: So it's pretty up to date.

16 MR. BURRIS: Then we move on to the next column,
17 which is titled residential allocation use. That's
18 just a basic percentage of how much of the allocation
19 is currently being used.

20 Once again, some of these numbers may go up once
21 we finalize getting rid of the mixed land use
22 category; but it won't be that significant.

23 And then on that column there's some interesting
24 figures showing very few of them exceed the 50 percent
25 mark of the allocation that's actually being used.

1 Then we have the remaining allocation, which is
2 simply obviously the allocation less the stuff that's
3 existing, the uses existing.

4 Finally, on the very final column is our totaling
5 of the vacant acres left by land use category; and
6 those vacant acres do not include the AG acres. Most
7 times AG acres are turned into different uses,
8 obviously.

9 Then we have percentages. The second to last
10 column is actually the percentage of vacant acres
11 which if -- you take out the remaining allocation and
12 divide that by the total vacant acres, so it gives you
13 the percentage of the vacant acres which are allocated
14 for residential uses; and in some instances such as
15 intensive development you have more acres allocated
16 for residential units or residential uses than
17 actually exists, so there are some areas that the
18 allocations are wrong because we have over allocated
19 residential for that category.

20 THE CHAIRMAN: And I take it where you have the
21 pound divided by back slash those are just formulas
22 printed out because the percentage was too small?

23 MR. BURRIS: No. Actually, that means -- the
24 pounds, that one, when you divide the residential
25 inventory to get the percentage used for, for example,

1 industrial development, there is no residential
2 allocation, so you get a dividing by a zero area.

3 THE CHAIRMAN: Just strictly formula?

4 MR. O'CONNOR: Yes.

5 I know it's going to take a minute to really
6 absorb what some of these numbers mean; but I think
7 one of the important columns to look at is the
8 residential allocation used. As Rick mentioned, most
9 of the districts are below half. The worst case one
10 is the central urban, which is at 67 percent, which
11 means there's still a good 30 percent of growth within
12 that countywide land use category to occur; and some
13 of them have considerably higher, where you have got
14 only a third of it used, which means there's
15 two-thirds under that allocation that can still happen
16 in the land use category.

17 So I think one thing that this is showing is that
18 on a categorywide -- countywide basis, the existing
19 2010 numbers are allowing for considerable additional
20 growth to happen in each land use category; and I
21 think that's an important result of studying the
22 numbers on this sheet.

23 One of the other things that we looked at, and we
24 don't have anything printed out on it here, but if we
25 go back to the population graph and we go back to the

1 BEBR mid-range numbers, if we use that, and we have
2 only done some preliminary looks at this, but what we
3 find is that if we go out to the year 2020 and we use
4 net acreage as opposed to gross acreage, that we find
5 that if we were to use a 2020 allocation in a net
6 acreage figure, that we would come somewhat below what
7 the current gross acreage figure is under the 2010
8 overlay.

9 THE CHAIRMAN: So what --

10 MR. UHLE: Can you explain what you mean?

11 THE CHAIRMAN: For the record, how do you come up
12 with that?

13 MR. O'CONNOR: What we have here is the Lee Plan
14 defines density as a gross acreage figure. If you
15 come in with a hundred-acre piece of property and
16 you're proposing a residential development on it, we
17 would look at -- assuming it's a hundred acres of
18 upland, and we would look at what the maximum density
19 in the category is, and that would determine what your
20 maximum density on your property is.

21 Now, if in that 100-acre subdivision you elect to
22 put a nine-hole golf course as part of that
23 development, as we take our inventory of that
24 property -- and let's assume now that you built it,
25 you developed it and all the houses are there. As we

1 look at the inventory, the inventory is a parcel-based
2 inventory, so as we look at the individual single
3 family or multi-family properties that were created
4 around this golf course, around this roadway network,
5 we're only counting the land area of the lots, and
6 that's the way our inventory is based, because it's
7 based on the property appraiser's geographic
8 information system, and they don't add in a part of
9 the golf course and we don't add in a part of the road
10 as we look at these acreage numbers.

11 So we have what might be perceived initially as
12 an inconsistency, where we calculate density on a
13 gross acreage but we're looking at perhaps using a net
14 acreage figure for the overlay; but I personally don't
15 see it as an inconsistency. It's more or less a fact
16 of life. As we look at the golf course, we're going
17 to look at that as being a recreational use in our
18 inventory; and I think that's the proper way to count
19 that golf course.

20 So what we've got, then, is initially I believe
21 that the year 2010 overlay was looked at as a gross
22 acreage type figure. I don't think it ever in the
23 methodology came right out and said that, but I think
24 that projection -- thought it was based on a gross
25 acreage figure. And what we found through time is we

1 see that that allocation on a gross acreage figure is
2 definitely low, because if we look at it on -- if we
3 were to take our net numbers and somehow devise
4 formulas to bring them on up to go back to a gross
5 figure, I think we would find that we've hit our limit
6 at 2010 and we're going to hit it in the year 2003 or
7 something like that on a countywide land use basis
8 here.

9 So what we're looking at at this time is if we
10 still keep the Lee Plan density the way it is as a
11 gross calculation, that's fine; but if we look at
12 changing the 2010 allocation to deal with net acres,
13 because that's the way the data base can count it and
14 that's the way that we're really forced into doing it,
15 that the gross acreage figure from the year 2010
16 equates pretty much to the lower population projection
17 net acreage figure.

18 So we're looking at a considerable decrease in
19 the year 2010 at what is being allocated for any of
20 the uses governed by the overlay; but because that
21 number is an actual net figure and it only includes
22 the parcel within the property line, it's really a
23 much bigger number than it seems. It does reduce the
24 number technically; but because we're measuring a
25 different area, it really can afford more growth than

1 the gross number could have.

2 So I guess what I'm saying is on the surface here
3 this looks like this may be a horrible thing because
4 what we'll be using is the same acreage allocations
5 that we have currently in place for 2010, we'll
6 basically be using about those same gross allocation
7 figures for the year 2020, but the difference being we
8 were measuring the entire parcels with all the
9 additional uses that are associated with it and on the
10 other hand we're measuring just the lot itself as a
11 residential use.

12 THE CHAIRMAN: And, for the record, based upon
13 our conversations, when you say net, you are netting
14 out recreational use. You used the golf courses as an
15 an example, infrastructure, roadway, surface water.
16 You're also netting out wetlands, conservation.

17 MR. O'CONNOR: And the wetlands would already be
18 included as wetland category, hopefully.

19 THE CHAIRMAN: Any other land use patterns that
20 you will be netting without the gross development?

21 MR. O'CONNOR: It would take out lakes that were
22 developed on the property.

23 THE CHAIRMAN: Anything else? I just want the
24 record to be very clear on this.

25 MR. BURRIS: Depending on the open space, the

1 size of the open space. If it's a large, separate
2 parcel, that will be taken out of the figure.

3 Basically it comes out to if when you have your
4 assigned strap numbers, parcel numbers, if the parcel
5 has a residential unit on it, then it will be
6 considered as a residential use. If it doesn't, it
7 would go into a different public category.

8 Also, ones -- if you have -- in areas where you
9 have larger tracts of lands out in the rural areas
10 where you may have a 20-acre tract of land, that gets
11 taken out further as a mixed use because the 20 acres
12 isn't totally residential.

13 THE CHAIRMAN: The net allocation is an important
14 issue. Is this something that's going to be
15 explicitly spelled out in methodology discussions or
16 correspondence to the state?

17 MR. O'CONNOR: I think it needs to be.

18 THE CHAIRMAN: To be clear on it.

19 MR. O'CONNOR: I guess what I'm saying is it
20 looks scary when you first look at it.

21 THE CHAIRMAN: Looks very scary.

22 MR. O'CONNOR: And, Matt, we had you in mind when
23 we were looking at these numbers at six o'clock the
24 other night.

25 But I think we need to investigate it a little

1 bit further. We really have not had a chance to
2 thoroughly look at this. Like Rick mentioned earlier,
3 we have got this mixed land use category in the data
4 base to deal with and see what implications it has.
5 But I guess part of the thinking that we're looking at
6 now is we could make an attempt to go back to a gross
7 figure; and if we do that, it's -- again, it's kind of
8 like what we talked about earlier as far as
9 residential units versus residential acreage. It's
10 kind of like an extra step that you take that really
11 only hurts your data source and makes it more
12 susceptible to having some kind of a mistake show up.

13 We could look at different areas of the county
14 and we could probably come up with a multiplier that
15 would say if the net acreage is X, if you multiply
16 that by one point whatever, a ten percent increase, a
17 15 percent increase, whatever the number, then you
18 come up with an artificial, well, this what is we
19 think the gross acreage figure would be, utilizing our
20 formula, and then stick to the gross acreage figure
21 for the overlay allocation.

22 It's an option that we could look at further if
23 that's your will; but it's kind of like another one of
24 these extra steps that really adds uncertainty to the
25 process.

1 I think we would still like to try and frame how
2 we put this together to really look towards the square
3 footage and the unit count numbers, which really kind
4 of make the acreage number go away completely, and
5 then we're looking at, okay, here's projected
6 population, here's the number of units, we're really
7 allocating units throughout these 20 areas within the
8 county, we're taking a look at it every five years to
9 make sure that we've done a good job.

10 That was one of the aspects that was originally
11 put into the overlay, which is really falling behind;
12 but we're at a point now where we've got the
13 inventory, we maintain the inventory by certificates
14 of occupancy that are happening in the county, we do
15 that on a weekly basis, and we can actually track what
16 is happening.

17 If we lower the number of districts from the
18 horrible number of 115 down to a more manageable
19 number of 20, I think we can certainly see where we're
20 going askew on our five-year reevaluations of these
21 things; and for the time that we need to keep the
22 overlay in place, we can keep our future land use map
23 and we can have the device that satisfies the
24 department's concerns on the overallocation issue and
25 we can monitor it and track it a lot better than we

1 have ever had the ability to before and we can see
2 problems long before they become a problem and
3 actually turn the Roberts overlay into more of the
4 planning tool that he envisioned it to be as opposed
5 to this regulatory thing that is supposed to make
6 things happen on the ground that it really doesn't do
7 and shouldn't do in my opinion.

8 MR. UHLE: I have got three concerns at this
9 point.

10 One of them obviously is I can't see in front of
11 me the difference between gross and net and how that
12 works out in the long run. That obviously is not a
13 reason not to continue exploring it; but in a sense
14 it's hard to know whether you like this concept or not
15 until you have seen the end product.

16 The second concern I have is that while we have
17 got these numbers that address residential
18 allocations, in the long run I don't think residential
19 allocations are the big problems. It's the commercial
20 allocations that are more likely to result in the
21 allocations being exceeded. And we don't have any
22 number here and I don't have any idea what kind of
23 numbers the department is going to approve of on a
24 countywide basis, so that's a major issue that's
25 obviously got to be worked out.

1 But the third thing is that tactically my fear is
2 that this might work fine if -- even if we have the
3 lower numbers, as long as we have got the reduced
4 number of districts. Clearly, these numbers suggest
5 that maybe we would -- these are looking at it
6 countywide. Obviously, we have more districts than
7 just one, but presumably one -- 20 districts is better
8 than 115; but I'm afraid that we would have to go to
9 the department with population figures first and they
10 would buy off on the population figure. Then we come
11 in with the 20 districts and say oh, no, no, 20
12 districts, we have got to break these into more
13 districts, more of them in the high hazard zone, and
14 so on and so on, so we wind up with the lower numbers
15 and a lot more districts and we have wound up totally
16 screwing that up.

17 THE CHAIRMAN: So tactically do you have a
18 recommendation?

19 MR. UHLE: I felt all along that if we're going
20 to go to the lower population number we have to have
21 assurances from the department to buy off on the
22 districts.

23 THE CHAIRMAN: A package deal, in other words?

24 MR. UHLE: Yes.

25 THE CHAIRMAN: A package deal.

1 And I'm going to suggest that we're not -- we
2 shouldn't make any decision now because I, too, was
3 hoping to see the commercial figure.

4 I guess you're still working on that, Rick?

5 MR. BURRIS: Yes.

6 THE CHAIRMAN: So we don't need to make a
7 decision today?

8 MR. O'CONNOR: No. This is for discussion
9 purposes and hopefully for some direction so when we
10 go back across the street, we're moving in the right
11 direction.

12 THE CHAIRMAN: I have to share a procedural
13 concern. Tactics have to be part of it based upon our
14 history with the state. Yeah, commercial is a key
15 issue; and what I would be very much interested to see
16 is some type of matrix, Rick or Paul, that would
17 really show what the land use allocations are
18 vis-a-vis the numbers that we have been using, the EAR
19 approved numbers versus the mid-range BEBR; and maybe
20 that matrix should be -- maybe there would be four
21 elements, again, the two different population levels
22 being one and then the third would be gross and the
23 fourth would be net.

24 I think that would be a meaningful exercise. I
25 don't think that would be too much work because you

1 guys already have your models set up. Is that
2 correct?

3 It would certainly make the decision-making
4 process a lot easier, because I would like to see
5 exactly what the limitations are if we're going to
6 go -- both for commercial and residential.

7 MR. SPIKOWSKI: I'm really not sure they have any
8 more time. With the amendment cycle going on for the
9 next seven weeks, I don't think they can take two or
10 three weeks to play with alternatives. I would like
11 them, too; but when are you going to do all the work?

12 MR. UHLE: What was the time frame on this?
13 Assuming we wanted to go forward, when would we be
14 talking about doing these?

15 MR. O'CONNOR: What we're looking at is a fairly
16 accelerated time frame. As I mentioned before, what
17 we would like to have is two meetings in May and two
18 meetings in June with the LPA. Obviously, it will be
19 the June meetings when we bring in the amendment
20 itself forward; and what we were looking at was a
21 transmittal hearing sometime mid-July by the board.

22 The reason for that schedule is we were
23 originally scheduled to have our EAR addendum-based
24 amendments adopted February 1st. We asked for and
25 received a six-month extension, which brought us to

1 August 1st. But the -- that deadline is not a
2 transmittal deadline; it's an adoption deadline. And
3 it's painfully obvious we're not going to make any
4 adoption deadline by August 1st; but what I had hoped
5 to do in the spirit of showing good faith to the
6 department is if we could have the amendments
7 transmitted to the department by the adoption date,
8 that they would then know that there is a clock that
9 is ticking, there's a certain time for their review.
10 and there's a certain time for our adoption of the
11 amendments; and it would give them a level of
12 confidence that we are moving forward and these
13 amendments will be adopted by a certain date based
14 upon the statutory requirements and the rule
15 requirements of the time review period.

16 MR. UHLE: The EAR addendum doesn't require a
17 2010 overlay amendment, does it?

18 MR. O'CONNOR: No, it doesn't; but we are in our
19 second yearly amendment cycle that's allowed. The
20 first amendment cycle was for the compliance
21 amendments with -- from the Governor and the Cabinet.
22 That counted as one of our two yearly amendment
23 cycles. So I'm at this point compelled to keep this
24 amendment tracking along with the EAR amendments;
25 otherwise, this amendment is going to be pushed all

1 the way until January of next year.

2 THE CHAIRMAN: Do you have time to do the
3 modeling that I suggested or is that too much?

4 MR. BURRIS: We'll attempt it.

5 THE CHAIRMAN: This is a major issue, and I want
6 to see the numbers. I want to feel comfortable with
7 whatever decision I make; and, you know, it's
8 important to see some type of comparative analysis, at
9 least.

10 MR. O'CONNOR: I think by just looking at the
11 population graph here you can get some notion of what
12 that comparative analysis would be. For instance, if
13 you take our last true data line and move it on
14 through time over to the year 2020, you're going to
15 see that where we are today as to where the BEBR
16 number is and where the EAR number is, we're talking
17 basically a hundred percent increase there. That's
18 about the same height up along the graph. So if we
19 were to look at net figures for the BEBR numbers
20 versus the EAR number, we would be looking at twice
21 the net acreage and twice the gross acreage, looking
22 at the difference between today's acreage and what was
23 projected for 2020.

24 And I'm just looking at the chart here and it's
25 going to be -- if the net acreage is a hundred

1 thousand for the BEBR number between where we are
2 today and that, then it's going to be about 200,000
3 for the EAR number.

4 MR. UHLE: Have you decided how you're going to
5 do the commercial/industrial allocations?

6 MR. O'CONNOR: What we're going to do is take our
7 exiting data base, determine what our existing
8 commercial floor area is, and lot areas are the net
9 commercial areas, and then compare that with today's
10 population and then project upon that to the need for
11 the future population, add a safety factor onto that
12 and then use that for the allocations.

13 MR. UHLE: So you're -- that's a methodology
14 that's somewhat different than Roberts used.

15 MR. O'CONNOR: Yes, it is.

16 MR. UHLE: And if Dr. Nelson is right, that could
17 result in a significant decrease in the commercial
18 allocations.

19 MR. O'CONNOR: I wish I could give you an answer
20 to that, Matt, but I really don't know. I don't have
21 a feel for the numbers.

22 MR. UHLE: That's the one that really scares me.

23 MR. O'CONNOR: We could certainly bring the
24 commercial numbers back at our next meeting and have a
25 little bit more discussion. Certainly we'll be

1 working away between that time, but we can bring those
2 kinds of numbers forward. And I don't know if we'll
3 make you more nervous or less nervous at that time.

4 MR. UHLE: My sense at this point is there's
5 certainly enough basis in the data to keep going with
6 this, and it may be that the change to the 20
7 districts will solve the problem, so I think we ought
8 to keep moving forward; but, frankly, it may come up.
9 I'll vote to pull the plug on this if I see something
10 I don't think we can live with; but we're not there in
11 terms of the data, so I can't say one way or the
12 other. I just can say that I'm concerned.

13 THE CHAIRMAN: And what would be extremely useful
14 is that granted you have to start off with the
15 countywide aggregate. We're looking at having another
16 hearing in May, two in June, of which the last hearing
17 in June will be recommending transmittal to the board;
18 is that correct?

19 MR. O'CONNOR: That's correct.

20 THE CHAIRMAN: Then we have two more to really
21 look at the actual allocations on the 20-district
22 basis. So the sooner you can get us that -- because,
23 I mean, that's really the bottom line.

24 It's very hard for me to make sense of the
25 information on a practical level. It would be

1 extremely useful to actually see how the districts
2 start to work out with regard to residential and
3 commercial.

4 MR. O'CONNOR: Now that we have somewhat
5 consensus on what we're going to be using as a
6 geography, I think we can actually -- we can get what
7 the existing uses are under these districts and start
8 bringing that stuff together.

9 MR. UHLE: One thing I would suggest on the
10 commercial allocations, when we were working on this a
11 few years ago, one of the things that I found with the
12 numbers is that when you look at it on a countywide
13 basis as opposed to the unincorporated area - and
14 presumably our final numbers are just going to be the
15 unincorporated areas because that's what DCA wants -
16 what I found with the numbers was that the figures for
17 the unincorporated county were going up on a per
18 capita basis to the year 2020; but that's logical when
19 you think about it, because the unincorporated county
20 is really growing quite rapidly relative to even --
21 even when you consider Cape Coral.

22 Fort Myers is relatively built out, Sanibel is
23 built out, and so on; but what I'm concerned about is
24 that you don't take a number that's frozen in time and
25 project it to 2020 when it may very well be that the

1 county will be urbanizing faster and there will be a
2 disproportionate amount of additional commercial
3 development that will actually take place in the
4 unincorporated county, which seems to me to be likely
5 the case.

6 MR. O'CONNOR: I understand your concern and I
7 agree with it; and I think I might have simplified
8 what our ultimate methodology will be as far as the
9 commercial. We're going to look at it a lot more
10 closely than how I quickly explained it there.

11 MR. BURRIS: Within the commercial data base, to
12 the best that we have been able to with using the
13 property appraiser's data that we have available to
14 us, we have tried to document the year the commercial
15 structure came on line so we can track over time how
16 much commercial has occurred in the county and then
17 compare that with the growth in population so we'll be
18 able to track that.

19 THE CHAIRMAN: I was going to say we have a few
20 people in the audience, but do we have any other
21 comments before we open up the floor on this issue?

22 MR. HAMILTON: The only comment is when are we
23 going to establish the dates for the next meetings.

24 MR. O'CONNOR: That's on our agenda as Item 7.

25 MR. HAMILTON: The reason I ask, I don't know

1 what your structure is for the remainder of the day,
2 but I'm going to have to leave around 1:00.

3 THE CHAIRMAN: Why don't we do this? I have 20
4 after 12:00. I would love to finish this up in the
5 next ten minutes. We need to get public comment.
6 After we do that, we can instruct the staff whatever
7 we feel we need to instruct the staff, probably to
8 continue on the path.

9 Let's pick out a date while Earl is here.

10 MR. O'CONNOR: I made a calendar.

11 THE CHAIRMAN: Can we open up the floor then to
12 any discussion?

13 Sharon?

14 MS. OWENS: Hi. I'm Sharon Jenkins Owens,
15 planner with Wilson Miller here to recommend using the
16 high-range population number for 2020.

17 I know you all have been talking about it all,
18 but there's a lot of concern in the community that
19 there wouldn't be enough flexibility allowed by using
20 the smaller number.

21 What we're talking about is the current plan
22 calls for 662,300 people; and if we went with the
23 mid-range number for 2020, that's 602,000 people.
24 That's a difference of 60,300 people.

25 We feel that the rate of flexibility will also

1 allow for a more successful and easier to implement
2 plan.

3 So as you all are aware, dealing with large,
4 vested, platted areas has been difficult, absorbs a
5 great deal of population projects and doesn't
6 necessarily reflect the total direction of where all
7 the future growth is going to go; and we feel that the
8 higher population figure would actually help with that
9 issue.

10 The point of the overlay is to look into the
11 future to assess infrastructure and population needs.
12 Using the higher number would provide a greater
13 ability to see long term and to plan for future
14 growth; and, frankly, I'm also concerned that once we
15 agree to use the mid-range numbers, DCA will never
16 back down to using high-range numbers again.

17 So it's a commitment. Once you make the
18 determination to go with mid-range, that's it. I
19 don't think it's going to change.

20 THE CHAIRMAN: So, Sharon, your recommendation is
21 to stay with the EAR numbers?

22 MS. OWENS: Correct. Thank you very much.

23 THE CHAIRMAN: Thank you.

24 Any other comments from the floor?

25 Okay, let's take it back to the board.

1 Staff wants comment, direction.

2 MR. O'CONNOR: I think I have received sufficient
3 direction from the discussion I have heard.

4 THE CHAIRMAN: And, again, it would be very
5 useful to have these for comparison in the commercial.

6 MR. O'CONNOR: You have a Pentium machine? I'll
7 be glad to share some data with you.

8 THE CHAIRMAN: No problem; \$50 an hour
9 consultation time.

10 (Whereupon, a discussion was held off the
11 record.)

12 THE CHAIRMAN: All right, then, we're through
13 with Item 6. Let's talk about our next meeting date.

14 (Whereupon, a discussion was held off the record;
15 after which, the hearing was recessed.)

16 THE CHAIRMAN: Let's call the afternoon session
17 to order, meeting into order.

18 Paul, so we have finished discussion on both the
19 LDC amendments and Item 6, the 2020 overlay. Why
20 don't we just jump right into the Lee Plan amendments,
21 Item 5.

22

23

24

25

LOCAL PLANNING AGENCY

LEE COUNTY, FLORIDA

RE: Plan Amendments

Transcript of Proceedings had at the public hearing conducted by the Local Planning Agency, Lee County, Florida, at 1500 Monroe Street, Room 1B, Fort Myers, Florida, on October 27, 1997, commencing at 8:00 a.m.

MEMBERS OF THE BOARD

Ronald Inge
Matt Uhle
Richard Durling
Mitch Hutchcraft
Barbara Barnes-Buchanan
William Spikowski

ALSO PRESENT:

Tim Jones, Assistant County Attorney
Paul O'Connor, Director of Division of Planning
Matt Noble, Planning Department
Rick Burris, Planning Department

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COPY

1 MR. DURLING: Let's move on to Lee Plan
2 Amendments 4 (a), which will be 2010, 2020
3 Overlay, 96-13, Staff.

4 MR. BURRIS: Good morning, for the record,
5 Rick Burris, Division of Planning.

6 What you have in front of you is the new
7 2020 Overlay, based on planning communities.
8 You have a Staff report in front of you, which
9 goes to the methodology and some changes. There
10 are some text changes that go throughout the
11 Plan.

12 Wherever there was a reference to the 2010
13 Overlay, those have been changed. What I
14 thought we could do is just have a few days to
15 read over it, rather than go through the whole
16 complicated methodology right here, and possibly
17 confuse you even more.

18 I just will field the questions. If you
19 want me to go through the methodology, I can do
20 that. I don't want to get too bogged down.

21 MR. UHLE: I am going to have a lot of
22 questions on methodology.

23 MR. DURLING: Would you like to present a
24 summary of the methodology?

25 MR. BURRIS: Sure. First, we obviously

1 went through, and created some projections for
2 the residential components of the 2020 Overlay.
3 We utilized, as you know, the 2020 population
4 projections by using the midrange. We used
5 that, and compared it with the existing 1996
6 population estimates.

7 We came up with a target figure for the
8 entire county. We also added in the 25 percent
9 buffer, which is generally accepted by most
10 schools of planning. And we came up with a
11 target number based on the 25 percent buffer,
12 and that buffer is based on the increment
13 between 1996 and 2020.

14 From there, we took, generated the numbers
15 for the existing planning community or for the
16 proposed 2020 planning communities, but existing
17 dwelling units. And we broke that down
18 historically for the 1990 census and '80 census,
19 and '70 census, to get occupied/unoccupied units
20 for all of those censuses plus the 1996 units.

21 From there we trended out, using a few
22 different methodologies what the expected unit
23 count would be, just based upon those trends
24 through the year 2020, putting no limitations on
25 any of the communities, based on how much land

1 was actually available. That was basically the
2 first step.

3 Then we also went through it. All of these
4 steps were actually going on at the same time.
5 We took the Lee Plan assumptions that we had in
6 effect today, and applied those to the planning
7 communities, based on the amount of land use
8 acreage each category was in each community.
9 And that gave us an assumed potential build-out
10 number for each community, and we took that as
11 one of the limitations that we couldn't exceed.

12 However, we also at the same time, we were
13 going through and looking at the existing
14 development, the approved developments within
15 each community, and determining how many units
16 and how many acres of residential had been
17 approved to-date or had been developed to-date.

18 Obviously, a lot of these communities
19 already exceed the Lee Plan assumption for the
20 residential -- on the map allocations. In those
21 instances we took that into consideration,
22 basing it on the Lee Plan assumptions, and we
23 also went down and looked at the aerials and
24 determined which areas were more suitable for
25 residential development rather than other types

1 of development.

2 We brought all of this together, and
3 compared it with the projections, and then
4 worked with the control total for the whole
5 county, and further broke down the projected
6 unit counts throughout the unincorporated
7 portions of the county.

8 Once we came up with that, the same number
9 of units that would accommodate the expected
10 population, plus 25 percent, we then went back
11 and looked at each of the land use categories,
12 and determined the acreage which needed to be
13 allocated in each land use category.

14 Some, obviously some of the densities in
15 the land use categories have already been
16 exceeded from what the assumption is in the Lee
17 Plan, and some densities have been exceeded in
18 what is approvable in the Lee Plan, based on
19 some of the communities have developments which
20 were approved prior to the Lee Plan. So there
21 may be densities which exceed the maximum in
22 these categories, but that pretty much
23 summarizes the residential component.

24 The commercial component, we took a few
25 methodologies to come up with another

1 county-wide control total. One of them was
2 utilizing the old Roberts methodology, and
3 applying those assumptions to the existing data,
4 and determining a community-wide control total.
5 That projection actually stated that, based on
6 that information, we would need about seventeen
7 thousand acres of commercial community-wide.
8 However, we also had to take out city acreage
9 from that.

10 Looking at the existing data, we had
11 approximately four thousand acres of commercial
12 development, and we realized that while we are
13 increasing the population, we are not even
14 doubling the population by the year 2020. The
15 projection in the tables you have in front of
16 you have ten thousand two hundred eighty-eight,
17 you have more than doubled the commercial
18 acreage, but the population isn't more than
19 doubling. It's going to be hard to support.

20 And so we also look at some other
21 methodology, based on historical trends and
22 ratios between, um, the existing commercial, the
23 existing population and existing acres and
24 existing square footage of commercial, and we
25 came up with some other trends. And basically,

1 came up with some supportable documentation for
2 the ten thousand two hundred eighty-eight acres,
3 for a total county-wide commercial allocation.

4 Once we have that number in place, we then
5 went back and used a similar methodology from
6 the residential, whereby we looked at existing
7 commercial development, proposed commercial
8 development, which had been approved, existing
9 commercial development in some areas.

10 Some of this is looked at through the
11 residential phase. If we had a certain amount
12 of existing commercial zoning, we didn't think
13 it was a fair assumption to think that people
14 were going to rezone commercial down to
15 residential. Unless there is some specific case
16 that stared us in the face, we generally thought
17 that wasn't going to happen.

18 So we looked at all of that information,
19 and determined which communities had the most
20 potential for commercial development. That is
21 how we broke those commercial acreages down by
22 community. A lot of it was based, like I said,
23 on the current land development approvals and
24 other approvals. However, we didn't have to
25 scale that from there.

1 For example, in the Estero, San Carlos
2 community there is existing, an existing acreage
3 figure of -- actually, I remember the square
4 footage more than the acreage. Basically, there
5 is existing commercial out there, about a
6 hundred or one point five million square feet,
7 and Plan approvals in that area exceed seven and
8 a half million square feet.

9 So we, as you see, we have a lot of
10 improved commercial development in that area.
11 We have one Edison Mall there now, and proposing
12 another five Edison Malls by the year -- that
13 have already been approved. In some instances
14 like that, we can actually allocate enough
15 acreage to accommodate all existing approvals.
16 Then we just work with the numbers until they
17 reach the county-wide control total. Basically,
18 once you put in all the improved development,
19 you have to work backwards, to get it to come
20 down to that total.

21 The other component that we are, we studied
22 in great depth was the industrial. That, once
23 again was, we utilized the Robert methodology to
24 come up with the total county allocation. And
25 we based, the community allocations were based

1 on the amount of industrial land within each
2 community, the industrial development, airports,
3 commerce, um, the industrial interchange areas.
4 And we have looked at the industrial planned
5 development, whether or not they were approved
6 within or outside of one of the industrial
7 categories, the industrial zoning within each of
8 the communities.

9 As you know now, we allow industrial in
10 almost -- in the majority of the urban
11 communities -- so we took that into
12 consideration. And zonings that were taking
13 place, industrial zonings that were taking place
14 outside of these communities or outside of the
15 industrial development in other industrial
16 categories were factored in there.

17 Since the -- allocation, since all the
18 allocations were based on net acres throughout
19 all of the three areas that we studied in great
20 depth, we did apply some limitations, as far as
21 how much land is going to be utilized by
22 right-of-way, and other public facility type of
23 uses, water retention. We didn't feel it was
24 necessary to allocate the industrial, make an
25 industrial allocation for the future roads, and

1 they are not going to be industrial.

2 So we did some studies on that also, and
3 looked at some existing neighborhoods, and
4 actually were somewhat surprised that
5 approximately 23 percent of all of the lands
6 that are platted actually use the right-of-way.

7 So we applied that, basically, an 80
8 percent factor to deal with the areas that are
9 already platted versus vacant that are already
10 platted, and took that out of the industrial
11 allocation, so we could better allocate
12 industrial throughout the other communities that
13 may not have industrial designations, but can
14 have industrial in them now, based on the
15 allowance of industrial through all the other
16 communities.

17 That kind of summarizes all three of the
18 influences that we studied in great depth. The
19 public category, we looked at what was existing
20 today, and how it compared with the existing
21 development of other types today, and what has
22 been approved.

23 And we also looked at, like I say, the 23
24 percent for right-of-way that has been
25 historically happening in Lee County. We looked

1 at Lehigh for that, and other areas of South
2 Fort Myers, areas that don't have large areas,
3 vacant areas of land.

4 We allocated passive and active for that.
5 It came from areas that we expected new growth,
6 and may have lost some of the ag components that
7 they already had in the 2010 allocation. And
8 realizing, by the time we go out to the year
9 2020, we are going to have lost a little more of
10 our ag, and the vacant component kind of fell
11 into place from that.

12 The Staff report states that we are
13 proposing that the primary categories that are
14 going to be used to be regulated would be the
15 residential, commercial and industrial. It's
16 hard to put a cap on public -- and you can't
17 really. It's hard to say you can't build a
18 park, because we have already reached that
19 acreage that we have allowed in the 2020
20 Overlay.

21 The same thing with the ag. It is really
22 difficult, because as well as losing some ag, we
23 gain some ag, so you can't just say we are going
24 to work down. We can't say this is the minimum
25 ag we can have in a community. Because at

1 sometime, we may want to, it may drop below, but
2 it may go back up. It's kind of in flux there.

3 The same with the vacant, it would be a
4 figure that we would have to start out at higher
5 than what is in the allocation, and work down
6 towards the allocation. And we just didn't have
7 any information to base any regulatory tools on
8 that.

9 That is pretty much a summary of the
10 allocations and methodology. Anybody have any
11 questions?

12 MR. DURLING: Matt?

13 MR. UHLE: Before I start, I would like to
14 direct a question to Tim. Obviously, the
15 overlay effects the entire unincorporated
16 County, which means practically all of Humphrey
17 & Knott's clients. That raises some questions
18 about conflicts of interest.

19 Unless you tell me otherwise, I would say,
20 it's my interpretation, that in light of the
21 fact that the effect of this amendment is so
22 disbursed over so many parcels, that I ought to
23 be able to vote on anything, except a specific
24 proposal that I can identify that has a direct
25 effect on a client.

1 Do you agree with that?

2 MR. JONES: I agree with that.

3 MR. DURLING: And if I could elaborate,
4 that would be found as having specific meetings
5 with Staff to encourage Staff to address these
6 specific planning communities for residential
7 community, and active lobbying efforts or active
8 methods of discussion to discuss these specific
9 areas.

10 MR. JONES: I think I understand what you
11 are saying, and I agree with that, too.

12 MR. UHLE: Okay, forgive me if these
13 questions are kind of scattered, but I haven't
14 had a lot of time to go through this. I would
15 like to start by asking some general questions
16 about the methodology, and get into specific
17 discourse of specific allocations.

18 With regard to the residential allocation,
19 we have got a control total for the entire
20 county, permanent population, I believe it's six
21 hundred two thousand; is that correct?

22 MR. BURRIS: That is correct.

23 MR. UHLE: Now I don't see any numbers in
24 here that told me what the seasonal factor was
25 or what the totals were for the incorporated

1 areas. Obviously, the bottom line on this is
2 really the seasonal population in the
3 unincorporated areas, so can you tell us what
4 that number was?

5 MR. BURRIS: Sure, I forgot that aspect of
6 the methodology, I am sorry. I apologize for
7 that.

8 We also, during the initial data gathering
9 stage, we developed an occupancy rate for each
10 community, based on the previous censuses, and
11 um, I think it states in the report that there
12 wasn't any really defensible trend, as far as we
13 were doing persons per unit, and occupancy
14 rate.

15 And specifically, for the persons per
16 units, there was no trend for each community
17 that could really be defined. So on that
18 aspect, we utilized the persons per unit that
19 was adopted in the EAR, and used that for each
20 community, as a county-wide average.

21 We realize there are differences within
22 each community, but with persons per unit, there
23 would be an instance in 1980 where it fell
24 greatly below the county average, where in 1990,
25 it may be greatly above the county average. And

1 if you used any sort of time trending on that,
2 it would not give you a -- you might have one
3 that would trend out to have ten persons per
4 unit. And we realized that was not going to be
5 reality, so we didn't feel there was any good
6 data we could base that on, other than these
7 previously adopted persons per unit.

8 The occupancy rates, we looked at those
9 very closely, and we discovered that, generally,
10 for the most part, either the occupancy rates
11 either stayed -- they are very consistent
12 between the censuses -- and they were either
13 higher than the county average, lower than the
14 county average, near the county average. They
15 rarely went either higher and lower from each
16 census, and if they did, it was very close to
17 the county average.

18 So on those, we just used a weighted
19 average of those occupancy rates, because there
20 didn't seem to be any set trend as to whether or
21 not they were going up or down over time, just
22 that they were this much higher, this much lower
23 than the county average.

24 We did add a little bit of weighing factor
25 to the fact that in '80, there were fewer units

1 and fewer people in each of the communities. So
2 we did develop individual community occupancy
3 rates for permanent residents.

4 For seasonal residents, we worked recently
5 on population projections for the fire
6 district. From there, we determined that there
7 was about ninety-five percent occupancy rate or
8 about five percent of the units in the county
9 that were not occupiable, or for some reason
10 they are constantly up for sale, whatever the
11 case may be. So we generally used a ninety-five
12 percent occupancy rate for each of the
13 communities, and projected the population based
14 on that.

15 We also realize that the seasonal units are
16 going to have a slightly lower persons per unit,
17 and we basically assumed, I think it was two
18 persons per unit in the seasonal units versus
19 the 2.09 in the permanently occupied units.
20 However, the functional population figure didn't
21 effect our hundred and twenty-five percent
22 number. So based on, for the allocation, we are
23 basing it on permanent with the vacancy rates
24 built into that.

25 MR. UHLE: So you used the 2.09 persons per

1 household in each one?

2 MR. BURRIS: Correct.

3 MR. UHLE: But for the seasonal stuff,
4 whereas in the past we have just added an
5 eighteen percent factor, you did not do that
6 this time. You just used individual occupancy
7 rates, based on the individual communities?

8 MR. BURRIS: Yes, that is correct. For
9 example, the beach had about a -- I think it
10 turned out to be about a forty-six percent
11 occupancy rate, whereas Alva had ninety-two
12 percent occupancy rate. The growth projected --
13 growth on the beach, and Alva, there is not a
14 lot of growth as the growth on the Beach
15 however, so that is not a good comparison.
16 Bonita is also one that has a much lower
17 existing occupancy rate.

18 So when you looked at the occupancy rate
19 that way, it obviously is going to take more
20 units in Bonita to accommodate the projected
21 permanent population, based on the seasonal
22 factor, rather than if you had just applied
23 eighteen percent county-wide, based on the
24 permanent projection, you may be under
25 allocating the needed units by the year 2010 for

1 areas like Bonita, and you would definitely be
2 over allocating the number of needed units in
3 areas like Alva.

4 MR. UHLE: I guess, I am not sure, maybe I
5 am just slow, but I don't understand why we are
6 using occupancy rates, and how that relates to
7 the allocation for each district.

8 If you have got Alva, for example, and
9 there is ninety-two percent occupancy rate, does
10 that mean that we project a permanent population
11 for Alva, and then tack on eight percent for
12 total allocation or what?

13 MR. BURRIS: That is basically how we did
14 it. Although, we also assumed there are going
15 to be some units out there that are not being
16 occupied even during the seasonal period. If we
17 applied eighteen percent county-wide, then in
18 Alva, instead of having even a hundred percent
19 occupied units, and a hundred percent
20 population, we would actually be projecting more
21 population than should be there, than we expect
22 to be there.

23 Then we would be -- we would have units on
24 the allocation and acreages on the allocation
25 for Alva that would never be used. Whereas

1 those units may be down in Bonita, which falls
2 under the county average for occupancy rate.

3 MR. UHLE: So in past analyses, we had a
4 bottom line number. We could say this is what
5 we project for the unincorporated county
6 seasonal population, and that is our magic
7 number. I didn't see that number in this
8 particular analysis, could tell us what it is?

9 MR. BURRIS: I would have to go back and
10 figure it out what it is. It's a number we can
11 come up with, based upon the occupancy rates.

12 Since we are using the BEBR midrange 2020
13 projections, that is the number that is used in
14 the report.

15 MR. DURLING: Matt, your question relates
16 to the residential?

17 MR. UHLE: I am just talking about
18 residential at this point, commercial is easier
19 to understand. Although I read the text here,
20 we don't have anything like the figure 14 that
21 we did in 1994, so it's hard to work your way
22 through this, and figure out what is going on.

23 MR. DURLING: May I interrupt for a
24 second. You said that wouldn't be that
25 difficult to do. That was one of my questions,

1 I certainly would like to have that. I was
2 trying to struggle with this information adding
3 -- I guess this is the new table -- what is
4 this table 1-B?

5 MR. O'CONNOR: Paul, 1-B?

6 MR. DURLING: If you could provide that,
7 that would definitely be a benefit to this
8 board.

9 MR. SPIKOWSKI: Mr. Chairman, while we are
10 on that subject, I would like to see the
11 occupancy rates by planning division -- Matt's
12 question is the exact one I am going to ask
13 first, because that is critical to understanding
14 this. And I think if we had a table that said
15 forty percent in Fort Myers Beach and ninety-two
16 percent in Alva, and you invert that, and tack
17 something on for seasonal population, it would
18 make this whole thing easier to understand.

19 MR. O'CONNOR: And I apologize for not
20 having tables like that for the Board. Just to
21 put some of my thoughts on the record here.

22 We had this methodology for generating
23 these numbers, which was extremely complicated,
24 and there was no way that I felt that I could --
25 number one, we couldn't even print it out on a

1 piece of paper, because it went through layers
2 of information, there were tables connected to
3 each other, a change that happens over here
4 automatically makes a change happen over there.

5 We didn't feel that we could really,
6 adequately, explain the methodology by simply
7 handing it to you. Some things are input
8 numbers, some things are dependent upon other
9 variables. There is lookup tables that are
10 included within it. It's fully our intent to
11 have all of that data sent to the Department of
12 Community Affairs, but I really didn't think
13 that submitting it to you would really increase
14 your comfort range. I was hoping we could talk
15 about it a little bit more.

16 As Rick has explained, this is a little
17 different approach to this. What we are using
18 as our base number here is the permanent
19 population. And through the use of the
20 occupancy rates and the other information in the
21 tables, the seasonal population is taken care of
22 by the methodology without really dealing with
23 it, as far as a residential component is
24 concerned.

25 And basically, what we start with then is,

1 we look at today's occupancy, and today's number
2 of units, and that equates to today's
3 population. And then that allowed us to add
4 into each of the different communities, the
5 needed increments of units, and we use the
6 twenty-five percent safety factor on top of
7 that.

8 In the past our efforts have looked at a
9 safety factor based on all population. And in
10 our discussions with the Department of Community
11 Affairs, that was definitely an issue with
12 them. And one I think, that from a planning
13 viewpoint, that we could agree with. That we
14 are really planning for the additional units,
15 the units that are here are here, and we don't
16 need a safety factor on top of what is already
17 here and on the ground. And so that made a lot
18 of sense, to look at the safety factor based
19 upon the incremental units, instead of the total
20 units.

21 And that was our initial assumption in this
22 methodology, we take the incremental population
23 number, and add the twenty-five percent to it.
24 And then tie the tables in, to play the "what
25 if" games. And that number would go from a

1 hundred twenty-five percent up to a hundred
2 twenty-six, and whatnot, and we had a conscious
3 effort, so we could bring it back down again,
4 and we could meet our totals.

5 Again, it was a completely different
6 methodology, and the way to look at this, rather
7 than what we did in table 14, and generate total
8 number of units to satisfy our population, plus
9 our seasonal figure. We took a little bit
10 different approach, and said, we could look at
11 the census data, and see there was a good
12 correlation in occupancy rates within the
13 different planning communities.

14 As Rick explained it, we really couldn't
15 find a good correlation for persons per
16 household in those units. And so ultimately, on
17 that number, we were forced to use a county-wide
18 average. But there was a real discrepancy in
19 different areas between occupied units and
20 seasonal units. And as Rick explained, there is
21 always some vacant units out there in any one of
22 these areas, also.

23 And so that was really our approach, to go
24 from there up, and say here we are today with X
25 number of units in this community and X number

1 in that, with an occupancy rate of such. And it
2 holds a permanent population for us, and we used
3 that as our basis to project out.

4 So we really weren't interested in what the
5 seasonal population was. We were interested in
6 what the permanent population was, and how each
7 of these communities would accommodate the
8 permanent population factor.

9 MR. DURLING: Paul, certainly I appreciate
10 you not spending a lot of time in submitting to
11 us spread sheets that we would probably glaze
12 over in a mindless manner, but for me the issue
13 is one of comfort factor.

14 I struggled with this all through this
15 weekend, trying to understand, to put it simply,
16 what we are doing in the context of what we
17 have.

18 Currently we have a 2010 Overlay, we have
19 allocated X acres for residential. Of those X
20 acres, Y are available. Now we are doing a 2020
21 allocation, and I, personally, would like to
22 see, you know, how the total numbers that are
23 stated in this, in 1-B, reflect upon what we
24 have. Are we gaining in an aggregate level, are
25 we gaining residential acres or losing some

1 acres, and same thing with commercial?

2 Commercial, I know we are losing some, I
3 know we are losing a few thousand acres.

4 Listening to Rick, and talking to you, you all
5 have a concern that the total allocation of the
6 ten thousand two hundred eighty-eight acres that
7 that doesn't coincide with the thirty some odd
8 percent population of this planning district.
9 So I would like to see some type of comparison
10 basis, try to get a comfort level on this.

11 MR. O'CONNOR: Let me try and walk maybe
12 through the table. And what I am looking at is
13 the table entitled "acreage allocation," which
14 is intended to be table 1-B, which is intended
15 to replace existing map 17. I guess maybe we
16 could kind of start there. We have got,
17 basically what we are looking at doing is
18 replacing map 16, which is the 2010 subdistrict
19 map, which contains a hundred and fifteen
20 separate subdistricts.

21 We are planning on replacing that map 16
22 with a new map 16, which will have the planning
23 communities on it. So that is the first step in
24 the process.

25 The second step is to replace the map 17

1 with this new table 1-B, which is the acreage
2 allocation table. And in that table, on the
3 front page here, we are looking at Lee County
4 totals. And under "residential use," the first
5 column, "acreage allocation." That is the
6 proposed regulatory acreage allocation for the
7 land use category. The next column is what we
8 have inventoried in our data base as the
9 existing residential uses within those
10 categories. And the third column --

11 MR. UHLE: This is in the unincorporated
12 county?

13 MR. O'CONNOR: Yes, this is in the
14 unincorporated county. And in the third column,
15 we have the difference between those two acreage
16 figures. Likewise, under the other uses:
17 commercial, industrial, public, whatnot, we have
18 the allocation from the proposal, we have what's
19 existing in our data base, and then we show the
20 difference between the allocation and existing,
21 which are acres that are available for
22 development within those different uses.

23 MR. DURLING: Right, but for example,
24 suburban, suburban land-use classification total
25 fourteen thousand eight hundred ninety-eight,

1 how much is being allocated currently? Again, I
2 would love to get an idea on where are we going
3 with this in comparison with what we have --
4 what are we gaining or losing?

5 MR. O'CONNOR: I understand your question.
6 I don't have an answer to the question. Do I
7 have those numbers? I don't have them with me.
8 I think someone is running to get
9 them.

10 MR. DURLING: I mean it certainly makes our
11 job a lot easier, because I feel without any
12 type of comparison basis, it just makes my
13 recommendation very difficult.

14 MR. UHLE: I have done those computations
15 based on this graphic. So as we go through
16 this, I can basically tell you who wins and who
17 loses, but I would like to do that after I ask
18 the general questions.

19 MR. DURLING: Yeah, we did. I am sorry to
20 interrupt your train of questioning. But again,
21 I would like to see that information. And I see
22 Matt's on the phone. Hopefully, as we finish up
23 on this, we can get that. Back to Matt's
24 questions on methodology.

25 MR. UHLE: Just to go back a little bit to

1 make sure I do understand this completely. We
2 are focusing on permanent population, but the
3 occupancy methodology does take seasonal
4 population into consideration. So in a sense,
5 this is still a seasonal figure that we are
6 working from; am I right about that?

7 MR. BURRIS: Correct. Actually, the second
8 set of tables that have the unit allocations on
9 there, those are actually a hundred percent of
10 the units. That would be the five percent that
11 are going to be permanently vacant, and whatever
12 the seasonal number of units are.

13 And acreage has been allocated for all of
14 those hundred percent of the units within each
15 community, whether or not it's vacant, seasonal
16 or occupied permanently.

17 MR. UHLE: Okay, now in comparing the unit
18 allocations to the acreage allocations, I found
19 myself struggling, trying to figure out how this
20 worked again. Maybe I am a prisoner of the
21 previous methodology that we used, but when you
22 look at the Lee County totals for acreage
23 allocations for the urban categories, and you
24 take the acres and you compare them to the unit
25 allocations, you come up with assumed densities

1 that are somewhat different than the ones that
2 we used up to this point.

3 MR. BURRIS: That is correct.

4 MR. UHLE: And in the case of outlying
5 suburban, I found it really difficult to
6 understand the number. Because you came up
7 with, you used the overall allocation, and
8 divided by the unit allocation, you came up with
9 four units per acre, which is obviously more
10 than the outlying suburban, because it's limited
11 to three units per acre.

12 But then to take it a step further, I
13 started looking at the individual districts.
14 And what I found in the individual districts was
15 that the assumed densities were all over the
16 map. There was no consistency at all.

17 I thought maybe what you guys were doing,
18 to be a little more sophisticated, was basing it
19 on vacant acreage rather than total acreage. I
20 still came up with numbers all over the map.

21 I guess what I am asking you to do is to
22 explain how that works, because I just don't
23 understand.

24 MR. BURRIS: Outlying suburban, we could
25 look basically -- the main reason that these,

1 the units per acre figures are all over the map,
2 is that the developments are not being developed
3 from that density -- they are not being
4 developed at the county standards.

5 As you know, when you come in for
6 development approval, you can use the golf
7 course acreages inventoried as a public use.
8 You use the residential right-of-way, which is
9 designated as a public use, major retention
10 ponds are going to be inventoried as a public
11 use. Among inventory, all of these are
12 considered for density purposes, when you came
13 in for your development approval.

14 However, in the inventory, we are only
15 inventorying the net acreage figure. So one
16 community you are probably going to find a large
17 discrepancy in is the Daniels Road communities.
18 You have developments, like Eagle Ridge, which
19 are not being developed at the assumed Lee Plan
20 density.

21 Across the road, you have Brookshire, you
22 have got all of those developments that are in
23 outlying suburban, yet being developed with
24 their net acreage figures probably close to four
25 units an acre or more. Some of them are on even

1 smaller than four acre lots. That is why the
2 density, the dwelling per acre figure is not
3 consistent with the Lee Plan. That is kind of
4 outlined in the report that that is happening.

5 There is one instance in the San Carlos
6 area, where there is an approved mobile home
7 park and it's existing density is about ten
8 units per acre; and there is no way of getting
9 ten units per acre in rural right now, a rural
10 land-use category.

11 We also looked at areas in Lehigh where the
12 density is going to be less than what is assumed
13 as central urban or urban community. That would
14 probably -- it went from development to
15 development, and what has been platted. It was
16 somewhat shocking to see how much has been
17 platted in this county to-date.

18 But if you have, you know, an entire area
19 that is already platted, and it's at -- even if
20 it's in the outlying suburban area, it's platted
21 at one acre lots. It didn't make sense to then
22 assume in that an existing area, like for
23 example, along Daniels Road, you have got
24 Brynwood and those subdivisions along there that
25 are in central urban, ten units per acre. The

1 Lee Plan assumption is 5.7 units per acre, yet
2 those lots are all an acre and plus in size. It
3 doesn't make sense to think that someone is
4 going to come into Brynwood, and subdivide their
5 one acre lot, and put six units on it versus
6 ten, which they could, or they could apply for
7 bonus densities and get even more than that.

8 That doesn't seem like a logical strategy
9 to take in doing these allocations. We wanted
10 to take what was actually happening, and what
11 you reasonably expect is going to happen to come
12 up with decent numbers that we could use and
13 they can work for us.

14 MR. UHLE: Let me give you an example of
15 why this is hard to understand, comparing the
16 acreage allocations to the unit allocations in
17 Bonita Springs, planned community three. If you
18 take the available acres, and divide that into
19 the additional units, you will find that the
20 figure in central urban, for example, comes out
21 to be 5.5 something or other, but the figure in
22 outlying suburban -- and this is for
23 developments that don't exist right now -- the
24 figure in outlying suburban is almost six.

25 MR. BURRIS: I don't have my notebook that

1 has all the improved developments out there.
2 However, there are areas in a lot of the areas
3 in the Bonita area, you have all Pelican
4 Landing, which when you take out the golf course
5 acreages, and all of those other uses that are
6 used for determining the density, and the number
7 of units per acre within the Lee Plan
8 assumptions, in the categories, you are going to
9 find that, obviously, you are going to increase
10 your density when you do that.

11 Also in Bonita, since Pelican Landing is
12 already approved, and as we all know, building
13 rapidly, it didn't make sense not to actually
14 utilize the numbers in Pelican Landing. And you
15 have got high-rises going up down there, the net
16 acreage is quite small, compared to the
17 assumptions in the Lee Plan.

18 Since we are only going to be inventorying,
19 I am not sure of the exact number, but say you
20 have one of the high-rise towers on a five acre
21 tract of land. We are only going to inventory
22 the five acre tract of land. And granted, the
23 density is still three units per acre down there
24 in Pelican Landing, but they are getting that
25 density off of the golf courses, the open space

1 areas, and the right-of-way, and areas like
2 that, which are going to be inventoried as a
3 different use.

4 MR. O'CONNOR: By using your same example,
5 if you look under the "existing acres" category,
6 you will see the same thing is occurring in
7 outlying suburban and Bonita Springs. We have
8 inventoried five hundred twelve acres, as
9 existing acres, yet it accounts for almost
10 twenty-five hundred dwelling units.

11 MR. DURLING: So basically, this problem,
12 not problem, anomaly, is a by-product of going
13 through a very specific parcel by parcel
14 approach. That is why you have some
15 inconsistency with regard to the Lee Plan
16 densities, and real world allocations.

17 MR. O'CONNOR: And it's basically this
18 movement from gross acreage density allocation
19 to net acre inventory. And quite frankly, as
20 far as the inventory is concerned, I mean we
21 fully believe the net acre is the only way to go
22 on it. I mean we are doing it on a parcel based
23 inventory. To sit here and say, so much of the
24 golf course goes along with this lot, and so
25 much of the right-of-way, and so much of that

1 retention pond, that just throws that many more
2 factors into the equation. What Staff has done
3 is taken like a microscopic look at each one of
4 these communities.

5 We have inventoried what has been approved,
6 we are looking at residential acreage in
7 approved projects, we are looking at what is on
8 the ground, looking at what's likely to happen.
9 Certainly, there are trends happening in
10 different areas, where the development is moving
11 in a different kind of a pattern. And these
12 figures are an attempt to reflect that
13 microscopic look at each one of these planning
14 communities.

15 MR. UHLE: Is there no concern that when
16 the Department sees, according to this, that the
17 intensity of development in the outlying
18 suburban is the same as central urban, that they
19 are going to have a problem with that?

20 MR. O'CONNOR: I fully expect that they
21 will. And my thoughts on that are, I expect to
22 do one or more road trips to Tallahassee. And I
23 fully intend -- we are debating whether or not
24 to print out the data base itself on debug
25 paper, and get this foot and a half thick stack

1 of paper and saying boom, here is our data base,
2 you know.

3 I fully intend to go up there, and walk
4 them through on a step by step on this, over a
5 number of days, in order to build a comfort
6 level with the Department. What they asked us
7 to do, in my mind, was to do some planning,
8 based on communities, and I think we have wholly
9 tried to do that in every way.

10 I have to commend my Staff, these guys and
11 girls have been working so hard on this, they
12 have absolutely dedicated themselves to this
13 process, and the residential numbers are
14 certainly the ones that we feel the best about
15 in the long run. And we know they are not
16 perfect, and we'll be the is ones to agree to
17 that.

18 But we do have a data base that we feel
19 confident with. We are not a hundred percent
20 confident, I am sure we will find a parcel out
21 there with some bad data in it. But for the
22 most part, for each of these communities, when
23 we tell you this is the existing data base, this
24 is a refined number, we have looked at it more
25 than once in order to come up with this number.

1 We have also looked at approved projects, what
2 sort of lands are allocated for different uses
3 in all the approved projects.

4 Rick, you may just share with them.

5 MR. BURRIS: This is what is existing in
6 the projects today. This is not the planned
7 development approval list here. That is in a
8 blue notebook.

9 This will give us the figures as to what
10 the County's total is, what the County's
11 allocation is now in suburban versus what we are
12 proposing here.

13 MR. DURLING: Do you have a summary of Lee
14 County?

15 MR. BURRIS: Yeah, this is a summary in
16 this book on those figures. I don't know if you
17 want to finish this topic first.

18 MR. UHLE: I have a couple more general
19 questions. I am thinking it would be a good
20 time to get that answer.

21 I guess the next question I have, it would
22 help if you could walk us through this process a
23 little bit. Now let's take a particular
24 district, say Bonita just for the hell of it.

25 MR. O'CONNOR: Probably one of the more

1 active ones, a good one to take a closer look
2 at.

3 MR. UHLE: The two questions that I would
4 have up front would be, I assumed that you
5 developed a control total for each one of these
6 districts, and then allocated it; is that
7 correct?

8 MR. BURRIS: Actually, we came up with a
9 county-wide control total, and then went through
10 and worked on each community individually, based
11 on what the land use was there today, the
12 existing units.

13 First off, you went through in each
14 community, and you said, you know, this is what
15 we have existing. This is the basic start. We
16 have to allocate at least this much land,
17 obviously. Like I said before, in some
18 instances what we have today exceeds the number,
19 when you apply the Lee Plan assumptions to the
20 individual community that you would come up
21 with. I know that happened in a lot of the
22 rural community, rural areas.

23 MR. UHLE: What Lee Plan assumptions are
24 you referring to? I assume those are not the
25 previous assumptions for percentage of

1 residential?

2 MR. BURRIS: Yes, they were. They were the
3 adopted Lee Plan assumptions of fifty percent
4 for intensive, eighty-nine percent for outlying
5 suburban.

6 MR. UHLE: You maintained those
7 assumptions, but you didn't maintain --

8 MR. BURRIS: No, we really didn't maintain
9 those assumptions. Because, as I said, in some
10 instances what we have existing today, already
11 exceeds those assumptions. And in like fashion,
12 what we have in some areas, what we have
13 approved for a commercial development, well, in
14 the planned development, developments out there,
15 and also, just the existing commercial straight
16 zone, unless you expect people to come in and
17 rezone from commercial to residential, there is
18 no way to achieve the assumption that is built
19 into the Lee Plan today for the number of
20 residential units, and of course, by the
21 acreage.

22 MR. O'CONNOR: There is no easy answer to
23 the question, I guess is the quick answer. One
24 of the things that Staff did, they did a
25 trending based on the last six years of

1 development within each one of the planning
2 communities. They said, if the shift keeps
3 going in the direction it's going in, then we
4 are going to generate a number, and we took that
5 number and looked at it, and said reality
6 check. Does that number fit into the land use
7 categories that we have in the communities that
8 go over or is it grossly under?

9 So that was just like one step in the whole
10 look, and it's kind of a big picture look into
11 each one of the planning communities. Okay,
12 let's look and let's trend out what we have got
13 happening today, how real does that look in the
14 long run. Is it doable? For Communities like
15 Bonita Springs that kind of trending really gave
16 a lot of weight to those communities.

17 Correct me if I am wrong, Rick, I think
18 basically what happened, we had to pare down
19 communities from some of this trending in order
20 to come up with our twenty-five percent buffer
21 figure through our spread sheet.

22 MR. UHLE: When we talk about trending are
23 we talking about -- how is that measured -- is
24 that population or units that were built or
25 approved units, or what?

1 MR. BURRIS: It is based on units that were
2 built by year. We have in the data base, the
3 year built for all the units for the past, you
4 know, six years, how many units were built each
5 year, and we used that information, and also we
6 did tie in the '80 and '90 data to do that.

7 We had some problems with the 1970 census
8 information, because of differences in
9 methodology over time with the census. So we
10 actually utilized those two years too, and then
11 we did a forecast for the number of units based
12 on these trends.

13 MR. UHLE: Okay, so you were using
14 historical data over the last six years, plus
15 the '80 and '90 census. And from that, I assume
16 you did a curve or something, and established a
17 number which you did some reality checking on,
18 based upon what really happened out there. That
19 gave you a unit number, I assume, for the
20 District.

21 MR. BURRIS: Correct.

22 MR. UHLE: Then how did you break that out
23 into the individual land use categories?

24 MR. BURRIS: In a way it was almost the
25 same process, where you looked at the existing

1 development in each area, and determined how
2 many units are there today. Then we also looked
3 at, within each land use category, what has been
4 approved, and that is how come the fluctuations
5 occur in densities.

6 Also, when you go in and look at the
7 approval, and see how much has been approved,
8 and what the density is there, you have to keep
9 that in mind when the allocations were done.
10 Otherwise -- we want to be able to use both of
11 these tables as sort of a check on each other.

12 You didn't want to have communities where
13 you were proposing -- because we are basically
14 using the units to project the acres -- we
15 didn't want to not have enough acreage to
16 accommodate the units that we were projecting
17 that we need. And we also didn't want to over
18 allocate acreage, because obviously, if you over
19 allocate the acreage in one place, there is a
20 potential under allocation in another area.

21 MR. UHLE: All right, so you basically went
22 through the same exercise, instead of just doing
23 it for the district as a whole, you went through
24 it for each one of the land use categories, and
25 then the final number just sort of worked itself

1 out when you did all the other calculations?

2 MR. BURRIS: Yes.

3 MR. UHLE: Then did this incorporate any --

4 MR. UHLE: That was per units, then you
5 have to translate that into acres. What kind of
6 assumptions did you use for densities?

7 MR. BURRIS: The density assumptions for
8 each land-use category were based on the
9 existing land development out there. We also
10 looked at the one trailer court that has ten
11 units per acre. Obviously, that is not going to
12 be approved today.

13 So we discounted, we took that into
14 consideration for the existing lots that were
15 vacant, but for that, what actually occurs in
16 the Estero area, the vacant acreage is based on
17 the existing Lee Plan assumption of point eight
18 units per acre.

19 So we tried to, since we had no other data
20 to base it on other than the Lee Plan
21 assumptions -- if it came down, we didn't have,
22 you know, enough information we would use that
23 number. However, we tried to use numbers from
24 the existing developer, you know, in certain
25 areas where you have got all the development

1 coming in at a net acreage figure or density of
2 say six units per acre.

3 It's been somewhat reasonable to think that
4 the new developments have kind of come in at
5 similar densities. If these current, if these
6 other developments are being recently approved
7 developments, you also look at some of these, the
8 older developments, and realize the patterns
9 have now changed.

10 MR. UHLE: Okay, so if I understand you
11 correctly, what you did, basically, was take the
12 existing data for the individual land use
13 categories, throw out aberrations, and use the
14 figures that you got from historical data.

15 MR. BURRIS: Correct.

16 MR. UHLE: I guess that leads me to another
17 question. Which is, the Department has
18 complained bitterly about the County using
19 historical data for these kind of computations.
20 Is that something that you all have any concern
21 about?

22 MR. O'CONNOR: Yes. I mean my answer back
23 to the Department is, what am I supposed to
24 use?

25 MR. UHLE: I agree with you.

1 MR. O'CONNOR: Especially the six year
2 trending look that we did. Those are
3 developments approved under the Lee Plan. Matt,
4 you know all the arguments. And yeah, I am
5 going to have to go there again, when I go to
6 the Department with this.

7 But what we are trying to show them is a
8 good faith effort here, taking into concern all
9 the discussions that we had as we tried to reach
10 a settlement through the last litigation
11 process, and I believe that we are doing it.

12 I guess I am the eternal optimist here,
13 once again. But I think this has been a very
14 good faith effort in what we are doing here. We
15 are trying to satisfy the concerns of the
16 Department. We are trying to fix what we have
17 identified as the major problems in the
18 overlay. And you know, we are using the best
19 data that is available for it in our minds.

20 And if they could point me to a better data
21 source, which I am positive that they cannot. I
22 really don't understand -- I understand they
23 have questioned that we are promoting the bad
24 practices of the past. In my opinion, that is
25 not what we are doing. When we take those

1 anomalies out, those are some of the bad
2 practices of the past. We recognize they exist,
3 but we are taking them out of the projections to
4 the future on this thing.

5 I guess I am just going to have to make
6 that argument to them. I hope to do it over a
7 couple days, and maybe even over several days up
8 there. I think it's going to be well worth the
9 investment for my Staff and I to spend some time
10 up there, and try and give a comfort level to
11 the reviewing Staff at the Department.

12 MR. UHLE: I agree with you. I remember I
13 was deposed on this question once. There is
14 historical data, and there is crystal balls and
15 ouija boards. That is all that is available.

16 One more general question, and then I have
17 got some specific questions, too. To go to the
18 commercial, I know where you got the county-wide
19 total, we talked about that a long time ago.
20 How was that distributed to the individual
21 districts? Was that -- I assume you didn't do
22 the same level of analysis for commercial that
23 you did with the '80 and '90 census, and so on,
24 that you did for residential. So did you
25 just -- project?

1 MR. BURRIS: We did start out with the
2 existing data, and just kind of projected out
3 what trends each community was following. We
4 looked at that, and basically threw that away
5 pretty quick, but it was an interesting
6 exercise.

7 Then basically, started right in in looking
8 at the existing approved developments, the
9 existing commercial acreage that has been
10 zoned. And it was basically starting from there
11 and working backwards to come up with the
12 appropriate numbers.

13 We looked at, obviously, you took into
14 account the commercial and the residential that
15 was going to takes place in each community.
16 Some areas we were going to expect more
17 residential than you might have, based on, like
18 I said, back to the deal with Lee Plan
19 assumptions, than you would have expected
20 there.

21 A lot of the Lee Plan assumptions, for
22 example, the old suburban assumption, of 89
23 percent, actually left you almost no land for
24 commercial, because if you figure in 23 percent
25 is going to right-of-way, you don't even have 89

1 percent for residential.

2 So we looked at a lot of the other
3 information that we had, based on, you know, the
4 existing uses, and how much land was actually
5 available for commercial, and the same thing
6 goes for industrial development. And then the
7 biggest thing was working with the planned
8 development list for all the developments within
9 each community, and determining what had been
10 approved out there to-date, and you know, using
11 that information to come up with some reasonable
12 numbers for the commercial allocation in each
13 community.

14 MR. UHLE: I would think that would be the
15 information that would be the most helpful in
16 doing that. Do you have any kind of document
17 showing a planned development acreage for
18 commercial in the various districts?

19 MR. BURRIS: This notebook here that needs
20 to be revised, I have got my yellow stickies and
21 all the notes. It's an interesting exercise,
22 because you actually have to go in and look at
23 each development, and determine how much has
24 been developed to-date. Because within our data
25 base, obviously, we have the existing commercial

1 development in each community.

2 Then you needed to go through with this
3 list. And for example, well, Gateway was not a
4 good example. Gateway was not the easiest
5 community to work on, because of the development
6 approvals for some of those developments out
7 there are not exactly straightforward.

8 But we would go through Danport Center and
9 determine how much has actually been built there
10 today, how much is left to actually be built in
11 the future, and then we would input that
12 number. It says here that there is about a
13 hundred and --

14 MR. DURLING: I wouldn't say that was a
15 great example, Danport Center.

16 MR. BURRIS: A lot of them were not as easy
17 as you might hope. There was easy ones, like
18 the Colony CPD, where it only looks like
19 twenty-one thousand square feet of commercial
20 had been built. They had been approved for ten
21 acres of commercial uses, and so they have an
22 existing seven point four three acres remaining
23 for commercial, future commercial development.
24 That would be put in the spread sheet. Then you
25 go on to the next commercial development, the

1 Summerlin Park CPD, and work through each
2 individual commercial development, determining
3 what was there today, and what was still
4 approved and unbuilt, and making sure -- you are
5 not making sure -- but I am trying to, you know,
6 then I would come up with a district-wide
7 commercial allocation -- or not allocation --
8 but approved total for each community.

9 Like I said, with the San Carlos area,
10 what's been approved out there already is about
11 seven point five million square feet, whereas
12 what's existing is only one point five million
13 square feet. Seven point five million square
14 feet is almost -- almost, it's getting up there,
15 it's a big chunk of the county.

16 The total, based on square footage, the
17 total county is projected to be about
18 fifty-three million square feet for the year
19 2020. And we don't really expect San Carlos to
20 be the commercial hub, it's going to be one of
21 them, but not necessarily the commercial hub.
22 So you would have to kind of work down from what
23 has been approved.

24 Actually, some areas the approvals did not
25 meet what you would expect to have happen. So

1 we would add in new commercial development in
2 those areas, based on what available vacant land
3 there was. And other, you know, not just the
4 available vacant land, but the available vacant
5 land after you take out the residential that we
6 project, and it also worked in with the
7 industrial that we were projecting.

8 MR. UHLE: One generic question. It
9 appears to me that -- and when we get to the
10 specifics I can point to one in particular --
11 that there are areas in which approved and
12 presumably vested DRI's have enough either
13 commercial, residential acres or both, that they
14 would exceed the allocations in this particular
15 district. What is the County going to do about
16 that?

17 MR. BURRIS: Unfortunately, like I said
18 before, if we had allocated land and acreages
19 for everything that has been approved, we have
20 exceeded all of our county-wide totals. So they
21 are, unless you only wanted to allow development
22 of what has been approved, and say no more
23 approvals until the year 2020 -- even with that,
24 you still would have exceeded the county-wide
25 total.

1 MR. UHLE: Does the County have a policy to
2 deal with the vested DRI's, if they run into
3 problems with those?

4 MR. SPIKOWSKI: The Plan already has a
5 basic policy that says the DRI's can go ahead
6 with the existing approved development orders,
7 as long as they are valid, which I assume would
8 override this. I mean I think that is the right
9 way to do it.

10 MR. UHLE: I think there is going to be
11 some discomforts on some property owners, who
12 are going to look at these allocations and say,
13 I am vested for more than this already, you are
14 not providing me with a sufficient allocation.

15 MR. JONES: I think the way you phrase the
16 question answers the question. If you are
17 vested, you are vested by definition. But I
18 know there are more recent DRI's that are
19 subject to the 2010 Overlay, which means they
20 are subject to the 2020. So they are not vested
21 as to the overlay.

22 MR. UHLE: Right, but there are some that
23 are vested.

24 MR. JONES: Yes, there are some that are
25 vested. And the County's policy has always

1 been, Lehigh Acres or elsewhere, if you are
2 vested, you are vested, you can build regardless
3 of those limitations. We don't have any choice
4 in it.

5 MR. UHLE: I understand the legal
6 qualification. The bottom line is, it's a
7 question the Department may very well ask,
8 because it means that the allocations may, in
9 fact, be significantly larger in practice than
10 what is on paper. Anyway, that is all the
11 general questions I have.

12 MR. DURLING: Thank you, Matt. Ron,
13 Barbara, Bill?

14 MR. SPIKOWSKI: I have got a couple of
15 general ones, as to the map. I have got a map
16 that I have dated May 29th, and Mitch has got a
17 newer one. I am trying to figure out which one
18 these totals are based on.

19 MR. BURRIS: On the newer map.

20 MR. SPIKOWSKI: Looks likes the only
21 differences are three sections that are in
22 litigation south of Bonita Beach Road. Are
23 there any other changes?

24 MR. BURRIS: There were some other, minor
25 changes to the map.

1 MR. SPIKOWSKI: This one here is the one
2 you based all this work on.

3 MR. UHLE: You have got the one I remember.

4 MR. DURLING: Which shows Bonita Community
5 going completely across the Lee-Collier County
6 line.

7 MR. BURRIS: We discussed that at the
8 previous LPA meeting, and that is when the LPA
9 decided to revise the map.

10 MR. UHLE: I honestly don't remember that
11 discussion, if it took place.

12 MR. SPIKOWSKI: I think I do, at least I
13 remember -- I don't know if we voted on it.

14 MR. O'CONNOR: There was no formal vote, it
15 was a consensus type thing.

16 MR. SPIKOWSKI: This map here is the one
17 it's based on. We might compare against our own
18 the two tables. Paul, 1-B you said was the one
19 entitled "acreage allocations"?

20 MR. O'CONNOR: That is correct.

21 MR. SPIKOWSKI: Do you want to use that one
22 in the Lee Plan rather than the other one? Is
23 there any reason, other than sort of inertia,
24 that you would rather use the acreage rather
25 than the more accurate units?

1 MR. O'CONNOR: This is the issue that we
2 talked about all along. And you know, I think I
3 will let Rick -- what's your comfort level with
4 this -- because they are definitely closer to
5 these numbers than I am.

6 MR. BURRIS: Basically, I would say that
7 the unit table is what the projections and
8 acreage figures are based on, the unit
9 projections for these categories, including the
10 commercial square feet for each community and
11 dwelling units.

12 Now when you get to the industrial
13 category, there was no -- we do have some
14 figures that aren't on these tables that show
15 industrial square feet for each community.
16 However, with industrial, it's kind of up in the
17 air as to -- there is no standard or anything
18 that you can find for square feet per acre.

19 There is no floor area, actually based upon
20 the amount of open storage that you might have
21 on one site. Some sites have very little
22 building area, but they are pretty intense,
23 good-sized properties that utilize the whole
24 property for the industrial purpose.

25 MR. O'CONNOR: And Bill, if I could

1 interject here, as we started going into more
2 detail through this process our intent was to
3 maybe leave the door open for the residential
4 units to be the deciding factor. As far as
5 commercial, the acreage or the floor area,
6 really there is a tighter correlation between
7 those two, and so that one is really not much of
8 an argument one way or the other.

9 As Rick was just indicating, the industrial
10 use, acreage is the figure to use for that.
11 There is no doubt about it. Then when we get
12 into what are our proposed nonregulatory uses,
13 the parks and public acreage is the only figure
14 to use for that.

15 Agricultural, obviously it's got to be
16 acreage, it's not going to be anything else, and
17 under conservation land. We are caught now, do
18 we want to make ninety percent of the things
19 acres, and one thing units counts or not.

20 The acreage figure does have an additional,
21 you know, factor in the equation that probably
22 makes it a little less certain than the actual
23 number of units.

24 This was one that I kind of, we originally
25 planned to kind of go in that direction, but not

1 necessarily propose it. And then through the
2 negotiation process with the Department, see
3 what kind of a comfort level they would get on
4 that. It may be that they turn out liking the
5 unit numbers better, because of some of the
6 things we discussed today, where we have
7 outlying suburban units at six units per acre,
8 and whoa, we are not really reflecting what we
9 are talking about here. If we talk about gross
10 numbers of units, then we are better off.

11 We decided to leave that up in the air,
12 have the figures available, and then dependent
13 upon how we feel about those numbers, make the
14 argument through that process.

15 MR. SPIKOWSKI: The way would be to
16 transmit both, and the units be a number we are
17 not committed to, so if you decide to cut part
18 of it, you can. I see what is you are saying.
19 If you use acres for some, and units for some,
20 that is a little awkward. Frankly, anyway you
21 do it is awkward.

22 MR. O'CONNOR: I agree with that. The way
23 I look at this, it's a pretty fluid process and
24 document at this point in time. We didn't spend
25 a lot of time. I apologize, the table is not

1 even labeled on the packet that I gave you, and
2 I apologize for that. I am not definitely
3 married to the way this is presented.

4 In the Plan Amendment, and I don't know if
5 this is a good or bad thing -- but the way I
6 have proposed the language changes to the Plan,
7 we don't have an Overlay any more. We have a
8 Map 16, which has planning communities on it,
9 and we have a table 1-B, which has acreage
10 allocations on it.

11 And we tried to tighten the language, the
12 specific language in the Plan. The way we
13 looked at some of the old language, is like you
14 take a proposed development's acreage figure,
15 and you look at map 17. And if map 17 had a
16 larger number of acres on it, the thing is
17 approvable. That is the way the language reads,
18 as I went through it for the umpteenth time.

19 And I thought, no, you have to look at
20 what's approved, and add that to the inventory
21 -- and add that to the inventory, and then see
22 if you go over.

23 I tried to make some of those things clear
24 in the language changes here. I hope I did, we
25 will find out, I guess, in comments later this

1 morning.

2 MR. SPIKOWSKI: The rest of mine are
3 specific.

4 MR. DURLING: I have a few Matt, and Bill
5 took care of a few of them. You took care of
6 one, where is table 1-B.

7 Okay, on page 3 of 18, policy 1.7.6
8 paragraph one, you are making a commitment to
9 updating this twice a year. Is that something
10 you can follow up on and do without any real
11 hassle? That is very explicit.

12 MR. O'CONNOR: It was very explicit in the
13 policy. It was a suggestion from my Staff to do
14 that. They are concerned that with a once a
15 year update, it's the kind of thing you are
16 putting off and putting off, until all of a
17 sudden, you are at your deadline and have to do
18 it. We felt if we mandated twice a year update
19 to the table, that would keep us a little more
20 on deadline.

21 MR. DURLING: You have the resources, your
22 data base is set up so now, more or less, it
23 would be a self-sustaining type mechanism, in
24 terms of being able to obtain draw down
25 information putting it in your spread sheet.

1 MR. O'CONNOR: Yes, to maintain the data
2 base, as the certificates of occupancy are
3 issued, we use that information there to update
4 the data base. We have got what we have got.
5 Anything new that comes in, comes in through the
6 CO process.

7 MR. DURLING: Subparagraph two, it ties
8 into my concern I mentioned it twice, and I am
9 going to mention it a third time. We need some
10 type of policy that ties into my legitimate
11 concern of equal protection.

12 Currently, again, you could have a
13 gentleman in whatever planning community, let's
14 say the Daniels Parkway planning community, he
15 has a PUD, and five hundred units, and he is
16 developing things over time, and towards the end
17 of the project he is coming in to do his last
18 phase, and lo and behold, those units have been
19 basically taken off the map, because some other
20 project down the street has taken those units.

21 Now this hypothetical developer then would
22 be stuck in a situation where he has a project,
23 loan commitments, with all types of business
24 implications being put at risk. He had no way
25 of knowing, unless he had someone really on top

1 of this, monitoring this situation.

2 I would really like to see some type of
3 language that gets into that, that binds the
4 County to some type of notification as these
5 areas became drawn down. What are your thoughts
6 on that?

7 MR. O'CONNOR: Well, number one, like the
8 earlier discussion, if he is vested under
9 Chapter 13 of the Lee Plan, then he would be
10 vested.

11 MR. JONES: I would like to address that.
12 If I understand you correctly, what you are
13 suggesting would be, one, probably virtually
14 impossible. And two, would probably give the
15 County more potential liability than if we
16 didn't do what you are suggesting.

17 And if I understand what you are suggesting
18 directly, you are essentially saying we should
19 be putting out a newsletter to everyone who has
20 planned development zoning or a project that is
21 going on, and every time we update this
22 internally, every time somebody gets a building
23 permit, we should notify each builder out there
24 of the status of the allocation of his district
25 that he is building in. That is virtually

1 impossible in my mind.

2 Secondly, if we make a mistake on any of
3 that, there is additional liability. The way
4 your approvals have been going at this point,
5 for I don't know how many years, if you have got
6 a rezoning cost, PUD -- that is an old term --
7 we don't use that any more -- a planned
8 development or a conventional zoning case --
9 every one of them is subject to the overlay, and
10 will be subject to these allocations, too.

11 And it says right in there, if you don't
12 develop one time, and somebody else uses it up,
13 you are out of luck. If you have a development
14 order, based on your zoning, that is a different
15 matter.

16 MR. DURLING: But at the same time, if you
17 have a development order, I was under the
18 impression that any -- at any stage of that
19 development order, if there are no available --
20 using residential development as an example --
21 if there are no available residential
22 development units, you can't pull a building
23 permit.

24 MR. JONES: That is not correct, not as you
25 stated. Okay, let me give you an example. You

1 have a large development, a large planned
2 development, and you are developing it in
3 phases, and you are getting individual
4 development orders for each phase. If you are
5 issued a development order, at the time you are
6 issued that development order is when the County
7 checks the acreage allocation available. It
8 doesn't matter if other development orders have
9 been issued, if they haven't actually built,
10 that allocation is still there. If you get a
11 development order, your development order is
12 good for the time frame that development order
13 is issued and no more.

14 All right, even if the allocation goes over
15 during the years that your development order is
16 valid for, you can finish that development
17 order.

18 MR. DURLING: Okay, again, so you feel that
19 this is not a hinderance to fairness and equal
20 protection.

21 And again, I disagree with you in terms of
22 the example that you are stating. That is not
23 what I am referring to.

24 MR. JONES: I am sorry, I didn't hear that.

25 MR. DURLING: But this has been such an

1 abstract regulatory tool that hasn't been used
2 in a regulatory manner. In a year from now, if
3 it's found to be concrete, it's going to be used
4 from here on out. It might not be set in
5 stone. It needs to be more flexible and add
6 things and take out things there. And I would
7 like to see some type of notification process be
8 stated, as a matter of policy, and you don't
9 think that is a relevant issue for this
10 discussion of transmitting a 2020 Overlay.

11 MR. JONES: I think what is contemplated in
12 these amendments, and Paul can correct me if I
13 am wrong, is that we are going to have available
14 to anybody that wants to see it, twice a year, a
15 complete update.

16 I don't know how you can do it more often
17 than that, physically. And that update will be
18 available to anybody who wants to see it.

19 And if you are a developer, for God sakes,
20 you have to have the sophistication to be able
21 to keep up with that kind of information. I
22 don't believe it's up to the County to provide
23 that kind of notification. I don't think it's
24 necessary.

25 MR. UHLE: Is it correct to assume all the

1 regulatory decisions will be based upon the
2 update as it comes out twice a year, so if
3 something gets approved between the date of the
4 update and somebody actually starts building,
5 the County is not going to consider any activity
6 between the updates in terms of getting permits;
7 is that correct?

8 MR. O'CONNOR: The intention is to take a
9 snapshot twice a year.

10 MR. UHLE: It's just like concurrency
11 inventory. In other words, X amount. You are
12 going to take it twice a year, twice a month
13 instead of once.

14 MR. O'CONNOR: Yes.

15 MR. DURLING: Getting on to subparagraph
16 two, the same policy. I think you stated very
17 clearly your intent of the new language -- when
18 asked if the acreage contains updates -- exceeds
19 the limitations established by table 1-B. So I
20 think that clearly states your intent. I don't
21 have a problem with that.

22 Going on to the same policy, paragraph
23 three. This is old language, when you talk
24 about how you are going to deal with the five
25 year EAR, and changes quote, unquote "problems

1 with administrative implementations, if any."

2 Paul, I have often wondered, when you refer
3 to "administrative implementations," are you
4 really referring to, hey, there may be an area
5 that may be over allocated and/or under
6 allocated -- is that what you are referring to?

7 MR. O'CONNOR: I don't believe that is what
8 that sentence is directed at. I believe that is
9 directed at more how the overlay itself is
10 administered.

11 MR. DURLING: Do you think there should be
12 language included that -- you are stating
13 criteria for how these things are going to be
14 dealt with as these things become implemented?
15 Do you think there should be criteria, which is
16 problems related to over allocations or under
17 allocations, something like that? I think that
18 would be a valuable criteria in the practice, as
19 in the new decade --

20 MR. SPIKOWSKI: Wouldn't it be a
21 legislative change, if allocations are wrong?
22 How could you ask, as an administrative matter,
23 somebody to change an administrative
24 allocation?

25 MR. DURLING: Maybe, because I see Neale

1 Montgomery in the audience, maybe she can help
2 me with that. I am aware of the Brooks DRI, and
3 there is language in there that basically puts a
4 burden upon County Staff to amend the Plan, if
5 things, the allocations start to get to a point
6 that threatens the project, so I was thinking of
7 that, specifically.

8 MR. SPIKOWSKI: They could maybe initiate
9 an amendment to come, I can't imagine what else
10 they could do.

11 MR. DURLING: Tim?

12 MR. JONES: I think you have to be
13 extremely careful about the odor of
14 self-amending conditions. You can't put
15 something in here that says, okay, if you happen
16 to be hitting the wall on these allocations, you
17 are automatically amended to be able to go
18 forward. You can't say that. I think, if I
19 understand you correctly, that is your concern.

20 MR. DURLING: Well, again, I was
21 referring to the Brooks DRI, and possibly other
22 large projects coming up that want to have that
23 type of language in their development order.

24 MR. JONES: If they want it, and the Court
25 approves it -- if they have that language in

1 there, I presume the County will implement that
2 language. And it's a legislative change, it's
3 not administrative. You can't change this plan,
4 except through a legislative process.

5 MR. DURLING: Based on that, it's not
6 important to have that type of additional
7 criteria.

8 MR. JONES: Depends on your point of view,
9 I guess.

10 MR. DURLING: From the County's point of
11 view.

12 MR. JONES: From my point of view, I am not
13 sure you could even do it.

14 MR. DURLING: Okay, thank you.

15 Rick, on the -- just to clarify -- on the
16 commercial allocation on page twelve of
17 eighteen, your seasonality was determined to be
18 forty-six million plus square feet or a little
19 over a thousand acres. How was that
20 proportionately distributed into the various
21 planning communities? Because as I understand
22 what you all did was you came up with the 17.5
23 figure, you subtracted out acreage for
24 incorporated municipalities, and then you added
25 a seasonality quantity.

1 So after you did that, how did you, again,
2 distribute that forty-six million or thousand
3 and fifty-eight square feet?

4 MR. BURRIS: Actually, the number for the
5 commercial square feet is on the other table
6 that is printed out. That has the dwelling
7 units on it. It's fifty-three point fifty-five
8 million not the forty-six. We forgot to change
9 that in the report.

10 The square feet was done, as I was
11 explaining earlier, similarly to the dwelling
12 units. We basically used the square feet first
13 to determine the acreage. That was almost a two
14 part process, going along, you know, looking at
15 the development for the approved commercial
16 acreages, and the approved commercial square
17 feet. It came out that there was a pretty
18 consistent, um, square foot or floor area ratio
19 for commercial.

20 Then we have just based on the approved
21 developments and the existing zonings, we kind
22 of looked at approved development, their floor
23 area ratios as more of a deciding factor, and
24 the existing floor area ratios in each
25 community, because they did differ community to

1 community, and used those figures to work
2 backwards from the square footage that would be
3 approved or projected for each community to
4 develop the acreage. It wasn't working from the
5 acreage to the square footage, it was working
6 from the square footage to the acreage.

7 MR. DURLING: Then how did you distribute
8 the seasonal -- or did you just throw it back
9 into the lump sum, and get back on your parcel
10 by parcel base, looking at your development
11 levels and coordinating that to development
12 trends and et cetera?

13 MR. BURRIS: Seasonal is more based on the
14 fact that commercial has to accommodate seasonal
15 population, and that is why we are referring to
16 seasonal aspects of it. It's not just
17 commercial to satisfy the needs of the permanent
18 population.

19 There was no real seasonal factor applied
20 to commercial, because commercial exists year
21 round, whether or not the population is here,
22 just like a unit exists year round whether or
23 not it's being occupied.

24 But since we didn't have a number for, and
25 we weren't going to project the commercial needs

1 that were satisfying permanent versus seasonal,
2 so --

3 MR. DURLING: So you added that again, then
4 you added that back into your control.

5 MR. BURRIS: Yeah.

6 MR. DURLING: All right, then my last
7 question that relates to what I asked for, when
8 Matt was asking about methodologies. Again,
9 just to simplify this discussion for County,
10 residential allocations and commercial
11 allocations, what we have now in terms of total,
12 and then available acres. And looking at that
13 in terms of what is being proposed, I would like
14 to see whether we are doing a lot off or a
15 little off of it.

16 MR. BURRIS: I have got those figures for
17 the County total, not for each community.

18 MR. DURLING: Yeah, just give me the
19 aggregate.

20 MR. BURRIS: Make sure I look at each one
21 correctly here.

22 MR. DURLING: Do you want to start with
23 commercial first or residential?

24 MR. BURRIS: It doesn't matter.

25 MR. DURLING: Actually, I am interested in

1 commercial, residential and industrial, the rest
2 is --

3 MR. BURRIS: Okay, we don't have a total
4 for straight residential, we have it by land use
5 category.

6 MR. DURLING: Okay.

7 MR. BURRIS: The residential allocation for
8 intensive was three thousand twenty-nine point
9 ninety-one. I will leave off the decimals for
10 this purpose. And the proposed allocation is
11 one thousand five hundred sixty-nine, central
12 urban. The current allocation is thirteen
13 thousand one hundred fifty-two, the proposed is
14 ten thousand seven hundred sixty-four.
15 Actually, you all have the proposed.

16 MR. DURLING: I was going to say, you don't
17 have to state what is being proposed. However,
18 do you have what we have currently, and also,
19 what we have currently that is available?
20 Rather than the current allocation, do you also
21 have availability?

22 MR. BURRIS: This actual inventory was done
23 a year ago, what I have in this notebook. The
24 inventory you would look at would be what is
25 existing on that one.

1 MR. DURLING: For urban community, suburban
2 and outlying.

3 MR. BURRIS: Urban community, we have
4 current allocation of fourteen thousand nine
5 hundred eighty-seven, suburban is eighteen
6 thousand nine hundred and three, outlying
7 suburban is seven thousand six hundred
8 twenty-nine. We have no, um, allocation for
9 industrial development of public facilities.

10 University community, we have two hundred
11 fifty-eight, yeah, two hundred fifty-eight. New
12 community was one thousand four hundred
13 ninety-four. We have no allocation for airport
14 commerce. Airport industrial interchange,
15 general interchange, any of the interchange
16 categories for rural, we have an existing
17 allocation of eight thousand nine hundred
18 eighty-nine. Outer islands was four hundred
19 eighty-five, and DRGR was four thousand nine
20 hundred fourteen.

21 We never officially modified the 2010
22 Overlay to accommodate acreage figures for the
23 rural community preserve. We just, as Staff,
24 used the rural acreage figure within that area
25 of the subdistricts as overall. I don't have in

1 front of me what we changed the allocations to,
2 and the density reduction versus the open lands
3 categories. That was an amendment done last
4 August, I guess it was.

5 MR. DURLING: Okay, and how about
6 commercial, industrial?

7 MR. BURRIS: Commercial, the current
8 allocation is twelve thousand one hundred
9 twenty-eight acres. And in industrial, we have
10 a current allocation of eight thousand two
11 hundred eighty-three acres.

12 MR. DURLING: Okay, thanks. And Paul, one
13 other thing, in getting into the discussion of
14 commercial. In this Staff report, you all have
15 noted that the allocation, though it's
16 diminished by two thousand plus, approximately
17 two thousand acres from what we have to the ten
18 thousand two eighty-eight, that is still
19 disproportionate to the actual population that
20 is being expected. What are your thoughts and
21 comments on that?

22 MR. O'CONNOR: It's an item that caused me
23 a little bit of concern. If you look at the
24 acreage allocation table under "other uses,"
25 under "commercial," you can see the ten thousand

1 acre allocation, and plus or minus four thousand
2 acre existing commercial acres. And then that
3 leaves you the third column of available acres
4 of sixty-three hundred acres.

5 And I guess what concerned me, we are
6 looking at a fifty-seven percent increase in
7 permanent population, but we are looking at over
8 doubling commercial acreage figure. And I think
9 that kind of jumped out at me, as I looked at
10 these numbers, and I was concerned that I think
11 that is going to jump out at the DCA Staff also.

12 MR. UHLE: But it's explained that, I think
13 the explanation goes along the lines I talked
14 about at one of the previous hearings.

15 Disproportionate the commercial previously have
16 been in unincorporated areas, but they have --

17 MR. O'CONNOR: I think we tried to go
18 there, and we probably could have argued that a
19 little bit better in the discussion. I
20 apologize for the pound signs from the Cape
21 Coral number. We were waiting for that from
22 their planning staff, and it hasn't come in
23 yet. It still hasn't come in yet? No. We have
24 from Fort Myers, they are more closely
25 approaching build out, and it's through

1 annexation that they will get additional
2 commercial acres, but certainly they are fairly
3 limited inside the City now.

4 MR. BURRIS: We also felt it was important
5 to point out, as we said before, the existing
6 2010 Overlay, these existing allocations are
7 based on gross acreage figures for the
8 residential components. We inventory it on net
9 acres, so the proposed allocations are based on
10 net acres versus gross acreage. So while some
11 of the areas are decreasing in allocated
12 acreage, they are unit counts. If you work
13 backwards from the unit allocations, you will
14 see some of them have increased, some have
15 decreased, obviously, because the projected
16 population is less.

17 MR. DURLING: Now as a final comment, as we
18 were looking at this last summer, I made a point
19 of asking if you were going to be very explicit
20 in the draw down language there, if there was a
21 net determination. I didn't see any language in
22 the proposed determination. I assume you
23 decided not to be so explicit.

24 That really is in the heart of the
25 discussion. We were cutting out a lot of

1 industrial, so we need to make sure it's a net
2 type facility rather than --

3 MR. O'CONNOR: If you feel we should add
4 additional language in the Staff report that
5 emphasizes that, I would be glad to do that.

6 MR. DURLING: I would like to have the
7 Board discuss that. Is there definite merit to
8 that?

9 MR. UHLE: I will give you my opinion on
10 that. If you send out both the unit allocation
11 and acreage allocation, you better have a
12 discussion of that in the analysis. DCA is
13 going to ask you the same questions I did, right
14 up front, and you might as well have them
15 answered. The only way that really comes up as
16 a question, is if you have those two numbers to
17 compare side by side.

18 MR. DURLING: Ron, what do you think,
19 should we have that type of language in the
20 Staff report, and instruct Staff to at that
21 time?

22 MR. INGE: I agree with Matt, because that
23 is one of the first things you start tinkering
24 around with.

25 MS. BARNES-BUCHANAN: I concur, it

1 certainly would clarify. It's confusing when
2 you go through it right now.

3 MR. SPIKOWSKI: I agree.

4 MR. DURLING: Mitch?

5 MR. JONES: I agree, especially having it
6 go from the gross to the net, we should make
7 that explicit.

8 MR. DURLING: Is that --

9 MR. O'CONNOR: We can certainly do that.

10 MR. DURLING: Not as policy, but as part of
11 your Staff --

12 MR. O'CONNOR: Uh-huh.

13 MR. DURLING: Okay, those are all the
14 general questions and comments I have.

15 MR. UHLE: I have got some specific
16 questions.

17 MR. DURLING: Before we do, it's quarter
18 until eleven, I feel like charging on.

19 (Whereupon, an off-the-record discussion
20 was had.)

21 MR. DURLING: It's quarter until 10:00,
22 let's keep on. Matt, go ahead.

23 MR. UHLE: Going through the acreage
24 allocation. Planning community number one,
25 there has been a significant increase in the

1 amount of residential acres relative to what we
2 have today under the subdistricts that would be
3 combined. I understand that part of the reason
4 for that is that we have a big 2010 Overlay
5 problem in the Alva area.

6 I guess the question I have -- and it's
7 purely a methodological one. If someone wants
8 to go out and do a five or ten acre subdivision,
9 five or ten acres lots in a subdivision in an
10 area that is, for example rural, how do we count
11 those lots? Do we count one acre of them as
12 rural, and the rest as occupied, and the rest
13 not or is the whole ten acre lot counted against
14 the allocation, when it's created?

15 MR. BURRIS: Generally, the way we would
16 allocate those lands, we would inventory it as
17 -- we would actually look at the aerial and
18 determine what, how much of the land is being
19 used for the residential use.

20 Generally, on a ten acre parcel, it's going
21 to come back down to about an acre. A lot of
22 times there will be other existing uses on the
23 property, an ag use, so you inventory down the
24 nine acres for ag, and inventory for the
25 residential unit.

1 There may be instances where you have
2 actual subdivisions in the rural land use
3 category, and if you plat a two acre lot, we are
4 going to inventory the entire two acre lot. We
5 don't want to show the other acre as vacant,
6 when in reality it's a residential lot.

7 That is, what I said, when we looked at the
8 platted developments out there, we have taken
9 that into consideration. And the acreages in
10 Alva will reflect the fact that you have larger
11 lots for rural, versus when you get into the
12 rural areas in the -- I guess it would be the
13 Daniels Community where you have -- those rural
14 lots that would be quarter acre, half acre lots
15 versus out in Alva. A lot size out there is
16 going to substantially different.

17 MR. UHLE: The question only comes up when
18 you have got a large lot. Are you actually
19 going to look to see if someone is farming part
20 of it, has a garden or something?

21 MR. O'CONNOR: One of the things we look
22 at, Matt, we look to the property appraisers'
23 records. And many times on nine and ten acre
24 lots that have homes on them, they will have an
25 acreage breakdown, what percentage of the lot

1 they are looking at as residential, and what
2 percentage they are looking at as maybe some
3 kind of a grove or maybe even as pasture land.

4 So there will be an acreage breakdown in
5 the property appraisers' records, and we have
6 also looked to that for guidance.

7 MR. UHLE: One thing, and I have talked
8 about this before. When this process is done, I
9 think it's important that we have an
10 administrative code done that explains how we
11 count these kind of uses. I have been working
12 with this for a long time. I still don't know
13 what the Staff does in some of these hard
14 cases. So that is one instance --

15 MR. JONES: If I might, I haven't discussed
16 this with Paul. I may be throwing some micro
17 wrenches into this. It occurs to me if you are
18 in a rural category or DRGR category or
19 something of that nature, and you are using, you
20 have one unit on ten or fifteen acres, it seems
21 to me that a cogent argument could be made that
22 it's not appropriate to allocate or reduce the
23 existing allocation, in rural, by more than one
24 acre for each unit, no matter how large the lot
25 is, okay.

1 MR. UHLE: That really was the basis for my
2 question.

3 MR. JONES: And I think a very good
4 argument could be made for that. If you have
5 got ten acres of property, and one residential
6 unit on it, the County probably ought not to be
7 deducting any more than at max, if it's rural,
8 one acre for that residential unit.

9 MR. UHLE: That is the kind of issue that
10 needs to be put on paper and resolved, and that
11 -- I mean that is a major argument you could
12 make either way, it's debatable.

13 On community three, Bonita Springs. The
14 first question that came to my mind on this one
15 is allocation of the rural land-use category.

16 I haven't seen the acreage breakdown for
17 Brooks, but I know the overall size of the
18 property is twenty-five hundred acres. By
19 allocating six hundred sixty-three acres to
20 "rural" in that category, have we provided
21 enough land for all the residential on Brooks?
22 Since we have committed to do it, we might as
23 well do it.

24 MR. BURRIS: That actually will not
25 accommodate the entire Brooks development. It

1 came down to, we were at approximately a hundred
2 and thirty-five percent of our population
3 accommodation, and it's not a hard thing to, you
4 know, put acreage and units back into that
5 category, into the rural category.

6 However, if you put two hundred units into
7 that category, you are going to have to take two
8 hundred units out of another category. You are
9 working with the approvals out there. It was
10 just very difficult to determine, you know,
11 which one is actually going to develop by the
12 year 2020.

13 Because as I said, we get what's been
14 approved today, there is already too many
15 approvals out there. There is too many units
16 already approved for the County for the year
17 2020.

18 MR. UHLE: In a way, I guess that kind of
19 begs the question of when we say there are too
20 many units, what exactly does that mean? I mean
21 does that mean too many units compared to the
22 historical data of using building permits or
23 what?

24 MR. BURRIS: There are more units approved
25 on paper than the County will need to

1 accommodate the projected 2020 population.

2 MR. UHLE: I understand that on a
3 county-wide basis, but in this particular
4 district, obviously, there is a relatively high
5 growth rate, and the number of approvals
6 reflects that.

7 So I guess my question is, when I look at
8 these numbers, it actually reduces the amount of
9 commercial from about twelve hundred acres to
10 eleven hundred acres. We have only increased
11 the amount of residential acres by three hundred
12 over what is in the overlay today.

13 I guess the question that would be asked by
14 the representatives of people in this area, why
15 aren't we allocating more growth to Bonita as
16 opposed to someplace else?

17 MR. BURRIS: Once again, not only do you
18 have the differences in geography, you also have
19 the differences in methodology. Those
20 commercial acreages were based on gross versus
21 net. However, it's not as big a factor in
22 commercial.

23 In residential, as you were pointing out
24 before, before we were assuming just because a
25 straight 2.5 units per acre for outlying

1 suburban. Regardless of what is happening on
2 the ground, when you look at what is out there,
3 you have got a lot of units on a lot less land
4 than 2.5 units per acre.

5 We had to take -- and so the actual number
6 of units, if you went back and aggregated
7 roughly the planning subdistricts for the Bonita
8 area in the 2010 Overlay, I think you are going
9 to find that the number of units has increased
10 substantially in the Bonita area, over what was
11 assumed in the background, the backup
12 documentation, for the 2010 Overlay.

13 It comes down to, do you assume that the
14 entire Brooks development is going to be built
15 or do you assume the entire Pelican Landing is
16 going to be built? When we were working with
17 the numbers to get the hundred and twenty-five
18 percent, and all of the entire, you know,
19 Bonita.

20 We are, like I said, we are allocating land
21 for more population than we expect anyway. When
22 you get down to doing the numbers, if we had
23 accommodated all the approvals in Bonita,
24 basically North Fort Myers had no one that was
25 it, who was there now. We actually might ask a

1 few people to move to Bonita from North Fort
2 Myers.

3 MR. UHLE: You see where I am going here.

4 MR. BURRIS: Like I said, it's not a number
5 we can't change. We can allocate the entire
6 Brooks development in the rural community.
7 There are also other rural areas down there.
8 San Carlos Estates has a lot of vacant land down
9 there. There is a lot that we can allocate.

10 However, I would probably ask, you know,
11 for a suggestion as to which of these
12 communities needs to be reduced.

13 MR. UHLE: All right, I think somebody in
14 the audience is going to have a strong opinion
15 on this particular subject. It seems to me if
16 County has made an affirmative statement that we
17 are going to provide enough acres in the overlay
18 for this particular development, I can't see any
19 basis for not doing that.

20 I would imagine the Captiva people would
21 probably like to take the three available acres
22 of commercial out. That is not my problem
23 today.

24 In planning community eight, which is
25 identified as Fort Myers, and appears to be

1 pretty consistent with the City now, there has
2 been a dramatic decrease in the amount of
3 commercial in that particular district. I don't
4 know if that is a good thing or bad thing, but I
5 wondered why.

6 MR. BURRIS: Like I said, that line pretty
7 much follows the City limit line. There are a
8 number of enclaves within the City that have
9 potential commercial development. However, when
10 we are faced with, you know, we looked at the
11 map, and we did the basic, you know, what is the
12 current zoning, and what has been approved in
13 that community, all of that, and most of the
14 land is not going to be in the unincorporated
15 County.

16 So we I think in the current allocation,
17 you have a lot more land that was unincorporated
18 Lee County, and I guess technically, over time,
19 we should have been reducing that allocation as
20 it got annexed into the City.

21 MR. UHLE: Okay, so this basically reflects
22 the annexation, that is fine. The Fort Myers
23 Beach planning community -- I don't get this
24 one, why is this one higher than in here?

25 MR. O'CONNOR: It's basically for two

1 reasons. Reason number one is, we had the data
2 on it, which we didn't for any of the other
3 unincorporated areas. The reason number two, we
4 don't have a 2020 population number for Fort
5 Myers Beach.

6 We could ask the planning departments in
7 the other municipalities, and agree on a
8 number. But we just didn't have one here, so we
9 figured the best way to do it is to treat them
10 like anybody else.

11 We understand it's not regulatory on the
12 Beach, they have the option of amending their
13 plan in a similar fashion, and using our numbers
14 if they would like to, and we could zero these
15 numbers out.

16 MR. UHLE: Basically, this was an excuse to
17 reduce the totals like for Cape Coral and Fort
18 Myers. We had numbers we took out, and here we
19 developed the numbers, so we took them out, but
20 they don't have a regulatory effect.

21 MR. O'CONNOR: That is correct.

22 MR. UHLE: My suggestion is, I don't have a
23 problem with that, but I think we need some sort
24 of asterisk or explanation on that, if we are
25 going to keep this in. Actually, the overlay

1 has a different amount than everything else.

2 MR. SPIKOWSKI: Mr. Chairman, I agree it
3 should be out of here, as I understand the need
4 to have it. I have build out totals for Fort
5 Myers Beach down to the vested level. They are
6 quite a bit higher than that, because of the
7 development of Bay Beach. So I am giving that
8 to the Chairman, you may want to take it. I
9 agree it shouldn't be here, from Fort Myers
10 Beach any more than it should be from Sanibel.
11 You just need to delete the proper number from
12 the county-wide total.

13 MR. O'CONNOR: You won't get an argument
14 from us.

15 MR. DURLING: Planning Staff, that has not
16 been copied.

17 MR. SPIKOWSKI: Yes, that is their copy.
18 That is a parcel inventory of what is still
19 there to be built. You are welcome to use that.

20 MR. O'CONNOR: Thank you.

21 MR. DURLING: Some more numbers, Paul.

22 MR. O'CONNOR: Oh, yes.

23 MR. UHLE: In planning community ten, I
24 notice you have increased the amount of
25 industrial by about eleven hundred acres; is

1 that the result of area AC?

2 MR. BURRIS: Partially based on area AC.
3 Also, when the original industrial allocations
4 were done back in 1990, we had the oversight of
5 not necessarily allocating industrial acreages
6 for some of the land use categories that allowed
7 industrial.

8 MR. UHLE: We have reduced the commercial
9 significantly. I assume that is just based on
10 historical data?

11 MR. BURRIS: Correct, and what has been
12 approved out there currently. Right now I think
13 there is almost no commercial development out in
14 that area.

15 MR. BURRIS: That, and the fact that free
16 standing retail, commercial is no longer a
17 permitted use in the upwards commerce.

18 MR. UHLE: In community eleven, you reduced
19 both commercial and residential, albeit with the
20 new net acreage methodology. My off the cuff
21 reaction to these residential use numbers, in
22 particular, is that this district is going to be
23 a pretty tight fit.

24 MR. BURRIS: Within the Daniels Road area,
25 most of the vacant land out there has been

1 approved for some type of development. There is
2 not a whole lot of land left. So that is why
3 that number is there.

4 Also, like I said, we were faced with
5 trying to allocate as much, um, as many units,
6 as much acreage as possible to accommodate it.
7 The Brooks is one of the main issues that was
8 taking acreage away from everybody else.

9 MR. UHLE: There is one where I am not sure
10 the numbers are going to work. I know there
11 have been a substantial number of approvals, and
12 there is still a number of vacant lands out
13 there to be used for residential, and I am not
14 sure this amount of numbers is going to work.

15 MR. DURLING: For residential/commercial
16 you don't have a problem.

17 MR. UHLE: I am more concerned about
18 commercial than residential, because obviously,
19 we only have sixteen acres, and that is a fair
20 margin, but you can anticipate a fair amount of
21 commercial development on those roads. That may
22 or may not work. The residential looks like a
23 pretty tight fit to me.

24 MR. O'CONNOR: I think if you look at the
25 unit planning table for community eleven, you

1 can see a correlation there. We have got eleven
2 hundred acres of existing, but we have
3 fifty-five hundred units in that eleven hundred
4 acres. No, I am sorry, we have got about six
5 hundred existing acres, and we have got almost
6 three thousand units in it.

7 MR. DURLING: Additional units.

8 MR. O'CONNOR: Additional units is
9 twenty-five hundred plus or minus, and there is
10 almost five hundred acres being allocated.
11 Again, it's a close look at the way things are
12 developing with the areas going to the other
13 uses within the residential subdivisions.

14 MR. UHLE: I guess you can explain this in
15 the sense that you are likely to have golf
16 course communities out there, which will get you
17 a much higher net density than gross density,
18 but --

19 MR. O'CONNOR: And quite frankly, the
20 numbers are pretty tight all over the County.
21 The 25 percent factor only applied to the
22 incremental increase in units is pretty tight.

23 MR. UHLE: In planning community twelve,
24 there are very substantial reductions in both
25 residential and commercial. Is there some

1 particular reason for this?

2 MR. UHLE: I am not saying it's good or
3 bad, but --

4 MR. BURRIS: A lot of it is in the Iona
5 area. You have some areas where you do have the
6 larger lots for the acreage figures, the unit
7 counts, um, actually I guess it would be the
8 opposite. You have a lot of the smaller lots,
9 you have a lot of RV parks, so you have the
10 higher units counts per acre.

11 And then once you are looking at what's
12 available, what has been approved, what hasn't
13 been approved, how much is existing. And then
14 also, like we said, trying to make the numbers
15 fit into what we had to work with.

16 MR. O'CONNOR: I don't mean to make light
17 of your comments, Matt. You know, do you have
18 anyplace in here where you think we over
19 allocated?

20 MR. UHLE: I just, some of these get my
21 attention more than others. This is one where
22 we have decreased the number. It was seven
23 thousand six hundred seventy-six acres according
24 to one of those tables you gave us a long time
25 ago, the new number is about forty-three hundred

1 acres. Now obviously, there must be some either
2 change in methodology or circumstances.

3 I know there has been a change in
4 methodology that accounts for some of this, I
5 suppose. But I am trying to figure out if the
6 Staff has determined that the growth rates in
7 Iona McGregor is lower than it was projected
8 when the overlay was done, and that is the
9 reason we have fewer acres. That's the bottom
10 line.

11 MR. O'CONNOR: I would say that is probably
12 true, yes. I know when we were doing the
13 overlay, every indication to us was that the
14 Iona McGregor area was going to be the Bonita
15 Springs area of the next decade, and that did
16 not turn out to be the case.

17 MR. BURRIS: I also need to clarify that
18 the RV's I was mentioning, a lot of RV's are
19 considered residential units, if they are
20 permanently occupied year round, we can get that
21 information. If it's got a homestead exemption,
22 it's surprising to find out what you find out
23 when you are looking at that information.

24 MR. UHLE: I was going to ask you.

25 MR. BURRIS: The majority of RV's are

1 considered a commercial use. I just wanted to
2 clarify that. I knew that would be confusing.

3 MR. UHLE: In planning community thirteen,
4 there has been a substantial increase in the
5 commercial acreage, makes sense under the
6 circumstances.

7 The big question that I had here was the
8 allocation for suburban of three hundred
9 ninety-two acres. That is nowhere close to
10 meeting all of the approved DRI's in the CRSA
11 for residential purposes. I mean that, probably
12 that three hundred ninety-two acres, that would
13 be just one of them, less than one of them.

14 MR. SPIKOWSKI: No, I think those were all
15 approved earlier. Three of them were approved,
16 and as long as their development orders remain
17 valid --

18 MR. UHLE: Well, they are vested, but I
19 mean --

20 MR. SPIKOWSKI: Not I guess vested for the
21 overlay.

22 MR. JONES: I think the point Matt is
23 making, those developments will be able to
24 continue. As soon as they use up the three
25 hundred ninety-two acres, nothing else will

1 happen, except those vested developments.

2 MR. UHLE: I guess it's a two part concern
3 here. One of them is from the perspective of
4 the property owners, where we have got a DRI,
5 and clearly not allocating enough acres to make
6 them whole, as it were. You can go to them and
7 say, it's okay, you are vested, but I am not
8 sure that they are going to feel completely
9 comfortable with that.

10 From the Department's perspective, I think
11 the response is going to be, you know, how hung
12 up they are on DRI's. I think they are going to
13 say, you have got all of this acreage that is
14 not accounted for, and you need to allocate more
15 acreage for DRI's or the acreage is not going to
16 work. That is an issue that is going to come up
17 in both of those perspectives. Personally, that
18 is the concern I have.

19 MR. BURRIS: I do have the acreage figures,
20 in Wildcat Run, we do have an additional forty
21 acres to be developed. Corkscrew Pines, to our
22 information, we have about three hundred and
23 six. I'm trying to think of the other-- I know
24 there is two more.

25 MR. DURLING: T and T.

1 MR. UHLE: -- and Habitat.

2 MR. BURRIS: T and T, we have another three
3 hundred forty acres, and The Habitat, we show an
4 additional three hundred and eighty acres. I
5 mean you are correct, we are allocating
6 substantially less. Once again, that is the
7 dilemma we are in. We totally acknowledge the
8 fact that that is occurring.

9 MR. DURLING: The older DRI's, they are
10 vested, if they have valid DO's.

11 MR. UHLE: They are vested.

12 MR. DURLING: The thing is, what my
13 prediction will be, you are right Matt. State
14 is going to pick up on that. That should be
15 reflected, but we like your cap, so pull out
16 your acreage from other subdistricts.

17 MR. SPIKOWSKI: That is what you could
18 expect.

19 MR. DURLING: May the force be with you,
20 Paul.

21 MR. O'CONNOR: I will take special note of
22 that one that you just pointed out here in
23 planned community thirteen. We can maybe
24 sharpen this a little bit more.

25 MR. UHLE: In planning community fifteen,

1 we had fairly substantial decrease in commercial
2 and residential, but I assume the basis for that
3 would be the same as in the Iona McGregor area,
4 combination of the methodology, and its not
5 being Bonita Springs.

6 MR. O'CONNOR: That is correct.

7 MR. BURRIS: Also, another aspect to point
8 out would be, the other inventory, the 2010
9 inventory is based on, as we have been saying,
10 the gross acreage. If you would go and sum up
11 all of the acreages from both tables --
12 unfortunately, we didn't have the total acreage
13 for each category on here.

14 I do have in here -- in the County we have
15 allocated total county-wide -- four hundred
16 twenty-three thousand nine hundred twenty-four
17 acres. We had inventoried three hundred
18 eighty-eight thousand six hundred thirty-one
19 acres. The rest of the acreage difference,
20 there is a difference of thirty-five thousand
21 two hundred ninety-two acres.

22 That acreage figure is right-of-ways that
23 aren't given a strap number, other areas where
24 the mapping on the old maps may have been
25 different from the existing mapping. So the

1 total county acreage of what is being allocated
2 is substantially less, because the amount of
3 land that we are inventorying is less than what
4 we had previously.

5 MR. UHLE: Going to planning community
6 seventeen. Here we have your big winner, a very
7 large increase in acreage. I assume it was the
8 population estimate done by Bill for the CRA
9 study for Lehigh. Was that used as a basis for
10 --

11 MR. BURRIS: Yes, that figure was basically
12 the same as the adopted Lehigh figure from the
13 EAR. Some of the acreage changes are going to
14 be that we went and quickly looked. We probably
15 need to refine it even more. We have the
16 dwelling unit numbers that we need to
17 accommodate that population, and then we tried
18 to allocate the appropriate acreage, based on
19 the existing developments out there, realizing
20 some areas may be further subdivided into
21 smaller lots.

22 We looked at how many lots are out there
23 today. That is something else that we would
24 like to maybe define a little bit, but the unit
25 amounts would stay the same.

1 MR. UHLE: Overlay for uses in Lehigh is
2 virtually a nullity, except that you may have
3 additional subdivisions. It's not going to be
4 applied at the building development stage.

5 I did note, commercially, it's going down,
6 not much, a little bit. That is surprising.

7 MR. BURRIS: That acreage, if that is
8 incorrect, I need to change that. That acreage
9 I pulled it out of the Lehigh Commercial Study.
10 I am hoping I pulled the right figure out.

11 MR. SPIKOWSKI: It's the right number, the
12 existing Lehigh Acres. A lot of that acreage is
13 used, very low density, two or three acres with
14 a little store. Much of it can be doubled or
15 tripled in intensity.

16 MR. UHLE: I think it would be useful to
17 explain this. From DCA's perspective, it would
18 be counterintuitive to look at this, to see a
19 substantial increase in residential and decrease
20 in commercial. I know there is an explanation
21 for that, but without one --

22 I guess the last one was community
23 eighteen. We have had a significant increase in
24 the amount of acres, which I assume is basically
25 coming from the DRGR.

1 MR. O'CONNOR: Yes, that is where they are
2 located.

3 MR. UHLE: That surprises me a little bit,
4 too. I didn't know we had a population goal in
5 the DRGR.

6 MR. BURRIS: Actually, when we looked at
7 the existing inventory, we really did, I am
8 pretty sure we had reduced the full number of
9 DRGR figures community-wide. I could be wrong.

10 MR. DURLING: Rick, you are correct when
11 you stated -- no, sorry, it did increase from
12 4914 to 7924, DRGR.

13 MR. BURRIS: That was looking at what it is
14 today. We have a lot of areas out there, that
15 we have exceeded the allocation in the
16 groundwater area. We have areas that are ten
17 acre lots. We definitely can, that scenario we
18 can always reduce.

19 However, you have to keep in mind that two
20 thousand ninety acres is only two hundred nine
21 units.

22 MR. UHLE: That is basically it.

23 MR. DURLING: And before other members
24 speak, just to summarize, it seems to me that,
25 and please state if I am wrong, but you would

1 like to request that for the Bonita Springs
2 Planning Community number three, that more
3 residential units, excuse me, more residential
4 acreage be allocated to reflect the rapid growth
5 of that area. Is that a recommendation?

6 MR. UHLE: I don't know that I am making
7 any recommendation at this point, I just wanted
8 to point out there are certain areas where the
9 approvals are vested or we made commitments, and
10 the allocations don't reflect that. I
11 understand the Staff's dilemma, at some point in
12 time everyone is going to have to make a
13 decision on how to deal with that.

14 MR. DURLING: I was going to say the same
15 with regard to San Carlos/Estero, Corkscrew and
16 the corridor. That is the same, not
17 recommendation, but same concern.

18 MR. UHLE: Yes, and it would be the same
19 for any area where the DRI acreage is well in
20 excess of what has been allocated. Those are
21 just the ones I know about.

22 MR. DURLING: Thank you. Any other members
23 of the Board care to speak on any specific
24 planned community or issue?

25 MR. SPIKOWSKI: I have a couple of small

1 points, this might be the right time to bring
2 them up. In the wetlands categories it's always
3 zero additional units. I think it's clear that
4 we are not encouraging anybody to build in
5 wetlands.

6 I think zero is too far, since the Plan
7 allows people to put a house on 20 acres, I
8 think we should let them go through the Plan
9 amendments to use the rights they are granted.

10 Also, I think there is a typo in policy
11 1.7.6. You have been striking the word "final"
12 from all the references to development orders.
13 In that policy, you didn't strike "final," which
14 I assume was an oversight.

15 MR. O'CONNOR: So noted.

16 MR. DURLING: Staff, you can take care of
17 that without any specific motion or
18 recommendations.

19 MR. O'CONNOR: Bill, on the wetlands issue,
20 I guess, we do, under single family residence
21 provision allow people to build. I guess we are
22 not limiting to creating subdivisions in wetland
23 areas, I think is really where we came from with
24 the zero.

25 MR. SPIKOWSKI: If somebody had sixty acres

1 of wetlands and wanted to build the three
2 houses, they are allowed to and haven't yet
3 subdivided that under this, they need to get a
4 Plan Amendment to do that. Zero jumped out at
5 me, I guess I would rather see one or two.

6 MR. O'CONNOR: It would seem then that 80
7 acres would be the minimum allocation, we would
8 be looking at then.

9 MR. UHLE: I think one way to construe
10 that, if you had to do mitigation on a one on
11 one basis, you would have the same number of
12 wetlands anyway.

13 MR. SPIKOWSKI: It just jumped out at me,
14 the potential danger, with not much gain.

15 MR. UHLE: After you fill, it's not
16 wetlands anyway.

17 MR. SPIKOWSKI: Building a house on stilts
18 didn't really use any land. Unless the lot was
19 preexisting and qualified for the single family
20 position, it would be forbidden. I am just
21 thinking defensibility in court, as well as
22 general fairness.

23 MR. O'CONNOR: Do you have any
24 observations?

25 MR. DURLING: Yeah, Tim, any observations?

1 MR. SPIKOWSKI: Reahard case.

2 MR. JONES: I think it's a little ironic,
3 under our Plan, if you have a preexisting lot
4 that doesn't meet the density requirements of
5 wetlands you can build, but if you meet the
6 density requirements, you cannot, and I think
7 that is what you are getting at.

8 Not too many people really do try to build
9 in the wetlands. I can't think of -- I mean we
10 had one or two subdivisions-- this one over here
11 off of Colonial, I can't think of the name of
12 it.

13 MR. SPIKOWSKI: Deer Run.

14 THE CLERK: Next to Deer Run, off Deer Run
15 Road. I can't think of the name of it. But I
16 think all of those meet the single family rule,
17 so they are not effected, but it could be a
18 problem.

19 MR. SPIKOWSKI: If we allow even a couple
20 in each planning community, you are still going
21 to have to meet all the permitting criteria to
22 do that, and it's still not economically very
23 convenient, and nobody seems to want to do it.

24 MR. O'CONNOR: I don't know if that might
25 be handled with some policy language.

1 MR. SPIKOWSKI: Perhaps although, if you
2 can think of a way to do it.

3 MR. DURLING: Any other questions or
4 comments? One or two, more conceptual than
5 anything, Paul. And in fact, I have, I was
6 thumbing through it, you made a recommendation
7 but didn't carry it out there, through our
8 regulatory aspects, public lands, parks, ag,
9 especially with regard to public facilities,
10 they are basically by definition permitted
11 almost anywhere.

12 Why don't we just go forward and make that
13 recommendation in the transmittal to have the
14 future table reflect that, and then discuss that
15 with State, because it doesn't make much sense
16 to have it listed again.

17 MR. UHLE: I think we are, if you look at
18 policy 1.7.6 the words for any land use category
19 have been substituted with residential,
20 commercial or industrial uses contained in table
21 1-B. So the regulatory aspect is only directed
22 at those three uses.

23 MR. DURLING: If that is the case, would
24 the table reflect by a footnote or some type of
25 a notation, what's regulatory versus what is

1 informational or should you have that?

2 MR. O'CONNOR: I guess we could add it.
3 You kind of need to keep track of everything in
4 order to make the data base work you. You can't
5 just look at the three uses, you have got to
6 look at everything that is happening out there.

7 MR. SPIKOWSKI: I think a footnote saying
8 these are not regulatory, would clarify it.

9 MR. DURLING: That's just a direction,
10 again, I missed that in policy 7.6.

11 MR. O'CONNOR: Maybe I should cull that out
12 a little more. Because I don't want the DCA to
13 think I am slipping that. It doesn't make any
14 sense to prevent your regulating some of those
15 other uses, that are really inappropriate.

16 MR. DURLING: Okay, other than that, I have
17 discussed this whole process with you over the
18 summer. Certainly compliment Staff for hard
19 work you guys put in. I can only imagine the
20 difficulty that you had to deal with in putting
21 this thing together.

22 It's a difficult issue, because clearly we
23 are taking allocations off the boards,
24 regardless of the net draw down methodology.

25 I don't see any areas that are really

1 glaring within the context of what Tim Jones
2 said. These old DRI's are vested, their
3 interests are not really being hindered.

4 I did have a concern with San Carlos/Estero
5 area, the older parts of the DRI that I had
6 knowledgability of.

7 I just hope that you continue your
8 communicative efforts with this Board, as you go
9 forward and massage this through the State. I
10 personally would be appreciative if you do that,
11 because I have a feeling the State is going to
12 be a difficult beast to work with on this issue
13 regardless of the logic that underpins a lot of
14 this work.

15 MR. O'CONNOR: And I certainly intend to do
16 that.

17 MR. UHLE: I think the biggest problem you
18 are going to have is this historical data
19 thing. It appears to me what happened is back
20 in '89 and '90, there were some assumptions used
21 that didn't have a lot of data support, and we
22 got into trouble for that in 1994.

23 We had a substantial amount of additional
24 data support, and it sometimes changed our
25 assumptions, and then they complained about the

1 use of historical data. That we have gone a
2 step further, we have done a lot more
3 sophisticated analysis of the historical data,
4 but it's still historical data.

5 MR. O'CONNOR: Most data tends to be
6 historical.

7 MR. UHLE: You know how I feel about that,
8 so --

9 MR. O'CONNOR: I was in most of those
10 meetings, if not all of them, Matt.

11 MR. SPIKOWSKI: Aren't you glad Paul has to
12 go up and not you?

13 MR. UHLE: We could just tape record this
14 stuff, rather than having to talk about it any
15 time. They could just press one for complaints
16 about historical density.

17 MR. SPIKOWSKI: I think it's a great job.
18 I can't evaluate most of the individual
19 districts, because I don't know that much about
20 them, but I think the explanation needs to be
21 improved, but I think the methodology seems
22 sound now that we have had some of the questions
23 explained.

24 MR. DURLING: All right, let's open this
25 issue up to the floor. I know we have a few

1 people in the audience that care to speak.

2 MS. MONTGOMERY: Good morning, for the
3 record, my name is Neale Montgomery. I had two
4 general questions first.

5 Policy 1.7.6 before it was set up to just
6 be tweaking, which was fine, because it was
7 supposed to be every three years -- now that
8 it's every five years, sometimes DCA likes to
9 use our own language against us.

10 I was curious if we shouldn't include in
11 there, the concept that you will look at
12 increasing allocation as part of that EAR
13 process, as the population would indicate, if
14 that is appropriate.

15 Because right now, if you look at that, it
16 just sort of looks like minor tweaking. What I
17 wouldn't like to have happen at DCA -- they get
18 ugly do you know what I mean. That we maybe
19 ought to broaden that maybe a little more.
20 Those are all like minor things, like massaging
21 it, not major additions.

22 MR. UHLE: It seems to me that depends on
23 whether we change the time frame. If we do
24 change the time frame, we have to change the
25 allocations. If we don't, we don't. I don't

1 know if Staff wanted to make that commitment or
2 not.

3 MR. O'CONNOR: I don't see changing the
4 time frame at the next EAR, truthfully. And I
5 could see, we do need to do a relook at these
6 numbers, certainly, at that point. But I don't
7 see going to a 2025 Plan, but I understand your
8 concern.

9 MS. MONTGOMERY: Well, for example, what
10 happens, if you bump it from the high range
11 projections down to the midrange, because that
12 is what the trend shows. Now just assume for
13 the sake of argument, in the next five years we
14 were wrong, and it's really higher range, then
15 you really wouldn't go to 2025, it's still 2020,
16 but you still need to readjust the number.

17 It may not happen. I am just saying you
18 ought to provide for the opportunity, if that
19 has been --

20 MR. UHLE: I think that is inherit in the
21 EAR process itself. If you are going to look at
22 the population projections, and possibly change
23 them, obviously, you have to change the old way
24 to comply with the projections.

25 MR. O'CONNOR: I wouldn't be adverse in

1 including in the list, including not limited
2 to.

3 MS. MONTGOMERY: It does say that. If you
4 look at the kind of things in there, they are
5 all minor, fluff stuff.

6 MR. O'CONNOR: Including but not limited
7 to, and include in that list the EAR
8 allocations.

9 MR. DURLING: Would that say, including but
10 not limited to, would that serve to --

11 MS. MONTGOMERY: Well, that is in there.
12 Paul was going to add some additional language
13 at the end of that list.

14 MR. O'CONNOR: I think I will put it up
15 front, actually.

16 MS. MONTGOMERY: Okay, the second question
17 I have -- and again, this is a question -- and I
18 think Matt is probably more familiar with this.
19 During the last EAR litigation, when we got into
20 discussion about the industrial allocation, and
21 at that time the discussion and the data kind of
22 combined the argument on commercial/industrial.

23 One of the arguments that the County made
24 was that due to the fact that the City is pretty
25 much built out, and due to the fact there is a

1 disproportional amount of the
2 commercial/industrial provided in the County,
3 that justified a number. And that discussion
4 occurs this time under the commercial, but the
5 same discussion doesn't occur under the
6 industrial, which is a little bit of what
7 happened last time.

8 So the Hearing Officer didn't seem to think
9 that language or that discussion applied,
10 because it wasn't actually in the industrial
11 section. I guess while it may seem redundant,
12 and we hope DCA won't appeal. It strikes me the
13 argument which you have in the commercial, as
14 far as the justification, applies equally well
15 to the industrial. And should they question
16 that, it would seem to be helpful to include
17 that discussion under the industrial use
18 discussion.

19 The third thing I wanted to discuss, I have
20 also alluded to a little bit already, and that
21 is sections one, two, three, of the County
22 line. They are in that ugly olive green color
23 now. I support going to planned communities.
24 And in looking at all of those communities, they
25 all seem to be cohesive, they have commonality.

1 That olive green section is pretty much all
2 public land for DRGR. Sections one, two, and
3 three are rural, and based upon the settlement
4 agreement with DCA, can be developed as golf
5 course communities. I don't think that three
6 sections of golf course communities have
7 anything in common with public land in DRGR, and
8 rock mining. I just don't think there is any
9 commonality whatsoever there.

10 And so I would urge the LPA to put those
11 three sections in that lovely purple color,
12 Bonita Springs. Which if those sections
13 develop, that is what they will be, they will be
14 part of Bonita Springs. If Bonita Springs
15 incorporated, I would envision those areas to be
16 part of Bonita Springs.

17 I am not asking to you increase the
18 allocation in the rural category, I am assuming
19 those 73 acres that are set aside for rural
20 belong to those three sections. I don't think
21 there are any other rural areas in those three
22 sections.

23 All I am saying, take those 73 acres in the
24 purple area, put those three sections in the
25 purple area, because I think as far as planned

1 community, they belong with that community, not
2 with the hinterlands.

3 MR. UHLE: You realize that means Gargulo
4 and the Brooks are competing for the same
5 limited count of rural acres.

6 MS. MONTGOMERY: Yeah, potentially that
7 could happen. I don't, actually, nobody's
8 crystal ball is perfect, but it's my
9 understanding that section four just immediately
10 to the east or to the west is just now under
11 contract, and that is Parklands and Parklands
12 West. And given the lag time, if you watch
13 those sections develop, there has always been a
14 five or six year lag time between the time one
15 starts and the next one starts.

16 So I don't actually expect any more than
17 that 73 acres, if that, to develop within the
18 next EAR time frame. But I also recognize at
19 the end of that three, four, five year period,
20 if you are in the DRGR planning community, life
21 is going to be entirely different than if you
22 are in the purple community.

23 Since they already went through all the
24 questions that DCA has raised, and accepted
25 about five pages of very onerous conditions on

1 how they could develop, it doesn't seem that we
2 should further, make it more punitive on them,
3 by sticking them out there with that planning
4 community. They should be out there with Bonita
5 Springs.

6 MR. DURLING: Paul, I know the past summers
7 map, in the June 22nd hearing, that was depicted
8 and then reduced, and those three sections
9 pulled back.

10 What are your comments, Paul, is that a
11 legitimate request? Do you have any problem
12 with going back to the early summer map?

13 MS. MONTGOMERY: It's my understanding,
14 when they first looked at it, and made those
15 decisions on how the planning communities should
16 develop, it was in purple.

17 MR. O'CONNOR: And on the earlier maps it
18 was. The reason I moved it, and I will be quite
19 frank, because I heard a concern from the
20 representatives of the Department of Community
21 Affairs about that property. At that time, I
22 don't know if there was finality reached in the
23 negotiations. When did that happen, Neale.

24 MS. MONTGOMERY: When it was signed, I
25 don't remember off the top of my head. I am not

1 sure that it had been reached at that point in
2 time.

3 MR. O'CONNOR: That might have been what
4 compounded their interest in this property.
5 Because it was one of the first places on
6 the map his eyes went, because there was a lot
7 to do about that property. We were in
8 litigation on that property since 1992, all the
9 way up until the Spring here.

10 And so, I didn't think it would be a
11 controversial move at that time, but I did move
12 it from the Bonita Springs community to the
13 Southeast Lee County part.

14 MS. MONTGOMERY: I guess I will follow that
15 up, since that time, we have adopted a
16 settlement agreement. The County has, I
17 believe, set up the amendments based on that
18 settlement agreement. And DCA has issued their
19 Notice of Intent to find it in compliance, which
20 just happened in the last week or so.

21 MR. DURLING: So Paul, if Neale is not
22 requesting any more allocations other than an
23 appropriate switch, based upon the revised map,
24 do you see any problem with reverting back to
25 the earlier summer map, and depicting those

1 sections as part of the Bonita Springs area?

2 MR. O'CONNOR: On that issue, I have no
3 real personal opinion either way on it, so I
4 will yield to the will of the LPA on that
5 issue.

6 I will note, just for the record, that you
7 are going to see quite the newspaper ad,
8 tomorrow Matt?

9 MR. BURRIS: Tomorrow.

10 MR. O'CONNOR: Tomorrow's paper, we are
11 advertising the meeting for the Board November
12 5th, with a holdover day of the 12th. We have
13 36 Plan Amendments on the agenda, two display
14 maps. It's a full page in the newspaper, and it
15 does depict the map as we see it here today.

16 I don't think that is a problem, I
17 definitely see the map in terms of being fluid.

18 MR. DURLING: The map --

19 MR. JONES: It can be changed in the
20 process of the adoption hearing or transition
21 hearing or both.

22 MR. DURLING: You don't see a problem
23 either way. And Neale, again, to summarize,
24 this case has been settled. DCA does not have a
25 problem with -- comments, per se.

1 MS. MONTGOMERY: I know Charlie made a
2 comment to Paul -- Ken Ortel is the Tallahassee
3 counsel on this. If Ken needs to talk to
4 Charlie, and calm him down, and take his pulse.
5 If that is the case, so be it. Or should this
6 become that serious of an issue, we can do that,
7 too.

8 MR. SPIKOWSKI: Mr. Chairman, the five or
9 six pages of special conditions in the
10 settlement sure suggest that these sections are
11 different than the other sections on the south
12 side of Bonita Beach Road. And to me, that
13 supports that it's different, and can be
14 developed, only differently. And I thought the
15 change was sensible the way it is now.

16 I don't think it's a huge matter,
17 development-wise one way or another, but I am
18 comfortable with the change that's shown up
19 here.

20 MR. DURLING: Rather than having all the
21 sections be included in the Bonita Springs?

22 MR. SPIKOWSKI: Yes.

23 MR. DURLING: Let's address this issue
24 before we go on. It could be easily lost. Ron,
25 Barbara, Mitch, do you have any problem?

1 MR. UHLE: I will tell you what this
2 means. First of all, I have to tell you our
3 firm represents an entity that has an interest
4 in one of these three sections. If this issue
5 comes up to vote on it, I am not going to be
6 able to vote on it.

7 The bottom line, this parcel, these three
8 sections have been allocated in this particular
9 scheme, 78, I think acres. Which means, for all
10 practical purposes, that no development rights
11 have been granted. If these acres are included
12 in the purple district, they will be
13 competing with the Brooks for acres.

14 But the possibility exists that the project
15 there could be completely built-out over the
16 next five years. And I think the basis for
17 concern, is that when the settlement agreement
18 was signed, the settlement agreement includes a
19 proviso that the property owner wouldn't come in
20 and ask for an amendment to the 2010 Overlay
21 within five years or something like that. It
22 does not say that the County cannot amend the
23 2010 Overlay.

24 And basically, that's the essence of what
25 is going to happen. The bottom line is, those

1 three sections are much better off in the purple
2 area, no question about it.

3 MS. BARNES-BUCHANAN: I have to put on the
4 record, our firm represents an entity that may
5 have an interest in this property also, and I
6 would mirror Matt's comments on it. I wouldn't
7 be able to vote on it.

8 MR. DURLING: Ronnie, opinion on this?

9 MR. INGE: No, I was surprised that I saw
10 it was changed. I assumed it was still in the
11 Bonita Springs area.

12 MR. DURLING: Yes.

13 MR. INGE: So I have no difficulty in
14 reverting it back.

15 MR. DURLING: You have no difficulty in
16 reverting back to the earlier summer map. And I
17 am just taking a poll vote on this. When we
18 actually get a transmittal -- I am getting a
19 sense of this. I don't want this issue dropped
20 or anything.

21 Any other individual from the audience care
22 to speak on this, Karen?

23 MS. DAY: For the record, my name is Karen
24 Day. I am happy to be standing here, and not
25 sitting there this morning.

1 I came for a couple of reasons. One, to
2 encourage you to transmit this amendment with
3 the modifications. I have spent a lot of time
4 over the years looking at projections like this,
5 and following the Staff. They have been very
6 kind to listen to my whining.

7 MR. UHLE: We may not be so generous,
8 Karen.

9 MS. DAY: Their methodology is very
10 complicated. And the problem is, the growth in
11 this County. And historical growth is very
12 complicated, and it needs to be that way.

13 As many of you have expressed, you are very
14 concerned with what DCA is going to do with this
15 material. They are not known to be big
16 thinkers, and this does require that type of
17 approach.

18 I agree with Matt, that the Staff's
19 methodology and specific approach to this needs
20 to be written down. I am very comfortable, if I
21 came in with a project today, that this group
22 would be able to be consistent with what I note
23 they have done now. But in five years from now
24 or next month, who knows what might happen?

25 It's a clear policy question as to what

1 happens with the DRI's in Lehigh and the other
2 vested projects. I have a simple question that
3 relates to that, also. In the, um, Corkscrew
4 Road area, all of those DRI's that are vested,
5 and there are some three hundred odd acres
6 allocated in the suburban land-use category.

7 I don't know on a practical basis what
8 happened to those three hundred acres. As Matt
9 suggested, the DRI's use them up first, and
10 there is nothing left. Or, in fact, do the
11 DRI's need to use up any of those acres at all?

12 There is a question, I don't have any
13 answer. And I suggest that in this morning's
14 discussion, Rick mentioned the industrial land
15 use category, and one of the reasons it was
16 expanded around the airport was because of the
17 airport commerce category. And I would suggest
18 that the text, when it's talking about
19 industrial, might need to reference to that
20 change.

21 The main reason I came here this morning
22 though was to applaud the efforts of the
23 planning department. And this has been a
24 tremendous undertaking, and their efforts,
25 particularly the efforts of Rick, who I mean you

1 just don't know how many hours. That man has
2 spent weekends, and here overnight, and it's a
3 testament to their professionalism and their
4 dedication to the County, and I, for one, want
5 to thank them for it.

6 That is all I have to say.

7 MR. DURLING: Any other individual in the
8 audience care to speak on this matter? Seeing
9 none, the floor is closed.

10 MR. UHLE: I want to ask one question.

11 MR. DURLING: Yeah, I was going to say,
12 let's address that.

13 MR. UHLE: What is the County's
14 understanding of the DRI that is vested, does it
15 use up all the acreage, and then there is
16 nothing left? And whatever else it does, it
17 does because it's vested? Or do the vested
18 acres simply not count against the allocation?

19 MR. O'CONNOR: The data base looks at
20 existing land use. So if it changes from vacant
21 to the residential use, it will be counted in
22 the data base.

23 MR. DURLING: So there is a draw down.

24 MR. O'CONNOR: Uh-hmn.

25 MS. BARNES-BUCHANAN: Couldn't you make the

1 provision? I mean when you do your analysis,
2 and it's on computer, isn't that something that
3 you all can actually track?

4 Because the concern is that the methodology
5 and the technology has changed so much, that now
6 you are really being able to identify specific
7 parcel by parcel acreages. And that is one of
8 the reasons why you see such a change in some of
9 the numbers. Because in today's reality, we are
10 able to go in and get the actual numbers. So
11 wouldn't you actually be able to actually
12 address that?

13 MR. O'CONNOR: Well, we certainly could
14 identify the development, the location of
15 whatever the uses are. I see opening a vast
16 issue though with the concept of the acreage
17 allocation, if we are saying we have got certain
18 uses, but we are not going to count them.

19 I understand the concern with the
20 allocation, especially in the planning community
21 thirteen. At this point in time, I think the
22 best thing I can say to the LPA is that, we will
23 look at that again.

24 I mean, well, I understand the concern, and
25 I feel the concern, too. Because doubly, with

1 the University there, we are getting new life
2 getting breathed into it. A lot of those DRI's
3 were done and improved in '84. Here it's '97,
4 13 or 14 years later, and we haven't seen a lot
5 happening in them, but I am seeing renewed
6 interest in it at this point in time.

7 I think the best thing I can offer between
8 now and transmittal time, Staff and I will take
9 a close look at those numbers, and see if there
10 isn't something we can do about it.

11 MR. DURLING: It seems to me that we do
12 know, for example, Lehigh Acres is a vested
13 platted land community. We dealt with this a
14 number of years ago, and there are a number of
15 DRI's. We were just speaking of one, the
16 T and T DRI, we know that he is vested. Why
17 can't we just have, as an administrative
18 process, that excludes these vested communities
19 when we get into the draw down. If they are
20 vested, they are vested.

21 I can't, for the life of me see why, if T
22 and T starts kicking in, and then all of a
23 sudden, it's going to absorb the suburban land
24 uses that are allocated. It just doesn't seem
25 right.

1 And then for you guys or someone to come in
2 and fight DCA to get more suburban, all we are
3 doing is creating an apples and oranges
4 situation. I don't think it's that easy to get
5 more land allocated. We ought to do it here and
6 now, and specifically exclude these areas from
7 the draw down process.

8 MR. O'CONNOR: I can tell you, I would be
9 very uncomfortable making that argument to the
10 Department. Because like I said, we have really
11 made this -- we feel we really made this a good
12 faith effort, and I think that takes away from
13 that in this process.

14 I mean we are looking at and through this
15 data base, what is really out there in the
16 County. And to try and stick our head in the
17 sand, and pretend these older DRI's are not out
18 there, and not developing as they come on line,
19 I think is a mistake, personally.

20 MR. DURLING: Tim?

21 MR. JONES: Bottom line, I don't see how
22 you can do that, under the current methodology
23 that the Department uses to implement Chapter
24 163. It's just impossible.

25 If you ignore -- you can't just ignore

1 these developments -- you have to count them,
2 because they have a part to play in the future
3 growth of the County.

4 It's a philosophical difference between
5 growth accommodation and growth limitation. The
6 philosophy used by the Department is growth
7 limitation. If you are using a philosophy of
8 growth accommodation, then vested or unvested
9 doesn't mean anything. It's a question of
10 location and intensity, and those types of
11 things. It doesn't have anything to do with how
12 much actual development, it's just putting it in
13 the right place, and not destroying the
14 environment in the process of doing it.

15 But they don't look at it that way. They
16 look at it in terms of limitation. It's the
17 only way they can look at it, given the immense
18 job they have to do. And they are going to take
19 our plans, just like they did the last time, and
20 add up all the acreages, vested or unvested, and
21 multiply the numbers out.

22 What the planning department has
23 accomplished, I think, in this particular
24 process, is very definitely to help eliminate
25 one big problem, and that was the problem posed

1 by Lehigh Acres in terms of its effect on other
2 land use categories and acreage allocations,
3 because it's almost a hundred percent vested,
4 probably eighty percent vested anyway, probably
5 more like ninety-five percent. It's only the
6 unplatted areas that don't have some kind of
7 vesting. But it's not effecting any other area
8 at this point, the way we have the planning
9 community drawn up.

10 Now there are going to be, in the Bonita
11 Springs area, you are going to have vested
12 DRI's. But you can't ignore them for the
13 purposes of allocating your acreage. You just
14 can't do it under the way the Department, and I
15 guess any planner, looks at it. You have got to
16 look at the total amount that is going to
17 happen.

18 And yes, I agree with you, there is a
19 potential there, that what is going to happen is
20 that in some of these planned community areas,
21 DRI's have the potential, old vested DRI's have
22 the potential of absorbing all the acreage
23 allocation, and nothing else can handle it.

24 That is the chance we have to take, in my
25 opinion. I think you are going to find there

1 is, anywhere you want to look out here in the
2 County, there is a potential, since we can't
3 look at everything with the crystal ball. The
4 wetlands issue that you mentioned, we could have
5 potential Burt Harris or Technas claims
6 (phonetic) on that issue. We may end up having
7 them on this acreage allocation issue, too.

8 I don't know, I guess all I can say is,
9 given the way that the State regulatory agency
10 is going to look at this, there is no way to do
11 it, to ignore the DRI's in the allocation, as I
12 see it.

13 MR. SPIKOWSKI: Tim, I have got an idea
14 that might help. They have added a twenty-five
15 percent buffer on the increment of population
16 between today and 2020, for competition to allow
17 people to compete for development. And that was
18 also added in for Lehigh Acres, and I don't know
19 that it's needed for Lehigh Acres, because it's
20 mostly platted and one planning community.
21 Maybe if we took that increment out of Lehigh,
22 it could accommodate some of the districts that
23 are a little tighter.

24 MR. DURLING: Paul.

25 MR. O'CONNOR: I don't think that would

1 help. Because what Lehigh did, we didn't give
2 the twenty-five percent increase in Lehigh, that
3 was a total. So Lehigh is really helping the
4 rest of the county in that regard, because we
5 have the fixed number on Lehigh.

6 MR. SPIKOWSKI: Lehigh does have the
7 twenty-five percent increment in this, I checked
8 and it's almost exactly twenty-five percent, not
9 commercial, but residential. Unless I am
10 running the numbers wrong, I believe you do have
11 the twenty-five percent increment.

12 Anyway, it's just an idea of what might
13 help. It might be a less radical attempt to
14 help some of the districts that are so tight.

15 MR. DURLING: Especially the districts in
16 the south county.

17 MR. UHLE: If we can do it, let's do it.

18 MR. O'CONNOR: We will look at that. In
19 the San Carlos Estero area, the lighter blue,
20 under the unit count, we are looking at over
21 eleven thousand units in that area.

22 MR. DURLING: Paul, that raises the
23 question, are we coming in, when we transmit
24 this with the State, saying for residential we
25 are regulating these areas by both an acreage

1 and a unit count or a unit count?

2 I mean if we do go with units, yes, it does
3 give us a little more flexibility. It certainly
4 gives the document a little more meaning.

5 Right now, all we have been talking about
6 is acres, we haven't made any decision on where
7 we are going with units or square feet for
8 commercial.

9 MR. O'CONNOR: And I go back to my letter
10 to the Secretary, where we didn't talk about
11 changing that aspect of it, but I have had
12 discussions with Staff up at DCA about this
13 issue. And I guess the thought was to kind of
14 leave it open ended at this point, and not
15 really make a recommendation, but through the
16 negotiation process, maybe convince them
17 dwelling units is really what we should be
18 counting in this.

19 So I mean, we have got the information
20 available, we say it in the text. Now we have
21 the dwelling unit numbers, and now we have to do
22 gyrations, and come up with some kind of an
23 acreage figure number for it.

24 The next unanswered question is, well,
25 isn't that really kind of stupid to do that.

1 MR. JONES: Unless they have changed 9 J 5,
2 unfortunately, it specifies acres. We are kind
3 of stuck with that. I always thought it was
4 pretty silly, but I am not a planner.

5 I think you also need to keep in mind the
6 position of the Department with regard to Lehigh
7 Acres was that it could absorb the entire
8 allocation of the County through the year 2020.

9 And what their consultant, what their
10 professional, doctor's degree consultant said
11 was, we should stop all development everywhere
12 else in the county, until Lehigh is full, and
13 then we can start developing elsewhere. Which,
14 I am not a planner, but that didn't make any
15 sense to me.

16 MR. SPIKOWSKI: Nor the rest of us.

17 MR. UHLE: This is a minor technical
18 question, but the way the overlay is done now,
19 all of that is, of course, tables and pie charts
20 are actually called a map. I also assumed the
21 reason for that was a 9 J 5 requirement they be
22 incorporated into a future map. Are we going to
23 have a problem having used table 1-B, as opposed
24 to having you call it a map? It's obviously not
25 a map.

1 MR. O'CONNOR: The way understand it, it
2 was a Gene Boyd issue, and not a DCA issue at
3 the time. There was a real desire to have a
4 visual thing happen with the map, so you could
5 look at the map and get a sense of what was
6 happening. And the original bar graphs did not
7 do that in anyway, shape or form, and I know
8 that was something that stuck in his craw a
9 little bit.

10 We tried over time to include the areas on
11 it, and have the pie chart showing the
12 percentages of residential and whatnot. But I
13 don't believe that was a Department issue. So I
14 am, at this point, just trying to call something
15 what it is. It's a table, and not a map.

16 MR. SPIKOWSKI: Give it a try.

17 MR. DURLING: Back to Bill's suggestion, if
18 in fact, there was that twenty-five margin used
19 for incremental population increase in Lehigh
20 Acres area, and they don't need it, could that
21 be used as pointed out in the needed area? And
22 my concern, the San Carlos area, the two
23 southernmost planned communities.

24 MR. UHLE: Daniels.

25 MR. BURRIS: Yes, if it turns out that it

1 is, we can definitely use that to help with the
2 other ones.

3 MR. DURLING: Okay, I would feel a little
4 more comfortable with it.

5 MR. SPIKOWSKI: It's not going to resolve
6 all the concerns. It should make it a little
7 better anyway.

8 MR. DURLING: Anything that would add more
9 to the South County, I think would be a
10 meaningful exercise.

11 Then back to my concern about using both
12 acres and units, and then acres and square
13 footage for commercial. Is there some way you
14 can massage that?

15 And again, Tim is right, 9 J 5 clearly
16 states "acres," but "units" certainly adds more
17 regulatory consistency and meaningfulness to
18 this. So is there anyway you could have that
19 frankly pushed forward, that yes, the table in
20 those two land use categories will include both
21 square footage for commercial and units for
22 residential.

23 MR. O'CONNOR: Again, I guess the best I
24 can do right now on that issue is try my best.
25 To inform the Board that I will try my best,

1 through my dealings with the Department, to feel
2 them out on that issue, and see if it's
3 something that they feel they could find
4 consistent with criteria.

5 MR. DURLING: Yes.

6 MR. UHLE: I don't think that issue is
7 quite as important as it might have been years
8 ago, given the sophistication of the data
9 collection devices that you have. Unless you
10 tell me otherwise, it doesn't seem to me to be
11 that big a problem any more to establish what
12 the acres are.

13 MR. O'CONNOR: And I would say that is
14 true, we have gotten to the point now where we
15 can actually deal with that issue. It's not as
16 clean, we still have the problems of ten acre
17 lots with the single house on it, and those
18 types of things to deal with. But over time, we
19 have been able to deal with most of those issues
20 pretty well.

21 MR. DURLING: On a commercial basis, there
22 is definitely a type of correlation between the
23 square footage and Land Use Plan, but I wouldn't
24 get into that.

25 How about this, any other comments? Why

1 don't we call for a vote on this.

2 We have Ms. Montgomery's recommendation to,
3 well, to exclude sections 1, 2 and 3 -- excuse
4 me, to include sections 1, 2 and 3 in the Bonita
5 Springs community. We have that to deal with.

6 I don't think we need to make any specific
7 motion on Bill's suggestion about if, in fact,
8 we can take out some of the twenty-five percent
9 fluff margin in the Lehigh community, and
10 transfer it.

11 MR. UHLE: Fluff, in my opinion, you can do
12 that.

13 MR. O'CONNOR: I think that is a valid
14 point. It's for uncertainty, and if there is
15 anything that is certain, it's that those lots
16 exist out there.

17 MR. DURLING: Matt has pointed out his
18 concerns at the southernmost planning
19 communities, and the lack of full allocations,
20 but he did not make any specific
21 recommendations. I think, within the context of
22 Staff's presentation, limitations are placed
23 upon us.

24 Anybody care to care to make a motion?

25 MR. UHLE: My suggestion would be the

1 motion be made on Neale's map thing, and then we
2 can do everything else separate.

3 MR. DURLING: That is a good idea. Before
4 we do that, I also have a conflict of interest
5 for commercial land use allocations in the
6 Bonita Springs area, and residential land-use
7 allocations for the San Carlos district, so I
8 would have to also abstain.

9 Let's take the map issue first, and
10 specifically Neale Montgomery's issue. Anyone
11 care to make a motion?

12 MR. INGE: I move we include sections 1, 2
13 and 3, township 40 south, range 26 east in the
14 Bonita Springs map area, as opposed to the
15 Southwest Lee County map area.

16 MR. HUTCHCRAFT: I second it.

17 MR. DURLING: Any discussion, comments?
18 Again with that, you are not talking about any
19 transfer of extraordinary allocations.

20 MR. INGE: For clarification, no transfer
21 of allocations, just include it within the area
22 community of Bonita Springs.

23 MR. JONES: For clarity, the Staff has
24 recommended 78 acres there, you are not
25 increasing that or you are not transferring that

1 part. That 78 was only for those three
2 sections. And I think what Ms. Montgomery was
3 saying, that 78 ought to be moved into the
4 Bonita Springs. Not kept targeted for that, but
5 just added to the total rural in Bonita.

6 MR. UHLE: There is no other rural in the
7 Southeast Lee County.

8 MR. INGE: I would like to amend my motion
9 to include the transfer of those rural
10 acreages.

11 MR. DURLING: Do we have a second?

12 MR. HUTCHCRAFT: Yes.

13 MR. DURLING: Do we have a discussion? All
14 opposed speak up now.

15 MS. BARNES-BUCHANAN: I abstained
16 (Whereupon, the Board voted affirmatively.)

17 MR. DURLING: Okay, the motion carries,
18 three to one.

19 MR. DURLING: We have in front of us a 2020
20 map allocation and planning communities.
21 Anyone care to make a motion?

22 MR. SPIKOWSKI: I move we recommend
23 transmittal of this to the Board as we have
24 discussed today, and planning Staff will look at
25 transferring some of the buffer from Lehigh to

1 the South Lee County high growth district, if
2 they determine that is a good idea.

3 MR. DURLING: Anyone care to second it?

4 Second?

5 MR. UHLE: Second it.

6 MR. DURLING: Any discussion? All in favor
7 of the motion say aye. All favor of the motion
8 say aye.

9 (Whereupon, the Board voted affirmatively.)

10 MR. DURLING: All opposed? Seeing none,
11 the motion carries unanimously.

12 Paul, I would also like to direct comments
13 from the Board, when you do planning again -- I
14 have stated this over and over again -- I want
15 to be real clear. When you do make the
16 proposition to the Board, to present it to the
17 State, they understand the midrange is totally
18 linked to the planning community concept, which
19 is totally linked to the net usability and net
20 draw down methodology.

21 That this is a package that the Board,
22 excuse me, that the State will probably try to
23 pick and choose elements that they would like,
24 and we have to live with this in an integrated
25 manner. I am sure, do we have consensus with

1 this body on directing Staff to that effect?

2 MR. UHLE: Absolutely, I can't wait for the
3 DCA complaints about high hazard areas.

4 MR. SPIKOWSKI: Guaranteed.

5 MR. DURLING: So there is consensus on
6 that. Please make every effort with regard to
7 communicating this to the Board our concerns to
8 have this thing in one tightly knit package.
9 And again, good work guys.

10 All right, now we have a little bit after
11 11:00. Care to take a break or do you want to
12 keep on rolling?

13 Let's keep on. Hi Matt, let's move on to
14 item number 4 (b), 94-15 area H.

15 MR. NOBLE: For the record, Matt Noble,
16 division of planning. This is the second time
17 we brought this amendment to you. The first
18 time was for discussion purposes.

19 I really don't want to get into a big
20 presentation. You have a Staff report. I am
21 here simply to answer questions, and I hope go.

22 MR. INGE: I have a conflict with respect
23 to this item. For the record, I have an
24 interest in property in this area, and I
25 represent individuals who have an interest in

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MR. LOVELAND: Level of service calculations.

MR. STUART: "Calculations." One small thing for me, Liz, page sixteen, the motion, third sentence down, he stated he could not vote any other way, but at the same time, what can they do, rather than what do they do. "Can" instead of "do." Other than that?

Good, anyone care to make a motion on approval of minutes?

MR. UHLE: I make the motion.

MR. STUART: Do we have a second? I'll second it. All in favor say aye.

THE BOARD: Aye.

MR. STUART: All opposed? Seeing none, the motion carries.

Okay, moving on to item four. Lee Plan Amendment 96-13, staff presentation.

MR. O'CONNOR: Good morning, Paul O'Conner for the record. Unfortunately, we do not have staff final recommendation available for item 4 (a). It just turned out to be a bigger task than we thought it was going to be.

We do have some handouts for you, and we

1 would like to have a little bit of discussion on
2 it. But it's become apparent it's too important
3 an issue to rush, and we need to take more time
4 on it.

5 At this point in time, we will have to
6 reschedule this particular agenda item, for some
7 point in the future. We can talk about what the
8 appropriate date is.

9 Also, while I am on the subject, item 4 (c)
10 is also not ready for final recommendation, but
11 we do have several materials to hand out with
12 you on that item, when you reach it.

13 Mr. Burris has some information for you on
14 item 4 (a).

15 MR. BURRIS: For the record, Rick Burris,
16 Division of Planning. I passed out this morning
17 three handouts regarding the information that
18 was selected. The third packet of five pages is
19 dated the 23rd. That was just an attempt to try
20 to compare the 2010 overlay with what we are
21 collecting, the data we are collecting for the
22 2020 overlay. Obviously, the boundaries don't
23 match, it's a general representation. I thought
24 you would be interested in seeing how that --

25 I know there were questions about that in

1 the past, and I thought you might be interested
2 in seeing how it compares with the 2010
3 overlay.

4 The more important handouts are the first
5 two, that have the existing information by 2020
6 communities. They have the spread sheet that is
7 landscaped, the existing acreage by land use
8 categories. There is existing uses, existing
9 uses by 9J5 land use designation for each
10 community.

11 And the second one is the dwelling unit
12 counts, including the 1980 count for the
13 community, 1990 count, and 1996 count. And I
14 also included the '80 and '90 population. We
15 didn't convert the '96 units in the population,
16 because we are still working on getting persons
17 per unit, and occupancy rates for those
18 communities.

19 From here, we will be able to, we just
20 recently got all the information in the
21 computer, and now we are ready to actually, you
22 know, use this information to estimate where the
23 acreages need to be for each community.

24 If you have any questions about these
25 handouts.

1 MR. UHLE: Are you going to be taking
2 another look at the persons per household; are
3 you going to use the EAR?

4 MR. BURRIS: We are going to go take a look
5 at the persons per household, and see if we can
6 come up with some numbers we feel comfortable
7 with to use, because obviously throughout the
8 county, the person household difference for each
9 community, if we can come up with something we
10 feel is justifiable, we will use that. If not,
11 we will take another look at the persons per
12 household county-wide, and maybe just a
13 different county-wide figure or go with the EAR
14 figure. We are still working with that, and see
15 if we can come up with something a little better
16 than something county-wide. If it's not
17 something we can justify, we are not going to
18 use it.

19 MR. UHLE: You're keeping all your options
20 open.

21 MR. SPIKOWSKI: Yes.

22 MR. STUART: How do you think that is going
23 to -- in terms of having very specific person
24 figures on a community basis rather than a
25 county basis?

1 MR. BURRIS: We just recently did it for a
2 Fire District for '96, and it seemed to work out
3 okay. We came up with a legitimate population
4 figure, that we were pretty happy with.

5 How it's going to work for the communities
6 -- I don't think it would be much different for
7 the communities versus fire districts. So I
8 think it's in our favor to, you know, project
9 the estimated population by community rather
10 than you have got some communities that have
11 more units, but fewer people, and obviously,
12 that could have an impact for allocating acreage
13 for commercial and industrial.

14 Like I said, if it comes out that it
15 doesn't seem to be worth our time and effort, we
16 will stop and use a county-wide figure.

17 MR. UHLE: To me it seems like a lot of
18 work with meager results, but you know better
19 than I.

20 MR. SPIKOWSKI: Mr. Chairman, on the Fire
21 District results, it was amazing the difference
22 among the different parts of the county, just a
23 remarkable difference. I think if it can be
24 done, it should be done by planning communities,
25 and not just county-wide number. You can't

1 have, take Dunbar and South Fort Myers, and
2 compare it, it would be remarkable differences.

3 Taking a Fire District, and doing an
4 equivalent number here, it would be a lot
5 better. I like the fall back position, if you
6 can't, given time restraints, you have to go
7 back to county-wide, but it would be worth it.

8 MR. STUART: My gut feeling is, I would
9 like to see more specificity on a community
10 basis. Clearly you have got major retiree areas
11 with very low per person occupancy versus family
12 areas, so it would be an interesting set of data
13 to look at.

14 MR. UHLE: One question I have that kind of
15 relates to the data I saw in housing amendments
16 that came up to today, are you going to be
17 taking another look at seasonal population? And
18 the reason I ask is, if I am reading it right,
19 the seasonal number of units relative to the
20 total number of units suggested to me, our
21 eighteen percent figure might be a little bit
22 low county-wide.

23 MR. BURRIS: That would be, we would also
24 look at the Fire District projections that we
25 had done recently. We didn't quite get a handle

1 on that for the fire district study. We will be
2 looking at that some more for this. Hopefully,
3 we will make a little bit more sense out of it
4 for this.

5 But Fred was working with Bill on that,
6 trying to come up with some housing unit counts,
7 how much, what's the percentage of occupied
8 units that are for seasonal use or the
9 nonoccupied permanent units for seasonal use,
10 and which units, what's the percentage of units
11 just never occupied.

12 It's kind of hard to actually get a good
13 grasp on reality for that. There is not a lot
14 of data on, census on that.

15 MR. UHLE: That is an area where I think,
16 clearly, there is a substantial justification
17 for using different numbers for the communities,
18 if that could be done.

19 MR. BURRIS: On the beach, when we looked
20 at occupied units, it was approximately, I think
21 in the 40's percentage-wise for permanently
22 occupied units, and then -- so obviously, your
23 seasonal units, occupied units were at least
24 fifty percent. I don't know if you could ever
25 say a hundred percent of all of the units are

1 occupied at a time, but, um, we are definitely
2 looking at that issue.

3 MR. STUART: Refresh my recollection on the
4 landscape matrix. It says existing 2020, but
5 again, this is 1997 base line data in terms of
6 what actually is in the ground for residential,
7 commercial, etc., etc.

8 MR. BURRIS: Yeah, this is what has
9 been built today, based upon our inventory.

10 MR. STUART: This is based upon the data we
11 have. This is the net residential area,
12 excluding roads, right-of-way location.

13 MR. BURRIS: And that's why, when you look
14 at the public and quasi public column, this is
15 somewhat high.

16 Some people may feel those are high. When
17 you look at what, especially if you compare this
18 existing acreage table to what kind of breaks
19 out on the, by page subdistrict planning
20 community conversion table, you can come through
21 and see what we have allocated.

22 You will see, for the most part, in each
23 one, we exceeded what we allocated in public,
24 but that is due to the change in the
25 methodology.

1 MR. STUART: That was my question. The
2 public, quasi-public was the category where you
3 put in location, right-of-way, easements.

4 MR. BURRIS: Even churches and things like
5 that are going into the public, and quasi public
6 category.

7 MR. UHLE: Where do you put golf courses?

8 MR. BURRIS: Public.

9 MR. UHLE: Even the golf course
10 communities, the golf courses go in public?

11 MR. BURRIS: That is correct, yes.

12 MR. STUART: Didn't 9J5 require a
13 recreational category for mandated land uses,
14 and I thought we were dovetailing our 2020
15 categories with 9J5.

16 MR. O'CONNOR: I am sorry, I missed the
17 question.

18 MR. STUART: I thought 9J5 required a
19 recreational category. Seems to me you are
20 lumping recreation and golf course. I agree,
21 it's not the same as a church setting -- it's
22 aggregated a little too broadly.

23 MR. BURRIS: That is something we could do
24 with the data base. The way we have it set up
25 today, I think we have also taken the stance

1 recreation wasn't public use.

2 MR. STUART: It's, to me, again, it's not
3 that important. I mean at the same time, having
4 it aggregated kind of makes it a little more
5 general and less specific, which I kind of like
6 to see, too.

7 Any other questions? Thanks, Rick.

8 So Paul, do you want to talk about actually
9 scheduling a hearing or two hearings or a
10 hearing and a backup hearing for this issue?

11 MR. O'CONNOR: One of the other issues we
12 need to talk about related to this, are we going
13 to keep the second Monday of the month as our
14 regular meeting date? I know we have reserved
15 the room at that time, up until December, I
16 believe.

17 MR. STUART: I am satisfied with it.

18 MR. UHLE: What's the problem, the meeting
19 dates or something?

20 MR. O'CONNOR: Tim, the ABM regular meeting
21 date is the first Monday, isn't it?

22 MR. JONES: No, I think it's the second
23 Monday. We set it so it would not conflict with
24 board zoning meetings.

25 MR. O'CONNOR: Okay.

1 MR. JONES: Second Monday.

2 MR. O'CONNOR: So there is a conflict with
3 that, and Tim is the vice chairman of that
4 organization. You know, I guess under that
5 schedule, our next two meetings would have been
6 August 11th and September 8th. I don't think
7 that by August 11th, we can really massage this
8 data, and come back to you at this point in
9 time, so I think we are going to be --

10 MR. UHLE: We shouldn't have meetings when
11 Tim can't be here, too.

12 MR. STUART: Actually, those would be the
13 times to have meetings.

14 MR. UHLE: What about the fourth Monday?

15 MR. O'CONNOR: It's really the Board's
16 pleasure. I will be here.

17 MR. UHLE: The fourth Monday, presumably
18 isn't a zoning day.

19 MR. JONES: No, that is not a zoning day.

20 MR. STUART: That is fine with me.

21 MR. JONES: That would be in August.

22 MR. O'CONNOR: August 25th.

23 MR. STUART: That's Labor Day weekend.

24 MR. UHLE: That is the weekend after that.

25 MR. JONES: August 25th at 9:30 is the

1 Special Board Zoning Hearing on Brooks of
2 Bonita.

3 MR. UHLE: So much for that.

4 MR. LOVELAND: Although that is not cast in
5 stone, it's a time.

6 MR. UHLE: I think, generally, we ought to
7 try to make these meetings the fourth Monday of
8 the month. Maybe for August it didn't work,
9 obviously, it didn't work.

10 MR. STUART: We could have a special
11 meeting of August. I personally like having
12 these meetings on a Monday. Start off the week
13 with a bang.

14 MR. UHLE: Can you find a Thursday for an
15 August meeting or a Friday?

16 MR. STUART: What were the problems with
17 Thursdays?

18 MR. UHLE: I don't know.

19 MR. STUART: I thought there was.

20 MR. O'CONNOR: What do the hearing officers
21 do on their days?

22 MR. JONES: Thursday is hearings for
23 zonings and for variances, et cetera, now days.
24 Wednesday and Thursday are the main hearing days
25 for the hearing officer.

1 MR. STUART: That is why I wanted to keep
2 those clear.

3 MR. UHLE: Thursday, is not as big a day as
4 Wednesday, that is usually variances and special
5 exceptions. What about some Friday?

6 MR. STUART: Getting back, what is wrong
7 with doing it on Monday, with the exception of
8 this coming month?

9 MR. UHLE: I don't think there is anything
10 wrong with that. I think we ought to make it
11 the fourth Monday of each month.

12 MR. STUART: Let's try to count on that for
13 long range planning, all right, Paul. And then
14 for August, do you want to take out a Thursday
15 again, I don't know. I am basically open, I am
16 not going to go anywhere.

17 MR. UHLE: Why don't we try to do it on a
18 Friday, if we can.

19 MR. JONES: 29th.

20 MR. O'CONNOR: Tim, are there any land use
21 regulations in the pike that would be falling in
22 the August agenda?

23 MR. JONES: No.

24 MR. O'CONNOR: I think, to do it right, I
25 would like to go for the September date for the

1 2020 overlay, and we will take a hiatus for
2 August, and we won't have to worry about it.
3 Because I don't see any ordinances in the pike,
4 and the amount of data that we are crunching is
5 pretty phenomenal here.

6 What happens, of course, we are having some
7 computer problems with it. Certainly this time
8 of year is not the best time to be doing this.
9 The afternoons or whatnot, we have got
10 intermittent power outages.

11 Rick was running a query last Friday. He
12 started it when he left about 5:00 or 6:00
13 o'clock from work. When he got in Monday,
14 midmorning, the machine was still crunching the
15 numbers. And this is a pentium 166 machine that
16 is doing this. The data that we are crunching
17 is over two hundred and sixty thousand records,
18 and it's a multi-faceted data base that has got
19 cross tables in it. And in order to get good
20 information out of it, it takes a considerable
21 amount of time.

22 Matt Uhle suggested yesterday that maybe we
23 could pull this out of this round of amendments
24 and wait, and maybe run it in January. I don't
25 think we will need that long to do it. And I am

1 hopeful, if we can have until the September 22nd
2 meeting date with you people, that we can have
3 some real confidence in what we are bringing
4 forth for you. It will give us enough time, not
5 only to generate it, but to check it and double
6 check it.

7 MR. STUART: I don't have a problem with
8 not having a hearing in August, if we don't have
9 any issues, and having that late September would
10 give you ten plus weeks, probably.

11 MR. O'CONNOR: And I think it's going to
12 take us that much time to do it right.

13 MR. STUART: Then have a backup date, if
14 you can't wade through it in one day.

15 MR. O'CONNOR: What we will have on that
16 agenda, as far as planning amendments is
17 concerned, will be the 2020 overlay, and also
18 this area H from the EAR amendment. Which is
19 the area south of Daniels Road, west of Six Mile
20 Cypress, out to US 41. We are trying to build a
21 real strong case on that, that will stand up to
22 DCA's first look, rather than respond to
23 objections to that.

24 That is what Matt just whispered in my ear,
25 that additional time will give us enough time to

1 really bolster the area H argument that we are
2 making. I think the area H -- we are going to
3 talk a little about that today -- because we do
4 have a bunch of preliminary work we have done on
5 it.

6 Those will be the two issues at the
7 meeting. If there is something else that is,
8 comes down between now and then, I am pretty
9 hopeful we will make it in one day. And with
10 this kind of time frame, I will be able to have
11 the materials to you in a timely manner.

12 MR. STUART: I was going to suggest, if you
13 really want us to go through this, it's very
14 important to have this stuff a week in advance.

15 MR. O'CONNOR: And we will be able to maybe
16 even trickle some additional information to you,
17 so you have some numbers, like the spread sheets
18 we gave you this morning. Between now and then,
19 kind of keep you in the loop a little more.

20 MR. STUART: We do have the date set aside
21 in September.

22 MR. O'CONNOR: We had the second Monday set
23 aside.

24 MR. STUART: We all agree, no meetings in
25 August. And clarifying, there is not going to

1 be a problem with the State nor with the Board
2 in massaging these, extending this issue,
3 massaging the settlement agreement to really do
4 this thing properly.

5 MR. O'CONNOR: In my discussions with
6 Charlie Gauthier, he understands how important
7 this issue is, number one.

8 My plan was to call him this afternoon, and
9 let him know what our proposed schedule was
10 going to be. It's technically August 1 is some
11 magic date that has been set out there.

12 In earlier discussions with the DCA staff,
13 they said, you know, the world's not going to
14 end on August 1, if we don't have any amendments
15 in place. I had hoped that we could have
16 started that clock ticking, but it's not in the
17 cards at this point in time.

18 MR. STUART: Okay.

19 MR. O'CONNOR: I will call, and I will
20 explain it to them. We may have to push some
21 paper because of this, but hopefully that is all
22 it would be.

23 MR. SPIKOWSKI: Can we assume the August
24 20th board hearings on these cases is going to
25 be delayed until we get the 2020 overlay ready?

1 MR. O'CONNOR: Yes, I will call the August
2 20th and 27th hearing dates for the Board.

3 THE CLERK: We have got the Board room for
4 the fourth Monday.

5 MR. STUART: Okay.

6 MR. O'CONNOR: That seems settled.

7 MR. STUART: For the record, the date is
8 for September --

9 MR. O'CONNOR: -- September 22nd.

10 MR. STUART: At 8:00, Tim, still okay with
11 the Board? Okay.

12 MR. O'CONNOR: All right.

13 MR. STUART: And with Charlie, just tell
14 him Rick Burris is working on it. He will
15 understand.

16 All right, why don't we go on to 96-14,
17 Paul.

18 MR. O'CONNOR: Almost there, PAM/T96-14.

19 MR. BURRIS: For the record, Rick Burris
20 Division of Planning. PAM T96-14 is an
21 amendment to remap public facilities throughout
22 the County, and to change the policy within the
23 future land use element.

24 Previously, they had mapping capabilities
25 in the planning division. The only public

**LOCAL PLANNING AGENCY
AGENDA
OCTOBER 27, 1997
COMMISSION CHAMBERS
8:00 A.M.**

1. Call to Order; Certification of Affidavit of Publication
2. Public Forum
3. Approval of Minutes from July 24, 1997 meeting
4. Lee Plan Amendments
 - (a) PAM/T 96-13 Amend the Future Land Use Map Series, Maps 16, the Year 2010 Overlay Subdistricts and Map 17, the Year 2010 Overlay Map, and Future Land Use Element policies 1.1.1, 1.1.9, 1.3.5, 1.7.6, 2.1.3, and 2.2.2, converting the Lee Plan's planning horizon to the year 2020, deleting the current overlay sub-districts, creating new community based planning districts, and allocating land uses through the Year 2020.
 - (b) PAM 96-15 Amend the Future Land Use Map Series, Map 1, the Future Land Use Map, to redesignate the area located northwest of Six Mile Slough, south of Daniels Parkway, and east of U.S. 41, identified in the previously transmitted Evaluation and Appraisal Report as Area H, to future land use designations which more appropriately reflect the existing uses and the County's future infrastructure expenditures in the area. If industrially designated lands are recommended for redesignation, the acreage should be relocated to expand existing Industrial Development areas in the North Fort Myers area and/or Youngquist Road area.
 - (e) PAT 96-34 Amend the Community Facilities and Services, Parks, Recreation and Open Space, and Capital Improvements Elements to adjust the regulatory, non-regulatory, and desired future level-of-service standards to more accurately reflect the County's commitment to expanding these facilities.
5. Small Scale Lee Plan Amendments
 - (a) PAM 97-02 Amend the Future Land Use Map series for a specified portion of a parcel of land located in Section 06, Township 43 South, Range 23 East to change the classification shown on Map 1, the Future Land Use Map, from "Rural" to "Outlying Suburban" and to amend the land use allocations contained in Map 17, subdistrict 301, the "Year 2010 Overlay."
6. Other Business
7. Adjournment

**LOCAL PLANNING AGENCY
COMMUNITY DEVELOPMENT/PUBLIC WORKS BLDG.
CONFERENCE ROOM 1B
8:00 A.M.
AGENDA**

1. Call to Order; Certification of Affidavit of Publication
2. Public Forum
3. Approval of Minutes from May 29, 1997 meeting
4. Review the proposed 1998/2002 Capital Improvements Program and make a recommendation to the Board of County Commissioners on the proposed projects and on Lee Plan Consistency.

5. **Lee Plan Amendments - old business**
 - (a) PAT 96-20 Amend the Future Land Use Element, Policy 1.1.7, the Industrial Development category, to further clarify the issue of commercial uses within this industrial district.

 - (b) PAT 96-22 Amend the Lee Plan's Future Land Use Element by deleting specific language from Policy 6.1.2(4) and by adding a new policy under Objective 1.3 Interstate Highway Interchange Areas clarifying the interchange category's compliance with commercial location standards.

 - (c) PAM/T 96-27 Amend the Future Land Use Map, Map 1, and Goal 16 and its subsequent objectives and policies, to reflect the effect of the incorporation of the Town of Fort Myers Beach.

6. **Lee Plan Amendments - new business**
 - (a) PAT 96-18 Review the existing densities in the Future Urban Land Use Categories to determine if adjustments should be made to either the standard density range or bonus density limit to encourage the development of affordable housing.

 - (b) PAT 96-29 Amend the Future Land Use Element, Policy 17.1.2, to further clarify the size, location and/or maximum permitted commercial square footage of the Buckingham commercial node.

 - (c) PAT 96-31 Consider the adoption of a new policy in the Community Facilities and Services Element, under Objective 31.1, calling for the evaluation of the need to provide potable water service to existing residential development that utilize well water and are on septic systems.

 - (d) PAT 96-33 Amend the Capital Improvements Element (Tables 3 & 3A) to reflect the latest adopted Capital Improvement Program.

 - (e) PAT 96-36 Amend the Conservation and Coastal Management Element, Objective 77.6: Southern Bald Eagles, and its subsequent policies, to reflect the reclassification of the southern bald eagle from endangered to threatened status and to be consistent with the 1995 Land Development Code amendment.

 - (f) PAT 96-37 Amend the Conservation and Coastal Management Element, Objective 77.7 to change the completion date for manatee protection plans.

7. Discussion and direction to staff concerning Lee Plan Map 17 Year 2010 Overlay about revisions to the current planning horizon, projected population estimates, and commercial and industrial land use allocations.
8. Other Business
9. Adjournment

LOCAL PLANNING AGENCY

LEE COUNTY, FLORIDA

RE: Plan Amendments

Transcript of proceedings had at the public hearings conducted by the Local Planning Agency, Lee County, Florida, at 1500 Monroe Street, Room 1B, Fort Myers, Florida, on June 12, 1997, commencing at 8:00 a.m.

MEMBERS OF THE BOARD:

Greg Stuart, Chairman
Ronald Inge
Matt Uhle
Richard Durling
Earl Hamilton
Bill Spikowski

ALSO PRESENT:

Tim Jones, Assistant County Attorney
Donna Marie Collins, Assistant County Attorney
Paul O'Connor, Director of Division of Planning
Matt Noble, Planning Department
Lynda Riley, Planning Department
Gloria Sajgo, Planning Department
Rick Burris, Planning Department
David Loveland, Lee County DOT

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1 Anybody care to make a recommendation?

2 MR. UHLE: Staff recommendation.

3 MR. STUART: Comments? All in favor of the
4 motion say aye. All. Opposed? Seeing none on the
5 motion it carries. Good work guys. Very important,
6 very impressive amendments, very good work. Let's
7 move on to another mundane topic of concern. Let's
8 just keep going, Maxwell House.

9 Item seven, 2010 Overlay, shouldn't we now
10 be calling this 2020 Overlay? Because we had
11 formerly made that recommendation. Whatever, let's
12 discuss it. Here we go.

13 MR. BURRIS: I believe we have some
14 handouts to the board. Rick Burris, for the
15 record. I passed out a few handouts this morning.
16 You may want to take each one individually. The
17 first one deals with the population projections.

18 At the last hearing, we were asked to
19 provide a quick staff analysis of population
20 projections through the year 2020. This table
21 titled, Planning Division, Permanent Population
22 Projections has the -- we use the statistical
23 package that we have in-house, and we use two
24 methodologies to project population.

25 We took a top three results from those two

1 methodologies to produce this table. The first
2 would be projecting growth using growth rate factors
3 and no growth rate factors, and the second one was
4 based on historical population. Page two of that
5 table shows the final 2020 number at the bottom.

6 You'll see that, you know, they range from
7 the highest of the growth rate factors, saying we're
8 going to have nobody left in the county in the year
9 2020, and also about using growth rates you go up to
10 930,000 for permanent population using an inverse
11 curve, the other, the historic population
12 projections.

13 Also, once again, the highest correlation
14 methodology shows that we're going to decrease in
15 population down to 144, whereas the final two come
16 up more in line with the beaver mid-range of 646;
17 and I would also like to point out of those, the
18 first -- actually, it would be like the fourth line
19 of your table shows the correlation factors, which
20 basically are squared of each methodology use the
21 historic population projections.

22 Those top three do provide the highest
23 correlation between the data and the analysis, and
24 after this we'll go on. After we discuss the
25 population, we'll move on to the other issues.

1 MR. STUART: Comment on the population
2 projections, cue Barbara McInvers (phonetic), which
3 methodology reflects BEBR?

4 MR. BURRIS: I'm not sure which methodology
5 they used.

6 MR. LOVELAND: They use a magic methodology
7 that only Dr. Fishkind knows because we're not
8 expert enough.

9 MR. STUART: I'm leaving that one alone.

10 MR. O'CONNOR: Just as a point of
11 clarification. The way I understand it, they
12 project a statewide population number, and then they
13 distribute through the counties. They don't really
14 do it this same way and go from a county number all
15 the way up. They get a control number and just
16 reverse it.

17 MR. STUART: That's funny. I would think
18 if you start with the smaller geographic unit, you
19 would have inherently more accuracy.

20 MR. SPIKOWSKI: It's usually the other way
21 around. Usually, the smaller areas are inaccurate.

22 MR. STUART: Anyway, let's get on with it.

23 MR. BURRIS: Rick, commercial needs, it
24 seems to me that the board was concerned with
25 commercial land use, using that as a benchmark or an

1 indicator of how the different population
2 methodologies, the BEBR versus the EAR, would ripple
3 through the land use plan.

4 So if you don't mind, let's just jump right
5 into that because, again, this is as good a
6 benchmark as any to help us with our decision.

7 MR. BURRIS: You also had passed out a
8 sheet today on the commercial needs analysis for the
9 county.

10 MR. STUART: Yes.

11 MR. BURRIS: Basically, your table, those
12 using the BEBR population projections, one aspect,
13 the first column would be the acres based on the
14 methodology we discussed the last time using the
15 square feet, and then projecting based on how much
16 acreage we've used historically, and projected it
17 out in the future per square feet, and what the
18 acreage demands would be in the year 2020.

19 The third column on both the EAR
20 projections and BEBR projections shows a new
21 analysis. I went out and projected out the trends
22 of the floor area ratio throughout the county, and
23 using the highest correlation factor to derive from
24 those methodologies, we came up with a floor area
25 ratio of .4996, which would give us the acreage

1 projections on the third column of each of those
2 sections of that table, which is higher than the
3 original acreage figures.

4 Also, if you add in the flexibility factor
5 and the safety factors used by Tom Roberts and his
6 studies, the total commercial acreage needs would
7 be -- there's two ways of doing it. One would be
8 basing that on either the new commercial
9 development, new acres used, and only giving the
10 flex factor to those; and using that methodology,
11 the bottom line acreage that we would need for the
12 county would be 9,791. This portion is not on your
13 table. I do have an updated table I can hand out.

14 MR. STUART: Can you repeat that further?

15 MR. BURRIS: Gloria is going to hand out
16 the updated table, so she has the numbers in front
17 of you.

18 MR. STUART: You mean Gladis, don't you?

19 MR. BURRIS: That figure you'll see in a
20 section is 9,791, or if you apply the flexibility
21 factor and the safety factor to the entire
22 commercial acreage, whether it's existing commercial
23 or new commercial, that number would rise to 10,288
24 acres needed for commercial development by the year
25 2020. It's just still lower than what we have in

1 the 2010 plan. That's approximately 2,000 acres
2 less than what we use in the 2010.

3 MR. UHLE: These numbers I guess have been
4 used from the Robert's study. Are these based on
5 the numbers up here?

6 MR. BURRIS: Yeah, the --

7 MR. UHLE: Which ones?

8 MR. BURRIS: The flexibility factor was
9 then added to the need that we -- the 2020 need in
10 the upper table, which would be the 9,114.44, and
11 then you add five percent more for the flexibility
12 factor, and then another seven and a half percent
13 for a safety factor to that number.

14 MR. O'CONNOR: But it's just to the BEBR
15 number.

16 MR. STUART: So you, in other words --

17 MR. UHLE: So it's the acres based on what
18 they are, not just --

19 MR. BURRIS: Yes.

20 MR. STUART: And you're assumption is that
21 because the EAR numbers are above projections, you
22 felt it would be that the safety factor is already
23 built in. So, therefore, it would be redundant to
24 add another safety factor?

25 MR. O'CONNOR: That sounds good.

1 MR. STUART: Not to put words in your
2 mouth, Paul. Okay. One thing, Rick, the floor area
3 ratio, explain that again. I mean, I wasn't aware
4 that we were going to actually go that far into
5 different methodologies and different projections.

6 MR. BURRIS: I looked at the -- I had
7 already calculated it in an earlier table I had
8 passed out at the last meeting. We had the floor
9 area ratios, and I began to look at that table. I
10 noticed that although they had gone up drastically
11 since the early 1900's, they've gone down in the
12 past few years based on possible new regulations
13 with new open space requirements. So we put a
14 projection -- put that into the magic box, if you
15 will. The statistical models we have upstairs.

16 MR. STUART: Yes.

17 MR. BURRIS: And projected out into the
18 future what those floor area ratios might be. As of
19 now, today, we have approximately a 14 percent floor
20 area ratio, and this model was projecting closer to
21 a ten percent floor area ratio.

22 MR. SPIKOWSKI: Because that's what we've
23 found in recent years?

24 MR. BURRIS: Recently, it's been 14, but
25 that caused a model to drop off a little bit.

1 MR. SPIKOWSKI: You're saying it's going to
2 continue to drop? Is that 14 percent the ratio for
3 anything that's ever been built or is that stuff
4 that's been built in the last few years?

5 MR. BURRIS: That's the ratio of everything
6 that's been built up to date.

7 MR. SPIKOWSKI: Probably to say that's
8 within the last five years, and nobody's suggesting
9 that the regulations need to be tightened further.
10 So that might be a better way, than assuming it's
11 going to go down from historic. I have a feeling
12 the answer would be about the same. I think it
13 would be more defensible.

14 MR. O'CONNOR: Well -- and it's a
15 discussion that the chairman and I had yesterday.

16 MR. STUART: When the tornado hit.

17 MR. O'CONNOR: When the tornado hit, that
18 the historic commercial floor area ratio is probably
19 going to be larger than the current ones, given the
20 current regulations for water retention, additional
21 parking requirements, and those types of things,
22 indigenous open space, all of those things.

23 MR. SPIKOWSKI: Right.

24 MR. O'CONNOR: I think you make a good
25 point. If we focus on the commercial development

1 that's happened basically on those regulations, it
2 will give us a clear picture of what it's going to
3 look like in the future. All of those things are
4 compounding to bring that to us a little bit, and
5 I'm hoping that it's given the board a little bit
6 more comfort with the numbers that we're looking
7 at.

8 MR. UHLE: Well, is that the methodology
9 that you and Bill are discussing? Is there a number
10 that corresponds to that on this or is that the
11 number that the BEBR computed?

12 MR. O'CONNOR: That's a number that needs
13 to be computed. I'm going to have to defer to Rick
14 here. In your opinion, what would that do to these
15 numbers?

16 MR. BURRIS: That, I'm really not sure.
17 The last -- the trend from like 1990 on, I don't
18 have what new development has been doing, but it's
19 been staying roughly -- it's been going from like,
20 1990, I think it peaked at a little bit over 14.6
21 percent. It's down now to about 14.1 or two. So
22 it's just been a slow, gradual decline.

23 MR. SPIKOWSKI: But you have no way of
24 isolating just what's been built within the last 16
25 years.

1 MR. BURRIS: I haven't done it. Back in
2 like 1980, it was around 13 percent. So it's gone
3 up since then, and then it's --

4 MR. SPIKOWSKI: It's just going to move so
5 slowly. If you've got 50 years of development waded
6 in there, it's going to go up and down so slowly
7 even if there are drastic changes in regulations or
8 development patterns.

9 MR. O'CONNOR: What I'm hearing is the 2020
10 is based on this 90.9 percent number.

11 MR. SPIKOWSKI: For all development by the
12 year 2020.

13 MR. BURRIS: For all development during to
14 that time.

15 MR. O'CONNOR: So it seems if the ratio
16 went up the numbers would be bigger.

17 MR. BURRIS: Actually, now, 14 percent
18 you'd need less land.

19 MR. O'CONNOR: Okay.

20 MR. SPIKOWSKI: I'm just thinking, if
21 you're sitting in front of a judge explaining why
22 you used that number, I'd sure have it based on
23 what's been built in the last ten years and continue
24 about the same. I would be if I were explaining
25 it.

1 MR. UHLE: To be totally blunt about this,
2 I have a magic number in my head.

3 MR. STUART: I was going to say --

4 MR. UHLE: And you basically hit it with
5 the last number here.

6 MR. HAMILTON: The safety factor.

7 MR. UHLE: If you can find a way to get
8 around 10,000 and you're satisfied that it's
9 strongly defensible, then I will swallow hard and
10 accept the BEBR. That's my deal.

11 MR. STUART: You know what I'm doing, Paul,
12 just to see what -- looking at the differences, and
13 I'm referring to the second sheet with the Robert's
14 study little matrix. If you look at using three
15 years using three snapshots, 2010 and 2020, when you
16 look at the BEBR numbers, which is what staff would
17 like to use for consistency reasons and not focusing
18 on the acres based on the floor area ratio, but just
19 looking at the -- well, let me back off.

20 Comparing the acres -- excuse me.
21 Comparing the acres to acres with the different
22 projections, and then when you look at that instead
23 of a 20 planning district level, realistically, a 15
24 district planning level, when you talk about the
25 add-ons and the Boca Grande, that's really not that

1 significant. You're basically looking at taking out
2 each planning district, you know, varying from 17
3 acres to up to 44 acres of difference using the two
4 projections.

5 So trying to look at it from that
6 perspective, because I've been focusing on, my God,
7 we're taking 4,000 acres off the make, but now if
8 we're taking 27,000 to 400 acres and comparing the
9 difference between the two methodologies, we're
10 really talking about -- for long-range planning
11 taking out on a subdistrict basis because
12 everything's aggregating now -- we're talking about
13 50 acres approximately. That certainly softens my
14 position.

15 Clearly, I would still get back into this
16 tax issue. I would still rather come in high. It's
17 a taxable issue. It's not a substantive planning
18 issue, but I feel I'm fortunate to play that game,
19 and, again, I know where you guys are coming from,
20 so, anyway.

21 MR. LOVELAND: Well, anyway, I can say from
22 a transportation standpoint that, you know,
23 obviously the higher the population projections and
24 any resulting other projections that go into these
25 calculations that you're using, the more traffic you

1 have, and the more you have to try to plan for in
2 acres in your future year financially feasible
3 plan.

4 I can tell you that the way the financially
5 feasible plan is set up right now, it's inherently
6 by definition being constrained to what we are
7 projecting as available revenues. It doesn't fully
8 address the needs that we're projecting for 2020.
9 You know, that discrepancy, if we bring those
10 projections that we were using before down to what
11 the mid-range levels are, that discrepancy may be a
12 little less obvious.

13 MR. STUART: Yes.

14 MR. UHLE: I can appreciate your
15 professional concern about this previous hearing.
16 Not to insult your profession, but I express the
17 opinion that long-range transportation plans with
18 all the fiscal assumptions that go into them don't
19 really mean very much in the real world.

20 MR. STUART: Is he insulting you?

21 MR. LOVELAND: I wouldn't argue with that.

22 MR. UHLE: Frankly, the point that was made
23 at the last hearing was what I was a little more
24 concerned about, the point made about utilities
25 using the numbers.

1 MR. SPIKOWSKI: Fire districts and school
2 board and everybody else.

3 MR. UHLE: That would be a different
4 situation.

5 MR. LOVELAND: Yeah. Those same numbers
6 drive all your infrastructure needs.

7 MR. SPIKOWSKI: Then I guess the question
8 is, are you, with these changed floor area factors,
9 comfortable with supporting, going ahead with the
10 BEBR mid-range with these adjustments? If so,
11 that's the question.

12 MR. UHLE: You aced an issue about the
13 methodology you used to generate these latest
14 numbers. I'm not sure I completely understand it,
15 but it seems to be a legitimate issue. Whatever
16 number we come up with it's got to be defensible.
17 So what I'm saying is, if they go back and look at
18 the issue that you've raised and come back with a
19 number that's close to my magic number, then I'll
20 buy off of you.

21 MR. SPIKOWSKI: Okay.

22 MR. STUART: What's the magic number?

23 MR. SPIKOWSKI: Ten thousand.

24 MR. INGE: Ten thousand something.

25 MR. LOVELAND: Ten thousand whatever.

1 MR. SPIKOWSKI: But if not, they stuck with
2 this methodology, you're still okay because of the
3 two. We were deadlocked three three last time, and
4 it's real important if one of you have a specific
5 way to change your mind, otherwise we've got a final
6 hearing.

7 MR. STUART: They've got a dart board in
8 the office.

9 MR. SPIKOWSKI: We joked about how quickly
10 it would be in the eye. I don't know how they
11 cannot move forward after today.

12 MR. STUART: Well, we have to make a
13 decision today clearly, but before we do that again,
14 what I'm looking at just for the record is that if
15 you look at the difference, let's say the year 2020,
16 going acres to acres between the BEBR and the EAR,
17 you're looking at 2791 acres and then breaking it
18 down. Assuming, let's say, 15 planning districts,
19 factoring out Estero Island, you're looking at 186
20 acres per subplanning district. That would take
21 them off the map, and, of course, if we use the
22 acres based on the FAR, the acreage goes up. So I
23 just want to state that for the record.

24 MR. SPIKOWSKI: If we were speaking with
25 the old districts, I think that would be a huge

1 problem, and going to the new districts much, much
2 larger districts, that's the reason I'm not
3 concerned about the districts are going to be so
4 large. I don't think the impact on individual
5 property owners is going to be big. I agree if
6 we're going with the old districts, and this I
7 decrease, given our understanding and experience,
8 huge hesitation.

9 MR. UHLE: My feeling is, I'm willing to
10 trade 2,000 acres for the districts.

11 MR. STUART: For the larger districts.

12 MR. SPIKOWSKI: Put bluntly.

13 MR. INGE: It sounds bad in a way to put it
14 that way, but there are two ways to view this
15 process. One of them is that we do planning in a
16 vacuum, and then we come up with the best
17 methodology we can possibly think of, and then we
18 throw it out on the table and see what happens; and
19 then there's the methodology that says, you know, we
20 go in with certain values and we try to design
21 methodologies that will result in -- that are
22 totally defensible, but will result in numbers that
23 are consistent with those values; and, frankly, our
24 experience with this process is that the latter is
25 is a more realistic approach.

1 MR. SPIKOWSKI: I'd argue with yours for
2 the first, but if the result is the same I'll go
3 along with it.

4 MR. STUART: If the record shows that Bill
5 and Matt approve, oh, man.

6 MR. O'CONNOR: Agreed.

7 MR. STUART: I know I saw a dog yesterday.

8 MR. O'CONNOR: And that tree is about this
9 big around.

10 MR. STUART: Flew into the bed.

11 MR. INGE: I just worry from a, like you
12 said, tactical standpoint of so readily giving up
13 something before we know we're going to get what we
14 want.

15 MR. UHLE: The point was made, and it's a
16 legitimate one, but assuming the board approves all
17 this, when it goes to -- after a transmittal hearing
18 will go to DCA, they'll do a report; and they'll
19 have to tell us what the issues are in the work
20 report; and if the work report is written in such a
21 way that there is a real danger that we're going to
22 wind up with 115 subdistricts and these numbers plug
23 in, I would certainly with a public hearing
24 recommend that.

25 Based on what Paul has told us about his

1 discussions with the department, I am reasonably
2 comfortable that they will approve something similar
3 to the district logs that we've seen. The only
4 place where I'd be concerned about it would be in
5 the Bonita area. I think there's a possibility they
6 may come back and want districts showing the high
7 hazard hearings. I think that's a legitimate
8 concern, but if we're talking about one or two more
9 districts, my sense of it is that we can live
10 without it, but -- so if they come back with that, I
11 think it's still okay, but if they come back with
12 you have to go a hundred districts, forget it.
13 That's hard.

14 MR. O'CONNOR: I think that would show very
15 bad faith on the part of the department, and I don't
16 expect that to happen, I don't.

17 MR. STUART: I won't comment on your
18 apparent optimism, but I do expect screaming bad
19 faith. I've seen these guys in this county, and
20 I've seen it done in East Florida. Matt says if
21 this has to be a package deal, I agree with part of
22 the package being the net methodology; and, again, I
23 state on the record the terms of this net
24 methodology is to take the road right-of-way
25 infrastructure easements, surface water management,

1 recreation and passing.

2 I mean, that has to be a part of the deal,
3 in addition to the limited number of districts, the
4 2020 time frame. You know, whether we go again with
5 square foot on commercial, whatever, to me is moot,
6 because there's an equivalency there. I just think
7 functionally it will be better to use units and
8 square footage, but, again, this thing needs to be a
9 package, and, Matt, you can help me out.

10 There needs to be some way to slipknot this
11 thing and pull slipped, because if they're going to
12 play hard ball with us we need to look after the
13 county's interest. We'll know when we see the
14 report.

15 MR. STUART: Richard, any comments?

16 MR. DURLING: No.

17 MR. STUART: Ron?

18 MR. INGE: No.

19 MR. STUART: Earl?

20 MR. HAMILTON: I'm willing to go with what
21 has been said.

22 MR. STUART: Anyone willing to make a
23 motion?

24 MR. UHLE: I'll make a motion that we
25 accept the BEBR, the mid-range population with a

1 figure on commercial allocations on the most recent
2 handout we got, which is titled sheet one. It has
3 commercial needs on it, and then it has figures from
4 Robert's study.

5 MR. HAMILTON: I'll second the motion.

6 MR. STUART: Okay, and, again, this motion
7 is really to instruct staff to wrap this thing up,
8 so then we can have the big picture and make a
9 recommendation to the board, so we don't have to
10 deal with the package issue and all that, the
11 packaging of this. Any comments? Call to
12 question. All in favor of the motion, say aye. Aye
13 with reservations, let the record show, deep
14 reservations.

15 MR. UHLE: I have reservations, too.

16 MR. SPIKOWSKI: Reserve the rights to I
17 told you so.

18 MR. STUART: Now, there's one other thing,
19 Paul, because you have to fast track. Look, it
20 would be extremely helpful, and you guys have this
21 because it seems to me all you have to do is
22 aggregate the existing subdistricts into the
23 districts. When you present the final map showing
24 your allocation projections, could you also show
25 where we are currently and where this is going to

1 lead? So at least we can have it, so we know
2 exactly what we're voting on. I think it's going to
3 be extremely important. I'll tell you that with
4 that right now we need to vote, too. Okay. With
5 that said, I do have other business.

6 MR. UHLE: Do we need to take action on the
7 industrial allocation?

8 MR. STUART: Well, the BEBR, I thought the
9 projections were laid to the industrial, too, because
10 that's tied into population.

11 MR. UHLE: This is a different methodology
12 than was in the Robert's report. I don't remember
13 what the previous number was for industrial report.
14 My guess is that this is not too different.

15 MR. BURRIS: Basically, I did reuse the
16 Robert's methodology and just put in the new 2020
17 BEBR projection number, the old, and, actually, this
18 does -- this would be a county-wide total. This
19 goes along with what we were discussing with the
20 latest EAR amendments. I just now realize that.

21 We'll have to subtract out the city acreage
22 for the cities, but basically this, from what we
23 discussed at the -- through the EAR process by using
24 the new population projections will be decreasing
25 our need for industrial from what -- using the same

1 population projection through the EAR process was
2 16,719. This one is 12,624, and we currently have
3 approximately 14 acres designated through the
4 different industrial categories, commerce.

5 MR. O'CONNOR: Again, this is really a
6 policy decision of trying to preserve these lands
7 for these uses, and I think we were fairly
8 successful in our arguments upon that as we went
9 through the administrative hearing, that we have the
10 prerogative to see a need out there and do something
11 about it. So it's not necessarily driven so much by
12 the population as what we would like to see happen
13 in the future.

14 MR. UHLE: One question I have about the
15 population projections, all the projections that we
16 have are county wide. What are you going to do
17 about the cities, the regulatory numbers, the
18 unincorporated numbers? So how are you going to
19 treat the cities? Are you just going to continue to
20 use their approved figures?

21 MR. HAMILTON: You don't have to.

22 MR. O'CONNOR: I would say yes.

23 MR. UHLE: Has Cape Coral or any of the
24 cities changed their numbers from what they were
25 back in '94?

1 MR. BURRIS: Yeah, I think they've all
2 revised the mix-up. Maybe Sanibel.

3 MR. UHLE: So they can use the new numbers,
4 so that would be clear.

5 MR. STUART: Okay. So are we voting on the
6 industrial numbers?

7 MR. O'CONNOR: I don't think we need a
8 motion on this.

9 MR. STUART: Okay, just keep on keeping
10 on. Seven is closed. Under other business, I would
11 like to -- I think everyone in the room on this
12 board takes this voluntary position seriously,
13 spends a lot of time. I think it's important to
14 have some type of policy with regard to attendance.
15 Most of the people here participate fully and take
16 this seriously. It seems to me there are a lot of
17 people in this community that would like to serve on
18 this board.

19 If any of us feel that we can't attend on a
20 regular basis or attend every other month or so, in
21 giving the interest of other people serving on the
22 board, I think that we should have some type of
23 informal policy that, hey, if you can't serve on a
24 regular basis, you should just bow out and let
25 someone else take someone's place. I wanted to

AGENDA
LOCAL PLANNING AGENCY
MAY 6, 1997
COMMISSION CHAMBERS
9:30 A.M.

1. Call to Order; Certification of Affidavit of Publication
2. Public Forum
3. Approval of Minutes from April 1, 1997 meeting

4. **ORDINANCE REVIEW**

AN ORDINANCE AMENDING LEE COUNTY LAND DEVELOPMENT CODE CHAPTERS 2, 6, 10, 14, 30 AND 34, AMENDING CONCURRENCY CERTIFICATION (§2-46); AND GREATER PINE ISLAND CONCURRENCY (§2-48);

AMENDING CHAPTER 6 (BUILDINGS AND REGULATIONS) SPECIFICALLY THE UNSAFE BUILDING ABATEMENT CODE (§6-211) AND THE LIFE SAFETY CODE N.F.P.A. #101 (§6-556);

AMENDING CHAPTER 10 (DEVELOPMENT STANDARDS) TO AMEND THE DEFINITION OF INDIGENOUS NATIVE VEGETATION AND ADD OF DEFINITIONS FOR SIX MILE CYPRESS WATERSHED AND SIX MILE CYPRESS WATERSHED PLAN (§10-1); ALSO AMENDING EXISTING APPROVED PRELIMINARY PLANS (§10-5); DEVIATIONS AND VARIANCES (§10-104); REPEALING ARTICLE II, DIVISION 6 REGARDING PRELIMINARY PLAN APPROVAL (§§10-231 THROUGH 10-241); AMENDING BIKEWAYS AND PEDESTRIAN WAYS (§10-256); MARINA DESIGN (§10-257); STREET DESIGN AND CONSTRUCTION STANDARDS (§10-296); PROVIDING SURFACE WATER MANAGEMENT REGULATIONS FOR SIX MILE CYPRESS WATERSHED (§10-321); AMENDING OPEN SPACE REGULATIONS RELATING TO INDIGENOUS NATIVE VEGETATION (§10-413); REPEALING ARTICLE III, DIVISION 9 RELATING TO SIX MILE CYPRESS WATERSHED (§§10-501 THROUGH 10-510); AMENDING THE SURFACE WATER MANAGEMENT PERMIT REQUIREMENTS AND DEVELOPMENT STANDARDS FOR LAKES REGIONAL PARK WATERSHED (§10-540);

AMENDING CHAPTER 14 (ENVIRONMENTAL AND NATURAL RESOURCES) TO AMEND THE EXEMPTIONS FROM THE TREE PROTECTION REGULATIONS (§14-377);

AMENDING CHAPTER 30 (SIGNS) BY AMENDING THE DEFINITIONS FOR ANIMATED SIGN, FLASHING SIGN, TWINKLE AND ZOOM (§30-5); VARIANCES (§30-53); PERMANENT SIGNS IN COMMERCIAL AND INDUSTRIAL AREAS (§30-153);

AMENDING THE FOLLOWING PROVISIONS OF CHAPTER 34 (ZONING) SPECIFICALLY THE DEFINITIONS OF AMATEUR RADIO ANTENNA/TOWER, COMMUNICATION TOWER, DEVIATION, EXISTING ONLY, FLOOR AREA AND REPEALING DEFINITIONS FOR RESORT AND SHOPPING CENTER (§34-2); AMENDING THE REQUIREMENTS FOR APPLICATIONS REQUIRING PUBLIC HEARING (§34-203); PLANNED DEVELOPMENT APPLICATIONS (§34-373); DURATION OF RIGHTS CONFIRMED BY ADOPTED MASTER CONCEPT PLAN (§34-381); AMENDING THE USE REGULATIONS TABLE FOR AGRICULTURAL DISTRICTS (§34-653); PROPERTY DEVELOPMENT REGULATIONS TABLE FOR AGRICULTURAL DISTRICTS (§34-654); USE REGULATIONS TABLE FOR ONE

AND TWO FAMILY RESIDENTIAL DISTRICTS (§34-694); USE REGULATIONS TABLE FOR MULTIPLE-FAMILY RESIDENTIAL DISTRICTS (§34-715); EMERGENCY SHELTERS IN MOBILE HOME RESIDENTIAL DISTRICTS (§34-734); AMENDMENT TO THE USE REGULATIONS TABLE FOR MOBILE HOME DISTRICTS (§34-735); EMERGENCY SHELTERS IN RECREATIONAL VEHICLE PARK DISTRICTS (§34-762); USE REGULATIONS TABLE FOR RECREATIONAL VEHICLE DISTRICTS (§34-791); USE REGULATIONS TABLE FOR COMMUNITY FACILITIES DISTRICTS (§34-813); PROPERTY DEVELOPMENT REGULATIONS TABLE FOR COMMUNITY FACILITIES DISTRICTS (§34-814); USE REGULATIONS TABLE FOR CONVENTIONAL COMMERCIAL DISTRICTS (§34-843); PROPERTY DEVELOPMENT REGULATIONS TABLE FOR COMMERCIAL DISTRICTS (§34-844); USE REGULATIONS TABLE FOR MARINE-ORIENTED DISTRICTS (§34-873); PROPERTY DEVELOPMENT REGULATIONS TABLE FOR MARINE ORIENTED DISTRICTS (§34-874); USE REGULATIONS TABLE FOR INDUSTRIAL DISTRICTS (§34-903); PROPERTY DEVELOPMENT REGULATIONS TABLE FOR INDUSTRIAL DISTRICTS (§34-904); USE REGULATIONS TABLE FOR PLANNED DEVELOPMENT DISTRICTS (§34-934); PROPERTY DEVELOPMENT REGULATIONS FOR PLANNED DEVELOPMENT DISTRICTS (§34-935); RECREATIONAL VEHICLE PLANNED DEVELOPMENT DESIGN CRITERIA (§34-939); AMENDING THE BONITÁ TOWN CENTER OVERLAY DISTRICT MODIFIED DEVELOPMENT REGULATIONS (§34-1137); SATELLITE DISHES AND AMATEUR RADIO ANTENNA/TOWERS (§34-1175); GUEST HOUSES ON CAPTIVA ISLAND (§34-1178); AMENDING SALE OR SERVICE FOR ON-PREMISES CONSUMPTION (§34-1264); REQUIRED APPROVALS FOR COMMUNICATION TOWERS (§34-1441); ESSENTIAL SERVICES AND FACILITIES PURPOSE OF DIVISION (§34-1611); PERMITTED USES (§34-1612); EXEMPTION FROM PROPERTY DEVELOPMENT REGULATIONS (§34-1617); ENTRANCE GATES AND GATEHOUSES (§34-1749); HOME OCCUPATIONS PERMITTED USES AND OPERATION (§34-1772); MARINAS, FISH HOUSES AND DOCKING FACILITIES (§34-1862); REQUIRED PARKING SPACES (§34-2020); PROPERTY DEVELOPMENT REGULATIONS RELATING TO HEIGHT MEASUREMENT (§34-2171); REPEALING DETERMINATION OF GRADE (§34-2172); EXCEPTION TO HEIGHT LIMITATIONS FOR CERTAIN STRUCTURAL ELEMENTS (§34-2173); ADDITIONAL PERMITTED HEIGHT WHEN INCREASED SETBACKS PROVIDED (§34-2174); HEIGHT LIMITATIONS FOR SPECIAL AREAS (§34-2175); SETBACKS FROM BODIES OF WATER (§34-2194); PROVIDING FOR CONFLICTS OF LAW, SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS AND AN EFFECTIVE DATE.

5. Lee Plan Amendments

- (a) PAM/T 96-08 Amend the Future Land Use Map to add a new conservation lands category. Amend the text of the Future Land Use Element to add a new Conservation Lands policy under Objective 1.4. The new category will identify lands which are used for conservation purposes and are not available for urban development.
- (b) PAM/T 96-19 Amend the Lee Plan's Future Land Use Element to implement the Lehigh Acres Commercial Land Use Study (Final Report - May 1996).
- © PAT 96-21 Amend the Lee Plan Future Land Use Element by deleting Objective 1.8 and its subsequent policies (the Planned Development District Option).
- (d) PAT 96-22 Amend the Lee Plan's Future Land Use Element by deleting specific language from Policy 6.1.2(4) and by adding a new policy under

Objective 1.3 Interstate Highway Interchange Areas clarifying the interchange category's compliance with commercial location standards.

- (e) PAT 96-23 Amend the Lee Plan's Future Land Use Element, Policies 7.1.2 and 7.1.6, by clarifying the zoning districts which are allowable to achieve the intent of these two policies. In addition, amend Policy 7.1.6 to correctly reflect the interchange areas that allow light industrial uses.
- (f) PAT 96-24 Amend the Future Land Use Element, Goal 10, Objective 1, by adding a policy that calls for a study to determine the appropriateness of oil exploration, drilling, or production in Lee County. This study shall include recommendations regarding the appropriateness of such activities within Lee County as well as guidelines under which such activities should be regulated.
- (g) PAT 96-26 Amend the Vision Statement in the Lee Plan to reflect the incorporation of Fort Myers Beach.
- (h) PAT 96-32 Amend the Conservation and Coastal Management Element of the Lee Plan to reflect the status of the Lee County Surface Water Management Master Plan. Specifically amend Policies 37.1.1. and 38.1.1. to revise the completion dates.
- (i) PAT 96-35 Amend Policy 77.1.1.4.a., b., and c., of the Conservation and Coastal Management Element of the Lee Plan to acknowledge; (1) the implementation of Policy 77.1.1.4.a.; (2) to acknowledge the development of new classifications for environmentally sensitive lands in Policy 77.1.1.4.b.; and (3) to delete Policy 77.1.1.4.c. as the implementation date has passed.
- (j) PAT 96-38 Amend the Parks, Recreation, and Open Space Element of the Lee Plan to acknowledge the designation of regionally significant greenways in a new policy under Objective 60.1. Amend Policy 77.1.1.4 of the Conservation and Coastal Management Element of the Lee Plan to acknowledge the completed expenditure of the Corkscrew Regional Ecological Watershed funds and to participate in the protection and continued development of the Corkscrew Regional Ecological Watershed Greenway.
- (k) PAT 96-46 Amend the definition of Density in the Lee Plan Glossary to correct the apparent inconsistent language.
- (l) PAT 96-47 Amend the Lee Plan Traffic Circulation Element and the Lee Plan Glossary by relocating the language that defines the term Freeway

from Policy 22.1.1 to the Glossary.

6. Discussion and direction to staff concerning Lee Plan Map 17 Year 2010 Overlay to revise the number of districts, planning horizon, and projected population estimates.
7. Regular Meeting Date Change
8. Other Business
9. Adjournment

This meeting is open to the public and all interested parties are encouraged to attend. Interested parties may appear and be heard with respect to all proposed actions.

If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Further information may be obtained by contacting the Lee County Division of Planning at 479-8585.

Planning Division Permanent Population Projections

		Highest Three Correlation's from Growth Rate Projection			Highest Three Correlation's from Historic Population Projection		
Year	Actual	Cubic	Logarithmic	Inverse	Cubic	Linear	Quadratic
Correlation Factor		0.619	0.617	0.591	0.997	0.994	0.994
1971	118,508	117,022	117,215	120,346	114,777	103,927	103,918
1972	131,800	128,564	128,425	131,098	121,032	115,006	114,999
1973	143,600	139,747	139,326	140,431	128,214	126,085	126,080
1974	157,000	150,523	150,089	149,153	136,251	137,164	137,160
1975	162,000	160,891	160,793	157,605	145,066	148,243	148,241
1976	164,500	170,890	171,484	165,965	154,588	159,321	159,321
1977	170,600	180,590	182,183	174,336	164,739	170,400	170,401
1978	182,200	190,085	192,905	182,791	175,448	181,479	181,481
1979	192,700	199,487	203,653	191,381	186,639	192,558	192,561
1980	205,266	208,912	214,433	200,142	198,239	203,637	203,640
1981	216,834	218,485	225,240	209,106	210,172	214,716	214,720
1982	233,016	228,321	236,072	218,299	222,365	225,794	225,799
1983	243,885	238,525	246,924	227,742	234,743	236,873	236,878
1984	260,246	249,189	257,789	237,458	247,233	247,952	247,957
1985	273,701	260,383	268,660	247,467	259,760	259,031	259,036
1986	286,680	272,147	279,527	257,783	272,249	270,110	270,115
1987	300,636	284,486	290,387	268,427	284,627	281,189	281,193
1988	312,323	297,362	301,227	279,414	296,819	292,267	292,272
1989	325,374	310,683	312,038	290,764	308,751	303,346	303,350
1990	335,113	324,294	322,813	302,490	320,349	314,425	314,428
1991	344,032	337,960	333,543	314,611	331,538	325,504	325,506
1992	350,809	351,364	344,216	327,142	342,245	336,583	336,583
1993	357,550	364,090	354,825	340,103	352,394	347,662	347,661
1994	367,410	375,621	365,360	353,510	361,913	358,740	358,739
1995	376,702	385,338	375,813	367,382	370,725	369,819	369,816
1996	383,706	392,532	386,174	381,736	378,758	380,898	380,893
1997	396,355	396,430	396,435	396,593	385,937	391,977	391,970
1998		396,236	406,583	411,969	392,188	403,056	403,047
1999		391,184	416,614	427,887	397,436	414,135	414,123
2000		380,634	426,517	444,365	401,607	425,213	425,200
2001		364,145	436,284	461,429	404,628	436,292	436,276
2002		341,593	445,908	479,097	406,423	447,371	447,352
2003		313,262	455,379	497,389	406,919	458,450	458,429
2004		279,896	464,692	516,334	406,040	469,529	469,504
2005		242,734	473,837	535,955	403,714	480,608	480,580
2006		203,440	482,807	556,273	399,866	491,686	491,656
2007		163,979	491,599	577,317	394,421	502,765	502,731
2008		126,397	500,202	599,111	387,305	513,844	513,806
2009		92,563	508,610	621,685	378,445	524,923	524,882
2010		63,905	516,819	645,067	367,765	536,002	535,957
2011		41,215	524,819	669,283	355,192	547,081	547,031
2012		24,553	532,608	694,367	340,651	558,159	558,106
2013		13,325	540,181	720,350	324,067	569,238	569,181

Planning Division Permanent Population Projections

		Highest Three Correlation's from Growth Rate Projection			Highest Three Correlation's from Historic Population Projection		
Year	Actual	Cubic	Logarithmic	Inverse	Cubic	Linear	Quadratic
Correlation Factor		0.619	0.617	0.591	0.997	0.994	0.994
2014		6,472	547,533	747,263	305,368	580,317	580,255
2015		2,747	554,657	775,136	284,478	591,396	591,329
2016		986	561,551	804,009	261,324	602,475	602,403
2017		285	568,211	833,919	235,830	613,554	613,477
2018		61	574,632	864,899	207,923	624,633	624,551
2019		8	580,809	896,995	177,529	635,711	635,624
2020		0	586,745	930,238	144,573	646,790	646,698

Independent: Time

Dependent	Mth	Rsq	d.f.	F	Sigf	b0	b1	b2	b3
POP	LIN	.994	26	4275.00	.000	92848.4	11078.8		
POP	LOG	.836	26	132.09	.000	13585.1	98945.4		
POP	INV	.419	26	18.74	.000	295389	-298724		
POP	QUA	.994	25	2055.29	.000	92837.2	11081.1	-.0774	
POP	CUB	.997	24	2816.47	.000	109525	4726.64	538.225	-12.375
POP	COM	.972	26	887.33	.000	118892	1.0485		
POP	POW	.928	26	336.96	.000	79168.6	.4509		
POP	S	.549	26	31.69	.000	12.5800	-1.4788		
POP	GRO	.972	26	887.33	.000	11.6860	.0474		
POP	EXP	.972	26	887.33	.000	118892	.0474		

The following new variables are being created:

Name	Label
FIT_1	Fit for POP from CURVEFIT, MOD_2 LINEAR
FIT_2	Fit for POP from CURVEFIT, MOD_2 LOGARITHMIC
FIT_3	Fit for POP from CURVEFIT, MOD_2 INVERSE
FIT_4	Fit for POP from CURVEFIT, MOD_2 QUADRATIC
FIT_5	Fit for POP from CURVEFIT, MOD_2 CUBIC
FIT_6	Fit for POP from CURVEFIT, MOD_2 COMPOUND
FIT_7	Fit for POP from CURVEFIT, MOD_2 POWER
FIT_8	Fit for POP from CURVEFIT, MOD_2 S-CURVE
FIT_9	Fit for POP from CURVEFIT, MOD_2 GROWTH
FIT_10	Fit for POP from CURVEFIT, MOD_2 EXPONENTIAL

22 new cases have been added.

Independent: Time

Dependent	Mth	Rsq	d.f.	F	Sigf	b0	b1	b2	b3
CAGR	LIN	.483	25	23.35	.000	.0854	-.0025		
CAGR	LOG	.617	25	40.24	.000	.1140	-.0265		
CAGR	INV	.591	25	36.19	.000	.0349	.1089		
CAGR	QUA	.518	24	12.91	.000	.0985	-.0052	9.7E-05	
CAGR	CUB	.619	23	12.48	.000	.1279	-.0167	.0011	-2.E-05
CAGR	COM	.418	25	17.94	.000	.0827	.9554		
CAGR	POW	.430	25	18.88	.000	.1241	-.4371		
CAGR	S	.347	25	13.26	.001	-3.3689	1.6441		
CAGR	GRO	.418	25	17.94	.000	-2.4928	-.0457		
CAGR	EXP	.418	25	17.94	.000	.0827	-.0457		

The following new variables are being created:

Name	Label
FIT_1	Fit for CAGR from CURVEFIT, MOD_7 LINEAR
FIT_2	Fit for CAGR from CURVEFIT, MOD_7 LOGARITHMIC
FIT_3	Fit for CAGR from CURVEFIT, MOD_7 INVERSE
FIT_4	Fit for CAGR from CURVEFIT, MOD_7 QUADRATIC
FIT_5	Fit for CAGR from CURVEFIT, MOD_7 CUBIC
FIT_6	Fit for CAGR from CURVEFIT, MOD_7 COMPOUND
FIT_7	Fit for CAGR from CURVEFIT, MOD_7 POWER
FIT_8	Fit for CAGR from CURVEFIT, MOD_7 S-CURVE
FIT_9	Fit for CAGR from CURVEFIT, MOD_7 GROWTH
FIT_10	Fit for CAGR from CURVEFIT, MOD_7 EXPONENTIAL

96-13

6/1/97

Commercial Needs						
Year	BEBR Projections			EAR Projections		
	Acres	Square Feet	Acres Based on FAR	Acres	Square Feet	Acres Based on FAR
2000	5,240.34	25,785,743	5,943.37	6,335.79	31,660,659	7,297.48
2005	5,880.60	29,219,484	6,734.81	7,559.94	38,225,849	8,810.69
2010	6,510.86	32,599,572	7,513.89	8,729.23	44,496,794	10,256.08
2015	7,155.40	36,056,307	8,310.63	9,766.66	50,060,604	11,538.49
2020	7,805.67	39,543,700	9,114.44	10,596.62	54,511,744	12,564.43

FAR 0.0996

Independent: Time

Dependent	Mth	Rsq	d.f.	F	Sigf	b0	b1	b2	b3
COM_FAR	LIN	.873	26	178.61	.000	.1051	.0015		
COM_FAR	LOG	.624	26	43.14	.000	.0971	.0120		
COM_FAR	INV	.266	26	9.44	.005	.1309	-.0335		
COM_FAR	QUA	.919	25	141.92	.000	.1118	.0001	4.7E-05	
COM_FAR	CUB	.931	24	107.42	.000	.1163	-.0016	.0002	-3.E-06
COM_FAR	COM	.880	26	190.26	.000	.1065	1.0115		
COM_FAR	POW	.642	26	46.64	.000	.0998	.0950		
COM_FAR	S	.282	26	10.23	.004	-2.0368	-.2687		
COM_FAR	GRO	.880	26	190.26	.000	-2.2401	.0114		
COM_FAR	EXP	.880	26	190.26	.000	.1065	.0114		

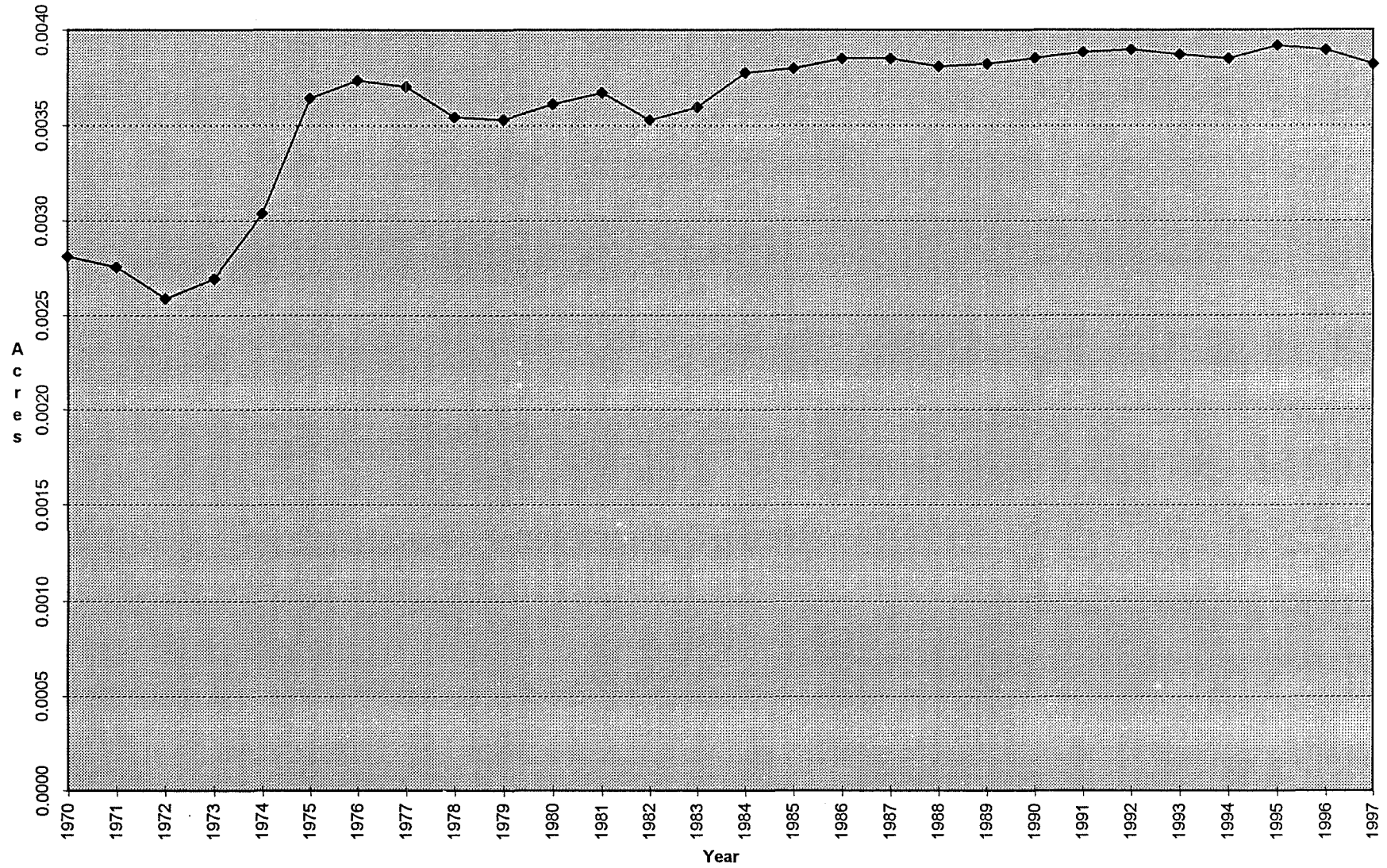
The following new variables are being created:

Name	Label
FIT_1	Fit for COM_FAR from CURVEFIT, MOD_2 LINEAR
FIT_2	Fit for COM_FAR from CURVEFIT, MOD_2 LOGARITHMIC
FIT_3	Fit for COM_FAR from CURVEFIT, MOD_2 INVERSE
FIT_4	Fit for COM_FAR from CURVEFIT, MOD_2 QUADRATIC
FIT_5	Fit for COM_FAR from CURVEFIT, MOD_2 CUBIC
FIT_6	Fit for COM_FAR from CURVEFIT, MOD_2 COMPOUND
FIT_7	Fit for COM_FAR from CURVEFIT, MOD_2 POWER
FIT_8	Fit for COM_FAR from CURVEFIT, MOD_2 S-CURVE
FIT_9	Fit for COM_FAR from CURVEFIT, MOD_2 GROWTH
FIT_10	Fit for COM_FAR from CURVEFIT, MOD_2 EXPONENTIAL

Lee County Industrial Acreage Needs for the Year 2020 Data from 1994 NPA Report Manufacturing Employment Goal of 3.0%				
	Employment as % of Pop	Projected 2020 Employment	Percentage Of Employment In Industrial District	Number of Employees In Industrial District
Mining	0.03%	163	10%	16
Construction	4.58%	27,542	20%	5,508
Manufacturing	3.00%	18,060	90%	16,254
TCPU	1.99%	11,980	90%	10,782
Wholesale	2.00%	12,028	50%	6,014
Retail	10.77%	64,865	5%	3,243
FIRE	5.52%	33,235	10%	3,323
Services	17.84%	107,417	5%	5,371
Government	6.43%	38,683	10%	3,868
Other	1.22%	7,354	0%	0
Total Number of Employees		321,326		54,380
Estimated Industrial Acreage Needed				7,769
With Safety Factor				10,099
With Flex Factor				12,624
602,000 - 2020 Permanent Population Projection				

Industrial Per Person Chart 1

Industrial Acres Per Person



Industrial

Year Built	Acres		Building Square Feet	
	Incremental	Running Total	Incremental	Running Total
1930 - 1939				
1930	0.00	5.27	0	-
1931	0.94	6.21	1,456	1,456
1933	0.00	6.21	0	1,456
1934	0.00	6.21	0	1,456
1935	0.00	6.21	0	1,456
1936	0.00	6.21	0	1,456
1938	0.00	6.21	0	1,456
1939	0.00	6.21	0	1,456
1930 - 1939	0.94		1,456	
1940 - 1949				
1940	11.32	17.53	126,993	128,449
1941	1.04	18.57	8,208	136,657
1942	1.10	19.67	10,236	146,893
1943	2.63	22.30	28,100	174,993
1944	0.00	22.30	0	174,993
1945	0.00	22.30	0	174,993
1946	0.15	22.45	1,620	176,613
1947	0.00	22.45	0	176,613
1948	0.80	23.25	6,257	182,870
1949	0.00	23.25	0	182,870
1940 - 1949	17.04		181,414	
1950 - 1959				
1950	0.00	23.25	0	182,870
1951	0.00	23.25	0	182,870
1952	14.88	38.13	34,827	217,697
1953	1.69	39.82	18,607	236,304
1954	1.84	41.66	10,516	246,820
1955	17.77	59.43	104,083	350,903
1956	19.28	78.71	133,160	484,063
1957	6.27	84.98	40,941	525,004
1958	0.76	85.74	10,134	535,138
1959	11.89	97.63	42,258	577,396
1950 - 1959	74.38		394,526	
1960 - 1969				
1960	11.42	109.05	67,797	645,193
1961	18.20	127.25	77,365	722,558
1962	1.24	128.49	12,144	734,702
1963	2.41	130.90	21,616	756,318
1964	12.22	143.12	88,271	844,589
1965	14.19	157.31	130,840	975,429
1966	12.83	170.14	105,330	1,080,759
1967	18.95	189.09	122,138	1,202,897
1968	28.68	217.77	180,816	1,383,713
1969	6.60	224.37	100,161	1,483,874

Industrial

Year Built	Acres		Building Square Feet	
	Incremental	Running Total	Incremental	Running Total
1960 - 1969	126.74		906,478	
1970 - 1979				
1970	30.89	255.26	178,775	1,662,649
1971	14.51	269.77	55,871	1,718,520
1972	45.50	315.27	132,904	1,851,424
1973	90.03	405.30	679,856	2,531,280
1974	113.57	518.87	798,034	3,329,314
1975	24.60	543.47	141,486	3,470,800
1976	17.08	560.55	196,911	3,667,711
1977	14.57	575.12	138,833	3,806,544
1978	34.45	609.57	178,378	3,984,922
1979	61.12	670.69	451,912	4,436,834
1970 - 1979	446.32		2,952,960	
1980 - 1989				
1980	54.64	725.33	391,138	4,827,972
1981	25.74	751.07	228,207	5,056,179
1982	55.11	806.18	385,298	5,441,477
1983	105.37	911.55	261,458	5,702,935
1984	57.15	968.70	378,978	6,081,913
1985	63.63	1,032.33	503,877	6,585,790
1986	53.81	1,086.14	521,988	7,107,778
1987	32.02	1,118.16	331,794	7,439,572
1988	54.76	1,172.92	517,669	7,957,241
1989	47.09	1,220.01	494,868	8,452,109
1980 - 1989	549.32		4,015,275	
1990 - 1999				
1990	45.49	1,265.50	400,467	8,852,576
1991	30.34	1,295.84	277,951	9,130,527
1992	16.81	1,312.65	172,694	9,303,221
1993	30.30	1,342.95	119,723	9,422,944
1994	62.41	1,405.36	368,432	9,791,376
1995	17.71	1,423.07	148,033	9,939,409
1996	19.36	1,442.43	164,230	10,103,639
1997				
1998				
1999				
1990 - 1999	222.42	1,581.55	1,651,530.00	11,214,786
2000 - 2009				
2000				
2001				
2002				
2003				
2004				
2005				

Industrial

Year Built	Acres		Building Square Feet	
	Incremental	Running Total	Incremental	Running Total
2006				
2007				
2008				
2009				
2000 - 2009		1,963.82		13,995,365
2010 - 2019				
2010				
2011				
2012				
2013				
2014				
2015				
2016				
2017				
2018				
2019				
2010 - 2019		2,353.40		16,829,115

LOCAL PLANNING AGENCY

LEE COUNTY, FLORIDA

RE: Plan Amendments

Transcript of proceedings had at the public hearings conducted by the Local Planning Agency, Lee County, Florida, at the Lee County Courthouse, Fort Myers, Florida, on May 6, 1997, commencing at 9:30 a.m.

MEMBERS OF THE BOARD:

Greg Stuart, Chairman
Ronald Inge
Matt Uhle
Richard Durling
Carron Day
Earl Hamilton
Bill Spikowski

ALSO PRESENT:

Timothy Jones, Assistant County Attorney
Paul O'Connor, Director of Division of Planning
Matt Noble, Planning Department
Rick Joyce, Planning Department
Rick Burris, Planning Department
Lynda Riley, Planning Department

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LOCAL PLANNING AGENCY

LEE COUNTY, FLORIDA

RE: Plan Amendments

Transcript of proceedings had at the public hearings conducted by the Local Planning Agency, Lee County, Florida, at 2180 West First Street, Suite 307, Fort Myers, Florida, on May 29, 1997, commencing at 8:00 A.M.

MEMBERS OF THE BOARD:

Greg Stuart, Chairman
Ronald Inge
Matt Uhle
Carron Day
Earl Hamilton
Bill Spikowski

ALSO PRESENT:

Donna Marie Collins, Assistant County Attorney
Paul O'Connor, Director of Division of Planning
Matt Noble, Planning Department
Rick Joyce, Planning Department
Rick Burris, Planning Department
Lynda Riley, Planning Department
Gloria Sajgo, Planning Department
David Loveland, Lee County DOT
Steve Boutelle

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**MEETING NOTICE
LOCAL PLANNING AGENCY
PUBLIC HEARING**

COMPREHENSIVE PLAN AMENDMENTS

Notice is hereby given that the Lee County Local Planning Agency (LPA) will meet on Thursday, July 24, 1997. The meeting will be held in the Commission Chambers at 2121 Main Street, in downtown Fort Myers. The meeting will commence at 8:00 a.m.

AGENDA

1. Call to Order; Certification of Affidavit of Publication
2. Public Forum
3. Approval of Minutes from June 12, 1997 and June 26, 1997 meetings
4. Lee Plan Amendments - new business
 - (a) PAM/T 96-13 Amend the Future Land Use Map Series, Maps 16, the Year 2010 Overlay Subdistricts and Map 17, the Year 2010 Overlay Map, and Future Land Use Element policies 1.1.1, 1.1.9, 1.3.5, 1.7.6, 2.1.3, and 2.2.2, converting the Lee Plan's planning horizon to the year 2020, deleting the current overlay sub-districts, creating new community based planning districts, and allocating land uses through the Year 2020.
 - (b) PAM/T 96-14 Amend the Future Land Use Map Series, Map 1, the Future Land Use Map, and Future Land Use Element Policy 1.1.8, the Public Facilities category, to update the mapped Public Facilities Future land use category by adding and/or removing lands to more accurately identify publicly owned lands, and to delete or modify the reference to the 20 acre scale of mapping.
 - (c) PAM 96-15 Amend the Future Land Use Map Series, Map 1, the Future Land Use Map, to redesignate the area located northwest of Six Mile Slough, south of Daniels Parkway, and east of U.S. 41, identified in the previously transmitted Evaluation and Appraisal Report as Area H, to future land use designations which more appropriately reflect the existing uses and the County's future infrastructure expenditures in the area. If industrially designated lands are recommended for redesignation, the acreage should

be relocated to expand existing Industrial Development areas in the North Fort Myers area and/or the Iona-McGregor area.

- (d) PAM/T 96-30 Amend the Lee Plan to combine the Traffic Circulation, Mass Transit, and Ports, Aviation, and Related Facilities Elements into a new Transportation Element, moving appropriate goals, objectives and policies from the Ports, Aviation and Related Facilities to the Conservation and Coastal Management Element and adopting a new Transportation Map Series pursuant to Florida Statutes Chapter 163 Part II.
- (e) PAT 96-34 Amend the Community Facilities and Services, Parks, Recreation and Open Space, and Capital Improvements Elements to adjust the regulatory, non-regulatory, and desired future level-of-service standards to more accurately reflect the County's commitment to expanding these facilities.
- (f) PAT 96-44 Amend the Housing Element goals, objectives and policies in accordance with the Lee Plan Housing Element 1997 Update.

5. Other Business

6. Adjournment

This meeting is open to the public and all interested parties are encouraged to attend. Interested parties may appear and be heard with respect to all proposed actions.

If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Further information may be obtained by contacting the Lee County Division of Planning at 479-8585.

MEETING NOTICE LOCAL PLANNING AGENCY PUBLIC HEARING

COMPREHENSIVE PLAN AMENDMENTS

Notice is hereby given that the Lee County Local Planning Agency (LPA) will meet on Thursday, June 26, 1997. The meeting will be held in the Lee County Community Development and Public Works Center, Conference Room 1B. This building is located at 1500 Monroe Street in downtown Fort Myers. The meeting will commence at 8:00 a.m.

AGENDA

1. Call to Order; Certification of Affidavit of Publication
2. Public Forum
3. Approval of Minutes from June 12, 1997 meeting
4. Lee Plan Amendments - old business
 - ✓(a) PAT 96-20 Amend the Future Land Use Element, Policy 1.1.7, the Industrial Development category and Policy 1.3.1 the Industrial Interchange category, to further clarify the issue of commercial uses within these industrial districts.
5. Lee Plan Amendments - new business
 - ✓(a) PAM 96-07 Amend the Future Land Use Map Series, Map 1, the Future Land Use Map and the Airport Noise Zone Overlay, and Map 17, the Year 2010 Overlay Map, to redesignate a specified 424± acre parcel of land located in Section 34, Township 45 South, Range 25 East from the Rural and Wetland Land Use Categories to the Suburban and Wetland Land Use Categories, remove the Airport Noise Zones from the proposed upland portions of the property, and transfer 207 acres of residential allocation from Outlying Suburban to Suburban in Year 2010 Overlay sub-district 711. The subject parcel is located to the east of Fiddlesticks subdivision and west of I-75.
 - ✓(b) PAM 96-10 Amend the Future Land Use Map Series, Map 1, the Future Land Use Map, and Map 17, the Year 2010 Overlay Map, to redesignate a specified 57±

acre portion of a parcel of land located in Section 27, Township 45 South, Range 25 East from the Rural Land Use Category to the Industrial Development Land Use Category and to add industrial acres to the Year 2010 Overlay sub-district 711. The subject parcel is located to the northeast of Fiddlesticks subdivision and west of I-75.

- 7/24 (c) PAM/T 96-13 Amend the Future Land Use Map Series, Maps 16, the Year 2010 Overlay Subdistricts and Map 17, the Year 2010 Overlay Map, and Future Land Use Element policies 1.1.1, 1.1.9, 1.3.5, 1.7.6, 2.1.3, and 2.2.2, converting the Lee Plan's planning horizon to the year 2020, deleting the current overlay sub-districts, creating new community based planning districts, and allocating land uses through the Year 2020.
- 7/24 (d) PAM 96-14 Amend the Future Land Use Map Series, Map 1, the Future Land Use Map, to update the mapped Public Facilities Future land use category by adding and/or removing lands to more accurately identify publicly owned lands.
- 7/24 (e) PAM 96-15 Amend the Future Land Use Map Series, Map 1, the Future Land Use Map, to redesignate the area located northwest of Six Mile Slough, south of Daniels Parkway, and east of U.S. 41, identified in the previously transmitted Evaluation and Appraisal Report as Area H, to future land use designations which more appropriately reflect the existing uses and the County's future infrastructure expenditures in the area. If industrially designated lands are recommended for redesignation, the acreage should be relocated to expand existing Industrial Development areas in the North Fort Myers area and/or the Iona-McGregor area.
- 7/24 (f) PAT 96-30 Amend the Lee Plan to combine the Traffic Circulation, Mass Transit, and Ports, Aviation, and Related Facilities Elements into a new Transportation Element pursuant to Florida Statutes Chapter 163 Part II.
- 7/24 (g) PAT 96-34 Amend the Community Facilities and Services, Parks, Recreation and Open Space, and Capital Improvements Elements to adjust the regulatory, non-regulatory, and desired future level-of-service standards to more accurately reflect the County's commitment to expanding these facilities.
- ✓ (h) PAT 96-39 Amend the Conservation and Coastal Management Element, Objective 82.2, to include a specific reference to the Charlotte Harbor National Estuary Program.
- ✓ (i) PAT 96-42 Amend the Conservation and Coastal Management Element, Policy 94.4.1, to update the status of establishing management standards for vessel mooring and anchorage.
- ✓ (j) PAT 96-43 Amend the Housing Element's objectives and policies in accordance with an analysis of the use of mobile homes for affordable housing purposes.

heldover 9/24
(k) PAT 96-44

Amend the Housing Element goals, objectives and policies in accordance with the Lee Plan Housing Element 1997 Update.

6. Other Business

7. Adjournment

This meeting is open to the public and all interested parties are encouraged to attend. Interested parties may appear and be heard with respect to all proposed actions.

If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Further information may be obtained by contacting the Lee County Division of Planning at 479-8585.

LOCAL PLANNING AGENCY
LEE COUNTY, FLORIDA

RE: Plan Amendments

Transcript of Proceedings had at the public hearing conducted by the Local Planning Agency, Lee County, Florida, at 1500 Monroe Street, Room 1B, Fort Myers, Florida, on June 26, ~~1979~~, 1997 commencing at 8:00 a.m.

MEMBERS OF THE BOARD

Greg Stuart, Chairman
Ronald Inge
Matt Uhle
Richard Durling

ALSO PRESENT:

Tim Jones, Assistant County Attorney
Donna Marie Collins, Assistant County Attorney
Paul O'Connor, Director of Division of Planning
Matt Noble, Planning Department
Lynda Riley, Planning Department
Glorida Sajgo, Planning Department
Rick Burris, Planning Department
David Loveland, Lee County DOT
Bill Horner, Port Authority
George Parker, Division of Planning

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1 you could do a project similar to the one in
2 that Master Concept Plan, and that to me strikes
3 me as the best use for this property.

4 MR. O'CONNOR: I think part of this problem
5 stems from our land use categories are all land
6 mixed use categories. If we had a commercial
7 category, I think it would address the issue of
8 residential is inappropriate.

9 MR. STUART: But an office park type
10 project would be allowable in outlying suburban
11 with appropriate infrastructure.

12 MR. O'CONNOR: It was approved immediately
13 north of this property, I can't think of any
14 better proof than that.

15 MR. STUART: I guess the burden has to go
16 back to the applicant. Okay, we call the
17 question. Have a second. Any other
18 discussion? All in favor of the motion.

19 (The Board responded aye.)

20 MR. STUART: All opposed?

21 MR. DURLING: Nay.

22 MR. STUART: Seeing one, it's carries three
23 to one, with Richard dissenting. Thank you.

24 PAM/T 96-13.

25 MR. O'CONNOR: Moving on, I have good news

1 and bad news.

2 MR. STUART: Give us the good news, Paul,
3 quick.

4 MR. O'CONNOR: The good news, is that items
5 five C,D and E are not ready for presentation to
6 the Board, C, D, E and G.

7 MR. LOVELAND: If it is not for action
8 today, we will just introduce you to the item,
9 and carry it over.

10 MR. DURLING: D E and G will be ready
11 when?

12 MR. BURRIS: Good question.

13 MR. O'CONNOR: Let me explain, I had a very
14 tight schedule for these plan amendments. We
15 were trying to make that August 1 date, and it
16 became painfully apparent that is not going to
17 happen at this point in time.

18 What we are looking at now is setting
19 another hearing date for the LPA in mid-late
20 July.

21 MR. BURRIS: July 24th.

22 MR. O'CONNOR: And then we will be going to
23 the Board some time around the 19th of August.
24 This is going to get me past what I hoped I
25 could do. I had some preliminary discussions

1 with some DCA staff members. They said they
2 don't see it as being any kind of catastrophic
3 thing.

4 We are going to push the schedule back a
5 little bit. For the 2020 overlay, it was only
6 two weeks ago we got clear direction from this
7 Board as to which population numbers to use. So
8 we are going to need more time.

9 MR. UHLE: I was just sure you would have
10 all of those today.

11 MR. O'CONNOR: We were in denial up until
12 three weekends ago. That is when we decided we
13 were going to have to augment the schedule.

14 MR. STUART: If that is the case, can we
15 discuss the schedule? I do have a question, are
16 we still on for tomorrow?

17 MR. O'CONNOR: Yes, we are. Items I and J
18 or J & K which deal with the housing element,
19 our consultant couldn't be here today on that.
20 We are still on time at 9:00.

21 MR. STUART: I have 9:30, is it 9:00,
22 Donna, I have 9:30 here?

23 MR. INGE: Are you indicating that is the
24 only two items to be carried over tomorrow?
25 This may sound like a dumb question. Is there

1 enough information, do you have enough
2 background, if time permits, we could discuss
3 those today and act accordingly or do we need
4 the consultant here for relevant data that may
5 not otherwise come to light?

6 MR. UHLE: Why, in particular, I don't see
7 a big need to have a lot of discussions on that.

8 MR. O'CONNOR: If it's the Board's
9 pleasure, we could take one or more of those
10 until the July meeting.

11 MR. UHLE: Why don't we do J today, and
12 skip K for another time. There is a ton of data
13 that goes to K. We can move that to July 24th
14 too, if that is your pleasure.

15 MR. STUART: The July 24th would be
16 dominated by the 2020 overlay.

17 MR. O'CONNOR: I would say, yes, and the
18 traffic circulation, transportation element, but
19 we plan on having a discussion on that issue
20 next.

21 MR. STUART: Because I am thinking, I would
22 just as soon keep J & K together, rather than
23 splitting. I mean I would feel comfortable with
24 going forward today on J & K. Because the 2010
25 Overlay, I plan on giving each district a lot of

1 scrutiny, I am not going to take that lightly.

2 MR. UHLE: J, to me, is a two minute job.
3 K, I don't know about, I have a couple of
4 questions on the actual proposed plan
5 amendments, because I didn't see any staff
6 analysis to explain why the language was being
7 changed, but there is a lot of data here that I
8 haven't read. Maybe it's in there, and I just
9 missed it. It's not a big deal to me, but --

10 MR. STUART: Well, then if that is the
11 case, why don't we do J, and hold K for the, did
12 you say July 24th?

13 MR. O'CONNOR: That was our tentative date,
14 yes.

15 MR. STUART: Now with regard to July 24,
16 any problems with that date, Richard?

17 MR. O'CONNOR: We plan on readvertising the
18 items anyway. There are a couple of minor
19 changes we need to do to the ad.

20 MR. BURRIS: Can we get a file?

21 MR. DURLING: So C,D,E and G.

22 MR. BURRIS: F also will be on that
23 docket.

24 MR. DURLING: And K.

25 MR. O'CONNOR: Also, as Matt indicated F,

1 we will have a discussion on F today, and take
2 final action on this at that meeting.

3 MR. UHLE: Can we do F?

4 MR. STUART: Paul, now we are looking at
5 the 2010 overlay, item C. Fourteen and fifteen,
6 I am not sure how much time.

7 MR. O'CONNOR: I believe on item fourteen
8 it's really more --

9 MR. STUART: House cleaning.

10 MR. O'CONNOR: Blessing our methodology,
11 and the rest of it is technical. If the land
12 meets that criteria, it's going to be in the
13 public facilities category. We have had a real
14 problem completing the mapping. The summer
15 weather is not helping us. The area wide
16 network has been going down on a regular basis.

17 MR. BURRIS: We have been dealing with like
18 eighteen hundred parcels up to now.

19 MR. STUART: Fifteen really is pursuant to
20 the EAR. I do remember we have been looking at
21 this.

22 MR. O'CONNOR: I think we got fairly clear
23 direction from the county's policy position on
24 this, and we really just need to put sufficient
25 information together to support that per the

1 review of the department.

2 MR. STUART: Fourteen and fifteen aren't
3 that lengthy. Parks and Rec.

4 MR. O'CONNOR: We've taken a preliminary
5 work in 96-34 here, and I am happy to report the
6 problems we thought might happen, when we did
7 the EAR addendum don't appear to be happening.
8 We have looked at the concurrency, which looks
9 at three years, and there is only one park
10 district that is not meeting our desired level
11 of service standard, and that is the district
12 around the City of Fort Myers.

13 I think we need to look a little bit more.
14 I don't know that we are counting city parks in
15 our inventory on that. That's may be one of the
16 reasons why it's not. All the other park
17 districts are meeting the desired level of
18 service, which is not a regulatory level of
19 service. We are going to have to continue to
20 look at that. There may be a tweeks to it, but
21 I don't really see it as major changes to our
22 program.

23 MR. STUART: Clearly we are going to have
24 hours spent on the thirteen. I want to make
25 sure we are not too overloaded on thirteen. We

1 are probably going to have a three hour
2 discussion on that. An then for 14, 15, and 34
3 probably an hour for to tie up those three, so
4 that is four. And then the transportation,
5 which will be introduced today, but we are also
6 going to hear that and recommend one way or
7 another on the 24th.

8 MR. O'CONNOR: That is correct.

9 MR. STUART: And then the housing.

10 MR. O'CONNOR: It looks clearly, we are
11 looking at like three quarters of a day.

12 MR. STUART: I don't mind it, as long as I
13 know what I am getting into beforehand. Is that
14 all right with you?

15 MR. O'CONNOR: Eight o'clock the 24th. I
16 think we have this room reserved.

17 THE CLERK: No, chambers. 24th is in
18 chambers.

19 MR. UHLE: When this goes to the Board, you
20 think that's going to be August or September?

21 MR. O'CONNOR: We are shooting for August.

22 MR. BURRIS: We have tentative dates of
23 August 20th and 27th.

24 MR. STUART: So that basically, what we are
25 going to start with is David's presentation on

1 96-30 and then 39 and 42. Do we need a motion
2 to continue thirteen, fourteen?

3 MR. O'CONNOR: We fully intend to
4 advertise that meeting, so I don't think we
5 really do.

6 MR. STUART: It's administrative. All
7 right, any other questions?

8 MR. DURLING: 96-43, we are going to try to
9 do.

10 MR. STUART: Forty-three we are going to
11 hear today.

12 MR. DURLING: Today not tomorrow, cancel
13 the meeting tomorrow.

14 MR. O'CONNOR: Tomorrow was a holdover day,
15 we will not need it.

16 MR. STUART: One other thing on the
17 schedule, I have July 14th at 9:00. Is that --

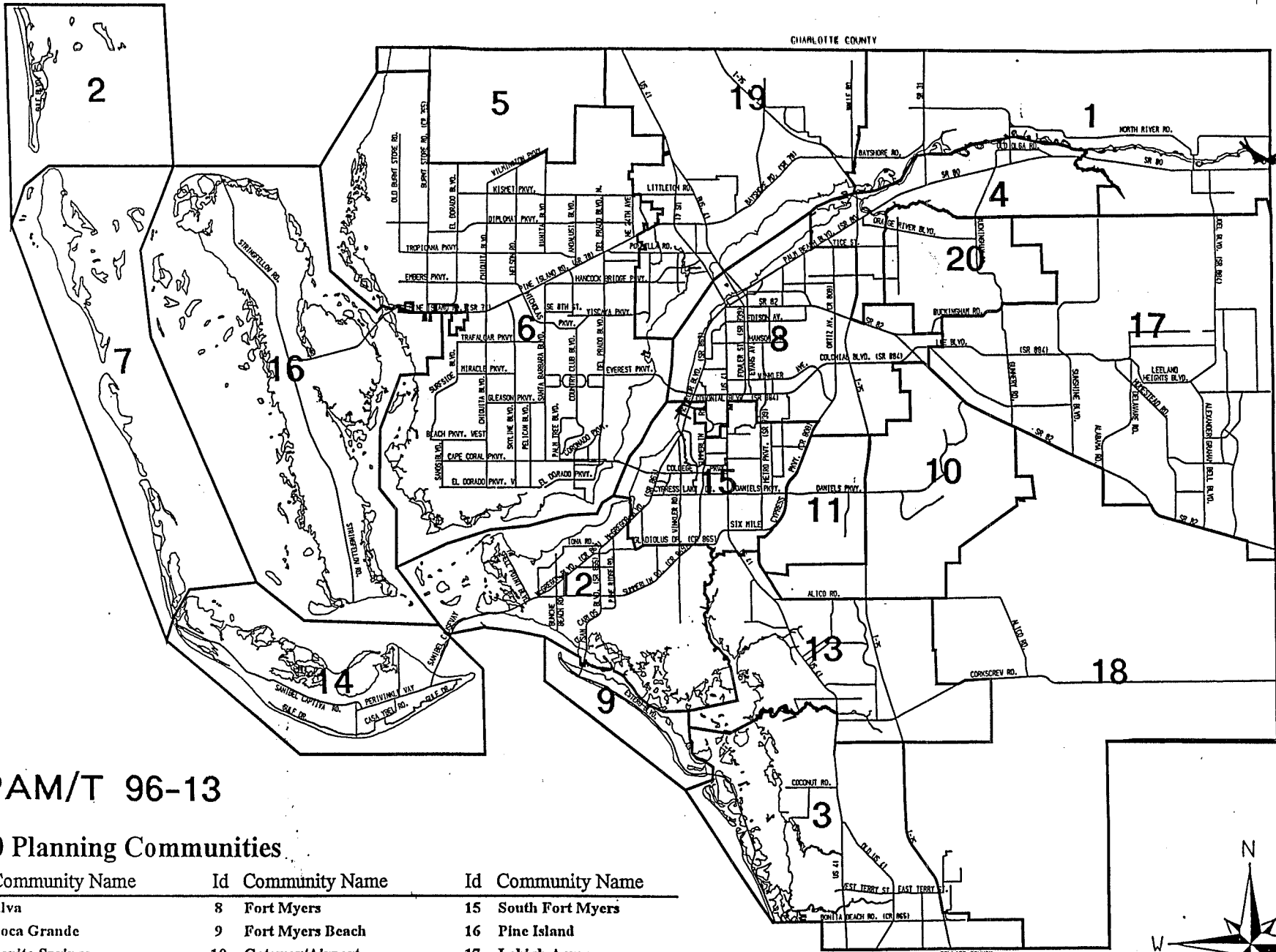
18 MR. O'CONNOR: Have we set a regular
19 meeting day?

20 MR. STUART: Well, we started -- I
21 thought we made a decision on the second
22 Monday.

23 MR. O'CONNOR: I think we need the 24th.

24 MR. STUART: The MPDS. We would still have
25 representation from the County Attorney's office

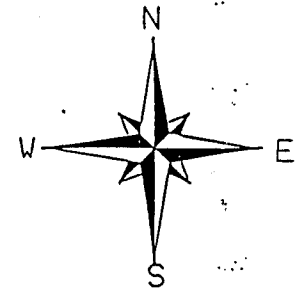
PROPOSED 2020 PLANNING COMMUNITIES



PAM/T 96-13

2020 Planning Communities

Id	Community Name	Id	Community Name	Id	Community Name
1	Alva	8	Fort Myers	15	South Fort Myers
2	Boca Grande	9	Fort Myers Beach	16	Pine Island
3	Bonita Springs	10	Gateway/Airport	17	Lehigh Acres
4	Fort Myers Shores	11	Daniels Parkway	18	Southeast Lee County
5	Burnt Store	12	Iona/McGregor	19	North Fort Myers
6	Cape Coral	13	San Carlos/Estero	20	Buckingham
7	Captiva	14	Sanibel		



To: Rick Burris

Fax: 479-8319

From: Bill Spikowski

Date: April 2, 1997

Pages: 3, including cover sheet.

I've attached the page from the 1989 Lee Plan where the old 18% seasonal factor is noted (it was based on 1980 Census data).

Also I've prepared a simple chart that uses the 1990 Census to compute county-wide and city-wide levels of peak season occupancy. I've also broken out data for just the unincorporated area (including Fort Myers Beach), since this would be comparable to the area covered by the combined fire districts.

Note the 70.7% permanent occupancy rate for the unincorporated area, which is close to the 70.1% you reported for the combined fire districts.

Based on these computations, I would recommend that you use 92.6% (from the unincorporated column) instead of 95% as the peak season occupancy rate for the fire districts. (It would of course be even better to compute this by fire district.)

Also note the 30.9% multiplier to get peak population from permanent population data for the unincorporated area. This seems quite high, but not far from your preliminary figures for the fire districts.

Please look over this data and let me know if there are any logical fallacies or other errors. If not, we need to start using the higher percentages for estimating peak population.

fax

From the desk of...

Bill Spikowski

Spikowski Planning Associates
1617 Hendry Street, Suite 307
Fort Myers, Florida 33901-2947

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E-mail: bill@spikowski.com

Web site: <http://www.spikowski.com>

- all of Fort Myers' 51,000 persons in their 1980 boundaries was assigned to Planning District 1; and
- all of Cape Coral's projected population of 138,136 within current boundaries was allocated to Planning District 3.

In all three cities, specific pphu rates different from the county's were used in order to remain consistent with each city's projections.

Generally the mathematics of the allocation were:

- build-out housing units multiplied by assumed proportion of build-out at 2010 = 2010 housing units
- 2010 housing units multiplied by occupancy rate⁵ = 2010 occupied housing units
- 2010 occupied housing units multiplied by pphu⁶ = permanent resident population

The various results were adjusted until the total population (approximately) equaled 640,500, the high range projection for 2010. The occupancy rates as well as pphu rates are assumed to hold over time; they can be criticized on deductive grounds, but no better data are known. The first columns of Table 11 show the assumptions used.

2. Seasonal resident population was estimated in each planning district by multiplying the 2010 housing units by the proportion of year-round housing units expected to be vacant but "held for occasional use." This factor was derived from 1980 Census data and, in the absence of current trend data, was assumed to hold constant over time.

The resulting number of seasonally occupied housing units was multiplied by the appropriate pphu for each jurisdiction and planning district to give the seasonal resident population for each planning district. The overall seasonal residential population, as a point of information, is equivalent to 18.2% of the permanent population.

2010 housing units multiplied by proportion "vacant, held for occasional use" = seasonally occupied housing units.

Seasonally occupied housing units multiplied by pphu = seasonal resident population.

⁵ By Planning District, from 1980 Decennial Census (see Table 11)

⁶ For County, 2.04; 2.2 for Sanibel; 2.01 for Cape Coral; 2.18 for Fort Myers

FOR THE YEAR 1990:	Fort Myers	Cape Coral	Sanibel	Unincorp.	All Lee Co.
VACANT HOUSING UNITS:					
For rent	1,436	812	595	4,485	7,328
For sale only	371	744	237	3,790	5,142
Rented or sold, not occupied	180	295	109	1,118	1,700
For seasonal, recreational, occasional use	824	2,328	2,771	25,495	31,408
For migrant workers	2	2	0	66	70
Other vacant	431	557	140	2,181	3,279
VACANT HOUSING UNITS	3,244	4,738	3,852	37,093	48,927
OCCUPIED HOUSING UNITS	18,144	29,748	2,570	89,662	140,124
TOTAL HOUSING UNITS:	21,388	34,486	6,422	126,755	189,051
RATE OF OCCUPANCY BY PERM. RESIDENTS:	84.8%	86.3%	40.0%	70.7%	74.1%
VACANT UNITS OCCUPIED IN PEAK SEASON:	1,257	2,887	2,911	27,702	34,757
TOTAL UNITS FILLED IN PEAK SEASON:	19,401	32,635	5,481	117,364	174,881
PEAK SEASON OCCUPANCY RATE:	90.7%	94.6%	85.3%	92.6%	92.5%
PEAK SEASON VACANCY RATE:	9.3%	5.4%	14.7%	7.4%	7.5%
PERMANENT POPULATION:	45,206	78,991	5,468	209,448	335,113
PEAK POPULATION (ASSUMING PEAK SEASON VACANCY RATE ABOVE AND SAME PPHU RATIOS AS FOR THE PERMANENT POPULATION):	48,338	82,269	11,662	274,159	418,236
PEAK OCCUPANCY OF HOUSING IS THIS MANY POINTS HIGHER THAN PERMANENT OCCUPANCY:	5.9%	8.4%	45.3%	21.9%	18.4%
MULTIPLY THIS PERCENTAGE BY PERMANENT POP. TO GET THE INCREMENT OF SEASONAL POPULATION:	6.9%	9.7%	113.3%	30.9%	24.8%
RATIO OF HOUSING UNITS OCCUPIED AT PEAK DIVIDED BY UNITS OCCUPIED BY PERMANENT RESIDENTS:	1.069	1.097	2.133	1.309	1.248
RATIO OF PEAK POPULATION DIVIDED BY PERMANENT POPULATION:	1.069	1.097	2.133	1.309	1.248

NOTE: italicized items are computed; others are from the 1990 Census

**PAM/T 96-13
BoCC SPONSORED
EAR ADDENDUM AMENDMENT
TO THE**

LEE COUNTY COMPREHENSIVE PLAN

THE LEE PLAN

BoCC Public Hearing Document
For
November 5, 1997 Public Hearing

**Lee County Planning Division
1500 Monroe Street
P.O. Box 398
Fort Myers, FL 33902-0398
(941) 479-8585**

October 27, 1997

**LEE COUNTY
DIVISION OF PLANNING
STAFF REPORT FOR
COMPREHENSIVE PLAN AMENDMENT
PAT 96-13**

	This Document Contains the Following Reviews:
	Staff Review
	Local Planning Agency Review and Recommendation
	Board of County Commissioners Hearing for Transmittal

STAFF REPORT PREPARATION DATE: October 27, 1997

PART I - BACKGROUND AND STAFF RECOMMENDATION

A. SUMMARY OF APPLICATION

1. APPLICANT:

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

2. REQUEST:

Amend the Future Land Use Map Series, Maps 16, the *Year 2010 Overlay Sub-districts*, and Map 17, the *Year 2010 Overlay Map*, and Future Land Use Element Policies: 1.1.1, 1.1.9, 1.3.5, 1.7.6, 2.1.3, and 2.2.2, converting the Lee Plan's planning horizon to the year 2020, deleting current overlay sub-districts, creating new community based planning districts, and allocating land uses through the Year 2020.

B. BACKGROUND INFORMATION

This amendment was initiated by the Board of County Commissioners on February 1, 1996. Staff brought this item forward to address concerns that if the existing 2010 Overlay, proposed for elimination through the Evaluation and Appraisal Report (EAR) process, were to remain in effect the allocations in the overlay would need to be revised. Staff's primary concern was that since its initial conception the 2010 baseline data had been found to be less than acceptable and a reevaluation was needed. Also, the Overlay had not been periodically updated as anticipated by Policy 1.7.6 and needed a reevaluation.

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 remaining plan amendments as a whole into compliance. Therefore, the Year 2010 Overlay remains a regulatory requirement of the Lee Plan. This fact

brings to the forefront the issue of the problems inherent in the overlay and the time horizon conflict between the 2010 Overlay and the 2020 based Lee Plan

C. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY

1. **RECOMMENDATION:** Planning staff recommends that the Board of County Commissioners transmit this proposed amendment to the Future Land Use Element and the Future Land Use Map Series. Future Land Use Map 16 is to be replaced with the attached Map 16. Future Land Use Map 17 is deleted and held in reserve. A new table, Table 1(b) Acreage Allocation Table, will replace the function of Map 17. The text of the Future Land Use Element should be amended as follows:

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. Maps 16 and ~~17~~ 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 ~~2010~~ 2020. No ~~final~~ development orders or extensions to ~~final~~ development orders will be issued or approved by Lee County which would allow the Planning Community's acreage totals for ~~any land use category on these maps~~ 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 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. (Amended by Ordinance No. 94-29)

POLICY 1.1.9: The University Community land use category provides for Florida's 10th University and for associated support development. The location and timing of development within this area shall be coordinated with the development of the University and the provision of necessary infrastructure. All development within the University Community shall be designed to enhance and support the University. In addition to all other applicable regulations, development within the University Community shall be subject to cooperative master planning with, and approval by, the Board of Regents of the State University System.

Prior to development in the University Community land use category, there shall be established a Conceptual Master Plan which includes a generalized land use plan and a multi-objective water management plan. These plans shall be developed through a cooperative effort between the property owner, Lee County, and South Florida Water Management District.

Within the University Community are two distinct sub-categories: University Campus and the University Village. The University Window overlay, although not a true sub-category, is a distinct component of the total university environment. Together these functions provide the opportunity for a diversity of viable mixed use centers. Overall

average density for the University Village shall not exceed 2.5 units per acre. Clustered densities within the area may reach fifteen units per acre to accommodate university housing. The overall average intensity of non-residential development within the University Village shall be limited to 10,000 square feet of building area per non-residential acre allowed pursuant to ~~the Year 2010 Overlay Map 16 and Table 1(b).~~ Specific policies related to the University Community are included within the Lee Plan under Goal 18. (Added by Ordinance No. 92-47) (Amended by Ordinance No. 94-30)

POLICY 1.3.5: The University Village Interchange land use category is designed to accommodate both interchange land uses and non-residential land uses related to the University. Development within this interchange area may or may not be related to, or justified by the land use needs of the University. Land uses allowed within this area include those allowed in the Industrial Commercial Interchange category and the associated support development allowed in the University Village. The overall average intensity of non-residential development shall be limited to 10,000 square feet of building area per non-residential acre allowed pursuant to ~~the Year 2010 Overlay Map 16 and Table 1(b).~~ See the definition of Associated Support Development in the Glossary. Cooperative master planning and approval by the Board of Regents shall be required prior to development within this land use category. Additionally, any development within this land use category which meets or exceeds the Development of Regional Impact thresholds, either alone or through aggregation, shall conform to the requirements of Chapter 380 F.S. (Added by Ordinance No. 92-47) (Amended by Ordinance No. 94-30)

POLICY 1.7.6: The Year 2010 Overlay Planning Communities Map and Acreage Allocation Table (see Maps 16 and ~~17~~ 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 ~~2010~~ 2020. Acreage totals are provided for land in each ~~subdistrict~~ 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 ~~any land use category residential, commercial or industrial uses on these maps~~ contained in Table 1(b) to be exceeded. This policy shall be implemented as follows: (Amended by Ordinance No. 94-29)

1. For each ~~2010 Overlay subdistrict,~~ Planning Community the County shall maintain ~~or generate, as needed, records showing all final development orders, building permits and certificates of occupancy issued within the last twelve (12) months a~~ parcel based database of existing land use. ~~No later than September 30, 1994, the County shall have generated a baseline of existing developed acreage in each 2010 Overlay subdistrict. The baseline database shall be periodically updated at least once every twelve (12) months twice every year, in September and March, for each 2010 Overlay subdistrict Planning Community. The first comprehensive updating shall occur on or before September 30, 1995.~~

2. Project reviews for ~~final~~ development orders shall include a review of the ~~predicted amount of existing Overlay~~ capacity, in acres, that will be consumed by

~~buildout of the development order to be permitted at buildout. Subsequent to the effective date of this provision, no final No development order, or extension of a final development order, shall 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 is greater than the acreage remaining in the updated 2010 Overlay subdistrict (Maps 16 and 17 regardless of other project approvals in that overlay subdistrict 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 shall conduct a comprehensive evaluation of the 2010 Overlay Planning Community Map and the Acreage Allocation Table system, including but not limited to, the appropriateness of land use distribution ~~in the Overlay~~, problems with administrative implementations, if any, and areas where the overlay Planning Community Map and the Acreage Allocation Table system might be improved.

POLICY 2.1.3: All land use categories and ~~Year 2010 Overlay districts~~ Planning Community Map areas permit the consideration of churches and schools (except in Wetlands and Airport Noise Zones), public uses and buildings, public utilities and resource recovery facilities, public recreational uses (including franchised quasi-commercial uses in conjunction with a public use), and sites for compatible public facilities when consistent with the goals, objectives, policies, and standards in this plan and applicable zoning and development regulations. (Amended by Ordinance No. 94-30)

POLICY 2.2.2: Map 1 of the Future Land Use Map series indicates the uses and density ranges that will ultimately be permitted on a given parcel. However, it is not a guarantee that such densities or uses are immediately appropriate, as the map provides for the county's growth over the coming 26 years. During the rezoning process the Board of County Commissioners will balance the overall standards and policies of this plan with three additional factors:

1. ~~Whether~~ a given proposal would further burden already overwhelmed existing and committed public facilities such that the approval should be delayed until the facilities can be constructed; and
2. ~~Whether~~ a given proposal is for land so far beyond existing development or adequate public facilities that approval should be delayed in an effort to encourage compact and efficient growth patterns; and
3. ~~Whether~~ a given proposal would result in unreasonable development expectations which may not be achievable because of acreage limitations ~~on the "Year 2010 Overlay"~~ contained in the Acreage Allocation Table (see Policy 1.7.6 and Maps 16 and ~~17~~ Table 1(b)).

In all cases where rezoning is approved, such approval does not constitute a determination that the minimum acceptable levels of service (see Policy 70.1.3) will be available concurrent with the impacts of the proposed development. Such a determination must be made prior to the issuance of additional development permits, based on conditions which exist at that time, as required by Lee County's concurrency management system. (Amended by Ordinance No. 94-30).

2. BASIS AND RECOMMENDED FINDINGS OF FACT: As stated in Part II Section B. Conclusions, of this report the following facts support this proposed amendment:

- The current Year 2010 Overlay system was not based on an accurate existing land use inventory;
- Projecting accurate long range future land use into small geographic is extremely difficult and does not constitute a good planning practice;
- The original boundaries for the Year 2010 Overlay sub-districts were erroneous, often crossing property or development lines;
- Elimination of the Year 2010 Overlay is not practical at this time;
- The planning horizon of the 2010 Overlay is not consistent with the horizon of other comprehensive planning efforts.
- Major modifications to the overlay should be considered for adoption;
- Larger, community based planning districts should be utilized and the proposed new Map 16 should replace the current map;
- The previous EAR population projections have been shown over time to be too high;
- The BEBR Mid-Range population projection for the year 2020 are the most appropriate projections and should be used for the county's planning efforts;
- Planning staff has created a reliable parcel based database of existing land use, suitable for tracking development patterns;
- Utilizing a 25% buffer above the expected incremental increase in population is an accepted planning practice;
- Planning staff has performed an in-depth evaluation of future land use needs and concludes that, for a planning horizon of 2020 the county should use the proposed Table 1(b) Acreage Allocation Table as a replacement for Map 17;
- The regulatory aspect which limits Residential, Commercial, and Industrial should be retained; and,
- The regulatory aspect which limits Parks and Public, Active and Passive Agriculture, Vacant, and Conservation acres should be eliminated.

PART II - STAFF ANALYSIS

A. STAFF DISCUSSION

Origin of the Year 2010 Overlay

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 existing 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 land use category. Unfortunately, the base data for existing dwelling units 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 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 with reality.

Problems with the Implementation of the Year 2010 Overlay

The Year 2010 Overlay has been 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 has been 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 are some issues with the existing overlay, however, that probably cannot be resolved in a principled and satisfactory manner. These include:

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, are erroneous. Many existing and proposed developments (even parcels) cross sub-district lines;
3. The treatment of quasi-public uses, such as churches and schools;
4. The treatment of recreational facilities in residential developments;
5. The treatment of platted subdivisions with existing roads, but few houses;
6. The treatment of mineral extraction;
7. The treatment of DRIs with lengthy buildout periods;
8. The treatment of large lot developments and in general developments that are vastly different from the assumptions in the Lee Plan; and,
9. The apparent need to prohibit 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, are relatively arbitrary and provide 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 have been 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, will not solve the problem; it may, in fact, make it worse by increasing the expectations of the affected property owners and financial institutions.

The sub-districts used for the allocations in the Year 2010 Overlay have proved to be very problematic. Of the 115 sub-districts, 10 contained no unincorporated lands and therefore have no land use allocations. Of the remaining 105 sub-districts, 22 exceeded their residential allocation with 77 exceeding at least one residential allocation in one of the Future Land Use Categories. Additionally, of the remaining 105 sub-districts, 40 exceeded their industrial allocation, 12 exceeded their commercial allocation, and 80 exceeded their Parks and Public allocation.

Proposed EAR Elimination of the Overlay

In response to the shortcomings in the Year 2010 Overlay, the County, as part of its Evaluation and Appraisal Report (EAR) amendments, proposed the elimination of the overlay. The DCA took strong opposition to this proposal and found the amendment 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 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 and the Final Order specifically required the County to keep the overlay. 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 remains 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." This is exactly what this proposed amendment is intended to do.

During the negotiations 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. As these negotiations continued the County and DCA found much common ground. Every attempt has been made in this proposed replacement to the Year 2010 Overlay to address all of the departments concerns.

Proposed Amendment to Replace the Year 2010 Overlay

The goal of this amendment is to configure a replacement for the Year 2010 Overlay that will address many of the identified shortfalls of the overlay yet keep 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 are being incorporated. The new proposal has three basic tenets: to simplify the overlay by reducing the number of districts; to expand the planning horizon to the year 2020 to be consistent with the rest of the plan; and, to utilize the Bureau of Economic and Business Research (BEBR) Mid-Range 2020 population projections replacing the projections from the EAR.

Perhaps the biggest problem with the overlay is the large number of sub-districts. A large number of sub-districts translate into geographically small districts. Long range planning on small and numerous geographic areas is close to impossible. The Planning Communities Map proposed to replace Map 16

identifies 20 distinct areas within the County. The number and size of the districts was the subject of much debate. The number should be small enough to avoid the long range planning allocation problem yet large enough to assure some certainty in the location of the controlled uses. Planning staff brought a preliminary map to the Local Planning Agency (LPA) in the spring. After discussion the number 20 was agreed upon. One LPA member suggested the phrase "20 for 2020" as a promotional tool. The proposed replacement for Map 16, is a reasonable consensus which should help resolve the Year 2010 Overlay problems and still serve to provide 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 is not a map at all, fell horribly short of this aspiration. While it was refined over time to better perform this task, it makes sense to call it what it is, a table with acreage limitations in it. Therefore, this amendment proposes to eliminate Map 17 and add a new table, Table 1(b) Acreage Allocation Table, to the Lee Plan.

B. METHODOLOGY

Population

The Division of Planning conducted a review of its adopted population projections from the Evaluation and Appraisal Report (EAR) against the annual population estimates from the Bureau of Economic and Business Research's (BEBR) for the years since the EAR projection was adopted. This review showed that the EAR population projections were exceeding the annual population estimates. The EAR projections were completed in 1993 and included population projections for every half decade. By 1995 these projections were exceeding the annual BEBR estimate by more than 10%. Planning Staffs review also showed that the EAR projections were between 25% and 35% higher than the BEBR projections by the year 2020.

The estimates done by staff in the spring of 1997, which included four more years of historical data, showed that Lee County's population growth projections were more closely following the BEBR "Mid-Range" population projections. The BEBR "Mid-Range" projections are also being used by other agencies and by other County divisions to develop long range plans. Most notable would be the MPO's intention to use these numbers for the update of the 2020 Transportation Plan. Therefore, the Division of Planning has based the re-evaluation of the Year 2020 Overlay on the BEBR Mid-Range population projections.

Residential Use

The BEBR population projection of 602,000 is being used as the countywide control total for residential use. The goal was to distribute this figure into the newly created Planning Communities in a rational and defensible manner. To assist planning staff in this effort a sophisticated spreadsheet was developed. Utilizing the existing land use database, dwelling unit counts for each Planning Community were determined and entered into the spreadsheet. Due to the very nature of the various communities, population characteristics will vary. Planning staff compiled certain demographic components for the individual Planning Communities and evaluated them for inclusion in the spreadsheet. These components were persons per household and occupancy rates. While staff recognized that differences in persons per households (PPH) exist between the 20 Planning Communities, a reliable trend could not be formulated for each of the communities. Limitations with census geography and changes in census methodology over time were hindrances in the effort to

produce a reliable PPH estimate for each community. Therefore, staff felt it was appropriate to utilize the countywide PPH estimates from the Persons Per Household Study completed for the latest Lee Plan Evaluation and Appraisal Report. Staff was better able to collect occupancy rate information from the census for each community. A greater level of confidence was obtained from utilizing the different occupancy rates for each community. Unlike the PPH estimates, which varied greatly between the various census data for some communities, the community occupancy rates were generally consistent and summed at or near the county average for each census. Therefore, staff felt comfortable in establishing a weighted average for occupancy rates for each community. As a reality check, the variables, by community, were applied to the 1996 units and that generated population was compared to the BEBR 1996 estimate. The figures were within a percentage of each other, validating the spreadsheet methodology.

The next task was to generate unit projections for each community for the year 2020. To start, the population projections for the City of Cape Coral, City of Fort Myers, and City of Sanibel were directly input from information provided to the Division of Planning from these municipalities. The Town of Fort Myers Beach has not completed its comprehensive plan and has no officially adopted population projection for the year 2020, therefore the Town of Fort Myers Beach's population projection was calculated in the same as the other Planning Communities. Lehigh Acres also had an agreed upon population figure, generated by the Commercial Land Use Study, and it was 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 the last six years for each community. Each community's dwelling units (DU) were trended out to the year 2020 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. These trends were also compared to the amount of available land in a community to assess whether or not the projections could be accommodated. In some areas it was discovered that projected trend would exceed the Lee Plan assumed number of units. There were also communities where the amount of approved residential development exceeded the assumed residential percentages from the Lee Plan. Likewise, there are instances where the amount of pre-approved (some existing some only planned) non-residential development in a community makes it impossible for the residential component to achieve the percentage assumed in the Lee Plan. After fully scrutinizing this data a number for new dwelling units, units to be built by the year 2020, was projected for each community. These unit numbers were entered into the spreadsheet where they were multiplied by the estimated community vacancy rate and the county PPH to determine the community's 2020 population.

The spreadsheet was designed to evaluate the increment of new dwelling units. The 1996 dwelling unit count from the existing land use database was considered the starting point. The difference in population from 1996 to 2020 was used as target for determining the need for new dwelling units. To allow for fluctuations in the market, and in keeping with good planning practice, an additional buffer of 25% was added to this figure. 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. The initial determination for needed new units expected by 2020 determined above were evaluated for each of the new Planning Community. Adjustments were made to assure that the population increment plus 25% was not exceeded.

The next step, and one that brings less certainty into the equation, is to determine acreage figures for these units. The finalized unit projections were then distributed into appropriate future land use categories. The projected units were then multiplied by the assumed unit per acre figure of the category. This was done to determine the appropriate residential acreage allocation. This DU per acre figure was modified in some areas to adjust for the fact that this overlay is based on net acres while the Lee Plan assumptions are based on gross acres which is also how density is determined for consistency with the Lee Plan density. Also taken into consideration were developments, approved prior to the existence of the Lee Plan, where vacant land that is approved for densities higher than the allowable Lee Plan densities. Factors, such as one recently approved development that has taken advantage of the Planned Development District Option (PDDO), which allows up to 6 units per gross acre in a category that allows 1 unit per gross acre were also considered. Normally this land use category would and assumes 0.8 units per gross acre. In this specific case, the approved units/net acres are 5.64. Likewise, some developments have been approved with densities (both gross and net) substantially less than the Lee Plan assumptions. Therefore the assumed density for each Future Land Use Map designation varies between Planning Communities

The corresponding acreage figures were only estimated for the unincorporated portions of the county. Therefore, the acreage allocation table for the Sanibel Community shows no acreage. There is, however, an input unit count for Sanibel that corresponds to the projected population, adjusted for PPH and occupancy rate. The Town of Fort Myers Beach is included on the allocation table for two reasons. The first was that the data was available and the second was there were no 2020 population projections for this area. The Planning Communities map for Fort Myers Beach includes no unincorporated lands.

Commercial

Future commercial needs for Lee County is not easy to pinpoint. Lee County's commercial component can not merely be based on the number of county residents. In addition, 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. Between 1980 and 1990 commercial square feet grew by 100% while the population grew by only 53% for the unincorporated area. Furthermore, from 1990 through the end of 1996, the unincorporated population has grown by 21% while commercial growth was 31%. Based on these trends, it is obvious that commercial growth in of Lee County is not totally tied or dependent on residential growth. Part of the growth not related to the residential aspect can be explained by the fact that Lee County is a resort area that caters to tourists and winter visitors.

In 1986 Lee County commissioned Thomas Roberts, of Thomas Roberts and Associates, to perform a commercial needs study. The final document was entitled "Commercial Land Use Needs in Lee County." This study identified an estimate of 11,483 commercially developed acres by the year 2010. In accordance with the study's methodology, this figure should then be multiplied by a safety factor of 10% (to allow for inaccuracies in projecting the need) to produce 12,631 acres. The study then utilizes a flexibility factor of 15% (to allow for competition and choice, land held back for speculation, etc.) to produce a grand total of 14,526 acres. 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 should be multiplied by $640,500/499,500$, or 1.282, producing a new pre-factored area of 14,721 acres. He goes on to modify this figure with a safety factor and a flexibility factor. He does, however recommend that because the higher population projection is being utilized, the safety factor should be reduced to 5%. Doing the math produces a figure of 18,622 acres, which he recommends 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 2020 of 602,000. Adjusting the original 11,483 acres by the ratio $602,000/499,500$, or 1.205, produces a new pre-factored figure of 13,837 acres. Utilizing a safety factor of 10%, justified by the mid-range number, and a flexibility factor of 15% the countywide commercial need calculates to 17,504 acres. Further adjustments to either remove the incorporated areas or indicate allocations for them still need to be performed.

Staff realizes that, historically, the City of Fort Myers has provided more than its proportionate share of commercial development. However, the city is approaching buildout and is currently making an effort to stabilize its residential neighborhoods. The unincorporated county will be required to absorb a greater share of new commercial development. This trend is currently being demonstrated by the fact that in this decade no new "Big Box" retailers have located in the City of Fort Myers. Only one large shopping center has been constructed in Fort Myers in the last decade.

Likewise, the City of Cape Coral has somewhat limited opportunities for commercial development. The vast majority of the land in Cape Coral is platted into single family lots. Opposition to introducing new commercial uses within residential areas has surfaced in the past. According the city planners only ### acres of land are programmed for commercial development. Staff allocates 7216 acres of commercial to the municipalities leaving 10,288 acres for distribution to the unincorporated Planning Communities.

In addition to the Robert's projection, commercial projections were compiled based on projected total unit counts per community, in order to make allowances for seasonal residents, and the historical trends of commercial square feet per unit and floor area ratio. The county control total for commercial is in square feet and is based on historical trends of commercial growth. The projected commercial square feet needed by the year 2020 are projected to be 46,117,550. This is approximately 9,000,000 square feet less than that which would be projected using individual community historical community trends. The lower of these projections was chosen based on a higher correlation for the historical trends and the fact that the community based projections does not consider the fact that some of these areas are near buildout already. For example, as the coastal communities reach buildout, the growth in the tourist commercial demand will also begin to level out. The county wide control total is next applied to the communities to allocate the commercial uses throughout the County. This allows the results to be compared to the total available/undeveloped acreage remaining in 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

Future Industrial needs for Lee County were originally studied and projected in a study completed in August 1983 by Thomas H Roberts. This study has been revised and modified over time and was most recently revised during the litigation process of the EAR. However, this study and its revisions focused on how much land Lee County needed to designate on the Future Land Use Map as industrial. These studies were concerned with providing enough land for future industrial development and its ancillary uses. The Lee Plan allows for limited commercial development in industrially designated lands to support the surrounding industrial uses. This means the some uses that are envisioned to occur within these industrial areas will not be inventoried as industrial uses. For example, a small deli who's customer base is 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 is important to further refine the accepted industrial study from the existing Lee Plan Support Documentation to ascertain how much land will need to be allocated for industrial uses for the Year 2020. Staff has concluded that the appropriate unit of measure for the industrial component of the 2020 allocations is acres. Much of Lee County's industrial uses occur out of doors such as concrete batch plants, lumber yards, and distribution centers. The location of industrial uses, while not limited to areas designated as Industrial Development, Industrial Interchange, Industrial Commercial Interchange, and Airport Commerce, are primarily located in these areas. Staff has made the following effort to determine the appropriate allocation of industrial uses for the year 2020.

To accomplish this task, the original Thomas Roberts study was modified to focus on how much land will be utilized by industrial uses by the year 2020. The data in the study was also updated to include the latest National Planning Association data which has been consistently used in the industrial needs study, and is recognized as one source of best available data. The primary change in the methodology was the elimination of the number of acres needed to support the ancillary uses associated with industrial developments. These uses will be inventoried under in the database under their appropriate use category whether it is a commercial, public, or conservation use. Furthermore some uses have always be assumed to have locations which may be out of industrial land use categories. For example, only 50% of warehouse uses were assumed to be located in industrial land use categories in the original Roberts study and its subsequent revisions. However, in reality, approximately 75% of these types of uses are inventoried as industrial in the Lee County Land Use Inventory. There are ancillary commercial uses associated with this type of use that have and will be inventoried as commercial uses. The breakdown of percentages for the inventory's purposes are shown in table Year 2020 Industrial Allocation Needs along with its estimated 2020 employment figure. These employment figures were then utilized in the same manner as the previous industrial studies to estimate the need for industrial lands. First the assumption is 7 employees per acre to determine the minimum acreage need. A market safety factor was then applied to this acreage figure and subsequently a flexibility factor is applied to this figure. Since the allocations are for the unincorporated county the amount of industrial lands in the cities were removed from this figure. Mirroring the discussion in the discussion under Commercial Uses, areas for true industrial development are not abundant in the county's municipalities. Clearly, the "industry" in the county's coastal communities, Sanibel and Fort Myers Beach, is tourism. The desire of Lee Plan Policy 7.1.4 is to afford an opportunity to expand the County's economic base beyond tourism. As with commercial development, the City of Cape Coral has limited opportunities

for industrial uses equal to its expected population base. Taking all this into consideration, this final unincorporated industrial need for Lee County is calculated to be 6,799 acres.

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 countywide allocations in the original Year 2010 Overlay were exceeded in only two areas Parks and Public, and Active AG. The under allocation in the Parks and Public category can be attributed to a difference between the allocation and inventorying methods. The Parks and Public allocation was based on how much land was designated Public Facilities in each Sub-district. The first problem with this technique is that only parcels 20 acres or more in size were mapped. Furthermore, not all publicly owned lands were included in this designation. Properties designated as Public Facilities were generally schools, parks, hospitals, and utility plants. Lands owned by the state and other agencies for conservation purposes were not consistently mapped as Public Facilities. The main discrepancy is with no publicly owned lands which are inventoried in the Park and Public category but are not owned by a public agency. These uses include, but are not limited to, golf courses developed within a residential community, other residential amenities, government buildings, clubs, open space within private developments, and churches.

Staff can see no useful purpose in regulating an upper limit in the Parks and Public land use. The acreage figure contained in the Acreage Allocation Table for this use should not be regulatory. To do so would be counter productive. Staff admits there is merit in tracking this acreage figure and intends to update this use in the database.

Active and Passive Agriculture

The Active Agriculture component of the land use inventory also exceeds its allocation. In reality this should be expected. Although the current Year 2010 Overlay is not written this way, it is expected that, in an urbanizing county such as Lee County, over time agricultural uses will be displaced with other non-agricultural uses. 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 should be used as 2020 targets and not as a regulatory number that cannot be exceeded or fallen below. This also applies to Passive Agricultural uses. Currently, Lee County exceeds its projected combined 2010 agricultural acreage allocation by approximately 3,050 acres. Clearly in a county that is urbanizing as Lee County is requiring the retention of passive agriculture use in lands designate within the urban boundary is counter productive. Staff, again, sees the merit of maintaining the database inventory of these uses, but believes the regulatory requirement not to let the 2020 component of this use be exceeded in the present is unwise.

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 vacant acreage allocation, if used as a regulatory number, should be viewed as a number that cannot be fallen below during the life of the overlay.

Conservation Land

The Conservation Allocation is also one that is impractical to regulate. The current allocations in the Year 2010 Overlay are based on the amount of land designated on the 1989 Lee Plan Future Land Use Map as RPA (resource protection areas) and TZ (transition zones). Since these areas were digitized off of 1987 quad sheet maps which were at a 1" to 2000' scale there accuracy, while good for the illustrative purposes they were intended for, are not precise enough for a regulatory acreage figure. Furthermore, since the original mapping of these areas, the definition of what lands qualify as wetland has also changed. Staff has review possible methods to improve the original mapping of wetlands. In a pilot project staff used the jurisdictional boundaries at Florida Gulf Coast University and compared them to several wetland and soils maps. No single mapped system showed superior results in identifying the ground truthed wetlands. Staff concluded that the current mapping system was the best available.

Recent revisions to the Lee Plan have moved the county from a regulatory roll in wetlands to one more of enforcement. 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, but believes the regulatory requirement not to let the 2020 component of this use be exceeded in the present is unwise.

B. CONCLUSIONS

In accordance with Policy 1.7.6.3 planning staff has conducted this comprehensive evaluation of the Year 2010 Overlay system. Upon completion of this analysis planning staff concludes the following:

- The current Year 2010 Overlay system was not based on an accurate existing land use inventory;
- Projecting accurate long range future land use into small geographic is extremely difficult and does not constitute a good planning practice;
- The original boundaries for the Year 2010 Overlay sub-districts were erroneous, often crossing property or development lines;
- Elimination of the Year 2010 Overlay is not practical at this time;
- The planning horizon of the 2010 Overlay is not consistent with the horizon of other comprehensive planning efforts.
- Major modifications to the overlay should be considered for adoption;
- Larger, community based planning districts should be utilized and the proposed new Map 16 should replace the current map;
- The previous EAR population projections have been shown over time to be too high;
- The BEBR Mid-Range population projection for the year 2020 are the most appropriate projections and should be used for the county's planning efforts;
- Planning staff has created a reliable parcel based database of existing land use, suitable for tracking development patterns;

- Utilizing a 25% buffer above the expected incremental increase in population is an accepted planning practice;
- Planning staff has performed an in-depth evaluation of future land use needs and concludes that, for a planning horizon of 2020 the county should use the proposed Table 1(b) Acreage Allocation Table as a replacement for Map 17;
- The regulatory aspect which limits Residential, Commercial, and Industrial should be retained; and,
- The regulatory aspect which limits Parks and Public, Active and Passive Agriculture, Vacant, and Conservation acres should be eliminated.

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 replaced with the attached Map 16. Future Land Use Map 17 is deleted and held in reserve. A new table, Table 1(b) Acreage Allocation Table, will replace the function of Map 17. The text of the Future Land Use Element should be amended as indicated in Part I, Section C. of this report.

PART III - LOCAL PLANNING AGENCY REVIEW AND RECOMMENDATION

PUBLIC HEARING DATE. October 27, 1997

A. LOCAL PLANNING AGENCY REVIEW

The LPA formally heard this proposed amendment at their October 27, 1997 Public Hearing. Prior to the date, the LPA and planning staff had discussions at all of the previous amendment hearings regarding this proposal. Conceptual approval of the proposed Map 16 was indicated fairly early on in this process. Other areas of discussion were commercial acreage allocation and population projections.

LPA members had several questions regarding the methodology for determining need and allocation. Staff knew that the process that was utilized could not be easily translated to a written document and was prepared to answer the questions. Planning staff did answer all of the questions concerning the methodology to the LPA's satisfaction. Staff also informed the LPA that they were planning on dealing directly with DCA staff to walk them through this somewhat complicated process. The LPA identified three areas where they had concerns regarding the final allocations. Ultimately, there was only one recommendation for increasing or decreasing allocations. Staff did offer to take a closer look at these areas between the transmittal and adoption hearings. The LPA also expressed interest in including a footnote on Table 1(b) indicating the uses that are being regulated and those that are not.

Also discussed was the lack of residential allocation in the wetland category. No solution to this issue was proposed. Staff was concerned that such an allocation would encourage new development in the wetland areas. Under Chapter 13 of the Lee Plan, legally existing lots in the wetland areas do have the advantage of the single family residential provision.

Two members of the public addressed the LPA on this issue. The first suggested some additional language for Policy 1.7.6 to clarify the intent to adjust the allocations if necessary as part of the EAR review. The LPA concurred with this, as did staff. This person also suggested that the staff report include a discussion, similar to the one in the commercial use section, that highlights the limitations of the municipalities to accommodate industrial development. The LPA and staff agreed. The third request was to include the sections 1, 2, and 3 of Township 48 South, Range 26, East in the Bonita Springs Planning Community. The LPA made a motion to this effect. The second speaker urged the LPA to adopt the amendment and complimented staff's efforts on this amendment.

The LPA offered two motions concerning this amendment. The first, as mentioned above, was to include the specified sections in the Bonita Springs Planning Community, and to also move the rural residential allocation, which applied directly to these three sections, on Table 1(b) Acreage Allocation Table.

B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY

- 1. RECOMMENDATION:** Motion #1 The LPA recommended that the BoCC includes sections 1, 2, and 3 of Township 48 South, Range 26, East in the Bonita Springs

Planning Community and to also move the rural residential allocation, which applied directly to these three sections, on Table 1(b) Acreage Allocation Table.

Motion #2 The LPA recommended the BoCC transmit this amendment as recommended by staff and amended by the above motion.

1. **BASIS AND RECOMMENDED FINDINGS OF FACT:** Motion #1 This area is more closely associated with the Bonita Springs Planning Community.

Motion #2 As contained in the staff analysis.

C. VOTE: Motion # 1

BARBARA BARNES-BUCHANAN	ABSTAINED
RICHARD DURLING	ABSENT
MITCH HUTCHCRAFT	AYE
RONALD INGE	AYE
BILL SPIKOWSKI	AYE
GREG STUART	AYE
MATT UHLE	ABSTAINED

Motion #2

BARBARA BARNES-BUCHANAN	AYE
RICHARD DURLING	ABSENT
MITCH HUTCHCRAFT	AYE
RONALD INGE	AYE
BILL SPIKOWSKI	AYE
GREG STUART	AYE
MATT UHLE	AYE

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

DATE OF TRANSMITTAL HEARING: November 5, 1997

- A. BOARD REVIEW:**
- B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:**
 - 1. BOARD ACTION:**
 - 2. BASIS AND RECOMMENDED FINDINGS OF FACT:**
- C. VOTE:**

JOHN ALBION	_____
ANDREW COY	_____
RAY JUDAH	_____
JOHN MANNING	_____
DOUG ST. CERNY	_____

Unit Allocations

Lee County Totals

Residential Use

Other Uses

	Unit Allocation	Existing Units	Additional Units	Square Ft. Allocation	Existing Sq. Ft.	Additional Sq. Ft.
Intensive Development	12,028	8,581	3,447	Commercial 53,551,959	24,002,172	29,549,787
Central Urban	55,691	39,698	15,993			
Urban Community	76,310	33,197	43,113			
Suburban	59,720	48,342	11,378			
Outlying Suburban	22,805	9,447	13,358			
Industrial	127	127	0			
Public Facilities	4	4	0			
University Community	5,573	0	5,573			
Industrial Interchange	0	0	0			
General Interchange	84	84	0			
General Commercial Interchange	22	22	0			
Industrial Commercial Interchange	0	0	0			
University Village Interchange	0	0	0			
New Community	9,230	746	8,484			
Airport Commerce	4	4	0			
Airport	0	0	0			
Rural	11,841	3,966	7,875			
Rural Community Preserve	1,281	1,146	135			
Outer Island	281	262	19			
Open Lands	306	106	200			
Density Reduction/ Groundwater Resource	2,126	1,893	233			
Wetlands	582	582	0			
Total Units	258,015	148,207	109,808			

Unit Allocations

Planning Community 1 Alva

Residential Use

Unit Allocation	Existing Units	Additional Units
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Other Uses

Square Ft. Allocation	Existing Sq. Ft.	Additional Sq. Ft.
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Intensive Development			
Central Urban			
Urban Community	744	533	211
Suburban			
Outlying Suburban	767	514	253
Industrial			
Public Facilities	0	0	0
University Community			
Industrial Interchange			
General Interchange			
General Commercial Interchange			
Industrial Commercial Interchange			
University Village Interchange			
New Community			
Airport Commerce			
Airport			
Rural	1,167	987	180
Rural Community Preserve			
Outer Island	1	0	1
Open Lands	45	14	31
Density Reduction/ Groundwater			
Resource	159	148	11
Wetlands	2	2	0
Total Units	2,885	2,198	687

Commercial	144,481	73,281	71,200
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Unit Allocations

Planning Community 2 Boca Grande

Residential Use

Unit	Existing	Additional
Allocation	Units	Units

Intensive Development	0	0
Central Urban	0	0
Urban Community	1,650	1,005
Suburban	0	0
Outlying Suburban	0	0
Industrial	0	0
Public Facilities	2	2
University Community	0	0
Industrial Interchange	0	0
General Interchange	0	0
General Commercial Interchange	0	0
Industrial Commercial Interchange	0	0
University Village Interchange	0	0
New Community	0	0
Airport Commerce	0	0
Airport	0	0
Rural	0	0
Rural Community Preserve	0	0
Outer Island	0	0
Open Lands	0	0
Density Reduction/ Groundwater		
Resource	0	0
Wetlands	3	3
Total Units	1,655	1,010

Other Uses

Square Ft.	Existing	Additional
Allocation	Sq. Ft.	Sq. Ft.

Commercial	423,780	385,380	38,400
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Unit Allocations

Planning Community 3 Bonita Springs

Residential Use

Unit	Existing	Additional
Allocation	Units	Units

Intensive Development	163	163	0
Central Urban	1,347	556	791
Urban Community	18,652	11,171	7,481
Suburban	2,780	1,273	1,507
Outlying Suburban	10,122	2,497	7,625
Industrial			
Public Facilities			
University Community			
Industrial Interchange			
General Interchange	61	61	0
General Commercial Interchange			
Industrial Commercial Interchange			
University Village Interchange			
New Community			
Airport Commerce			
Airport			
Rural	5,383	337	5,046
Rural Community Preserve			
Outer Island			
Open Lands			
Density Reduction/ Groundwater			
Resource			
Wetlands	71	71	0
Total Units	38,579	16,129	22,450

Other Uses

Square Ft.	Existing	Additional
Allocation	Sq. Ft.	Sq. Ft.

Commercial	7,809,493	2,200,675	5,608,818
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Unit Allocations

Planning Community 4 Fort Myers Shores

Residential Use

Unit Allocation	Existing Units	Additional Units
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Intensive Development	218	71	147
Central Urban	1,161	1,151	10
Urban Community	1,619	760	859
Suburban	4,489	3,950	539
Outlying Suburban			
Industrial			
Public Facilities			
University Community			
Industrial Interchange			
General Interchange			
General Commercial Interchange	22	22	0
Industrial Commercial Interchange			
University Village Interchange			
New Community			
Airport Commerce			
Airport			
Rural	258	149	109
Rural Community Preserve			
Outer Island			
Open Lands			
Density Reduction/ Groundwater			
Resource			
Wetlands	43	43	0
Total Units	7,810	6,146	1,664

Other Uses

Square Ft. Allocation	Existing Sq. Ft.	Additional Sq. Ft.
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Commercial	1,617,983	867,983	750,000
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Unit Allocations

Planning Community 5 Burnt Store

Residential Use

Unit	Existing	Additional
Allocation	Units	Units

Other Uses

Square Ft.	Existing	Additional
Allocation	Sq. Ft.	Sq. Ft.

Intensive Development	1	1	0	Commercial	125,694	60,694	65,000
Central Urban							
Urban Community							
Suburban							
Outlying Suburban							
Industrial							
Public Facilities							
University Community							
Industrial Interchange							
General Interchange							
General Commercial Interchange							
Industrial Commercial Interchange							
University Village Interchange							
New Community							
Airport Commerce							
Airport							
Rural	1,796	858	938				
Rural Community Preserve							
Outer Island							
Open Lands	184	58	126				
Density Reduction/ Groundwater							
Resource							
Wetlands							
Total Units	1,981	917	1,064				

Unit Allocations

Planning Community 6 Cape Coral

Residential Use

Unit Allocation	Existing Units	Additional Units
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Other Uses

Square Ft. Allocation	Existing Sq. Ft.	Additional Sq. Ft.
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Intensive Development	132	95	37	Commercial	41,760	11,760	30,000
Central Urban							
Urban Community							
Suburban							
Outlying Suburban	3	2	1				
Industrial							
Public Facilities							
University Community							
Industrial Interchange							
General Interchange							
General Commercial Interchange							
Industrial Commercial Interchange							
University Village Interchange							
New Community							
Airport Commerce							
Airport							
Rural							
Rural Community Preserve							
Outer Island							
Open Lands							
Density Reduction/ Groundwater							
Resource							
Wetlands							
Total Units	135	97	38				

Unit Allocations

Planning Community 7 Captiva

Residential Use

Unit	Existing	Additional
Allocation	Units	Units

Other Uses

Square Ft.	Existing	Additional
Allocation	Sq. Ft.	Sq. Ft.

Commercial 980,704 965,704 15,000

Intensive Development			
Central Urban			
Urban Community			
Suburban			
Outlying Suburban	1,569	1,441	128
Industrial			
Public Facilities	2	2	0
University Community			
Industrial Interchange			
General Interchange			
General Commercial Interchange			
Industrial Commercial Interchange			
University Village Interchange			
New Community			
Airport Commerce			
Airport			
Rural			
Rural Community Preserve			
Outer Island	272	256	16
Open Lands			
Density Reduction/ Groundwater			
Resource			
Wetlands	10	10	0
Total Units	1,853	1,709	144

Unit Allocations

Planning Community 8 Fort Myers

Residential Use

Unit	Existing	Additional
Allocation	Units	Units

Other Uses

Square Ft.	Existing	Additional
Allocation	Sq. Ft.	Sq. Ft.

Intensive Development	1,948	448	1,500
Central Urban	2,650	2,075	575
Urban Community			
Suburban	734	603	131
Outlying Suburban			
Industrial	32	32	0
Public Facilities			
University Community			
Industrial Interchange			
General Interchange			
General Commercial Interchange			
Industrial Commercial Interchange			
University Village Interchange			
New Community	2,115	0	2,115
Airport Commerce			
Airport			
Rural	101	1	100
Rural Community Preserve			
Outer Island			
Open Lands			
Density Reduction/ Groundwater			
Resource			
Wetlands	27	27	0
Total Units	7,607	3,186	4,421

Commercial	748,199	498,199	250,000
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Unit Allocations

Planning Community 9 Fort Myers Beach

Residential Use

Unit	Existing	Additional
Allocation	Units	Units

Other Uses

Square Ft.	Existing	Additional
Allocation	Sq. Ft.	Sq. Ft.

Intensive Development				Commercial	198,702	173,702	25,000
Central Urban							
Urban Community	4,013	3,996	17				
Suburban	4,258	4,020	238				
Outlying Suburban							
Industrial							
Public Facilities							
University Community							
Industrial Interchange							
General Interchange							
General Commercial Interchange							
Industrial Commercial Interchange							
University Village Interchange							
New Community							
Airport Commerce							
Airport							
Rural							
Rural Community Preserve							
Outer Island							
Open Lands							
Density Reduction/ Groundwater							
Resource							
Wetlands	9	9	0				
Total Units	8,280	8,025	255				

Unit Allocations

Planning Community 10 Gateway/Airport

Residential Use

Unit Allocation	Existing Units	Additional Units
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Intensive Development			
Central Urban			
Urban Community			
Suburban			
Outlying Suburban			
Industrial	17	17	0
Public Facilities			
University Community			
Industrial Interchange			
General Interchange			
General Commercial Interchange			
Industrial Commercial Interchange			
University Village Interchange			
New Community	7,115	746	6,369
Airport Commerce	4	4	0
Airport			
Rural	82	2	80
Rural Community Preserve			
Outer Island			
Open Lands			
Density Reduction/ Groundwater			
Resource	22	20	2
Wetlands	15	15	0
Total Units	7,255	804	6,451

Other Uses

Square Ft. Allocation	Existing Sq. Ft.	Additional Sq. Ft.
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Commercial	2,014,365	309,169	1,705,196
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Unit Allocations

Planning Community 11 Daniels Parkway

Residential Use

Unit Allocation	Existing Units	Additional Units
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Other Uses

Square Ft. Allocation	Existing Sq. Ft.	Additional Sq. Ft.
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Intensive Development			
Central Urban			
Urban Community			
Suburban			
Outlying Suburban	5,573	2,987	2,586
Industrial			
Public Facilities			
University Community			
Industrial Interchange			
General Interchange	5	5	0
General Commercial Interchange			
Industrial Commercial Interchange			
University Village Interchange			
New Community			
Airport Commerce			
Airport			
Rural	1,354	859	495
Rural Community Preserve			
Outer Island			
Open Lands			
Density Reduction/ Groundwater			
Resource			
Wetlands	109	109	0
Total Units	7,041	3,960	3,081

Commercial 3,014,448 116,943 2,897,505

Unit Allocations

Planning Community 12 Iona/McGregor

Residential Use

Unit Allocation	Existing Units	Additional Units
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Other Uses

Square Ft. Allocation	Existing Sq. Ft.	Additional Sq. Ft.
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Intensive Development			
Central Urban	4,121	3,077	1,044
Urban Community	5,684	4,634	1,050
Suburban	12,176	8,856	3,320
Outlying Suburban	1,342	447	895
Industrial	44	44	0
Public Facilities			
University Community			
Industrial Interchange			
General Interchange			
General Commercial Interchange			
Industrial Commercial Interchange			
University Village Interchange			
New Community			
Airport Commerce			
Airport			
Rural			
Rural Community Preserve			
Outer Island			
Open Lands			
Density Reduction/ Groundwater Resource			
Wetlands	28	28	0
Total Units	23,395	17,086	6,309

Commercial	4,974,008	2,934,638	2,039,370
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Unit Allocations

Planning Community 13 San Carlos/Estero

Residential Use

Unit	Existing	Additional
Allocation	Units	Units

Other Uses

Square Ft.	Existing	Additional
Allocation	Sq. Ft.	Sq. Ft.

Commercial 3,377,904 1,244,214 2,133,690

Intensive Development			
Central Urban	15	15	0
Urban Community	6,430	3,728	2,702
Suburban	11,660	9,207	2,453
Outlying Suburban	139	96	43
Industrial	5	5	0
Public Facilities			
University Community	5,573	0	5,573
Industrial Interchange			
General Interchange			
General Commercial Interchange			
Industrial Commercial Interchange			
University Village Interchange			
New Community			
Airport Commerce			
Airport			
Rural	355	33	322
Rural Community Preserve			
Outer Island			
Open Lands			
Density Reduction/ Groundwater			
Resource			
Wetlands	164	164	0
Total Units	24,341	13,248	11,093

Unit Allocations

Planning Community 14 Sanibel

Residential Use

Unit	Existing	Additional
Allocation	Units	Units

Other Uses

Square Ft.	Existing	Additional
Allocation	Sq. Ft.	Sq. Ft.

Intensive Development	0	0
Central Urban	0	0
Urban Community	0	0
Suburban	0	0
Outlying Suburban	0	0
Industrial	0	0
Public Facilities	0	0
University Community	0	0
Industrial Interchange	0	0
General Interchange	0	0
General Commercial Interchange	0	0
Industrial Commercial Interchange	0	0
University Village Interchange	0	0
New Community	0	0
Airport Commerce	0	0
Airport	0	0
Rural	0	0
Rural Community Preserve	0	0
Outer Island	0	0
Open Lands	0	0
Density Reduction/ Groundwater		
Resource	0	0
Wetlands	0	0
Total Units	0	0

Commercial	-	-	-
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Unit Allocations

Planning Community 15 South Fort Myers

Residential Use

Unit	Existing	Additional
Allocation	Units	Units

Other Uses

Square Ft.	Existing	Additional
Allocation	Sq. Ft.	Sq. Ft.

Intensive Development	7,281	5,941	1,340
Central Urban	15,089	12,521	2,568
Urban Community	4,019	2,551	1,468
Suburban	4,001	3,743	258
Outlying Suburban			
Industrial	27	27	0
Public Facilities			
University Community			
Industrial Interchange			
General Interchange			
General Commercial Interchange			
Industrial Commercial Interchange			
University Village Interchange			
New Community			
Airport Commerce			
Airport			
Rural			
Rural Community Preserve			
Outer Island			
Open Lands			
Density Reduction/ Groundwater			
Resource			
Wetlands			
Total Units	30,417	24,783	5,634

Commercial	17,110,176	8,278,818	8,831,358
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Unit Allocations

Planning Community 16 Pine Island

Residential Use

Unit Allocation	Existing Units	Additional Units
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Other Uses

Square Ft. Allocation	Existing Sq. Ft.	Additional Sq. Ft.
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Intensive Development	9	4	5
Central Urban			
Urban Community	2,442	1,500	942
Suburban	3,655	3,272	383
Outlying Suburban	1,154	642	512
Industrial			
Public Facilities			
University Community			
Industrial Interchange			
General Interchange			
General Commercial Interchange			
Industrial Commercial Interchange			
University Village Interchange			
New Community			
Airport Commerce			
Airport			
Rural	756	512	244
Rural Community Preserve			
Outer Island	8	6	2
Open Lands			
Density Reduction/ Groundwater			
Resource			
Wetlands	18	18	0
Total Units	8,042	5,954	2,088

Commercial	631,111	506,111	125,000
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Unit Allocations

Planning Community 17 Lehigh Acres

Residential Use

Unit Allocation	Existing Units	Additional Units
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Other Uses

Square Ft. Allocation	Existing Sq. Ft.	Additional Sq. Ft.
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Commercial 2,800,805 1,357,555 1,443,250

Intensive Development			
Central Urban	17,385	9,306	8,079
Urban Community	30,877	3,280	27,597
Suburban			
Outlying Suburban			
Industrial			
Public Facilities			
University Community			
Industrial Interchange			
General Interchange			
General Commercial Interchange			
Industrial Commercial Interchange			
University Village Interchange			
New Community			
Airport Commerce			
Airport			
Rural	7	1	6
Rural Community Preserve			
Outer Island			
Open Lands			
Density Reduction/ Groundwater Resource			
Wetlands	11	11	0
Total Units	48,280	12,598	35,682

Unit Allocations

Planning Community 18 Southeast Lee County

Residential Use

Unit Allocation	Existing Units	Additional Units
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Other Uses

Square Ft. Allocation	Existing Sq. Ft.	Additional Sq. Ft.
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Intensive Development			
Central Urban			
Urban Community			
Suburban			
Outlying Suburban			
Industrial			
Public Facilities			
University Community			
Industrial Interchange			
General Interchange	4	4	0
General Commercial Interchange			
Industrial Commercial Interchange			
University Village Interchange			
New Community			
Airport Commerce			
Airport			
Rural	62	3	59
Rural Community Preserve			
Outer Island			
Open Lands			
Density Reduction/ Groundwater			
Resource	1,399	1,190	209
Wetlands	17	17	0
Total Units	1,482	1,214	268

Commercial	25,011	24,011	1,000
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Unit Allocations

Planning Community 19 North Fort Myers

Residential Use

Other Uses

	Unit Allocation	Existing Units	Additional Units
Intensive Development	2,276	1,858	418
Central Urban	13,923	10,997	2,926
Urban Community			
Suburban	15,967	13,418	2,549
Outlying Suburban	2,014	820	1,194
Industrial	2	2	0
Public Facilities			
University Community			
Industrial Interchange			
General Interchange	14	14	0
General Commercial Interchange			
Industrial Commercial Interchange			
University Village Interchange			
New Community			
Airport Commerce			
Airport			
Rural	475	224	251
Rural Community Preserve			
Outer Island			
Open Lands	77	34	43
Density Reduction/ Groundwater			
Resource	546	535	11
Wetlands	55	55	0
Total Units	35,349	27,957	7,392

	Square Ft. Allocation	Existing Sq. Ft.	Additional Sq. Ft.
Commercial	7,463,258	3,963,258	3,500,000

Unit Allocations

Planning Community 20 Buckingham

Residential Use

Unit Allocation	Existing Units	Additional Units
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Other Uses

Square Ft. Allocation	Existing Sq. Ft.	Additional Sq. Ft.
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Intensive Development			
Central Urban			
Urban Community	180	39	141
Suburban			
Outlying Suburban	122	1	121
Industrial			
Public Facilities			
University Community			
Industrial Interchange			
General Interchange			
General Commercial Interchange			
Industrial Commercial Interchange			
University Village Interchange			
New Community			
Airport Commerce			
Airport			
Rural	45	0	45
Rural Community Preserve	1,281	1,146	135
Outer Island			
Open Lands			
Density Reduction/ Groundwater			
Resource			
Wetlands			
Total Units	1,628	1,186	442

Commercial	50,077	30,077	20,000
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Acreage Allocations

Lee County Totals

	Residential Use		
	Acreage	Existing	Available
	Allocation	Acres	Acres
Intensive Development	1,569	1,071	497
Central Urban	10,764	7,977	2,787
Urban Community	18,621	7,360	11,261
Suburban	14,898	12,071	2,827
Outlying Suburban	5,754	2,698	3,057
Industrial	159	154	5
Public Facilities	2	2	0
University Community	860	0	860
Industrial Interchange	0	0	0
General Interchange	93	93	0
General Commercial Interchange	7	7	0
Industrial Commercial Interchange	0	0	0
University Village Interchange	0	0	0
New Community	1,868	160	1,708
Airport Commerce	9	9	0
Airport	0	0	0
Rural	8,331	5,590	2,740
Rural Community Preserve	3,046	2,877	169
Outer Island	215	144	71
Open Lands	1,339	335	1,004
Density Reduction/ Groundwater Resource	7,124	4,775	2,349
Wetlands	385	385	0

Table 1(b)

	Other Uses		
	Acreage	Existing	Available
	Allocation	Acres	Acres
Commercial	10,288	3,953	6,335
Industrial	6,799	1,428	5,371
Public	51,588	33,520	18,068
Active AG	35,549	34,536	1,013
Passive AG	67,251	85,550	(18,298)
Conservation	83,712	83,712	0
Vacant	55,899	97,622	(41,723)

Acreage Allocations

Table 1(b)

Planning Community 1 Alva

Residential Use

Acreage Allocation	Existing Acres	Available Acres
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Other Uses

Acreage Allocation	Existing Acres	Available Acres
--------------------	----------------	-----------------

Intensive Development	0	0	Commercial	73	48	25
Central Urban	0	0	Industrial	29	19	10
Urban Community	519	458	Public	4,278	2,537	1,741
Suburban	0	0	Active AG	7,273	7,273	-
Outlying Suburban	295	194	Passive AG	17,453	18,653	(1,200)
Industrial	0	0	Conservation	2,826	2,826	-
Public Facilities	0	-	Vacant	18	1,265	(1,247)
University Community	0	0				
Industrial Interchange	0	0				
General Interchange	0	0				
General Commercial Interchange	0	0				
Industrial Commercial Interchange	0	0				
University Village Interchange	0	0				
New Community	0	0				
Airport Commerce	0	0				
Airport	0	0				
Rural	2414	2,188				
Rural Community Preserve	0	0				
Outer Island	5	-				
Open Lands	175	17				
Density Reduction/ Groundwater Resource	788	668				
Wetlands	2	2				

Acreage Allocations

Planning Community 2 Boca Grande

Table 1(b)

	Residential Use			Other Uses			
	Acreage	Existing	Available	Acreage	Existing	Available	
	Allocation	Acres	Acres	Allocation	Acres	Acres	
Intensive Development	0		0	Commercial	56	51	5
Central Urban	0		0	Industrial	14	4	10
Urban Community	437	309	128	Public	536	498	39
Suburban	0		0	Active AG	-	-	-
Outlying Suburban	0		0	Passive AG	-	-	-
Industrial	0		0	Conservation	294	294	-
Public Facilities	1	1	0	Vacant	2	183	(181)
University Community	0		0				
Industrial Interchange	0		0				
General Interchange	0		0				
General Commercial Interchange	0		0				
Industrial Commercial Interchange	0		0				
University Village Interchange	0		0				
New Community	0		0				
Airport Commerce	0		0				
Airport	0		0				
Rural	0		0				
Rural Community Preserve	0		0				
Outer Island	0	-	0				
Open Lands	0		0				
Density Reduction/ Groundwater Resource	0		0				
Wetlands	4	4	0				

Acreage Allocations

Planning Community 3 Bonita Springs

Residential Use

Acreage	Existing	Available
Allocation	Acres	Acres

Other Uses

Acreage	Existing	Available
Allocation	Acres	Acres

Intensive Development	0	-	0	Commercial	1,101	416	685
Central Urban	239	97	143	Industrial	549	98	451
Urban Community	3923	2,481	1442	Public	7,313	3,813	3,500
Suburban	530	215	315	Active AG	1,186	1,186	-
Outlying Suburban	1810	512	1298	Passive AG	603	3,103	(2,500)
Industrial	15	15	0	Conservation	4,954	4,954	-
Public Facilities	0	-	0	Vacant	1,781	7,779	(5,998)
University Community	0		0				
Industrial Interchange	0		0				
General Interchange	30	30	0				
General Commercial Interchange	0		0				
Industrial Commercial Interchange	0		0				
University Village Interchange	0		0				
New Community	0		0				
Airport Commerce	0		0				
Airport	0		0				
Rural	1037	373	663				
Rural Community Preserve	0		0				
Outer Island	0		0				
Open Lands	0		0				
Density Reduction/ Groundwater Resource	0		0				
Wetlands	30	30	0				

Table 1(b)

Acreage Allocations

Planning Community 4 Fort Myers Shores

Table 1(b)

	Residential Use			Other Uses			
	Acreage	Existing	Available	Acreage	Existing	Available	
	Allocation	Acres	Acres	Allocation	Acres	Acres	
Intensive Development	89	32	57	Commercial	257	150	107
Central Urban	207	205	2	Industrial	301	39	262
Urban Community	633	412	220	Public	1,706	718	988
Suburban	1383	1,229	154	Active AG	620	620	-
Outlying Suburban	0		0	Passive AG	5,172	5,172	-
Industrial	0	-	0	Conservation	1,125	1,125	-
Public Facilities	0	-	0	Vacant	142	2,068	(1,926)
University Community	0		0				
Industrial Interchange	0	-	0				
General Interchange	0		0				
General Commercial Interchange	7	7	0				
Industrial Commercial Interchange	0		0				
University Village Interchange	0		0				
New Community	0		0				
Airport Commerce	0		0				
Airport	0		0				
Rural	454	318	137				
Rural Community Preserve	0	-	0				
Outer Island	0		0				
Open Lands	0		0				
Density Reduction/ Groundwater Resource	0		0				
Wetlands	59	59	0				

Acreage Allocations

Table 1(b)

Planning Community 5 Burnt Store

Residential Use

Acreage Allocation	Existing Acres	Available Acres
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Other Uses

Acreage Allocation	Existing Acres	Available Acres
--------------------	----------------	-----------------

Intensive Development	0	-	0	Commercial	29	20	9
Central Urban	0		0	Industrial	5	-	5
Urban Community	0		0	Public	365	139	226
Suburban	0		0	Active AG	-	-	-
Outlying Suburban	8		8	Passive AG	6,987	6,987	-
Industrial	0		0	Conservation	3,672	3,672	-
Public Facilities	0		0	Vacant	2,407	3,514	(1,108)
University Community	0		0				
Industrial Interchange	0		0				
General Interchange	0		0				
General Commercial Interchange	0		0				
Industrial Commercial Interchange	0		0				
University Village Interchange	0		0				
New Community	0		0				
Airport Commerce	0		0				
Airport	0		0				
Rural	431	202	229				
Rural Community Preserve	0		0				
Outer Island	0		0				
Open Lands	790	160	630				
Density Reduction/ Groundwater Resource	0		0				
Wetlands	0	-	0				

Acreage Allocations

Table 1(b)

Planning Community 6 Cape Coral

Residential Use

Acreage Allocation	Existing Acres	Available Acres
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Other Uses

Acreage Allocation	Existing Acres	Available Acres
--------------------	----------------	-----------------

Intensive Development	30	25	5	Commercial	17	5	12
Central Urban	0		0	Industrial	26	16	10
Urban Community	0		0	Public	6	1	5
Suburban	0		0	Active AG	-	-	-
Outlying Suburban	1	1	1	Passive AG	10	10	-
Industrial	0	-	0	Conservation	-	-	-
Public Facilities	0		0	Vacant	23	55	(33)
University Community	0		0				
Industrial Interchange	0		0				
General Interchange	0		0				
General Commercial Interchange	0		0				
Industrial Commercial Interchange	0		0				
University Village Interchange	0		0				
New Community	0		0				
Airport Commerce	0		0				
Airport	0		0				
Rural	0		0				
Rural Community Preserve	0		0				
Outer Island	0		0				
Open Lands	0	-	0				
Density Reduction/ Groundwater Resource	0		0				
Wetlands	0		0				

Acreage Allocations

Table 1(b)

Planning Community 7 Captiva

Residential Use

Acreage	Existing	Available
Allocation	Acres	Acres

Other Uses

Acreage	Existing	Available
Allocation	Acres	Acres

Intensive Development	0	-	0	Commercial	110	107	3
Central Urban	0		0	Industrial	-	-	-
Urban Community	0		0	Public	1,982	1,675	307
Suburban	0		0	Active AG	-	-	-
Outlying Suburban	435	384	51	Passive AG	-	-	-
Industrial	0		0	Conservation	1,347	1,347	-
Public Facilities	1	1	0	Vacant	2	420	(418)
University Community	0		0				
Industrial Interchange	0		0				
General Interchange	0		0				
General Commercial Interchange	0		0				
Industrial Commercial Interchange	0		0				
University Village Interchange	0		0				
New Community	0		0				
Airport Commerce	0		0				
Airport	0		0				
Rural	0		0				
Rural Community Preserve	0		0				
Outer Island	172	115	56				
Open Lands	0		0				
Density Reduction/ Groundwater Resource	0		0				
Wetlands	4	4	0				

Acreage Allocations

Table 1(b)

Planning Community 8 Fort Myers

Residential Use

Acreage Allocation	Existing Acres	Available Acres
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Other Uses

Acreage Allocation	Existing Acres	Available Acres
--------------------	----------------	-----------------

Intensive Development	359	159	200	Commercial	150	105	44
Central Urban	545	445	100	Industrial	879	365	515
Urban Community	0	-	0	Public	919	512	407
Suburban	206	169	37	Active AG	279	279	-
Outlying Suburban	0		0	Passive AG	631	1,281	(650)
Industrial	48	43	5	Conservation	1,002	1,002	-
Public Facilities	0	-	0	Vacant	6	1,150	(1,144)
University Community	0		0				
Industrial Interchange	0		0				
General Interchange	0		0				
General Commercial Interchange	0		0				
Industrial Commercial Interchange	0		0				
University Village Interchange	0		0				
New Community	460	-	460				
Airport Commerce	0		0				
Airport	0		0				
Rural	184	59	125				
Rural Community Preserve	0		0				
Outer Island	0		0				
Open Lands	0		0				
Density Reduction/ Groundwater Resource	0		0				
Wetlands	13	13	0				

Acreage Allocations

Table 1(b)

Planning Community 9 Fort Myers Beach

Residential Use

Acreage Allocation	Existing Acres	Available Acres
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Other Uses

Acreage Allocation	Existing Acres	Available Acres
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Intensive Development	0	0	Commercial	132	116	16
Central Urban	0	0	Industrial	8	6	2
Urban Community	213	208	Public	226	203	23
Suburban	612	544	Active AG	-	-	-
Outlying Suburban	0	0	Passive AG	-	-	-
Industrial	0	0	Conservation	103	103	-
Public Facilities	0	-	Vacant	1	115	(114)
University Community	0	0				
Industrial Interchange	0	0				
General Interchange	0	0				
General Commercial Interchange	0	0				
Industrial Commercial Interchange	0	0				
University Village Interchange	0	0				
New Community	0	0				
Airport Commerce	0	0				
Airport	0	0				
Rural	0	0				
Rural Community Preserve	0	0				
Outer Island	0	0				
Open Lands	0	0				
Density Reduction/ Groundwater Resource	0	0				
Wetlands	5	5				

Acreage Allocations

Table 1(b)

Planning Community 10 Gateway/Airport

Residential Use

Acreage Allocation	Existing Acres	Available Acres
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Other Uses

Acreage Allocation	Existing Acres	Available Acres
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Intensive Development	0	-	0	Commercial	824	54	769
Central Urban	0		0	Industrial	2,742	123	2,619
Urban Community	0		0	Public	5,519	4,068	1,451
Suburban	0		0	Active AG	569	569	-
Outlying Suburban	0		0	Passive AG	3,634	10,634	(7,000)
Industrial	65	65	0	Conservation	3,355	3,355	-
Public Facilities	0	-	0	Vacant	3,275	2,483	792
University Community	0		0				
Industrial Interchange	0		0				
General Interchange	0	-	0				
General Commercial Interchange	0		0				
Industrial Commercial Interchange	0	-	0				
University Village Interchange	0		0				
New Community	1408	160	1248				
Airport Commerce	9	9	0				
Airport	0	-	0				
Rural	111	11	100				
Rural Community Preserve	0		0				
Outer Island	0		0				
Open Lands	0		0				
Density Reduction/ Groundwater Resource	94	74	20				
Wetlands	3	3	0				

Acreage Allocations

Table 1(b)

Planning Community 11 Daniels Parkway

	Residential Use			Other Uses			
	Acreage Allocation	Existing Acres	Available Acres	Acreage Allocation	Existing Acres	Available Acres	
Intensive Development	0		0	Commercial	398	16	381
Central Urban	0	-	0	Industrial	10	-	10
Urban Community	0		0	Public	1,893	1,277	616
Suburban	0		0	Active AG	254	254	-
Outlying Suburban	1132	640	492	Passive AG	958	1,458	(500)
Industrial	0	-	0	Conservation	1,913	1,913	-
Public Facilities	0		0	Vacant	257	1,453	(1,196)
University Community	0		0				
Industrial Interchange	0		0				
General Interchange	9	9	0				
General Commercial Interchange	0		0				
Industrial Commercial Interchange	0		0				
University Village Interchange	0		0				
New Community	0	-	0				
Airport Commerce	0		0				
Airport	0		0				
Rural	1255	1,059	196				
Rural Community Preserve	0		0				
Outer Island	0		0				
Open Lands	0		0				
Density Reduction/ Groundwater Resource	0		0				
Wetlands	7	7	0				

Acreage Allocations

Planning Community 12 Iona/McGregor

Table 1(b)

	Residential Use			Other Uses			
	Acreage	Existing	Available	Acreage	Existing	Available	
	Allocation	Acres	Acres	Allocation	Acres	Acres	
Intensive Development	0	-	0	Commercial	651	417	233
Central Urban	517	335	182	Industrial	322	67	255
Urban Community	776	476	300	Public	3,000	2,244	756
Suburban	2594	1,645	949	Active AG	0	802	(802)
Outlying Suburban	396	38	358	Passive AG	0	743	(743)
Industrial	7	7	0	Conservation	9,063	9,063	-
Public Facilities	0	-	0	Vacant	1,542	3,031	(1,489)
University Community	0		0				
Industrial Interchange	0		0				
General Interchange	0		0				
General Commercial Interchange	0		0				
Industrial Commercial Interchange	0		0				
University Village Interchange	0		0				
New Community	0		0				
Airport Commerce	0		0				
Airport	0		0				
Rural	0		0				
Rural Community Preserve	0		0				
Outer Island	1	-	1				
Open Lands	0		0				
Density Reduction/ Groundwater Resource	0		0				
Wetlands	6	6	0				

Acreage Allocations

Table 1(b)

Planning Community 13 San Carlos/Estero

Residential Use

Acreage Allocation	Existing Acres	Available Acres
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Other Uses

Acreage Allocation	Existing Acres	Available Acres
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Intensive Development	0	-	0	Commercial	2,605	274	2,332
Central Urban	15	15	0	Industrial	442	176	266
Urban Community	1263	772	491	Public	3,103	2,171	932
Suburban	2386	1,994	392	Active AG	0	1,794	(1,794)
Outlying Suburban	81	67	14	Passive AG	194	4,594	(4,400)
Industrial	13	13	0	Conservation	5,566	5,566	-
Public Facilities	0	-	0	Vacant	5,433	4,830	604
University Community	860	-	860				
Industrial Interchange	0		0				
General Interchange	0	-	0				
General Commercial Interchange	0		0				
Industrial Commercial Interchange	0		0				
University Village Interchange	0	-	0				
New Community	0		0				
Airport Commerce	0		0				
Airport	0		0				
Rural	316	13	303				
Rural Community Preserve	0		0				
Outer Island	0		0				
Open Lands	0		0				
Density Reduction/ Groundwater Resource	0	-	0				
Wetlands	51	51	0				

Acreage Allocations

Planning Community 14 Sanibel

Table 1(b)

	Residential Use			Other Uses		
	Acreage	Existing	Available	Acreage	Existing	Available
	Allocation	Acres	Acres	Allocation	Acres	Acres
Intensive Development	0		0	Commercial	-	-
Central Urban	0		0	Industrial	-	-
Urban Community	0		0	Public	-	-
Suburban	0		0	Active AG	-	-
Outlying Suburban	0		0	Passive AG	-	-
Industrial	0		0	Conservation	-	-
Public Facilities	0		0	Vacant	-	-
University Community	0		0			
Industrial Interchange	0		0			
General Interchange	0		0			
General Commercial Interchange	0		0			
Industrial Commercial Interchange	0		0			
University Village Interchange	0		0			
New Community	0		0			
Airport Commerce	0		0			
Airport	0		0			
Rural	0		0			
Rural Community Preserve	0		0			
Outer Island	0		0			
Open Lands	0		0			
Density Reduction/ Groundwater Resource	0		0			
Wetlands	0		0			

Acreage Allocations

Planning Community 15 South Fort Myers

Table 1(b)

	Residential Use			Other Uses			
	Acreage	Existing	Available	Acreage	Existing	Available	
	Allocation	Acres	Acres	Allocation	Acres	Acres	
Intensive Development	704	525	179	Commercial	1,867	965	902
Central Urban	2739	2,293	447	Industrial	922	344	578
Urban Community	932	512	420	Public	3,443	2,423	1,020
Suburban	1237	1,163	74	Active AG	0	343	(343)
Outlying Suburban	0		0	Passive AG	0	533	(533)
Industrial	10	10	0	Conservation	171	171	-
Public Facilities	0	-	0	Vacant	689	3,432	(2,743)
University Community	0		0				
Industrial Interchange	0		0				
General Interchange	0		0				
General Commercial Interchange	0		0				
Industrial Commercial Interchange	0		0				
University Village Interchange	0		0				
New Community	0		0				
Airport Commerce	0		0				
Airport	0		0				
Rural	0		0				
Rural Community Preserve	0		0				
Outer Island	0		0				
Open Lands	0		0				
Density Reduction/ Groundwater Resource	0		0				
Wetlands	0	-	0				

Acreage Allocations

Planning Community 16 Pine Island

Residential Use

Acreage	Existing	Available
Allocation	Acres	Acres

Other Uses

Acreage	Existing	Available
Allocation	Acres	Acres

Intensive Development	5	5	1	Commercial	190	138	52
Central Urban	0		0	Industrial	64	24	40
Urban Community	601	332	269	Public	1,747	1,148	598
Suburban	656	547	110	Active AG	2,313	2,313	-
Outlying Suburban	466	261	205	Passive AG	960	960	-
Industrial	0	-	0	Conservation	13,693	13,693	-
Public Facilities	0	-	0	Vacant	4,442	6,032	(1,590)
University Community	0		0				
Industrial Interchange	0		0				
General Interchange	0		0				
General Commercial Interchange	0		0				
Industrial Commercial Interchange	0		0				
University Village Interchange	0		0				
New Community	0		0				
Airport Commerce	0		0				
Airport	0		0				
Rural	1129	822	306				
Rural Community Preserve	0		0				
Outer Island	37	28	9				
Open Lands	0		0				
Density Reduction/ Groundwater Resource	0		0				
Wetlands	88	88	0				

Acreage Allocations

Table 1(b)

Planning Community 17 Lehigh Acres

Residential Use

Acreage Allocation	Existing Acres	Available Acres
--------------------	----------------	-----------------

Other Uses

Acreage Allocation	Existing Acres	Available Acres
--------------------	----------------	-----------------

Intensive Development	0		0	Commercial	452	205	247
Central Urban	3804	2,399	1405	Industrial	216	17	200
Urban Community	9274	1,389	7885	Public	3,558	1,609	1,949
Suburban	0		0	Active AG	-	49	(49)
Outlying Suburban	0		0	Passive AG	-	773	(773)
Industrial	0	-	0	Conservation	1,455	1,455	-
Public Facilities	0	-	0	Vacant	27,567	38,440	(10,872)
University Community	0		0				
Industrial Interchange	0		0				
General Interchange	0		0				
General Commercial Interchange	0		0				
Industrial Commercial Interchange	0		0				
University Village Interchange	0		0				
New Community	0		0				
Airport Commerce	0		0				
Airport	0		0				
Rural	10	1	9				
Rural Community Preserve	0	-	0				
Outer Island	0		0				
Open Lands	0		0				
Density Reduction/ Groundwater Resource	0		0				
Wetlands	4	4	0				

Acreage Allocations

Table 1(b)

Planning Community 18 Southeast Lee County

Residential Use

Acreage Allocation	Existing Acres	Available Acres
--------------------	----------------	-----------------

Other Uses

Acreage Allocation	Existing Acres	Available Acres
--------------------	----------------	-----------------

Intensive Development	0	0	Commercial	154	149	5
Central Urban	0	0	Industrial	55	5	50
Urban Community	0	0	Public	7,058	5,114	1,944
Suburban	0	0	Active AG	22,117	18,117	4,000
Outlying Suburban	0	0	Passive AG	21,095	21,095	-
Industrial	0	0	Conservation	31,313	31,313	-
Public Facilities	0	-	Vacant	515	8,679	(8,164)
University Community	0	0				
Industrial Interchange	0	0				
General Interchange	0	-				
General Commercial Interchange	0	0				
Industrial Commercial Interchange	0	0				
University Village Interchange	0	0				
New Community	0	0				
Airport Commerce	0	0				
Airport	0	0				
Rural	78	3				
Rural Community Preserve	0	0				
Outer Island	0	0				
Open Lands	0	0				
Density Reduction/ Groundwater Resource	4205	2,115				
Wetlands	76	76				

Acreage Allocations

Planning Community 19 North Fort Myers

Table 1(b)

	Residential Use			Other Uses			
	Acreage	Existing	Available	Acreage	Existing	Available	
	Allocation	Acres	Acres	Allocation	Acres	Acres	
Intensive Development	381	325	56	Commercial	1,204	705	500
Central Urban	2698	2,189	509	Industrial	209	125	84
Urban Community	0	-	0	Public	2,821	1,820	1,001
Suburban	5293	4,565	729	Active AG	527	527	-
Outlying Suburban	1079	601	478	Passive AG	5,686	5,686	-
Industrial	0	0	0	Conservation	1,501	1,501	-
Public Facilities	0	-	0	Vacant	6,516	10,522	(4,005)
University Community	0		0				
Industrial Interchange	0		0				
General Interchange	55	55	0				
General Commercial Interchange	0		0				
Industrial Commercial Interchange	0		0				
University Village Interchange	0		0				
New Community	0		0				
Airport Commerce	0		0				
Airport	0		0				
Rural	856	541	315				
Rural Community Preserve	0		0				
Outer Island	0		0				
Open Lands	374	158	216				
Density Reduction/ Groundwater Resource	2037	1,918	119				
Wetlands	31	31	0				

Acreage Allocations

Planning Community 20 Buckingham

Table 1(b)

	Residential Use			Other Uses			
	Acreage Allocation	Existing Acres	Available Acres	Acreage Allocation	Existing Acres	Available Acres	
Intensive Development	0		0	Commercial	18	10	7
Central Urban	0		0	Industrial	5	-	5
Urban Community	51	10	40	Public	2,114	1,549	565
Suburban	0		0	Active AG	411	411	-
Outlying Suburban	49	1	49	Passive AG	3,867	3,867	-
Industrial	0		0	Conservation	359	359	-
Public Facilities	0	-	0	Vacant	1,279	2,171	(892)
University Community	0		0				
Industrial Interchange	0		0				
General Interchange	0		0				
General Commercial Interchange	0		0				
Industrial Commercial Interchange	0		0				
University Village Interchange	0		0				
New Community	0		0				
Airport Commerce	0		0				
Airport	0		0				
Rural	57		57				
Rural Community Preserve	3046	2,877	169				
Outer Island	0		0				
Open Lands	0		0				
Density Reduction/ Groundwater Resource	0		0				
Wetlands	0		0				

PAVESE, GARNER, HAVERFIELD, DALTON, HARRISON & JENSEN
Attorneys at Law

1833 Hendry Street
Post Office Drawer 1507
Fort Myers, Florida 33902
Telephone: (941) 334-2195

TELECOPIER TRANSMITTAL COVER SHEET

DATE: September 16, 1997 TELECOPIER NUMBER - (941) 332-2243

DELIVER TO:	Paul O'Connor	479-8386
	Ken Oertel	904-877-0981
	Tim Jones	335-2606
	Dewey Gargiulo	436-3992

FROM: NEALE MONTGOMERY

OUR FILE NO: GARGIULO 60461.003

NUMBER OF PAGES INCLUDING THIS COVER SHEET: 3

PLEASE CONTACT SENDER IMMEDIATELY IF LESS THAN THE REQUIRED NUMBER OF PAGES ARRIVE OR IF TRANSMISSION ERROR OCCURS.

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PAVESE, GARNER, HAVERFIELD, DALTON, HARRISON & JENSEN

ATTORNEYS AND COUNSELORS AT LAW

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WEST PALM BEACH, FLORIDA 33415
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FAX (561) 471-0522

NEALE MONTGOMERY
(841) 336-6236

PLEASE REPLY TO:
FORT MYERS OFFICE

September 16, 1997

Mr. Paul O'Connor
Lee County Planning
Post Office Box 398
Fort Myers, Florida 33902-0398

VIA FACSIMILE

RE: 2020 Map & Sections 1, 2 and 3, Twp. 48S, Rge. 26E

Dear Paul:

I have left several voice mail messages for Matt, as I thought he was the appropriate person from whom I should obtain information regarding the 2020 map. He has been unable to contact me, so I thought I would fax you a note and let you provide directions to the appropriate person. I am attempting to find out exactly what the LPA did on the 2020 map when it was last discussed. Ken and I have spoken with several LPA members and there seems to be a divergence of opinion as to the nature of the last vote. Thus, Ken and I would very much like to be apprised of exactly what was voted on at the last LPA meeting regarding the 2020 map.

When we last met you indicated that the LPA had voted to approve a map that showed sections 1, 2 and 3 linked with the DRGR as a sub-district, instead of with the Bonita Springs Estero area. You indicated that Ken and I would have to request the LPA to put Sections 1, 2 and 3 back in with the Bonita/Estero district. Ken and I have set about to do as you suggested. However, I was advised that one of the LPA members conferred with you after our discussion. He was advised that we are seeking additional allocations and that we can't do that because it would create problems elsewhere. I didn't think that this is what we were asking. Ken and I are simply seeking to move sections 1, 2 and 3 into Bonita where they belong, and to not have them closely linked with the DRGR area as though they were still part of that area. The LPA member may have been confused about his discussion.

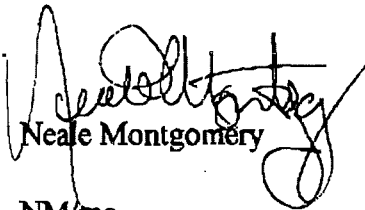
The question is, is there any allocation for these three sections? If there isn't any acreage allocation, what is the justification for submitting that none of this property will develop between now and 2020? If there is an acreage allocation for these properties, what is that allocation? Why, other than Charlie's musing that he didn't like it, is there a problem with putting the three sections in the

Mr. Paul O'Connor
September 16, 1997
Page -2-

Bonita/Estero area with the same acreage allocation that the property would have if it were in the DRGR?

Can you, or someone on your staff, give me a call before Monday's meeting? Your consideration of this matter is greatly appreciated.

Sincerely,



Neale Montgomery

NM/mc

cc: Ken Oertel
Tim Jones
Dewey Gargiulo

FAWPDATANMGARGIULO'OCONNOR.002

Gen'l File
96-13

From: RICK BURRIS
To: OCONNORS
Date: 17 Oct 1997 (Fri) 5:51 pm
Subject: PROJECTIONS

Alva

Industrial allocation includes and additional 10 acres for possible AG related or minor industrial in the alva area

Boca Grande

1 additional acre of commercial = vacant commercial zoning
vacant industrial zoning is being rezoned to commercial additional allocation of 10 acres

Bonita Springs

Industrial Allocation

Existing + Approved PD's + 90% of vacant land in industrial development (less 20% ROW) + vacant industrially zoned land

Get file: 96-13
PAW/T

PAVESE, GARNER, HAVERFIELD, DALTON, HARRISON & JENSEN
ATTORNEYS AND COUNSELORS AT LAW
web page: pglaw@peganet.com

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PLEASE REPLY TO:
FORT MYERS OFFICE

September 16, 1997

Mr. Paul O'Connor
Lee County Planning
Post Office Box 398
Fort Myers, Florida 33902-0398

RECEIVED

SEP 17 1997

VIA FACSIMILE

RE: 2020 Map & Sections 1, 2 and 3, Twp. 48S, Rge. 26E

PLANNING
DIVISION

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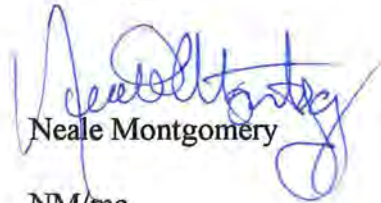
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September 16, 1997
Page -2-

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Neale Montgomery

NM/mc

cc: Ken Oertel
Tim Jones
Dewey Gargiulo

F:\WPDATA\NM\GARGIULO\O'CONNOR.002

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LEE COUNTY
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SECOND FLOOR

MEMORANDUM

TO: Paul O-Connor
FROM: Bill Spikowski
DATE: August 8, 1997
SUBJECT: Peak Population in Lee County

At the last LPA meeting, Matt Uhle asked if anyone had better data on peak-season population than the (very) old work done for the 1984 Lee Plan. Please circulate to the LPA the attached chart that I prepared a few months ago on this same subject, based on 1990 Census data.

This methodology uses the number of "vacant" dwelling units, as reported by the 1990 Census, and then assumes a number of persons per household for each to calculate the "seasonal" population. This seasonal population is added to the permanent population (from the census) to compute the "peak population."

The number of persons per household for seasonal dwellings used here is a uniform rate of 1.64 persons for each single-family unit and 1.50 persons for each multifamily unit or mobile home. These rates are based on a survey conducted in 1992 for the Florida Department of Transportation entitled *Lee County Urban Travel Characteristics*. Although the survey wasn't very large, the results were quite uniform. Out of the 110 seasonal single-family units surveyed, 45 had 1 person, 60 had 2, and 5 had 3. Out of 279 seasonal multifamily units, 145 had 1 person, 128 had 2, and 6 had 3. No units had 4 or more.

This method was suggested by Glenn Ahlert of the MPO. It still has the weaknesses inherent in using census counts of "vacant" and "occupied" housing units. Also, this methodology does not count guests in private homes, hotels/motels, or campgrounds.

Note, however, how close this method brings us to the old 18% county-wide figure that we have used for the seasonal population for so many years.

FOR THE YEAR 1990:		Fort Myers	Cape Coral	Sanibel	Unincorp.	All Lee Co.
VACANT HOUSING UNITS:						
For rent		1,436	812	595	4,485	7,328
For sale only		371	744	237	3,790	5,142
Rented or sold, not occupied		180	295	109	1,116	1,700
For seasonal, recreational, occasional use		824	2,328	2,771	25,485	31,408
For migrant workers		2	2	0	66	70
Other vacant		431	557	140	2,151	3,279
	VACANT HOUSING UNITS	3,244	4,738	3,852	37,093	48,927
	OCCUPIED HOUSING UNITS	18,144	29,748	2,570	89,662	140,124
	TOTAL HOUSING UNITS:	21,388	34,486	6,422	126,755	189,051
	<i>RATE OF OCCUPANCY BY PERM. RESIDENTS:</i>	<i>84.8%</i>	<i>86.3%</i>	<i>40.0%</i>	<i>70.7%</i>	<i>74.1%</i>
	<i>'VACANT' UNITS OCCUPIED IN PEAK SEASON:</i>	<i>1,257</i>	<i>2,887</i>	<i>2,911</i>	<i>27,702</i>	<i>34,757</i>
	<i>TOTAL UNITS FILLED IN PEAK SEASON:</i>	<i>19,401</i>	<i>32,635</i>	<i>5,481</i>	<i>117,364</i>	<i>174,881</i>
	<i>PEAK SEASON OCCUPANCY RATE:</i>	<i>90.7%</i>	<i>94.6%</i>	<i>85.3%</i>	<i>92.6%</i>	<i>92.5%</i>
	<i>PEAK SEASON VACANCY RATE:</i>	<i>9.3%</i>	<i>5.4%</i>	<i>14.7%</i>	<i>7.4%</i>	<i>7.5%</i>
	PERMANENT POPULATION:	45,206	74,991	5,468	209,448	335,113
	<i>TOTAL VACANT DETACHED SINGLE-FAMILY UNITS</i>	<i>775</i>	<i>2,327</i>	<i>1,037</i>	<i>9,425</i>	<i>13,564</i>
	<i>TOTAL VACANT MULTIFAMILY & MOBILE HOME UNITS</i>	<i>2,469</i>	<i>2,411</i>	<i>2,815</i>	<i>27,668</i>	<i>35,363</i>
	<i>SEASONAL POPULATION INCREMENT (ASSUMING PEAK SEASON OCCUPANCY RATES AS ABOVE AND 1.64/1.50 PERSONS PER S.F./M.F. SEASONAL UNIT)</i>	<i>1,928</i>	<i>4,529</i>	<i>4,476</i>	<i>42,538</i>	<i>53,484</i>
	<i>PEAK POPULATION (PERMANENT + SEASONAL)</i>	<i>47,134</i>	<i>79,520</i>	<i>9,944</i>	<i>251,986</i>	<i>388,597</i>
	<i>PEAK OCCUPANCY OF HOUSING IS THIS MANY POINTS HIGHER THAN PERMANENT OCCUPANCY:</i>	<i>5.9%</i>	<i>8.4%</i>	<i>45.3%</i>	<i>21.9%</i>	<i>18.4%</i>
	<i>MULTIPLY THIS PERCENTAGE BY PERMANENT POP. TO GET THE INCREMENT OF SEASONAL POPULATION:</i>	<i>4.3%</i>	<i>6.0%</i>	<i>81.9%</i>	<i>20.3%</i>	<i>16.0%</i>
	<i>RATIO OF HOUSING UNITS OCCUPIED AT PEAK DIVIDED BY UNITS OCCUPIED BY PERMANENT RESIDENTS:</i>	<i>1.069</i>	<i>1.097</i>	<i>2.133</i>	<i>1.309</i>	<i>1.248</i>
	<i>RATIO OF PEAK POPULATION DIVIDED BY PERMANENT POPULATION:</i>	<i>1.043</i>	<i>1.060</i>	<i>1.819</i>	<i>1.203</i>	<i>1.160</i>

NOTE: italicized items are computed; others are from the 1990 Census

08/08/97 04:36 PM VAC_REV.WK4

Navigation District. He stated in particular there may be cases where one of the areas that the county has had responsibility for dredged spoil material management was the entrance channel to Matanzas Harbor. As an example, there may be a location that would accommodate materials that could not be placed on the beach. In an upland site that might also benefit the Navigation District's need for the intercoastal waterway. Combining those efforts we may be able to purchase a long term lease, whatever options to secure the necessary land. We may be able to rely on some of the District's resources as well. Mr. Hamilton asked if that would take the burden off of the county to purchase the land. Mr. Boutelle stated they would sure try to sell it. We try to maximize the District's financial involvement as well. **There being no further discussion or questions, motion carried 5-0.**

96-45 - Historic Preservation Element

Gloria Sajgo made a brief presentation on this item. She stated that this is just going along with the EAR addendum report. Lee County still wants to consider the implementation of the historic preservation property tax exemption program. Staff recommends removing the date. Mr. Uhle asked if DCA would complain about the removal of the date. Mr. Sajgo didn't think so, it's just one of many policies under that objective. **Mr. Uhle moved staff recommendation, seconded by Mr. Spikowski. There being no further discussion, motion carried 5-0.**

97-01 - Small Scale Amendment

Matt Noble made a brief presentation on this item stating that this request is a small scale amendment to redesignate approximately 10 acres of land from industrial development to central urban. This property is include in PAM/T 96-19, the Lehigh Acres Study, you previously voted to move that property to central urban. There are some extenuating circumstances by the applicant. The applicant has a builder under contract to build a shopping center on the site. This is the reason this amendment is coming forward as a small scale amendment, simply to move it along at a faster tract then the Lehigh Acres study. The only outstanding issue that staff had in the staff report was the public safety provider letters had not been submitted at the time but they have been now. The applicant came in and the board noted that they were ready to move approval. **Mr. Hamilton moved staff recommendation, seconded by Mr. Uhle. There being no further discussion, motion carried 5-0**

Agenda Item 6 - Discussion concerning Year 210 Overlay

Mr. O'Connor stated that this is a continuing discussion. Rick Burris will be handing out new material to you. Mr. Burris will be answering any questions you may have. Mr. Burris stated that what he had passed out was a revised map showing the changes you recommended at the last meeting. Also attached are some numbers for the commercial figures that have come out of the data base as to what we have today and what the projections of what we would need by the year 2020 based on the mid range population figures. He noted currently we have approximately 3,859 acres of commercial land in the unincorporated portion of the county. That is as of the end of 1996. The sheet directly underneath the map is a running total of commercial development within the unincorporated portion of the county as it is today. Since approximately 1900 there is

approximately 100 parcels which we haven't got the year built into the data base. That's why it starts out with such a high running total of 127 acres. Realizing that, he stated when he did the projections which accompany this he did not use that data. He started using that data until 1970 when there was better population figures. There may be some modifications once those last few parcels are finalized. He noted that based on that the county would need by the year 2020, adding in the flex factor and safety factor, 10% and 15%, 7,805 acres for commercial development; which is substantially lower than what the 2010 plan allocated which was 12,129 acres. He said he also included on this sheet the running total and a projection for commercial square feet, if we were to change from acreage to square feet. These commercial square feet projections do not include the flex factor and safety factor. Quickly calculating them, for the year 2020 we would need approximately 50 million square feet of commercial to accommodate the projected growth in the county.

Mr. Stuart questioned the 10 and 15% on the flex factor. Mr. Burris stated that based on the Robert's Study, he had used a flex factor of 10% and then on top of that he multiplied that figure. Mr. Stuart noted then that it's a total of 25%. Mr. Burris stated that one interesting fact that came out in running all of these numbers was the in 1980, the Robert's Study shows the total county having 3,634 acres of commercial land where when I run the unincorporated numbers for 1980 we only show 1,098 acres. There should be a lot of acreage in the cities, but whether or not that would have accounted for another 2,500 acres. . . Mr. Uhle asked if these figures were unincorporated county or. . . Mr. Burris stated that they were strictly unincorporated. Mr. Burris stated the projections from 1997 on are based on the BEBR mid range population. Mr. Stuart stated that currently based upon the mid range according to Mr. Burris' analysis more or less corresponds with realistic growth projections. We're looking at a total of approximately 7,805 acres and that contrasts with what we have on the books now for 2010 at approximately 12,100 plus or minus acres. Mr. Uhle stated he was baffled. He went back and looked at all of the paperwork. The recommended order said that Roberts said that we had 26 square feet per person retail, which is way lower than these numbers. He noted that this number was not consistent with the methodology being used. If you applied that number, the numbers that we came up with in 1994 were like six times more than what we actually needed. On the other hand, these numbers are higher than the numbers that we use that the hearing officer would indicate are acceptable but they are lower than the numbers that we used in the 2010 Overlay.

Mr. Uhle noted he was concerned about this stating that basically when you looked at the 2010 Overlay calculation; stating he ran it for both incorporated and unincorporated, it comes out roughly at about 24 acres per 1,000 population. He stated he was a bit surprised when looking at it, but that was true for both unincorporated and incorporated. Now, we're talking about 10 acres per 1,000 population. That's a big difference. Mr. Stuart stated with the gap of what we have now based on EAR, adopted EAR population projections and relevant land use needs versus if we were to adopt the BEBR number, approximately a 4,300 acre deficit. Those acres are actually going to have to be taken off of the map somehow. That's where the overlay comes in. How do you go about doing that. Mr. Burris stated it is a totally new overlay map, all of the districts have

been changed. They all conform to the old district lines. Granted staff would be reducing the allocation. Mr. Uhle stated that even if the Board went with the current population figures, there would still be a significant diminution.

Mr. Spikowski asked about square footage instead of acres. Mr. Uhle noted there is a problem with square footage also. There are certain uses with a lot of outdoor storage and there will be problems county. That doesn't necessarily mean this is not the way to go, but it is a recognition of counting problems.

Mr. Uhle noted that the big question he had was, looking at the two graphs, you see a significant increase in the amount of commercial square feet per person but no corresponding increase in the commercial acreage per person. Is that some sort of function of new open space and water management regulations. Mr. Burris stated the only explanation he could come up with is they're using a greater percentage of the property where as in the earlier years. . . He stated this is just how the figures came out. Mr. Stuart stated that he estimated using the two different population projection methodologies a difference on the commercial of approximately 4,300 acres. Was the same thing done for residential in terms of showing the difference in total lands that need to be allocated using the mid range BEBR versus the adopted EAR numbers. Mr. Burris stated that was not ready yet.

Stephanie Keyes asked what was being defined as commercial under this? Mr. Burris stated there was a wide range of uses. Ms. Keyes asked isn't there a factor that says that SW Florida has an unreal person per square foot retail demand because of the heavy tourism. Is that factored in here or are you going to look at maybe doing a seasonal population and then factor in that. She stated she liked the mid range BEBR projections, that's becoming very good for the permanent population. The commercial needs to perhaps have a seasonal factor. Mr. Burris stated that these numbers were based on the historical data which. . . the seasonal factor has not really changed over time, it has stayed relatively constant. The only other change that needs investigating is the fact that more and more of the commercial is happening outside of the cities.

Mr. O'Connor noted that this would be a standing item on the agendas until completion. The concensus was to go with the BEBR and see the acreage as well as the square footage.

There being no further discussion at this time, meeting adjourned at 10:15 a.m.

__CHAIRMAN

DATE

located, but no, the Lee Plan does not specifically address this.

Steve Scott noted that the reason they are not prevalent along I-75, as you understand them or believe them to be distractive. Obviously a business owner has made a decision that that's not the best investment for his dollar. Much of this is market driven. These are very expensive signs.

Mr. Hamilton moved to take the position that the sign ordinance not be addressed in piecemeal, that we ask the staff to go back properly address the sign ordinance and bring it back to us. Also to ask the BoCC to empower a firm to do a study on this. The recommendation at this time is not to make any changes. Mr. Stuart seconded the motion. There being no further discussion or comment. Motion died 4-3 against, Ms. Day, Mr. Inge, Mr. Uhle and Mr. Durling opposing.

Mr. Uhle moved to accept the recommendation of staff and the EROC not to take any action at this time but to request the staff to do a corridor study. Ms. Day seconded the motion. Motion carried 6-1 with Mr. Durling opposing.

Mr. Uhle moved staff recommendation for consistency, Ms. Day seconded. There being no further discussion or comment, motion carried 7-0.

Mr. Stuart indicated that they handle Chapter 34 including the procedural language. **Mr. Hamilton moved consistency, seconded by Ms. Day. There being no further discussion or comment, motion carried 7-0.**

Agenda Item 6: Discussion and direction concerning Lee Plan Map 17 Year 2010 Overlay

Mr. Stuart noted that at this time the agenda is going to be switched to discuss Item #6. This is a formal continuation of last month's discussion.

Mr. O'Connor asked that the Board members take a look at the colored map that was just handed to them. This is staff's attempts at narrowing down the number of districts for the Overlay. This particular map proposes 20 districts for the Overlay and the districts are built around what we feel are the communities here in Lee County. It's a new geography. When we did it we looked at census geography and other geography.

Rick Burris made a brief presentation on this item. He stated that when they were creating these districts we tried to follow a geography. Staff brought up a TAZ map, census block levels, etc. The census tract was probably the most feasible, but when you looked at them they would divide up communities. Basically, this map is a result of following many different types of geography. We tried to keep this community oriented. Mr. Stuart asked the Board members what they thought. Here we have 20 districts but when you really look at it and break it down Boca Grande, Sanibel and the other Barrier Islands, you're really looking at about 16 districts. Mr. Stuart commented that he felt this was a real good job. Mr. O'Connor noted that there will be

continuing tweaking on this project as time goes on.

At this time Mr. Jones intervened noting that since the Board was on a lighter note at the moment he just thought he would be the first one to predict that when this comes before the public there will be such an amount of screaming and mashing and pulling of hair and raising of cane about where these lines are drawn that you won't even believe it and don't expect it to look like it looks now by the time it gets through the BoCC. Many people in these communities are going to go berserk about where you've drawn their line and they're going to say that's not my community. He just thought the Board would be interested in knowing that that's the future of this map. Mr. Stuart noted that the Board was not going to take a vote on this at this time.

Mr. Stuart then went on to the population projections. Mr. O'Connor noted there was the actual population numbers, the BEBR projected numbers, the EAR projections and the old Lee Plan projections. These are the permanent residents. Mr. Burris stated he had some figures. He noted that the problem in doing it for the graph we did not have the unincorporated area figures for the five year increments that are shown on this graph. The table that was handed out shows the actual historical population of the county, the unincorporated population for those years and the city populations combined along with the 2010 projected populations that started back in 1985. The EAR population projections started in 1995 and then the BEBR population projections.

Mr. Stuart noted that based on last month's LPA meeting, the key issue was which projections are they going to be using and two what are the land use inventory ramifications of combining the two projection sets of figures. Mr. O'Connor noted some of the questions were do we go out to 2020, and felt that there was a consensus amongst the Board members. Now the question is well, which population projection do we use. It would appear that the BEBR mid range projection is probably more of a real world projection and as a planner I feel compelled to use the best data that's available to me. He stated that it is staff's opinion at this time that the BEBR mid range is the proper data to use for our planning purposes. Mr. O'Connor stated that by keeping the Overlay at this time, we don't need to look at scaling back the map. Let's look at this other chart.

Mr. Burris took the Board through the next table. The first column is the future land use category. The following column is the total acres of each land use category shown on the map for the unincorporated areas of the county. The next column is the original allocation for residential uses in the 2010 Overlay. We focused basically on the residential for right now. He stated he then did a breakdown of the percentage, how much of that total acreage in the county is now being allocated for residential uses. The fourth numeric column over would be the actual total of residential uses within each of those categories. You will find at the very bottom row that there is a MLUC, which is a mixed land use category. When staff originally did the inventory, we were not required to do all of the uses by land use category, only the residential uses. Mr. Burris then went to the next column, residential allocation use. That is just a basic percentage of how much of the allocation is currently being used. Some of these numbers may go up once we finalize getting rid of the mixed land use category, but it will not be that

significant. We then have the remaining allocation. Finally the very final column is our totaling of the vacant acres left by land use category. These do not include the AG acres. Then we have a percentage of vacant acres which if you take the remaining allocation and divide that by the total vacant acres, that gives you a percentage of the vacant acres which are allocated for residential uses. In some instances, such as intensive development, you have more acres allocated for residential uses than actually exist. There are some areas that the allocations are wrong.

Mr. O'Connor noted that one of the important columns to look at is the residential allocation use. Most of it is reserved for below half. The worst case one is the central urban which is at 67% which means there is still a good 30% of growth within that county wide land use category which will occur. Some of them will have considerably higher.

Mr. O'Connor noted that on the surface, this looks light it might be a horrible thing because what we will be using is the same acreage allocations that we have currently in place for 2010. We'll basically be using about those same gross allocation figures for the year 2020, the difference being we are measuring entire parcels with all additional uses that are associated with it and on the other hand we are measuring just the lot itself as a residential use. Mr. O'Connor noted that these figures still need to be looked at closely.

Mr. Uhle noted this might work fine, but if we have to go to the DCA with the population figures first and then show 20 districts, they say you have to break these into more districts and high hazard and we wind up with the lower numbers and a lot more districts and we wind up totally screwed. If we are going to go to the lower population we need assurances from the DCA that this will work. (Carron Day left meeting at 12:07 p.m.). Mr. Stuart noted that there need not be any decisions made on this today. It will be discussed again in the future.

Mr. O'Connor noted that staff is looking at a fairly accelerated timeframe. We would like to have two meetings in May, two meetings in June. We are looking at the transmittal hearings some time in July by the BoCC. The reason for that schedule, is we were originally scheduled to have our EAR Addendum based amendments adopted February 1. We asked for and received a six month extension which brought us to August 1. That deadline is not a transmittal deadline, it's an adoption deadline and it's painfully obvious that we're not going to make any adoption deadline by August 1. What staff has hoped to do in the spirit of showing good faith to the DCA is if we can have the amendments transmitted to the DCA by the adoption date that they would then know that there is a clock that is ticking, there is a certain time for their review and there's a certain time for our adoption and it would give them a level of confidence that we are moving forward and these amendments will be adopted by a certain date based upon the statutory and rule requirements of the time review period. Mr. Stuart noted that this is a major issue with regard to the Overlay and he would like to see the numbers in order to feel comfortable with a decision. Mr. O'Connor stated what we are going to do is take our existing data base determine what our existing commercial floor areas and lot areas are and then compare that with today's population and project upon that to the need for the future population, add a safety factor onto

that and then use that for the allocations. We can bring the commercial numbers back to our next meeting and have some discussion. We will be working away on this and can bring those numbers forward.

Sharon Jenkins-Owen, Wilson Miller. Ms. Owen stated that she was there to recommend using the high rate of population number for 2020. There is a lot of concern in the community that there wouldn't be enough flexibility allowed by using the smaller number. What we're talking about is the current plan calls for 662,300 people at the mid range number for 2020. That number is 602,000 people. There is a difference of 60,300 people. We feel that the rate of flexibility will also allow for a more successful and easier implementation of the plan. As you are aware dealing with the larger vested platted areas have been difficult. It doesn't necessarily reflect the direction where all the future growth is going to go. We feel that the higher population figure would actually help with that issue. The point of the overlay is to look into the future to assess infrastructure and population needs. Using the higher number would provide a greater ability to see long term and to plan for future growth. She stated that she was concerned that once we agree to use the mid range numbers DCA will never back down to using high range numbers again.

At this time meeting dates were set for the future. Mr. O'Connor suggested May 27, 1997. There were conflicts amongst members. It was then suggested Thursday, May 29, 1997. There was no problem with this date. Time was set at 8:00. The June dates were then discussed. Mr. O'Connor noted he was looking at June 12 and 26. The times set were 8:00 am for the 12th and 9:00 a.m. for the 26th. Regular meeting dates were discussed. After some discussion the second Monday of the month was chosen with meetings to begin at 9:00 a.m.

Meeting adjourned for one hour lunch. Members present after lunch: Ron Inge, Matt Uhle, Richard Durling, Greg Stuart and Bill Spikowski.

Agenda Item 5: Lee Plan Amendments

PAM/T 96-08:

Lynda Riley from the Planning Division made a brief presentation on this item. Ms. Riley stated this is an amendment to both the land use map and to the text. This would add a new land use category to the comprehensive plan and it would apply to lands which are owned and it would be intended by the property owner that these properties be conserved, not used for development for at least the life of the plan. When we compiled the inventory of environmentally sensitive lands for the 1994 EAR we found out that there are over 40,000 acres of preserve area. This is a pretty significant number and we are adding more and more every year. Particularly with the change in wetland regulations, and all of those off site mitigation banks, these areas would be included. These are lands either required by law to be conserved or the land owner intends on keeping it as such. We have contacted all of the land owners and no one has objected to this land use category.

Commercial By Year

96-13

Commercial Needs						
	BEBR Projections			EAR Projections		
Year	Acres	Square Feet	Acres Based on FAR	Acres	Square Feet	Acres Based on FAR
2000	5,240.34	25,785,743	5,943.37	6,335.79	31,660,659	7,297.48
2005	5,880.60	29,219,484	6,734.81	7,559.94	38,225,849	8,810.69
2010	6,510.86	32,599,572	7,513.89	8,729.23	44,496,794	10,256.08
2015	7,155.40	36,056,307	8,310.63	9,766.66	50,060,604	11,538.49
2020	7,805.67	39,543,700	9,114.44	10,596.62	54,511,744	12,564.43

FAR 0.0996

Independent: Time

Dependent	Mth	Rsq	d.f.	F	Sigf	b0	b1	b2	b3
COM_FAR	LIN	.873	26	178.61	.000	.1051	.0015		
COM_FAR	LOG	.624	26	43.14	.000	.0971	.0120		
COM_FAR	INV	.266	26	9.44	.005	.1309	-.0335		
COM_FAR	QUA	.919	25	141.92	.000	.1118	.0001	4.7E-05	
COM_FAR	CUB	.931	24	107.42	.000	.1163	-.0016	.0002	-3.E-06
COM_FAR	COM	.880	26	190.26	.000	.1065	1.0115		
COM_FAR	POW	.642	26	46.64	.000	.0998	.0950		
COM_FAR	S	.282	26	10.23	.004	-2.0368	-.2687		
COM_FAR	GRO	.880	26	190.26	.000	-2.2401	.0114		
COM_FAR	EXP	.880	26	190.26	.000	.1065	.0114		

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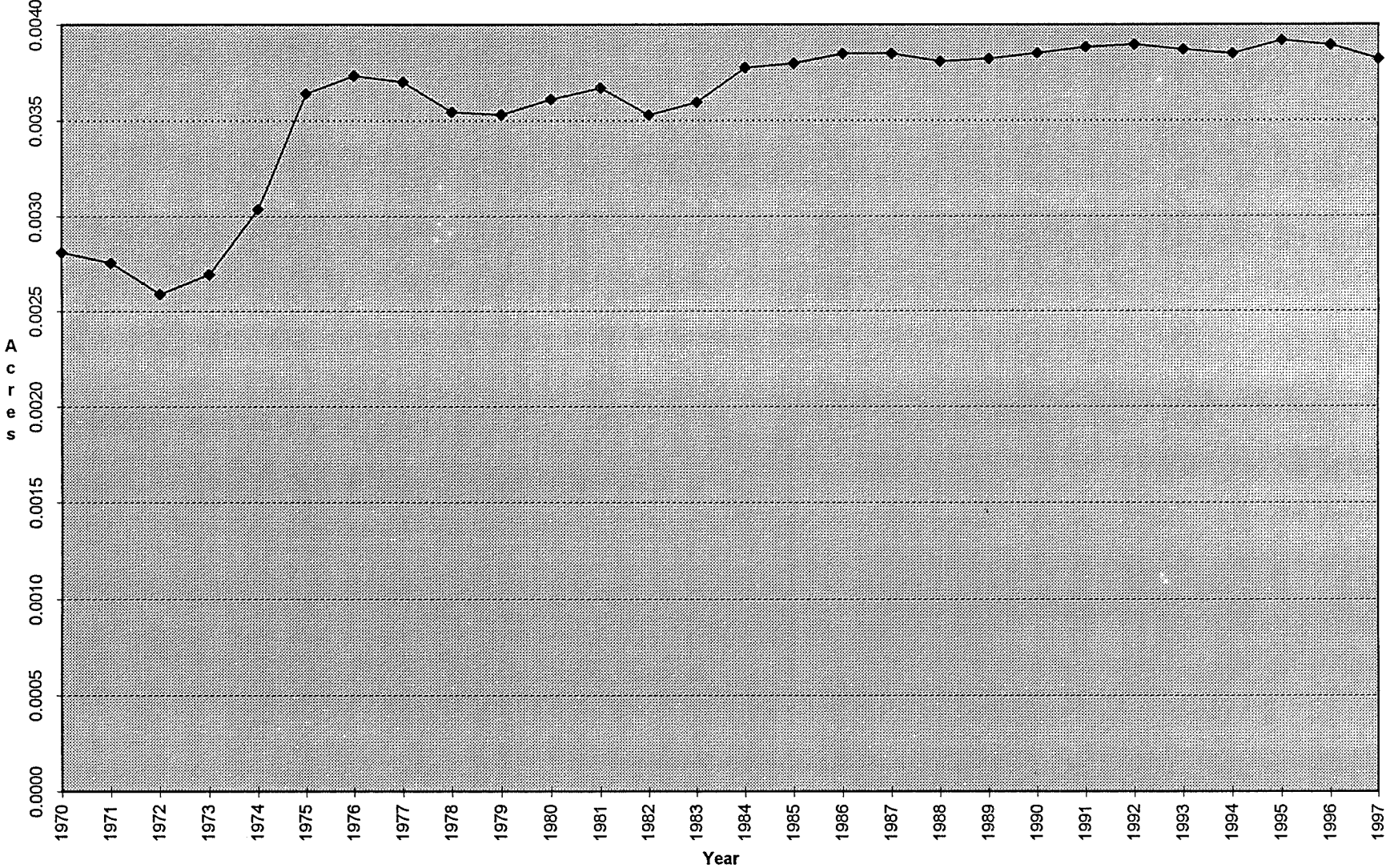
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FIT_9	Fit for COM_FAR from CURVEFIT, MOD_2 GROWTH
FIT_10	Fit for COM_FAR from CURVEFIT, MOD_2 EXPONENTIAL

Industrial Needs

Lee County Industrial Acreage Needs for the Year 2020 Data from 1994 NPA Report Manufacturing Employment Goal of 3.0%				
	Employment as % of Pop	Projected 2020 Employment	Percentage Of Employment In Industrial District	Number of Employees In Industrial District
Mining	0.03%	163	10%	16
Construction	4.58%	27,542	20%	5,508
Manufacturing	3.00%	18,060	90%	16,254
TCPU	1.99%	11,980	90%	10,782
Wholesale	2.00%	12,028	50%	6,014
Retail	10.77%	64,865	5%	3,243
FIRE	5.52%	33,235	10%	3,323
Services	17.84%	107,417	5%	5,371
Government	6.43%	38,683	10%	3,868
Other	1.22%	7,354	0%	0
Total Number of Employees		321,326		54,380
Estimated Industrial Acreage Needed				7,769
With Safety Factor				10,099
With Flex Factor				12,624
602,000 - 2020 Permanent Population Projection				

Industrial Per Person Chart 1

Industrial Acres Per Person



Industrial

Year Built	Acres		Building Square Feet	
	Incremental	Running Total	Incremental	Running Total
1930 - 1939				
1930	0.00	5.27	0	-
1931	0.94	6.21	1,456	1,456
1933	0.00	6.21	0	1,456
1934	0.00	6.21	0	1,456
1935	0.00	6.21	0	1,456
1936	0.00	6.21	0	1,456
1938	0.00	6.21	0	1,456
1939	0.00	6.21	0	1,456
1930 - 1939	0.94		1,456	
1940 - 1949				
1940	11.32	17.53	126,993	128,449
1941	1.04	18.57	8,208	136,657
1942	1.10	19.67	10,236	146,893
1943	2.63	22.30	28,100	174,993
1944	0.00	22.30	0	174,993
1945	0.00	22.30	0	174,993
1946	0.15	22.45	1,620	176,613
1947	0.00	22.45	0	176,613
1948	0.80	23.25	6,257	182,870
1949	0.00	23.25	0	182,870
1940 - 1949	17.04		181,414	
1950 - 1959				
1950	0.00	23.25	0	182,870
1951	0.00	23.25	0	182,870
1952	14.88	38.13	34,827	217,697
1953	1.69	39.82	18,607	236,304
1954	1.84	41.66	10,516	246,820
1955	17.77	59.43	104,083	350,903
1956	19.28	78.71	133,160	484,063
1957	6.27	84.98	40,941	525,004
1958	0.76	85.74	10,134	535,138
1959	11.89	97.63	42,258	577,396
1950 - 1959	74.38		394,526	
1960 - 1969				
1960	11.42	109.05	67,797	645,193
1961	18.20	127.25	77,365	722,558
1962	1.24	128.49	12,144	734,702
1963	2.41	130.90	21,616	756,318
1964	12.22	143.12	88,271	844,589
1965	14.19	157.31	130,840	975,429
1966	12.83	170.14	105,330	1,080,759
1967	18.95	189.09	122,138	1,202,897
1968	28.68	217.77	180,816	1,383,713
1969	6.60	224.37	100,161	1,483,874

Industrial

Year Built	Acres		Building Square Feet	
	Incremental	Running Total	Incremental	Running Total
1960 - 1969	126.74		906,478	
1970 - 1979				
1970	30.89	255.26	178,775	1,662,649
1971	14.51	269.77	55,871	1,718,520
1972	45.50	315.27	132,904	1,851,424
1973	90.03	405.30	679,856	2,531,280
1974	113.57	518.87	798,034	3,329,314
1975	24.60	543.47	141,486	3,470,800
1976	17.08	560.55	196,911	3,667,711
1977	14.57	575.12	138,833	3,806,544
1978	34.45	609.57	178,378	3,984,922
1979	61.12	670.69	451,912	4,436,834
1970 - 1979	446.32		2,952,960	
1980 - 1989				
1980	54.64	725.33	391,138	4,827,972
1981	25.74	751.07	228,207	5,056,179
1982	55.11	806.18	385,298	5,441,477
1983	105.37	911.55	261,458	5,702,935
1984	57.15	968.70	378,978	6,081,913
1985	63.63	1,032.33	503,877	6,585,790
1986	53.81	1,086.14	521,988	7,107,778
1987	32.02	1,118.16	331,794	7,439,572
1988	54.76	1,172.92	517,669	7,957,241
1989	47.09	1,220.01	494,868	8,452,109
1980 - 1989	549.32		4,015,275	
1990 - 1999				
1990	45.49	1,265.50	400,467	8,852,576
1991	30.34	1,295.84	277,951	9,130,527
1992	16.81	1,312.65	172,694	9,303,221
1993	30.30	1,342.95	119,723	9,422,944
1994	62.41	1,405.36	368,432	9,791,376
1995	17.71	1,423.07	148,033	9,939,409
1996	19.36	1,442.43	164,230	10,103,639
1997				
1998				
1999				
1990 - 1999	222.42	1,581.55	1,651,530.00	11,214,786
2000 - 2009				
2000				
2001				
2002				
2003				
2004				
2005				

Industrial

Year Built	Acres		Building Square Feet	
	Incremental	Running Total	Incremental	Running Total
2006				
2007				
2008				
2009				
2000 - 2009		1,963.82		13,995,365
2010 - 2019				
2010				
2011				
2012				
2013				
2014				
2015				
2016				
2017				
2018				
2019				
2010 - 2019		2,353.40		16,829,115

9613

Commercial By Year

Commercial Needs						
	BEBR Projections			EAR Projections		
Year	Acres	Square Feet	Acres Based on FAR	Acres	Square Feet	Acres Based on FAR
2000	5,240.34	25,785,743	5,943.37	6,335.79	31,660,659	7,297.48
2005	5,880.60	29,219,484	6,734.81	7,559.94	38,225,849	8,810.69
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FAR 0.0996

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COM_FAR	QUA	.919	25	141.92	.000	.1118	.0001	4.7E-05	
COM_FAR	CUB	.931	24	107.42	.000	.1163	-.0016	.0002	-3.E-06
COM_FAR	COM	.880	26	190.26	.000	.1065	1.0115		
COM_FAR	POW	.642	26	46.64	.000	.0998	.0950		
COM_FAR	S	.282	26	10.23	.004	-2.0368	-.2687		
COM_FAR	GRO	.880	26	190.26	.000	-2.2401	.0114		
COM_FAR	EXP	.880	26	190.26	.000	.1065	.0114		

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FIT_7	Fit for COM_FAR from CURVEFIT, MOD_2 POWER
FIT_8	Fit for COM_FAR from CURVEFIT, MOD_2 S-CURVE
FIT_9	Fit for COM_FAR from CURVEFIT, MOD_2 GROWTH
FIT_10	Fit for COM_FAR from CURVEFIT, MOD_2 EXPONENTIAL

Planning Division Permanent Population Projections

		Highest Three Correlation's from Growth Rate Projection			Highest Three Correlation's from Historic Population Projection		
Year	Actual	Cubic	Logarithmic	Inverse	Cubic	Linear	Quadratic
Correlation Factor		0.619	0.617	0.591	0.997	0.994	0.994
1971	118,508	117,022	117,215	120,346	114,777	103,927	103,918
1972	131,800	128,564	128,425	131,098	121,032	115,006	114,999
1973	143,600	139,747	139,326	140,431	128,214	126,085	126,080
1974	157,000	150,523	150,089	149,153	136,251	137,164	137,160
1975	162,000	160,891	160,793	157,605	145,066	148,243	148,241
1976	164,500	170,890	171,484	165,965	154,588	159,321	159,321
1977	170,600	180,590	182,183	174,336	164,739	170,400	170,401
1978	182,200	190,085	192,905	182,791	175,448	181,479	181,481
1979	192,700	199,487	203,653	191,381	186,639	192,558	192,561
1980	205,266	208,912	214,433	200,142	198,239	203,637	203,640
1981	216,834	218,485	225,240	209,106	210,172	214,716	214,720
1982	233,016	228,321	236,072	218,299	222,365	225,794	225,799
1983	243,885	238,525	246,924	227,742	234,743	236,873	236,878
1984	260,246	249,189	257,789	237,458	247,233	247,952	247,957
1985	273,701	260,383	268,660	247,467	259,760	259,031	259,036
1986	286,680	272,147	279,527	257,783	272,249	270,110	270,115
1987	300,636	284,486	290,387	268,427	284,627	281,189	281,193
1988	312,323	297,362	301,227	279,414	296,819	292,267	292,272
1989	325,374	310,683	312,038	290,764	308,751	303,346	303,350
1990	335,113	324,294	322,813	302,490	320,349	314,425	314,428
1991	344,032	337,960	333,543	314,611	331,538	325,504	325,506
1992	350,809	351,364	344,216	327,142	342,245	336,583	336,583
1993	357,550	364,090	354,825	340,103	352,394	347,662	347,661
1994	367,410	375,621	365,360	353,510	361,913	358,740	358,739
1995	376,702	385,338	375,813	367,382	370,725	369,819	369,816
1996	383,706	392,532	386,174	381,736	378,758	380,898	380,893
1997	396,355	396,430	396,435	396,593	385,937	391,977	391,970
1998		396,236	406,583	411,969	392,188	403,056	403,047
1999		391,184	416,614	427,887	397,436	414,135	414,123
2000		380,634	426,517	444,365	401,607	425,213	425,200
2001		364,145	436,284	461,429	404,628	436,292	436,276
2002		341,593	445,908	479,097	406,423	447,371	447,352
2003		313,262	455,379	497,389	406,919	458,450	458,429
2004		279,896	464,692	516,334	406,040	469,529	469,504
2005		242,734	473,837	535,955	403,714	480,608	480,580
2006		203,440	482,807	556,273	399,866	491,686	491,656
2007		163,979	491,599	577,317	394,421	502,765	502,731
2008		126,397	500,202	599,111	387,305	513,844	513,806
2009		92,563	508,610	621,685	378,445	524,923	524,882
2010		63,905	516,819	645,067	367,765	536,002	535,957
2011		41,215	524,819	669,283	355,192	547,081	547,031
2012		24,553	532,608	694,367	340,651	558,159	558,106
2013		13,325	540,181	720,350	324,067	569,238	569,181

Planning Division Permanent Population Projections

		Highest Three Correlation's from Growth Rate Projection			Highest Three Correlation's from Historic Population Projection		
Year	Actual	Cubic	Logarithmic	Inverse	Cubic	Linear	Quadratic
Correlation Factor		0.619	0.617	0.591	0.997	0.994	0.994
2014		6,472	547,533	747,263	305,368	580,317	580,255
2015		2,747	554,657	775,136	284,478	591,396	591,329
2016		986	561,551	804,009	261,324	602,475	602,403
2017		285	568,211	833,919	235,830	613,554	613,477
2018		61	574,632	864,899	207,923	624,633	624,551
2019		8	580,809	896,995	177,529	635,711	635,624
2020		0	586,745	930,238	144,573	646,790	646,698

Independent: Time

Dependent	Mth	Rsq	d.f.	F	Sigf	b0	b1	b2	b3
POP	LIN	.994	26	4275.00	.000	92848.4	11078.8		
POP	LOG	.836	26	132.09	.000	13585.1	98945.4		
POP	INV	.419	26	18.74	.000	295389	-298724		
POP	QUA	.994	25	2055.29	.000	92837.2	11081.1	-.0774	
POP	CUB	.997	24	2816.47	.000	109525	4726.64	538.225	-12.375
POP	COM	.972	26	887.33	.000	118892	1.0485		
POP	POW	.928	26	336.96	.000	79168.6	.4509		
POP	S	.549	26	31.69	.000	12.5800	-1.4788		
POP	GRO	.972	26	887.33	.000	11.6860	.0474		
POP	EXP	.972	26	887.33	.000	118892	.0474		

The following new variables are being created:

Name	Label
FIT_1	Fit for POP from CURVEFIT, MOD_2 LINEAR
FIT_2	Fit for POP from CURVEFIT, MOD_2 LOGARITHMIC
FIT_3	Fit for POP from CURVEFIT, MOD_2 INVERSE
FIT_4	Fit for POP from CURVEFIT, MOD_2 QUADRATIC
FIT_5	Fit for POP from CURVEFIT, MOD_2 CUBIC
FIT_6	Fit for POP from CURVEFIT, MOD_2 COMPOUND
FIT_7	Fit for POP from CURVEFIT, MOD_2 POWER
FIT_8	Fit for POP from CURVEFIT, MOD_2 S-CURVE
FIT_9	Fit for POP from CURVEFIT, MOD_2 GROWTH
FIT_10	Fit for POP from CURVEFIT, MOD_2 EXPONENTIAL

22 new cases have been added.

Independent: Time

Dependent	Mth	Rsq	d.f.	F	Sigf	b0	b1	b2	b3
CAGR	LIN	.483	25	23.35	.000	.0854	-.0025		
CAGR	LOG	.617	25	40.24	.000	.1140	-.0265		
CAGR	INV	.591	25	36.19	.000	.0349	.1089		
CAGR	QUA	.518	24	12.91	.000	.0985	-.0052	9.7E-05	
CAGR	CUB	.619	23	12.48	.000	.1279	-.0167	.0011	-2.E-05
CAGR	COM	.418	25	17.94	.000	.0827	.9554		
CAGR	POW	.430	25	18.88	.000	.1241	-.4371		
CAGR	S	.347	25	13.26	.001	-3.3689	1.6441		
CAGR	GRO	.418	25	17.94	.000	-2.4928	-.0457		
CAGR	EXP	.418	25	17.94	.000	.0827	-.0457		

The following new variables are being created:

Name	Label
FIT_1	Fit for CAGR from CURVEFIT, MOD_7 LINEAR
FIT_2	Fit for CAGR from CURVEFIT, MOD_7 LOGARITHMIC
FIT_3	Fit for CAGR from CURVEFIT, MOD_7 INVERSE
FIT_4	Fit for CAGR from CURVEFIT, MOD_7 QUADRATIC
FIT_5	Fit for CAGR from CURVEFIT, MOD_7 CUBIC
FIT_6	Fit for CAGR from CURVEFIT, MOD_7 COMPOUND
FIT_7	Fit for CAGR from CURVEFIT, MOD_7 POWER
FIT_8	Fit for CAGR from CURVEFIT, MOD_7 S-CURVE
FIT_9	Fit for CAGR from CURVEFIT, MOD_7 GROWTH
FIT_10	Fit for CAGR from CURVEFIT, MOD_7 EXPONENTIAL

Planning Division Permanent Population Projections

		Highest Three Correlation's from Growth Rate Projection			Highest Three Correlation's from Historic Population Projection		
Year	Actual	Cubic	Logarithmic	Inverse	Cubic	Linear	Quadratic
Correlation Factor		0.619	0.617	0.591	0.997	0.994	0.994
1971	118,508	117,022	117,215	120,346	114,777	103,927	103,918
1972	131,800	128,564	128,425	131,098	121,032	115,006	114,999
1973	143,600	139,747	139,326	140,431	128,214	126,085	126,080
1974	157,000	150,523	150,089	149,153	136,251	137,164	137,160
1975	162,000	160,891	160,793	157,605	145,066	148,243	148,241
1976	164,500	170,890	171,484	165,965	154,588	159,321	159,321
1977	170,600	180,590	182,183	174,336	164,739	170,400	170,401
1978	182,200	190,085	192,905	182,791	175,448	181,479	181,481
1979	192,700	199,487	203,653	191,381	186,639	192,558	192,561
1980	205,266	208,912	214,433	200,142	198,239	203,637	203,640
1981	216,834	218,485	225,240	209,106	210,172	214,716	214,720
1982	233,016	228,321	236,072	218,299	222,365	225,794	225,799
1983	243,885	238,525	246,924	227,742	234,743	236,873	236,878
1984	260,246	249,189	257,789	237,458	247,233	247,952	247,957
1985	273,701	260,383	268,660	247,467	259,760	259,031	259,036
1986	286,680	272,147	279,527	257,783	272,249	270,110	270,115
1987	300,636	284,486	290,387	268,427	284,627	281,189	281,193
1988	312,323	297,362	301,227	279,414	296,819	292,267	292,272
1989	325,374	310,683	312,038	290,764	308,751	303,346	303,350
1990	335,113	324,294	322,813	302,490	320,349	314,425	314,428
1991	344,032	337,960	333,543	314,611	331,538	325,504	325,506
1992	350,809	351,364	344,216	327,142	342,245	336,583	336,583
1993	357,550	364,090	354,825	340,103	352,394	347,662	347,661
1994	367,410	375,621	365,360	353,510	361,913	358,740	358,739
1995	376,702	385,338	375,813	367,382	370,725	369,819	369,816
1996	383,706	392,532	386,174	381,736	378,758	380,898	380,893
1997	396,355	396,430	396,435	396,593	385,937	391,977	391,970
1998		396,236	406,583	411,969	392,188	403,056	403,047
1999		391,184	416,614	427,887	397,436	414,135	414,123
2000		380,634	426,517	444,365	401,607	425,213	425,200
2001		364,145	436,284	461,429	404,628	436,292	436,276
2002		341,593	445,908	479,097	406,423	447,371	447,352
2003		313,262	455,379	497,389	406,919	458,450	458,429
2004		279,896	464,692	516,334	406,040	469,529	469,504
2005		242,734	473,837	535,955	403,714	480,608	480,580
2006		203,440	482,807	556,273	399,866	491,686	491,656
2007		163,979	491,599	577,317	394,421	502,765	502,731
2008		126,397	500,202	599,111	387,305	513,844	513,806
2009		92,563	508,610	621,685	378,445	524,923	524,882
2010		63,905	516,819	645,067	367,765	536,002	535,957
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Planning Division Permanent Population Projections

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2014		6,472	547,533	747,263	305,368	580,317	580,255
2015		2,747	554,657	775,136	284,478	591,396	591,329
2016		986	561,551	804,009	261,324	602,475	602,403
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2018		61	574,632	864,899	207,923	624,633	624,551
2019		8	580,809	896,995	177,529	635,711	635,624
2020		0	586,745	930,238	144,573	646,790	646,698

Independent: Time

Dependent	Mth	Rsq	d.f.	F	Sigf	b0	b1	b2	b3
POP	LIN	.994	26	4275.00	.000	92848.4	11078.8		
POP	LOG	.836	26	132.09	.000	13585.1	98945.4		
POP	INV	.419	26	18.74	.000	295389	-298724		
POP	QUA	.994	25	2055.29	.000	92837.2	11081.1	-.0774	
POP	CUB	.997	24	2816.47	.000	109525	4726.64	538.225	-12.375
POP	COM	.972	26	887.33	.000	118892	1.0485		
POP	POW	.928	26	336.96	.000	79168.6	.4509		
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POP	GRO	.972	26	887.33	.000	11.6860	.0474		
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FIT_5	Fit for POP from CURVEFIT, MOD_2 CUBIC
FIT_6	Fit for POP from CURVEFIT, MOD_2 COMPOUND
FIT_7	Fit for POP from CURVEFIT, MOD_2 POWER
FIT_8	Fit for POP from CURVEFIT, MOD_2 S-CURVE
FIT_9	Fit for POP from CURVEFIT, MOD_2 GROWTH
FIT_10	Fit for POP from CURVEFIT, MOD_2 EXPONENTIAL

22 new cases have been added.

Independent: Time

Dependent	Mth	Rsq	d.f.	F	Sigf	b0	b1	b2	b3
CAGR	LIN	.483	25	23.35	.000	.0854	-.0025		
CAGR	LOG	.617	25	40.24	.000	.1140	-.0265		
CAGR	INV	.591	25	36.19	.000	.0349	.1089		
CAGR	QUA	.518	24	12.91	.000	.0985	-.0052	9.7E-05	
CAGR	CUB	.619	23	12.48	.000	.1279	-.0167	.0011	-2.E-05
CAGR	COM	.418	25	17.94	.000	.0827	.9554		
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CAGR	S	.347	25	13.26	.001	-3.3689	1.6441		
CAGR	GRO	.418	25	17.94	.000	-2.4928	-.0457		
CAGR	EXP	.418	25	17.94	.000	.0827	-.0457		

The following new variables are being created:

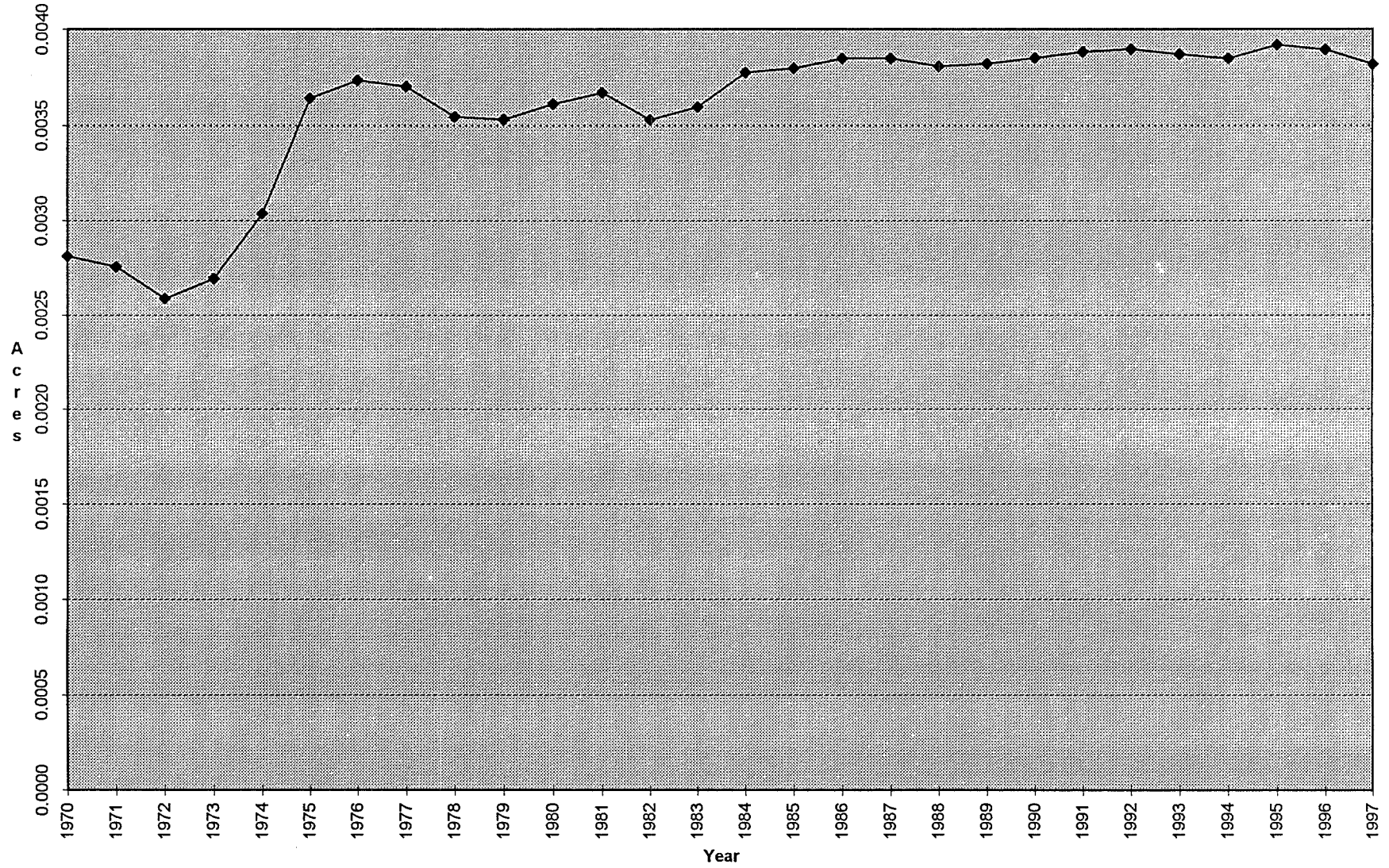
Name	Label
FIT_1	Fit for CAGR from CURVEFIT, MOD_7 LINEAR
FIT_2	Fit for CAGR from CURVEFIT, MOD_7 LOGARITHMIC
FIT_3	Fit for CAGR from CURVEFIT, MOD_7 INVERSE
FIT_4	Fit for CAGR from CURVEFIT, MOD_7 QUADRATIC
FIT_5	Fit for CAGR from CURVEFIT, MOD_7 CUBIC
FIT_6	Fit for CAGR from CURVEFIT, MOD_7 COMPOUND
FIT_7	Fit for CAGR from CURVEFIT, MOD_7 POWER
FIT_8	Fit for CAGR from CURVEFIT, MOD_7 S-CURVE
FIT_9	Fit for CAGR from CURVEFIT, MOD_7 GROWTH
FIT_10	Fit for CAGR from CURVEFIT, MOD_7 EXPONENTIAL

96-113

Lee County Industrial Acreage Needs for the Year 2020 Data from 1994 NPA Report Manufacturing Employment Goal of 3.0%				
	Employment as % of Pop	Projected 2020 Employment	Percentage Of Employment In Industrial District	Number of Employees In Industrial District
Mining	0.03%	163	10%	16
Construction	4.58%	27,542	20%	5,508
Manufacturing	3.00%	18,060	90%	16,254
TCPU	1.99%	11,980	90%	10,782
Wholesale	2.00%	12,028	50%	6,014
Retail	10.77%	64,865	5%	3,243
FIRE	5.52%	33,235	10%	3,323
Services	17.84%	107,417	5%	5,371
Government	6.43%	38,683	10%	3,868
Other	1.22%	7,354	0%	0
Total Number of Employees		321,326		54,380
Estimated Industrial Acreage Needed				7,769
With Safety Factor				10,099
With Flex Factor				12,624
602,000 - 2020 Permanent Population Projection				

Industrial Per Person Chart 1

Industrial Acres Per Person



Industrial

Year Built	Acres		Building Square Feet	
	Incremental	Running Total	Incremental	Running Total
1930 - 1939				
1930	0.00	5.27	0	-
1931	0.94	6.21	1,456	1,456
1933	0.00	6.21	0	1,456
1934	0.00	6.21	0	1,456
1935	0.00	6.21	0	1,456
1936	0.00	6.21	0	1,456
1938	0.00	6.21	0	1,456
1939	0.00	6.21	0	1,456
1930 - 1939	0.94		1,456	
1940 - 1949				
1940	11.32	17.53	126,993	128,449
1941	1.04	18.57	8,208	136,657
1942	1.10	19.67	10,236	146,893
1943	2.63	22.30	28,100	174,993
1944	0.00	22.30	0	174,993
1945	0.00	22.30	0	174,993
1946	0.15	22.45	1,620	176,613
1947	0.00	22.45	0	176,613
1948	0.80	23.25	6,257	182,870
1949	0.00	23.25	0	182,870
1940 - 1949	17.04		181,414	
1950 - 1959				
1950	0.00	23.25	0	182,870
1951	0.00	23.25	0	182,870
1952	14.88	38.13	34,827	217,697
1953	1.69	39.82	18,607	236,304
1954	1.84	41.66	10,516	246,820
1955	17.77	59.43	104,083	350,903
1956	19.28	78.71	133,160	484,063
1957	6.27	84.98	40,941	525,004
1958	0.76	85.74	10,134	535,138
1959	11.89	97.63	42,258	577,396
1950 - 1959	74.38		394,526	
1960 - 1969				
1960	11.42	109.05	67,797	645,193
1961	18.20	127.25	77,365	722,558
1962	1.24	128.49	12,144	734,702
1963	2.41	130.90	21,616	756,318
1964	12.22	143.12	88,271	844,589
1965	14.19	157.31	130,840	975,429
1966	12.83	170.14	105,330	1,080,759
1967	18.95	189.09	122,138	1,202,897
1968	28.68	217.77	180,816	1,383,713
1969	6.60	224.37	100,161	1,483,874

Industrial

Year Built	Acres		Building Square Feet	
	Incremental	Running Total	Incremental	Running Total
1960 - 1969	126.74		906,478	
1970 - 1979				
1970	30.89	255.26	178,775	1,662,649
1971	14.51	269.77	55,871	1,718,520
1972	45.50	315.27	132,904	1,851,424
1973	90.03	405.30	679,856	2,531,280
1974	113.57	518.87	798,034	3,329,314
1975	24.60	543.47	141,486	3,470,800
1976	17.08	560.55	196,911	3,667,711
1977	14.57	575.12	138,833	3,806,544
1978	34.45	609.57	178,378	3,984,922
1979	61.12	670.69	451,912	4,436,834
1970 - 1979	446.32		2,952,960	
1980 - 1989				
1980	54.64	725.33	391,138	4,827,972
1981	25.74	751.07	228,207	5,056,179
1982	55.11	806.18	385,298	5,441,477
1983	105.37	911.55	261,458	5,702,935
1984	57.15	968.70	378,978	6,081,913
1985	63.63	1,032.33	503,877	6,585,790
1986	53.81	1,086.14	521,988	7,107,778
1987	32.02	1,118.16	331,794	7,439,572
1988	54.76	1,172.92	517,669	7,957,241
1989	47.09	1,220.01	494,868	8,452,109
1980 - 1989	549.32		4,015,275	
1990 - 1999				
1990	45.49	1,265.50	400,467	8,852,576
1991	30.34	1,295.84	277,951	9,130,527
1992	16.81	1,312.65	172,694	9,303,221
1993	30.30	1,342.95	119,723	9,422,944
1994	62.41	1,405.36	368,432	9,791,376
1995	17.71	1,423.07	148,033	9,939,409
1996	19.36	1,442.43	164,230	10,103,639
1997				
1998				
1999				
1990 - 1999	222.42	1,581.55	1,651,530.00	11,214,786
2000 - 2009				
2000				
2001				
2002				
2003				
2004				
2005				

Industrial

Year Built	Acres		Building Square Feet	
	Incremental	Running Total	Incremental	Running Total
2006				
2007				
2008				
2009				
2000 - 2009		1,963.82		13,995,365
2010 - 2019				
2010				
2011				
2012				
2013				
2014				
2015				
2016				
2017				
2018				
2019				
2010 - 2019		2,353.40		16,829,115

Commercial By Year

96-13

Commercial Needs						
	BEBR Projections			EAR Projections		
Year	Acres	Square Feet	Acres Based on FAR	Acres	Square Feet	Acres Based on FAR
2000	5,240.34	25,785,743	5,943.37	6,335.79	31,660,659	7,297.48
2005	5,880.60	29,219,484	6,734.81	7,559.94	38,225,849	8,810.69
2010	6,510.86	32,599,572	7,513.89	8,729.23	44,496,794	10,256.08
2015	7,155.40	36,056,307	8,310.63	9,766.66	50,060,604	11,538.49
2020	7,805.67	39,543,700	9,114.44	10,596.62	54,511,744	12,564.43

FAR 0.0996

Independent: Time

Dependent	Mth	Rsq	d.f.	F	Sigf	b0	b1	b2	b3
COM_FAR	LIN	.873	26	178.61	.000	.1051	.0015		
COM_FAR	LOG	.624	26	43.14	.000	.0971	.0120		
COM_FAR	INV	.266	26	9.44	.005	.1309	-.0335		
COM_FAR	QUA	.919	25	141.92	.000	.1118	.0001	4.7E-05	
COM_FAR	CUB	.931	24	107.42	.000	.1163	-.0016	.0002	-3.E-06
COM_FAR	COM	.880	26	190.26	.000	.1065	1.0115		
COM_FAR	POW	.642	26	46.64	.000	.0998	.0950		
COM_FAR	S	.282	26	10.23	.004	-2.0368	-.2687		
COM_FAR	GRO	.880	26	190.26	.000	-2.2401	.0114		
COM_FAR	EXP	.880	26	190.26	.000	.1065	.0114		

The following new variables are being created:

Name	Label
FIT_1	Fit for COM_FAR from CURVEFIT, MOD_2 LINEAR
FIT_2	Fit for COM_FAR from CURVEFIT, MOD_2 LOGARITHMIC
FIT_3	Fit for COM_FAR from CURVEFIT, MOD_2 INVERSE
FIT_4	Fit for COM_FAR from CURVEFIT, MOD_2 QUADRATIC
FIT_5	Fit for COM_FAR from CURVEFIT, MOD_2 CUBIC
FIT_6	Fit for COM_FAR from CURVEFIT, MOD_2 COMPOUND
FIT_7	Fit for COM_FAR from CURVEFIT, MOD_2 POWER
FIT_8	Fit for COM_FAR from CURVEFIT, MOD_2 S-CURVE
FIT_9	Fit for COM_FAR from CURVEFIT, MOD_2 GROWTH
FIT_10	Fit for COM_FAR from CURVEFIT, MOD_2 EXPONENTIAL

Planning Division Permanent Population Projections

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Year	Actual	Cubic	Logarithmic	Inverse	Cubic	Linear	Quadratic
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1972	131,800	128,564	128,425	131,098	121,032	115,006	114,999
1973	143,600	139,747	139,326	140,431	128,214	126,085	126,080
1974	157,000	150,523	150,089	149,153	136,251	137,164	137,160
1975	162,000	160,891	160,793	157,605	145,066	148,243	148,241
1976	164,500	170,890	171,484	165,965	154,588	159,321	159,321
1977	170,600	180,590	182,183	174,336	164,739	170,400	170,401
1978	182,200	190,085	192,905	182,791	175,448	181,479	181,481
1979	192,700	199,487	203,653	191,381	186,639	192,558	192,561
1980	205,266	208,912	214,433	200,142	198,239	203,637	203,640
1981	216,834	218,485	225,240	209,106	210,172	214,716	214,720
1982	233,016	228,321	236,072	218,299	222,365	225,794	225,799
1983	243,885	238,525	246,924	227,742	234,743	236,873	236,878
1984	260,246	249,189	257,789	237,458	247,233	247,952	247,957
1985	273,701	260,383	268,660	247,467	259,760	259,031	259,036
1986	286,680	272,147	279,527	257,783	272,249	270,110	270,115
1987	300,636	284,486	290,387	268,427	284,627	281,189	281,193
1988	312,323	297,362	301,227	279,414	296,819	292,267	292,272
1989	325,374	310,683	312,038	290,764	308,751	303,346	303,350
1990	335,113	324,294	322,813	302,490	320,349	314,425	314,428
1991	344,032	337,960	333,543	314,611	331,538	325,504	325,506
1992	350,809	351,364	344,216	327,142	342,245	336,583	336,583
1993	357,550	364,090	354,825	340,103	352,394	347,662	347,661
1994	367,410	375,621	365,360	353,510	361,913	358,740	358,739
1995	376,702	385,338	375,813	367,382	370,725	369,819	369,816
1996	383,706	392,532	386,174	381,736	378,758	380,898	380,893
1997	396,355	396,430	396,435	396,593	385,937	391,977	391,970
1998		396,236	406,583	411,969	392,188	403,056	403,047
1999		391,184	416,614	427,887	397,436	414,135	414,123
2000		380,634	426,517	444,365	401,607	425,213	425,200
2001		364,145	436,284	461,429	404,628	436,292	436,276
2002		341,593	445,908	479,097	406,423	447,371	447,352
2003		313,262	455,379	497,389	406,919	458,450	458,429
2004		279,896	464,692	516,334	406,040	469,529	469,504
2005		242,734	473,837	535,955	403,714	480,608	480,580
2006		203,440	482,807	556,273	399,866	491,686	491,656
2007		163,979	491,599	577,317	394,421	502,765	502,731
2008		126,397	500,202	599,111	387,305	513,844	513,806
2009		92,563	508,610	621,685	378,445	524,923	524,882
2010		63,905	516,819	645,067	367,765	536,002	535,957
2011		41,215	524,819	669,283	355,192	547,081	547,031
2012		24,553	532,608	694,367	340,651	558,159	558,106
2013		13,325	540,181	720,350	324,067	569,238	569,181

Planning Division Permanent Population Projections

		Highest Three Correlation's from Growth Rate Projection			Highest Three Correlation's from Historic Population Projection		
Year	Actual	Cubic	Logarithmic	Inverse	Cubic	Linear	Quadratic
Correlation Factor		0.619	0.617	0.591	0.997	0.994	0.994
2014		6,472	547,533	747,263	305,368	580,317	580,255
2015		2,747	554,657	775,136	284,478	591,396	591,329
2016		986	561,551	804,009	261,324	602,475	602,403
2017		285	568,211	833,919	235,830	613,554	613,477
2018		61	574,632	864,899	207,923	624,633	624,551
2019		8	580,809	896,995	177,529	635,711	635,624
2020		0	586,745	930,238	144,573	646,790	646,698

Independent: Time

Dependent	Mth	Rsq	d.f.	F	Sigf	b0	b1	b2	b3
POP	LIN	.994	26	4275.00	.000	92848.4	11078.8		
POP	LOG	.836	26	132.09	.000	13585.1	98945.4		
POP	INV	.419	26	18.74	.000	295389	-298724		
POP	QUA	.994	25	2055.29	.000	92837.2	11081.1	-.0774	
POP	CUB	.997	24	2816.47	.000	109525	4726.64	538.225	-12.375
POP	COM	.972	26	887.33	.000	118892	1.0485		
POP	POW	.928	26	336.96	.000	79168.6	.4509		
POP	S	.549	26	31.69	.000	12.5800	-1.4788		
POP	GRO	.972	26	887.33	.000	11.6860	.0474		
POP	EXP	.972	26	887.33	.000	118892	.0474		

The following new variables are being created:

Name	Label
FIT_1	Fit for POP from CURVEFIT, MOD_2 LINEAR
FIT_2	Fit for POP from CURVEFIT, MOD_2 LOGARITHMIC
FIT_3	Fit for POP from CURVEFIT, MOD_2 INVERSE
FIT_4	Fit for POP from CURVEFIT, MOD_2 QUADRATIC
FIT_5	Fit for POP from CURVEFIT, MOD_2 CUBIC
FIT_6	Fit for POP from CURVEFIT, MOD_2 COMPOUND
FIT_7	Fit for POP from CURVEFIT, MOD_2 POWER
FIT_8	Fit for POP from CURVEFIT, MOD_2 S-CURVE
FIT_9	Fit for POP from CURVEFIT, MOD_2 GROWTH
FIT_10	Fit for POP from CURVEFIT, MOD_2 EXPONENTIAL

22 new cases have been added.

Independent: Time

Dependent	Mth	Rsq	d.f.	F	Sigf	b0	b1	b2	b3
CAGR	LIN	.483	25	23.35	.000	.0854	-.0025		
CAGR	LOG	.617	25	40.24	.000	.1140	-.0265		
CAGR	INV	.591	25	36.19	.000	.0349	.1089		
CAGR	QUA	.518	24	12.91	.000	.0985	-.0052	9.7E-05	
CAGR	CUB	.619	23	12.48	.000	.1279	-.0167	.0011	-2.E-05
CAGR	COM	.418	25	17.94	.000	.0827	.9554		
CAGR	POW	.430	25	18.88	.000	.1241	-.4371		
CAGR	S	.347	25	13.26	.001	-3.3689	1.6441		
CAGR	GRO	.418	25	17.94	.000	-2.4928	-.0457		
CAGR	EXP	.418	25	17.94	.000	.0827	-.0457		

The following new variables are being created:

Name	Label
FIT_1	Fit for CAGR from CURVEFIT, MOD_7 LINEAR
FIT_2	Fit for CAGR from CURVEFIT, MOD_7 LOGARITHMIC
FIT_3	Fit for CAGR from CURVEFIT, MOD_7 INVERSE
FIT_4	Fit for CAGR from CURVEFIT, MOD_7 QUADRATIC
FIT_5	Fit for CAGR from CURVEFIT, MOD_7 CUBIC
FIT_6	Fit for CAGR from CURVEFIT, MOD_7 COMPOUND
FIT_7	Fit for CAGR from CURVEFIT, MOD_7 POWER
FIT_8	Fit for CAGR from CURVEFIT, MOD_7 S-CURVE
FIT_9	Fit for CAGR from CURVEFIT, MOD_7 GROWTH
FIT_10	Fit for CAGR from CURVEFIT, MOD_7 EXPONENTIAL

Lee County Industrial Acreage Needs for the Year 2020

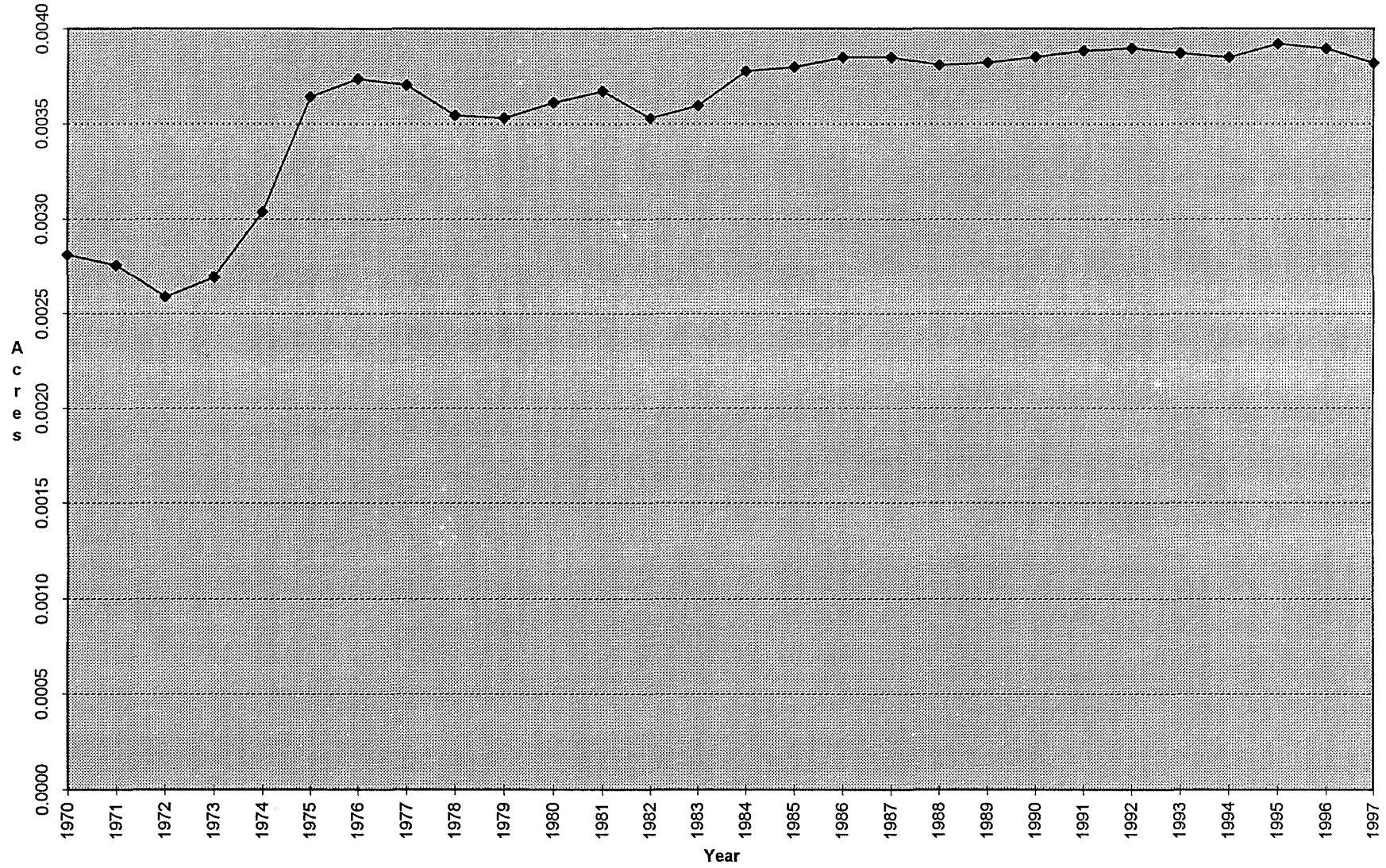
Data from 1994 NPA Report

Manufacturing Employment Goal of 3.0%

	Employment as % of Pop	Projected 2020 Employment	Percentage Of Employment In Industrial District	Number of Employees In Industrial District
Mining	0.03%	163	10%	16
Construction	4.58%	27,542	20%	5,508
Manufacturing	3.00%	18,060	90%	16,254
TCPU	1.99%	11,980	90%	10,782
Wholesale	2.00%	12,028	50%	6,014
Retail	10.77%	64,865	5%	3,243
FIRE	5.52%	33,235	10%	3,323
Services	17.84%	107,417	5%	5,371
Government	6.43%	38,683	10%	3,868
Other	1.22%	7,354	0%	0
Total Number of Employees		321,326		54,380
Estimated Industrial Acreage Needed				7,769
With Safety Factor				10,099
With Flex Factor				12,624
602,000 - 2020 Permanent Population Projection				

Industrial Per Person Chart 1

Industrial Acres Per Person



Industrial

Year Built	Acres		Building Square Feet	
	Incremental	Running Total	Incremental	Running Total
1930 - 1939				
1930	0.00	5.27	0	-
1931	0.94	6.21	1,456	1,456
1933	0.00	6.21	0	1,456
1934	0.00	6.21	0	1,456
1935	0.00	6.21	0	1,456
1936	0.00	6.21	0	1,456
1938	0.00	6.21	0	1,456
1939	0.00	6.21	0	1,456
1930 - 1939	0.94		1,456	
1940 - 1949				
1940	11.32	17.53	126,993	128,449
1941	1.04	18.57	8,208	136,657
1942	1.10	19.67	10,236	146,893
1943	2.63	22.30	28,100	174,993
1944	0.00	22.30	0	174,993
1945	0.00	22.30	0	174,993
1946	0.15	22.45	1,620	176,613
1947	0.00	22.45	0	176,613
1948	0.80	23.25	6,257	182,870
1949	0.00	23.25	0	182,870
1940 - 1949	17.04		181,414	
1950 - 1959				
1950	0.00	23.25	0	182,870
1951	0.00	23.25	0	182,870
1952	14.88	38.13	34,827	217,697
1953	1.69	39.82	18,607	236,304
1954	1.84	41.66	10,516	246,820
1955	17.77	59.43	104,083	350,903
1956	19.28	78.71	133,160	484,063
1957	6.27	84.98	40,941	525,004
1958	0.76	85.74	10,134	535,138
1959	11.89	97.63	42,258	577,396
1950 - 1959	74.38		394,526	
1960 - 1969				
1960	11.42	109.05	67,797	645,193
1961	18.20	127.25	77,365	722,558
1962	1.24	128.49	12,144	734,702
1963	2.41	130.90	21,616	756,318
1964	12.22	143.12	88,271	844,589
1965	14.19	157.31	130,840	975,429
1966	12.83	170.14	105,330	1,080,759
1967	18.95	189.09	122,138	1,202,897
1968	28.68	217.77	180,816	1,383,713
1969	6.60	224.37	100,161	1,483,874

Industrial

Year Built	Acres		Building Square Feet	
	Incremental	Running Total	Incremental	Running Total
1960 - 1969	126.74		906,478	
1970 - 1979				
1970	30.89	255.26	178,775	1,662,649
1971	14.51	269.77	55,871	1,718,520
1972	45.50	315.27	132,904	1,851,424
1973	90.03	405.30	679,856	2,531,280
1974	113.57	518.87	798,034	3,329,314
1975	24.60	543.47	141,486	3,470,800
1976	17.08	560.55	196,911	3,667,711
1977	14.57	575.12	138,833	3,806,544
1978	34.45	609.57	178,378	3,984,922
1979	61.12	670.69	451,912	4,436,834
1970 - 1979	446.32		2,952,960	
1980 - 1989				
1980	54.64	725.33	391,138	4,827,972
1981	25.74	751.07	228,207	5,056,179
1982	55.11	806.18	385,298	5,441,477
1983	105.37	911.55	261,458	5,702,935
1984	57.15	968.70	378,978	6,081,913
1985	63.63	1,032.33	503,877	6,585,790
1986	53.81	1,086.14	521,988	7,107,778
1987	32.02	1,118.16	331,794	7,439,572
1988	54.76	1,172.92	517,669	7,957,241
1989	47.09	1,220.01	494,868	8,452,109
1980 - 1989	549.32		4,015,275	
1990 - 1999				
1990	45.49	1,265.50	400,467	8,852,576
1991	30.34	1,295.84	277,951	9,130,527
1992	16.81	1,312.65	172,694	9,303,221
1993	30.30	1,342.95	119,723	9,422,944
1994	62.41	1,405.36	368,432	9,791,376
1995	17.71	1,423.07	148,033	9,939,409
1996	19.36	1,442.43	164,230	10,103,639
1997				
1998				
1999				
1990 - 1999	222.42	1,581.55	1,651,530.00	11,214,786
2000 - 2009				
2000				
2001				
2002				
2003				
2004				
2005				

Industrial

Year Built	Acres		Building Square Feet	
	Incremental	Running Total	Incremental	Running Total
2006				
2007				
2008				
2009				
2000 - 2009		1,963.82		13,995,365
2010 - 2019				
2010				
2011				
2012				
2013				
2014				
2015				
2016				
2017				
2018				
2019				
2010 - 2019		2,353.40		16,829,115



To: Gent
file: 2010
amend.
P.O. Box 398
Fort Myers, Florida 33902-0398
(941) 335-2111

(941) 339-6200

Writer's Direct Dial Number

BOARD OF COUNTY COMMISSIONERS

John E. Manning
District One

November 15, 1996

Douglas R. St. Cerny
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Ray Judah
District Three

Andrew W. Coy
District Four

John E. Albion
District Five

Donald D. Stilwell
County Administrator

James G. Yaeger
County Attorney

Diana M. Parker
County Hearing Examiner

Secretary James F. Murley
Department of Community Affairs
2555 Shumard Oak Boulevard
Tallahassee, FL 32399-2100

RE: Lee County Year 2010 Overlay

Dear Secretary Murley:

As expressed in your September 24, 1996 letter to Chairman St. Cerny, I am writing this letter to help further a relationship of cooperation and mutual support between the Department and Lee County. As you know, Lee County, through Resolution Number 96-09-03, has chosen to retain the regulatory and planning aspects of the "Year 2010 Overlay." While it is the county's intent to achieve a mutually acceptable substitute for the overlay, it is apparent that this goal cannot be achieved without considerable effort and cooperation. In the mean time, it is quite apparent that the overlay needs to be reevaluated and updated.

Planning staff, having transmitted the remedial amendments associated with Final Order AC 96-011, is now gearing up for the EAR Addendum based amendment cycle. We hope to utilize this cycle to update the overlay. Before proceeding too far, we would greatly appreciate your reaction to a proposal to reevaluate the overlay utilizing the year 2020 as the planning horizon. The reasons for this proposal are many and, I hope you agree, compelling.

Lee Plan Policy 1.7.6, which establishes the overlay, requires the reevaluation of the overlay every three years. Unfortunately, due in part to the county's effort to remove the overlay through the early EAR submittal, the overlay has only been reevaluated once since its inception in 1990. That reevaluation was limited in scope, considering only commercial acreage. A complete reevaluation of the overlay and its acreage allocations is clearly needed.

The original methodology and baseline data for the overlay was criticized by the final order in the Sheridan vs. Lee County administrative proceeding. In compliance with that order, Lee County has updated the base line data of existing land use. The county has established a data base of existing land use that is parcel based. This information is far

superior to the original data. The reevaluation of the overlay will utilize this data, but a new methodology to allocate the overlay acreage will have to be developed, regardless of the planning horizon. The 115 sub-districts of the original methodology is far too many and long range planning for such small areas is next to impossible. We propose to reduce the number of sub-districts to perhaps as few as 15. This number corresponds to the county's current planning districts and would allow the nesting of the TAZs and census data strengthening the usefulness of the overlay as a planning tool.

Except for the amendments that proposed to remove the Year 2010 Overlay, the current Lee Plan incorporates all of the 1994 EAR based amendments. The 1994 EAR utilized a year 2020 planning horizon for all of the plan elements. Establishing an overlay with a year 2020 planning horizon would eliminate an apparent internal inconsistency between the Future Land Use Element and the rest of the plan, as is required by Rule 9J-5.005(5).

The population forecasts for the 1994 EAR were based upon a methodology that was jointly established by the MPO and the planning division, working closely with the local municipalities. The population projections that were agreed to at that time were considerably higher than the BEBR mid range projections, yet below the BEBR high projection. The methodology was submitted to the Department and was found to be professionally acceptable. This effort was one of the very first in the county's EAR process, being completed in late 1992. We now have four more years of BEBR population estimates and the trend indicates that perhaps the better population forecast for Lee County should be the current BEBR mid-range projection. Should we proceed with the concept of establishing a Year 2020 Overlay, the county would propose utilizing the BEBR mid-range forecast, substantially lowering the current population forecast for the year 2020.

The Florida DOT is updating the I-75 model and requires the MPO to utilize year 2020 zonal projections in its modeling. The original model runs utilized the EAR population forecasts. There is currently an effort to rerun the model with lower, more realistic, population forecasts. It is hoped that by utilizing the lower BEBR population forecasts the model will predict more realistic roadway needs. Planning staff has already begun working with the MPO and the municipalities to redo the zonal data with the new control totals. As with all government agencies, the county's planning staff has limited and diminishing resources. It would be extremely difficult for staff to update the zonal data for the year 2020 and to update the data for the Year 2010 Overlay. Combining the two efforts into 2020 zonal data which nest into new Year 2020 overlay sub-districts would utilize the best available data, substantially reduce the work load of staff, and keep the planning efforts internally consistent.

Secretary James F. Murley
Page 3 of 3
November 15, 1996

Initial discussions about utilizing a 2020 horizon for the overlay with Charlie Gauthier and Bernard Piawah of your staff were positive. These two planners are the most familiar with Lee County and I hope you put considerable weight to their opinion on this matter.

I thank you for your time and effort in reviewing this matter. I realize that you cannot commit to finding a Year 2020 Overlay consistent without full supporting data and analysis, but I hope that you will agree that updating the Year 2010 Overlay to a Year 2020 Overlay is the best all around planning approach. If there are additional measures that you feel are necessary to help make this approach workable I would be very interested in your thoughts. As stated earlier, I am hopeful that this type of early communication and cooperation will be the catalyst that helps to improve the relationship between the Department and Lee County. If you have any questions regarding this matter or would like to discuss it further, you or your staff are welcome to call me.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT



Paul O'Connor, AICP, Director of Planning
Division of Planning

cc: *Mary Gibbs, Director of Community Development*
Tim Jones, Assistant County Attorney
Wayne Daltry, Executive Director, SWFRPC



STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS

EMERGENCY MANAGEMENT • HOUSING AND COMMUNITY DEVELOPMENT • RESOURCE PLANNING AND MANAGEMENT

LAWTON CHILES
Governor

JAMES F. MURLEY
Secretary

December 17, 1996

Mr. Paul O'Connor, AICP
Director of Planning
Lee County Division of Planning
P.O. Box 398
Fort Myers, Florida 33902-0398

RE: Lee County Comprehensive Plan

Dear Mr. O'Connor:

Thank you for your letter of November 15, 1996, concerning the Lee County Comprehensive Plan. We greatly appreciate your initiative in establishing an early dialogic with the Department.

The letter suggests that through the process to implement the Addendum to the Evaluation and Appraisal Report (EAR), that the 2010 Overlay should be revised in three fundamental ways. First, the planning time frame for the Overlay would be extended from the year 2010 to the year 2020 to be consistent with the rest of the Lee Plan. Second, population projections used for the overall comprehensive plan would be revised to be based on Bureau of Business and Economic Research (BBER) mid-range projections, which would be a reduction relative to current expectations. Third, the number of Overlay subdistricts would be reduced from 115 to as few as 15.

On behalf of the Department, I would indicate a generally positive response to these concepts. Consistency of planning time frames, realistic population projections and a streamlining of implementation methodology are directions we certainly support. Naturally, the details will be very important and, as explained below, we will need to qualify our response contingent on further documentation.

Regarding the issue of planning time frames, a review of planning requirements would be helpful to our response. Subsection 163.3177(2), Florida Statutes (F.S.), directs that the coordination of the several elements of a comprehensive plan is a major objective of the planning process. The use of planning time frames, consistency among elements and use of the same data where relevant is required by Rule 9J-5.005(4), Florida Administrative Code (F.A.C.). The Minimum Criteria Rule includes a general requirement for maps showing future conditions under 9J-5.005(1)(c). Individual future condition map requirements are later detailed for Future Land Use (9J-5.006(4), Mass Transit (9J-5.008(4), Ports, Aviation and Related Facilities (9J-5.009(4), and Transportation (9J-5.019(5).

We have completed a cursory review of the Lee Plan, the EAR and its Addendum, and have identified numerous references to the 2020 time frame, particularly with regard to transportation. In order to get a complete understanding, it would be helpful if my staff could meet with you in a work session where Lee County's planning documents are reviewed to assure that the 2020 time frame is, or will be,

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FIELD OFFICE
155 East Summerlin
Bartow, Florida 33830-4641

Mr. Paul O'Connor
December 17, 1996
Page Two

used throughout and to confirm that all required future conditions maps are or will be consistent with that time frame.

The issue of population projections is obviously very important to the overall Lee Plan, to the comprehensive plans of the four municipalities within the County, and to the planning activities of other organizations, such as the Lee County School Board, the Metropolitan Planning Organization, the Southwest Florida Regional Planning Council, the South Florida Water Management District, the Regional Water Supply Authority, and others. As you know, 9J-5.005(2)(e), F.A.C., requires that local comprehensive plans be based on resident and seasonal population estimates and projections. The Rule indicates that if a plan is based on the figures provided by the BEBR, then medium range projections shall be used. If a local government wishes to use the low or high range, or prepare its own projections, then the methodology must be professionally accepted, and approval must be granted by the Department. In that you have suggested that the BEBR mid-range projections now be used, that will be acceptable to the Department in accord with the provisions of Rule 9J-5.

It will be very important that all pertinent agencies accept and make use of the revised population projections so that all planning activities in Lee County are coordinated. I would strongly recommend that you work to achieve universal acceptance of use of the mid-range projections. To underline the importance, I would note that there are intergovernmental coordination requirements under Subparagraph 163.3177(6)(h)2, F.S., which must be in place no later than December 31, 1999. Your work effort for the Lee Plan amendments will also ease implementation of the subsequent intergovernmental coordination requirements, which are as follows:

2. The intergovernmental coordination element shall further state principles and guidelines to be used in the accomplishment of coordination of the adopted comprehensive plan with the plans of school boards and other units of local government providing facilities and services but not having regulatory authority over the use of land. In addition, the intergovernmental coordination element shall describe joint processes for collaborative planning and decisionmaking on population projections and public school siting, the location and extension of public facilities subject to concurrency, and siting facilities with countywide significance, including locally unwanted land uses whose nature and identity are established in an agreement. Within one year of adopting their intergovernmental coordination elements, each county, all the municipalities within that county, the district school board, and any unit of local government service providers in that county shall establish by interlocal or other formal agreement executed by all affected entities, the joint processes described in this subparagraph consistent with their adopted intergovernmental coordination elements.

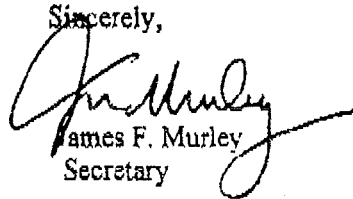
Your letter also proposes that the number of 2010 Overlay subdistricts be reduced to correspond with the County's planning districts and allow the nesting of Traffic Analysis Zones and census data. While we are generally supportive, it will take further study to conclude how many subdistricts would be

Mr. Paul O'Connor
December 17, 1996
Page Three

most appropriate. An important priority for the Department is the promotion of mixed use communities. As we have asserted in the past, the 2010 Overlay should serve as a tool in connection to the composition of future land uses. The Lee Plan's Future Land Use Map makes extensive use of mixed use designations; it is through the Overlay that the alternative uses available through the Map are distributed by area. It is our desire to work closely with you through a planning process to bring a better focus to the free standing unincorporated communities recognized by the Lee Plan such that sustainability is promoted. Naturally, any revisions to the subdistricts will have to maintain protection of the environment, direct development toward areas with existing infrastructure, and encourage a composition of uses such that residential uses are geographically matched with opportunities for employment, shopping, and recreation. In accord with 9J-5.012(3)(b), F.A.C., we will also be concerned with maintaining or reducing hurricane evacuation clearance times, directing population concentrations away from known or predicted coastal high hazard areas and limiting public expenditures that would subsidize development permitted in the high hazard area subsequent to plan adoption.

Once again, we appreciate the opportunity to work on these matters with Lee County. I certainly agree that cooperation is essential if a mutually agreeable outcome is to be obtained. I understand that Charles Gauthier of my staff has arranged a meeting to begin discussions with you.

Sincerely,



James F. Murley
Secretary

JFM/egc

cc: Wayne Daltry, Southwest Florida Regional Planning Council

PAVESE, GARNER, HAVERFIELD, DALTON, HARRISON & JENSEN

ATTORNEYS AND COUNSELORS AT LAW

1833 HENDRY STREET
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FAX (941) 332-2243

4635 SOUTH DEL PRADO BOULEVARD
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(941) 542-3148
FAX (941) 542-8953

SUITE 203
4524 GUN CLUB ROAD
WEST PALM BEACH, FLORIDA 33415
(407) 471-1366
FAX (407) 471-0522

NEALE MONTGOMERY
(941) 336-6235

September 5, 1996

PLEASE REPLY TO:
FORT MYERS OFFICE

Mr. Paul O'Connor
Principal Planner
Dept. of Economic & Community Development
Division of Community Planning & Redevelopment
Post Office Box 398
Fort Myers, Florida 33902-0398

RE: Transcript

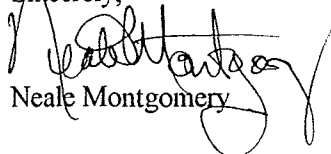
Dear Paul:

Last week Ken Oertel was in town and we were discussing the upcoming hearing on Sections 1, 2, and 3 on the County line. Several issues came up, some of which are easier to address than others. One question is, can Ken and I obtain a copy of the transcript of the adoption of the Density Reduction/Groundwater Resource category? We are looking for the entire discussion because there was a point where areas like sections 1, 2, and 3 were acknowledged as not meeting the definition, but it didn't matter because the County felt compelled to proceed with the DR/GR on all of the property, in order to keep the settlement agreement intact.

Another area of discussion is the 2010 Overlay. Presently there are no residential acres within the rural land use category in this area, and it would seem that the County should give this property some consideration when the 2010 is revised. In speaking with one of the farmers, due to NAFTA and the weather, they have been losing money on tomatoes here for the last three seasons. He submitted that he would like to keep farming, but he isn't going to keep throwing more good money after bad. If they have one more bad year he is done, and at that point he will be looking to sell the property. It would not be a good situation if he couldn't sell his property because it has no viable uses, and for that reason it seems that there should be a reasonable allocation of residential acres to this area.

Your consideration of this matter is greatly appreciated.

Sincerely,


Neale Montgomery

NM/mc

cc: Ken Oertel

F:\WPDATA\NM\GARGIULO\OERTEL.004

RECEIVED

SEP 9 1996

PLANNING
DIVISION

FAX COVER SHEET

City of Cape Coral
Department of Community Development
Growth & Land Management
Codes and Standards

Date September 3, 1997
Number of pages including cover sheet 4

To:
Name Rich Luvie
Company _____
Phone 479-8526
Fax Phone 479-8319

From:
Name Brad Carnelini pm
Organization City of Cape Coral - DCD
Phone 574-0552
Fax Phone (941) 574-0594

REMARKS:

Urgent For your review Reply ASAP Please comment

17

17

January 1995

UNIT NBR	TOTAL NBR LOTS	TOTAL NBR DEV	TOTAL NBR VAC	PERCENT DEVEL	SINGLE FAM HOMES	DPLX BLDG	DPLX UNITS	MF BLDG	MF UNITS	MOBIL HOME	HTL BLDGS	HTL UNITS	LOC BUS	GEN BUS	LGT IND	INST SCHL PUB	INST CHR MED	INST OTHER	PUB UTIL	PUB PARK GOLF	PRV PARK GOLF	CEM	TRACT
u BRDL	47	0	47	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CP	221	141	80	63.80%	71	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	2
DRCP	18	4	14	22.22%	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0
FTF	70	31	39	44.29%	7	0	0	0	0	86	0	0	5	4	56	0	1	0	0	0	0	0	0
H.CR	10	2	8	20.00%	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0
CCLC	37	22	15	59.46%	0	0	0	0	0	0	0	0	0	1	20	0	0	0	0	0	0	0	0
u PON	8	0	8	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SH	241	73	168	30.29%	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
SF	42	3	39	7.14%	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
TRFLP	0	0	0	100.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
TRFW	50	7	43	14.00%	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
WDL	12	10	2	83.33%	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
uALAB	31	20	11	64.52%	18	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
uAGUA	48	0	48	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
uCRE	37	5	32	13.51%	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
uDPM	41	8	33	19.51%	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
uPAT	42	36	6	85.71%	15	0	0	0	0	21	0	0	0	1	0	0	0	0	0	0	0	0	0
SBC	8	4	4	50.00%	0	0	0	0	0	0	0	0	0	20	0	0	0	0	0	0	0	0	3
uSA	53	12	41	22.64%	10	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	1
uSFE	37	10	27	27.03%	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
uWCE	82	0	82	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
uWP	41	5	36	12.20%	5	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
UN	0	0	0	0.00%	40	0	0	10	151	0	0	0	1	39	10	4	14	1	6	0	3	1	17
Sub	1176	393	783		238	0	0	10	151	109	0	0	6	73	88	4	15	1	6	0	3	1	33
Total	270053	69141	200922	25.60%	29085	1360	2729	843	7205	109	16	419	83	1444	510	27	71	11	20	19	7	1	513

BRDL-BRIDLEWOOD, CP-CORAL POINT, DRCP-DEER RUN, FTF-FLORIDA TROPICAL FARMS, H.CR-HANCOCK CREEK COMMERCE PARK, CCLC-CAPE CORAL/LEE COUNTY INDUSTRIAL PARK, PON-PONDELLA COMMERCE PARK, SH-SHOREHAVEN, SF-SOUTH FORTY, TRFLP-TRAFALGAR PARK, TRFW-TRAFALGAR WOODS, WDL-WOODLANDS, ALAB-ALABAR, AGUA-AGUALINDA, CRE-CORAL RIDGE, DPM-DEL PINE MANOR, PAT-PATTERSON GARDENS, SA-SAND ROAD, SBC-SANTA BARBARA CENTER, SFE-SMALL FARM ESTATES, WCE-WESTCHESTER ESTATES, WP-WISPERING PINES, UN-UNPLATTED, u-UNRECORDED

CITY CC DCD

813 574 0594

12:32

09/02/97

CITY OF CAPE CORAL

LAND USE DATA SHEET

JANUARY 1996

UNIT NBR	TOTAL NBR LOTS	TOTAL NBR DEV	TOTAL NBR VAC	PERCENT DEVEL	SINGLE FAM HOMES	DPLX NBR BLDG	DPLX NBR UNITS	MF NBR BLDG	MF NBR UNITS	MOBIL HOME	HTL NBR BLDGS	HTL NBR UNITS	LOC BUS	GEN BUS	LGT IND	INST SCHL PUB	INST CHR MED	INST OTHER	PUB UTIL	PUB PARK GOLF	PRV PARK GOLF	CEM	TRACT
u BRDL	47	0	47	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CP	221	149	72	67.42%	72	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	2
DRCP	18	4	14	22.22%	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0
FTF	70	31	39	44.29%	7	0	0	0	0	57	0	0	5	4	56	0	1	0	0	0	0	0	0
H.CR	10	2	8	20.00%	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0
CCLC	37	24	13	64.86%	0	0	0	0	0	0	0	0	0	1	22	0	0	0	0	0	0	0	0
u PON	8	0	8	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SH	241	73	168	30.29%	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SF	42	3	39	7.14%	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
TRFLP	0	0	0	100.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
TRFW	50	8	42	16.00%	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
WDL	12	10	2	83.33%	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
uALAB	31	20	11	64.52%	18	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
u AGUA	48	0	48	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
uCRE	37	6	31	16.22%	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
uDPM	41	8	33	19.51%	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
u PAT	42	36	6	85.71%	15	0	0	0	0	21	0	0	0	1	0	0	0	0	0	0	0	0	0
SBC	8	4	4	50.00%	0	0	0	0	0	0	0	0	0	20	0	0	0	0	0	0	0	0	3
uSA	53	12	41	22.64%	11	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
u SFE	37	10	27	27.03%	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
uWCE	82	0	82	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
u WP	41	5	36	12.20%	5	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
UN	0	0	0	0.00%	41	0	0	10	151	0	0	0	1	39	10	4	14	1	6	0	3	1	19
Sub	1176	405	771		243	0	0	10	151	80	0	0	6	73	90	4	15	1	6	0	3	1	36
Total	270063	71117	198946	26.33%	30023	1371	2751	844	7209	80	16	419	83	1458	512	27	73	12	20	19	7	1	519

BRDL-BRIDLEWOOD, CP-CORAL POINT, DRCP-DEER RUN, FTF-FLORIDA TROPICAL FARMS, H.CR-HANCOCK CREEK COMMERCE PARK, CCLC-CAPE CORAL/LEE COUNTY INDUSTRIAL PARK, PON-PONDELLA COMMERCE PARK, SH-SHOREHAVEN, SF-SOUTH FORTY, TRFLP-TRAFALGAR PARK, TRFW-TRAFALGAR WOODS, WDL-WOODLANDS, ALAB-ALABAR, AGUA-AGUALINDA, CRE-CORAL RIDGE, DPM-DEL PINE MANOR, PAT-PATTERSON GARDENS, SA-SAND ROAD, SBC-SANTA BARBARA CENTER, SFE-SMALL FARM ESTATES, WCE-WESTCHESTER ESTATES, WP-WISPERING PINES, UN-UNPLATTED, u-UNRECORDED

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JANUARY 1997

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u BRDL	47	0	47	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CP	221	151	70	68.33%	73	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0
DRCP	18	4	14	22.22%	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0
FTF	70	32	38	45.71%	7	0	0	0	0	57	0	0	5	5	56	0	1	0	0	0	0	0	0
H.CR	10	2	8	20.00%	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0
CCLC	37	25	12	67.57%	0	0	0	0	0	0	0	0	0	1	23	0	0	0	0	0	0	0	0
u PON	8	0	8	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SH	241	75	166	31.12%	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SF	42	7	35	16.67%	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TRFLP	0	0	0	100.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TRFW	50	15	35	30.00%	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
WDL	12	10	2	83.33%	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
uALAB	31	20	11	64.52%	18	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
u AGUA	48	0	48	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
uCRE	37	7	30	18.92%	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
uDPM	41	8	33	19.51%	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
u PAT	42	36	6	85.71%	15	0	0	0	0	21	0	0	0	1	0	0	0	0	0	0	0	0	0
SBC	8	4	4	50.00%	0	0	0	0	0	0	0	0	0	20	0	0	0	0	0	0	0	0	0
uSA	53	12	41	22.64%	11	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
u SFE	37	10	27	27.03%	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
uWCE	82	0	82	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
u WP	41	5	36	12.20%	5	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
UN	0	0	0	0.00%	41	0	0	10	151	0	0	0	1	40	10	4	14	1	6	0	3	1	2
Sub	1176	423	753		255	0	0	10	151	80	0	0	6	75	91	4	15	1	6	0	3	1	3
Total	270063	73206	196857	27.11%	30993	1385	2779	853	7254	80	16	419	83	1484	514	27	76	13	20	19	7	1	52

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(941) 542-3148
FAX (941) 542-8953

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DEC 28 1995

PLANNING
DIVISION

NEALE MONTGOMERY
(941) 336-6235

December 22, 1995

PLEASE REPLY TO:
FORT MYERS OFFICE

Matt Noble
Dept. of Economic & Community Development
Division of Community Planning & Redevelopment
Post Office Box 398
Fort Myers, Florida 33902-0398

RE: Comprehensive Plan Amendments

Dear Matt:

It is my understanding that you and Pat Newton spoke before she left for England. She left on Monday the 18th, and won't be back until after the first of the year. I didn't want to let the matter languish and ultimately run out of time.

As I understand the matter, Pat spoke to you specifically about sub-district 17-814. This sub-district does not provide for any industrial uses. As you know, there is an 80 +/- parcel rezoned for industrial and commercial uses this year within the southeast quadrant of I-75 and Bonita Beach Road. There is no industrial allocation within this sub-district, even though industrial uses are permitted within the interchange land use category.

The data and analysis submitted to DCA by Florida Land Planning in support of the AC amendment outlined several amendments that have taken place over the years where industrial lands have been eliminated. The Nuttall and Spring Creek DRI amendments come immediately to mind. There were also several amendments during the EAR round of amendments that eliminated industrial and, of course, there were some that added industrial, but it appeared to me that there was a net loss of industrial.

Obviously, everyone would love to see the 2010 Overlay go away. Well, not everyone. Mr. Reese and Suzanne Woodcock obviously would like to see it stay, even though they hated it initially. Other than them, most everyone else would like to see it eliminated. However, the only person whose opinion counts at this juncture is the Hearing Officer, and no one knows what he is going to do. I read the proposed orders, and there is no way he is

Matt Noble
December 22, 1995
Page 2

going to read, assimilate and decide on those orders any time soon. He is going to need a caffeine drip just to read them, although the order submitted on behalf of the County is clearly the best.

Therefore, there needs to be some adjustment to the 2010 Overlay to address the industrial allocations. I don't know whether or not you and Pat determined that you were going to amend just this sub-district, or if you were going to look at several sub-districts. It seems to me that with all of the deletions and additions to the industrial land use category over the last couple of years, and considering the fact that the 2010 Overlay hasn't been adjusted as it relates to the industrial allocation, the overlay has to be wrong in several instances as to the industrial allocations.

It is my understanding that the County is going to initiate the amendment to the 2010 Overlay for the industrial allocations. If I am mistaken about this, please advise so that my client can take the necessary steps. If you need assistance, please advise.

It is my understanding that Pat also discussed some text amendments with you. Policy 7.1.1. (Policy 7.1.2. under the proposed plan) provides that industrial developments that require rezoning, and which meet the DCI thresholds shall be developed as planned industrial developments. With the recent addition of the Mixed Use Planned Development, the industrial planned development category is no longer the only category that permits industrial uses. I guess that there are two ways to deal with this. One is you can simply delete the reference to industrial, and submit that the property has to be developed as a planned development or language has to be added which provides that the land can be developed as an industrial or mixed use planned development.

Policy 7.1.6. would also need to be amended. This policy, as amended in 1994, provides that land located outside of the Industrial Development, Airport Commerce, and Industrial Interchange, which the 80 acres is, but within designated future urban areas can be developed for light industrial purposes so long as adequate infrastructure exists, and providing the parcel is located in certain land use categories and was zoned prior to 1984, or provided the land is located in Intensive Development, Central Urban or Urban Community land use categories and is zoned IPD. The land in question is in the general interchange category, which permits light industrial uses. Clearly the failure to include the General Interchange category is an oversight that should be corrected. Furthermore, the policy goes on to provide that the land must be zoned IPD. This is the same problem identified in regard to Policy 7.1.1., and that is the ability to rezone to a Mixed Use Planned Development to accommodate industrial uses. The solution in this instance is the same, either eliminate the

Matt Noble
December 22, 1995
Page 3

reference to industrial so it simply requires a planned development, or include the Mixed Use Planned Development.

As long as I am at it, it would seem that Policy 7.1.7. is inconsistent with the two policies previously mentioned. How could you ever do agriculturally related industrial in the rural area, when Policy 7.1.6. doesn't allow industrial in the rural land use category? It would seem that Policy 7.1.6. should permit industrial in the Rural and Open lands category subject to the limitations of Policy 7.1.7. I obviously don't have a dog in the fight on Policy 7.1.7., but as long as you were looking at the issue I thought I would mention this policy.

I don't think that there are any other policies that need to be amended. You obviously know that my client would like to be able to develop the property pursuant to the zoning after having spent so much effort obtaining the zoning. If there are any other impediments in the Lee Plan which we haven't identified, please let me know.

I appreciate all of the effort that you put into the hearing. I know that wasn't the most enjoyable experience you have had to date. I also appreciate your assistance in regards to the comprehensive plan issues.

Your attention to this matter is greatly appreciated.

Sincerely,

Neale Montgomery JAP
Neale Montgomery

(Signed in her absence to avoid delay)

NM/pjs
cc: Charles Maurer
Pat Newton

F:\WPDATA\NM\BERNET\NOBLE.LTR

**THE BROOKS OF BONITA SPRINGS
2010 BUILD-OUT ACREAGES**

District 802	Rural Residential:	669.61 acres
	Suburban Residential:	13.75 acres
	Commercial:	1.04 acres
District 807	Rural Residential :	238.34 acres
	Commercial:	44.64 acres

UNIVERSITY COMMUNITY
Development Expectations
Lee Plan 2020 Overlay

DRAFT

Prepared
by:
FLORIDA LAND PLANNING, INC.
1342 Colonial Boulevard
Suite 60
Fort Myers, Florida 33907

Prepared
for:
LEE COUNTY
BOARD OF COUNTY COMMISSIONERS
P.O. Box 398
Fort Myers, Florida 33902

August 31, 1997

TABLE OF CONTENTS

UNIVERSITY COMMUNITY

Study Focus

Development in the University Community

“University Support Businesses” and “Business Office Complex”

“Curriculum-Related Businesses”

“Research and Development”

“Housing”

MODEL FOR DEVELOPMENT

PROJECTED UNIVERSITY GROWTH

Growth in Orlando Compared to Southwest Florida

Projected Growth near the University

Transportation

Commercial Uses

Residential Uses

DRAFT

2010/2020 LEE PLAN OVERLAY

IN CLOSING.....

APPENDIX A - LEE PLAN POLICIES - UNIVERSITY COMMUNITY

APPENDIX B - BEBR DEMOGRAPHICS

EXHIBITS

- 1 Location Map
- 2 Synergy Network
- 3 Orange County Aerial Photographs
- 4 Orange County Land Use Plan
- 5 Lee County Residential Subdivisions

TABLES

- A Property Values
- B High School Graduates
- C Market Hotness
- D Student Head Count
- E Development within Two Miles
- F 2020 Overlay

GRAPHS

- A Area Growth
- B FGCU Projections
- C ECC/USF Enrollment
- D Single Family Growth
- E Employment
- F Student

DRAFT

UNIVERSITY COMMUNITY

The University Community was adopted as a land use category within the Lee County Comprehensive Plan in 1994. It is bordered by Interstate 75 to the west, Alico Road to the north, the Timberland and Tiburon DRI to the south and the eastern boundary which envelopes the Florida Gulf Coast University campus. The entire University Community contains approximately 3,002 acres. See Exhibit 1.

Study Focus

The University Community study examines the type and amount of land uses which Lee County can expect to occur within the University Community within the time frame of the Lee Plan. Paramount in the factors influencing development of this part of Lee County are countywide trends and the development of Florida Gulf Coast University (FGCU).

According to final 1997 property values released recently by the Lee County Property Appraisers office, the value of taxable property increased by 4.1% over last years with the South Trail, Estero, Upper Captiva and Bonita Springs Fire Districts showing the greatest gains with estimates of 16.73%, 12.9%, 11.78% and 10.5% respectively. (See Table A) This coincides with population increases in Lee County that have most of these same areas rated as the fastest growing area in unincorporated Lee County (See Graph A). The San Carlos district which includes most of the University Community showed a 4.73% property value increase over last year. This rate is better than the county's overall rate and with the University Community being sandwiched between two rapidly growing areas this district is positioned for rapid development over the future.

Development in the University Community

One of the greatest advantages of developing FGCU and the surrounding area simultaneously is that required land uses and the quality of those land uses can be ensured. Subject to certain limitations, land uses associated with universities will be found near this one. Many land uses will benefit from the synergy with FGCU. Some of these uses are attracted to the area because of the prestige of the university area location; others because of the available student, and to some extent faculty, labor pool. Exhibit 2 depicts the synergy of development within the University Community.

“University Support Businesses” and “Business Office Complex”

The faculty, students and staff of a university generate the need for certain goods and services off-campus. These services are called “University Support Businesses” and “Business Office Complex” on the Synergy Network diagram. These uses overlap. The “Business Office Complex” uses are also closely related to the “Curriculum Support Businesses”, which are discussed later. Together the “University Support Businesses” and “Business Office Complex” uses may include companies such as copy centers, restaurants including fast food and take out establishments, professional and business services, book

stores, coffee shops, ice cream shops, COPs, office supply shops, gas stations, clothing stores, gift shops, hotel/motels, laundry services, banks, and the like. It is expected that some of these businesses could be sustained solely by income derived from the faculty, students and staff of FGCU. For other businesses within the University Community the faculty, students and staff of FGCU will only be part of their market.

“Curriculum-Related Businesses”

FGCU’s academic programs, particularly its education, business and health-related offerings will generate the opportunity for related businesses to locate in the area to capitalize on both the prestige of the university location and the available labor pool. On the Synergy Network Diagram, these businesses are called “Curriculum-Related Businesses”. For the education programs these related uses could be a day-care center, private school, academic testing or tutoring centers, educational counselors, and the like. The business programs might encourage accounting, marketing, research and development firms or other business or professional firms. The health-related programs offer the most opportunities for a public-private partnership. The growing geriatric population in Southwest Florida provides a unique opportunity for studies in health care. FGCU is already advertising programs with a focus in geriatric studies (see the advertisement above). With this emphasis, adult living facilities, day care facilities for the elderly, nursing homes and other centers for elderly service providers will be attracted to the area. FGCU expects to offer a master’s degree in physical therapy beginning in the summer of 1998, and bachelor degrees in clinical laboratory sciences and occupational therapy in the fall of 1998. Internships, practicums and part-time employment are all possibilities for the University’s students in related businesses.

“Research and Development”

The proximity of FGCU to the Southwest Florida International Airport should spur commercial enterprises that will most likely relate directly to the higher educational facility. On the Synergy Network Diagram, another category of businesses is called “Research and Development” and “Airport Commerce Research and Development”. UCF in Orlando developed such a use with its Central Florida Research Park. This complex attracts businesses by its proximity to the resources available at the school, the desirable location and prime business facilities. A comparable project could be anticipated in Lee County, related to the FGCU curriculum such as an environmental products firm that exemplifies the research and studies being offered through FGCU’s focus on the environment. Because of the concern about compatibility with the University and the proposed residential land uses within the University Community, there is limited acreage allocated for this land use within the University Community itself. Research and development firms that require more acreage than is available within the University Community could locate in the adjacent Airport Commerce land use category. Another possibility is the development of distribution centers and/or processing centers for consumer goods. New

purchasing/shopping/shipping technology may require specialized training facilities that would be ideally established in a community anchored by a state university.

“Housing”

The “Housing” component of the University Community is highlighted on the Housing Network Diagram. Many of the faculty, students and staff of a university will want to live in close proximity of the university. We have already seen an increased interest in providing student housing for FGCU. Beyond this segment of the housing demand within the University Community, is the demand created by the owners and employees of the “University Support Businesses”, the “Curriculum-Related Businesses”, the “Research and Development” firms and the “Business Office Complex” firms. Granted, some employees of these firms would already be living on-site because they are faculty, students and staff of FGCU, but other residents of the University Community will want to live in the area within close proximity to their business as it is related to the university. The final element of the Housing Network Diagram addresses the land uses which are required because of the housing element and include services that care for homes, autos, money, etc. Again, these businesses feed back into the primary land uses on-site and they may be that additional percentage of the businesses necessary to be an economic success.

MODEL FOR DEVELOPMENT

To better understand the interrelationships of FGCU and the development that surrounds it, we looked for a model. An April 1, 1992 report prepared by Fishkind and Associates, Inc. investigated the impact of FGCU and concentrated on two universities to predict the future, namely University of Central Florida (UCF) in Orange County and Florida International University (FIU) in Dade County. For this analysis, we have limited our study to UCF because of the close parallels between it and Florida Gulf Coast University (FGCU):

- UCF and FGCU were both introduced to a region of the state without a thriving four year public university.
- Founded in 1963, UCF (originally known as Florida Technological Institute) was located in Orange County outside the immediate metropolitan reaches adjacent to Seminole County’s southerly boundary. FGCU likewise is situated to inspire a community.
- Initial expectations for UCF were that the school’s growth would be slow while the Orlando metropolitan expanded easterly to include it. FGCU officials are predicting slow growth with current estimations of 10,000 at its peak.
- The University of Central Florida has far exceeded what it was originally foreseen to become. Enrollment expectations for UCF have far surpassed early expectations. FGCU’s enrollment projections have already been increased, even before they enrolled the first student.
- UCF began classes with smaller levels of student enrollments, anticipating a

commuter learning center that would be smaller than other four year schools. FGCU has already moved up the target date for dormitories breaking with their initial short term plans which did not plan for on-site student residences.

At a recent public meeting, John Crowley, Vice President with FGCU reported that his predictions for the University is that it will grow to be of the size and caliber of UCF in a ten to twenty-year time frame with 8,000 full time equivalent students in ten years. Currently endowments for FGCU are at roughly \$15 million with strong expectations for increases. This level is greater than some of the other nine universities already open in the state school system. He estimates student population increases to be between 750-1000 students per year. Many of these he claims will be above the post high school age citing that the average age of the college student is approximately thirty years of age. This reflects the trend for older persons to enter and re-enter colleges with intentions for advancement or career path changes. Beginning in August 1997, FGCU will initiate an Executive M.B.A. program with classes in Bonita Springs. The program director, Gary Bonvillian, expects the average age of the first class to be forty and most will have careers well under way.

Pursuant to the similarities between these two universities, this study uses UCF's experience to forecast land uses surrounding FGCU and to guide expectations for the University Community.

PROJECTED UNIVERSITY GROWTH

It is interesting to note that the BOR has revised their numbers several times since the inception of the FGCU concept, with the earliest projections claiming only 5,400 full time equivalent (FTE) students after the first ten years of operation (2007). Currently the Florida Board of Regents (BOR) predicts the number of FTE students at FGCU by the year 2010 to be at 9,734 FTE students with 1,000 of those living on campus. Approximately 48% of the student enrollment is expected to be from Lee County, 27% from Collier, 20% from Charlotte, 4.4% from Hendry and .6% from Glades County. As stated earlier in this study, John Crowley, Vice President of FGCU predicts that FGCU will grow to be of the size and caliber of UCF in a ten to twenty-year time frame with 8,000 full time equivalent students in ten years. Graph B depicts these projections. By all estimations, the interest in FGCU continues to surpass expectations.

This increased interest in higher education is confirmed by the recent academic enrollments at both Edison Community College and the Fort Myers branch of The University of South Florida. Both have made steady gains over the last ten years. (See Graph C). It is also true that upwards of 40,000 qualified students are being turned down for admission into Florida universities every year and southwest Florida public high schools are turning out increasing levels of graduates. All six county school districts, namely Charlotte, Collier, Glades,

Hendry, Lee and Sarasota reported graduation numbers are shown in Table B. The growing demand for higher education in the state supports the evidence that FGCU's growth will benefit directly.

Growth in Orlando Compared to Southwest Florida

While Lee County has not typically grown as fast as the Orlando metropolitan area, certain characteristics are true for our area that were also true during the formidable years of UCF. Single family housing unit numbers are pushing upward making steady increases each year (See Graph D), with very slight dips due to economic down turns. Both metropolitan statistical areas (MSA's) showed single-family unit totals pushing the 4,000 mark during the period of their respective university births.

The annual employment totals for Lee County are climbing, making consistent gains each year (See Graph E). Again, the annual average numbers approximate the same level over the same period for each university's region. According to the U.S. Housing Markets, a publication by Builder Magazine, the Fort Myers-Cape Coral (Lee County) MSA has been outranking the Orlando MSA for the past four years in their "Market Hotness" index. This index represents the number of new housing units permitted during the last four quarters per 1,000 population (See Table C).

A study of the population increases in Southwest Florida as compared with those of the Central Florida area shows unquestionably similar demographics at the beginning of the two universities, UCF and FGCU.

	FGCU	UCF
Population age 44 or younger in its six county area within two years of opening	375,992	447,706

With the average age for students enrolled in higher education at 30 years, this similarity reflects an important basis for FGCU's growth to be greater than expected. Couple this trend with the rapid growth of southeast Lee County expanding the economic base and it is not surprising to expect that the community surrounding FGCU will grow to a level rivaling that of UCF's.

As stated previously, the University of Central Florida has far exceeded what it was originally foreseen to become. Starting in 1968 with an enrollment of 1948 students, UCF has grown to its current enrollment of 27,411. The year 2020 is the horizon for the Lee Plan. At that time, twenty-three years into the future, FGCU can expect its levels of FTE students to rival those UCF had after twenty-three years in the year 1991.

As the BOR has not projected FGCU student or faculty enrollment through to the year 2020, we have had to extend their projections to coincide with the Lee Plans horizon. Graph F depicts these projections. A student enrollment of 19,946 is projected for the year 2020 at FGCU. This compares to the 1991 enrollment of 21,376 students at UCF.

Table D
Student Headcount

Year	UCF	FGCU
1st year	1,948 students	2,500 students
23rd year	21,376 students (1991)	19,946 students* (2020 - projected)

To compensate for the absence of major theme parks in Southwest Florida, we have introduced a line in Graph F that depicts the growth of FGCU if it were to experience 85% of the growth that UCF has had in its first twenty-three years of operation. This conservative approach which reflects our expectation that Lee County is unlikely to experience the same rate of growth that Orlando has for the same number of years, is also confirmed by Lee County's own population projections.

Projected Growth near the University

Fishkind and Associates' April 1992 report related the growth of UCF to the development within a five-mile radius. We have reexamined that analysis, recognizing the following:

- Disney World is in Orlando, not Fort Myers.
- Fort Myers overall and the location of FGCU in particular exhibits some growth-inducing factors that UCF does not have.
- Not all of the development within five miles of UCF is due only to the presence of UCF. Other factors, such as those mentioned in the Synergy Network Diagrams influence the development of the University Community.
- Many people attending and working at FGCU are already in the area and will continue to live where they are. Similarly, some of those attending and working at FGCU may choose to move closer to the University but choose to live in one of the Corkscrew Road DRIs, Three Oaks or elsewhere in South Fort Myers, Estero or Bonita Springs.

The first step in our analysis was to look at the development surrounding UCF at its inception. 1968-70 aerial photographs show the university's location outside the Orlando metropolitan area. As mentioned earlier in this study, logistically this location is similar to that of FGCU's campus in 1997.

- The setting of UCF at its inception was dominated by undeveloped acreage with very limited agricultural and residential usage. This was true even though the site for UCF had already served as a teaching facility for roughly five years.
- The City of Orlando is the nearest metropolitan with its growth migrating easterly toward UCF.
- The proximity of UCF to Colonial Drive, a major east-west traffic corridor, is similar to that of FGCU and both Alico and Corkscrew Roads.
- Development potential for land to the east of the UCF campus is limited given the remote nature of the lands and the extensive wetlands running through them.

Existing land uses around UCF show a development pattern comparable to that expected to be surrounding FGCU in the year 2020. Exhibit 4 show this relationship in graphic form.

Transportation

Originally UCF's only entrance was on Alafaya Trail roughly one-quarter mile south of University Blvd. Over time with the university's rapid growth it was later moved to the intersection of these roads making entry to the campus easier from University Blvd. The busiest intersection close to UCF (Alafaya Trail and Colonial Drive) is 2 ¼ miles south of the main entrance. Colonial Drive is a major east-west corridor running through the heart of downtown Orlando extending across the region to Indian River City on the east coast of Florida.

Commercial Uses

Existing commercial use at this Orlando intersection near UCF is intense including such businesses as Albertson's Grocery, U-Haul, Days Inn, Ramada, Shoney's, Big Lots, Wendy's, Sheraton, 7-11 Convenience Store, and Sun-Trust Bank. By comparison, it is reasonable to expect that the intersection of Treeline Avenue with Alico and Corkscrew Roads will create impetus for comparable commercial uses as the area develops. Already, development plans are evolving for these locations.

Residential Uses

Residential build-up around UCF has been most intense to the west of the campus given the more remote alternatives to the east and north. Multi-family residences predominate the lands immediately adjacent to the campus main entrance with lower density housing most prevalent outside this more immediate proximity as well as the east and north side of the campus.

Table E
Development within a two-mile radius of UCF and FGCU

Year	UCF	FGCU		
1st year	Outside the Orlando Metropolitan Area	Outside the Fort Myers Metropolitan Area		
23rd year	Two-mile Radius of UCF	FGCU % of UCF	Two-mile Radius of FGCU	University Community
Residential	3200 Acres	85%	2720 Acres	860 Acres
Commercial	1594 Acres	85%	1355 Acres	330 Acres
Gov't/Inst/Roads/Open	1113 Acres		2801 Acres	1030 Acres
Wetlands	<u>2135 Acres</u>		<u>1166 Acres</u>	<u>782 Acres</u>
TOTAL	8042 Acres		8042 Acres	3002 Acres

Fishkind's report concluded that over the next twenty years a demand of more than 8,700 acres in various land uses would directly result from the state's tenth university, giving an average demand of 437 acres per year. Florida Land Planning's analysis, as presented in Table E, concludes that within a two-mile radius of the university, Lee County could allocate approximately 2720 residential acres and 1355 commercial acres within two miles of FGCU. Of that total, approximately 860 residential acres and 330 commercial acres would be located within the University Community.

2010/2020 LEE PLAN OVERLAY

The adopted Lee County Comprehensive Plan includes the following allocations for the University Community land use category for the year 2010. All of that allocation is located in Sub-District 904.

Table F was created based on the projected student enrollment for FGCU for the year 2020, the validity of the comparison between UCF and FGCU, and the extent of development planned for the area surrounding UCF at a date twenty-three years from its start-up. The residential unit count of 5605 units was derived by applying the 2.5 units per acre set forth in Lee Plan Policy 1.1.9 to the overall University Village's acreage. Similarly, the

3,300,000 s.f. was derived by applying Policy 1.1.9's prescribed 10,000 square feet of building area to the commercial acreage.

Table F
2020 Overlay

LAND USE	ACREAGE		
	2010 Overlay SubDistrict 904	2020 Overlay - University Community	
		Acreage	Units / Square Feet
Residential University Community Residential	291.87 Acres 258.40 Acres	860 Acres	5605 units
Commercial	245.00 Acres	330 Acres	3,300,000 s.f.
Industrial	59.00 Acres	0 Acres	n/a
Public/Open/Roads/ Water Management	747.00 Acres	1033 Acres	n/a
Agricultural - Active	275.78 Acres	0 Acres	n/a
Agricultural - Passive	3186.48 Acres	0 Acres	n/a
Vacant	737.27 Acres	0 Acres	n/a
TOTAL ACREAGE	5542.40Acres	3002 Acres	n/a

The relationship between FGCU and its community can be expected to resemble that of most four year schools with residential developments, both single and multi-family, dominating the land use. Commercial developments, as expected, would follow the build up of activity in the community. The proximity with I-75 and Southwest Florida International Airport translate into immanent commercial developments that would have sprung-up without the University Community but at a slower rate. Interstate off ramps provide constant exposure for commuter consumer services/goods. With the inevitable airport expansion and the development of a southern access, traffic increases will continue to spur commercial and light industrial land uses. UCF in Orlando developed such a use with its Central Florida Research Park. This complex attracts businesses due its close proximity to university resources including full access to the 500,000 volume library and all recreational facilities, a desirable location and prime business facilities.

As with the developments surrounding UCF the initial commercial development is expected to begin at the heaviest traffic locations which would include the intersections of Treeline Ave. with Alico and Corkscrew Roads. For an understanding of what can be expected at these locations the intersection at Alafaya and Colonial south of the UCF entrance should be studied. This intersection includes hotels, fast food restaurants, convenience stores, etc. The close proximity of the Treeline Ave. intersections at Alico and Corkscrew Roads with I-75 will spur these commercial locations to develop more quickly than the Colonial and Alafaya location due to the consumer potential generated by the constant I-75 traffic, both those passing through the county and those living locally .

It would be reasonable to expect that high density apartment dwellings will be demanded along Treeline Ave., currently the only point of access to the school. This is true immediately outside the UCF campus, along the two roadways, Alafaya and University that access the main entrance. After the first dormitories are built at FGCU it is estimated that only 15% of the student population will reside on campus. Obviously, the remaining 85% of the student population will live off-campus, and of that a portion will want housing convenient to the school.

Already there exist two residential subdivisions, namely San Carlos Park (approximately twenty-five years old) and Three Oaks (approximately five years old) within a two mile radius of the University Community that will offer immediate housing opportunities with predominate single family housing values of \$75,000 and \$155,000 respectfully. Within two to three miles out several more options are currently available, from a high of \$250,000 to \$##### at Wildcat Run and The Vines and \$150,000 at The Villages at Country Creek to a low of \$47,500 at Corkscrew Woodlands a mobile home community. As future demands are placed upon the north south corridor of U.S. 41, traffic along Alico and Corkscrew Roads will flow more readily in east west directions which will provide more convenient housing locations for the housing requirements in this community. With the exception of The Vines (#3), Cypress Bend R.V. Resort (#4) and Trailside Subdivision (#5) all of the residential areas depicted are easily accessible from either Alico or Corkscrew Roads. The newest housing developments on these roads in this community are older than ten years and selling well. Currently zoning is in place for several large-scale Developments of Regional Impact including The Brooks (3000-4000 units), the Timberland and Tiburon DRI and Corkscrew Pines (See Exhibit 5).

The “writing is on the wall” for a continuous growth pattern in this community with the general manager for Wildcat Run, Jim Suroski reporting tremendous gains in sales during the last quarter of 1996 and continuing into 1997. He credits this to Estero “finally catching up” with other growth in the county and with the commercial developments that have broken ground in the vicinity. These include the 51,000 sq. ft. Publix Supercenter Supermarket and a bank at the southeast corner of U.S. 41 and Corkscrew Road and an up-

scale factory outlet mall at the northeast corner of I-75 and Corkscrew Road. Currently the commercial uses within the three mile radius of the university consist of small “Mom & Pop” businesses with quick-stop convenience stores predominating the scene. Heavy roadway traffic due to construction has sales booming at these establishments which points to the onset of new competition. With the university opening, it is inevitable that this traffic will demand more and more services such as quick-stop shopping and fast food dining.

IN CLOSING.....

Future growth within a two to three-mile radius of FGCU would be expanding without the university’s presence. The synergy afforded by the addition of a four-year university to an area in close proximity to the international airport, I-75 and the “hottest” development area in Lee County is unparalleled in Southwest Florida’s experience. Development in the vicinity of UCF is a reasonable model for future development in the vicinity of FGCU, albeit at a reduced scale. Table G indicates the reasonable level of development expected within the Lee Plan’s University Community land use category by the year 2020.

Table G
2020 Overlay - University Community

Land Use	Acreage	Units / Square Feet
University Community Residential	860 Acres	5605 units
Commercial	330 Acres	3,300,000 s.f.
Industrial	0 Acres	n/a
Public/Open Space/Roads/Water Management	1033 Acres	n/a
Agricultural - Active	0 Acres	n/a
Agricultural - Passive	0 Acres	n/a
Vacant	0 Acres	n/a
TOTAL ACREAGE	3002 Acres	n/a

**PAM/T 96-13
BoCC SPONSORED
EAR ADDENDUM AMENDMENT
TO THE**

LEE COUNTY COMPREHENSIVE PLAN

THE LEE PLAN

LPA Public Hearing Document
For
October 27, 1997 Public Hearing

**Lee County Planning Division
1500 Monroe Street
P.O. Box 398
Fort Myers, FL 33902-0398
(941) 479-8585**

October 17, 1997

**LEE COUNTY
DIVISION OF PLANNING
STAFF REPORT FOR
COMPREHENSIVE PLAN AMENDMENT
PAT 96-13**

	This Document Contains the Following Reviews:
	Staff Review
	Local Planning Agency Review and Recommendation
	Board of County Commissioners Hearing for Transmittal

STAFF REPORT PREPARATION DATE: October 17, 1997

PART I - BACKGROUND AND STAFF RECOMMENDATION

A. SUMMARY OF APPLICATION

1. APPLICANT:

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

2. REQUEST:

Amend the Future Land Use Map Series, Maps 16, the *Year 2010 Overlay Sub-districts*, and Map 17, the *Year 2010 Overlay Map*, and Future Land Use Element Policies: 1.1.1, 1.1.9, 1.3.5, 1.7.6, 2.1.3, and 2.2.2, converting the Lee Plan's planning horizon to the year 2020, deleting current overlay sub-districts, creating new community based planning districts, and allocating land uses through the Year 2020.

B. BACKGROUND INFORMATION

This amendment was initiated by the Board of County Commissioners on February 1, 1996. Staff brought this item forward to address concerns that if the existing 2010 Overlay, proposed for elimination through the Evaluation and Appraisal Report (EAR) process, were to remain in effect the allocations in the overlay would need to be revised. Staff's primary concern was that since its initial conception the 2010 baseline data had been found to be less than acceptable and a reevaluation was needed. Also, the Overlay had not been periodically updated as anticipated by Policy 1.7.6 and needed a reevaluation.

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 remaining plan amendments as a whole into compliance. Therefore, the Year 2010 Overlay remains a regulatory requirement of the Lee Plan. This fact

brings to the forefront the issue of the problems inherent in the overlay and the time horizon conflict between the 2010 Overlay and the 2020 based Lee Plan

C. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY

1. **RECOMMENDATION:** Planning staff recommends that the Board of County Commissioners transmit this proposed amendment to the Future Land Use Element and the Future Land Use Map Series. Future Land Use Map 16 is to be replaced with the attached Map 16. Future Land Use Map 17 is deleted and held in reserve. A new table, Table 1(b) Acreage Allocation Table, will replace the function of Map 17. The text of the Future Land Use Element should be amended as follows:

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. Maps 16 and ~~17~~ 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 ~~2010~~ 2020. No ~~final~~ development orders or extensions to ~~final~~ development orders will be issued or approved by Lee County which would allow the Planning Community's acreage totals for ~~any land use category on these maps~~ 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 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. (Amended by Ordinance No. 94-29)

POLICY 1.1.9: The University Community land use category provides for Florida's 10th University and for associated support development. The location and timing of development within this area shall be coordinated with the development of the University and the provision of necessary infrastructure. All development within the University Community shall be designed to enhance and support the University. In addition to all other applicable regulations, development within the University Community shall be subject to cooperative master planning with, and approval by, the Board of Regents of the State University System.

Prior to development in the University Community land use category, there shall be established a Conceptual Master Plan which includes a generalized land use plan and a multi-objective water management plan. These plans shall be developed through a cooperative effort between the property owner, Lee County, and South Florida Water Management District.

Within the University Community are two distinct sub-categories: University Campus and the University Village. The University Window overlay, although not a true sub-category, is a distinct component of the total university environment. Together these

functions provide the opportunity for a diversity of viable mixed use centers. Overall average density for the University Village shall not exceed 2.5 units per acre. Clustered densities within the area may reach fifteen units per acre to accommodate university housing. The overall average intensity of non-residential development within the University Village shall be limited to 10,000 square feet of building area per non-residential acre allowed pursuant to ~~the Year 2010 Overlay Map 16 and Table 1(b)~~. Specific policies related to the University Community are included within the Lee Plan under Goal 18. (Added by Ordinance No. 92-47) (Amended by Ordinance No. 94-30)

POLICY 1.3.5: The University Village Interchange land use category is designed to accommodate both interchange land uses and non-residential land uses related to the University. Development within this interchange area may or may not be related to, or justified by the land use needs of the University. Land uses allowed within this area include those allowed in the Industrial Commercial Interchange category and the associated support development allowed in the University Village. The overall average intensity of non-residential development shall be limited to 10,000 square feet of building area per non-residential acre allowed pursuant to ~~the Year 2010 Overlay Map 16 and Table 1(b)~~. See the definition of Associated Support Development in the Glossary. Cooperative master planning and approval by the Board of Regents shall be required prior to development within this land use category. Additionally, any development within this land use category which meets or exceeds the Development of Regional Impact thresholds, either alone or through aggregation, shall conform to the requirements of Chapter 380 F.S. (Added by Ordinance No. 92-47) (Amended by Ordinance No. 94-30)

POLICY 1.7.6: The ~~Year 2010 Overlay~~ Planning Communities Map and Acreage Allocation Table (see Maps 16 and 47 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 ~~2010~~ 2020. Acreage totals are provided for land in each ~~subdistrict~~ 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 ~~any land use category residential, commercial or industrial uses on these maps contained in Table 1(b)~~ to be exceeded. This policy shall be implemented as follows: (Amended by Ordinance No. 94-29)

1. For each ~~2010 Overlay subdistrict~~, Planning Community the County shall maintain ~~or generate, as needed, records showing all final development orders, building permits and certificates of occupancy issued within the last twelve (12) months~~ a parcel based database of existing land use. ~~No later than September 30, 1994, the County shall have generated a baseline of existing developed acreage in each 2010 Overlay subdistrict.~~ The baseline database shall be periodically updated at least ~~once every twelve (12) months~~ twice every year, in September and March, for each ~~2010 Overlay subdistrict~~ Planning Community. ~~The first comprehensive updating shall occur on or before September 30, 1995.~~

2. Project reviews for ~~final~~ development orders shall include a review of the ~~predicted amount of existing Overlay~~ capacity, in acres, that will be consumed by ~~buildout of the development order to be permitted at buildout.~~ ~~Subsequent to the effective date of this provision, no final~~ No development order, or extension of a ~~final~~ development order, shall 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 is greater than the acreage remaining in the updated 2010 Overlay subdistrict (Maps 16 and 17 regardless of other project approvals in that overlay subdistrict 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 shall conduct a comprehensive evaluation of the 2010 Overlay Planning Community Map and the Acreage Allocation Table system, including but not limited to, the appropriateness of land use distribution ~~in the Overlay~~, problems with administrative implementations, if any, and areas where the overlay Planning Community Map and the Acreage Allocation Table system might be improved.

POLICY 2.1.3: All land use categories and ~~Year 2010 Overlay districts~~ Planning Community Map areas permit the consideration of churches and schools (except in Wetlands and Airport Noise Zones), public uses and buildings, public utilities and resource recovery facilities, public recreational uses (including franchised quasi-commercial uses in conjunction with a public use), and sites for compatible public facilities when consistent with the goals, objectives, policies, and standards in this plan and applicable zoning and development regulations. (Amended by Ordinance No. 94-30)

POLICY 2.2.2: Map 1 of the Future Land Use Map series indicates the uses and density ranges that will ultimately be permitted on a given parcel. However, it is not a guarantee that such densities or uses are immediately appropriate, as the map provides for the county's growth over the coming 26 years. During the rezoning process the Board of County Commissioners will balance the overall standards and policies of this plan with three additional factors:

1. Whether a given proposal would further burden already overwhelmed existing and committed public facilities such that the approval should be delayed until the facilities can be constructed; and
2. Whether a given proposal is for land so far beyond existing development or adequate public facilities that approval should be delayed in an effort to encourage compact and efficient growth patterns; and
3. Whether a given proposal would result in unreasonable development expectations which may not be achievable because of acreage limitations ~~on the~~

"Year 2010 Overlay" contained in the Acreage Allocation Table (see Policy 1.7.6 and Maps 16 and ~~17~~ Table 1(b)).

In all cases where rezoning is approved, such approval does not constitute a determination that the minimum acceptable levels of service (see Policy 70.1.3) will be available concurrent with the impacts of the proposed development. Such a determination must be made prior to the issuance of additional development permits, based on conditions which exist at that time, as required by Lee County's concurrency management system. (Amended by Ordinance No. 94-30).

2. BASIS AND RECOMMENDED FINDINGS OF FACT: As stated in Part II Section B. Conclusions, of this report the following facts support this proposed amendment:

- The current Year 2010 Overlay system was not based on an accurate existing land use inventory;
- Projecting accurate long range future land use into small geographic is extremely difficult and does not constitute a good planning practice;
- The original boundaries for the Year 2010 Overlay sub-districts were erroneous, often crossing property or development lines;
- Elimination of the Year 2010 Overlay is not practical at this time;
- The planning horizon of the 2010 Overlay is not consistent with the horizon of other comprehensive planning efforts.
- Major modifications to the overlay should be considered for adoption;
- Larger, community based planning districts should be utilized and the proposed new Map 16 should replace the current map;
- The previous EAR population projections have been shown over time to be too high;
- The BEBR Mid-Range population projection for the year 2020 are the most appropriate projections and should be used for the county's planning efforts;
- Planning staff has created a reliable parcel based database of existing land use, suitable for tracking development patterns;
- Utilizing a 25% buffer above the expected incremental increase in population is an accepted planning practice;
- Planning staff has performed an in-depth evaluation of future land use needs and concludes that, for a planning horizon of 2020 the county should use the proposed Table 1(b) Acreage Allocation Table as a replacement for Map 17;
- The regulatory aspect which limits Residential, Commercial, and Industrial should be retained; and,
- The regulatory aspect which limits Parks and Public, Active and Passive Agriculture, Vacant, and Conservation acres should be eliminated.

PART II - STAFF ANALYSIS

A. STAFF DISCUSSION

Origin of the Year 2010 Overlay

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, extent, and location of the generalized land uses required by Rule 9J-5.006(4)(a)1.-9 for the year 2010. This was accomplished by creating 115 sub-districts, generally nesting within the existing adopted Planning Districts, and allocating 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 land use category. Unfortunately, the base data for existing dwelling units 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 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 with reality.

Problems with the Implementation of the Year 2010 Overlay

The Year 2010 Overlay has been 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 has been 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 are some issues with the existing overlay, however, that probably cannot be resolved in a principled and satisfactory manner. These include:

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, are erroneous. Many existing and proposed developments (even parcels) cross sub-district lines;
3. The treatment of quasi-public uses, such as churches and schools;
4. The treatment of recreational facilities in residential developments;
5. The treatment of platted subdivisions with existing roads, but few houses;
6. The treatment of mineral extraction;
7. The treatment of DRIs with lengthy buildout periods;
8. The treatment of large lot developments and in general developments that are vastly different from the assumptions in the Lee Plan; and,
9. The apparent need to prohibit 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, are relatively arbitrary and provide 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 have been 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, will not solve the problem; it may, in fact, make it worse by increasing the expectations of the affected property owners and financial institutions.

The sub-districts used for the allocations in the Year 2010 Overlay have proved to be very problematic. Of the 115 sub-districts, 10 contained no unincorporated lands and therefore have no land use allocations. Of the remaining 105 sub-districts, 22 exceeded their residential allocation with 77 exceeding at least one residential allocation in one of the Future Land Use Categories. Additionally, of the remaining 105 sub-districts, 40 exceeded their industrial allocation, 12 exceeded their commercial allocation, and 80 exceeded their Parks and Public allocation.

Proposed EAR Elimination of the Overlay

In response to the shortcomings in the Year 2010 Overlay, the County, as part of its Evaluation and Appraisal Report (EAR) amendments, proposed the elimination of the overlay. The DCA took strong opposition to this proposal and found the amendment 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 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 and the Final Order specifically required the County to keep the overlay. 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 remains 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." This is exactly what this proposed amendment is intended to do.

During the negotiations 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. As these negotiations continued the County and DCA found much common ground. Every attempt has been made in this proposed replacement to the Year 2010 Overlay to address all of the departments concerns.

Proposed Amendment to Replace the Year 2010 Overlay

The goal of this amendment is to configure a replacement for the Year 2010 Overlay that will address many of the identified shortfalls of the overlay yet keep 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 are being incorporated. The new proposal has three basic tenets: to simplify the overlay by reducing the number of districts; to expand the planning horizon to the year 2020 to be consistent with the rest of the plan; and, to utilize the Bureau of Economic and Business Research (BEBR) Mid-Range 2020 population projections replacing the projections from the EAR.

Perhaps the biggest problem with the overlay is the large number of sub-districts. A large number of sub-districts translate into geographically small districts. Long range planning on small and numerous

geographic areas is close to impossible. The Planning Communities Map proposed to replace Map 16 identifies 20 distinct areas within the County. The number and size of the districts was the subject of much debate. The number should be small enough to avoid the long range planning allocation problem yet large enough to assure some certainty in the location of the controlled uses. Planning staff brought a preliminary map to the Local Planning Agency (LPA) in the spring. After discussion the number 20 was agreed upon. One LPA member suggested the phrase "20 for 2020" as a promotional tool. The proposed replacement for Map 16, is a reasonable consensus which should help resolve the Year 2010 Overlay problems and still serve to provide 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 is not a map at all, fell horribly short of this aspiration. While it was refined over time to better perform this task, it makes sense to call it what it is, a table with acreage limitations in it. Therefore, this amendment proposes to eliminate Map 17 and add a new table, Table 1(b) Acreage Allocation Table, to the Lee Plan.

B. METHODOLOGY

Population

The Division of Planning conducted a review of its adopted population projections from the Evaluation and Appraisal Report (EAR) against the annual population estimates from the Bureau of Economic and Business Research's (BEBR) for the years since the EAR projection was adopted. This review showed that the EAR population projections were exceeding the annual population estimates. The EAR projections were completed in 1993 and included population projections for every half decade. By 1995 these projections were exceeding the annual BEBR estimate by more than 10%. Planning Staffs review also showed that the EAR projections were between 25% and 35% higher than the BEBR projections by the year 2020.

The estimates done by staff in the spring of 1997, which included four more years of historical data, showed that Lee County's population growth projections were more closely following the BEBR "Mid-Range" population projections. The BEBR "Mid-Range" projections are also being used by other agencies and by other County divisions to develop long range plans. Most notable would be the MPO's intention to use these numbers for the update of the 2020 Transportation Plan. Therefore, the Division of Planning has based the re-evaluation of the Year 2020 Overlay on the BEBR Mid-Range population projections.

Residential Use

The BEBR population projection of 602,000 is being used as the countywide control total for residential use. The goal was to distribute this figure into the newly created Planning Communities in a rational and defensible manner. To assist planning staff in this effort a sophisticated spreadsheet was developed. Utilizing the existing land use database, dwelling unit counts for each Planning Community were determined and entered into the spreadsheet. Due to the very nature of the various communities, population characteristics will vary. Planning staff compiled certain demographic components for the individual Planning Communities and evaluated them for inclusion in the spreadsheet. These components were persons per household and occupancy rates. While staff recognized that differences in persons per households (PPH) exist between the 20 Planning

Communities, a reliable trend could not be formulated for each of the communities. Limitations with census geography and changes in census methodology over time were hindrances in the effort to produce a reliable PPH estimate for each community. Therefore, staff felt it was appropriate to utilize the countywide PPH estimates from the Persons Per Household Study completed for the latest Lee Plan Evaluation and Appraisal Report. Staff was better able to collect occupancy rate information from the census for each community. A greater level of confidence was obtained from utilizing the different occupancy rates for each community. Unlike the PPH estimates, which varied greatly between the various census data for some communities, the community occupancy rates were generally consistent and summed at or near the county average for each census. Therefore, staff felt comfortable in establishing a weighted average for occupancy rates for each community. As a reality check, the variables, by community, were applied to the 1996 units and that generated population was compared to the BEBR 1996 estimate. The figures were within a percentage of each other, validating the spreadsheet methodology.

The next task was to generate unit projections for each community for the year 2020. To start, the population projections for the City of Cape Coral, City of Fort Myers, and City of Sanibel were directly input from information provided to the Division of Planning from these municipalities. The Town of Fort Myers Beach has not completed its comprehensive plan and has no officially adopted population projection for the year 2020, therefore the Town of Fort Myers Beach's population projection was calculated in the same as the other Planning Communities. Lehigh Acres also had an agreed upon population figure, generated by the Commercial Land Use Study, and it was 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 the last six years for each community. Each community's dwelling units (DU) were trended out to the year 2020 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. These trends were also compared to the amount of available land in a community to assess whether or not the projections could be accommodated. In some areas it was discovered that projected trend would exceed the Lee Plan assumed number of units. There were also communities where the amount of approved residential development exceeded the assumed residential percentages from the Lee Plan. Likewise, there are instances where the amount of pre-approved (some existing some only planned) non-residential development in a community makes it impossible for the residential component to achieve the percentage assumed in the Lee Plan. After fully scrutinizing this data a number for new dwelling units, units to be built by the year 2020, was projected for each community. These unit numbers were entered into the spreadsheet where they were multiplied by the estimated community vacancy rate and the county PPH to determine the community's 2020 population.

The spreadsheet was designed to evaluate the increment of new dwelling units. The 1996 dwelling unit count from the existing land use database was considered the starting point. The difference in population from 1996 to 2020 was used as target for determining the need for new dwelling units. To allow for fluctuations in the market, and in keeping with good planning practice, an additional buffer of 25% was added to this figure. 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. The initial determination for needed new units expected

by 2020 determined above were evaluated for each of the new Planning Community. Adjustments were made to assure that the population increment plus 25% was not exceeded.

The next step, and one that brings less certainty into the equation, is to determine acreage figures for these units. The finalized unit projections were then distributed into appropriate future land use categories. The projected units were then multiplied by the assumed unit per acre figure of the category. This was done to determine the appropriate residential acreage allocation. This DU per acre figure was modified in some areas to adjust for the fact that this overlay is based on net acres while the Lee Plan assumptions are based on gross acres which is also how density is determined for consistency with the Lee Plan density. Also taken into consideration were developments, approved prior to the existence of the Lee Plan, where vacant land that is approved for densities higher than the allowable Lee Plan densities. Factors, such as one recently approved development that has taken advantage of the Planned Development District Option (PDDO), which allows up to 6 units per gross acre in a category that allows 1 unit per gross acre were also considered. Normally this land use category would and assumes 0.8 units per gross acre. In this specific case, the approved units/net acres are 5.64. Likewise, some developments have been approved with densities (both gross and net) substantially less than the Lee Plan assumptions. Therefore the assumed density for each Future Land Use Map designation varies between Planning Communities

The corresponding acreage figures were only estimated for the unincorporated portions of the county. Therefore, the acreage allocation table for the Sanibel Community shows no acreage. There is, however, an input unit count for Sanibel that corresponds to the projected population, adjusted for PPH and occupancy rate. The Town of Fort Myers Beach is included on the allocation table for two reasons. The first was that the data was available and the second was there were no 2020 population projections for this area. The Planning Communities map for Fort Myers Beach includes no unincorporated lands.

Commercial

Future commercial needs for Lee County is not easy to pinpoint. Lee County's commercial component can not merely be based on the number of county residents. In addition, 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. Between 1980 and 1990 commercial square feet grew by 100% while the population grew by only 53% for the unincorporated area. Furthermore, from 1990 through the end of 1996, the unincorporated population has grown by 21% while commercial growth was 31%. Based on these trends, it is obvious that commercial growth in of Lee County is not totally tied or dependent on residential growth. Part of the growth not related to the residential aspect can be explained by the fact that Lee County is a resort area that caters to tourists and winter visitors.

In 1986 Lee County commissioned Thomas Roberts, of Thomas Roberts and Associates, to perform a commercial needs study. The final document was entitled "Commercial Land Use Needs in Lee County." This study identified an estimate of 11,483 commercially developed acres by the year 2010. In accordance with the study's methodology, this figure should then be multiplied by a safety factor of 10% (to allow for inaccuracies in projecting the need) to produce 12,631 acres. The study then utilizes a flexibility factor of 15% (to allow for competition and choice, land held back for speculation, etc.) to

produce a grand total of 14,526 acres. 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 should be multiplied by $640,500/499,500$, or 1.282, producing a new pre-factored area of 14,721 acres. He goes on to modify this figure with a safety factor and a flexibility factor. He does, however recommend that because the higher population projection is being utilized, the safety factor should be reduced to 5%. Doing the math produces a figure of 18,622 acres, which he recommends 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 2020 of 602,000. Adjusting the original 11,483 acres by the ratio $602,000/499,500$, or 1.205, produces a new pre-factored figure of 13,837 acres. Utilizing a safety factor of 10%, justified by the mid-range number, and a flexibility factor of 15% the countywide commercial need calculates to 17,504 acres. Further adjustments to either remove the incorporated areas or indicate allocations for them still need to be performed.

Staff realizes that, historically, the City of Fort Myers has provided more than its proportionate share of commercial development. However, the city is approaching buildout and is currently making an effort to stabilize its residential neighborhoods. The unincorporated county will be required to absorb a greater share of new commercial development. This trend is currently being demonstrated by the fact that in this decade no new "Big Box" retailers have located in the City of Fort Myers. Only one large shopping center has been constructed in Fort Myers in the last decade.

Likewise, the City of Cape Coral has somewhat limited opportunities for commercial development. The vast majority of the land in Cape Coral is platted into single family lots. Opposition to introducing new commercial uses within residential areas has surfaced in the past. According the city planners only ### acres of land are programmed for commercial development. Staff allocates 7216 acres of commercial to the municipalities leaving 10,288 acres for distribution to the unincorporated Planning Communities.

In addition to the Robert's projection, commercial projections were compiled based on projected total unit counts per community, in order to make allowances for seasonal residents, and the historical trends of commercial square feet per unit and floor area ratio. The county control total for commercial is in square feet and is based on historical trends of commercial growth. The projected commercial square feet needed by the year 2020 are projected to be 46,117,550. This is approximately 9,000,000 square feet less than that which would be projected using individual community historical community trends. The lower of these projections was chosen based on a higher correlation for the historical trends and the fact that the community based projections does not consider the fact that some of these areas are near buildout already. For example, as the coastal communities reach buildout, the growth in the tourist commercial demand will also begin to level out. The county wide control total is next applied to the communities to allocate the commercial uses throughout the County. This allows the results to be compared to the total available/undeveloped acreage remaining in 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

Future Industrial needs for Lee County were originally studied and projected in a study completed in August 1983 by Thomas H Roberts. This study has been revised and modified over time and was most recently revised during the litigation process of the EAR. However, this study and its revisions focused on how much land Lee County needed to designate on the Future Land Use Map as industrial. These studies were concerned with providing enough land for future industrial development and its ancillary uses. The Lee Plan allows for limited commercial development in industrially designated lands to support the surrounding industrial uses. This means the some uses that are envisioned to occur within these industrial areas will not be inventoried as industrial uses. For example, a small deli who's customer base is 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 is important to further refine the accepted industrial study from the existing Lee Plan Support Documentation to ascertain how much land will need to be allocated for industrial uses for the Year 2020. Staff has concluded that the appropriate unit of measure for the industrial component of the 2020 allocations is acres. Much of Lee County's industrial uses occur out of doors such as concrete batch plants, lumber yards, and distribution centers. The location of industrial uses, while not limited to areas designated as Industrial Development, Industrial Interchange, Industrial Commercial Interchange, and Airport Commerce, are primarily located in these areas. Staff has made the following effort to determine the appropriate allocation of industrial uses for the year 2020.

To accomplish this task, the original Thomas Roberts study was modified to focus on how much land will be utilized by industrial uses by the year 2020. The data in the study was also updated to include the latest National Planning Association data which has been consistently used in the industrial needs study, and is recognized as one source of best available data. The primary change in the methodology was the elimination of the number of acres needed to support the ancillary uses associated with industrial developments. These uses will be inventoried under in the database under their appropriate use category whether it is a commercial, public, or conservation use. Furthermore some uses have always be assumed to have locations which may be out of industrial land use categories. For example, only 50% of warehouse uses were assumed to be located in industrial land use categories in the original Roberts study and its subsequent revisions. However, in reality, approximately 75% of these types of uses are inventoried as industrial in the Lee County Land Use Inventory. There are ancillary commercial uses associated with this type of use that have and will be inventoried as commercial uses. The breakdown of percentages for the inventory's purposes are shown in table Year 2020 Industrial Allocation Needs along with its estimated 2020 employment figure. These employment figures were then utilized in the same manner as the previous industrial studies to estimate the need for industrial lands. First the assumption is 7 employees per acre to determine the minimum acreage need. A market safety factor was then applied to this acreage figure and subsequently a flexibility factor is applied to this figure. Since the allocations are for the unincorporated county the amount of industrial lands in the

cities were removed from this figure. This final unincorporated industrial need for Lee County is 6,799 acres.

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 countywide allocations in the original Year 2010 Overlay were exceeded in only two areas Parks and Public, and Active AG. The under allocation in the Parks and Public category can be attributed to a difference between the allocation and inventorying methods. The Parks and Public allocation was based on how much land was designated Public Facilities in each Sub-district. The first problem with this technique is that only parcels 20 acres or more in size were mapped. Furthermore, not all publicly owned lands were included in this designation. Properties designated as Public Facilities were generally schools, parks, hospitals, and utility plants. Lands owned by the state and other agencies for conservation purposes were not consistently mapped as Public Facilities. The main discrepancy is with no publicly owned lands which are inventoried in the Park and Public category but are not owned by a public agency. These uses include, but are not limited to, golf courses developed within a residential community, other residential amenities, government buildings, clubs, open space within private developments, and churches.

Staff can see no useful purpose in regulating an upper limit in the Parks and Public land use. The acreage figure contained in the Acreage Allocation Table for this use should not be regulatory. To do so would be counter productive. Staff admits there is merit in tracking this acreage figure and intends to update this use in the database.

Active and Passive Agriculture

The Active Agriculture component of the land use inventory also exceeds its allocation. In reality this should be expected. Although the current Year 2010 Overlay is not written this way, it is expected that, in an urbanizing county such as Lee County, over time agricultural uses will be displaced with other non-agricultural uses. 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 should be used as 2020 targets and not as a regulatory number that cannot be exceeded or fallen below. This also applies to Passive Agricultural uses. Currently, Lee County exceeds its projected combined 2010 agricultural acreage allocation by approximately 3,050 acres. Clearly in a county that is urbanizing as Lee County is requiring the retention of passive agriculture use in lands designate within the urban boundary is counter productive. Staff, again, sees the merit of maintaining the database inventory of these uses, but believes the regulatory requirement not to let the 2020 component of this use be exceeded in the present is unwise.

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 vacant acreage allocation, if used as a regulatory number, should be viewed as a number that cannot be fallen below during the life of the overlay.

Conservation Land

The Conservation Allocation is also one that is impractical to regulate. The current allocations in the Year 2010 Overlay are based on the amount of land designated on the 1989 Lee Plan Future Land Use Map as RPA (resource protection areas) and TZ (transition zones). Since these areas were digitized off of 1987 quad sheet maps which were at a 1" to 2000' scale there accuracy, while good for the illustrative purposes they were intended for, are not precise enough for a regulatory acreage figure. Furthermore, since the original mapping of these areas, the definition of what lands qualify as wetland has also changed. Staff has review possible methods to improve the original mapping of wetlands. In a pilot project staff used the jurisdictional boundaries at Florida Gulf Coast University and compared them to several wetland and soils maps. No single mapped system showed superior results in identifying the ground truthed wetlands. Staff concluded that the current mapping system was the best available.

Recent revisions to the Lee Plan have moved the county from a regulatory roll in wetlands to one more of enforcement. 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, but believes the regulatory requirement not to let the 2020 component of this use be exceeded in the present is unwise.

B. CONCLUSIONS

In accordance with Policy 1.7.6.3 planning staff has conducted this comprehensive evaluation of the Year 2010 Overlay system. Upon completion of this analysis planning staff concludes the following:

- The current Year 2010 Overlay system was not based on an accurate existing land use inventory;
- Projecting accurate long range future land use into small geograhpic is extremely difficult and does not constitute a good planning practice;
- The original boundaries for the Year 2010 Overlay sub-districts were erroneous, often crossing property or development lines;
- Elimination of the Year 2010 Overlay is not practical at this time;
- The planning horizon of the 2010 Overlay is not consistent with the horizon of other comprehensive planning efforts.
- Major modifications to the overlay should be considered for adoption;
- Larger, community based planning districts should be utilized and the proposed new Map 16 should replace the current map;
- The previous EAR population projections have been shown over time to be too high;

- The BEBR Mid-Range population projection for the year 2020 are the most appropriate projections and should be used for the county's planning efforts;
- Planning staff has created a reliable parcel based database of existing land use, suitable for tracking development patterns;
- Utilizing a 25% buffer above the expected incremental increase in population is an accepted planning practice;
- Planning staff has performed an in-depth evaluation of future land use needs and concludes that, for a planning horizon of 2020 the county should use the proposed Table 1(b) Acreage Allocation Table as a replacement for Map 17;
- The regulatory aspect which limits Residential, Commercial, and Industrial should be retained; and,
- The regulatory aspect which limits Parks and Public, Active and Passive Agriculture, Vacant, and Conservation acres should be eliminated.

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 replaced with the attached Map 16. Future Land Use Map 17 is deleted and held in reserve. A new table, Table 1(b) Acreage Allocation Table, will replace the function of Map 17. The text of the Future Land Use Element should be amended as indicated in Part I, Section C. of this report.

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

A. LOCAL PLANNING AGENCY REVIEW

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

1. RECOMMENDATION:

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

C. VOTE:

CARRON DAY

RICHARD DURLING

MITCH HUTCHCRAFT

RONALD INGE

BILL SPIKOWSKI

GREG STUART

MATT UHLE

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

DATE OF TRANSMITTAL HEARING: _____

A. BOARD REVIEW:

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. BOARD ACTION:

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

C. VOTE:

JOHN ALBION

ANDREW COY

RAY JUDAH

JOHN MANNING

DOUG ST. CERNY

Year 2020 Industrial Allocation Needs

	Employment as % of Pop From 08/08/95 NPA Study	Projected 2020 Employment	Percentage Of Employment In Industrial District	Number of Employees In Industrial District																														
Mining	0.06%	338	100.00%	338																														
Construction	4.85%	29,168	20.00%	5,834																														
Manufacturing	1.68%	10,128	100.00%	10,128																														
Manufacturing	3.00%	18,060	100.00%	18,060																														
Manufacturing	5.00%	30,100	100.00%	30,100																														
Manufacturing	7.50%	45,150	100.00%	45,150																														
TCPU	0.20%	1,217	0.00%	0																														
Wholesale	1.59%	9,543	75.00%	7,157																														
Retail	11.23%	67,622	0.00%	0																														
FIRE	5.17%	31,142	0.00%	0																														
Services	18.34%	110,409	0.00%	0																														
Government	7.77%	46,763	0.00%	0																														
Other	3.04%	18,308	25.00%	4,577																														
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Assumed Manufacturing Employment as a % of Pop.</th> <th>Total Number Of Employees in Industrial Uses</th> <th>Estimated Industrial Acreage Need</th> <th>With Safety Factor</th> <th>With Flex Factor</th> <th>Without City Industrial Acreage</th> </tr> </thead> <tbody> <tr> <td>1.68%</td> <td>28,034</td> <td>4,005</td> <td>5,406</td> <td>6,758</td> <td>5,208</td> </tr> <tr> <td>3.00%</td> <td>35,966</td> <td>5,138</td> <td>6,679</td> <td>8,349</td> <td>6,799</td> </tr> <tr> <td>5.00%</td> <td>48,006</td> <td>6,858</td> <td>8,572</td> <td>10,716</td> <td>9,166</td> </tr> <tr> <td>7.50%</td> <td>63,056</td> <td>9,008</td> <td>10,810</td> <td>13,512</td> <td>11,962</td> </tr> </tbody> </table>					Assumed Manufacturing Employment as a % of Pop.	Total Number Of Employees in Industrial Uses	Estimated Industrial Acreage Need	With Safety Factor	With Flex Factor	Without City Industrial Acreage	1.68%	28,034	4,005	5,406	6,758	5,208	3.00%	35,966	5,138	6,679	8,349	6,799	5.00%	48,006	6,858	8,572	10,716	9,166	7.50%	63,056	9,008	10,810	13,512	11,962
Assumed Manufacturing Employment as a % of Pop.	Total Number Of Employees in Industrial Uses	Estimated Industrial Acreage Need	With Safety Factor	With Flex Factor	Without City Industrial Acreage																													
1.68%	28,034	4,005	5,406	6,758	5,208																													
3.00%	35,966	5,138	6,679	8,349	6,799																													
5.00%	48,006	6,858	8,572	10,716	9,166																													
7.50%	63,056	9,008	10,810	13,512	11,962																													

Unit Allocations

Lee County Totals

Residential Use

Other Uses

	Unit Allocation	Existing Units	Additional Units		Square Ft. Allocation	Existing Sq. Ft.	Additional Sq. Ft.
Intensive Development	12,028	8,581	3,447	Commercial	53,551,959	24,002,172	29,549,787
Central Urban	55,691	39,698	15,993				
Urban Community	76,310	33,197	43,113				
Suburban	59,720	48,342	11,378				
Outlying Suburban	22,805	9,447	13,358				
Industrial	127	127	0				
Public Facilities	4	4	0				
University Community	5,573	0	5,573				
Industrial Interchange	0	0	0				
General Interchange	84	84	0				
General Commercial							
Interchange	22	22	0				
Industrial Commercial							
Interchange	0	0	0				
University Village Interchange	0	0	0				
New Community	9,230	746	8,484				
Airport Commerce	4	4	0				
Airport	0	0	0				
Rural	11,841	3,966	7,875				
Rural Community Preserve	1,281	1,146	135				
Outer Island	281	262	19				
Open Lands	306	106	200				
Density Reduction/ Groundwater Resource	2,126	1,893	233				
Wetlands	582	582	0				

Unit Allocations

Planning Community 1 Alva

Residential Use

Unit Allocation	Existing Units	Additional Units
-----------------	----------------	------------------

Other Uses

Square Ft. Allocation	Existing Sq. Ft.	Additional Sq. Ft.
-----------------------	------------------	--------------------

Intensive Development			
Central Urban			
Urban Community	744	533	211
Suburban			
Outlying Suburban	767	514	253
Industrial			
Public Facilities	0	0	0
University Community			
Industrial Interchange			
General Interchange			
General Commercial			
Industrial Commercial			
Interchange			
University Village Interchange			
New Community			
Airport Commerce			
Airport			
Rural	1,167	987	180
Rural Community Preserve			
Outer Island	1	0	1
Open Lands	45	14	31
Density Reduction/ Groundwater Resource	159	148	11
Wetlands	2	2	0

Commercial	144,481	73,281	71,200
-------------------	---------	--------	--------

Unit Allocations

Planning Community 2 Boca Grande

Residential Use

Unit Allocation	Existing Units	Additional Units
-----------------	----------------	------------------

Other Uses

Square Ft. Allocation	Existing Sq. Ft.	Additional Sq. Ft.
-----------------------	------------------	--------------------

Intensive Development	0	0
Central Urban	0	0
Urban Community	1,650	1,005
Suburban	0	0
Outlying Suburban	0	0
Industrial	0	0
Public Facilities	2	2
University Community	0	0
Industrial Interchange	0	0
General Interchange	0	0
General Commercial Interchange	0	0
Industrial Commercial Interchange	0	0
University Village Interchange	0	0
New Community	0	0
Airport Commerce	0	0
Airport	0	0
Rural	0	0
Rural Community Preserve	0	0
Outer Island	0	0
Open Lands	0	0
Density Reduction/ Groundwater Resources	0	0
Wetlands	3	3

Commercial	423,780	385,380	38,400
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Unit Allocations

Planning Community 3 Bonita Springs

Residential Use

Other Uses

	Unit Allocation	Existing Units	Additional Units
Intensive Development	163	163	0
Central Urban	1,347	556	791
Urban Community	18,652	11,171	7,481
Suburban	2,780	1,273	1,507
Outlying Suburban	10,122	2,497	7,625
Industrial			
Public Facilities			
University Community			
Industrial Interchange			
General Interchange	61	61	0
General Commercial Interchange			
Industrial Commercial Interchange			
University Village Interchange			
New Community			
Airport Commerce			
Airport			
Rural	5,383	337	5,046
Rural Community Preserve			
Outer Island			
Open Lands			
Density Reduction/ Groundwater Resource			
Wetlands	71	71	0

	Square Ft. Allocation	Existing Sq. Ft.	Additional Sq. Ft.
Commercial	7,809,493	2,200,675	5,608,818

Unit Allocations

Planning Community 4 Fort Myers Shores

Residential Use

Other Uses

	Unit Allocation	Existing Units	Additional Units		Square Ft. Allocation	Existing Sq. Ft.	Additional Sq. Ft.
Intensive Development	218	71	147	Commercial	1,617,983	867,983	750,000
Central Urban	1,161	1,151	10				
Urban Community	1,619	760	859				
Suburban	4,489	3,950	539				
Outlying Suburban							
Industrial							
Public Facilities							
University Community							
Industrial Interchange							
General Interchange							
General Commercial Interchange	22	22	0				
Industrial Commercial Interchange							
University Village Interchange							
New Community							
Airport Commerce							
Airport							
Rural	258	149	109				
Rural Community Preserve							
Outer Island							
Open Lands							
Density Reduction/ Groundwater							
Resource							
Wetlands	43	43	0				

Unit Allocations

Planning Community 5 Burnt Store

Residential Use

Unit Allocation	Existing Units	Additional Units
-----------------	----------------	------------------

Intensive Development	1	1	0
Central Urban			
Urban Community			
Suburban			
Outlying Suburban			
Industrial			
Public Facilities			
University Community			
Industrial Interchange			
General Interchange			
General Commercial Interchange			
Industrial Commercial Interchange			
University Village Interchange			
New Community			
Airport Commerce			
Airport			
Rural	1,796	858	938
Rural Community Preserve			
Outer Island			
Open Lands	184	58	126
Density Reduction/ Groundwater			
Resource			
Wetlands			

Other Uses

Square Ft. Allocation	Existing Sq. Ft.	Additional Sq. Ft.
-----------------------	------------------	--------------------

Commercial	125,694	60,694	65,000
-------------------	---------	--------	--------

Unit Allocations

Planning Community 6 Cape Coral

Residential Use

Unit Allocation	Existing Units	Additional Units
-----------------	----------------	------------------

- Intensive Development
- Central Urban
- Urban Community
- Suburban
- Outlying Suburban
- Industrial
- Public Facilities
- University Community
- Industrial Interchange
- General Interchange
- General Commercial Interchange
- Industrial Commercial Interchange
- University Village Interchange
- New Community
- Airport Commerce
- Airport
- Rural
- Rural Community Preserve
- Outer Island
- Open Lands
- Density Reduction/ Groundwater Resource
- Wetlands

132 95 37

3 2 1

Other Uses

Square Ft. Allocation	Existing Sq. Ft.	Additional Sq. Ft.
-----------------------	------------------	--------------------

Commercial 41,760 11,760 30,000

Unit Allocations

Planning Community 7 Captiva

Residential Use

Unit Allocation	Existing Units	Additional Units
-----------------	----------------	------------------

Other Uses

Square Ft. Allocation	Existing Sq. Ft.	Additional Sq. Ft.
-----------------------	------------------	--------------------

Intensive Development			
Central Urban			
Urban Community			
Suburban			
Outlying Suburban	1,569	1,441	128
Industrial			
Public Facilities	2	2	0
University Community			
Industrial Interchange			
General Interchange			
General Commercial Interchange			
Industrial Commercial Interchange			
University Village Interchange			
New Community			
Airport Commerce			
Airport			
Rural			
Rural Community Preserve			
Outer Island	272	256	16
Open Lands			
Density Reduction/ Groundwater			
Resource			
Wetlands	10	10	0

Commercial	980,704	965,704	15,000
-------------------	---------	---------	--------

Unit Allocations

Planning Community 8 Fort Myers

Residential Use

Other Uses

	Unit Allocation	Existing Units	Additional Units
Intensive Development	1,948	448	1,500
Central Urban	2,650	2,075	575
Urban Community			
Suburban	734	603	131
Outlying Suburban			
Industrial	32	32	0
Public Facilities			
University Community			
Industrial Interchange			
General Interchange			
General Commercial Interchange			
Industrial Commercial Interchange			
University Village Interchange			
New Community	2,115	0	2,115
Airport Commerce			
Airport			
Rural	101	1	100
Rural Community Preserve			
Outer Island			
Open Lands			
Density Reduction/ Groundwater			
Resource			
Wetlands	27	27	0

	Square Ft. Allocation	Existing Sq. Ft.	Additional Sq. Ft.
Commercial	748,199	498,199	250,000

Unit Allocations

Planning Community 9 Fort Myers Beach

Residential Use

Unit Allocation	Existing Units	Additional Units
-----------------	----------------	------------------

Other Uses

Square Ft. Allocation	Existing Sq. Ft.	Additional Sq. Ft.
-----------------------	------------------	--------------------

Intensive Development				Commercial	198,702	173,702	25,000
Central Urban							
Urban Community	4,013	3,996	17				
Suburban	4,258	4,020	238				
Outlying Suburban							
Industrial							
Public Facilities							
University Community							
Industrial Interchange							
General Interchange							
General Commercial Interchange							
Industrial Commercial Interchange							
University Village Interchange							
New Community							
Airport Commerce							
Airport							
Rural							
Rural Community Preserve							
Outer Island							
Open Lands							
Density Reduction/ Groundwater Resource							
Wetlands	9	9	0				

Unit Allocations

Planning Community 10 Gateway/Airport

Residential Use

Other Uses

	Unit Allocation	Existing Units	Additional Units
Intensive Development			
Central Urban			
Urban Community			
Suburban			
Outlying Suburban			
Industrial	17	17	0
Public Facilities			
University Community			
Industrial Interchange			
General Interchange			
General Commercial Interchange			
Industrial Commercial Interchange			
University Village Interchange			
New Community	7,115	746	6,369
Airport Commerce	4	4	0
Airport			
Rural	82	2	80
Rural Community Preserve			
Outer Island			
Open Lands			
Density Reduction/ Groundwater			
Resource	22	20	2
Wetlands	15	15	0

	Square Ft. Allocation	Existing Sq. Ft.	Additional Sq. Ft.
Commercial	2,014,365	309,169	1,705,196

Unit Allocations

Planning Community 11 Daniels Parkway

Residential Use

Unit Allocation	Existing Units	Additional Units
-----------------	----------------	------------------

Intensive Development			
Central Urban			
Urban Community			
Suburban			
Outlying Suburban	5,573	2,987	2,586
Industrial			
Public Facilities			
University Community			
Industrial Interchange			
General Interchange	5	5	0
General Commercial Interchange			
Industrial Commercial Interchange			
University Village Interchange			
New Community			
Airport Commerce			
Airport			
Rural	1,354	859	495
Rural Community Preserve			
Outer Island			
Open Lands			
Density Reduction/ Groundwater Resource			
Wetlands	109	109	0

Other Uses

Allocation	Square Footage Existing Sq. Ft.	Additional Sq. Ft.
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Commercial	3,014,448	116,943	2,897,505
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Unit Allocations

Planning Community 12 Iona/McGregor

Residential Use

Unit	Existing	Additional
Allocation	Units	Units
Intensive Development		
Central Urban	4,121	1,044
Urban Community	5,684	1,050
Suburban	12,176	3,320
Outlying Suburban	1,342	895
Industrial	44	0
Public Facilities		
University Community		
Industrial Interchange		
General Interchange		
General Commercial Interchange		
Industrial Commercial Interchange		
University Village Interchange		
New Community		
Airport Commerce		
Airport		
Rural		
Rural Community Preserve		
Outer Island		
Open Lands		
Density Reduction/ Groundwater		
Resource		
Wetlands	28	0

Other Uses

Square Ft.	Existing	Additional
Allocation	Sq. Ft.	Sq. Ft.
Commercial	4,974,008	2,039,370

Unit Allocations

Planning Community 13 San Carlos/Estero

Residential Use

Unit Allocation	Existing Units	Additional Units
-----------------	----------------	------------------

Intensive Development			
Central Urban	15	15	0
Urban Community	6,430	3,728	2,702
Suburban	11,660	9,207	2,453
Outlying Suburban	139	96	43
Industrial	5	5	0
Public Facilities			
University Community	5,573	0	5,573
Industrial Interchange			
General Interchange			
General Commercial Interchange			
Industrial Commercial Interchange			
University Village Interchange			
New Community			
Airport Commerce			
Airport			
Rural	355	33	322
Rural Community Preserve			
Outer Island			
Open Lands			
Density Reduction/ Groundwater Resource			
Wetlands	164	164	0

Other Uses

Square Ft. Allocation	Existing Sq. Ft.	Additional Sq. Ft.
-----------------------	------------------	--------------------

Commercial	3,377,904	1,244,214	2,133,690
-------------------	-----------	-----------	-----------

Unit Allocations

Planning Community 14 Sanibel

Residential Use

Unit	Existing	Additional
Allocation	Units	Units

Intensive Development	0	0
Central Urban	0	0
Urban Community	0	0
Suburban	0	0
Outlying Suburban	0	0
Industrial	0	0
Public Facilities	0	0
University Community	0	0
Industrial Interchange	0	0
General Interchange	0	0
General Commercial Interchange	0	0
Industrial Commercial Interchange	0	0
University Village Interchange	0	0
New Community	0	0
Airport Commerce	0	0
Airport	0	0
Rural	0	0
Rural Community Preserve	0	0
Outer Island	0	0
Open Lands	0	0
Density Reduction/ Groundwater		
Resource	0	0
Wetlands	0	0

Other Uses

Square Ft.	Existing	Additional
Allocation	Sq. Ft.	Sq. Ft.

Commercial	-	-	-
-------------------	---	---	---

Unit Allocations

Planning Community 15 South Fort Myers

Residential Use

Unit	Existing	Additional
Allocation	Units	Units

Other Uses

Square Ft.	Existing	Additional
Allocation	Sq. Ft.	Sq. Ft.

Intensive Development	7,281	5,941	1,340
Central Urban	15,089	12,521	2,568
Urban Community	4,019	2,551	1,468
Suburban	4,001	3,743	258
Outlying Suburban			
Industrial	27	27	0
Public Facilities			
University Community			
Industrial Interchange			
General Interchange			
General Commercial Interchange			
Industrial Commercial Interchange			
University Village Interchange			
New Community			
Airport Commerce			
Airport			
Rural			
Rural Community Preserve			
Outer Island			
Open Lands			
Density Reduction/ Groundwater			
Resource			
Wetlands			

Commercial	17,110,176	8,278,818	8,831,358
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Unit Allocations

Planning Community 16 Pine Island

Residential Use

Unit	Existing	Additional
Allocation	Units	Units
Intensive Development	9	4
Central Urban		5
Urban Community	2,442	1,500
Suburban	3,655	3,272
Outlying Suburban	1,154	642
Industrial		512
Public Facilities		
University Community		
Industrial Interchange		
General Interchange		
General Commercial Interchange		
Industrial Commercial Interchange		
University Village Interchange		
New Community		
Airport Commerce		
Airport		
Rural	756	512
Rural Community Preserve		244
Outer Island	8	6
Open Lands		2
Density Reduction/ Groundwater		
Resource		
Wetlands	18	18
		0

Other Uses

	Square Ft.	Existing	Additional
	Allocation	Sq. Ft.	Sq. Ft.
Commercial	631,111	506,111	125,000

Unit Allocations

Planning Community 17 Lehigh Acres

Residential Use

Unit Allocation	Existing Units	Additional Units
-----------------	----------------	------------------

Intensive Development			
Central Urban	17,385	9,306	8,079
Urban Community	30,877	3,280	27,597
Suburban			
Outlying Suburban			
Industrial			
Public Facilities			
University Community			
Industrial Interchange			
General Interchange			
General Commercial Interchange			
Industrial Commercial Interchange			
University Village Interchange			
New Community			
Airport Commerce			
Airport			
Rural	7	1	6
Rural Community Preserve			
Outer Island			
Open Lands			
Density Reduction/ Groundwater Resource			
Wetlands	11	11	0

Other Uses

Square Ft. Allocation	Existing Sq. Ft.	Additional Sq. Ft.
-----------------------	------------------	--------------------

Commercial	2,800,805	1,357,555	1,443,250
-------------------	-----------	-----------	-----------

Unit Allocations

Planning Community 18 Southeast Lee County

Residential Use

Unit Allocation	Existing Units	Additional Units
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Other Uses

Square. Ft Allocation	Existing Sq. Ft.	Additional Sq. Ft.
-----------------------	------------------	--------------------

Intensive Development				
Central Urban				
Urban Community				
Suburban				
Outlying Suburban				
Industrial				
Public Facilities				
University Community				
Industrial Interchange				
General Interchange	4	4	0	
General Commercial Interchange				
Industrial Commercial Interchange				
University Village Interchange				
New Community				
Airport Commerce				
Airport				
Rural	62	3	59	
Rural Community Preserve				
Outer Island				
Open Lands				
Density Reduction/ Groundwater				
Resource	1,399	1,190	209	
Wetlands	17	17	0	
Commercial				25,011 24,011 1,000

Unit Allocations

Planning Community 19 North Fort Myers

Residential Use

Other Uses

	Unit Allocation	Existing Units	Additional Units
Intensive Development	2,276	1,858	418
Central Urban	13,923	10,997	2,926
Urban Community			
Suburban	15,967	13,418	2,549
Outlying Suburban	2,014	820	1,194
Industrial	2	2	0
Public Facilities			
University Community			
Industrial Interchange			
General Interchange	14	14	0
General Commercial Interchange			
Industrial Commercial Interchange			
University Village Interchange			
New Community			
Airport Commerce			
Airport			
Rural	475	224	251
Rural Community Preserve			
Outer Island			
Open Lands	77	34	43
Density Reduction/ Groundwater			
Resource	546	535	11
Wetlands	55	55	0

	Square Footage Allocation	Existing Sq. Ft.	Additional Sq. Ft.
Commercial	7,463,258	3,963,258	3,500,000

Unit Allocations

Planning Community 20 Buckingham

Residential Use

Unit Allocation	Existing Units	Additional Units
-----------------	----------------	------------------

Other Uses

Square Ft. Allocation	Existing Sq. Ft.	Additional Sq. Ft.
-----------------------	------------------	--------------------

Intensive Development			
Central Urban			
Urban Community	180	39	141
Suburban			
Outlying Suburban	122	1	121
Industrial			
Public Facilities			
University Community			
Industrial Interchange			
General Interchange			
General Commercial Interchange			
Industrial Commercial Interchange			
University Village Interchange			
New Community			
Airport Commerce			
Airport			
Rural	45	0	45
Rural Community Preserve	1,281	1,146	135
Outer Island			
Open Lands			
Density Reduction/ Groundwater Resource			
Wetlands			

Commercial	50,077	30,077	20,000
-------------------	--------	--------	--------



FLORIDA LAND PLANNING, INC.

• Master Planning • Urban Design • Landscape Architecture • DRIs • Rezoning •

To: Gent
file

10 October 1996

MEMORANDUM

TO: Paul O'Connor
Rick Burris

FROM: Carron Day

SUBJECT: 2010 Overlay - Alico Property

VIA: Hand Delivery

Paul, these are the total 2010 acres required for the the Alico property.

SUBDISTRICT 904

Residential 800 acres
Commercial 245 acres (same as current)
Industrial 59 acres (same as current)

SUBDISTRICT 713

Industrial 800 acres

If you have any questions on this material or if you need additional information, please call.

cc: Dick Klaas
Neale Montgomery

RECEIVED

OCT 11 1996

**PLANNING
DIVISION**

Acreage Allocations

Lee County Totals

Residential Use

Acreage Allocation	Existing Acres	Available Acres
--------------------	----------------	-----------------

Intensive Development	1,569	1,071	497
Central Urban	10,764	7,977	2,787
Urban Community	18,621	7,360	11,261
Suburban	14,898	12,071	2,827
Outlying Suburban	5,754	2,698	3,057
Industrial	159	154	5
Public Facilities	2	2	0
University Community	860	0	860
Industrial Interchange	0	0	0
General Interchange	93	93	0
General Commercial Interchange	7	7	0
Industrial Commercial Interchange	0	0	0
University Village Interchange	0	0	0
New Community	1,868	160	1,708
Airport Commerce	9	9	0
Airport	0	0	0
Rural	8,331	5,590	2,740
Rural Community Preserve	3,046	2,877	169
Outer Island	215	144	71
Open Lands	1,339	335	1,004
Density Reduction/ Groundwater Resource	7,124	4,775	2,349
Wetlands	385	385	0

Other Uses

Acreage Allocation	Existing Acres	Available Acres
--------------------	----------------	-----------------

Commercial	10,288	3,953	6,335
Industrial	6,799	1,428	5,371
Public	51,588	33,520	18,068
Active AG	35,549	34,536	1,013
Passive AG	67,251	85,550	(18,298)
Conservation	83,712	83,712	0
Vacant	55,899	97,622	(41,723)

Acreage Allocations

Planning Community 1 Alva

Residential Use

Acreage	Existing	Available
Allocation	Acres	Acres

Other Uses

Acreage	Existing	Available
Allocation	Acres	Acres

Intensive Development	0		0	Commercial	73	48	25
Central Urban	0		0	Industrial	29	19	10
Urban Community	519	458	60	Public	4,278	2,537	1,741
Suburban	0		0	Active AG	7,273	7,273	-
Outlying Suburban	295	194	102	Passive AG	17,453	18,653	(1,200)
Industrial	0		0	Conservation	2,826	2,826	-
Public Facilities	0	-	0	Vacant	18	1,265	(1,247)
University Community	0		0				
Industrial Interchange	0		0				
General Interchange	0		0				
General Commercial Interchange	0		0				
Industrial Commercial Interchange	0		0				
University Village Interchange	0		0				
New Community	0		0				
Airport Commerce	0		0				
Airport	0		0				
Rural	2414	2,188	226				
Rural Community Preserve	0		0				
Outer Island	5	-	5				
Open Lands	175	17	158				
Density Reduction/ Groundwater Resource	788	668	120				
Wetlands	2	2	0				

Acreage Allocations

Planning Community 2 Boca Grande

Residential Use

Acreage	Existing	Available
Allocation	Acres	Acres

Intensive Development	0	0
Central Urban	0	0
Urban Community	437	309
Suburban	0	0
Outlying Suburban	0	0
Industrial	0	0
Public Facilities	1	1
University Community	0	0
Industrial Interchange	0	0
General Interchange	0	0
General Commercial Interchange	0	0
Industrial Commercial Interchange	0	0
University Village Interchange	0	0
New Community	0	0
Airport Commerce	0	0
Airport	0	0
Rural	0	0
Rural Community Preserve	0	0
Outer Island	0	-
Open Lands	0	0
Density Reduction/ Groundwater Resource	0	0
Wetlands	4	4

Other Uses

Acreage	Existing	Available
Allocation	Acres	Acres

Commercial	56	51	5
Industrial	14	4	10
Public	536	498	39
Active AG	-	-	-
Passive AG	-	-	-
Conservation	294	294	-
Vacant	2	183	(181)

Acreage Allocations

Planning Community 3 Bonita Springs

Residential Use

Acreage	Existing	Available
Allocation	Acres	Acres

Other Uses

Acreage	Existing	Available
Allocation	Acres	Acres

Intensive Development	0	-	0	Commercial	1,101	416	685
Central Urban	239	97	143	Industrial	549	98	451
Urban Community	3923	2,481	1442	Public	7,313	3,813	3,500
Suburban	530	215	315	Active AG	1,186	1,186	-
Outlying Suburban	1810	512	1298	Passive AG	603	3,103	(2,500)
Industrial	15	15	0	Conservation	4,954	4,954	-
Public Facilities	0	-	0	Vacant	1,781	7,779	(5,998)
University Community	0		0				
Industrial Interchange	0		0				
General Interchange	30	30	0				
General Commercial Interchange	0		0				
Industrial Commercial Interchange	0		0				
University Village Interchange	0		0				
New Community	0		0				
Airport Commerce	0		0				
Airport	0		0				
Rural	1037	373	663				
Rural Community Preserve	0		0				
Outer Island	0		0				
Open Lands	0		0				
Density Reduction/ Groundwater Resource	0		0				
Wetlands	30	30	0				

Acreage Allocations

Planning Community 4 Fort Myers Shores

Residential Use

	Acreage Allocation	Existing Acres	Available Acres
Intensive Development	89	32	57
Central Urban	207	205	2
Urban Community	633	412	220
Suburban	1383	1,229	154
Outlying Suburban	0		0
Industrial	0	-	0
Public Facilities	0	-	0
University Community	0		0
Industrial Interchange	0	-	0
General Interchange	0		0
General Commercial Interchange	7	7	0
Industrial Commercial Interchange	0		0
University Village Interchange	0		0
New Community	0		0
Airport Commerce	0		0
Airport	0		0
Rural	454	318	137
Rural Community Preserve	0	-	0
Outer Island	0		0
Open Lands	0		0
Density Reduction/ Groundwater Resource	0		0
Wetlands	59	59	0

Other Uses

	Acreage Allocation	Existing Acres	Available Acres
Commercial	257	150	107
Industrial	301	39	262
Public	1,706	718	988
Active AG	620	620	-
Passive AG	5,172	5,172	-
Conservation	1,125	1,125	-
Vacant	142	2,068	(1,926)

Acreage Allocations

Planning Community 5 Burnt Store

Residential Use

Acreage	Existing	Available
Allocation	Acres	Acres

Other Uses

Acreage	Existing	Available
Allocation	Acres	Acres

Intensive Development	0	-	0	Commercial	29	20	9
Central Urban	0		0	Industrial	5	-	5
Urban Community	0		0	Public	365	139	226
Suburban	0		0	Active AG	-	-	-
Outlying Suburban	8		8	Passive AG	6,987	6,987	-
Industrial	0		0	Conservation	3,672	3,672	-
Public Facilities	0		0	Vacant	2,407	3,514	(1,108)
University Community	0		0				
Industrial Interchange	0		0				
General Interchange	0		0				
General Commercial Interchange	0		0				
Industrial Commercial Interchange	0		0				
University Village Interchange	0		0				
New Community	0		0				
Airport Commerce	0		0				
Airport	0		0				
Rural	431	202	229				
Rural Community Preserve	0		0				
Outer Island	0		0				
Open Lands	790	160	630				
Density Reduction/ Groundwater Resource	0		0				
Wetlands	0	-	0				

Acreage Allocations

Planning Community 6 Cape Coral

Residential Use

Acreage	Existing	Available
Allocation	Acres	Acres

Other Uses

Acreage	Existing	Available
Allocation	Acres	Acres

Intensive Development	30	25	5	Commercial	17	5	12
Central Urban	0		0	Industrial	26	16	10
Urban Community	0		0	Public	6	1	5
Suburban	0		0	Active AG	-	-	-
Outlying Suburban	1	1	1	Passive AG	10	10	-
Industrial	0	-	0	Conservation	-	-	-
Public Facilities	0		0	Vacant	23	55	(33)
University Community	0		0				
Industrial Interchange	0		0				
General Interchange	0		0				
General Commercial Interchange	0		0				
Industrial Commercial Interchange	0		0				
University Village Interchange	0		0				
New Community	0		0				
Airport Commerce	0		0				
Airport	0		0				
Rural	0		0				
Rural Community Preserve	0		0				
Outer Island	0		0				
Open Lands	0	-	0				
Density Reduction/ Groundwater Resource	0		0				
Wetlands	0		0				

Acreage Allocations

Planning Community 7 Captiva

Residential Use

Acreage Allocation	Existing Acres	Available Acres
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Intensive Development	0	-	0
Central Urban	0		0
Urban Community	0		0
Suburban	0		0
Outlying Suburban	435	384	51
Industrial	0		0
Public Facilities	1	1	0
University Community	0		0
Industrial Interchange	0		0
General Interchange	0		0
General Commercial Interchange	0		0
Industrial Commercial Interchange	0		0
University Village Interchange	0		0
New Community	0		0
Airport Commerce	0		0
Airport	0		0
Rural	0		0
Rural Community Preserve	0		0
Outer Island	172	115	56
Open Lands	0		0
Density Reduction/ Groundwater Resource	0		0
Wetlands	4	4	0

Other Uses

Acreage Allocation	Existing Acres	Available Acres
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Commercial	110	107	3
Industrial	-	-	-
Public	1,982	1,675	307
Active AG	-	-	-
Passive AG	-	-	-
Conservation	1,347	1,347	-
Vacant	2	420	(418)

Acreage Allocations

Planning Community 8 Fort Myers

Residential Use

Acreage Allocation	Existing Acres	Available Acres
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Other Uses

Acreage Allocation	Existing Acres	Available Acres
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Intensive Development	359	159	200	Commercial	150	105	44
Central Urban	545	445	100	Industrial	879	365	515
Urban Community	0	-	0	Public	919	512	407
Suburban	206	169	37	Active AG	279	279	-
Outlying Suburban	0		0	Passive AG	631	1,281	(650)
Industrial	48	43	5	Conservation	1,002	1,002	-
Public Facilities	0	-	0	Vacant	6	1,150	(1,144)
University Community	0		0				
Industrial Interchange	0		0				
General Interchange	0		0				
General Commercial Interchange	0		0				
Industrial Commercial Interchange	0		0				
University Village Interchange	0		0				
New Community	460	-	460				
Airport Commerce	0		0				
Airport	0		0				
Rural	184	59	125				
Rural Community Preserve	0		0				
Outer Island	0		0				
Open Lands	0		0				
Density Reduction/ Groundwater Resource	0		0				
Wetlands	13	13	0				

Acreage Allocations

Planning Community 9 Fort Myers Beach

Residential Use

Acreage	Existing	Available
Allocation	Acres	Acres

Other Uses

Acreage	Existing	Available
Allocation	Acres	Acres

Intensive Development	0		0	Commercial	132	116	16
Central Urban	0		0	Industrial	8	6	2
Urban Community	213	208	5	Public	226	203	23
Suburban	612	544	68	Active AG	-	-	-
Outlying Suburban	0		0	Passive AG	-	-	-
Industrial	0		0	Conservation	103	103	-
Public Facilities	0	-	0	Vacant	1	115	(114)
University Community	0		0				
Industrial Interchange	0		0				
General Interchange	0		0				
General Commercial Interchange	0		0				
Industrial Commercial Interchange	0		0				
University Village Interchange	0		0				
New Community	0		0				
Airport Commerce	0		0				
Airport	0		0				
Rural	0		0				
Rural Community Preserve	0		0				
Outer Island	0		0				
Open Lands	0		0				
Density Reduction/ Groundwater Resource	0		0				
Wetlands	5	5	0				

Acreage Allocations

Planning Community 10 Gateway/Airport

Residential Use

Acreage	Existing	Available
Allocation	Acres	Acres

Other Uses

Acreage	Existing	Available
Allocation	Acres	Acres

Intensive Development	0	-	0	Commercial	824	54	769
Central Urban	0		0	Industrial	2,742	123	2,619
Urban Community	0		0	Public	5,519	4,068	1,451
Suburban	0		0	Active AG	569	569	-
Outlying Suburban	0		0	Passive AG	3,634	10,634	(7,000)
Industrial	65	65	0	Conservation	3,355	3,355	-
Public Facilities	0	-	0	Vacant	3,275	2,483	792
University Community	0		0				
Industrial Interchange	0		0				
General Interchange	0	-	0				
General Commercial Interchange	0		0				
Industrial Commercial Interchange	0	-	0				
University Village Interchange	0		0				
New Community	1408	160	1248				
Airport Commerce	9	9	0				
Airport	0	-	0				
Rural	111	11	100				
Rural Community Preserve	0		0				
Outer Island	0		0				
Open Lands	0		0				
Density Reduction/ Groundwater Resource	94	74	20				
Wetlands	3	3	0				

Acreage Allocations

Planning Community 11

Daniels Parkway

Residential Use

Acreage	Existing	Available
Allocation	Acres	Acres

Other Uses

Acreage	Existing	Available
Allocation	Acres	Acres

Intensive Development	0		0	Commercial	398	16	381
Central Urban	0	-	0	Industrial	10	-	10
Urban Community	0		0	Public	1,893	1,277	616
Suburban	0		0	Active AG	254	254	-
Outlying Suburban	1132	640	492	Passive AG	958	1,458	(500)
Industrial	0	-	0	Conservation	1,913	1,913	-
Public Facilities	0		0	Vacant	257	1,453	(1,196)
University Community	0		0				
Industrial Interchange	0		0				
General Interchange	9	9	0				
General Commercial Interchange	0		0				
Industrial Commercial Interchange	0		0				
University Village Interchange	0		0				
New Community	0	-	0				
Airport Commerce	0		0				
Airport	0		0				
Rural	1255	1,059	196				
Rural Community Preserve	0		0				
Outer Island	0		0				
Open Lands	0		0				
Density Reduction/ Groundwater Resource	0		0				
Wetlands	7	7	0				

Acreage Allocations

Planning Community 12 Iona/McGregor

Residential Use

Acreage Allocation	Existing Acres	Available Acres
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Intensive Development	0	-	0
Central Urban	517	335	182
Urban Community	776	476	300
Suburban	2594	1,645	949
Outlying Suburban	396	38	358
Industrial	7	7	0
Public Facilities	0	-	0
University Community	0		0
Industrial Interchange	0		0
General Interchange	0		0
General Commercial Interchange	0		0
Industrial Commercial Interchange	0		0
University Village Interchange	0		0
New Community	0		0
Airport Commerce	0		0
Airport	0		0
Rural	0		0
Rural Community Preserve	0		0
Outer Island	1	-	1
Open Lands	0		0
Density Reduction/ Groundwater Resource	0		0
Wetlands	6	6	0

Other Uses

Acreage Allocation	Existing Acres	Available Acres
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Commercial	651	417	233
Industrial	322	67	255
Public	3,000	2,244	756
Active AG	0	802	(802)
Passive AG	0	743	(743)
Conservation	9,063	9,063	-
Vacant	1,542	3,031	(1,489)

Acreage Allocations

Planning Community 13 San Carlos/Estero

Residential Use

Acreage	Existing	Available
Allocation	Acres	Acres

Other Uses

Acreage	Existing	Available
Allocation	Acres	Acres

Intensive Development	0	-	0	Commercial	2,605	274	2,332
Central Urban	15	15	0	Industrial	442	176	266
Urban Community	1263	772	491	Public	3,103	2,171	932
Suburban	2386	1,994	392	Active AG	0	1,794	(1,794)
Outlying Suburban	81	67	14	Passive AG	194	4,594	(4,400)
Industrial	13	13	0	Conservation	5,566	5,566	-
Public Facilities	0	-	0	Vacant	5,433	4,830	604
University Community	860	-	860				
Industrial Interchange	0		0				
General Interchange	0	-	0				
General Commercial Interchange	0		0				
Industrial Commercial Interchange	0		0				
University Village Interchange	0	-	0				
New Community	0		0				
Airport Commerce	0		0				
Airport	0		0				
Rural	316	13	303				
Rural Community Preserve	0		0				
Outer Island	0		0				
Open Lands	0		0				
Density Reduction/ Groundwater Resource	0	-	0				
Wetlands	51	51	0				

Acreage Allocations

Planning Community 14 Sanibel

Residential Use

Acreage	Existing	Available
Allocation	Acres	Acres

Other Uses

Acreage	Existing	Available
Allocation	Acres	Acres

Intensive Development	0	0	Commercial	-	-	-
Central Urban	0	0	Industrial	-	-	-
Urban Community	0	0	Public	-	-	-
Suburban	0	0	Active AG	-	-	-
Outlying Suburban	0	0	Passive AG	-	-	-
Industrial	0	0	Conservation	-	-	-
Public Facilities	0	0	Vacant	-	-	-
University Community	0	0				
Industrial Interchange	0	0				
General Interchange	0	0				
General Commercial Interchange	0	0				
Industrial Commercial Interchange	0	0				
University Village Interchange	0	0				
New Community	0	0				
Airport Commerce	0	0				
Airport	0	0				
Rural	0	0				
Rural Community Preserve	0	0				
Outer Island	0	0				
Open Lands	0	0				
Density Reduction/ Groundwater Resource	0	0				
Wetlands	0	0				

Acreage Allocations

Planning Community 15 South Fort Myers

Residential Use

Acreage Allocation	Existing Acres	Available Acres
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Other Uses

Acreage Allocation	Existing Acres	Available Acres
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Intensive Development	704	525	179	Commercial	1,867	965	902
Central Urban	2739	2,293	447	Industrial	922	344	578
Urban Community	932	512	420	Public	3,443	2,423	1,020
Suburban	1237	1,163	74	Active AG	0	343	(343)
Outlying Suburban	0		0	Passive AG	0	533	(533)
Industrial	10	10	0	Conservation	171	171	-
Public Facilities	0	-	0	Vacant	689	3,432	(2,743)
University Community	0		0				
Industrial Interchange	0		0				
General Interchange	0		0				
General Commercial Interchange	0		0				
Industrial Commercial Interchange	0		0				
University Village Interchange	0		0				
New Community	0		0				
Airport Commerce	0		0				
Airport	0		0				
Rural	0		0				
Rural Community Preserve	0		0				
Outer Island	0		0				
Open Lands	0		0				
Density Reduction/ Groundwater Resource	0		0				
Wetlands	0	-	0				

Acreage Allocations

Planning Community 16 Pine Island

Residential Use

Acreage Allocation	Existing Acres	Available Acres
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Other Uses

Acreage Allocation	Existing Acres	Available Acres
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Intensive Development	5	5	1	Commercial	190	138	52
Central Urban	0		0	Industrial	64	24	40
Urban Community	601	332	269	Public	1,747	1,148	598
Suburban	656	547	110	Active AG	2,313	2,313	-
Outlying Suburban	466	261	205	Passive AG	960	960	-
Industrial	0	-	0	Conservation	13,693	13,693	-
Public Facilities	0	-	0	Vacant	4,442	6,032	(1,590)
University Community	0		0				
Industrial Interchange	0		0				
General Interchange	0		0				
General Commercial Interchange	0		0				
Industrial Commercial Interchange	0		0				
University Village Interchange	0		0				
New Community	0		0				
Airport Commerce	0		0				
Airport	0		0				
Rural	1129	822	306				
Rural Community Preserve	0		0				
Outer Island	37	28	9				
Open Lands	0		0				
Density Reduction/ Groundwater Resource	0		0				
Wetlands	88	88	0				

Acreage Allocations

Planning Community 17 Lehigh Acres

Residential Use

Acreage	Existing	Available
Allocation	Acres	Acres

Other Uses

Acreage	Existing	Available
Allocation	Acres	Acres

Intensive Development	0		0	Commercial	452	205	247
Central Urban	3804	2,399	1405	Industrial	216	17	200
Urban Community	9274	1,389	7885	Public	3,558	1,609	1,949
Suburban	0		0	Active AG	-	49	(49)
Outlying Suburban	0		0	Passive AG	-	773	(773)
Industrial	0	-	0	Conservation	1,455	1,455	-
Public Facilities	0	-	0	Vacant	27,567	38,440	(10,872)
University Community	0		0				
Industrial Interchange	0		0				
General Interchange	0		0				
General Commercial Interchange	0		0				
Industrial Commercial Interchange	0		0				
University Village Interchange	0		0				
New Community	0		0				
Airport Commerce	0		0				
Airport	0		0				
Rural	10	1	9				
Rural Community Preserve	0	-	0				
Outer Island	0		0				
Open Lands	0		0				
Density Reduction/ Groundwater Resource	0		0				
Wetlands	4	4	0				

Acreage Allocations

Planning Community 18 Southeast Lee County

Residential Use

Acreage	Existing	Available
Allocation	Acres	Acres

Other Uses

Acreage	Existing	Available
Allocation	Acres	Acres

Intensive Development	0		0	Commercial	154	149	5
Central Urban	0		0	Industrial	55	5	50
Urban Community	0		0	Public	7,058	5,114	1,944
Suburban	0		0	Active AG	22,117	18,117	4,000
Outlying Suburban	0		0	Passive AG	21,095	21,095	-
Industrial	0		0	Conservation	31,313	31,313	-
Public Facilities	0	-	0	Vacant	515	8,679	(8,164)
University Community	0		0				
Industrial Interchange	0		0				
General Interchange	0	-	0				
General Commercial Interchange	0		0				
Industrial Commercial Interchange	0		0				
University Village Interchange	0		0				
New Community	0		0				
Airport Commerce	0		0				
Airport	0		0				
Rural	78	3	75				
Rural Community Preserve	0		0				
Outer Island	0		0				
Open Lands	0		0				
Density Reduction/ Groundwater Resource	4205	2,115	2090				
Wetlands	76	76	0				

Acreage Allocations

Planning Community 19 North Fort Myers

Residential Use

Acreage	Existing	Available
Allocation	Acres	Acres

Other Uses

Acreage	Existing	Available
Allocation	Acres	Acres

Intensive Development	381	325	56	Commercial	1,204	705	500
Central Urban	2698	2,189	509	Industrial	209	125	84
Urban Community	0	-	0	Public	2,821	1,820	1,001
Suburban	5293	4,565	729	Active AG	527	527	-
Outlying Suburban	1079	601	478	Passive AG	5,686	5,686	-
Industrial	0	0	0	Conservation	1,501	1,501	-
Public Facilities	0	-	0	Vacant	6,516	10,522	(4,005)
University Community	0		0				
Industrial Interchange	0		0				
General Interchange	55	55	0				
General Commercial Interchange	0		0				
Industrial Commercial Interchange	0		0				
University Village Interchange	0		0				
New Community	0		0				
Airport Commerce	0		0				
Airport	0		0				
Rural	856	541	315				
Rural Community Preserve	0		0				
Outer Island	0		0				
Open Lands	374	158	216				
Density Reduction/ Groundwater Resource	2037	1,918	119				
Wetlands	31	31	0				

Acreage Allocations

Planning Community 20 Buckingham

Residential Use

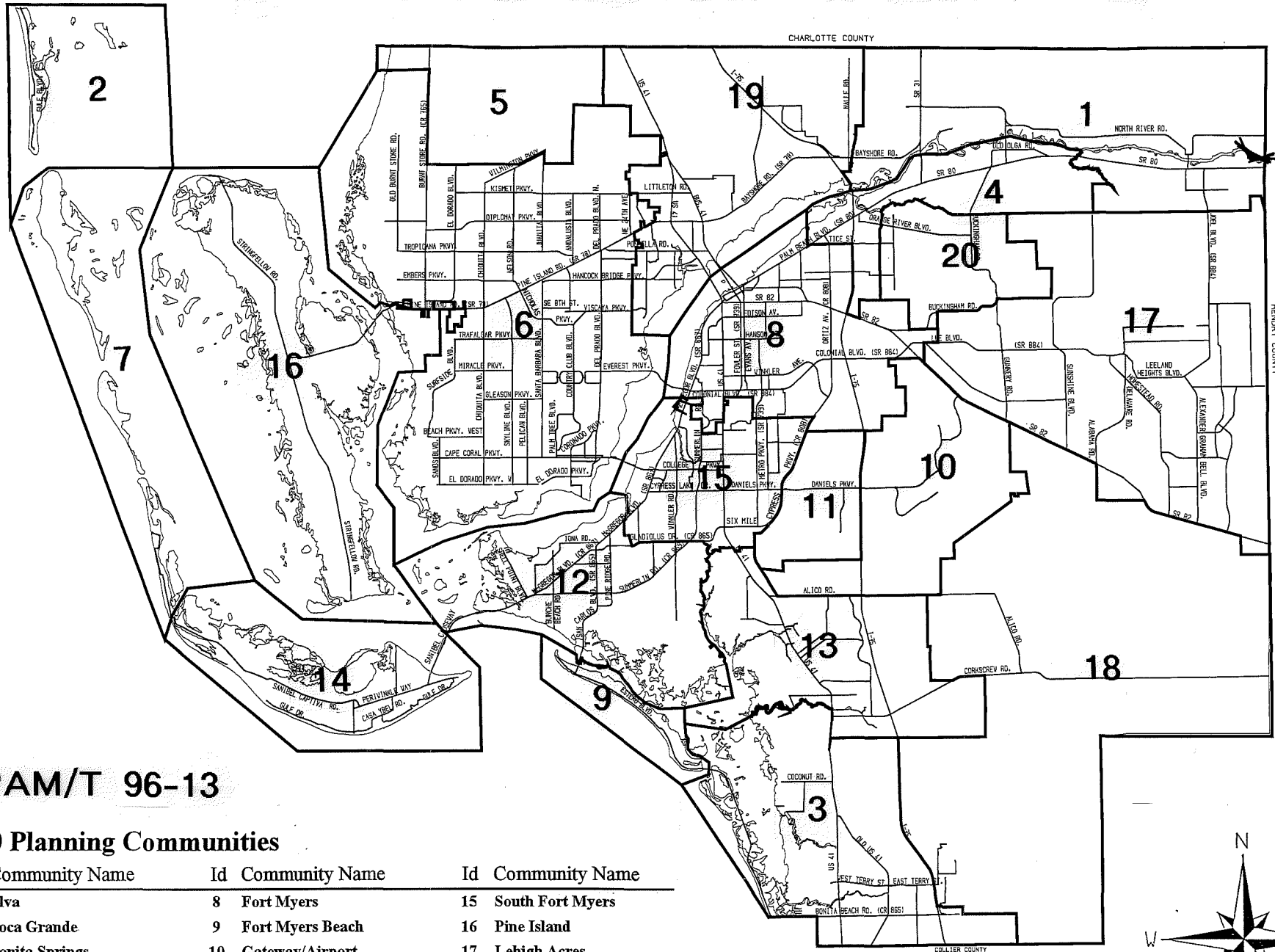
Acreage	Existing	Available
Allocation	Acres	Acres

Other Uses

Acreage	Existing	Available
Allocation	Acres	Acres

Intensive Development	0		0	Commercial	18	10	7
Central Urban	0		0	Industrial	5	-	5
Urban Community	51	10	40	Public	2,114	1,549	565
Suburban	0		0	Active AG	411	411	-
Outlying Suburban	49	1	49	Passive AG	3,867	3,867	-
Industrial	0		0	Conservation	359	359	-
Public Facilities	0	-	0	Vacant	1,279	2,171	(892)
University Community	0		0				
Industrial Interchange	0		0				
General Interchange	0		0				
General Commercial Interchange	0		0				
Industrial Commercial Interchange	0		0				
University Village Interchange	0		0				
New Community	0		0				
Airport Commerce	0		0				
Airport	0		0				
Rural	57		57				
Rural Community Preserve	3046	2,877	169				
Outer Island	0		0				
Open Lands	0		0				
Density Reduction/ Groundwater Resource	0		0				
Wetlands	0		0				

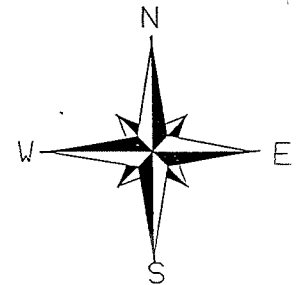
PROPOSED 2020 PLANNING COMMUNITIES



PAM/T 96-13

2020 Planning Communities

Id	Community Name	Id	Community Name	Id	Community Name
1	Alva	8	Fort Myers	15	South Fort Myers
2	Boca Grande	9	Fort Myers Beach	16	Pine Island
3	Bonita Springs	10	Gateway/Airport	17	Lehigh Acres
4	Fort Myers Shores	11	Daniels Parkway	18	Southeast Lee County
5	Burnt Store	12	Iona/McGregor	19	North Fort Myers
6	Cape Coral	13	San Carlos/Estero	20	Buckingham
7	Captiva	14	Sanibel		



**LEE COUNTY
DIVISION OF PLANNING
STAFF REPORT FOR
COMPREHENSIVE PLAN AMENDMENT
PAT 96-13**

	This Document Contains the Following Reviews:
	Staff Review
	Local Planning Agency Review and Recommendation
	Board of County Commissioners Hearing for Transmittal

STAFF REPORT PREPARATION DATE: October 17, 1997

PART I - BACKGROUND AND STAFF RECOMMENDATION

A. SUMMARY OF APPLICATION

1. APPLICANT:

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

2. REQUEST:

Amend the Future Land Use Map Series, Maps 16, the *Year 2010 Overlay Sub-districts*, and Map 17, the *Year 2010 Overlay Map*, and Future Land Use Element Policies: 1.1.1, 1.1.9, 1.3.5, 1.7.6, 2.1.3, and 2.2.2, converting the Lee Plan's planning horizon to the year 2020, deleting current overlay sub-districts, creating new community based planning districts, and allocating land uses through the Year 2020.

B. BACKGROUND INFORMATION

This amendment was initiated by the Board of County Commissioners on February 1, 1996. Staff brought this item forward to address concerns that if the existing 2010 Overlay, proposed for elimination through the Evaluation and Appraisal Report (EAR) process, were to remain in effect the allocations in the overlay would need to be revised. Staff's primary concern was that since its initial conception the 2010 baseline data had been found to be less than acceptable and a reevaluation was needed. Also, the Overlay had not been periodically updated as anticipated by Policy 1.7.6 and needed a reevaluation.

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 remaining plan amendments as a whole into compliance. Therefore, the Year 2010 Overlay remains a regulatory requirement of the Lee Plan. This fact

brings to the forefront the issue of the problems inherent in the overlay and the time horizon conflict between the 2010 Overlay and the 2020 based Lee Plan

C. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY

1. **RECOMMENDATION:** Planning staff recommends that the Board of County Commissioners transmit this proposed amendment to the Future Land Use Element and the Future Land Use Map Series. Future Land Use Map 16 is to be replaced with the attached Map 16. Future Land Use Map 17 is deleted and held in reserve. A new table, Table 1(b) Acreage Allocation Table, will replace the function of Map 17. The text of the Future Land Use Element should be amended as follows:

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. Maps 16 and ~~17~~ 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 ~~2010~~ 2020. No ~~final~~ development orders or extensions to ~~final~~ development orders will be issued or approved by Lee County which would allow the Planning Community's acreage totals for ~~any land use category on these maps~~ 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 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. (Amended by Ordinance No. 94-29)

POLICY 1.1.9: The University Community land use category provides for Florida's 10th University and for associated support development. The location and timing of development within this area shall be coordinated with the development of the University and the provision of necessary infrastructure. All development within the University Community shall be designed to enhance and support the University. In addition to all other applicable regulations, development within the University Community shall be subject to cooperative master planning with, and approval by, the Board of Regents of the State University System.

Prior to development in the University Community land use category, there shall be established a Conceptual Master Plan which includes a generalized land use plan and a multi-objective water management plan. These plans shall be developed through a cooperative effort between the property owner, Lee County, and South Florida Water Management District.

Within the University Community are two distinct sub-categories: University Campus and the University Village. The University Window overlay, although not a true sub-category, is a distinct component of the total university environment. Together these

functions provide the opportunity for a diversity of viable mixed use centers. Overall average density for the University Village shall not exceed 2.5 units per acre. Clustered densities within the area may reach fifteen units per acre to accommodate university housing. The overall average intensity of non-residential development within the University Village shall be limited to 10,000 square feet of building area per non-residential acre allowed pursuant to ~~the Year 2010 Overlay Map 16 and Table 1(b)~~. Specific policies related to the University Community are included within the Lee Plan under Goal 18. (Added by Ordinance No. 92-47) (Amended by Ordinance No. 94-30)

POLICY 1.3.5: The University Village Interchange land use category is designed to accommodate both interchange land uses and non-residential land uses related to the University. Development within this interchange area may or may not be related to, or justified by the land use needs of the University. Land uses allowed within this area include those allowed in the Industrial Commercial Interchange category and the associated support development allowed in the University Village. The overall average intensity of non-residential development shall be limited to 10,000 square feet of building area per non-residential acre allowed pursuant to ~~the Year 2010 Overlay Map 16 and Table 1(b)~~. See the definition of Associated Support Development in the Glossary. Cooperative master planning and approval by the Board of Regents shall be required prior to development within this land use category. Additionally, any development within this land use category which meets or exceeds the Development of Regional Impact thresholds, either alone or through aggregation, shall conform to the requirements of Chapter 380 F.S. (Added by Ordinance No. 92-47) (Amended by Ordinance No. 94-30)

POLICY 1.7.6: The ~~Year 2010 Overlay~~ Planning Communities Map and Acreage Allocation Table (see Maps 16 and 47 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 ~~2010~~ 2020. Acreage totals are provided for land in each ~~subdistrict~~ 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 ~~any land use category residential, commercial or industrial uses on these maps contained in Table 1(b)~~ residential, commercial or industrial uses on these maps contained in Table 1(b) to be exceeded. This policy shall be implemented as follows: (Amended by Ordinance No. 94-29)

1. For each ~~2010 Overlay subdistrict~~, Planning Community the County shall maintain ~~or generate, as needed, records showing all final development orders, building permits and certificates of occupancy issued within the last twelve (12) months~~ a parcel based database of existing land use. ~~No later than September 30, 1994, the County shall have generated a baseline of existing developed acreage in each 2010 Overlay subdistrict. The baseline database shall be periodically updated at least once every twelve (12) months twice every year, in September and March, for each 2010 Overlay subdistrict Planning Community. The first comprehensive updating shall occur on or before September 30, 1995.~~

2. Project reviews for ~~final~~ development orders shall include a review of the ~~predicted amount of existing Overlay~~ capacity, in acres, that will be consumed by ~~buildout of~~ the development order ~~to be permitted at buildout~~. ~~Subsequent to the effective date of this provision, no final~~ No development order, or extension of a ~~final~~ development order, shall 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 is greater than the acreage remaining in the updated 2010 Overlay subdistrict (Maps 16 and 17 regardless of other project approvals in that overlay subdistrict 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 shall conduct a comprehensive evaluation of the 2010 Overlay Planning Community Map and the Acreage Allocation Table system, including but not limited to, the appropriateness of land use distribution ~~in the Overlay~~, problems with administrative implementations, if any, and areas where the overlay Planning Community Map and the Acreage Allocation Table system might be improved.

POLICY 2.1.3: All land use categories and ~~Year 2010 Overlay districts~~ Planning Community Map areas permit the consideration of churches and schools (except in Wetlands and Airport Noise Zones), public uses and buildings, public utilities and resource recovery facilities, public recreational uses (including franchised quasi-commercial uses in conjunction with a public use), and sites for compatible public facilities when consistent with the goals, objectives, policies, and standards in this plan and applicable zoning and development regulations. (Amended by Ordinance No. 94-30)

POLICY 2.2.2: Map 1 of the Future Land Use Map series indicates the uses and density ranges that will ultimately be permitted on a given parcel. However, it is not a guarantee that such densities or uses are immediately appropriate, as the map provides for the county's growth over the coming 26 years. During the rezoning process the Board of County Commissioners will balance the overall standards and policies of this plan with three additional factors:

1. Whether a given proposal would further burden already overwhelmed existing and committed public facilities such that the approval should be delayed until the facilities can be constructed; and
2. Whether a given proposal is for land so far beyond existing development or adequate public facilities that approval should be delayed in an effort to encourage compact and efficient growth patterns; and
3. Whether a given proposal would result in unreasonable development expectations which may not be achievable because of acreage limitations ~~on the~~

"Year 2010 Overlay" contained in the Acreage Allocation Table (see Policy 1.7.6 and Maps 16 and ~~17~~ Table 1(b)).

In all cases where rezoning is approved, such approval does not constitute a determination that the minimum acceptable levels of service (see Policy 70.1.3) will be available concurrent with the impacts of the proposed development. Such a determination must be made prior to the issuance of additional development permits, based on conditions which exist at that time, as required by Lee County's concurrency management system. (Amended by Ordinance No. 94-30).

2. BASIS AND RECOMMENDED FINDINGS OF FACT: As stated in Part II Section B. Conclusions, of this report the following facts support this proposed amendment:

- The current Year 2010 Overlay system was not based on an accurate existing land use inventory;
- Projecting accurate long range future land use into small geographic is extremely difficult and does not constitute a good planning practice;
- The original boundaries for the Year 2010 Overlay sub-districts were erroneous, often crossing property or development lines;
- Elimination of the Year 2010 Overlay is not practical at this time;
- The planning horizon of the 2010 Overlay is not consistent with the horizon of other comprehensive planning efforts.
- Major modifications to the overlay should be considered for adoption;
- Larger, community based planning districts should be utilized and the proposed new Map 16 should replace the current map;
- The previous EAR population projections have been shown over time to be too high;
- The BEBR Mid-Range population projection for the year 2020 are the most appropriate projections and should be used for the county's planning efforts;
- Planning staff has created a reliable parcel based database of existing land use, suitable for tracking development patterns;
- Utilizing a 25% buffer above the expected incremental increase in population is an accepted planning practice;
- Planning staff has performed an in-depth evaluation of future land use needs and concludes that, for a planning horizon of 2020 the county should use the proposed Table 1(b) Acreage Allocation Table as a replacement for Map 17;
- The regulatory aspect which limits Residential, Commercial, and Industrial should be retained; and,
- The regulatory aspect which limits Parks and Public, Active and Passive Agriculture, Vacant, and Conservation acres should be eliminated.

PART II - STAFF ANALYSIS

A. STAFF DISCUSSION

Origin of the Year 2010 Overlay

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, extent, and location of the generalized land uses required by Rule 9J-5.006(4)(a)1.-9 for the year 2010. This was accomplished by creating 115 sub-districts, generally nesting within the existing adopted Planning Districts, and allocating 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 land use category. Unfortunately, the base data for existing dwelling units 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 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 with reality.

Problems with the Implementation of the Year 2010 Overlay

The Year 2010 Overlay has been 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 has been 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 are some issues with the existing overlay, however, that probably cannot be resolved in a principled and satisfactory manner. These include:

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, are erroneous. Many existing and proposed developments (even parcels) cross sub-district lines;
3. The treatment of quasi-public uses, such as churches and schools;
4. The treatment of recreational facilities in residential developments;
5. The treatment of platted subdivisions with existing roads, but few houses;
6. The treatment of mineral extraction;
7. The treatment of DRIs with lengthy buildout periods;
8. The treatment of large lot developments and in general developments that are vastly different from the assumptions in the Lee Plan; and,
9. The apparent need to prohibit 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, are relatively arbitrary and provide 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 have been 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, will not solve the problem; it may, in fact, make it worse by increasing the expectations of the affected property owners and financial institutions.

The sub-districts used for the allocations in the Year 2010 Overlay have proved to be very problematic. Of the 115 sub-districts, 10 contained no unincorporated lands and therefore have no land use allocations. Of the remaining 105 sub-districts, 22 exceeded their residential allocation with 77 exceeding at least one residential allocation in one of the Future Land Use Categories. Additionally, of the remaining 105 sub-districts, 40 exceeded their industrial allocation, 12 exceeded their commercial allocation, and 80 exceeded their Parks and Public allocation.

Proposed EAR Elimination of the Overlay

In response to the shortcomings in the Year 2010 Overlay, the County, as part of its Evaluation and Appraisal Report (EAR) amendments, proposed the elimination of the overlay. The DCA took strong opposition to this proposal and found the amendment 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 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 and the Final Order specifically required the County to keep the overlay. 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 remains 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." This is exactly what this proposed amendment is intended to do.

During the negotiations 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. As these negotiations continued the County and DCA found much common ground. Every attempt has been made in this proposed replacement to the Year 2010 Overlay to address all of the departments concerns.

Proposed Amendment to Replace the Year 2010 Overlay

The goal of this amendment is to configure a replacement for the Year 2010 Overlay that will address many of the identified shortfalls of the overlay yet keep 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 are being incorporated. The new proposal has three basic tenets: to simplify the overlay by reducing the number of districts; to expand the planning horizon to the year 2020 to be consistent with the rest of the plan; and, to utilize the Bureau of Economic and Business Research (BEBR) Mid-Range 2020 population projections replacing the projections from the EAR.

Perhaps the biggest problem with the overlay is the large number of sub-districts. A large number of sub-districts translate into geographically small districts. Long range planning on small and numerous

geographic areas is close to impossible. The Planning Communities Map proposed to replace Map 16 identifies 20 distinct areas within the County. The number and size of the districts was the subject of much debate. The number should be small enough to avoid the long range planning allocation problem yet large enough to assure some certainty in the location of the controlled uses. Planning staff brought a preliminary map to the Local Planning Agency (LPA) in the spring. After discussion the number 20 was agreed upon. One LPA member suggested the phrase "20 for 2020" as a promotional tool. The proposed replacement for Map 16, is a reasonable consensus which should help resolve the Year 2010 Overlay problems and still serve to provide 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 is not a map at all, fell horribly short of this aspiration. While it was refined over time to better perform this task, it makes sense to call it what it is, a table with acreage limitations in it. Therefore, this amendment proposes to eliminate Map 17 and add a new table, Table 1(b) Acreage Allocation Table, to the Lee Plan.

B. METHODOLOGY

Population

The Division of Planning conducted a review of its adopted population projections from the Evaluation and Appraisal Report (EAR) against the annual population estimates from the Bureau of Economic and Business Research's (BEBR) for the years since the EAR projection was adopted. This review showed that the EAR population projections were exceeding the annual population estimates. The EAR projections were completed in 1993 and included population projections for every half decade. By 1995 these projections were exceeding the annual BEBR estimate by more than 10%. Planning Staffs review also showed that the EAR projections were between 25% and 35% higher than the BEBR projections by the year 2020.

The estimates done by staff in the spring of 1997, which included four more years of historical data, showed that Lee County's population growth projections were more closely following the BEBR "Mid-Range" population projections. The BEBR "Mid-Range" projections are also being used by other agencies and by other County divisions to develop long range plans. Most notable would be the MPO's intention to use these numbers for the update of the 2020 Transportation Plan. Therefore, the Division of Planning has based the re-evaluation of the Year 2020 Overlay on the BEBR Mid-Range population projections.

Residential Use

The BEBR population projection of 602,000 is being used as the countywide control total for residential use. The goal was to distribute this figure into the newly created Planning Communities in a rational and defensible manner. To assist planning staff in this effort a sophisticated spreadsheet was developed. Utilizing the existing land use database, dwelling unit counts for each Planning Community were determined and entered into the spreadsheet. Due to the very nature of the various communities, population characteristics will vary. Planning staff compiled certain demographic components for the individual Planning Communities and evaluated them for inclusion in the spreadsheet. These components were persons per household and occupancy rates. While staff recognized that differences in persons per households (PPH) exist between the 20 Planning

Communities, a reliable trend could not be formulated for each of the communities. Limitations with census geography and changes in census methodology over time were hindrances in the effort to produce a reliable PPH estimate for each community. Therefore, staff felt it was appropriate to utilize the countywide PPH estimates from the Persons Per Household Study completed for the latest Lee Plan Evaluation and Appraisal Report. Staff was better able to collect occupancy rate information from the census for each community. A greater level of confidence was obtained from utilizing the different occupancy rates for each community. Unlike the PPH estimates, which varied greatly between the various census data for some communities, the community occupancy rates were generally consistent and summed at or near the county average for each census. Therefore, staff felt comfortable in establishing a weighted average for occupancy rates for each community. As a reality check, the variables, by community, were applied to the 1996 units and that generated population was compared to the BEBR 1996 estimate. The figures were within a percentage of each other, validating the spreadsheet methodology.

The next task was to generate unit projections for each community for the year 2020. To start, the population projections for the City of Cape Coral, City of Fort Myers, and City of Sanibel were directly input from information provided to the Division of Planning from these municipalities. The Town of Fort Myers Beach has not completed its comprehensive plan and has no officially adopted population projection for the year 2020, therefore the Town of Fort Myers Beach's population projection was calculated in the same as the other Planning Communities. Lehigh Acres also had an agreed upon population figure, generated by the Commercial Land Use Study, and it was 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 the last six years for each community. Each community's dwelling units (DU) were trended out to the year 2020 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. These trends were also compared to the amount of available land in a community to assess whether or not the projections could be accommodated. In some areas it was discovered that projected trend would exceed the Lee Plan assumed number of units. There were also communities where the amount of approved residential development exceeded the assumed residential percentages from the Lee Plan. Likewise, there are instances where the amount of pre-approved (some existing some only planned) non-residential development in a community makes it impossible for the residential component to achieve the percentage assumed in the Lee Plan. After fully scrutinizing this data a number for new dwelling units, units to be built by the year 2020, was projected for each community. These unit numbers were entered into the spreadsheet where they were multiplied by the estimated community vacancy rate and the county PPH to determine the community's 2020 population.

The spreadsheet was designed to evaluate the increment of new dwelling units. The 1996 dwelling unit count from the existing land use database was considered the starting point. The difference in population from 1996 to 2020 was used as target for determining the need for new dwelling units. To allow for fluctuations in the market, and in keeping with good planning practice, an additional buffer of 25% was added to this figure. 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. The initial determination for needed new units expected

by 2020 determined above were evaluated for each of the new Planning Community. Adjustments were made to assure that the population increment plus 25% was not exceeded.

The next step, and one that brings less certainty into the equation, is to determine acreage figures for these units. The finalized unit projections were then distributed into appropriate future land use categories. The projected units were then multiplied by the assumed unit per acre figure of the category. This was done to determine the appropriate residential acreage allocation. This DU per acre figure was modified in some areas to adjust for the fact that this overlay is based on net acres while the Lee Plan assumptions are based on gross acres which is also how density is determined for consistency with the Lee Plan density. Also taken into consideration were developments, approved prior to the existence of the Lee Plan, where vacant land that is approved for densities higher than the allowable Lee Plan densities. Factors, such as one recently approved development that has taken advantage of the Planned Development District Option (PDDO), which allows up to 6 units per gross acre in a category that allows 1 unit per gross, acre were also considered. Normally this land use category would and assumes 0.8 units per gross acre. In this specific case, the approved units/net acres are 5.64. Likewise, some developments have been approved with densities (both gross and net) substantially less than the Lee Plan assumptions. Therefore the assumed density for each Future Land Use Map designation varies between Planning Communities

The corresponding acreage figures were only estimated for the unincorporated portions of the county. Therefore, the acreage allocation table for the Sanibel Community shows no acreage. There is, however, an input unit count for Sanibel that corresponds to the projected population, adjusted for PPH and occupancy rate. The Town of Fort Myers Beach is included on the allocation table for two reasons. The first was that the data was available and the second was there were no 2020 population projections for this area. The Planning Communities map for Fort Myers Beach includes no unincorporated lands.

Commercial

Future commercial needs for Lee County is not easy to pinpoint. Lee County's commercial component can not merely be based on the number of county residents. In addition, 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. Between 1980 and 1990 commercial square feet grew by 100% while the population grew by only 53% for the unincorporated area. Furthermore, from 1990 through the end of 1996, the unincorporated population has grown by 21% while commercial growth was 31%. Based on these trends, it is obvious that commercial growth in of Lee County is not totally tied or dependent on residential growth. Part of the growth not related to the residential aspect can be explained by the fact that Lee County is a resort area that caters to tourists and winter visitors.

In 1986 Lee County commissioned Thomas Roberts, of Thomas Roberts and Associates, to perform a commercial needs study. The final document was entitled "Commercial Land Use Needs in Lee County." This study identified an estimate of 11,483 commercially developed acres by the year 2010. In accordance with the study's methodology, this figure should then be multiplied by a safety factor of 10% (to allow for inaccuracies in projecting the need) to produce 12,631 acres. The study then utilizes a flexibility factor of 15% (to allow for competition and choice, land held back for speculation, etc.) to

produce a grand total of 14,526 acres. 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 should be multiplied by $640,500/499,500$, or 1.282, producing a new pre-factored area of 14,721 acres. He goes on to modify this figure with a safety factor and a flexibility factor. He does, however recommend that because the higher population projection is being utilized, the safety factor should be reduced to 5%. Doing the math produces a figure of 18,622 acres, which he recommends 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 2020 of 602,000. Adjusting the original 11,483 acres by the ratio $602,000/499,500$, or 1.205, produces a new pre-factored figure of 13,837 acres. Utilizing a safety factor of 10%, justified by the mid-range number, and a flexibility factor of 15% the countywide commercial need calculates to 17,504 acres. Further adjustments to either remove the incorporated areas or indicate allocations for them still need to be performed.

Staff realizes that, historically, the City of Fort Myers has provided more than its proportionate share of commercial development. However, the city is approaching buildout and is currently making an effort to stabilize its residential neighborhoods. The unincorporated county will be required to absorb a greater share of new commercial development. This trend is currently being demonstrated by the fact that in this decade no new "Big Box" retailers have located in the City of Fort Myers. Only one large shopping center has been constructed in Fort Myers in the last decade.

Likewise, the City of Cape Coral has somewhat limited opportunities for commercial development. The vast majority of the land in Cape Coral is platted into single family lots. Opposition to introducing new commercial uses within residential areas has surfaced in the past. According the city planners only #### acres of land are programmed for commercial development. Staff allocates 7216 acres of commercial to the municipalities leaving 10,288 acres for distribution to the unincorporated Planning Communities.

In addition to the Robert's projection, commercial projections were compiled based on projected total unit counts per community, in order to make allowances for seasonal residents, and the historical trends of commercial square feet per unit and floor area ratio. The county control total for commercial is in square feet and is based on historical trends of commercial growth. The projected commercial square feet needed by the year 2020 are projected to be 46,117,550. This is approximately 9,000,000 square feet less than that which would be projected using individual community historical community trends. The lower of these projections was chosen based on a higher correlation for the historical trends and the fact that the community based projections does not consider the fact that some of these areas are near buildout already. For example, as the coastal communities reach buildout, the growth in the tourist commercial demand will also begin to level out. The county wide control total is next applied to the communities to allocate the commercial uses throughout the County. This allows the results to be compared to the total available/undeveloped acreage remaining in 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

Future Industrial needs for Lee County were originally studied and projected in a study completed in August 1983 by Thomas H Roberts. This study has been revised and modified over time and was most recently revised during the litigation process of the EAR. However, this study and its revisions focused on how much land Lee County needed to designate on the Future Land Use Map as industrial. These studies were concerned with providing enough land for future industrial development and its ancillary uses. The Lee Plan allows for limited commercial development in industrially designated lands to support the surrounding industrial uses. This means the some uses that are envisioned to occur within these industrial areas will not be inventoried as industrial uses. For example, a small deli who's customer base is 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 is important to further refine the accepted industrial study from the existing Lee Plan Support Documentation to ascertain how much land will need to be allocated for industrial uses for the Year 2020. Staff has concluded that the appropriate unit of measure for the industrial component of the 2020 allocations is acres. Much of Lee County's industrial uses occur out of doors such as concrete batch plants, lumber yards, and distribution centers. The location of industrial uses, while not limited to areas designated as Industrial Development, Industrial Interchange, Industrial Commercial Interchange, and Airport Commerce, are primarily located in these areas. Staff has made the following effort to determine the appropriate allocation of industrial uses for the year 2020.

To accomplish this task, the original Thomas Roberts study was modified to focus on how much land will be utilized by industrial uses by the year 2020. The data in the study was also updated to include the latest National Planning Association data which has been consistently used in the industrial needs study, and is recognized as one source of best available data. The primary change in the methodology was the elimination of the number of acres needed to support the ancillary uses associated with industrial developments. These uses will be inventoried under in the database under their appropriate use category whether it is a commercial, public, or conservation use. Furthermore some uses have always be assumed to have locations which may be out of industrial land use categories. For example, only 50% of warehouse uses were assumed to be located in industrial land use categories in the original Roberts study and its subsequent revisions. However, in reality, approximately 75% of these types of uses are inventoried as industrial in the Lee County Land Use Inventory. There are ancillary commercial uses associated with this type of use that have and will be inventoried as commercial uses. The breakdown of percentages for the inventory's purposes are shown in table Year 2020 Industrial Allocation Needs along with its estimated 2020 employment figure. These employment figures were then utilized in the same manner as the previous industrial studies to estimate the need for industrial lands. First the assumption is 7 employees per acre to determine the minimum acreage need. A market safety factor was then applied to this acreage figure and subsequently a flexibility factor is applied to this figure. Since the allocations are for the unincorporated county the amount of industrial lands in the

cities were removed from this figure. This final unincorporated industrial need for Lee County is 6,799 acres.

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 countywide allocations in the original Year 2010 Overlay were exceeded in only two areas Parks and Public, and Active AG. The under allocation in the Parks and Public category can be attributed to a difference between the allocation and inventorying methods. The Parks and Public allocation was based on how much land was designated Public Facilities in each Sub-district. The first problem with this technique is that only parcels 20 acres or more in size were mapped. Furthermore, not all publicly owned lands were included in this designation. Properties designated as Public Facilities were generally schools, parks, hospitals, and utility plants. Lands owned by the state and other agencies for conservation purposes were not consistently mapped as Public Facilities. The main discrepancy is with no publicly owned lands which are inventoried in the Park and Public category but are not owned by a public agency. These uses include, but are not limited to, golf courses developed within a residential community, other residential amenities, government buildings, clubs, open space within private developments, and churches.

Staff can see no useful purpose in regulating an upper limit in the Parks and Public land use. The acreage figure contained in the Acreage Allocation Table for this use should not be regulatory. To do so would be counter productive. Staff admits there is merit in tracking this acreage figure and intends to update this use in the database.

Active and Passive Agriculture

The Active Agriculture component of the land use inventory also exceeds its allocation. In reality this should be expected. Although the current Year 2010 Overlay is not written this way, it is expected that, in an urbanizing county such as Lee County, over time agricultural uses will be displaced with other non-agricultural uses. 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 should be used as 2020 targets and not as a regulatory number that cannot be exceeded or fallen below. This also applies to Passive Agricultural uses. Currently, Lee County exceeds its projected combined 2010 agricultural acreage allocation by approximately 3,050 acres. Clearly in a county that is urbanizing as Lee County is requiring the retention of passive agriculture use in lands designate within the urban boundary is counter productive. Staff, again, sees the merit of maintaining the database inventory of these uses, but believes the regulatory requirement not to let the 2020 component of this use be exceeded in the present is unwise.

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 vacant acreage allocation, if used as a regulatory number, should be viewed as a number that cannot be fallen below during the life of the overlay.

Conservation Land

The Conservation Allocation is also one that is impractical to regulate. The current allocations in the Year 2010 Overlay are based on the amount of land designated on the 1989 Lee Plan Future Land Use Map as RPA (resource protection areas) and TZ (transition zones). Since these areas were digitized off of 1987 quad sheet maps which were at a 1" to 2000' scale there accuracy, while good for the illustrative purposes they were intended for, are not precise enough for a regulatory acreage figure. Furthermore, since the original mapping of these areas, the definition of what lands qualify as wetland has also changed. Staff has review possible methods to improve the original mapping of wetlands. In a pilot project staff used the jurisdictional boundaries at Florida Gulf Coast University and compared them to several wetland and soils maps. No single mapped system showed superior results in identifying the ground truthed wetlands. Staff concluded that the current mapping system was the best available.

Recent revisions to the Lee Plan have moved the county from a regulatory roll in wetlands to one more of enforcement. 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, but believes the regulatory requirement not to let the 2020 component of this use be exceeded in the present is unwise.

B. CONCLUSIONS

In accordance with Policy 1.7.6.3 planning staff has conducted this comprehensive evaluation of the Year 2010 Overlay system. Upon completion of this analysis planning staff concludes the following:

- The current Year 2010 Overlay system was not based on an accurate existing land use inventory;
- Projecting accurate long range future land use into small geögraphic is extremely difficult and does not constitute a good planning practice;
- The original boundaries for the Year 2010 Overlay sub-districts were erroneous, often crossing property or development lines;
- Elimination of the Year 2010 Overlay is not practical at this time;
- The planning horizon of the 2010 Overlay is not consistent with the horizon of other comprehensive planning efforts.
- Major modifications to the overlay should be considered for adoption;
- Larger, community based planning districts should be utilized and the proposed new Map 16 should replace the current map;
- The previous EAR population projections have been shown over time to be too high;

- The BEBR Mid-Range population projection for the year 2020 are the most appropriate projections and should be used for the county's planning efforts;
- Planning staff has created a reliable parcel based database of existing land use, suitable for tracking development patterns;
- Utilizing a 25% buffer above the expected incremental increase in population is an accepted planning practice;
- Planning staff has performed an in-depth evaluation of future land use needs and concludes that, for a planning horizon of 2020 the county should use the proposed Table 1(b) Acreage Allocation Table as a replacement for Map 17;
- The regulatory aspect which limits Residential, Commercial, and Industrial should be retained; and,
- The regulatory aspect which limits Parks and Public, Active and Passive Agriculture, Vacant, and Conservation acres should be eliminated.

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 replaced with the attached Map 16. Future Land Use Map 17 is deleted and held in reserve. A new table, Table 1(b) Acreage Allocation Table, will replace the function of Map 17. The text of the Future Land Use Element should be amended as indicated in Part I, Section C. of this report.

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

A. LOCAL PLANNING AGENCY REVIEW

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

1. RECOMMENDATION:

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

C. VOTE:

CARRON DAY

RICHARD DURLING

MITCH HUTCHCRAFT

RONALD INGE

BILL SPIKOWSKI

GREG STUART

MATT UHLE

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

DATE OF TRANSMITTAL HEARING: _____

A. BOARD REVIEW:

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. BOARD ACTION:

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

C. VOTE:

JOHN ALBION

ANDREW COY

RAY JUDAH

JOHN MANNING

DOUG ST. CERNY

Year 2020 Industrial Allocation Needs

	Employment as % of Pop From 08/08/95 NPA Study	Projected 2020 Employment	Percentage Of Employment In Industrial District	Number of Employees In Industrial District																														
Mining	0.06%	338	100.00%	338																														
Construction	4.85%	29,168	20.00%	5,834																														
Manufacturing	1.68%	10,128	100.00%	10,128																														
Manufacturing	3.00%	18,060	100.00%	18,060																														
Manufacturing	5.00%	30,100	100.00%	30,100																														
Manufacturing	7.50%	45,150	100.00%	45,150																														
TCPU	0.20%	1,217	0.00%	0																														
Wholesale	1.59%	9,543	75.00%	7,157																														
Retail	11.23%	67,622	0.00%	0																														
FIRE	5.17%	31,142	0.00%	0																														
Services	18.34%	110,409	0.00%	0																														
Government	7.77%	46,763	0.00%	0																														
Other	3.04%	18,308	25.00%	4,577																														
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Assumed Manufacturing Employment as a % of Pop.</th> <th>Total Number Of Employees in Industrial Uses</th> <th>Estimated Industrial Acreage Need</th> <th>With Safety Factor</th> <th>With Flex Factor</th> <th>Without City Industrial Acreage</th> </tr> </thead> <tbody> <tr> <td>1.68%</td> <td>28,034</td> <td>4,005</td> <td>5,406</td> <td>6,758</td> <td>5,208</td> </tr> <tr> <td>3.00%</td> <td>35,966</td> <td>5,138</td> <td>6,679</td> <td>8,349</td> <td>6,799</td> </tr> <tr> <td>5.00%</td> <td>48,006</td> <td>6,858</td> <td>8,572</td> <td>10,716</td> <td>9,166</td> </tr> <tr> <td>7.50%</td> <td>63,056</td> <td>9,008</td> <td>10,810</td> <td>13,512</td> <td>11,962</td> </tr> </tbody> </table>					Assumed Manufacturing Employment as a % of Pop.	Total Number Of Employees in Industrial Uses	Estimated Industrial Acreage Need	With Safety Factor	With Flex Factor	Without City Industrial Acreage	1.68%	28,034	4,005	5,406	6,758	5,208	3.00%	35,966	5,138	6,679	8,349	6,799	5.00%	48,006	6,858	8,572	10,716	9,166	7.50%	63,056	9,008	10,810	13,512	11,962
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5.00%	48,006	6,858	8,572	10,716	9,166																													
7.50%	63,056	9,008	10,810	13,512	11,962																													

Unit Allocations

Lee County Totals

Residential Use

Other Uses

	Unit Allocation	Existing Units	Additional Units		Square Ft. Allocation	Existing Sq. Ft.	Additional Sq. Ft.
Intensive Development	12,028	8,581	3,447	Commercial	53,551,959	24,002,172	29,549,787
Central Urban	55,691	39,698	15,993				
Urban Community	76,310	33,197	43,113				
Suburban	59,720	48,342	11,378				
Outlying Suburban	22,805	9,447	13,358				
Industrial	127	127	0				
Public Facilities	4	4	0				
University Community	5,573	0	5,573				
Industrial Interchange	0	0	0				
General Interchange	84	84	0				
General Commercial							
Interchange	22	22	0				
Industrial Commercial							
Interchange	0	0	0				
University Village Interchange	0	0	0				
New Community	9,230	746	8,484				
Airport Commerce	4	4	0				
Airport	0	0	0				
Rural	11,841	3,966	7,875				
Rural Community Preserve	1,281	1,146	135				
Outer Island	281	262	19				
Open Lands	306	106	200				
Density Reduction/ Groundwater Resource	2,126	1,893	233				
Wetlands	582	582	0				

Unit Allocations

Planning Community 1 Alva

Residential Use

Unit Allocation	Existing Units	Additional Units
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Other Uses

Square Ft. Allocation	Existing Sq. Ft.	Additional Sq. Ft.
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Intensive Development			
Central Urban			
Urban Community	744	533	211
Suburban			
Outlying Suburban	767	514	253
Industrial			
Public Facilities	0	0	0
University Community			
Industrial Interchange			
General Interchange			
General Commercial			
Industrial Commercial			
Interchange			
University Village Interchange			
New Community			
Airport Commerce			
Airport			
Rural	1,167	987	180
Rural Community Preserve			
Outer Island	1	0	1
Open Lands	45	14	31
Density Reduction/ Groundwater Resource	159	148	11
Wetlands	2	2	0

Commercial	144,481	73,281	71,200
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Unit Allocations

Planning Community 2 Boca Grande

Residential Use

Unit Allocation	Existing Units	Additional Units
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Other Uses

Square Ft. Allocation	Existing Sq. Ft.	Additional Sq. Ft.
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Intensive Development	0	0
Central Urban	0	0
Urban Community	1,650	1,005
Suburban	0	0
Outlying Suburban	0	0
Industrial	0	0
Public Facilities	2	2
University Community	0	0
Industrial Interchange	0	0
General Interchange	0	0
General Commercial Interchange	0	0
Industrial Commercial Interchange	0	0
University Village Interchange	0	0
New Community	0	0
Airport Commerce	0	0
Airport	0	0
Rural	0	0
Rural Community Preserve	0	0
Outer Island	0	0
Open Lands	0	0
Density Reduction/ Groundwater Resources	0	0
Wetlands	3	3

Commercial 423,780 385,380 38,400

Unit Allocations

Planning Community 3 Bonita Springs

Residential Use

Other Uses

	Unit Allocation	Existing Units	Additional Units
Intensive Development	163	163	0
Central Urban	1,347	556	791
Urban Community	18,652	11,171	7,481
Suburban	2,780	1,273	1,507
Outlying Suburban	10,122	2,497	7,625
Industrial			
Public Facilities			
University Community			
Industrial Interchange			
General Interchange	61	61	0
General Commercial Interchange			
Industrial Commercial Interchange			
University Village Interchange			
New Community			
Airport Commerce			
Airport			
Rural	5,383	337	5,046
Rural Community Preserve			
Outer Island			
Open Lands			
Density Reduction/ Groundwater Resource			
Wetlands	71	71	0

	Square Ft. Allocation	Existing Sq. Ft.	Additional Sq. Ft.
Commercial	7,809,493	2,200,675	5,608,818

Unit Allocations

Planning Community 4 Fort Myers Shores

Residential Use

Other Uses

	Unit Allocation	Existing Units	Additional Units		Square Ft. Allocation	Existing Sq. Ft.	Additional Sq. Ft.
Intensive Development	218	71	147	Commercial	1,617,983	867,983	750,000
Central Urban	1,161	1,151	10				
Urban Community	1,619	760	859				
Suburban	4,489	3,950	539				
Outlying Suburban							
Industrial							
Public Facilities							
University Community							
Industrial Interchange							
General Interchange							
General Commercial Interchange	22	22	0				
Industrial Commercial Interchange							
University Village Interchange							
New Community							
Airport Commerce							
Airport							
Rural	258	149	109				
Rural Community Preserve							
Outer Island							
Open Lands							
Density Reduction/ Groundwater							
Resource							
Wetlands	43	43	0				

Unit Allocations

Planning Community 5 Burnt Store

Residential Use

Unit	Existing	Additional
Allocation	Units	Units

Other Uses

Square Ft.	Existing	Additional
Allocation	Sq. Ft.	Sq. Ft.

Intensive Development	1	1	0
Central Urban			
Urban Community			
Suburban			
Outlying Suburban			
Industrial			
Public Facilities			
University Community			
Industrial Interchange			
General Interchange			
General Commercial Interchange			
Industrial Commercial Interchange			
University Village Interchange			
New Community			
Airport Commerce			
Airport			
Rural	1,796	858	938
Rural Community Preserve			
Outer Island			
Open Lands	184	58	126
Density Reduction/ Groundwater			
Resource			
Wetlands			

Commercial	125,694	60,694	65,000
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Unit Allocations

Planning Community 6 Cape Coral

Residential Use

Unit	Existing	Additional
Allocation	Units	Units

Intensive Development	132	95	37
Central Urban			
Urban Community			
Suburban			
Outlying Suburban	3	2	1
Industrial			
Public Facilities			
University Community			
Industrial Interchange			
General Interchange			
General Commercial Interchange			
Industrial Commercial Interchange			
University Village Interchange			
New Community			
Airport Commerce			
Airport			
Rural			
Rural Community Preserve			
Outer Island			
Open Lands			
Density Reduction/ Groundwater			
Resource			
Wetlands			

Other Uses

Square Ft.	Existing	Additional
Allocation	Sq. Ft.	Sq. Ft.

Commercial	41,760	11,760	30,000
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Unit Allocations

Planning Community 7 Captiva

Residential Use

Unit Allocation	Existing Units	Additional Units
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Intensive Development			
Central Urban			
Urban Community			
Suburban			
Outlying Suburban	1,569	1,441	128
Industrial			
Public Facilities	2	2	0
University Community			
Industrial Interchange			
General Interchange			
General Commercial Interchange			
Industrial Commercial Interchange			
University Village Interchange			
New Community			
Airport Commerce			
Airport			
Rural			
Rural Community Preserve			
Outer Island	272	256	16
Open Lands			
Density Reduction/ Groundwater			
Resource			
Wetlands	10	10	0

Other Uses

Square Ft. Allocation	Existing Sq. Ft.	Additional Sq. Ft.
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Commercial	980,704	965,704	15,000
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Unit Allocations

Planning Community 8 Fort Myers

Residential Use

Other Uses

Unit Allocation	Existing Units	Additional Units
-----------------	----------------	------------------

Square Ft. Allocation	Existing Sq. Ft.	Additional Sq. Ft.
-----------------------	------------------	--------------------

Intensive Development	1,948	448	1,500
Central Urban	2,650	2,075	575
Urban Community			
Suburban	734	603	131
Outlying Suburban			
Industrial	32	32	0
Public Facilities			
University Community			
Industrial Interchange			
General Interchange			
General Commercial Interchange			
Industrial Commercial Interchange			
University Village Interchange			
New Community	2,115	0	2,115
Airport Commerce			
Airport			
Rural	101	1	100
Rural Community Preserve			
Outer Island			
Open Lands			
Density Reduction/ Groundwater			
Resource			
Wetlands	27	27	0

Commercial	748,199	498,199	250,000
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Unit Allocations

Planning Community 9 Fort Myers Beach

Residential Use

Unit Allocation	Existing Units	Additional Units
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Other Uses

Square Ft. Allocation	Existing Sq. Ft.	Additional Sq. Ft.
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Intensive Development				Commercial	198,702	173,702	25,000
Central Urban							
Urban Community	4,013	3,996	17				
Suburban	4,258	4,020	238				
Outlying Suburban							
Industrial							
Public Facilities							
University Community							
Industrial Interchange							
General Interchange							
General Commercial Interchange							
Industrial Commercial Interchange							
University Village Interchange							
New Community							
Airport Commerce							
Airport							
Rural							
Rural Community Preserve							
Outer Island							
Open Lands							
Density Reduction/ Groundwater							
Resource							
Wetlands	9	9	0				

Unit Allocations

Planning Community 10 Gateway/Airport

Residential Use

Unit	Existing	Additional
Allocation	Units	Units

Other Uses

Square Ft.	Existing	Additional
Allocation	Sq. Ft.	Sq. Ft.

Intensive Development			
Central Urban			
Urban Community			
Suburban			
Outlying Suburban			
Industrial	17	17	0
Public Facilities			
University Community			
Industrial Interchange			
General Interchange			
General Commercial Interchange			
Industrial Commercial Interchange			
University Village Interchange			
New Community	7,115	746	6,369
Airport Commerce	4	4	0
Airport			
Rural	82	2	80
Rural Community Preserve			
Outer Island			
Open Lands			
Density Reduction/ Groundwater			
Resource	22	20	2
Wetlands	15	15	0

Commercial	2,014,365	309,169	1,705,196
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Unit Allocations

Planning Community 11 Daniels Parkway

Residential Use

Unit Allocation	Existing Units	Additional Units
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Intensive Development			
Central Urban			
Urban Community			
Suburban			
Outlying Suburban	5,573	2,987	2,586
Industrial			
Public Facilities			
University Community			
Industrial Interchange			
General Interchange	5	5	0
General Commercial Interchange			
Industrial Commercial Interchange			
University Village Interchange			
New Community			
Airport Commerce			
Airport			
Rural	1,354	859	495
Rural Community Preserve			
Outer Island			
Open Lands			
Density Reduction/ Groundwater Resource			
Wetlands	109	109	0

Other Uses

Allocation	Square Footage Existing Sq. Ft.	Additional Sq. Ft.
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Commercial	3,014,448	116,943	2,897,505
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Unit Allocations

Planning Community 12 Iona/McGregor

Residential Use

Unit	Existing	Additional
Allocation	Units	Units
Intensive Development		
Central Urban	4,121	3,077
Urban Community	5,684	4,634
Suburban	12,176	8,856
Outlying Suburban	1,342	447
Industrial	44	44
Public Facilities		
University Community		
Industrial Interchange		
General Interchange		
General Commercial Interchange		
Industrial Commercial Interchange		
University Village Interchange		
New Community		
Airport Commerce		
Airport		
Rural		
Rural Community Preserve		
Outer Island		
Open Lands		
Density Reduction/ Groundwater		
Resource		
Wetlands	28	28

Other Uses

Square Ft.	Existing	Additional
Allocation	Sq. Ft.	Sq. Ft.
Commercial	4,974,008	2,934,638
		2,039,370

Unit Allocations

Planning Community 13 San Carlos/Estero

Residential Use

Unit Allocation	Existing Units	Additional Units
-----------------	----------------	------------------

Intensive Development			
Central Urban	15	15	0
Urban Community	6,430	3,728	2,702
Suburban	11,660	9,207	2,453
Outlying Suburban	139	96	43
Industrial	5	5	0
Public Facilities			
University Community	5,573	0	5,573
Industrial Interchange			
General Interchange			
General Commercial Interchange			
Industrial Commercial Interchange			
University Village Interchange			
New Community			
Airport Commerce			
Airport			
Rural	355	33	322
Rural Community Preserve			
Outer Island			
Open Lands			
Density Reduction/ Groundwater			
Resource			
Wetlands	164	164	0

Other Uses

Square Ft. Allocation	Existing Sq. Ft.	Additional Sq. Ft.
-----------------------	------------------	--------------------

Commercial	3,377,904	1,244,214	2,133,690
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Unit Allocations

Planning Community 14 Sanibel

Residential Use

Unit	Existing	Additional
Allocation	Units	Units

Intensive Development	0	0
Central Urban	0	0
Urban Community	0	0
Suburban	0	0
Outlying Suburban	0	0
Industrial	0	0
Public Facilities	0	0
University Community	0	0
Industrial Interchange	0	0
General Interchange	0	0
General Commercial Interchange	0	0
Industrial Commercial Interchange	0	0
University Village Interchange	0	0
New Community	0	0
Airport Commerce	0	0
Airport	0	0
Rural	0	0
Rural Community Preserve	0	0
Outer Island	0	0
Open Lands	0	0
Density Reduction/ Groundwater		
Resource	0	0
Wetlands	0	0

Other Uses

Square Ft.	Existing	Additional
Allocation	Sq. Ft.	Sq. Ft.

Commercial	-	-	-
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Unit Allocations

Planning Community 15 South Fort Myers

Residential Use

Unit	Existing	Additional
Allocation	Units	Units

Other Uses

Square Ft.	Existing	Additional
Allocation	Sq. Ft.	Sq. Ft.

Intensive Development	7,281	5,941	1,340
Central Urban	15,089	12,521	2,568
Urban Community	4,019	2,551	1,468
Suburban	4,001	3,743	258
Outlying Suburban			
Industrial	27	27	0
Public Facilities			
University Community			
Industrial Interchange			
General Interchange			
General Commercial Interchange			
Industrial Commercial Interchange			
University Village Interchange			
New Community			
Airport Commerce			
Airport			
Rural			
Rural Community Preserve			
Outer Island			
Open Lands			
Density Reduction/ Groundwater			
Resource			
Wetlands			

Commercial	17,110,176	8,278,818	8,831,358
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Unit Allocations

Planning Community 16 Pine Island

Residential Use

Unit	Existing	Additional
Allocation	Units	Units
Intensive Development	9	4
Central Urban		5
Urban Community	2,442	1,500
Suburban	3,655	3,272
Outlying Suburban	1,154	642
Industrial		512
Public Facilities		
University Community		
Industrial Interchange		
General Interchange		
General Commercial Interchange		
Industrial Commercial Interchange		
University Village Interchange		
New Community		
Airport Commerce		
Airport		
Rural	756	512
Rural Community Preserve		244
Outer Island	8	6
Open Lands		2
Density Reduction/ Groundwater		
Resource		
Wetlands	18	18
		0

Other Uses

	Square Ft.	Existing	Additional
	Allocation	Sq. Ft.	Sq. Ft.
Commercial	631,111	506,111	125,000

Unit Allocations

Planning Community 17 Lehigh Acres

Residential Use

Unit Allocation	Existing Units	Additional Units
-----------------	----------------	------------------

Intensive Development			
Central Urban	17,385	9,306	8,079
Urban Community	30,877	3,280	27,597
Suburban			
Outlying Suburban			
Industrial			
Public Facilities			
University Community			
Industrial Interchange			
General Interchange			
General Commercial Interchange			
Industrial Commercial Interchange			
University Village Interchange			
New Community			
Airport Commerce			
Airport			
Rural	7	1	6
Rural Community Preserve			
Outer Island			
Open Lands			
Density Reduction/ Groundwater Resource			
Wetlands	11	11	0

Other Uses

Square Ft. Allocation	Existing Sq. Ft.	Additional Sq. Ft.
-----------------------	------------------	--------------------

Commercial	2,800,805	1,357,555	1,443,250
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Unit Allocations

Planning Community 18 Southeast Lee County

Residential Use

Unit	Existing	Additional
Allocation	Units	Units

Other Uses

Square. Ft	Existing	Additional
Allocation	Sq. Ft.	Sq. Ft.

Intensive Development				Commercial	25,011	24,011	1,000
Central Urban							
Urban Community							
Suburban							
Outlying Suburban							
Industrial							
Public Facilities							
University Community							
Industrial Interchange							
General Interchange	4	4	0				
General Commercial Interchange							
Industrial Commercial Interchange							
University Village Interchange							
New Community							
Airport Commerce							
Airport							
Rural	62	3	59				
Rural Community Preserve							
Outer Island							
Open Lands							
Density Reduction/ Groundwater							
Resource	1,399	1,190	209				
Wetlands	17	17	0				

Unit Allocations

Planning Community 19 North Fort Myers

Residential Use

Other Uses

	Unit Allocation	Existing Units	Additional Units
Intensive Development	2,276	1,858	418
Central Urban	13,923	10,997	2,926
Urban Community			
Suburban	15,967	13,418	2,549
Outlying Suburban	2,014	820	1,194
Industrial	2	2	0
Public Facilities			
University Community			
Industrial Interchange			
General Interchange	14	14	0
General Commercial Interchange			
Industrial Commercial Interchange			
University Village Interchange			
New Community			
Airport Commerce			
Airport			
Rural	475	224	251
Rural Community Preserve			
Outer Island			
Open Lands	77	34	43
Density Reduction/ Groundwater			
Resource	546	535	11
Wetlands	55	55	0

	Square Footage Allocation	Existing Sq. Ft.	Additional Sq. Ft.
Commercial	7,463,258	3,963,258	3,500,000

Unit Allocations

Planning Community 20 Buckingham

Residential Use

Unit Allocation	Existing Units	Additional Units
-----------------	----------------	------------------

Other Uses

Square Ft. Allocation	Existing Sq. Ft.	Additional Sq. Ft.
-----------------------	------------------	--------------------

Intensive Development			
Central Urban			
Urban Community	180	39	141
Suburban			
Outlying Suburban	122	1	121
Industrial			
Public Facilities			
University Community			
Industrial Interchange			
General Interchange			
General Commercial Interchange			
Industrial Commercial Interchange			
University Village Interchange			
New Community			
Airport Commerce			
Airport			
Rural	45	0	45
Rural Community Preserve	1,281	1,146	135
Outer Island			
Open Lands			
Density Reduction/ Groundwater Resource			
Wetlands			

Commercial	50,077	30,077	20,000
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FLORIDA LAND PLANNING, INC.

• Master Planning • Urban Design • Landscape Architecture • DRIs • Rezoning •

To: Gent
file

10 October 1996

MEMORANDUM

TO: Paul O'Connor
Rick Burris

FROM: Carron Day

SUBJECT: 2010 Overlay - Alico Property

VIA: Hand Delivery

Paul, these are the total 2010 acres required for the the Alico property.

SUBDISTRICT 904

Residential 800 acres
Commercial 245 acres (same as current)
Industrial 59 acres (same as current)

SUBDISTRICT 713

Industrial 800 acres

If you have any questions on this material or if you need additional information, please call.

cc: Dick Klaas
Neale Montgomery

RECEIVED

OCT 11 1996

**PLANNING
DIVISION**

Acreage Allocations

Lee County Totals

Residential Use

Acreage Allocation	Existing Acres	Available Acres
--------------------	----------------	-----------------

Intensive Development	1,569	1,071	497
Central Urban	10,764	7,977	2,787
Urban Community	18,621	7,360	11,261
Suburban	14,898	12,071	2,827
Outlying Suburban	5,754	2,698	3,057
Industrial	159	154	5
Public Facilities	2	2	0
University Community	860	0	860
Industrial Interchange	0	0	0
General Interchange	93	93	0
General Commercial Interchange	7	7	0
Industrial Commercial Interchange	0	0	0
University Village Interchange	0	0	0
New Community	1,868	160	1,708
Airport Commerce	9	9	0
Airport	0	0	0
Rural	8,331	5,590	2,740
Rural Community Preserve	3,046	2,877	169
Outer Island	215	144	71
Open Lands	1,339	335	1,004
Density Reduction/ Groundwater Resource	7,124	4,775	2,349
Wetlands	385	385	0

Other Uses

Acreage Allocation	Existing Acres	Available Acres
--------------------	----------------	-----------------

Commercial	10,288	3,953	6,335
Industrial	6,799	1,428	5,371
Public	51,588	33,520	18,068
Active AG	35,549	34,536	1,013
Passive AG	67,251	85,550	(18,298)
Conservation	83,712	83,712	0
Vacant	55,899	97,622	(41,723)

Acreage Allocations

Planning Community 1 Alva

Residential Use

Acreage	Existing	Available
Allocation	Acres	Acres

Other Uses

Acreage	Existing	Available
Allocation	Acres	Acres

Intensive Development	0		0	Commercial	73	48	25
Central Urban	0		0	Industrial	29	19	10
Urban Community	519	458	60	Public	4,278	2,537	1,741
Suburban	0		0	Active AG	7,273	7,273	-
Outlying Suburban	295	194	102	Passive AG	17,453	18,653	(1,200)
Industrial	0		0	Conservation	2,826	2,826	-
Public Facilities	0	-	0	Vacant	18	1,265	(1,247)
University Community	0		0				
Industrial Interchange	0		0				
General Interchange	0		0				
General Commercial Interchange	0		0				
Industrial Commercial Interchange	0		0				
University Village Interchange	0		0				
New Community	0		0				
Airport Commerce	0		0				
Airport	0		0				
Rural	2414	2,188	226				
Rural Community Preserve	0		0				
Outer Island	5	-	5				
Open Lands	175	17	158				
Density Reduction/ Groundwater Resource	788	668	120				
Wetlands	2	2	0				

Acreage Allocations

Planning Community 2 Boca Grande

Residential Use

Acreage Allocation	Existing Acres	Available Acres
--------------------	----------------	-----------------

Intensive Development	0	0
Central Urban	0	0
Urban Community	437	128
Suburban	0	0
Outlying Suburban	0	0
Industrial	0	0
Public Facilities	1	0
University Community	0	0
Industrial Interchange	0	0
General Interchange	0	0
General Commercial Interchange	0	0
Industrial Commercial Interchange	0	0
University Village Interchange	0	0
New Community	0	0
Airport Commerce	0	0
Airport	0	0
Rural	0	0
Rural Community Preserve	0	0
Outer Island	0	0
Open Lands	0	0
Density Reduction/ Groundwater Resource	0	0
Wetlands	4	0

Other Uses

Acreage Allocation	Existing Acres	Available Acres
--------------------	----------------	-----------------

Commercial	56	5
Industrial	14	10
Public	536	39
Active AG	-	-
Passive AG	-	-
Conservation	294	-
Vacant	2	(181)

Acreage Allocations

Planning Community 3 Bonita Springs

Residential Use

Acreage	Existing	Available
Allocation	Acres	Acres

Other Uses

Acreage	Existing	Available
Allocation	Acres	Acres

Intensive Development	0	-	0	Commercial	1,101	416	685
Central Urban	239	97	143	Industrial	549	98	451
Urban Community	3923	2,481	1442	Public	7,313	3,813	3,500
Suburban	530	215	315	Active AG	1,186	1,186	-
Outlying Suburban	1810	512	1298	Passive AG	603	3,103	(2,500)
Industrial	15	15	0	Conservation	4,954	4,954	-
Public Facilities	0	-	0	Vacant	1,781	7,779	(5,998)
University Community	0		0				
Industrial Interchange	0		0				
General Interchange	30	30	0				
General Commercial Interchange	0		0				
Industrial Commercial Interchange	0		0				
University Village Interchange	0		0				
New Community	0		0				
Airport Commerce	0		0				
Airport	0		0				
Rural	1037	373	663				
Rural Community Preserve	0		0				
Outer Island	0		0				
Open Lands	0		0				
Density Reduction/ Groundwater Resource	0		0				
Wetlands	30	30	0				

Acreage Allocations

Planning Community 4 Fort Myers Shores

Residential Use

Acreage Allocation	Existing Acres	Available Acres
--------------------	----------------	-----------------

Intensive Development	89	32	57
Central Urban	207	205	2
Urban Community	633	412	220
Suburban	1383	1,229	154
Outlying Suburban	0		0
Industrial	0	-	0
Public Facilities	0	-	0
University Community	0		0
Industrial Interchange	0	-	0
General Interchange	0		0
General Commercial Interchange	7	7	0
Industrial Commercial Interchange	0		0
University Village Interchange	0		0
New Community	0		0
Airport Commerce	0		0
Airport	0		0
Rural	454	318	137
Rural Community Preserve	0	-	0
Outer Island	0		0
Open Lands	0		0
Density Reduction/ Groundwater Resource	0		0
Wetlands	59	59	0

Other Uses

Acreage Allocation	Existing Acres	Available Acres
--------------------	----------------	-----------------

Commercial	257	150	107
Industrial	301	39	262
Public	1,706	718	988
Active AG	620	620	-
Passive AG	5,172	5,172	-
Conservation	1,125	1,125	-
Vacant	142	2,068	(1,926)

Acreage Allocations

Planning Community 5 Burnt Store

Residential Use

Acreage	Existing	Available
Allocation	Acres	Acres

Other Uses

Acreage	Existing	Available
Allocation	Acres	Acres

Intensive Development	0	-	0	Commercial	29	20	9
Central Urban	0		0	Industrial	5	-	5
Urban Community	0		0	Public	365	139	226
Suburban	0		0	Active AG	-	-	-
Outlying Suburban	8		8	Passive AG	6,987	6,987	-
Industrial	0		0	Conservation	3,672	3,672	-
Public Facilities	0		0	Vacant	2,407	3,514	(1,108)
University Community	0		0				
Industrial Interchange	0		0				
General Interchange	0		0				
General Commercial Interchange	0		0				
Industrial Commercial Interchange	0		0				
University Village Interchange	0		0				
New Community	0		0				
Airport Commerce	0		0				
Airport	0		0				
Rural	431	202	229				
Rural Community Preserve	0		0				
Outer Island	0		0				
Open Lands	790	160	630				
Density Reduction/ Groundwater Resource	0		0				
Wetlands	0	-	0				

Acreage Allocations

Planning Community 6 Cape Coral

Residential Use

Acreage	Existing	Available
Allocation	Acres	Acres

Other Uses

Acreage	Existing	Available
Allocation	Acres	Acres

Intensive Development	30	25	5	Commercial	17	5	12
Central Urban	0		0	Industrial	26	16	10
Urban Community	0		0	Public	6	1	5
Suburban	0		0	Active AG	-	-	-
Outlying Suburban	1	1	1	Passive AG	10	10	-
Industrial	0	-	0	Conservation	-	-	-
Public Facilities	0		0	Vacant	23	55	(33)
University Community	0		0				
Industrial Interchange	0		0				
General Interchange	0		0				
General Commercial Interchange	0		0				
Industrial Commercial Interchange	0		0				
University Village Interchange	0		0				
New Community	0		0				
Airport Commerce	0		0				
Airport	0		0				
Rural	0		0				
Rural Community Preserve	0		0				
Outer Island	0		0				
Open Lands	0	-	0				
Density Reduction/ Groundwater Resource	0		0				
Wetlands	0		0				

Acreage Allocations

Planning Community 7 Captiva

Residential Use

Acreage Allocation	Existing Acres	Available Acres
--------------------	----------------	-----------------

Intensive Development	0	-	0
Central Urban	0		0
Urban Community	0		0
Suburban	0		0
Outlying Suburban	435	384	51
Industrial	0		0
Public Facilities	1	1	0
University Community	0		0
Industrial Interchange	0		0
General Interchange	0		0
General Commercial Interchange	0		0
Industrial Commercial Interchange	0		0
University Village Interchange	0		0
New Community	0		0
Airport Commerce	0		0
Airport	0		0
Rural	0		0
Rural Community Preserve	0		0
Outer Island	172	115	56
Open Lands	0		0
Density Reduction/ Groundwater Resource	0		0
Wetlands	4	4	0

Other Uses

Acreage Allocation	Existing Acres	Available Acres
--------------------	----------------	-----------------

Commercial	110	107	3
Industrial	-	-	-
Public	1,982	1,675	307
Active AG	-	-	-
Passive AG	-	-	-
Conservation	1,347	1,347	-
Vacant	2	420	(418)

Acreage Allocations

Planning Community 8 Fort Myers

Residential Use

Acreage Allocation	Existing Acres	Available Acres
--------------------	----------------	-----------------

Other Uses

Acreage Allocation	Existing Acres	Available Acres
--------------------	----------------	-----------------

Intensive Development	359	159	200	Commercial	150	105	44
Central Urban	545	445	100	Industrial	879	365	515
Urban Community	0	-	0	Public	919	512	407
Suburban	206	169	37	Active AG	279	279	-
Outlying Suburban	0		0	Passive AG	631	1,281	(650)
Industrial	48	43	5	Conservation	1,002	1,002	-
Public Facilities	0	-	0	Vacant	6	1,150	(1,144)
University Community	0		0				
Industrial Interchange	0		0				
General Interchange	0		0				
General Commercial Interchange	0		0				
Industrial Commercial Interchange	0		0				
University Village Interchange	0		0				
New Community	460	-	460				
Airport Commerce	0		0				
Airport	0		0				
Rural	184	59	125				
Rural Community Preserve	0		0				
Outer Island	0		0				
Open Lands	0		0				
Density Reduction/ Groundwater Resource	0		0				
Wetlands	13	13	0				

Acreage Allocations

Planning Community 9 Fort Myers Beach

Residential Use

Acreage	Existing	Available
Allocation	Acres	Acres

Other Uses

Acreage	Existing	Available
Allocation	Acres	Acres

Intensive Development	0		0	Commercial	132	116	16
Central Urban	0		0	Industrial	8	6	2
Urban Community	213	208	5	Public	226	203	23
Suburban	612	544	68	Active AG	-	-	-
Outlying Suburban	0		0	Passive AG	-	-	-
Industrial	0		0	Conservation	103	103	-
Public Facilities	0	-	0	Vacant	1	115	(114)
University Community	0		0				
Industrial Interchange	0		0				
General Interchange	0		0				
General Commercial Interchange	0		0				
Industrial Commercial Interchange	0		0				
University Village Interchange	0		0				
New Community	0		0				
Airport Commerce	0		0				
Airport	0		0				
Rural	0		0				
Rural Community Preserve	0		0				
Outer Island	0		0				
Open Lands	0		0				
Density Reduction/ Groundwater Resource	0		0				
Wetlands	5	5	0				

Acreage Allocations

Planning Community 10 Gateway/Airport

Residential Use

Acreage Allocation	Existing Acres	Available Acres
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Other Uses

Acreage Allocation	Existing Acres	Available Acres
--------------------	----------------	-----------------

Intensive Development	0	-	0	Commercial	824	54	769
Central Urban	0		0	Industrial	2,742	123	2,619
Urban Community	0		0	Public	5,519	4,068	1,451
Suburban	0		0	Active AG	569	569	-
Outlying Suburban	0		0	Passive AG	3,634	10,634	(7,000)
Industrial	65	65	0	Conservation	3,355	3,355	-
Public Facilities	0	-	0	Vacant	3,275	2,483	792
University Community	0		0				
Industrial Interchange	0		0				
General Interchange	0	-	0				
General Commercial Interchange	0		0				
Industrial Commercial Interchange	0	-	0				
University Village Interchange	0		0				
New Community	1408	160	1248				
Airport Commerce	9	9	0				
Airport	0	-	0				
Rural	111	11	100				
Rural Community Preserve	0		0				
Outer Island	0		0				
Open Lands	0		0				
Density Reduction/ Groundwater Resource	94	74	20				
Wetlands	3	3	0				

Acreage Allocations

Planning Community 11

Daniels Parkway

Residential Use

Acreage	Existing	Available
Allocation	Acres	Acres

Other Uses

Acreage	Existing	Available
Allocation	Acres	Acres

Intensive Development	0		0	Commercial	398	16	381
Central Urban	0	-	0	Industrial	10	-	10
Urban Community	0		0	Public	1,893	1,277	616
Suburban	0		0	Active AG	254	254	-
Outlying Suburban	1132	640	492	Passive AG	958	1,458	(500)
Industrial	0	-	0	Conservation	1,913	1,913	-
Public Facilities	0		0	Vacant	257	1,453	(1,196)
University Community	0		0				
Industrial Interchange	0		0				
General Interchange	9	9	0				
General Commercial Interchange	0		0				
Industrial Commercial Interchange	0		0				
University Village Interchange	0		0				
New Community	0	-	0				
Airport Commerce	0		0				
Airport	0		0				
Rural	1255	1,059	196				
Rural Community Preserve	0		0				
Outer Island	0		0				
Open Lands	0		0				
Density Reduction/ Groundwater Resource	0		0				
Wetlands	7	7	0				

Acreage Allocations

Planning Community 12 Iona/McGregor

Residential Use

Acreage	Existing	Available
Allocation	Acres	Acres

Other Uses

Acreage	Existing	Available
Allocation	Acres	Acres

Intensive Development	0	-	0	Commercial	651	417	233
Central Urban	517	335	182	Industrial	322	67	255
Urban Community	776	476	300	Public	3,000	2,244	756
Suburban	2594	1,645	949	Active AG	0	802	(802)
Outlying Suburban	396	38	358	Passive AG	0	743	(743)
Industrial	7	7	0	Conservation	9,063	9,063	-
Public Facilities	0	-	0	Vacant	1,542	3,031	(1,489)
University Community	0		0				
Industrial Interchange	0		0				
General Interchange	0		0				
General Commercial Interchange	0		0				
Industrial Commercial Interchange	0		0				
University Village Interchange	0		0				
New Community	0		0				
Airport Commerce	0		0				
Airport	0		0				
Rural	0		0				
Rural Community Preserve	0		0				
Outer Island	1	-	1				
Open Lands	0		0				
Density Reduction/ Groundwater Resource	0		0				
Wetlands	6	6	0				

Acreage Allocations

Planning Community 13 San Carlos/Estero

Residential Use

Acreage	Existing	Available
Allocation	Acres	Acres

Other Uses

Acreage	Existing	Available
Allocation	Acres	Acres

Intensive Development	0	-	0	Commercial	2,605	274	2,332
Central Urban	15	15	0	Industrial	442	176	266
Urban Community	1263	772	491	Public	3,103	2,171	932
Suburban	2386	1,994	392	Active AG	0	1,794	(1,794)
Outlying Suburban	81	67	14	Passive AG	194	4,594	(4,400)
Industrial	13	13	0	Conservation	5,566	5,566	-
Public Facilities	0	-	0	Vacant	5,433	4,830	604
University Community	860	-	860				
Industrial Interchange	0		0				
General Interchange	0	-	0				
General Commercial Interchange	0		0				
Industrial Commercial Interchange	0		0				
University Village Interchange	0	-	0				
New Community	0		0				
Airport Commerce	0		0				
Airport	0		0				
Rural	316	13	303				
Rural Community Preserve	0		0				
Outer Island	0		0				
Open Lands	0		0				
Density Reduction/ Groundwater Resource	0	-	0				
Wetlands	51	51	0				

Acreage Allocations

Planning Community 14 Sanibel

Residential Use

Acreage	Existing	Available
Allocation	Acres	Acres

Other Uses

Acreage	Existing	Available
Allocation	Acres	Acres

Intensive Development	0	0	Commercial	-	-	-
Central Urban	0	0	Industrial	-	-	-
Urban Community	0	0	Public	-	-	-
Suburban	0	0	Active AG	-	-	-
Outlying Suburban	0	0	Passive AG	-	-	-
Industrial	0	0	Conservation	-	-	-
Public Facilities	0	0	Vacant	-	-	-
University Community	0	0				
Industrial Interchange	0	0				
General Interchange	0	0				
General Commercial Interchange	0	0				
Industrial Commercial Interchange	0	0				
University Village Interchange	0	0				
New Community	0	0				
Airport Commerce	0	0				
Airport	0	0				
Rural	0	0				
Rural Community Preserve	0	0				
Outer Island	0	0				
Open Lands	0	0				
Density Reduction/ Groundwater Resource	0	0				
Wetlands	0	0				

Acreage Allocations

Planning Community 15 South Fort Myers

Residential Use

Acreage Allocation	Existing Acres	Available Acres
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Other Uses

Acreage Allocation	Existing Acres	Available Acres
--------------------	----------------	-----------------

Intensive Development	704	525	179	Commercial	1,867	965	902
Central Urban	2739	2,293	447	Industrial	922	344	578
Urban Community	932	512	420	Public	3,443	2,423	1,020
Suburban	1237	1,163	74	Active AG	0	343	(343)
Outlying Suburban	0		0	Passive AG	0	533	(533)
Industrial	10	10	0	Conservation	171	171	-
Public Facilities	0	-	0	Vacant	689	3,432	(2,743)
University Community	0		0				
Industrial Interchange	0		0				
General Interchange	0		0				
General Commercial Interchange	0		0				
Industrial Commercial Interchange	0		0				
University Village Interchange	0		0				
New Community	0		0				
Airport Commerce	0		0				
Airport	0		0				
Rural	0		0				
Rural Community Preserve	0		0				
Outer Island	0		0				
Open Lands	0		0				
Density Reduction/ Groundwater Resource	0		0				
Wetlands	0	-	0				

Acreage Allocations

Planning Community 16 Pine Island

Residential Use

Acreage Allocation	Existing Acres	Available Acres
--------------------	----------------	-----------------

Intensive Development	5	5	1
Central Urban	0		0
Urban Community	601	332	269
Suburban	656	547	110
Outlying Suburban	466	261	205
Industrial	0	-	0
Public Facilities	0	-	0
University Community	0		0
Industrial Interchange	0		0
General Interchange	0		0
General Commercial Interchange	0		0
Industrial Commercial Interchange	0		0
University Village Interchange	0		0
New Community	0		0
Airport Commerce	0		0
Airport	0		0
Rural	1129	822	306
Rural Community Preserve	0		0
Outer Island	37	28	9
Open Lands	0		0
Density Reduction/ Groundwater Resource	0		0
Wetlands	88	88	0

Other Uses

Acreage Allocation	Existing Acres	Available Acres
--------------------	----------------	-----------------

Commercial	190	138	52
Industrial	64	24	40
Public	1,747	1,148	598
Active AG	2,313	2,313	-
Passive AG	960	960	-
Conservation	13,693	13,693	-
Vacant	4,442	6,032	(1,590)

Acreage Allocations

Planning Community 17 Lehigh Acres

Residential Use

Acreage	Existing	Available
Allocation	Acres	Acres

Other Uses

Acreage	Existing	Available
Allocation	Acres	Acres

Intensive Development	0		0	Commercial	452	205	247
Central Urban	3804	2,399	1405	Industrial	216	17	200
Urban Community	9274	1,389	7885	Public	3,558	1,609	1,949
Suburban	0		0	Active AG	-	49	(49)
Outlying Suburban	0		0	Passive AG	-	773	(773)
Industrial	0	-	0	Conservation	1,455	1,455	-
Public Facilities	0	-	0	Vacant	27,567	38,440	(10,872)
University Community	0		0				
Industrial Interchange	0		0				
General Interchange	0		0				
General Commercial Interchange	0		0				
Industrial Commercial Interchange	0		0				
University Village Interchange	0		0				
New Community	0		0				
Airport Commerce	0		0				
Airport	0		0				
Rural	10	1	9				
Rural Community Preserve	0	-	0				
Outer Island	0		0				
Open Lands	0		0				
Density Reduction/ Groundwater Resource	0		0				
Wetlands	4	4	0				

Acreage Allocations

Planning Community 18 Southeast Lee County

Residential Use

Acreage	Existing	Available
Allocation	Acres	Acres

Other Uses

Acreage	Existing	Available
Allocation	Acres	Acres

Intensive Development	0		0	Commercial	154	149	5
Central Urban	0		0	Industrial	55	5	50
Urban Community	0		0	Public	7,058	5,114	1,944
Suburban	0		0	Active AG	22,117	18,117	4,000
Outlying Suburban	0		0	Passive AG	21,095	21,095	-
Industrial	0		0	Conservation	31,313	31,313	-
Public Facilities	0	-	0	Vacant	515	8,679	(8,164)
University Community	0		0				
Industrial Interchange	0		0				
General Interchange	0	-	0				
General Commercial Interchange	0		0				
Industrial Commercial Interchange	0		0				
University Village Interchange	0		0				
New Community	0		0				
Airport Commerce	0		0				
Airport	0		0				
Rural	78	3	75				
Rural Community Preserve	0		0				
Outer Island	0		0				
Open Lands	0		0				
Density Reduction/ Groundwater Resource	4205	2,115	2090				
Wetlands	76	76	0				

Acreage Allocations

Planning Community 19 North Fort Myers

Residential Use

Acreage	Existing	Available
Allocation	Acres	Acres

Other Uses

Acreage	Existing	Available
Allocation	Acres	Acres

Intensive Development	381	325	56	Commercial	1,204	705	500
Central Urban	2698	2,189	509	Industrial	209	125	84
Urban Community	0	-	0	Public	2,821	1,820	1,001
Suburban	5293	4,565	729	Active AG	527	527	-
Outlying Suburban	1079	601	478	Passive AG	5,686	5,686	-
Industrial	0	0	0	Conservation	1,501	1,501	-
Public Facilities	0	-	0	Vacant	6,516	10,522	(4,005)
University Community	0		0				
Industrial Interchange	0		0				
General Interchange	55	55	0				
General Commercial Interchange	0		0				
Industrial Commercial Interchange	0		0				
University Village Interchange	0		0				
New Community	0		0				
Airport Commerce	0		0				
Airport	0		0				
Rural	856	541	315				
Rural Community Preserve	0		0				
Outer Island	0		0				
Open Lands	374	158	216				
Density Reduction/ Groundwater Resource	2037	1,918	119				
Wetlands	31	31	0				

Acreage Allocations

Planning Community 20 Buckingham

Residential Use

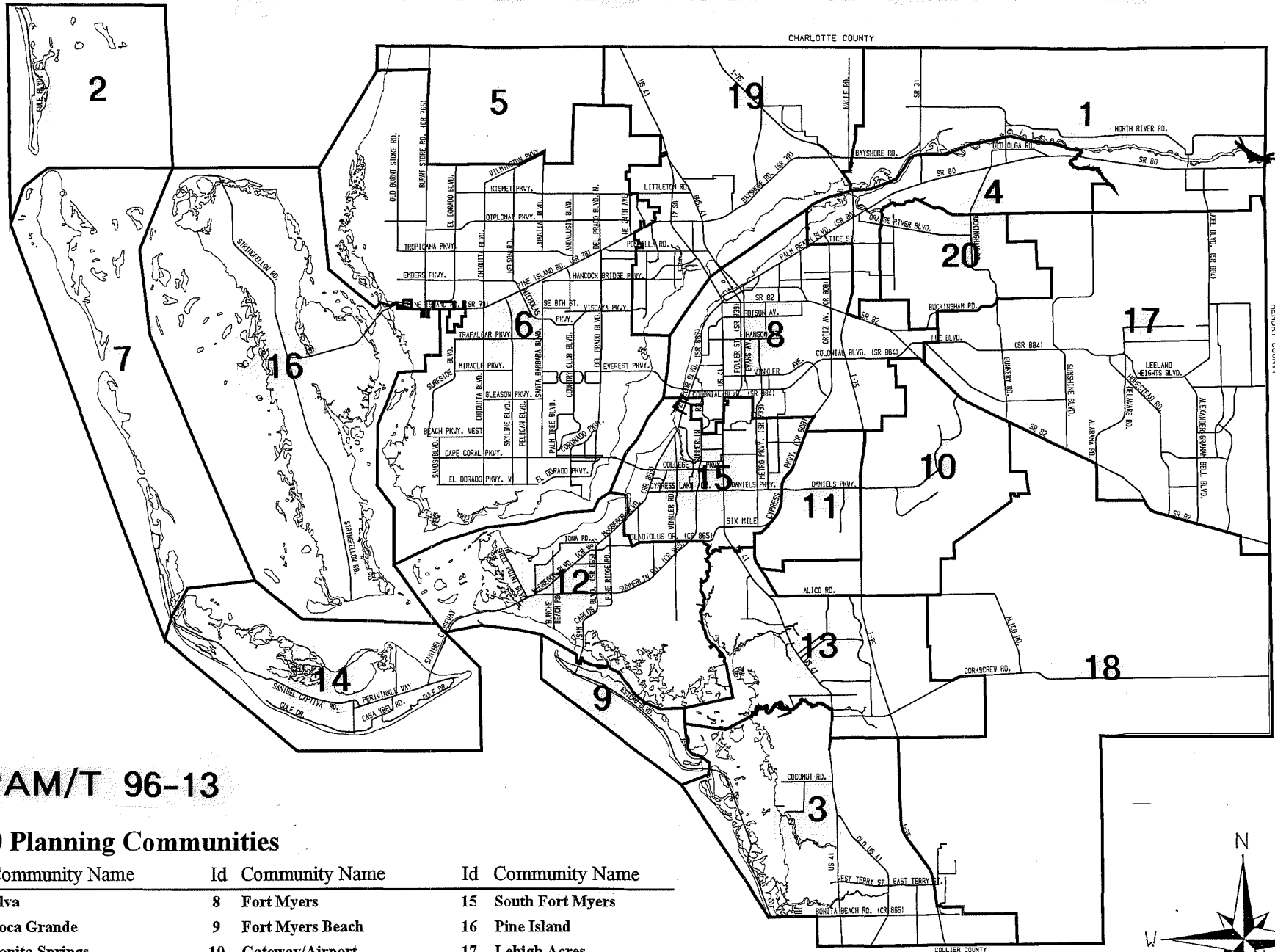
Acreage	Existing	Available
Allocation	Acres	Acres

Other Uses

Acreage	Existing	Available
Allocation	Acres	Acres

Intensive Development	0		0	Commercial	18	10	7
Central Urban	0		0	Industrial	5	-	5
Urban Community	51	10	40	Public	2,114	1,549	565
Suburban	0		0	Active AG	411	411	-
Outlying Suburban	49	1	49	Passive AG	3,867	3,867	-
Industrial	0		0	Conservation	359	359	-
Public Facilities	0	-	0	Vacant	1,279	2,171	(892)
University Community	0		0				
Industrial Interchange	0		0				
General Interchange	0		0				
General Commercial Interchange	0		0				
Industrial Commercial Interchange	0		0				
University Village Interchange	0		0				
New Community	0		0				
Airport Commerce	0		0				
Airport	0		0				
Rural	57		57				
Rural Community Preserve	3046	2,877	169				
Outer Island	0		0				
Open Lands	0		0				
Density Reduction/ Groundwater Resource	0		0				
Wetlands	0		0				

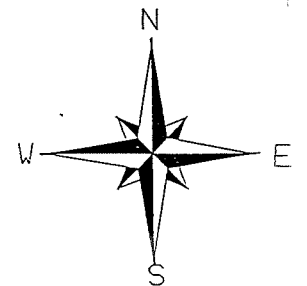
PROPOSED 2020 PLANNING COMMUNITIES



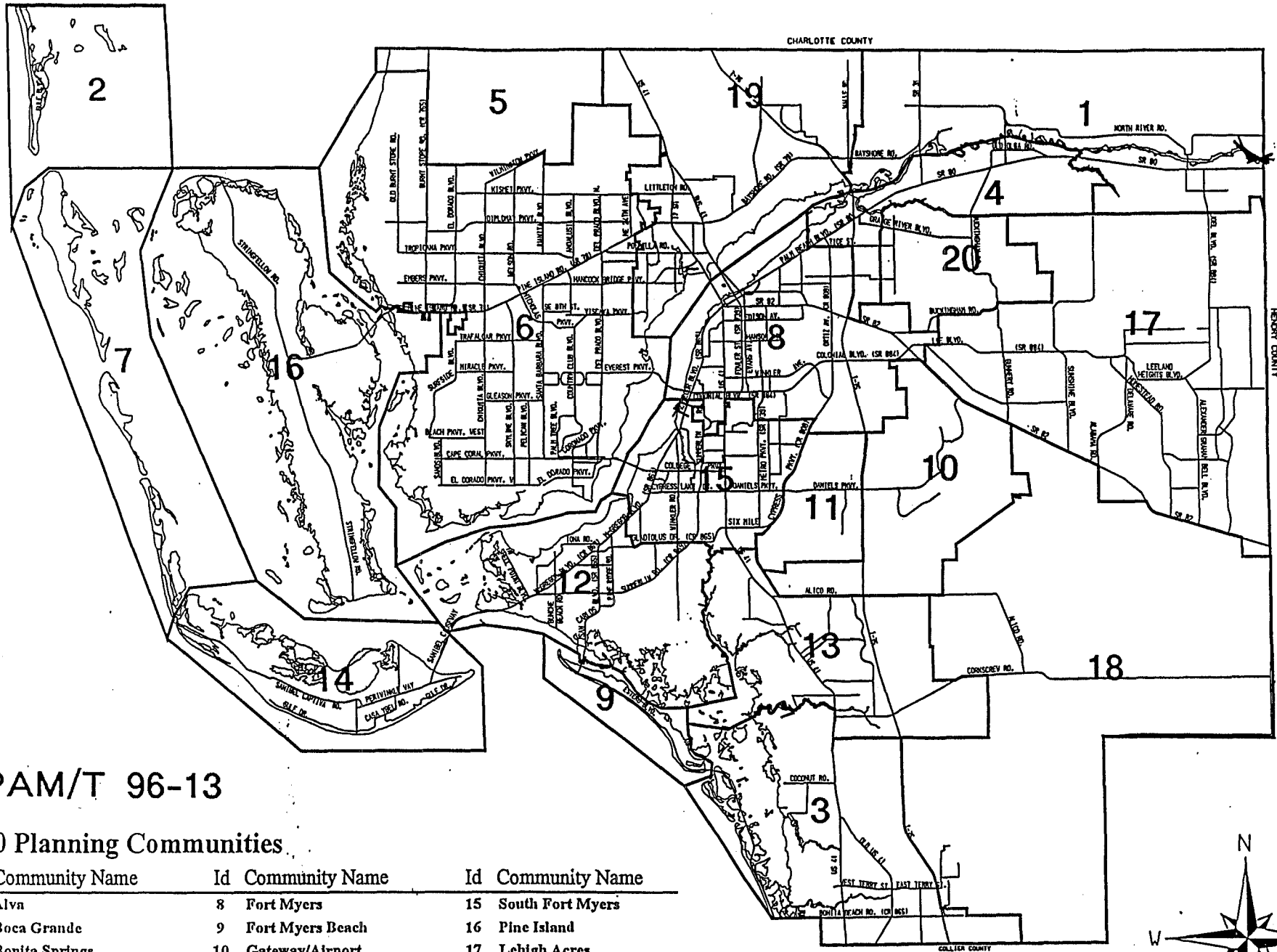
PAM/T 96-13

2020 Planning Communities

Id	Community Name	Id	Community Name	Id	Community Name
1	Alva	8	Fort Myers	15	South Fort Myers
2	Boca Grande	9	Fort Myers Beach	16	Pine Island
3	Bonita Springs	10	Gateway/Airport	17	Lehigh Acres
4	Fort Myers Shores	11	Daniels Parkway	18	Southeast Lee County
5	Burnt Store	12	Iona/McGregor	19	North Fort Myers
6	Cape Coral	13	San Carlos/Estero	20	Buckingham
7	Captiva	14	Sanibel		



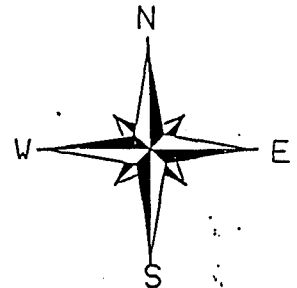
PROPOSED 2020 PLANNING COMMUNITIES



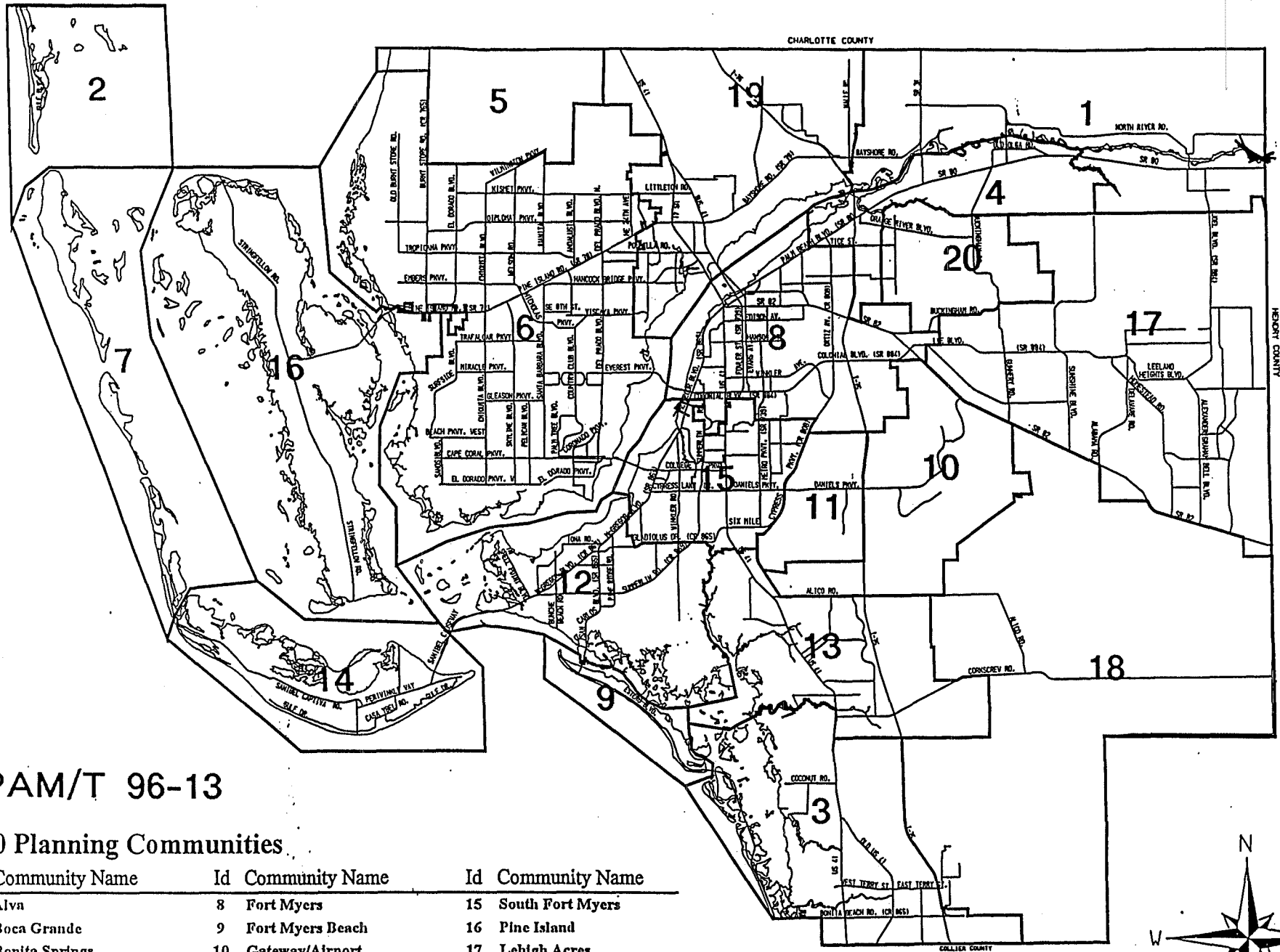
PAM/T 96-13

2020 Planning Communities

Id	Community Name	Id	Community Name	Id	Community Name
1	Alva	8	Fort Myers	15	South Fort Myers
2	Boca Grande	9	Fort Myers Beach	16	Pine Island
3	Bonita Springs	10	Gateway/Airport	17	Lehigh Acres
4	Fort Myers Shores	11	Daniels Parkway	18	Southeast Lee County
5	Burnt Store	12	Iona/McGregor	19	North Fort Myers
6	Cape Coral	13	San Carlos/Estero	20	Buckingham
7	Captiva	14	Sanibel		



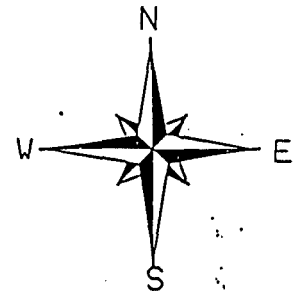
PROPOSED 2020 PLANNING COMMUNITIES



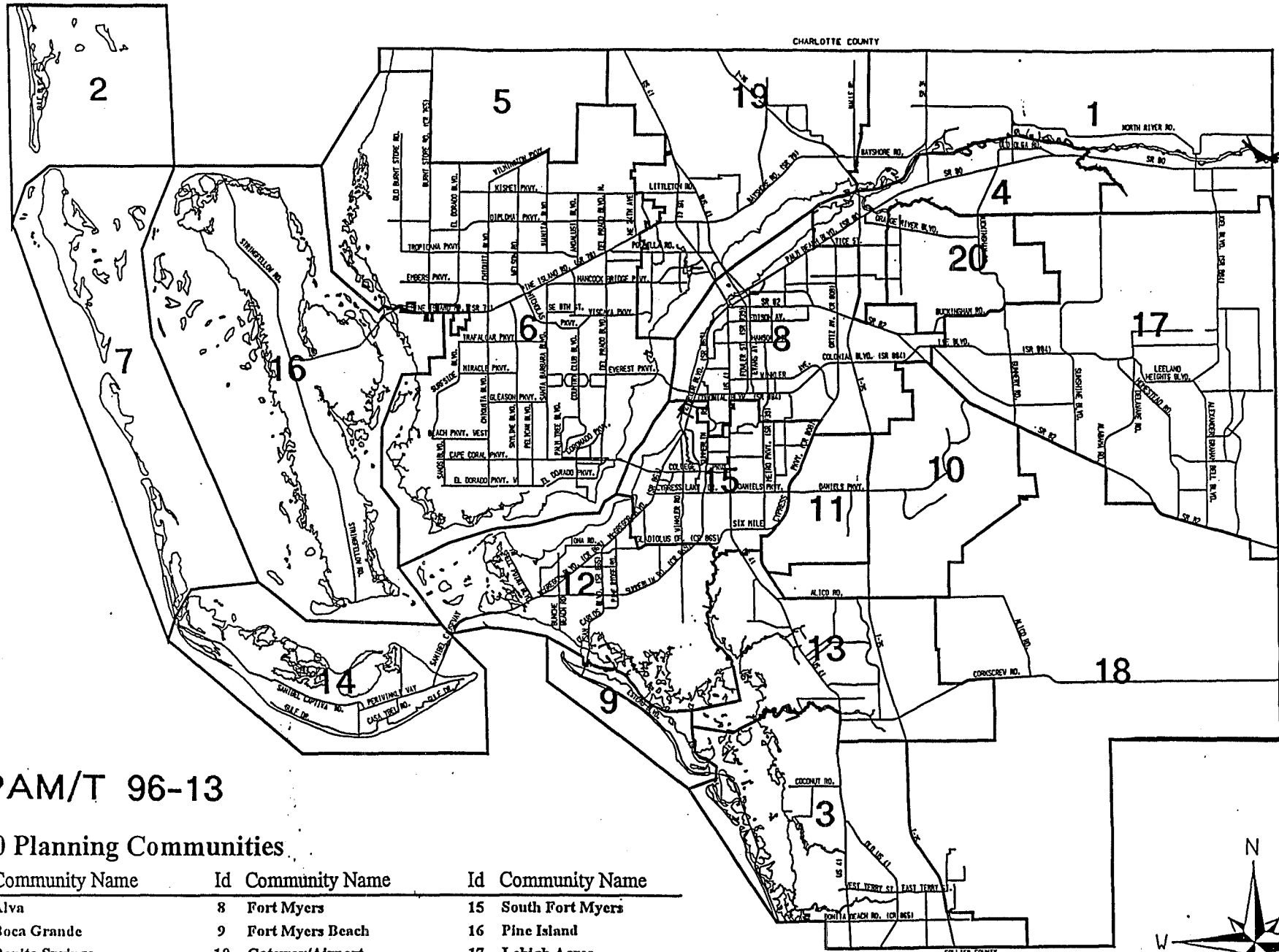
PAM/T 96-13

2020 Planning Communities

Id	Community Name	Id	Community Name	Id	Community Name
1	Alva	8	Fort Myers	15	South Fort Myers
2	Boca Grande	9	Fort Myers Beach	16	Pine Island
3	Bonita Springs	10	Gateway/Airport	17	Lehigh Acres
4	Fort Myers Shores	11	Daniels Parkway	18	Southeast Lee County
5	Burru Store	12	Iona/McGregor	19	North Fort Myers
6	Cape Coral	13	San Carlos/Estero	20	Buckingham
7	Captiva	14	Sanibel		



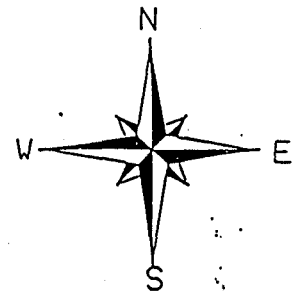
PROPOSED 2020 PLANNING COMMUNITIES



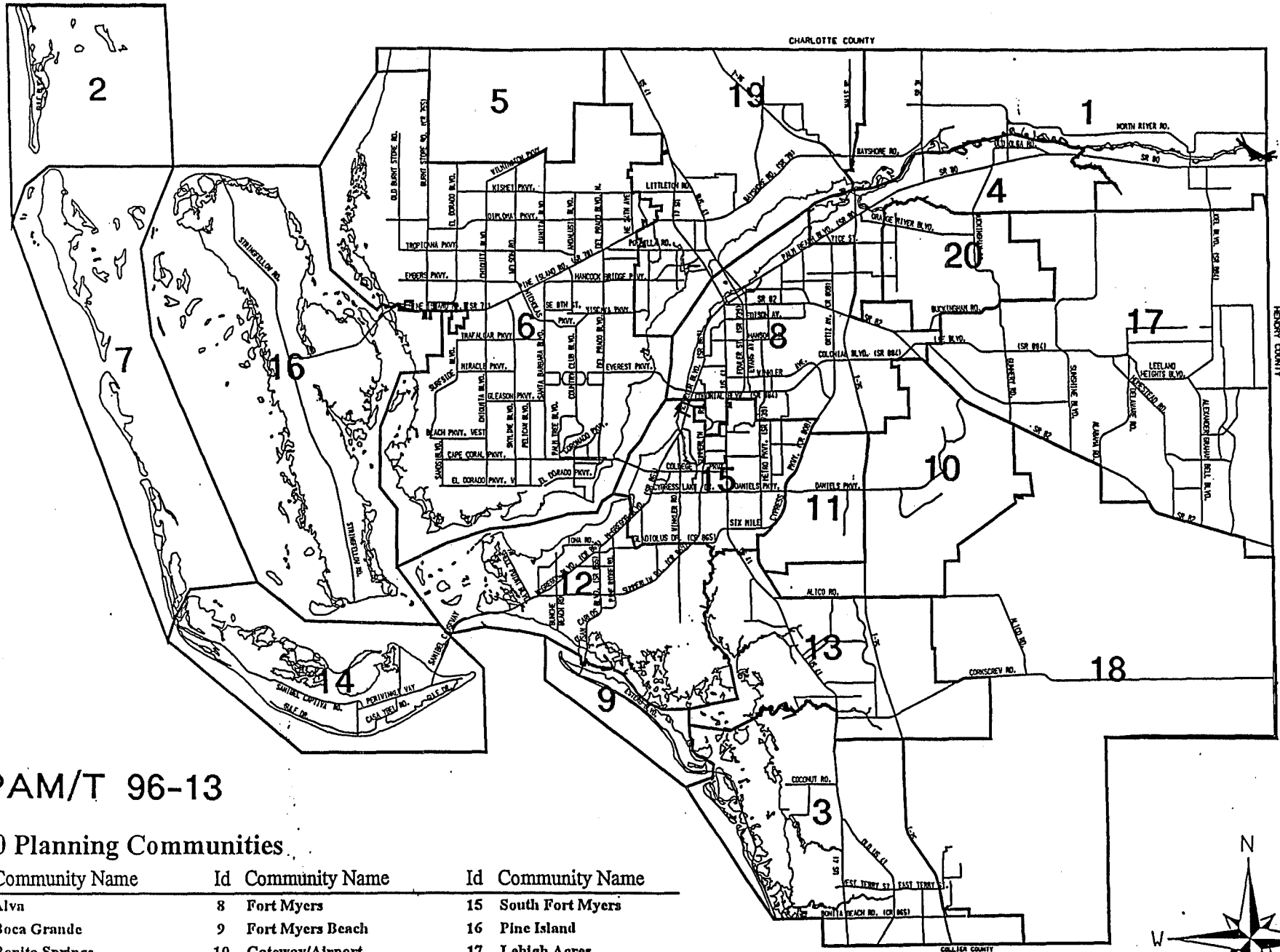
PAM/T 96-13

2020 Planning Communities

Id	Community Name	Id	Community Name	Id	Community Name
1	Alva	8	Fort Myers	15	South Fort Myers
2	Boca Grande	9	Fort Myers Beach	16	Pine Island
3	Bonita Springs	10	Gateway/Airport	17	Lehigh Acres
4	Fort Myers Shores	11	Daniels Parkway	18	Southeast Lee County
5	Burnt Store	12	Iona/McGregor	19	North Fort Myers
6	Cape Coral	13	San Carlos/Estero	20	Buckingham
7	Captiva	14	Sanibel		



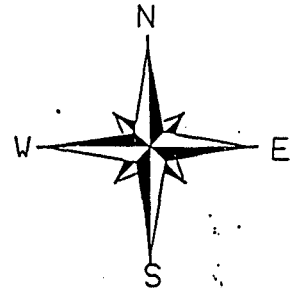
PROPOSED 2020 PLANNING COMMUNITIES



PAM/T 96-13

2020 Planning Communities

Id	Community Name	Id	Community Name	Id	Community Name
1	Alva	8	Fort Myers	15	South Fort Myers
2	Boca Grande	9	Fort Myers Beach	16	Pine Island
3	Bonita Springs	10	Gateway/Airport	17	Lehigh Acres
4	Fort Myers Shores	11	Daniels Parkway	18	Southeast Lee County
5	Burnt Store	12	Iona/McGregor	19	North Fort Myers
6	Cape Coral	13	San Carlos/Estero	20	Buckingham
7	Captiva	14	Sanibel		



Alva

Parcels	Total	Commercial	Industrial	Public	Active AG	Passive AG	Conservation	Vacant	Total Residential	Future Land Use Designation	units per acre	% Residential	Potential Residential Acres	Assumed Residential Acres Remaining	Assumed Unbuilt Residential Units
1,938	13,931.79	23.42	17.06	951.62	3,200.70	6,944.77	580.31	25.64	2,188.27	Rural	0.8	0.3465	10171.11	2639.095235	2,111
3	36.75	-	-	7.64	-	-	24.21	4.90	-	Outer Island	0.3	0.231	4.9	8.48925	1
360	8,551.13	-	-	-	3,493.83	3,771.98	1,218.90	49.14	17.28	Open Lands	0.2	0.231	7314.95	1958.03103	392
239	1,014.32	8.56	-	52.16	13.97	445.39	113.56	187.08	193.60	Outlying Suburban	2.5	0.6853	646.44	501.513496	1,254
10	898.07	-	-	729.16	-	-	168.91	-	-	Public Facilities	0	0	0	0	0
661	2,115.86	15.64	1.99	711.40	115.17	414.97	7.25	391.34	458.10	Urban Community	3.5	0.6468	921.48	910.438248	3,187
39	147.82	-	-	5.48	1.29	7.37	131.47	0.01	2.20	Wetlands	0	0	8.67	-2.2	0
257	9,453.76	0.66	-	79.60	448.10	7,068.75	581.33	607.25	668.07	Density Reduction/ Groundwater Resource	0.1	0.077	8124.1	59.86952	6
27	-	-	-	-	-	-	-	-	-	Mixed Land Use Designation	0	0	0	0	0
160	-	-	-	-	-	-	-	-	-	No Designation	0	0	0	0	0
													27,192	6,075	6,951

3,694 36,149.50 48.28 19.05 2,537.06 7,273.06 18,653.23 2,825.94 1,265.36 3,527.52

Assumed non-residential acres remaining	Acres remaining in Approved PDS	Additional Residential Acres	Total Residential Acres	Additional Residential Units	Assumed ROW Acreage	Allocated Units
9,945	72	154	2,414	181	2,339.36	1,167
-	-	5	5	1	1.13	1
7,157	-	158	175	32	1,682.44	45
545	-	102	295	254	148.68	767
-	-	-	-	-	-	-
861	-	60	519	212	211.94	744
9	-	-	2	-	1.99	2
8,004	-	120	788	12	1,868.54	159
-	-	-	-	-	-	-
-	-	-	-	-	-	-
26,521	72	598	4,198	691	6,254	Total Unit C
				Existing Units		
				Additional Units		
				Total Units in 2020	2,180	
					Occupied Units	Population
				2,871	2,457	5,135
					Seasonal Units	Population
					2,727	5,675
						2,872

Existing Acres	Approved PD Acres	Additional Acres	Total Acres	Land Use	Existing Square Feet	Approved PD SF	Additional SF	Total SQFT	Projected Need
48.28	5.22	19.91	73.41	Commercial	73,281	41,200	30,000	144,481	103,969
19.05	0	10	29.05	Industrial	32,263		84,000	116,263	
2,537.06		1,741.20	4,278.26	Public					
7,273.06			7,273.06	Active Ag					
18,653.23		-1200	17,453.23	Passive Ag					
2,825.94	0	0	2,825.94	Conservation					
1,265.36		(1,247)	18.19	Vacant					

Boca Grande

Parcels	Total	Commercial	Industrial	Public	Active AG	Passive AG	Conservation	Vacant	Total Residential	Future Land Use Designation	units per acre	% Residential	Potential Residential Acres	Assumed Residential Acres Remaining	Assumed Unbuilt Residential Units
13	173.20	-	-	153.87	-	-	12.53	6.80	-	Outer Island	0.3	0.231	6.8	40.0092	2
16	147.81	-	-	132.47	-	-	13.34	1.39	0.61	Public Facilities	0	0	1.39	-0.61	0
1,261	710.45	51.37	3.65	91.91	-	-	79.58	174.60	309.34	Urban Community	5.06	0.6468	174.6	150.17906	760
24	311.44	-	-	119.50	-	-	188.05	0.17	3.72	Wetlands	0	0	0.17	-3.72	0
2	-	-	-	-	-	-	-	-	-	Mixed Land Use Designation	0	0	0	0	0
58	-	-	-	-	-	-	-	-	-	No Designation	0	0	0	0	0
													183	186	762

1,374 1,342.90 51.37 3.65 497.75 - - 293.50 182.96 313.67

Boca Grande

Assumed non-residential acres remaining	Acres remaining in Approved PDs	Additional Residential Acres	Total Residential Acres	Additional Residential Units	Assumed ROW Acreage			Allocated Units	
7		-	-	-	1.56			-	
1		-	1	-	0.32			2	
47		128	437	645	40.16			1,650	
0		-	4	-	0.04			3	
-		-	-	-	-				
-		-	-	-	-				
55	-	128	441	645	42.08				
		Existing Units		1,004	Occupied Units		Seasonal Units		Total Unit Co
		Additional Units			Population		Population		
		Total Units in 2020		1,649	649	1,356	1,566	3190	1,649

1649

Existing Acres	Approved PD Acres	Additional Acres	Total Acres	Land Use	Existing Square Feet	Approved PD SF	Additional SF	Total SQFT	Projected Need
51.37		5.00	56.37	Commercial	385,380		38,400	423,780	546,766
3.65	0	10	13.65	Industrial	53,709		84,000	137,709	
497.75		38.50	536.25	Public					
-			-	Active Ag					
-			-	Passive Ag					
293.50	0	0	293.50	Conservation					
182.96		(181)	1.96	Vacant					

Boca Grande

Parcels	Total	Commercial	Industrial	Public	Active AG	Passive AG	Conservation	Vacant	Total Residential	Future Land Use Designation	units per acre	% Residential	Potential Residential Acres	Assumed Residential Acres Remaining	Assumed Unbuilt Residential Units
13	173.20	-	-	153.87	-	-	12.53	6.80	-	Outer Island	0.3	0.231	6.8	40.0092	2
16	147.81	-	-	132.47	-	-	13.34	1.39	0.61	Public Facilities	0	0	1.39	-0.61	0
1,261	710.45	51.37	3.65	91.91	-	-	79.58	174.60	309.34	Urban Community	5.06	0.6468	174.6	150.17906	760
24	311.44	-	-	119.50	-	-	188.05	0.17	3.72	Wetlands	0	0	0.17	-3.72	0
2	-	-	-	-	-	-	-	-	-	Mixed Land Use Designation	0	0	0	0	0
58	-	-	-	-	-	-	-	-	-	No Designation	0	0	0	0	0
													183	186	762

1,374 1,342.90 51.37 3.65 497.75 - - 293.50 182.96 313.67

Boca Grande

non-residential acres remaining	Acres remaining in Approved PDs	Additional Residential Acres	Total Residential Acres	Additional Residential Units	Assumed ROW Acreage	Allocated Units
7		-	-	-	1.56	-
1		-	1	-	0.32	2
47		128	437	645	40.16	1,650
0		-	4	-	0.04	3
-		-	-	-	-	
-		-	-	-	-	
55	-	128	441	645	42.08	
				Existing Units	1,004	Total Unit Cou
				Additional Units		
				Total Units in 2020	1,649	
					Occupied Units	649
					Population	1,356
					Seasonal Units	1,566
					Population	3190
						1,649

1649

Existing Acres	Approved PD Acres	Additional Acres	Total Acres	Land Use	Existing Square Feet	Approved PD SF	Additional SF	Total SQFT	Projected Need
51.37		5.00	56.37	Commercial	385,380		38,400	423,780	546,766
3.65	0	10	13.65	Industrial	53,709		84,000	137,709	
497.75		38.50	536.25	Public					
-			-	Active Ag					
-			-	Passive Ag					
293.50	0	0	293.50	Conservation					
182.96		(181)	1.96	Vacant					

Bonita Springs

FLUMC	Parcels	Total	Commercial	Industrial	Public	Active AG	Passive AG	Conservation	Vacant	Total Residential	Future Land Use Designation	units per acre	% Residential	Potential Residential Acres	Assumed Residential Acres Remaining	Assumed Unbuilt Residential Units
(null)		1.27	-	-	-	-	-	0.21	1.06	-	#N/A	0	#N/A	1.06	#N/A	#N/A
R	1,099	6,390.26	-	-	34.59	2,269.82	1,898.60	746.86	1,064.06	376.33	Rural	0.8	0.3465	5232.48	1837.89509	1,470
S	1,090	1,357.09	5.17	-	154.76	29.22	454.33	103.79	394.59	215.23	Suburban	3.5	0.6853	878.14	714.783777	2,502
CU	420	1,124.00	200.37	0.59	84.82	-	-	19.53	722.18	96.51	Central Urban	5.75	0.616	722.18	595.874	3,426
GI	210	285.49	9.24	-	2.57	0.67	41.15	4.22	198.01	29.63	General Interchange	0	0	239.83	-29.63	0
ID	137	416.74	36.39	84.21	43.35	-	73.60	23.05	140.85	15.29	Industrial	0	0	214.45	-15.29	0
OS	2,271	5,182.47	0.89	-	1,012.36	650.81	327.85	859.18	1,819.80	511.58	Outlying Suburban	2.5	0.6853	2798.46	3039.966691	6,996
PF	16	799.10	-	-	661.31	-	-	136.02	1.77	-	Public Facilities	0	0	1.77	0	0
UC	9,072	9,168.17	164.24	13.38	1,484.80	187.82	307.49	1,094.84	3,435.03	2,480.57	Urban Community	3.5	0.6468	3930.34	3449.402356	12,073
INT		-	-	-	-	-	-	-	-	-	Intensive Development	7.5	0.385	0	0	0
RPA	249	2,332.74	-	-	334.63	-	-	1,966.36	1.30	30.45	Wetlands	0	0	1.3	-30.45	0
MLUC	62	-	-	-	-	-	-	-	-	-	Mixed Land Use Designation	0	0	0	0	0
NONE	5,393	-	-	-	-	-	-	-	-	-	No Designation	0	0	0	0	0
*31-47-26-00-01003.00														14,020	9,563	26,467

20,019 27,057.33 416.30 98.18 3,813.19 3,138.34 3,103.02 4,954.06 7,778.65 3,755.59

A
AC
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Bonita Springs

Assumed non-residential acres remaining	remaining in Approved PDs	Additional Residential Acres	Total Residential Acres	Additional Residential Units		Allocated Units
1	-	-	-	-		-
3,602	1,631	-	2,007	5,821	5,821	6,158
563	326	(11)	530	1,508	1,547	2,780
579	143	0	239	792	790	1,347
240		-	30	-		61
214		-	15	-		163
1,500	1,450	(151)	1,810	7,626	8,004	10,122
2		-	-	-		-
2,488	1,743	(300)	3,923	7,482	8,533	18,652
-		-	-	-		-
1		-	30	-		71
-		-	-	-		-
-		-	-	-		-
9,191	5,292	(463)	8,565	23,228		Total Unit Count
				Existing Units	15,956	
				Additional Units	39,184	
				Total Units in 2020	39,184	
				Occupied Units	21,997	Population 45,973
				Seasonal Units	37,224	Population 76,427
					39,183	

Existing Acres	Approved PD Acres	Additional Acres	Total Acres	Land Use	Existing Square Feet	Approved PD SF	Additional SF	Total SQFT	Projected Need
416.30	685.06	-	1,101.36	Commercial	2,200,675	5,608,818	-	7,809,493	4,120,469
98.18	158.06	293.0928	549.33	Industrial	552,689	1,643,542	2,461,980	4,658,211	
3,813.19		3,693.12	7,506.31	Public					
3,138.34			3,138.34	Active Ag					
3,103.02		-2500	603.02	Passive Ag					
4,954.06	0	0	4,954.06	Conservation					
7,778.65		(7,159)	619.91	Vacant					

Fort Myers Shores

FLUMC	Parcels	Total	Commercial	Industrial	Public	Active AG	Passive AG	Conservation	Vacant	Total Residential	Future Land Use Designation	units per acre	% Residential	Potential Residential Acres	Assumed Residential Acres Remaining	Assumed Unbuilt Residential Units
(null)	1	-	-	-	-	-	-	-	-	-	#N/A	0	0	0	0	0
R	262	4,196.55	1.35	2.00	49.14	467.17	2,733.84	312.08	313.43	317.54	Rural	0.8	0.3465	3514.44	1136.5646	909
S	4,823	5,083.02	59.40	12.00	265.13	137.89	1,902.16	266.65	1,210.40	1,229.39	Suburban	3.5	0.6853	3250.45	2254.0036	7,889
CU	291	385.09	12.47	-	10.63	-	37.21	24.62	94.84	205.32	Central Urban	5.75	0.616	132.05	31,89544	183
ID	3	136.12	-	-	-	-	88.84	45.49	1.79	-	Industrial	0	0	90.63	0	0
II	37	110.83	-	10.00	-	-	-	-	100.83	-	Industrial Interchange	0	0	100.83	0	0
PF	1	236.54	-	-	236.54	-	-	-	-	-	Public Facilities	0	0	0	0	0
UC	708	1,403.10	5.66	10.87	151.14	14.47	339.48	177.08	292.19	412.21	Urban Community General	3.9	0.6468	646.14	495.31508	1,932
GCI	43	35.33	7.89	-	2.17	-	13.25	-	5.09	6.93	Commercial	0	0	18.34	-6.93	0
INT	127	196.84	63.50	4.52	2.92	-	57.60	-	36.18	32.12	Intensive Development	2.58	0.385	93.78	43.6634	113
RCP											Rural Community Preserve	0.8	0.3465	0	0	0
RPA	71	372.84	-	-	0.19	-	-	299.51	13.70	59.44	Wetlands	0	0	13.7	-59.44	0
MLUC	63	-	-	-	-	-	-	-	-	-	Mixed Land Use Designation	0	0	0	0	0
NONE	462	-	-	-	-	-	-	-	-	-	No Designation	0	0	0	0	0
	0													7,860	3,895	11,026
	6,892	12,156.26	150.27	39.39	717.86	619.53	5,172.38	1,125.43	2,068.45	2,262.95						

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Fort Myers Shores

Assumed non-residential acres remaining	Acres remaining in Approved PDs	Additional Residential Acres	Total Residential Acres	Additional Residential Units	Assumed ROW Acreage	Allocated Units
-		-	-	-	#N/A	-
3,378		137	454	109	808.32	258
3,096	67	87	1,383	539	747.60	4,489
130		2	207	11	30.37	1,161
91		-	-	-	20.84	-
101		-	-	-	23.19	-
-		-	-	-	-	-
426	239	(19)	633	859	148.61	1,619
18		-	7	-	4.22	22
37	57	-	89	147	21.57	218
-		-	-	-	-	-
14		-	59	-	3.15	43
-		-	-	-	-	-
-		-	-	-	-	-
7,291	363	207	2,833	1,665	1,807.88	
					Total Unit Co	
		Existing Units		6,143		
		Additional Units				
		Total Units in 2020		7,808		
				Occupied Units	Population	
				Seasonal Units	Population	
				5,134	10,730	7,418
						15,298
						7,808

Existing Acres	Approved PD Acres	Additional Acres	Total Acres	Land Use	Existing Square Feet	Approved PD SF	Additional SF	Total SQFT	Projected Need
150.27		106.88	257.15	Commercial	867,983		750,000	1,617,983	1,231,469
39.39	0	261.9748	301.36	Industrial	140,629		2,200,588	2,341,217	
717.86		987.73	1,705.59	Public					
619.53			619.53	Active Ag					
5,172.38			5,172.38	Passive Ag					
1,125.43	0	0	1,125.43	Conservation					
2,068.45		(1,926)	142.08	Vacant					

Burnt Store

FLUMC	Parcels	Total	Commercial	Industrial	Public	Active AG	Passive AG	Conservation	Vacant	Total Residential	Future Land Use Designation	units per acre	% Residential	Potential Residential Acres	Assumed Residential Acres Remaining	Assumed Unbuilt Residential Units
R	412	655.17	20.15	-	138.52	-	-	36.60	258.40	201.50	Rural	4.1	0.3465	258.4	25,516,405	105
OL	283	14,007.31	-	-	-	-	6,986.95	3,604.81	3,255.87	159.68	Open Lands	0.2	0.231	10242.82	3076,00861	615
INT	4	-	-	-	-	-	-	-	-	-	Intensive Development	7.5	0.385	0	0	0
RPA	5	30.55	-	-	-	-	-	30.55	-	-	Wetlands	0	0	0	0	0
MLUC	-	-	-	-	-	-	-	-	-	-	Mixed Land Use Designation	0	0	0	0	0
OS	-	-	-	-	-	-	-	-	-	-	Outlying Suburban	3.8	0.6853	0	0	0
		0												10,501.2	3,101.5	719.8
		0														
		0														
		0														
		0														
		0														
		0														
		0														
		0														
		0														
		0														
	704	14,693.03	20.15	-	138.52	-	6,986.95	3,671.96	3,514.27	361.18						

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Burnt Store

Assumed non-residential acres remaining	remaining in Approved PDs	Additional Residential Acres	Total Residential Acres	Additional Residential Units	Assumed ROW Acreage	Allocated Units		
29	229	-	431	939	59.43	1,796		
9,613		630	790	126	2,355.85	184		
-		-	-	-	-	1		
-		-	-	-	-	-		
-		-	-	-	-	-		
(8)		8	8	30	-	-		
9,634	229	638	1,228	1,095	2,415.28	Total Unit Count		
				Existing Units Additional Units Total Units in 2020	918 2,013	Occupied Units Population	Seasonal Units Population	2,013
						825 1,724	1,912 3,898	

Existing Acres	Approved PD Acres	Additional Acres	Total Acres	Land Use	Existing Square Feet	Approved PD SF	Additional SF	Total SQFT	Projected Need
20.15		9.26	29.41	Commercial	60,694		65,000	125,694	125,449
-	0	5	5.00	Industrial	-		42,000	42,000	
138.52		226.25	364.77	Public					
-			-	Active Ag					
6,986.95			6,986.95	Passive Ag					
3,671.96	0	0	3,671.96	Conservation					
3,514.27		(1,108)	2,406.75	Vacant					

Cape Coral

FLUMC	Parcels	Total	Commercial	Industrial	Public	Active AG	Passive AG	Conservation	Vacant	Total Residential	Future Land Use Designation	units per acre	% Residential	Potential Residential Acres	Assumed Residential Acres Remaining	Assumed Unbuilt Residential Units
ID	5	12.86	3.42	1.80	-	-	-	-	7.64	-	Industrial	0	0	7.64	0	0
OS	5	2.02	-	-	-	-	-	-	1.21	0.81	Outlying Suburban	2.5	0.6853	1.21	0.574306	1
INT	107	97.92	1.26	14.69	0.70	-	9.84	-	46.46	24.97	Intensive Development	7.5	0.385	56.3	12.7292	95
OL	-	-	-	-	-	-	-	-	-	-	Open Lands	0.2	0.231	0	0	0

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117 112.80 4.68 16.49 0.70 - 9.84 - 55.31 25.78

65.2	13.3	96.9
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Cape Coral

Assumed non-residential acres remaining	Acres remaining in Approved PDs	Additional Residential Acres	Total Residential Acres	Additional Residential Units	Assumed ROW Acreage	Allocated Units			
8		-	-	-	1.76	-			
1		1	1	1	0.28	3			
51		5	30	38	12.95	132			
-		-	-	-	-	-			
60	-	6	31	39		Total Unit Count			
		Existing Units	41,106	Occupied Units		Population	Seasonal Units	Population	94,892
		Additional Units	53,787						
		Total Units in 2020	94,893	80,373	167,979	90,148	187,529		

Existing Acres	Approved PD Acres	Additional Acres	Total Acres	Land Use	Existing Square Feet	Approved PD SF	Additional SF	Total SQFT	Projected Need
4.68		11.94	16.62	Commercial	11,760		30,000	41,760	16,685
16.49	0	9.774	26.26	Industrial	32,664		82,102	114,766	
0.70		5.46	6.16	Public					
-		-	-	Active Ag					
9.84			9.84	Passive Ag					
-	0	0	-	Conservation					
55.31		(33)	22.57	Vacant					

Captiva

FLUMC	Parcels	Total	Commercial	Industrial	Public	Active AG	Passive AG	Conservation	Vacant	Total Residential	Future Land Use Designation	units per acre	% Residential	Potential Residential Acres	Assumed Residential Acres Remaining	Assumed Unbuilt Residential Units
OI	1,503	1,393.51	3.98	-	696.07	-	-	307.41	270.64	115.41	Outer Island	0.3	0.231	270.64	206.49081	62
OS	650	664.62	102.61	-	14.87	-	-	59.20	103.71	384.23	Outlying Suburban	2.5	0.6853	103.71	71.234086	178
PF	278	1,411.65	-	-	943.88	-	-	420.64	46.00	1.13	Public Facilities	0	0	46	-1.13	0
INT	-	-	-	-	-	-	-	-	-	-	Intensive Development	7.5	0.385	0	0	0
RPA	174	583.29	-	-	19.80	-	-	559.32	-	4.17	Wetlands	0	0	0	-4.17	0
MLUC	27	-	-	-	-	-	-	-	-	-	Mixed Land Use Designation	0	0	0	0	0
NONE	519	-	-	-	-	-	-	-	-	-	No Designation	0	0	0	0	0
														420.35	272.424896	240.03246

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3,151 4,053.07 106.59 - 1,674.62 - - 1,346.57 420.35 504.94

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Captiva

Assumed non-residential acres remaining	Acres remaining in Approved PDs	Additional Residential Acres	Total Residential Acres	Additional Residential Units	Assumed ROW Acreage	Allocated Units	
214	8	48	172	17	62.25	272	
52	10	42	435	128	23.85	1,569	
46		-	1	-	10.58	2	
-		-	-	-	-	-	
-		-	4	-	-	10	
-		-	-	-	-	-	
-		-	-	-	-	-	
313	18	90	613	145	96.68	Total Unit Co	
		Existing Units		1,709	Occupied Units opulation		Seasonal Units Population
		Additional Units					
		Total Units in 2020		1,854	384	802	1,761 3,556
							1,854

Existing Acres	Approved PD Acres	Additional Acres	Total Acres	Land Use	Existing Square Feet	Approved PD SF	Additional SF	Total SQFT	Projected Need
106.59		3.31	109.90	Commercial	965,704		15,000	980,704	1,370,112
-	0	0	-	Industrial	-		-	-	
1,674.62		307.21	1,981.83	Public					
-			-	Active Ag					
-			-	Passive Ag					
1,346.57	0	0	1,346.57	Conservation					
420.35		(418)	2.11	Vacant					

Fort Myers

FLUMC	Parcels	Total	Commercial	Industrial	Public	Active AG	Passive AG	Conservation	Vacant	Total Residential	Future Land Use Designation	units per acre	% Residential	Potential Residential Acres	Assumed Residential Acres Remaining	Assumed Unbuilt Residential Units
R	7	445.92	-	-	36.61	11.63	268.66	59.55	10.02	59.45	Rural	0.8	0.3465	290.31	95.06128	76
S	618	300.84	-	-	29.62	48.66	-	-	53.84	168.72	Suburban	3.5	0.6853	102.5	37.445652	131
CU	2,462	1,084.61	20.02	19.35	93.61	16.68	74.26	101.96	314.21	444.52	Central Urban	5.75	0.616	405.15	223.59976	1,286
ID	378	956.97	41.50	320.41	76.87	14.11	35.59	12.91	412.15	43.43	Industrial	0	0	461.85	-43.43	0
NC	9	806.14	-	-	116.39	-	459.80	229.95	-	-	New Community	4.6	0.59136	459.8	476.71895	2,115
PF	1	18.02	-	-	18.02	-	-	-	-	-	Public Facilities	0	0	0	0	0
UC	-	-	-	-	-	-	-	-	-	-	Urban Community	3.5	0.6468	0	0	0
INT	625	1,680.52	41.74	24.84	120.45	187.94	442.27	344.12	360.09	159.07	Intensive Development	7.5	0.385	990.3	487.9302	3,659
RPA	50	288.72	2.20	-	20.27	-	-	253.04	-	13.21	Wetlands	0	0	0	-13.21	0
MLUC	12	-	-	-	-	-	-	-	-	-	Mixed Land Use Designation	0	0	0	0	0
														990	475	3,659

4,162 5,581.74 105.46 364.60 511.84 279.02 1,280.58 1,001.53 1,150.31 888.40

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Assumed non-residential acres remaining	Acres remaining in Approved PDs	Additional Residential Acres	Total Residential Acres	Additional Residential Units	Assumed ROW Acreage	Allocated Units
165		125	184	100	66.77	101
65		37	206	131	23.58	734
305		100	545	575	93.18	2,650
457		5	48	-	106.23	32
-		460	460	2,115	105.75	2,115
-		-	-	-	-	-
-		-	-	-	-	-
790		200	359	1,500	227.77	1,948
-		-	13	-	-	27
-		-	-	-	-	-
1,783	-	927	1,816	4,421	623.28	
						Total Unit Count
		Existing Units	28,677	Occupied Units	Seasonal Units	Population
		Additional Units	19,755	opulation	Population	
		Total Units in 2020	48,432	41,976	87,729	46,010
						95,797
						48,432

Existing Acres	Approved PD Acres	Additional Acres	Total Acres	Land Use	Existing Square Feet	Approved PD SF	Additional SF	Total SQFT	Projected Need
105.46		44.44	149.90	Commercial	498,199		250,000	748,199	728,899
364.60	0	514.8264	879.43	Industrial	3,063,598		4,324,542	7,388,140	
511.84		307.30	919.14	Public					
279.02			279.02	Active Ag					
1,280.58		-650	630.58	Passive Ag					
1,001.53	0	0	1,001.53	Conservation					
1,150.31		(1,144)	6.49	Vacant					

Fort Myers Beach

FLUMC	Parcels	Total	Commercial	Industrial	Public	Active AG	Passive AG	Conservation	Vacant	Total Residential	Future Land Use Designation	units per acre	% Residential	Potential Residential Acres	Assumed Residential Acres Remaining	Assumed Unbuilt Residential Units
S	2,562	750.00	7.69	-	104.92	-	-	-	93.03	544.36	Suburban	3.5	0.6853	93.03	-30.385	-106
PF	12	74.48	-	-	74.25	-	-	-	0.23	-	Public Facilities	0	0	0.23	0	0
UC	465	387.02	108.31	5.89	22.92	-	-	20.28	21.31	208.31	Urban Community	3.5	0.6468	21.31	42.014536	75
RPA	13	89.00	-	-	1.17	-	-	82.94	-	4.89	Wetlands	0	0	0	-4.89	0
MLUC	60	-	-	-	-	-	-	-	-	-	Mixed Land Use	0	0	0	0	0
NONE	4,291	-	-	-	-	-	-	-	-	-	No Designation	0	0	0	0	0
		0												115	7	(32)
		0														
		0														
		0														
		0														
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		0														
	7,403	1,300.50	116.00	5.89	203.26	-	-	103.22	114.57	757.56						

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Fort Myers Beach

Assumed non-residential acres remaining	Acres remaining in Approved PDs	Additional Residential Acres	Total Residential Acres	Additional Residential Units	Assumed ROW Acreage	Allocated Units
25		68	612	238	21.40	4,258
0		-	-	-	0.05	-
16		5	213	18	4.90	4,013
-		-	5	-	-	9
-		-	-	-	-	
-		-	-	-	-	
42	-	73	831	256		Total Unit Count
		Existing Units		8,024		
		Additional Units			Occupied Units Population	Seasonal Units Population
		Total Units in 2020		8,280	3,208	6,704
					7,865	16,018
					8,280	

Existing Acres	Approved PD Acres	Additional Acres	Total Acres	Land Use	Existing Square Feet	Approved PD SF	Additional SF	Total SQFT	Projected Need
116.00		15.78	131.78	Commercial	173,702		25,000	198,702	246,443
5.89	0	2	7.89	Industrial	56,030		16,800	72,830	
203.26		23.16	226.42	Public					
-			-	Active Ag					
-			-	Passive Ag					
103.22	0	0	103.22	Conservation					
114.57		(114)	0.64	Vacant					

Gateway Airport

FLUMC	Parcels	Total	Commercial	Industrial	Public	Active AG	Passive AG	Conservation	Vacant	Total Residential	Future Land Use Designation	units per acre	% Residential	Potential Residential Acres	Assumed Residential Acres Remaining	Assumed Unbuilt Residential Units
(null)											#N/A	0	0	0	0	0
A	18	3,337.70	12.51	2.38	2,736.37	-	-	586.44	-	-	Airport	0	0	0	0	0
R	27	1,094.71	-	-	9.23	267.54	664.76	128.69	13.58	10.91	Rural	0.8	0.3465	945.88	368.407015	295
AC	184	4,572.22	15.36	27.89	42.50	65.43	3,192.88	446.86	772.27	9.03	Airport Commerce	0	0	4030.58	-9.03	0
GI	19	196.01	-	-	20.75	-	64.81	5.36	105.09	-	General Interchange	0	0	169.9	0	0
IC	3	272.19	-	13.00	-	-	251.12	2.84	5.23	-	Industrial Commercial Interchange	0	0	256.35	0	0
ID	128	2,619.81	4.97	74.99	398.57	31.52	1,482.46	108.16	454.32	64.82	Industrial	0	0	1968.3	-64.82	0
NC	1,409	3,563.87	13.44	4.62	473.65	36.72	1,929.60	415.01	530.36	160.47	New Community	5.104	0.59136	2496.68	1947.06016	9,938
PF	2	96.80	-	-	95.84	-	-	0.96	-	-	Public Facilities	0	0	0	0	0
INT	1	7.65	7.65	-	-	-	-	-	-	-	Intensive Development	7.5	0.385	0	2.94525	0
RPA	54	543.12	-	-	-	-	5.15	534.80	-	3.17	Wetlands	0	0	5.15	-3.17	0
DRGR	247	5,304.36	0.41	-	291.22	167.95	3,043.50	1,125.74	601.84	73.70	Density Reduction/ Groundwater	0.1	0.077	3813.29	334.73572	33
MLUC	19	-	-	-	-	-	-	-	-	-	Mixed Land Use Designation	0	0	0	0	0
NONE	32	-	-	-	-	-	-	-	-	-	No Designation	0	0	0	0	0
		0												13,686	2,576	10,266
	2,143	21,608.44	54.34	122.88	4,068.13	569.16	10,634.28	3,354.86	2,482.69	322.10						

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Gateway Airport

Assumed non-residential acres remaining	Acres remaining in Approved PDs	Additional Residential Acres	Total Residential Acres	Additional Residential Units	Assumed ROW Acreage	Allocated Units
-			-	-	#N/A	
-			-	-	#N/A	
846		100	111	80	217.55	82
4,031		-	9	-	927.03	4
170		-	-	-	39.08	
256		-	-	-	58.96	
1,968		-	65	-	452.71	17
1,249	1,248	-	1,408	6,370	574.24	7,115
-		-	-	-	-	
-		-	-	-	-	
5		-	3	-	1.18	15
3,793		20	94	2	877.06	22
-		-	-	-	-	
-		-	-	-	-	
12,318	1,248	120	1,690	6,452		Total Unit Co
			Existing Units	804		
			Additional Units		Occupied Units	Seasonal Units
			Total Units in 2020	7,256	Population	Population
					5,548	11,595
					6,893	14,285
						7,255

Existing Acres	Approved PD Acres	Additional Acres	Total Acres	Land Use	Existing Square Feet	Approved PD SF	Additional SF	Total SQFT	Projected Need
54.34	663.71	105.76	823.81	Commercial	309,169	955,196	750,000	2,014,365	165,915
122.88		2618.86	2,741.74	Industrial	529,514		21,998,424	22,527,938	
4,068.13		1,451.27	5,519.40	Public					
569.16			569.16	Active Ag					
10,634.28		-7000	3,634.28	Passive Ag					
3,354.86	0	0	3,354.86	Conservation					
2,482.69		792	3,275.10	Vacant					

Daniels Parkway

FLUMC	Parcels	Total	Commercial	Industrial	Public	Active AG	Passive AG	Conservation	Vacant	Total Residential	Future Land Use Designation	units per acre	% Residential	Potential Residential Acres	Assumed Residential Acres Remaining	Assumed Unbuilt Residential Units
R	1,203	3,334.59	-	-	603.75	194.96	318.33	560.42	681.04	1,059.19	Rural	0.8	0.3465	1194.33	96.245435	77
CU	17	375.07	-	-	109.04	-	116.86	139.19	9.98	-	Central Urban	5.75	0.616	126.84	231.04312	729
GI	59	231.69	16.49	-	0.50	8.71	159.50	6.31	31.11	9.07	General Interchange	0	0	199.32	-9.07	0
NC	-	-	-	-	-	-	-	-	-	-	New Community	4.6	0.59136	0	0	0
OS	1,515	3,569.05	-	-	564.02	50.69	863.54	720.00	731.07	639.73	Outlying Suburban	5.254	0.6853	1645.3	1806.13997	8,644
INT	-	-	-	-	-	-	-	-	-	-	Intensive Development	7.5	0.385	0	0	0
RPA	49	494.70	-	-	0.13	-	-	487.41	-	7.16	Wetlands	0	0	0	-7.16	0
MLUC	8	-	-	-	-	-	-	-	-	-	Mixed Land Use Designation	0	0	0	0	0
NONE	1,478	-	-	-	-	-	-	-	-	-	No Designation	0	0	0	0	0
														3,166	2,117	9,451

4,329 8,005.10 16.49 - 1,277.44 254.36 1,458.23 1,913.33 1,453.20 1,715.15

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Daniels Parkway

Assumed non-residential acres	Acres remaining in Approved PDs	Additional Residential Acres	Total Residential Acres	Additional Residential Units	Assumed ROW Acreage	Allocated Units
998	249	(52)	1,255	495	274.70	2.16 Does not allow buildout of pla 1,354
127		-	-	-	29.17	-
199		-	9	-	45.84	5
-		-	-	-	-	-
1,153	492	-	1,132	2,587	378.42	2587 5,573
-		-	-	-	-	-
-		-	7	-	-	109
-		-	-	-	-	-
-		-	-	-	-	-
2,477	741	(52)	2,404	3,082	728.13	Total Unit Cou
		Existing Units		3,960	Occupied	
		Additional Units			Seasonal	
		Total Units in 2020		7,042	Units	Population
					Units	Population
					4,630	9,676
					6,689	13,794
						7,041

Existing Acres	Approved PD Acres	Additional Acres	Total Acres	Land Use	Existing Square Feet	Approved PD SF	Additional SF	Total SQFT	Projected Need
16.49	310.81	70.50	397.80	Commercial	116,943	2,397,505	500,000	3,014,448	165,915
-	0	10	10.00	Industrial	-	-	84,000	84,000	-
1,277.44		615.98	1,893.42	Public					
254.36			254.36	Active Ag					
1,458.23		-500	958.23	Passive Ag					
1,913.33	0	0	1,913.33	Conservation					
1,453.20		(1,196)	257.30	Vacant					

FLUMC	Parcels	Total	Commercial	Industrial	Public	Active AG	Passive AG	Conservation	Vacant	Total Residential	Future Land Use Designation	units per acre	% Residential	Potential Residential Acres	Assumed Residential Acres Remaining	Assumed Unbuilt Residential Units
S	3,957	5,649.00	93.19	1.07	1,000.88	311.82	441.17	1,082.62	1,073.12	1,645.13	Suburban	3.5	0.6853	1826.11	2226.1297	6,391
CU	1,096	1,074.31	165.96	5.38	71.88	223.50	77.23	-	195.46	334.90	Central Urban	5.75	0.616	496.19	326.87496	1,880
ID	112	312.71	21.83	37.88	33.94	19.03	72.81	1.39	119.00	6.83	Industrial	0	0	210.84	-6.83	0
OI	1	4.00	-	-	-	-	-	2.26	1.74	-	Outer Island	0.3	0.231	1.74	0.924	0
OS	272	1,648.63	1.92	-	188.17	14.42	58.10	562.36	785.80	37.86	Outlying Suburban	2.5	0.6853	858.32	1091.9461	2,146
PF	13	1,566.94	-	-	517.98	-	-	1,048.96	-	-	Public Facilities	0	0	0	0	0
UC	974	2,159.59	133.99	23.16	271.08	232.87	93.98	101.60	827.31	475.60	Urban Community	3.5	0.6468	1154.16	921.22281	3,224
INT	-	-	-	-	-	-	-	-	-	-	Intensive Development	7.5	0.385	0	0	0
RPA	152	6,459.65	0.25	-	160.45	-	-	6,264.02	28.51	6.42	Wetlands	0	0	28.51	-6.42	0
MLUC	38	-	-	-	-	-	-	-	-	-	Mixed Land Use Designation	0	0	0	0	0
NONE	4,472	-	-	-	-	-	-	-	-	-	No Designation	0	0	0	0	0
														4,576	4,554	13,641

11,087 18,874.83 417.14 67.49 2,244.38 801.64 743.29 9,063.21 3,030.94 2,506.74

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Assumed non-residential acres remaining	Acres remaining in Approved PDs	Additional Residential Acres	Total Residential Acres	Additional Residential Units	Assumed ROW Acreage		Allocated Units
877	549	400	2,594	3,321	420.01	3422	12,176
315	32	150	517	1,044	114.12	376	4,121
211		-	7	-	48.49		44
1		1	1	0	0.40		-
500	48	310	396	896	197.41	1066	1,342
-		-	-	-	-		-
854	-	300	776	1,050	265.46		5,684
-		-	-	-	-		-
29		-	6	-	6.56		28
-		-	-	-	-		-
-		-	-	-	-		-
2,786	628	1,161	4,296	6,311			
				Existing Units	16,881		
				Additional Units			
				Total Units in 2020	23,192	Occupied Units	15,225
						Population	31,820
						Seasonal Units	22,032
						Population	45,434
						Total Unit Count	23,191

Existing Acres	Approved PD Acres	Additional Acres	Total Acres	Land Use	Existing Square Feet	Approved PD SF	Additional SF	Total SQFT	Projected Need
417.14	202.46	30.93	650.53	Commercial	2,934,638	1,731,797	307,573	4,974,008	4,974,008
67.49	43.62	210.9032	322.01	Industrial	294,844	917,620	1,771,587	2,984,051	
2,244.38	230.39	525.12	2,999.89	Public					
801.64		-801.5	0.14	Active Ag					
743.29		-743	0.29	Passive Ag					
9,063.21	0	0	9,063.21	Conservation					
3,030.94		(1,489)	1,542.40	Vacant					

Additional industrial acres is an equation that calculates 90% of the Industrial Development Category and subtracts existing and approved developments (approved acres are represented in the approved column)

San Carlos Estero

Parcels	Total	Commercial	Industrial	Public	Active AG	Passive AG	Conservation	Vacant	Total Residential	Future Land Use Designation	units per acre	% Residential	Potential Residential Acres	Assumed Residential Acres Remaining	Assumed Unbuilt Residential Units
144	1,396.94	5.00	-	5.34	-	248.81	693.12	431.81	12.86	Rural	0.8	0.3465	680.62	471.17971	377
8,483	9,318.10	44.18	7.37	1,132.13	150.47	2,008.00	1,528.45	2,453.45	1,994.05	Suburban	6.264	0.6853	4611.92	4391.64393	27,509
19	23.47	1.04	-	-	-	-	-	7.00	15.43	Central Urban	5.75	0.616	7	-0.97248	-6
4	188.36	-	-	-	-	82.39	3.31	102.66	-	General Interchange	0	0	185.05	0	0
81	306.98	19.65	98.79	1.08	-	-	5.69	168.60	13.17	Industrial	0	0	168.6	-13.17	0
157	141.74	-	-	24.51	27.16	0.78	-	22.54	66.75	Outlying Suburban	3.05	0.6853	50.48	30.384422	93
2	90.80	-	-	86.28	-	-	4.52	-	-	Public Facilities	0	0	0	0	0
3,450	4,272.14	203.69	69.83	458.73	14.94	1,119.64	158.57	1,474.92	771.82	Urban Community	5.5	0.6468	2609.5	1991.400152	10,953
-	-	-	-	-	-	-	-	-	-	Intensive Development	7.5	0.385	0	0	0
321	2,822.98	-	-	48.74	-	-	2,722.38	1.15	50.71	Wetlands	0	0	1.15	-50.71	0
8	2,801.61	-	-	414.32	699.76	1,105.98	420.33	161.22	-	University Community	6.481	0.77	1966.96	2157.2397	12,748
1	17.33	-	-	-	-	13.91	3.42	-	-	University Village Interchange	0	0	13.91	0	0
2	949.12	-	-	-	902.12	14.50	26.33	6.17	-	Reduction/ Groundwater	0.1	0.077	922.79		0
55	-	-	-	-	-	-	-	-	-	Mixed Land Use	0	0	0	0	0
3,634	-	-	-	-	-	-	-	-	-	No Designation	0	0	0	0	0
16,361	22,329.57	273.56	175.99	2,171.13	1,794.45	4,594.01	5,566.12	4,829.52	2,924.79				11,218	8,977	51,674

5,574.56

San Carlos Estero

Assumed non-residential acres remaining	Acres remaining in Approved PDs	Additional Residential Acres	Total Residential Acres	Additional Residential Units	Approved PD Units	Planned Development Units Per Acre	Assumed ROW Acreage
377	11	292	316	323	97	9.03	156.54
3,425	2,033	(846)	3,181	7,433	12,732	6.26	1,060.74
7		-	15	-			1.61
185		-	-	-			42.56
169		-	13	-			38.78
36	14	0	81	44	44	3.09	11.61
-		-	-	-			-
2,118	706	(215)	1,263	2,703	5,414	7.66	600.19
-		-	-	-			-
1		-	51	-			0.26
1,107	860	-	860	5,574	5,574	6.48	452.40
14		-	-	-			3.20
923		-	-	-			212.24
-		-	-	-			-
-		-	-	-			-
8,362	3,624	(768)	5,780	16,076			2,580.14

Allocated Units

355
16,640

15

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139

-

6,430

-

164

5,573

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Total Unit Count

Existing Units	Occupied Units	Seasonal Units
13,248	20,629	27,857
Additional Units	Population	Population
29,324	43,114	57,570
Total Units in 2020		
29,324		

29,323

Existing Acres	Approved PD Acres	Additional Acres	Total Acres	Land Use	Existing Square Feet	Approved PD SF	Additional SF	Total SQFT	Projected Need
273.56	2825.26	(493.47)	2,605.35	Commercial	1,244,214	6,383,690	(4,250,000)	3,377,904	2,789,185
175.99	18.02	248.2016	442.21	Industrial	844,858	218,894	2,084,893	3,148,645	
2,171.13	571.07	519.65	3,261.85	Public					
1,794.45		-1794	0.45	Active Ag					
4,594.01		-4400	194.01	Passive Ag					
5,566.12	0	0	5,566.12	Conservation					
4,829.52		(350)	4,479.17	Vacant					

FLUMC	Parcels	Total	Commercial	Industrial	Public	Active AG	Passive AG	Conservati	Vacant	Total Resid	Future Lan	units per a	% Residen	Potential R	Assumed R
		0													
		0													
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		0													
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South Fort Myers

FLUMC	Parcels	Total	Commercial	Industrial	Public	Active AG	Passive AG	Conservation	Vacant	Total Residential	Future Land Use Designation	units per acre	% Residential	Potential Residential Acres	Assumed Residential Acres Remaining	Assumed Unbuilt Residential Units
(null)											#N/A	0	0	0	0	0
S	3,838	1,337.64	5.73	-	49.57	15.07	-	17.86	86.72	1,162.69	Suburban	3.5	0.6853	101.79	-246.00531	-861
CU	5,567	5,908.17	180.48	71.05	792.18	80.28	501.89	74.65	1,914.87	2,292.77	Central Urban	5.75	0.616	2497.04	1346.6627	7,743
ID	369	794.52	61.91	241.77	46.43	-	-	-	434.49	9.92	Industrial	0	0	434.49	-9.92	0
PF	20	1,197.40	1.40	0.49	1,195.51	-	-	-	-	-	Public Facilities	0	0	0	0	0
UC	1,612	1,518.15	33.03	4.98	168.17	198.11	-	78.55	522.89	512.42	Urban Community	3.5	0.6468	721	469.51942	1,643
INT	1,476	1,958.78	682.63	26.10	171.53	49.13	30.81	-	473.13	525.45	Intensive Development	7.5	0.385	553.069	228.67992	1,715
RPA	1	0.25	-	-	-	-	-	0.25	-	-	Wetlands	0	0	0	0	0
MLUC	14	-	-	-	-	-	-	-	-	-	Mixed Land Use Designation	0	0	0	0	0
NONE	8,066	-	-	-	-	-	-	-	-	-	No Designation	0	0	0	0	0
														4,307	1,789	10,241

20,963 12,714.91 965.18 344.39 2,423.39 342.59 532.70 171.31 3,432.10 4,503.25

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South Fort Myers

Assumed non-residential acres remaining	Acres remaining in Approved PDs	Additional Residential Acres	Total Residential Acres	Additional Residential Units						
-		-	-	-						
28		74	1,237	259						
2,050	304	143	2,739	2,568	1,501	3.94			15,089	
434		-	10	-					27	
-		-	-	-					-	
301	407	12	932	1,468	3,456	0.44			4,019	
374	18	160	704	1,340	234	8.37			7,281	
-		-	-	-					-	
-		-	-	-					-	
-		-	-	-					-	
3,189	729	390	5,622	5,636						
					Total Unit Count					
				Existing Units	24,779		Occupied Units		Seasonal Units	
				Additional Units			Population		Population	
				Total Units in 2020	30,415		24,735		51,696	
							28,893		60,012	
									30,414	

Existing Acres	Approved PD Acres	Additional Acres	Total Acres	Land Use	Existing Square Feet	Approved PD SF	Additional SF	Total SQFT	Projected Need
965.18	406.48	495.41	1,867.07	Commercial	8,278,818	5,451,358	3,380,000	17,110,176	14,852,077
344.39	31.12	546.4544	921.96	Industrial	3,159,957	383,675	4,590,217	8,133,849	
2,423.39	3.35	1,016.31	3,443.05	Public					
342.59		-342.59	0.00	Active Ag					
532.70		-532.696	0.00	Passive Ag					
171.31	0	0	171.31	Conservation					
3,432.10		(2,743)	689.40	Vacant					

Pine Island

FLUMC	Parcels	Total	Commercial	Industrial	Public	Active AG	Passive AG	Conservation	Vacant	Total Residential	Future Land Use Designation	units per acre	% Residential	Potential Residential Acres	Assumed Residential Acres Remaining	Assumed Unbuilt Residential Units
R	2,260	11338.17	28.3	6.73	400.46	2160.84	951.26	2967.71	4000.43	822.44	Rural	0.8	0.3465	7112.53	3106.2359	2,485
S	3,523	1249.42	40.43	3.85	32.53	1.58	0	250.56	373.91	546.56	Suburban	3.5	0.6853	375.49	309.66753	1,084
ID	2	4.87	0	4.87	0	0	0	0	0	0	Industrial	0	0	0	0	0
OI	23	161.59	2	0	1.09	0	0	104.42	25.62	28.46	Outer Island	0.3	0.231	25.62	8.86729	3
OS	2,508	1,556.24	16.76	-	83.22	114.33	-	164.98	915.64	261.31	Outlying Suburban	2.5	0.6853	1029.97	805.18127	2,013
PF	12	1,729.94	-	-	273.30	-	-	1,456.64	-	-	Public Facilities	0	0	0	0	0
UC	2,360	1,393.66	50.54	8.25	65.23	32.28	9.12	194.41	701.69	332.14	Urban Community	3.5	0.6468	743.09	569.27929	1,992
INT	7	14.09	-	-	-	2.60	-	-	6.86	4.63	Intensive Development	7.5	0.385	9.46	0.79465	6
RPA	244	8,944.96	-	-	292.50	1.83	-	8,554.36	8.20	88.07	Wetlands	0	0	10.03	-88.07	0
MLUC	18	-	-	-	-	-	-	-	-	-	Use Designation	0	0	0	0	0
NONE	369	-	-	-	-	-	-	-	-	-	No Designation	0	0	0	0	0
														9,306	4,712	7,583

11,326 26,392.94 138.03 23.70 1,148.33 2,313.46 960.38 13,693.08 6,032.35 2,083.61

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Pine Island

Assumed non-residential acres remaining	Acres remaining in Approved PDs	Additional Residential Acres	Total Residential Acres	Additional Residential Units	Allocated Units
6,806		306	1,129	245	756
266		110	656	384	3,655
-		-	-	-	-
17		9	37	3	8
825		205	466	513	1,154
-		-	-	-	-
474		269	601	942	2,442
9		1	5	6	9
10		-	88	-	18
-		-	-	-	-
-		-	-	-	-
8,406	-	900	2,984	2,093	Total Unit C
				Existing Units	5,953
				Additional Units	
				Total Units in 2020	8,046
		Occupied Units Population		Seasonal Units Population	
		4,977	10,401	7,643	15,733
					8,045

Existing Acres	Approved PD Acres	Additional Acres	Total Acres	Land Use	Existing Square Feet	Approved PD SF	Additional SF	Total SQFT	Projected Need
138.03		51.94	189.97	Commercial	506,111		125,000	631,111	770,184
23.70	0	40	63.70	Industrial	146,138		336,000	482,138	
1,148.33		598.39	1,746.72	Public					
2,313.46			2,313.46	Active Ag					
960.38			960.38	Passive Ag					
13,693.08	0	0	13,693.08	Conservation					
6,032.35		(1,590)	4,441.99	Vacant					

FLUMC	Parcels	Total	Commercial	Industrial	Public	Active AG	Passive AG	Conservation	Vacant	Total Residential	Future Land Use Designation	units per acre	% Residential	Potential Residential Acres	Assumed Residential Acres Remaining	Assumed Unbuilt Residential Units
R	77	148.97	0.69	-	-	-	14.94	22.29	109.98	1.07	Rural	0.8	0.3465	124.92	50,548,105	40
CU	27,403	11,856.56	198.94	9.93	807.61	3.31	386.02	39.80	8,012.37	2,398.58	Central Urban	5.75	0.616	8401.7	4905.06096	28,204
ID	34	195.13	0.66	5.11	-	-	-	-	189.36	-	Industrial	0	0	189.36	0	0
PF	5	75.04	-	-	75.04	-	-	-	-	-	Public Facilities	0	0	0	0	0
UC	91,353	33,553.69	5.12	1.55	726.38	45.42	371.74	888.24	30,126.68	1,388.56	Urban Community	3.5	0.6468	30543.84	20313.9667	71,099
INT	-	-	-	-	-	-	-	-	-	-	Intensive Development	7.5	0.385	0	0	0
RCP	-	-	-	-	-	-	-	-	-	-	Rural Community Preserve	0.8	0.3465	0	0	0
RPA	1,371	509.55	-	-	-	-	-	504.48	1.17	3.90	Wetlands	0	0	1.17	-3.9	0
MLUC	52	-	-	-	-	-	-	-	-	-	Mixed Land Use Designation	0	0	0	0	0
NONE	1,165	-	-	-	-	-	-	-	-	-	No Designation	0	0	0	0	0
														39,261	25,266	99,343

121,460 46,338.94 205.41 16.59 1,609.03 48.73 772.70 1,454.81 38,439.56 3,792.11

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Assumed non-residential acres remaining	in Approved PDs	Additional Residential Acres	Total Residential Acres	Additional Residential Units				Allocated Units	
117		8	9	6	138			7	
7,347		1,055	3,454	6,067	15331	0.77		15,372	
189		-	-	-	255	0.77		-	
-		-	-	-	56			-	
24,130		6,414	7,803	22,449	43344	0.77		25,728	
-		-	-	-	0			-	
-		-	-	-	0			-	
1		-	4	-	1786	0.29		11	
-		-	-	-	11	-		-	
-		-	-	-				-	
31,784	-	7,477	11,269	28,522				Total Unit Count	
			Existing Units	12,577	Occupied		Seasonal		
			Additional Units	28,434	Units	Population	Units	Population	
			Total Units in 2020	41,099	38,988	77,304	39,043	81,414	41,098

Existing Acres	Approved PD Acres	Additional Acres	Total Acres	Land Use	Existing Square Feet	Approved PD SF	Additional SF	Total SQFT	Projected Need
205.41		246.59	452.00	Commercial	1,357,555		1,443,250	2,800,805	2,190,644
16.59	0	199.6696	216.26	Industrial	146,138		1,677,225	1,823,363	
1,609.03		1,584.57	3,193.60	Public					
48.73		-48.73	-	Active Ag					
772.70		-772.7	-	Passive Ag					
1,454.81	0	0	1,454.81	Conservation					
38,439.56		(8,686)	29,753.59	Vacant					

Southeast County

FLUMC	Parcels	Total	Commercial	Industrial	Public	Active AG	Passive AG	Conservation	Vacant	Total Residential	Future Land Use Designation	units per acre	% Residential	Potential Residential Acres	Assumed Residential Acres Remaining	Assumed Unbuilt Residential Units
R	-	-	-	-	-	-	-	-	-	-	Rural	0.8	0.3465	0	0	0
PF	9	4,649.91	-	-	2,214.25	-	-	2,435.66	-	-	Public Facilities	0	0	0	0	0
GI	-	-	-	-	-	-	-	-	-	-	General Interchange	0	0	0	0	0
RPA	672	5,382.71	-	-	0.82	0.02	0.07	5,305.75	0.04	76.01	Wetlands Density	0	0	0.13	-76.01	0
DRGR	2,244	74,677.35	149.06	4.70	2,899.15	16,163.88	21,095.14	23,571.55	8,678.89	2,114.98	Reduction/ Groundwater Resource	0.1	0.077	45937.91	3635.176	364
MLUC	10	-	-	-	-	-	-	-	-	-	Mixed Land Use Designation	0	0	0	0	0
NONE	23	-	-	-	-	-	-	-	-	-	No Designation	0	0	0	0	0
*31-47-26-00-01003.0000 is partially in Bonita Springs (16.53 Vacant DRGR)														45,938	3,559	364

2,958 84,709.97 149.06 4.70 5,114.22 16,163.90 21,095.21 31,312.96 8,678.93 2,190.99

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Southeast County

Assumed non-residential acres remaining	Acres remaining in Approved PDs	Additional Residential Acres	Total Residential Acres	Additional Residential Units	Allocated Units
-		-	-	-	3
-		-	-	-	-
-		-	-	-	4
0		-	76	-	17
43,848		2,090	4,205	209	1,399
-		-	-	-	-
-		-	-	-	-
43,848	-	2,090	4,281	209	Total Unit C
				Existing Units	1,214
				Additional Units	
				Total Units in 2020	1,423
		Occupied Units opulation		Seasonal Units Population	
		622	1,299	1,351	2,757
					1,423

Existing Acres	Approved PD Acres	Additional Acres	Total Acres	Land Use	Existing Square Feet	Approved PD SF	Additional SF	Total SQFT	Projected Need
149.06		4.89	153.95	Commercial	24,011		1,000	25,011	34,066
4.70	0	50	54.70	Industrial	5,000		420,000	425,000	
5,114.22		1,929.01	7,043.23	Public					
16,163.90		4000	20,163.90	Active Ag					
21,095.21		0	21,095.21	Passive Ag					
31,312.96	0	0	31,312.96	Conservation					
8,678.93		(8,074)	604.85	Vacant					

North Fort Myers

FLUMC	Parcels	Total	Commercial	Industrial	Public	Active AG	Passive AG	Conservation	Vacant	Total Residential	Future Land Use Designation	units per acre	% Residential	Potential Residential Acres	Assumed Residential Acres Remaining	Assumed Unbuilt Residential Units
R	315	2,469.33	1.25	3.00	48.66	45.86	461.41	28.73	1,339.56	540.86	Rural	0.8	0.3465	1846.83	314.76285	252
S	7,968	11,226.00	169.91	28.29	973.19	220.11	1,582.35	546.26	3,141.23	4,564.66	Suburban	3.5	0.6853	4943.69	3128.5178	10,950
CU	5,272	4,380.28	208.80	32.80	253.58	13.62	139.27	61.23	1,481.65	2,189.33	Central Urban	5.75	0.616	1634.54	508.92248	2,926
GI	38	208.32	1.18	0.70	0.33	-	14.46	4.64	132.40	54.61	General Interchange	0	0	146.86	-54.61	0
ID	47	104.41	-	42.75	2.64	-	22.97	-	35.77	0.28	Industrial	0	0	58.74	-0.28	0
OL	76	3,348.70	-	-	-	49.62	1,444.00	215.70	1,481.52	157.86	Open Lands	0.2	0.231	2975.14	615.6897	123
OS	1,470	3,617.62	29.48	-	120.52	111.08	1,007.31	400.06	1,347.96	601.21	Outlying Suburban	2.5	0.6853	2466.35	1877.945	4,695
PF	13	363.83	-	-	362.13	-	-	-	1.70	-	Public Facilities	0	0	1.7	0	0
UC	-	-	-	-	-	-	-	-	-	-	Urban Community	3.5	0.6468	0	0	0
INT	844	989.20	294.00	17.53	58.51	-	18.36	29.12	246.59	325.09	Intensive Development	7.5	0.385	264.95	55.752	418
RPA	124	181.93	-	-	0.53	-	-	150.14	-	31.26	Wetlands	0	0	0	-31.26	0
DRGR	769	4,378.97	-	-	-	86.42	995.98	65.13	1,313.21	1,918.23	Density Reduction/ Groundwater Resource	0.1	0.077	2395.61	-1581.049	-158
MLUC	84	-	-	-	-	-	-	-	-	-	Mixed Land Use Designation	0	0	0	0	0
NONE	3,690	-	-	-	-	-	-	-	-	-	No Designation	0	0	0	0	0
	20,710	31,268.59	704.62	125.07	1,820.09	526.71	5,686.11	1,501.01	10,521.59	10,383.39				16,734	4,834	19,206

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North Fort Myers

Assumed non-residential acres remaining	Acres remaining in Approved PDs	Additional Residential Acres	Total Residential Acres	Additional Residential Units
1,532		315	856	252
4,215		729	5,293	2,550
1,126		509	2,698	2,926
147		-	55	-
59		-	0	-
2,759		216	374	43
1,988		478	1,079	1,195
2		-	-	-
-		-	-	-
209		56	381	418
-		-	31	-
2,277		119	2,037	12
-		-	-	-
-		-	-	-
14,314	-	2,421	12,804	7,396
		Existing Units	27,955	
		Additional Units	35,351	
		Total Units in 2020	35,351	

Allocated Units

475
15,967
13,923
14
2
77
2,014
-
-
2,276
55
546

Total Unit Count

Occupied Units	opulation	Seasonal Units	Population
27,451	57,372	33,583	69,636

35,350

Existing Acres	Approved PD Acres	Additional Acres	Total Acres	Land Use	Existing Square Feet	Approved PD SF	Additional SF	Total SQFT	Projected Need
704.62		499.82	1,204.44	Commercial	3,963,258		3,500,000	7,463,258	7,333,356
125.07	0	83.9272	209.00	Industrial	1,026,490		704,988	1,731,478	
1,820.09		1,000.86	2,820.95	Public					
526.71			526.71	Active Ag					
5,686.11			5,686.11	Passive Ag					
1,501.01	0	0	1,501.01	Conservation					
10,521.59		(4,005)	6,516.44	Vacant					

Buckingham

FLUMC	Parcels	Total	Commercial	Industrial	Public	Active AG	Passive AG	Conservation	Vacant	Total Residential	Future Land Use Designation	units per acre	% Residential	Potential Residential Acres	Assumed Residential Acres Remaining	Assumed Unbuilt Residential Units
R	5	163.31	-	-	-	-	163.31	-	-	-	Rural	0.8	0.3465	163.31	56,586,915	45
S											Suburban	3.5	0.6853	0	0	0
OS	2	130.27	-	-	-	-	117.61	12.13	-	0.53	Outlying Suburban	2.5	0.6853	117.61	88,744,031	222
PF	21	1,058.32	-	-	983.20	-	-	49.50	25.62	-	Public Facilities	0	0	25.62	0	0
UC	571	233.14	-	-	-	-	-	-	222.66	10.48	Urban Community	3.5	0.6468	222.66	140,314,952	491
RCP	1,821	9,656.29	10.47	-	565.82	410.71	3,585.92	283.49	1,922.77	2,877.11	Rural Community Preserve	0.8	0.3465	5919.4	468,794,485	375
RPA	3	13.53	-	-	-	-	-	13.53	-	-	Wetlands	0	0	0	0	0
MLUC	4	-	-	-	-	-	-	-	-	-	Mixed Land Use Designation	0	0	0	0	0
														6,449	754	1,133

2,427 11,254.86 10.47 - 1,549.02 410.71 3,866.84 358.65 2,171.05 2,888.12

Buckingham

Assumed non-residential acres remaining	Acres remaining in Approved PDs	Additional Residential Acres	Total Residential Acres	Additional Residential Units	Allocated Units
107	-	57	57	45	45
-	-	-	-	-	-
69	9	39	49	122	122
26	-	-	-	-	-
182	-	40	51	141	180
5,751	-	169	3,046	135	1,281
-	-	-	-	-	-
-	-	-	-	-	-
6,134	9	305	3,203	443	Total Unit C
		Existing Units	1,183	Occupied Units Population	Seasonal Units opulation
		Additional Units	1,626	1,497	3,128
		Total Units in 2020	1,626	1,544	3,222

10.743802

Existing Acres	Approved PD Acres	Additional Acres	Total Acres	Land Use	Existing Square Feet	Approved PD SF	Additional SF	Total SQFT	Projected Need
10.47		7.05	17.52	Commercial	30,077		20,000	50,077	42,672
-	0	5	5.00	Industrial	-		42,000	42,000	
1,549.02		565.30	2,114.32	Public					
410.71			410.71	Active Ag					
3,866.84			3,866.84	Passive Ag					
358.65	0	0	358.65	Conservation					
2,171.05		(892)	1,279.26	Vacant					

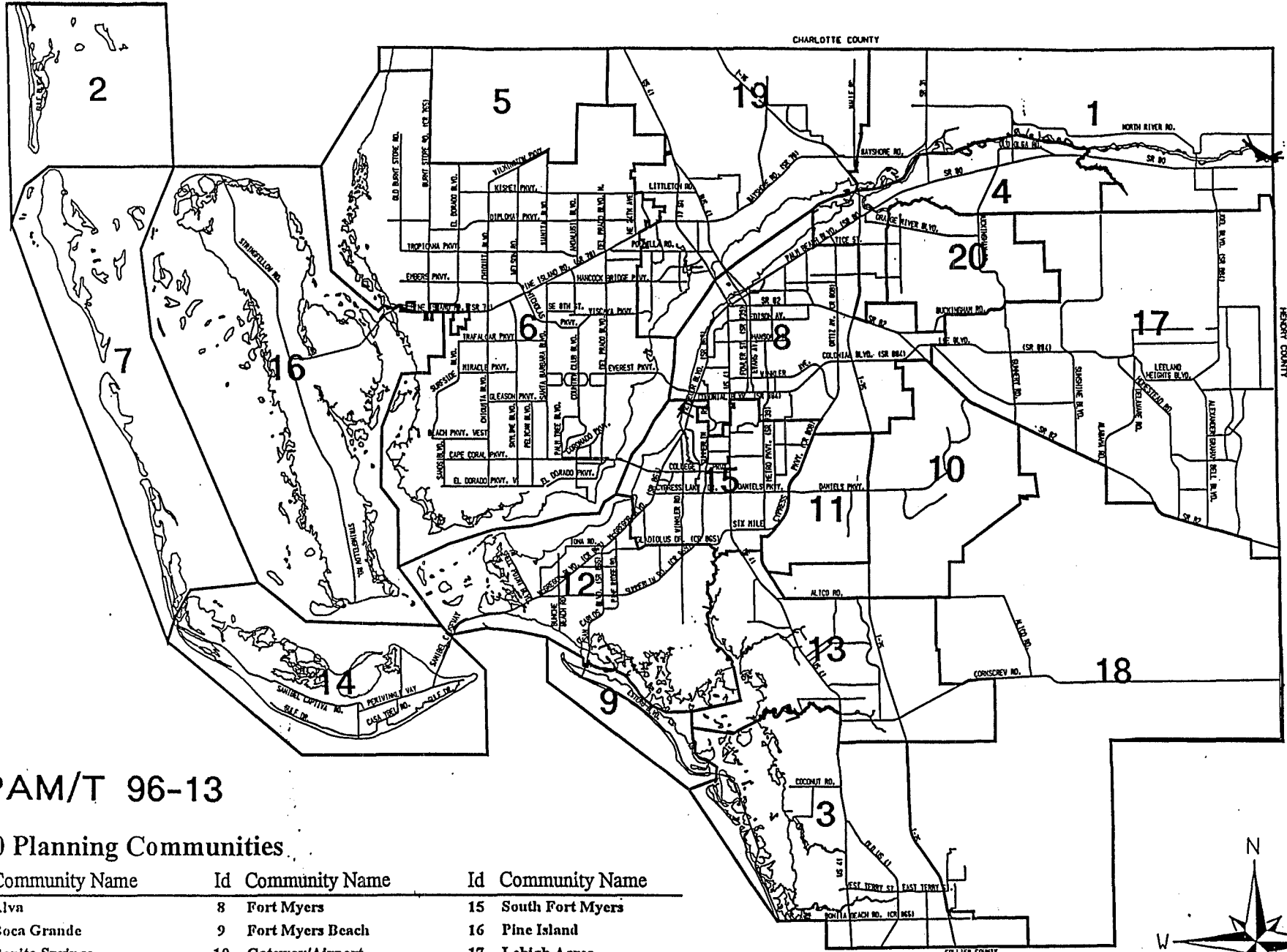
Assumptions used for Planning Community Allocations for 2020

1	1	Alva	FLUMC	Description	UNITS PER ACRE	% RESIDENTIAL	% Residential	Units Per Acre		
2	4	Boca Grande	A	Airport	0	-	0	0	A	0.77
3	18	Bonita Springs	AC	Airport Commerce	0	-	0	0	AC	0.77
4	9	Fort Myers Shores	CU	Central Urban	5.75	0.62	0.8	5.75	CU	0.77
5	3	Burnt Store	DRGR	Density Reduction/ Groundwater Resource	0.1	0.08	0.1	0.1	DRGR	0.77
6	7	Cape Coral	GCI	General Commercial Interchange	0	-	0	0	GCI	0.77
7	5	Captiva	GI	General Interchange	0	-	0	0	GI	0.77
8	8	Fort Myers	IC	Industrial Commercial Interchange	0	-	0	0	IC	0.77
9	19	Fort Myers Beach	ID	Industrial	0	-	0	0	ID	0.77
10	12	Gateway/Airport	II	Industrial Interchange	0	-	0	0	II	0.77
11	13	Daniels Parkway	INT	Intensive Development	7.5	0.39	0.5	7.5	INT	0.77
12	15	Iona/McGregor	MLUC	Mixed Land Use Designation		-		0	MLUC	0.77
13	16	San Carlos/Estero	NC	New Community	4.6	0.59	0.768	4.6	NC	0.77
14	20	Sanibel	None	No Designation	0	-	0	0	None	0.77
15	14	South Fort Myers	OI	Outer Island	0.3	0.23	0.3	0.3	OI	0.77
16	6	Pine Island	OL	Open Lands	0.2	0.23	0.3	0.2	OL	0.77
17	11	Lehigh Acres	OS	Outlying Suburban	2.5	0.69	0.89	2.5	OS	0.77
18	17	Southeast Lee County	PF	Public Facilities	0	-	0	0	PF	0.77
19	2	North Fort Myers	R	Rural	0.8	0.35	0.45	0.8	R	0.77
20	10	Buckingham	RCP	Rural Community Preserve	0.8	0.35	0.45	0.8	RCP	0.77
			RPA	Wetlands	0	-	0	0	RPA	0.77
			S	Suburban	3.5	0.69	0.89	3.5	S	0.77
			UC	Urban Community	3.5	0.65	0.84	3.5	UC	0.77
			UNC	University Community	2.6	0.77	1	2.6	UNC	0.77
			UVI	University Village Interchange	0	-	0	0	UVI	0.77

New Dwelling Units
By Year

LAC Id	Planning Community	1991-1994	1995	1996	1997
1	Alva	89	35	125	*
2	Boca Grande	80	33	33	*
3	Bonita Springs	1254	1176	745	*
4	Fort Myers Shores	-723	33	21	*
5	Burnt Store	113	168	71	*
6	Cape Coral	4642	935	1043	*
7	Captiva	295	13	21	
8	Fort Myers	866	75	56	*
9	Fort Myers Beach	371	234	6	*
10	Gateway/Airport	532	123	139	*
11	Daniels Parkway	1117	274	167	*
12	Iona/McGregor	3035	356	341	*
13	San Carlos/Estero	1932	497	502	*
14	Sanibel	1070	111	111	?
15	South Fort Myers	1165	246	244	*
16	Pine Island	64	77	71	*
17	Lehigh Acres	1595	322	351	*
18	Southeast Lee County	-540	20	30	*
19	North Fort Myers	2569	784	162	*
20	Buckingham	254	44	37	*

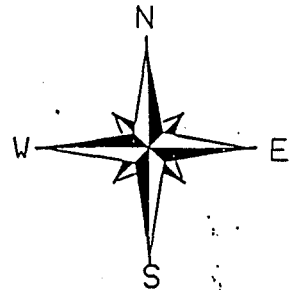
PROPOSED 2020 PLANNING COMMUNITIES



PAM/T 96-13

2020 Planning Communities

Id	Community Name	Id	Community Name	Id	Community Name
1	Alva	8	Fort Myers	15	South Fort Myers
2	Boca Grande	9	Fort Myers Beach	16	Pine Island
3	Bonita Springs	10	Gateway/Airport	17	Lehigh Acres
4	Fort Myers Shores	11	Daniels Parkway	18	Southeast Lee County
5	Burnt Store	12	Iona/McGregor	19	North Fort Myers
6	Cape Coral	13	San Carlos/Estero	20	Buckingham
7	Captiva	14	Sanibel		



**PAM/T 96-13
BoCC SPONSORED
EAR ADDENDUM AMENDMENT
TO THE**

LEE COUNTY COMPREHENSIVE PLAN

THE LEE PLAN

BoCC Public Hearing Document
for the
May 27th Adoption Hearing

Lee County Planning Division
1500 Monroe Street
P.O. Box 398
Fort Myers, FL 33902-0398
(941) 479-8585

May 15, 1998

**LEE COUNTY
DIVISION OF PLANNING
STAFF REPORT FOR
COMPREHENSIVE PLAN AMENDMENT
PAT 96-13**

✓	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

ORIGINAL STAFF REPORT PREPARATION DATE: October 27, 1997

PART I - BACKGROUND AND STAFF RECOMMENDATION

A. SUMMARY OF APPLICATION

1. APPLICANT:

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

2. REQUEST:

Amend the Future Land Use Map Series, Maps 16, the *Year 2010 Overlay Sub-districts*, and Map 17, the *Year 2010 Overlay Map*, and Future Land Use Element Policies: 1.1.1, 1.1.9, 1.3.5, 1.7.6, 2.1.3, and 2.2.2, converting the Lee Plan's planning horizon to the year 2020, deleting current overlay sub-districts, creating new community based planning districts, and allocating land uses through the Year 2020.

B. BACKGROUND INFORMATION

This amendment was initiated by the Board of County Commissioners on February 1, 1996. Staff brought this item forward to address concerns that if the existing 2010 Overlay, proposed for elimination through the Evaluation and Appraisal Report (EAR) process, were to remain in effect the allocations in the overlay would need to be revised. Staff's primary concern was that since its initial conception the 2010 baseline data had been found to be less than acceptable and a reevaluation was needed. Also, the Overlay had not been periodically updated as anticipated by Policy 1.7.6 and needed a reevaluation.

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 remaining plan amendments as a whole into compliance. Therefore, the Year 2010 Overlay remains a regulatory requirement of the Lee Plan. This fact brings to the forefront the issue of the problems inherent in the overlay and the time horizon conflict between the 2010 Overlay and the 2020 based Lee Plan

C. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY

1. **RECOMMENDATION:** Planning staff recommends that the Board of County Commissioners transmit this proposed amendment to the Future Land Use Element and the Future Land Use Map Series. Future Land Use Map 16 is to be replaced with the attached Map 16. Future Land Use Map 17 is deleted and held in reserve. A new table, Table 1(b) Acreage Allocation Table, will replace the function of Map 17. The text of the Future Land Use Element should be amended as follows:

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. Maps 16 and ~~17~~ 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 ~~2010~~ 2020. No ~~final~~ final development orders or extensions to ~~final~~ final development orders will be issued or approved by Lee County which would allow the Planning Community's acreage totals for ~~any land use category on these maps~~ 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 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. (Amended by Ordinance No. 94-29)

POLICY 1.1.9: The University Community land use category provides for Florida's 10th University and for associated support development. The location and timing of development within this area shall be coordinated with the development of the University and the provision of necessary infrastructure. All development within the University Community shall be designed to enhance and support the University. In addition to all other applicable regulations, development within the University Community shall be subject to cooperative master planning with, and approval by, the Board of Regents of the State University System.

Prior to development in the University Community land use category, there shall be established a Conceptual Master Plan which includes a generalized land use plan and a multi-objective water management plan. These plans shall be developed through a

cooperative effort between the property owner, Lee County, and South Florida Water Management District.

Within the University Community are two distinct sub-categories: University Campus and the University Village. The University Window overlay, although not a true sub-category, is a distinct component of the total university environment. Together these functions provide the opportunity for a diversity of viable mixed use centers. Overall average density for the University Village shall not exceed 2.5 units per acre. Clustered densities within the area may reach fifteen units per acre to accommodate university housing. The overall average intensity of non-residential development within the University Village shall be limited to 10,000 square feet of building area per non-residential acre allowed pursuant to ~~the Year 2010 Overlay Map 16 and Table 1(b)~~. Specific policies related to the University Community are included within the Lee Plan under Goal 18. (Added by Ordinance No. 92-47) (Amended by Ordinance No. 94-30)

POLICY 1.3.5: The University Village Interchange land use category is designed to accommodate both interchange land uses and non-residential land uses related to the University. Development within this interchange area may or may not be related to, or justified by the land use needs of the University. Land uses allowed within this area include those allowed in the Industrial Commercial Interchange category and the associated support development allowed in the University Village. The overall average intensity of non-residential development shall be limited to 10,000 square feet of building area per non-residential acre allowed pursuant to ~~the Year 2010 Overlay Map 16 and Table 1(b)~~. See the definition of Associated Support Development in the Glossary. Cooperative master planning and approval by the Board of Regents shall be required prior to development within this land use category. Additionally, any development within this land use category which meets or exceeds the Development of Regional Impact thresholds, either alone or through aggregation, shall conform to the requirements of Chapter 380 F.S. (Added by Ordinance No. 92-47) (Amended by Ordinance No. 94-30)

POLICY 1.7.6: The Year 2010 Overlay Planning Communities Map and Acreage Allocation Table (see Maps 16 and ~~17~~ 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 ~~2010~~ 2020. Acreage totals are provided for land in each ~~subdistrict~~ 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 ~~any land use category~~ residential, commercial or industrial uses on these maps contained in Table 1(b) to be exceeded. This policy shall be implemented as follows: (Amended by Ordinance No. 94-29)

1. For each ~~2010 Overlay subdistrict~~, Planning Community the County shall maintain or generate, as needed, records showing all final development orders, building permits and certificates of occupancy issued within the last twelve (12) months a parcel based database of existing land use. ~~No later than September 30, 1994, the County shall have generated a baseline of existing developed acreage in each 2010 Overlay~~

~~subdistrict. The baseline database shall be periodically updated at least once every twelve (12) months twice every year, in September and March, for each 2010 Overlay subdistrict Planning Community. The first comprehensive updating shall occur on or before September 30, 1995.~~

2. Project reviews for ~~final~~ development orders shall include a review of the ~~predicted amount of existing Overlay capacity, in acres, that will be consumed by buildout of the development order to be permitted at buildout. Subsequent to the effective date of this provision, no final~~ No development order, or extension of a final development order, shall 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 is greater than the acreage remaining in the updated 2010 Overlay subdistrict (Maps 16 and 17 regardless of other project approvals in that overlay subdistrict 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 shall conduct a comprehensive evaluation of the 2010 Overlay Planning Community Map and the Acreage Allocation Table system, including but not limited to, the appropriateness of land use distribution in the Overlay, problems with administrative implementations, if any, and areas where the overlay Planning Community Map and the Acreage Allocation Table system might be improved.

POLICY 2.1.3: All land use categories and ~~Year 2010 Overlay districts~~ Planning Community Map areas permit the consideration of churches and schools (except in Wetlands and Airport Noise Zones), public uses and buildings, public utilities and resource recovery facilities, public recreational uses (including franchised quasi-commercial uses in conjunction with a public use), and sites for compatible public facilities when consistent with the goals, objectives, policies, and standards in this plan and applicable zoning and development regulations. (Amended by Ordinance No. 94-30)

POLICY 2.2.2: Map 1 of the Future Land Use Map series indicates the uses and density ranges that will ultimately be permitted on a given parcel. However, it is not a guarantee that such densities or uses are immediately appropriate, as the map provides for the county's growth over the coming 26 years. During the rezoning process the Board of County Commissioners will balance the overall standards and policies of this plan with three additional factors:

1. Whether a given proposal would further burden already overwhelmed existing and committed public facilities such that the approval should be delayed until the facilities can be constructed; and

2. Whether a given proposal is for land so far beyond existing development or adequate public facilities that approval should be delayed in an effort to encourage compact and efficient growth patterns; and

3. Whether a given proposal would result in unreasonable development expectations which may not be achievable because of acreage limitations on the "Year 2010 Overlay" contained in the Acreage Allocation Table (see Policy 1.7.6 and Maps 16 and 17 Table 1(b)).

In all cases where rezoning is approved, such approval does not constitute a determination that the minimum acceptable levels of service (see Policy 70.1.3) will be available concurrent with the impacts of the proposed development. Such a determination must be made prior to the issuance of additional development permits, based on conditions which exist at that time, as required by Lee County's concurrency management system. (Amended by Ordinance No. 94-30):

2. **BASIS AND RECOMMENDED FINDINGS OF FACT:** As stated in Part II Section B. Conclusions, of this report the following facts support this proposed amendment:

- The current Year 2010 Overlay system was not based on an accurate existing land use inventory;
- Projecting accurate long range future land use into small geographic is extremely difficult and does not constitute a good planning practice;
- The original boundaries for the Year 2010 Overlay sub-districts were erroneous, often crossing property or development lines;
- Elimination of the Year 2010 Overlay is not practical at this time;
- The planning horizon of the 2010 Overlay is not consistent with the horizon of other comprehensive planning efforts.
- Major modifications to the overlay should be considered for adoption;
- Larger, community based planning districts should be utilized and the proposed new Map 16 should replace the current map;
- The previous EAR population projections have been shown over time to be too high;
- The BEBR Mid-Range population projection for the year 2020 are the most appropriate projections and should be used for the county's planning efforts;
- Planning staff has created a reliable parcel based database of existing land use, suitable for tracking development patterns;
- Utilizing a 25% buffer above the expected incremental increase in population is an accepted planning practice;
- Planning staff has performed an in-depth evaluation of future land use needs and concludes that, for a planning horizon of 2020 the county should use the proposed Table 1(b) Acreage Allocation Table as a replacement for Map 17;
- The regulatory aspect which limits Residential, Commercial, and Industrial should be retained; and,
- The regulatory aspect which limits Parks and Public, Active and Passive Agriculture, Vacant, and Conservation acres should be eliminated.

PART II - STAFF ANALYSIS

A. STAFF DISCUSSION

Origin of the Year 2010 Overlay

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, extent, and location of the generalized land uses required by Rule 9J-5.006(4)(a)1.-9 for the year 2010. This was accomplished by creating 115 sub-districts, generally nesting within the existing adopted Planning Districts, and allocating 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 land use category. Unfortunately, the base data for existing dwelling units 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 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 with reality.

Problems with the Implementation of the Year 2010 Overlay

The Year 2010 Overlay has been 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 has been 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 are some issues with the existing overlay, however, that probably cannot be resolved in a principled and satisfactory manner. These include:

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, are erroneous. Many existing and proposed developments (even parcels) cross sub-district lines;
3. The treatment of quasi-public uses, such as churches and schools;
4. The treatment of recreational facilities in residential developments;
5. The treatment of platted subdivisions with existing roads, but few houses;
6. The treatment of mineral extraction;
7. The treatment of DRIs with lengthy buildout periods;
8. The treatment of large lot developments and in general developments that are vastly different from the assumptions in the Lee Plan; and,
9. The apparent need to prohibit 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, are relatively arbitrary and provide 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 have been 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, will not solve the problem; it may, in fact, make it worse by increasing the expectations of the affected property owners and financial institutions.

The sub-districts used for the allocations in the Year 2010 Overlay have proved to be very problematic. Of the 115 sub-districts, 10 contained no unincorporated lands and therefore have no land use allocations. Of the remaining 105 sub-districts, 22 exceeded their residential allocation with 77 exceeding at least one residential allocation in one of the Future Land Use Categories. Additionally, of the remaining 105 sub-districts, 40 exceeded their industrial allocation, 12 exceeded their commercial allocation, and 80 exceeded their Parks and Public allocation.

Proposed EAR Elimination of the Overlay

In response to the shortcomings in the Year 2010 Overlay, the County, as part of its Evaluation and Appraisal Report (EAR) amendments, proposed the elimination of the overlay. The DCA took strong opposition to this proposal and found the amendment 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 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 and the Final Order specifically required the County to keep the overlay. 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 remains 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." This is exactly what this proposed amendment is intended to do.

During the negotiations 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. As these negotiations continued the County and DCA found much common ground. Every attempt has been made in this proposed replacement to the Year 2010 Overlay to address all of the departments concerns.

Proposed Amendment to Replace the Year 2010 Overlay

The goal of this amendment is to configure a replacement for the Year 2010 Overlay that will address many of the identified shortfalls of the overlay yet keep 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 are being incorporated. The new proposal has three basic tenets: to simplify the overlay by reducing the number of districts; to expand the planning horizon to the year 2020 to be consistent with the rest of the plan; and, to utilize the Bureau of Economic and Business Research (BEBR) Mid-Range 2020 population projections replacing the projections from the EAR.

Perhaps the biggest problem with the overlay is the large number of sub-districts. A large number of sub-districts translate into geographically small districts. Long range planning on small and numerous geographic areas is close to impossible. The Planning Communities Map proposed to replace Map 16

identifies 20 distinct areas within the County. The number and size of the districts was the subject of much debate. The number should be small enough to avoid the long range planning allocation problem yet large enough to assure some certainty in the location of the controlled uses. Planning staff brought a preliminary map to the Local Planning Agency (LPA) in the spring. After discussion the number 20 was agreed upon. One LPA member suggested the phrase "20 for 2020" as a promotional tool. The proposed replacement for Map 16, is a reasonable consensus which should help resolve the Year 2010 Overlay problems and still serve to provide 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 is not a map at all, fell horribly short of this aspiration. While it was refined over time to better perform this task, it makes sense to call it what it is, a table with acreage limitations in it. Therefore, this amendment proposes to eliminate Map 17 and add a new table, Table 1(b) Acreage Allocation Table, to the Lee Plan.

B. METHODOLOGY

Population

The Division of Planning conducted a review of its adopted population projections from the Evaluation and Appraisal Report (EAR) against the annual population estimates from the Bureau of Economic and Business Research's (BEBR) for the years since the EAR projection was adopted. This review showed that the EAR population projections were exceeding the annual population estimates. The EAR projections were completed in 1993 and included population projections for every half decade. By 1995 these projections were exceeding the annual BEBR estimate by more than 10%. Planning Staffs review also showed that the EAR projections were between 25% and 35% higher than the BEBR projections by the year 2020.

The estimates done by staff in the spring of 1997, which included four more years of historical data, showed that Lee County's population growth projections were more closely following the BEBR "Mid-Range" population projections. The BEBR "Mid-Range" projections are also being used by other agencies and by other County divisions to develop long range plans. Most notable would be the MPO's intention to use these numbers for the update of the 2020 Transportation Plan. Therefore, the Division of Planning has based the re-evaluation of the Year 2020 Overlay on the BEBR Mid-Range population projections.

Residential Use

The BEBR population projection of 602,000 is being used as the countywide control total for residential use. The goal was to distribute this figure into the newly created Planning Communities in a rational and defensible manner. To assist planning staff in this effort a sophisticated spreadsheet was developed. Utilizing the existing land use database, dwelling unit counts for each Planning Community were determined and entered into the spreadsheet. Due to the very nature of the various communities, population characteristics will vary. Planning staff compiled certain demographic components for the individual Planning Communities and evaluated them for inclusion in the spreadsheet. These components were persons per household and occupancy rates. While staff recognized that differences in persons per households (PPH) exist between the 20 Planning Communities, a reliable trend could not be formulated for each of the communities. Limitations with census geography and changes in census methodology over time were hindrances in the effort to

produce a reliable PPH estimate for each community. Therefore, staff felt it was appropriate to utilize the countywide PPH estimates from the Persons Per Household Study completed for the latest Lee Plan Evaluation and Appraisal Report. Staff was better able to collect occupancy rate information from the census for each community. A greater level of confidence was obtained from utilizing the different occupancy rates for each community. Unlike the PPH estimates, which varied greatly between the various census data for some communities, the community occupancy rates were generally consistent and summed at or near the county average for each census. Therefore, staff felt comfortable in establishing a weighted average for occupancy rates for each community. As a reality check, the variables, by community, were applied to the 1996 units and that generated population was compared to the BEBR 1996 estimate. The figures were within a percentage of each other, validating the spreadsheet methodology.

The next task was to generate unit projections for each community for the year 2020. To start, the population projections for the City of Cape Coral, City of Fort Myers, and City of Sanibel were directly input from information provided to the Division of Planning from these municipalities. The Town of Fort Myers Beach has not completed its comprehensive plan and has no officially adopted population projection for the year 2020, therefore the Town of Fort Myers Beach's population projection was calculated in the same as the other Planning Communities. Lehigh Acres also had an agreed upon population figure, generated by the Commercial Land Use Study, and it was 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 the last six years for each community. Each community's dwelling units (DU) were trended out to the year 2020 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. These trends were also compared to the amount of available land in a community to assess whether or not the projections could be accommodated. In some areas it was discovered that projected trend would exceed the Lee Plan assumed number of units. There were also communities where the amount of approved residential development exceeded the assumed residential percentages from the Lee Plan. Likewise, there are instances where the amount of pre-approved (some existing some only planned) non-residential development in a community makes it impossible for the residential component to achieve the percentage assumed in the Lee Plan. After fully scrutinizing this data a number for new dwelling units, units to be built by the year 2020, was projected for each community. These unit numbers were entered into the spreadsheet where they were multiplied by the estimated community vacancy rate and the county PPH to determine the community's 2020 population.

The spreadsheet was designed to evaluate the increment of new dwelling units. The 1996 dwelling unit count from the existing land use database was considered the starting point. The difference in population from 1996 to 2020 was used as target for determining the need for new dwelling units. To allow for fluctuations in the market, and in keeping with good planning practice, an additional buffer of 25% was added to this figure. 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. The initial determination for needed new units expected by 2020 determined above were evaluated for each of the new Planning Community. Adjustments were made to assure that the population increment plus 25% was not exceeded.

The next step, and one that brings less certainty into the equation, is to determine acreage figures for these units. The finalized unit projections were then distributed into appropriate future land use categories. The projected units were then multiplied by the assumed unit per acre figure of the category. This was done to determine the appropriate residential acreage allocation. This DU per acre figure was modified in some areas to adjust for the fact that this overlay is based on net acres while the Lee Plan assumptions are based on gross acres which is also how density is determined for consistency with the Lee Plan density. Also taken into consideration were developments, approved prior to the existence of the Lee Plan, where vacant land that is approved for densities higher than the allowable Lee Plan densities. Factors, such as one recently approved development that has taken advantage of the Planned Development District Option (PDDO), which allows up to 6 units per gross acre in a category that allows 1 unit per gross, acre were also considered. Normally this land use category would and assumes 0.8 units per gross acre. In this specific case, the approved units/net acres are 5.64. Likewise, some developments have been approved with densities (both gross and net) substantially less than the Lee Plan assumptions. Therefore the assumed density for each Future Land Use Map designation varies between Planning Communities

The corresponding acreage figures were only estimated for the unincorporated portions of the county. Therefore, the acreage allocation table for the Sanibel Community shows no acreage. There is, however, an input unit count for Sanibel that corresponds to the projected population, adjusted for PPH and occupancy rate. The Town of Fort Myers Beach is included on the allocation table for two reasons. The first was that the data was available and the second was there were no 2020 population projections for this area. The Planning Communities map for Fort Myers Beach includes no unincorporated lands.

Commercial

Future commercial needs for Lee County is not easy to pinpoint. Lee County's commercial component can not merely be based on the number of county residents. In addition, 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. Between 1980 and 1990 commercial square feet grew by 100% while the population grew by only 53% for the unincorporated area. Furthermore, from 1990 through the end of 1996, the unincorporated population has grown by 21% while commercial growth was 31%. Based on these trends, it is obvious that commercial growth in of Lee County is not totally tied or dependent on residential growth. Part of the growth not related to the residential aspect can be explained by the fact that Lee County is a resort area that caters to tourists and winter visitors.

In 1986 Lee County commissioned Thomas Roberts, of Thomas Roberts and Associates, to perform a commercial needs study. The final document was entitled "Commercial Land Use Needs in Lee County." This study identified an estimate of 11,483 commercially developed acres by the year 2010. In accordance with the study's methodology, this figure should then be multiplied by a safety factor of 10% (to allow for inaccuracies in projecting the need) to produce 12,631 acres. The study then utilizes a flexibility factor of 15% (to allow for competition and choice, land held back for speculation, etc.) to produce a grand total of 14,526 acres. 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 should be multiplied by $640,500/499,500$, or 1.282, producing a new pre-factored area of 14,721 acres. He goes on to modify this figure with a safety factor and a flexibility factor. He does, however recommend that because the higher population projection is being utilized, the safety factor should be reduced to 5%. Doing the math produces a figure of 18,622 acres, which he recommends 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 2020 of 602,000. Adjusting the original 11,483 acres by the ratio $602,000/499,500$, or 1.205, produces a new pre-factored figure of 13,837 acres. Utilizing a safety factor of 10%, justified by the mid-range number, and a flexibility factor of 15% the countywide commercial need calculates to 17,504 acres. Further adjustments to either remove the incorporated areas or indicate allocations for them still need to be performed.

Staff realizes that, historically, the City of Fort Myers has provided more than its proportionate share of commercial development. However, the city is approaching buildout and is currently making an effort to stabilize its residential neighborhoods. The unincorporated county will be required to absorb a greater share of new commercial development. This trend is currently being demonstrated by the fact that in this decade no new "Big Box" retailers have located in the City of Fort Myers. Only one large shopping center has been constructed in Fort Myers in the last decade.

Likewise, the City of Cape Coral has somewhat limited opportunities for commercial development. The vast majority of the land in Cape Coral is platted into single family lots. Opposition to introducing new commercial uses within residential areas has surfaced in the past. According the city planners only #### acres of land are programmed for commercial development. Staff allocates 7216 acres of commercial to the municipalities leaving 10,288 acres for distribution to the unincorporated Planning Communities.

In addition to the Robert's projection, commercial projections were compiled based on projected total unit counts per community, in order to make allowances for seasonal residents, and the historical trends of commercial square feet per unit and floor area ratio. The county control total for commercial is in square feet and is based on historical trends of commercial growth. The projected commercial square feet needed by the year 2020 are projected to be 46,117,550. This is approximately 9,000,000 square feet less than that which would be projected using individual community historical community trends. The lower of these projections was chosen based on a higher correlation for the historical trends and the fact that the community based projections does not consider the fact that some of these areas are near buildout already. For example, as the coastal communities reach buildout, the growth in the tourist commercial demand will also begin to level out. The county wide control total is next applied to the communities to allocate the commercial uses throughout the County. This allows the results to be compared to the total available/undeveloped acreage remaining in 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

Future Industrial needs for Lee County were originally studied and projected in a study completed in August 1983 by Thomas H Roberts. This study has been revised and modified over time and was most recently revised during the litigation process of the EAR. However, this study and its revisions focused on how much land Lee County needed to designate on the Future Land Use Map as industrial. These studies were concerned with providing enough land for future industrial development and its ancillary uses. The Lee Plan allows for limited commercial development in industrially designated lands to support the surrounding industrial uses. This means the some uses that are envisioned to occur within these industrial areas will not be inventoried as industrial uses. For example, a small deli who's customer base is 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 is important to further refine the accepted industrial study from the existing Lee Plan Support Documentation to ascertain how much land will need to be allocated for industrial uses for the Year 2020. Staff has concluded that the appropriate unit of measure for the industrial component of the 2020 allocations is acres. Much of Lee County's industrial uses occur out of doors such as concrete batch plants, lumber yards, and distribution centers. The location of industrial uses, while not limited to areas designated as Industrial Development, Industrial Interchange, Industrial Commercial Interchange, and Airport Commerce, are primarily located in these areas. Staff has made the following effort to determine the appropriate allocation of industrial uses for the year 2020.

To accomplish this task, the original Thomas Roberts study was modified to focus on how much land will be utilized by industrial uses by the year 2020. The data in the study was also updated to include the latest National Planning Association data which has been consistently used in the industrial needs study, and is recognized as one source of best available data. The primary change in the methodology was the elimination of the number of acres needed to support the ancillary uses associated with industrial developments. These uses will be inventoried under in the database under their appropriate use category whether it is a commercial, public, or conservation use. Furthermore some uses have always be assumed to have locations which may be out of industrial land use categories. For example, only 50% of warehouse uses were assumed to be located in industrial land use categories in the original Roberts study and its subsequent revisions. However, in reality, approximately 75% of these types of uses are inventoried as industrial in the Lee County Land Use Inventory. There are ancillary commercial uses associated with this type of use that have and will be inventoried as commercial uses. The breakdown of percentages for the inventory's purposes are shown in table Year 2020 Industrial Allocation Needs along with its estimated 2020 employment figure. These employment figures were then utilized in the same manner as the previous industrial studies to estimate the need for industrial lands. First the assumption is 7 employees per acre to determine the minimum acreage need. A market safety factor was then applied to this acreage figure and subsequently a flexibility factor is applied to this figure. Since the allocations are for the unincorporated county the amount of industrial lands in the cities were removed from this figure. Mirroring the discussion in the discussion under Commercial Uses, areas for true industrial development are not abundant in the county's municipalities. Clearly, the "industry" in the county's coastal communities, Sanibel and Fort Myers Beach, is tourism. The desire of Lee Plan Policy 7.1.4 is to afford an opportunity to expand the County's economic base beyond tourism. As with commercial development, the City of Cape Coral has limited opportunities

for industrial uses equal to its expected population base. Taking all this into consideration, this final unincorporated industrial need for Lee County is calculated to be 6,799 acres.

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 countywide allocations in the original Year 2010 Overlay were exceeded in only two areas Parks and Public, and Active AG. The under allocation in the Parks and Public category can be attributed to a difference between the allocation and inventorying methods. The Parks and Public allocation was based on how much land was designated Public Facilities in each Sub-district. The first problem with this technique is that only parcels 20 acres or more in size were mapped. Furthermore, not all publicly owned lands were included in this designation. Properties designated as Public Facilities were generally schools, parks, hospitals, and utility plants. Lands owned by the state and other agencies for conservation purposes were not consistently mapped as Public Facilities. The main discrepancy is with no publicly owned lands which are inventoried in the Park and Public category but are not owned by a public agency. These uses include, but are not limited to, golf courses developed within a residential community, other residential amenities, government buildings, clubs, open space within private developments, and churches.

Staff can see no useful purpose in regulating an upper limit in the Parks and Public land use. The acreage figure contained in the Acreage Allocation Table for this use should not be regulatory. To do so would be counter productive. Staff admits there is merit in tracking this acreage figure and intends to update this use in the database.

Active and Passive Agriculture

The Active Agriculture component of the land use inventory also exceeds its allocation. In reality this should be expected. Although the current Year 2010 Overlay is not written this way, it is expected that, in an urbanizing county such as Lee County, over time agricultural uses will be displaced with other non-agricultural uses. 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 should be used as 2020 targets and not as a regulatory number that cannot be exceeded or fallen below. This also applies to Passive Agricultural uses. Currently, Lee County exceeds its projected combined 2010 agricultural acreage allocation by approximately 3,050 acres. Clearly in a county that is urbanizing as Lee County is requiring the retention of passive agriculture use in lands designate within the urban boundary is counter productive. Staff, again, sees the merit of maintaining the database inventory of these uses, but believes the regulatory requirement not to let the 2020 component of this use be exceeded in the present is unwise.

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 vacant acreage allocation, if used as a regulatory number, should be viewed as a number that cannot be fallen below during the life of the overlay.

Conservation Land

The Conservation Allocation is also one that is impractical to regulate. The current allocations in the Year 2010 Overlay are based on the amount of land designated on the 1989 Lee Plan Future Land Use Map as RPA (resource protection areas) and TZ (transition zones). Since these areas were digitized off of 1987 quad sheet maps which were at a 1" to 2000' scale there accuracy, while good for the illustrative purposes they were intended for, are not precise enough for a regulatory acreage figure. Furthermore, since the original mapping of these areas, the definition of what lands qualify as wetland has also changed. Staff has review possible methods to improve the original mapping of wetlands. In a pilot project staff used the jurisdictional boundaries at Florida Gulf Coast University and compared them to several wetland and soils maps. No single mapped system showed superior results in identifying the ground truthed wetlands. Staff concluded that the current mapping system was the best available.

Recent revisions to the Lee Plan have moved the county from a regulatory roll in wetlands to one more of enforcement. 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, but believes the regulatory requirement not to let the 2020 component of this use be exceeded in the present is unwise.

B. CONCLUSIONS

In accordance with Policy 1.7.6.3 planning staff has conducted this comprehensive evaluation of the Year 2010 Overlay system. Upon completion of this analysis planning staff concludes the following:

- The current Year 2010 Overlay system was not based on an accurate existing land use inventory;
- Projecting accurate long range future land use into small geographic is extremely difficult and does not constitute a good planning practice;
- The original boundaries for the Year 2010 Overlay sub-districts were erroneous, often crossing property or development lines;
- Elimination of the Year 2010 Overlay is not practical at this time;
- The planning horizon of the 2010 Overlay is not consistent with the horizon of other comprehensive planning efforts.
- Major modifications to the overlay should be considered for adoption;
- Larger, community based planning districts should be utilized and the proposed new Map 16 should replace the current map;
- The previous EAR population projections have been shown over time to be too high;
- The BEBR Mid-Range population projection for the year 2020 are the most appropriate projections and should be used for the county's planning efforts;
- Planning staff has created a reliable parcel based database of existing land use, suitable for tracking development patterns;

- Utilizing a 25% buffer above the expected incremental increase in population is an accepted planning practice;
- Planning staff has performed an in-depth evaluation of future land use needs and concludes that, for a planning horizon of 2020 the county should use the proposed Table 1(b) Acreage Allocation Table as a replacement for Map 17;
- The regulatory aspect which limits Residential, Commercial, and Industrial should be retained; and,
- The regulatory aspect which limits Parks and Public, Active and Passive Agriculture, Vacant, and Conservation acres should be eliminated.

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 replaced with the attached Map 16. Future Land Use Map 17 is deleted and held in reserve. A new table, Table 1(b) Acreage Allocation Table, will replace the function of Map 17. The text of the Future Land Use Element should be amended as indicated in Part I, Section C. of this report.

PART III - LOCAL PLANNING AGENCY REVIEW AND RECOMMENDATION

PUBLIC HEARING DATE. October 27, 1997

A. LOCAL PLANNING AGENCY REVIEW

The LPA formally heard this proposed amendment at their October 27, 1997 Public Hearing. Prior to the date, the LPA and planning staff had discussions at all of the previous amendment hearings regarding this proposal. Conceptual approval of the proposed Map 16 was indicated fairly early on in this process. Other areas of discussion were commercial acreage allocation and population projections.

LPA members had several questions regarding the methodology for determining need and allocation. Staff knew that the process that was utilized could not be easily translated to a written document and was prepared to answer the questions. Planning staff did answer all of the questions concerning the methodology to the LPA's satisfaction. Staff also informed the LPA that they were planning on dealing directly with DCA staff to walk them through this somewhat complicated process. The LPA identified three areas where they had concerns regarding the final allocations. Ultimately, there was only one recommendation for increasing or decreasing allocations. Staff did offer to take a closer look at these areas between the transmittal and adoption hearings. The LPA also expressed interest in including a footnote on Table 1(b) indicating the uses that are being regulated and those that are not.

Also discussed was the lack of residential allocation in the wetland category. No solution to this issue was proposed. Staff was concerned that such an allocation would encourage new development in the wetland areas. Under Chapter 13 of the Lee Plan, legally existing lots in the wetland areas do have the advantage of the single family residential provision.

Two members of the public addressed the LPA on this issue. The first suggested some additional language for Policy 1.7.6 to clarify the intent to adjust the allocations if necessary as part of the EAR review. The LPA concurred with this, as did staff. This person also suggested that the staff report include a discussion, similar to the one in the commercial use section, that highlights the limitations of the municipalities to accommodate industrial development. The LPA and staff agreed. The third request was to include the sections 1, 2, and 3 of Township 48 South, Range 26, East in the Bonita Springs Planning Community. The LPA made a motion to this effect. The second speaker urged the LPA to adopt the amendment and complimented staff's efforts on this amendment.

The LPA offered two motions concerning this amendment. The first, as mentioned above, was to include the specified sections in the Bonita Springs Planning Community, and to also move the rural residential allocation, which applied directly to these three sections, on Table 1(b) Acreage Allocation Table.

B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY

1. **RECOMMENDATION:** Motion #1 The LPA recommended that the BoCC includes sections 1, 2, and 3 of Township 48 South, Range 26, East in the Bonita Springs

Planning Community and to also move the rural residential allocation, which applied directly to these three sections, on Table 1(b) Acreage Allocation Table.

Motion #2 The LPA recommended the BoCC transmit this amendment as recommended by staff and amended by the above motion.

1. **BASIS AND RECOMMENDED FINDINGS OF FACT:** Motion #1 This area is more closely associated with the Bonita Springs Planning Community.

Motion #2 As contained in the staff analysis.

C. **VOTE:** Motion # 1

BARBARA BARNES-BUCHANAN	ABSTAINED
RICHARD DURLING	ABSENT
MITCH HUTCHCRAFT	AYE
RONALD INGE	AYE
BILL SPIKOWSKI	AYE
GREG STUART	AYE
MATT UHLE	ABSTAINED

Motion #2

BARBARA BARNES-BUCHANAN	AYE
RICHARD DURLING	ABSENT
MITCH HUTCHCRAFT	AYE
RONALD INGE	AYE
BILL SPIKOWSKI	AYE
GREG STUART	AYE
MATT UHLE	AYE

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

DATE OF TRANSMITTAL HEARING: November 5, 1997

- A. **BOARD REVIEW:** Two issues were brought up during board review and were discussed by the public and the Board. First, the three sections of land designated "Rural" in the southeast portion of Lee County were discussed. A member of the public brought up this issue, a local land use attorney, and was agreed upon by the board. The board agreed that the entire strip of land south of Bonita Beach Road should be in the Bonita Community. They also concurred that the Rural allocation that was included in the LPA staff report for the Southeast Lee County Community should be added to the proposed Rural allocation in the Bonita Community.

The second issue addressed was the allocations in the San Carlos/Estero Community. The concern brought forward by a member of the public, also a land use attorney, was that the allocations do not accommodate all the development approved in the Corkscrew Road CRSA. The board agreed with the concern and instructed staff to review the San Carlos/Estero Community allocations prior to the adoption hearing.

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

1. **BOARD ACTION:** The Board voted to transmit this amendment with revisions to the Bonita Springs and Southeast Lee County Planning Communities.
2. **BASIS AND RECOMMENDED FINDINGS OF FACT:** The Board accepted the findings of fact as advanced by staff and the LPA with the direction to staff to "re-look" at the San Carlos/Estero Community

C. **VOTE:**

JOHN ALBION	<u>AYE</u>
ANDREW COY	<u>AYE</u>
RAY JUDAH	<u>AYE</u>
JOHN MANNING	<u>AYE</u>
DOUG ST. CERNY	<u>AYE</u>

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

DATE OF ORC REPORT: February 5, 1998

A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS

2. Amendment PAM/T: 96-13: (Replacement of 2010 Overlay with 2020 Overlay): This is a proposal to amend the FLUM series, Map 16, the Year 2010 Overlay Sub-districts and Map 17, the Year 2010 Overlay Map and FLUE policies, and converting the Lee Plan's 2010 planning horizon to 2020.

Objections:

The Department does not object to the general concepts being proposed as part of the 2020 Overlay. However, specific details need further justification and/or refinement.

- la. According to the information provided, as a basis for projecting land use allocations needed in each planning district trends were extrapolated for 2020 based on the 2020 projected population of 602,000, with a 25 percent increment allowed for unexpected need. However, the proposed 2020 Overlay concept is not supported by adequate data and analysis because the methodology does not clearly state how the actual land use needs for each planning community were determined. In the absence of this information the relevance of the projected land use needs, and the professional acceptability of the method used to derive the actual land use needs of each planning community, cannot be assessed.
- b. The methodology used to project the land use allocations does not demonstrate how vested developments, including developments of regional impact, were taken into account. For example, Lehigh Acres is currently identified as a vested community and there is no indication as to how this was considered in allocating residential and nonresidential land use needs for the Lehigh Acres planning community. Rule 9J-5.005(2)(a), (b), & (c), and Rule 9J-5.006(2)(c), (3)(c)1., (5), & (5)(g)1., F.A.C. mm

Recommendation: Include an analysis showing how the projected land use need for each planning community was derived for each land use type. The analysis should clearly state the assumptions and mathematical derivation that was used to produce the anticipated land use needs shown in Table I (b), for all land use types. Please, provide a narrative description, and step by

step summary of the method and all assumptions used, and justify the professional acceptability of the method.

Also include an analysis showing how vested developments, including DRIs, were taken into account in determining the land use allocations for each planning community including Lehigh Acres.

2. The boundaries of the planning communities are not supported by adequate data and analysis demonstrating and justifying how they were determined. For instance, the eastern boundary of Planning 10 cuts through the low density area east of the airport and there is no justification for this the boundary. Also, the southern end of Planning Community 3 curves eastwards to embrace Sections 1, 2, 3, 4, 5, and 6., and there is no information provided to demonstrate why this boundary includes these properties. Furthermore, the boundaries do not show a clear separation between urban and rural land uses. Rule 9J-5.005(2)(a), (b), & (c), and 9J-5.006(2)(c), (3)(b)8, (3)(c)1., (5), & (5)(g)9., F.A.C.

Recommendation: Include an analysis showing how the boundaries of the planning communities were derived. The boundaries shall be based on adequate data and analysis; and the method used to delineate them has to be based on rational and justifiable assumptions that are professionally acceptable. Planning community boundaries should ensure a clear separation between urban and rural areas.

B. STAFF RECOMMENDATION

Adopt the amendment essentially as transmitted, with the technical and minor amendments contained in the revised Table 1(b) Acreage Allocation Table and the revised Planning Communities Map.

C. STAFF RESPONSE

Objections 1a and b. Objections 1a and b both relate to the allocation methodology and will be addressed in the same discussion as they are interrelated. The following steps were followed to create the Year 2020 Allocation Tables. Many of these steps were undertaken simultaneously, so their completion order did not necessarily follow the numerical order. For example, the 2020 countywide population projection was independent of the creation of the community boundaries; however, both were needed to complete the allocation of units by community for the year 2020.

1. Population projections.

The Division of Planning conducted a review of its adopted population projections from the Evaluation and Appraisal Report (EAR) against the annual population estimates from the Bureau of Economic and Business Research's (BEBR) for the years since the EAR projection was adopted. This review showed that the EAR population projections were exceeding the annual population estimates. The EAR projections were completed in 1993 and included population projections for every half decade. By 1995 these projections were exceeding the annual BEBR estimate by more than 10%. Planning Staffs review also showed that the EAR projections were between 25% and 35% higher than the BEBR projections by the year 2020.

The estimates done by staff in the spring of 1997, which included four more years of historical data, showed that Lee County's population growth projections were more closely following the BEBR "Mid-Range" population projections. The BEBR "Mid-Range" projections are also being used by other agencies and by other County divisions to develop long range plans. Most notable would be the MPO's intention to use these numbers for the update of the 2020 Transportation Plan. Therefore, the Division of Planning has based the re-evaluation of the Year 2020 Overlay on the BEBR Mid-Range population projections.

2. The creation of the Year 2020 community boundaries is described in detail in the response to objection 2.
3. Evaluation of census data.

Once the 20 planning community boundaries had been established, the 1980 and 1990 census data for population and housing units (occupied and vacant) was broken out for each community.

Population. These estimates were determined from the 1980 and 1990 censuses by summing the population figures of each tract or block within the community. (Work Book - ACRES BY FLUMC2.XLS; Sheet - Communities; Columns - D and E) When community lines split census geography, the population estimate for the community used the methodology described below for unit counts. Occupied unit estimates were multiplied by the person per unit estimate for the corresponding year and this population estimate was added to the sum of the tract/block populations wholly contained within the community.

Unit Counts. It was not feasible, in all cases, to create the community boundary lines along existing census geography, although this was done whenever justifiable. Several census units had to be manually broken down using 1980 and 1990 aerials. Rooftop counts were completed to determine how many units from the split census geography (tracts or blocks) were located in each community (Work Book - ACRES BY FLUMC2.XLS; Sheet - Communities; Columns -H and I).

Occupancy Rates. Reviewing the countywide occupancy rates for Lee County revealed that for both censuses the county had a 73% occupancy rate. This rate was not consistent through the county, with some of the Planning Communities much higher and others lower. Staff utilized the following methodology to determine the occupancy rate for each community. An occupancy rate was derived from the occupancy rates of the census tracts within each community. (Work Book - ACRES BY FLUMC2.XLS; Sheet - Communities; Columns - AE and AF) In areas where census geography was split the occupancy rate of the tract was assigned to each community. For example, if a community contained 80% of a tracts total 1000 units (800 units) and the remaining 20% (200 units) were in a separate tract, and the tract had a total of 750 occupied units, the two community would have been assumed to have had 600 and 150 occupied units respectively from this track. The estimate of occupied units were then divided by the community's total number of units to determine a Planning Community's occupancy rate.

This procedure was completed for both 1980 and 1990 census information. With only two historical data points, however, no reliable trend could be projected. Planning Staff concluded that the most appropriate method for projecting the occupancy rates was to somehow average the 1980 and 1990 rates for each community (Work Book - ACRES BY FLUMC2.XLS; Sheet - Communities; Column - AD). Staff realized that a new large development that was primarily seasonal in a community that had a small unit count in 1980 could skew these results, it was decided that the best method was to perform a weighted average for the occupancy rate. The total number of occupied units from each time period were added together and then divided by the sum of the total units for the two years. Applying this averaged occupancy rate to the 1980 and 1990 census countywide information yielded an estimated occupied unit count that was off by only 861 and 21 units respectively. This error factor is acceptable, especially with the 1990 data, the most recent, correlating so well.

• **Persons Per Unit (PPU).** A similar analysis off this census data yielded no correlation for the Planning Communities between the two censuses. The

overall trend of the county is for the persons per unit figure to be declining over time. The statistical analysis performed on the PPU showed some community's PPU increasing dramatically over time, while the same models showed others dropping below 1 person per unit, it was decided that the best available data for this information was the county estimates adopted in the Evaluation and Appraisal Report (EAR). The EAR projected PPU's for the decennial years of 2000, 2010, and 2020 (Work Book - ACRES BY FLUMC2.XLS; Sheet - Communities; Cells - Y26, Z26, AA26, AB26, and AC26). The PPU for years not projected in the EAR were derived by projecting a straight line between the preceding and following PPU projections.

4. Estimating the 1996 units and population.

Dwelling Units. The dwelling unit count for 1996 was generated from the planning division's existing land use inventory (Work Book - ACRES BY FLUMC2.XLS; Sheet - Communities; Column - L). This inventory contains land use information, including the number of dwelling units, for every parcel in the unincorporated portions of Lee County. The first step in accomplishing this task was to update the inventory to include the newly created community information. Then the information could be disseminated by planning community. The division's database contains the year built for residential properties. This information is reliable for structures built since the creation of the inventory (fall 1994). The report generated from the database included total units for January 1, 1994, 1995, and 1996 (Work Book - ACRES BY FLUMC2.XLS; Sheet - Communities; Columns - J, K, and L). A straight-line forecast using the 5 known data points (1980, 1990, 1994, 1995, and 1996) was used to project a preliminary dwelling unit count for the years 2000, 2010, and 2020. It was understood that this was just a "first look" as many other variables need to be considered (see the discussion in 4. below).

Population. The 1996 population estimates were derived by multiplying the community's 1996 unit count by the community's occupancy rate and by the estimated 1996 PPU of 2.29. (Work Book - ACRES BY FLUMC2.XLS; Sheet - Communities; Column L * Z26).

5. Estimate the units for the years 2000, 2010, and 2020 for each community.

No two Planning Communities are alike, therefore no one method of projecting their future development will provide adequate results. Planning Staff took an objective and subjective look at each of the communities to determine these estimates. The straight-line dwelling unit estimates were used as a guide in the allocation process.

A straight-line forecast of units from the years 1980, 1990, 1994, 1995, and 1996 was performed to generate these estimates utilizing the forecasting tool included in Microsoft Excel (Work Book - ACRES BY FLUMC2.XLS; Sheet - Communities; Columns - M, N, and O). Other forecasting methods were also utilized. These include logarithmic model, inverse curve model, quadratic model, compound model, power model, s-curve model, growth model, exponential model, logistic model and cubic model.

A correlation test was run on the data for all 20 communities using a statistical software package called SPSS for Windows. The results of this test on the straight-line model were significant for most of the communities (see Appendix 1). This correlation test evaluates the fit of the projection curve to the input data. The coefficient of determination, or, measures the strength of the linear relationship. The closer to 1 R^2 is, the stronger the relationship.

The communities of Boca Grande, Captiva, Buckingham, Gateway, Fort Myers Shores, and Southeast Lee County do not return high correlation scores in this test. These low correlation results can be explained.

The historical data for Boca Grande does not fit any of the projection models well. The R^2 for all the models fall between 0.707 and 0.711 with the straight-line model being 0.709. The final projection used for Boca Grande was actually based on the Boca Grande Study of 1989 which projects a higher unit count for 2020 (nearly build out) than any of the models. The historical data was drastically effected by the development of Boca Bay, which contains significant development not reflected in the 1990 census.

The unit estimate situation for the Captiva Community is identical to the Boca Grande situation. Captiva is estimated to have only 2 vacant acres of land by the year 2020, approaching build out. The R^2 for all the models fall between 0.748 and 0.762 with the straight-line model being 0.757.

Buckingham is also similar statistically to Captiva and Boca Grande. The R^2 for all the models fall between 0.829 and 0.851 with the straight-line model being 0.830. Buckingham, however, is not expected to reach build out by 2020.

The Gateway/Airport area is the one community that does not correlate well with the linear model and does have a better fitting curve. The growth, exponential, and compound curves all fit the data from the Gateway/Airport area better than a simple linear model. However, these models still do not

have a high R2 (correlation). With the exception the Gateway DRI development, this community does not allow substantial amounts of residential. Therefore, staff utilized the approved Gateway DRI figures to estimate growth in this community. The residential allocation allows for the build out of the DRI and for minimal additional development in the Rural, DRGR, and Industrial Development areas. Of these three areas, only the Rural lands are expected to have future residential development of any consequence.

The communities of Fort Myers Shores and Southeast Lee County have suspect 1990 census information. Both of the communities have 1990 housing unit counts which appear to be in error. When the 1990 census information is dropped from the estimating equation, the linear model has a high correlation (good fit) with the data. Since these forecasts were only used for as a guide, this was the tactic used to deal with these two communities.

6. Determine the developed and undeveloped land by future land use map category and break down the developed land by existing use.

This step required a report from the existing use inventory. This report calculates the acreage of uses by community. Within each community, the acreage totals are broken down by future land use map categories. For parcels containing more than one future land use map category, a manual check of the property was required. These figures were input into the Excel Work Book - ACRES BY FLUMC2.XLS as follows: for each individual Planning Community Sheet¹ Columns – B (number of parcels; C (Sum of acres D+F+H+I+J+K+L+M); D (Commercial Acres); E (Commercial Building Square Feet) referencing the data in Sheet “com by pc and year” Columns C-BK, by year, totaled in column BQ row titled Running SF); F (Industrial Acres); G (Industrial Building Square Feet); H (Public Acres); I (Active Agricultural Acres); J (Passive Agricultural Acres); K (Conservation Acres – Wetlands); L (Vacant Acres); M (Total Residential Acres); and, N (Total Residential Units). The building square feet for commercial and industrial uses were not recorded by future land use category for this study. As stated, this information was reported by year built and community. The total for each community was reported in the total row cell E19, commercial, and G19, industrial.

7. Determine the total acres of each future land use category within each community.

While the acreage of future land use by parcel was achieved by the previous step, it does not include acreage of roads and other rights-of-way not

identified with a county STRAP number. Also, the division's inventory does not include parcels within the municipalities. Although the overlay has no regulatory authority over the cities, it is important for this information to be included in the evaluation of future needs. Tracking of future land use map category acres is accomplished with the use of a separate Excel worksheet named "Lee Plan and EAR FLUM acres.xls". Currently this worksheet includes tables showing acreage by community at the time of the EAR, the EAR changes, and the acreage changes resulting from amendments made to the Lee Plan since the EAR. Rather than retrofitting the existing EAR data by breaking it out by community, a new run was made of the land use map against the community map in the Property Appraiser's GIS system. (Sheet - planuse, Columns B-X) This allowed planning staff to have the most current data. Also, the data most closely resembling the acreage source for the existing use inventory which is the same GIS system. This was completed before the first post EAR map amendment, a small scale amendment, was reflected on the Future Land Use Map. Therefore, the worksheet was then altered to include a list of map amendments occurring within the communities since the initial acreage query. To date only a few small scale amendments have been approved and added to this list. It is staff's intention to maintain this spreadsheet to track acreage changes in the Future Land Use Map by community.

8. Estimate the potential remaining residential.

Two approaches were taken to determine the maximum residential acreage remaining to be developed within each community. This estimate was also used as a guide for the 2020 residential allocations.

Estimate based on Lee Plan assumptions (modified). In the past, the residential acreage estimates and population accommodation were based on the following assumptions. (ACRES BY FLUMC2.XLS; Sheet - Assumptions; Column - F (Descriptions), G (Units Per Acre), and I (Historical Percent Residential))

Description	Units Per Acre	% Residential
Airport	0	0
Airport Commerce	0	0
Central Urban	5.75	0.8
Density Reduction/ Groundwater Resource	0.1	0.1
General Commercial Interchange	0	0
General Interchange	0	0
Industrial Commercial Interchange	0	0
Industrial	0	0
Industrial Interchange	0	0

Intensive Development	7.5	0.5
New Community	4.6	0.768
No Designation	0	0
Outer Island	0.3	0.3
Open Lands	0.2	0.3
Outlying Suburban	2.5	0.89
Public Facilities	0	0
Rural	0.8	0.45
Rural Community Preserve	0.8	0.45
Wetlands	0	0
Suburban	3.5	0.89
Urban Community	3.5	0.84
University Community	2.6	1
University Village Interchange	0	0

Historically the “percent residential assumption” was applied to the total acreage figure for the corresponding future land use category and at times was broken out by planning districts or sub-districts. This acreage figure was used to determine how many residential units could be expected and ultimately the population accommodation for each future land use category and if applicable, within each district/sub-district. The aggregation of these districts/sub-districts was the population accommodation of the Lee Plan Future Land Use Map.

This process neglected to consider a few points. First, based on a study of a number of existing and approved developments, on average, 23% of raw land is used by rights-of-way. Therefore only 77% of a category is available for any type of non-ROW development. (ACRES BY FLUMC2.XLS; Sheet – Assumptions; Column - L) However, in most of the urban categories allowing residential uses, the assumed residential component was 80% or higher. Therefore, utilizing the old methodology, the population accommodation could exceed the potential.

Second, the previous method for determining the amount of residential land did not take into consideration how much development was existing and what uses had been developed. In some areas, the amount of commercial, industrial, and public uses exceeded the assumed non-residential acreage.

For this analysis, both of these factors were considered. Even with these corrections, this methodology still remains inaccurate, yet useful as one tool in solving for estimated development. First, the assumption for percent of land used for residential use was modified to deduct the land anticipated as future rights-of-way. The original percent residential assumption was multiplied by the average percent of land remaining for development after

ROW has been deducted. (ACRES BY FLUMC2.XLS; Sheet – Assumptions; Columns – $L * I = H - \text{Revised Percent Residential}$)

This new percent residential was then linked to the individual community sheets (column R). This percentage was multiplied with the total future land use acreage within the community (column C) and the amount of existing residential acreage was subtracted to calculate one estimate of acreage left for new residential uses $R * C - M = T$. In some instances this was a negative number because the existing residential uses exceeded the assumption based on the Lee Plan (i.e. there was no residential use assumed for General Interchange, yet there are some existing houses in the General Interchange areas). This information was used later in the process when the allocations were formulated. Primarily, this figure was used as a reality allocation cap for future development. However, there is the possibility that the final allocation may exceed this number.

Also, when reviewing approved developments, what has already been approved for residential uses but not yet developed may be greater than what is assumed using this equation. Depending on how close to build out these developments are expected to reach by 2020, the allocation for the future land use category within the subject community may exceed these generally assumed residential acreage.

Estimate based on undeveloped land. The second method for determining the maximum amount of additional acreage available for future residential development is based on the amount of land remaining vacant or used for agricultural purposes (ACRES BY FLUMC2.XLS; Sheet – individual community; Columns – $I + J + L = S$) Historically, much of Lee County's agricultural property has been converted to other uses; therefore, the existing agricultural lands are included in the amount of land available for future development. This review of the existing conditions is also used to set constraints on the amount of lands allocated for additional development. This figure is also important for the allocations of non-residential uses. This acreage figure is broken down by future uses and added to the amount of existing acreage to determine the allocation for each use. For residential allocations this figure was also compared with the assumption above.

9. Review of previously approved projects.

To further refine the allocations to rely more on real world data and less on mathematical models, staff also reviewed the existing approvals within each area. This entailed inventorying all the approved planned development zoning

cases (including all Development of Regional Impacts, DRIs) and existing subdivision plats such as San Carlos Park. For this step, the subject projects were reviewed to determine the total approvals by use including acreage and units for residential and square feet for industrial. Two new tables were created in the Existing Use database to store this information. First a table with the development names and information such as zoning type, development id and community id. The second table contains specific approvals for each development. The community id links the approval information to the community table and the development id allows parcel information in the existing use inventory to be summarized by development. Utilizing the existing land use database allowed staff to determine how much of the approved development is remaining to be built. This information was entered into the spreadsheet and was utilized to show how much allocation above the existing inventory of each use would be required to accommodate the development that has already been approved (ACRES BY FLUMC2.XLS; Sheet – individual community; Columns – W through AH). Since only the residential, commercial, and industrial allocations are proposed to be regulatory, only these approvals are tracked in the spreadsheet. Also, since commercial and industrial uses were not being allocated by future land use map category (flumc), these uses were not broken out by flumc. The spreadsheet also differentiates between those developments that are vested from the overlay allocations and those that will be required to adhere to these thresholds. Due to time constraints this breakdown has not been finalized.

10. Determine the projected development for 2020 exceeding the amount of existing and approved (not built) development. This is where the preceding steps were used to determine the final increase in residential development.

Number of additional acres. First, the number of additional acres is calculated. The equation for this step is 1) the lesser of following: “Potential Residential Acres” – column S - and “Residential Acres Remaining” – column T - minus 2) the total of the approved residential - columns W+AC - minus 3) the existing residential acreage – column M equals additional acres – column AI. In some communities, the number of units approved and existing exceeds the number estimated as needed by the year 2020. In those cases, professional judgement was used to determine if the 2020 estimate was too low or if the build out time frame for some of the approvals was beyond the year 2020. In instances where it was presumed that the build out of the approved development was beyond the year 2020 a negative acreage figure was entered into the additional development column. This approach was also used when projections needed to be altered to balance the affect of communities growing faster than the straight-line forecast was projecting. Since the combined straight line estimates for each community resulted in a unit estimate consistent with the BEBR 2020 mid range population estimate

being used for this plan, if one allocation exceeded the straight line forecast, another needs to be adjusted down to balance that projection. This equation was completed for each of the future land use categories within a community.

Number of additional units. Once the number of acres is calculated, the assumption of units per acre is used to determine how many units this acreage will accommodate. Once again, the new methodology varies from the old adopted Lee Plan Methodology. In the adopted Lee Plan back up documentation, there is a countywide unit per acre assumption for each future land use designation. This was done because it was known that all developments were not designed/approved at the maximum allowable number of units per acre within the future land use category. For example, Lehigh Acres and San Carlos Park both contain a large number of approximately quarter acre residential lots (4 units per acre) however, these lots have future land use designations which allow up to 6 and 10 units per acre. Furthermore, the new methodology is based on net residential acres and the old assumptions were based on gross residential acres. The switch in methodologies is based on the proscribed method of inventorying the land from the Sheridan vs. Lee County Final Order. The existing land use inventory, which is used as the basis for this 2020 land use allocation plan, is based on net acres. To estimate a new unit per acre (UPA) assumption, the UPA's of existing developments within each community for each future land use category was calculated. This allowed differences between communities to be acknowledged. For example, the lands designated as Urban Community in the Alva Community (1.67 upa) are not developing at as high a density as those in the Bonita Springs Community (4.67 upa).

These new UPA's are for net residential acres. The Lee Plan allowable density regulations are calculated on gross residential acres which may include golf course, open space, ROW, etc. Therefore, in some instances, the net UPA may exceed the allowable gross UPA. The equation for the number of units in addition to what are existing and/or approved is: ACRES BY FLUMC2.XLS; Sheet – individual communityⁱ; Column – AI (the number of additional residential acres) * the greater of columns P or Q (residential dwelling units per acre)=AJ. In sum communities some of the existing UPA assumptions were higher than the UPA's of existing developments. Since staff has seen a slight increase in the requested UPA's in recent years, it was decided that in instances where the current Lee Plan assumption was greater than the existing developments cumulative UPA the Lee Plan assumption was used for this analysis.

11. Residential allocations for acreage and units.

The final step in preparing the 2020 residential allocation for each community was simply to sum the existing, approved not built and additional development estimates. The equation for residential acres is ACRES BY FLUMC2.XLS; Sheet – individual communityⁱ; Columns – $M+W+AC+AI=AT$. The equation for residential units is ACRES BY FLUMC2.XLS; Sheet – individual communityⁱ; Columns – $N+X+AD+AJ=AU$.

12. The final community permanent population estimate.

The final unit count for each future land use category within each community was then multiplied with the community's occupancy rate and then the county wide PPU assumption to determine the permanent population of the area (ACRES BY FLUMC2.XLS; Sheet – 2020 Summary; Column F * Sheet – Communities; Column AD * Cell AC26 = Sheet – 2020 Summary; Column I). These population estimates by future land use category were summed to generate the communities 2020 population estimate. For the reader's ease, this estimate is also shown on the 2020 Summary sheet in column N in the row entitled Permanent. The community's occupancy rates and person per unit assumptions are also shown on the 2020 Summary Sheet.

13. Seasonal population estimated.

A county wide assumption has been made that 5% of all units are not occupied at any time during a year. This accounts for units for sale or rent, left vacant by the owner, and those which are considered not occupyable. The number of units between the 95% and the estimated occupancy rate for each community was then multiplied with the estimated seasonal persons per unit (PPU) estimate of 2. (ACRES BY FLUMC2.XLS; Sheet – 2020 Summary; Column F * Sheet – Communities; Cell AD24 - Column AD * Cell AD26 = Sheet – 2020 Summary; Column N in the row titled Seasonal)

14. Running total of population.

The Allocations sheet contains a population 2020 population figure for each community in row BX with a total county allocated population figure in cell BX24. This number is compared to the BEBR 2020 estimate of 602,000 and the estimated 1996 population. This information is stored on the Communities Sheet in cells AC27, BEBR 2020 estimate, and L26, the 1996 Lee County estimate. The two 2020 population figures were compared to determine how many people above the BEBR estimate the 2020 allocations were accommodating. Lee County set a target of 25% to allow an adequate buffer for market fluctuations and errors in estimates. Unlike past efforts, the 25% target is based on the increment of population growth, that is the

difference between the current population and the BEBR 2020 estimate, between 1996 and 2020. The equation for this percentage is “allocated 2020 population-1996 estimate/BEBR 2020 estimate-1996 estimate” $\{((\text{Sheet} - \text{Allocations, Cell} - \text{BX24}) - (\text{Sheet} - \text{Communities, Cell} - \text{L26})) / (\text{Sheet} - \text{Communities, Cells} - \text{AC27-L26}) = \text{Sheet} - \text{Communities, Cell} - \text{AE24}\}$. A link to this cell was included on all of the individual community sheets (cell BB23) so changes to the unit counts could be monitored for their effects on the overall population goal.

15. Inventory of Existing Commercial.

The initial inventory of existing commercial uses by community was completed in step 6. The next step was to determine how much commercial was needed for the projected entire population of Lee County. This was accomplished by utilizing existing commercial land use information. In order to project the future needs of commercial by community, however, more information was needed.

A number of methods were used to project the needed population for Lee County and the individual communities. To do this commercial totals were generated for previous years and input into the Workbook “ACRES BY FLUMC2.XLS”. The sheet created for this information is called “com by pc and year”. Initially eight rows of information were included in this sheet for each community. The row titles are Planning, Year Built, Parcels, Commercial, Building Area, Running Acres, FAR, and Running SF. The information in these rows are as follows: Planning Community Number; the year the information pertained to; the number of new commercial parcels that were built that year; the number of acres converted to commercial use that year; the amount of commercial building area that came online in that year; the total number of commercial acres existing in the community that year; the floor area ratio for that community that year (Floor Area/Land Area); and, the total commercial floor area in that community that year. This information is contained in columns B through BJ. Column BK is a summation column for this information.

16. Comparison of Commercial data with dwelling unit information.

Columns BL through BQ is a repeat of this information for the years that unit counts and population figures were available. These years are 1980, 1990, 1995 (Dec 31, 1994), 1996 (Dec 31, 1995), and 1997 (Dec 31, 1996). The information carried over in these columns included the total number of acres, the total commercial floor area, and the floor area ratio. In the row titled “Planning” a link to the communities sheet was created to show the number of

units in each community. The row titled "Year Built" a calculation of the amount of commercial floor area per dwelling unit was calculated. This was simply [Floor area]/[Units]. The Building Area row was modified to be the percentage of the county's new commercial each year that occurred in each community

17. Commercial Projections for the years 2000, 2010, and 2020.

Column BV contains new titles for the years 2000, 2010, 2020 rows. These titles are: 1. Projected Units, 2. Square Feet Per Unit, 3. square feet by Unit, 4. Square feet by %, 5. % of SF, 6. Acres, 7. FAR, and 8. Square Feet. The information in these rows is described in the following steps.

1. The number of units estimates from the communities sheet for these respective years was linked to this sheet.

2. Using the forecast tool in Excel, the amount of commercial floor area per unit was projected for these 3 timeframes.

3. This projection was applied to the projected number of units to estimate the amount of commercial area needed in each community.

4. The next step involves the 5th row of each community section. Using the forecast tool in Excel, the percent of the county's total commercial floor area within each community is projected.

5. The estimated percentage from step 4 was applied only to the incremental commercial floor area change. This number was then added to the previous time interval's estimate of floor area. In some communities the estimated percentage of new commercial occurring in the community was a negative number. In those community, rather than decreasing the commercial floor area within the community, a factor of zero was applied for new commercial. The resulting 2020 estimate of commercial floor area was used as a guild for the amount of new commercial floor area with in a community. The end results through the allocation process is that each community was allocated some new commercial

ranging from 3 acres and 15,000 square feet in Captiva to over 2,000 acres and 2 million square feet in the San Carlos/Estero community.

6. Using the forecast tool in Excel, the amount of commercial acreage is projected for these 3 timeframes for each community. This acreage estimate is applied to the estimated FAR described in step 2 to estimate the commercial floor area for each community

7. Using the forecast tool in Excel, the commercial floor area ratio is projected for these 3 timeframes for each community.

8. Using the forecast tool in Excel, the amount of commercial floor area is projected for these 3 timeframes for each community.

These forecasts were used as guides through the allocation process. The three commercial floor area estimates are averaged to use as the guiding estimate on the individual community sheets. This floor area estimate is also used to project the appropriate commercial acreage allocation for each community. This also is used as only a guide. The acreage needed for the allocation may also be effected by any existing approvals that have not been constructed. This information is not accounted for in these estimates and the FAR in these approvals may differ from the existing development information.

18. Additional Commercial Development.

As discussed in step 9, the amount of approved commercial was entered into the "ACRES BY FLUMC2.XLS workbook on the individual communityⁱ sheets. The next step was to determine how much commercial floor area is needed in addition to what is approved, or, in some communities, how much of the approved commercial exceeds the actual need of the community. While the equations described above are useful tools in estimated the need by community, they also do not consider factors such as available land and how much of the vacant land is suitable for commercial development. These factors required each community to be evaluated by staff. No equations could be applied to measure these conditions. Staff also feels it is important for a community to have some potential for new commercial within the next 22 years. It is important to offer some commercial development within each community to attempt to capture some trips especially for daily needs. With

the estimates from the previous steps as a guide, the needed additional floor area was entered into cell AL19 on each of the community's worksheet. The initial equation used to give the guiding estimate is Sheet - com by pc and year; Cell BZ5 minus (Sheet - individual community; Cell E19 +Z19+AF19) plus Professional Judgment.

19. Additional Commercial Acres.

The next step is to determine how much land is needed to accommodate the commercial building space estimated in each community. As described in previous steps, each community has a different FAR. In the urbanized areas, such as South Fort Myers, multi-story commercial buildings are not uncommon and therefore the FAR is higher than the rural areas where the single-story buildings are the norm. For this reason, the FAR listed in column BU in the 7th row of each community's section is divided into the estimate for additional commercial square feet to estimate the amount of land needed to support this commercial floor area.

20. Commercial Allocation.

This step is the same as for the residential allocations. The main difference is that this allocation is for the total need for the community while the residential is broken out by future land use category. The step here is to add the columns containing the existing, approved, and additional commercial figures. The equations for commercial are contained in the Excel Work Book - ACRES BY FLUMC2.XLS for each individual Planning Community Sheet¹. The Commercial Acres: $J19+AD19+X19+D19=AV19$ and Commercial Square Feet: $AK19+AE19+Y19+E19=AW19$.

21. Industrial employment estimates.

First the entire county need is estimated using the Methodology described in the Thomas H. Roberts Industrial Land Use Needs Study, 1983. This report has been updated with more recent 1994 NPA data. The 1994 NPA data's longest range projection was for the year 2015, and is therefore inconsistent with the 2020 time horizon of this plan. The 2015 information had to be projected out to the year 2020. This adjustment was also a necessary step because the NPA population estimates for Lee County are not the same as the BEBR mid-range. This estimate was done using simple ratios. The NPA 2015 employment estimate for each employment category was divided by the NPA population estimate for 2015. This employee per population ration was then multiplied with the 2020 Lee County permanent population estimate for BEBR to generate an employee estimate for 2020.

The exception to the above methodology deals with the manufacturing sector. Currently, Lee County has 1.68% of its population employed in the manufacturing sector of its economy. This percentage is also the figure that the NPA data uses for projected estimates. The Lee Plan in Policy 7.1.4 sets a desired employment rate of 3% of the county's population in manufacturing. Therefore, the 3% figure is used in the 2020 estimate of employment to estimate manufacturing employment. The Roberts methodology further identified the percentage of employees in the various employment sectors that would be located in the industrial land use categories. To reflect this, the NPA data, as adjusted for the 3% desired manufacturing estimate, were multiplied by this "Roberts Percent of Employment in Industrial District" assumption. This returned an estimate of 35,966 employees anticipated to be employed in an industrial area in the Year 2020.

22. Industrial acreage estimates.

This employment estimate is then applied to Roberts' estimate of 7 employees per acre to generate the need for industrial land. Roberts then applies a safety factor of 30% to the estimated need (see page 65 of the Thomas H. Roberts Industrial Land Use Needs Study, 1983). Finally, Roberts' study applies a flexibility factor of 25% to the acreage need estimate. This produced an acreage amount of 8,349 for county wide industrial use.

23. Unincorporated industrial acres estimate.

Once the total industrial acreage need estimate was finalized, the number of acres needing to be allocated for the Year 2020 in the unincorporated area of Lee County is estimated. This was done by simply reducing the total industrial acreage need by the amount of industrial acreage in the cities (developed and undeveloped). The final estimate for unincorporated Lee County is 6,799 acres.

24. Industrial allocation.

This countywide acreage need is 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. A starting point for acreage allocation was calculated. This was done by using the following allocation equation: : ACRES BY FLUMC2.XLS; Sheet - individual communityⁱ; Column - C (the total acres in a given FLUMC) multiplied by the modified Roberts assumption of how much land would be devoted to industrial uses within each of the given FLUMC multiplied by 80% for future

ROW needs less Column – F the amount of existing industrial development in the given FLUMC equal to AM19. The ROW assumption was reduced to 20%, leaving 80% for development due to the nature of industrial uses locating on larger lots. The percent of how much land would be devoted to industrial uses within each of the given FLUMCs is as follows, 90% in Industrial Development and Industrial Commercial Interchange, 50% in Industrial Commercial Interchange, and 12% in New Community. This figure was the base allocation for each community. Utilizing a report from the existing land use database, staff also reviewed all the vacant land with industrial zoning within each community. Using “professional judgement” this information was used to adjust the industrial allocations within each community. Careful attention was given to the unincorporated industrial acreage need to make sure the control total of 6,799 acres was not exceeded.

Staff Response to Objection 3, Year 2020 Community Overlay Community Boundary Description/Methodology

As part of the effort to improve the problematic Year 2010 Overlay and to create a more useful planning tool, the Year 2010 Overlay Sub-districts Map 16, is proposed to be replaced with the new Year 2020 Communities Map. This map, while still allowing the county to allocate the amount of land by use which is professionally accepted to accommodate Lee County’s projected 2020 population, allows more flexibility to accommodate a fluctuating market for the next 22 years. These community boundaries allow the land use allocations to be more oriented towards the needs of Lee County’s communities. These larger, community based allocation district boundaries help to remove the problems inherent in the smaller sub-districts caused by unforeseen condition changes.

Community Boundary Creation

The number of communities designated on the Community Map was based primarily on how areas identify themselves. In some instances these boundaries were modified due to political and regulatory issues. The result of the creation of these communities is the division of the county into 20 Planning Communities. These Planning Communities are proposed to replace both the 115 Year 2010 Overlay Subdistricts and the 15 Planning Districts. The actual boundary descriptions for these communities are included in appendix 2, “Physical Descriptions”. These descriptions are not intended to be “legal descriptions” but do allow the reader the ability to determine the exact boundary of a community. When possible, these descriptions follow section lines, road centerlines, river channels, and platted development boundaries. In some instances these descriptions reference parcel lines. Therefore, it is important to realize that these are for parcels as they exist in April of 1998.

First, four communities were drawn to reflect the four incorporated cities. The two island municipalities were drawn to include only the land within their corporate boundaries.

Sanibel – This community includes all land incorporated in the City of Sanibel as of this date. Sanibel does have a strong retail base for tourist needs and the daily needs of the residents. However, for more major needs residents do utilize businesses outside of this community.

Fort Myers Beach – This community includes all land incorporated in the Town of Fort Myers Beach as of this date. The town of Fort Myers beach has a similar non-residential base as Sanibel. One significant difference is the existence of the boating and marina industry on the island.

The community boundaries for the cities of Cape Coral and Fort Myers, however, include enclaves likely to be annexed during the time frame of this overlay. This helps to minimize the issue of how to manage the allocations when property within a community is annexed thereby removing it from the county's land use jurisdiction. This issue was never fully resolved with the 2010 Overlay sub-districts where many of the districts surrounding the City of Fort Myers had property annexed into the city. In reality, while the amount of land regulated by the overlay within the sub-district declined, the actual allocations within the sub-district remained the same.

Cape Coral - The Cape Coral Community includes all the unincorporated enclaves with the exception of the few enclaves located on Pine Island Road West of Chiquita Boulevard. Some of these enclaves may never annex into the City of Cape Coral, such as the Matlacha Isles area. These areas have historically been included with the Pine Island Community, and will remain so. Other of these enclaves may annex into the city and it may be advantageous at that time to amend the Community Map and the corresponding allocation tables to reflect such annexations. The Fort Myers Community includes much more unincorporated area. While commercial and industrial opportunities of all varieties exist in the City of Cape Coral, many of the residents still satisfy these needs outside of the city. Likewise, many residents of less intense areas of the county will utilize Cape Coral's commercial and industrial opportunities for their needs.

Fort Myers - The City of Fort Myers is annexing land in an aggressive manner, especially in the vicinity of Gateway. An urban reserve overlay for the City of Fort Myers is no longer in effect. This planning tool was deleted from the Lee Plan in the 1992/1993 amendment cycle. This was done due to cessation of the interlocal with the City of Fort Myers. The Fort Myers Community includes all land within the City of Fort Myers along with most areas included in the repealed Fort Myers Urban Reserve and the portions of Gateway which are in the process of annexing or expected to annex into the City of Fort Myers. The only areas not included in the Fort Myers Community which had been in the Fort Myers Urban Reserve is the

Morse Shores/Tice area which is west of I-75 north of Tice Street. It is unlikely that these areas will annex into the city. The other area previously in the Fort Myers Urban Reserve which is not in the Fort Myers Community is the Twin Lakes RPD and neighboring properties in the northeast quadrant of the I-75/SR82 interchange. There are properties southeast of the City of Fort Myers that are included in the community due to existing interest in their annexation into the City of Fort Myers. While the emphasis of new commercial and industrial activity in Lee County has been moving south along US 41, The community of Fort Myers remains a commercial/industrial center for the rest of Lee County.

Once the community boundaries for the cities were drawn, the remaining portions of the county were studied to determine existing "communities". Planning Staff's first goal was to completely follow census geography in this task. It was quickly realized that tract lines did not necessarily follow community boundaries and that the community lines would need to deviate from census geography. The next geography, which was used to base the community boundary lines on, was Traffic Analysis Zones (TAZ's). However, as with census geography, these zones also did not always create a good community border. When these geographies were not available, Planning Staff relied on future land use designation lines, section/property lines, and natural features such as rivers and creeks. One of the problems with the original 2010 overlay sub-districts, which were based on TAZ's, was that many properties were split into multiple overlay sub-districts. This resulted in staff spending additional time determining which side of the sub-district line a property's use was actually occurring. With the exception of less than 10 parcels, the goal of not splitting parcels into multiple communities was achieved. Through this exercise, twenty distinct communities emerged.

The Second type of community reviewed and defined was the island based communities. Five island based communities were identified on the 2020 Planning Community Overlay Map. Two of these are the incorporated islands described above. The other three are Boca Grande, Captiva, and Pine Island.

Boca Grande – This community includes the portions of Gasparilla Island within Lee County and the surrounding smaller islands. The smaller islands in this community have minimal if any development. The core of this community is the unincorporated town of Boca Grande. This community is unique in that it has no direct road access to the rest of Lee County. All access to Boca Grande is via Charlotte County or by boat.

Captiva – This community includes the major islands of Captiva Island, Upper Captiva Island, Cayo Casta Island, Usseppa Island, Buck Key, and Cabbage Key and the surrounding smaller islands. Although Captiva itself is a seasonal resort community, in comparison to the other islands in this community it is the center of activity. Due to the nature of this community, residents must satisfy their major commercial and industrial needs outside of this community.

Pine Island – This community includes the major islands of Pine Island, Little Pine Island, and Matlacha, the surrounding smaller islands, and the previously mentioned enclaves in the City of Cape Coral. This community has an overall identity of Pine Island; however, there are four sub community centers within the overall community. Pine Island itself has three communities, Bokeelia at the north tip, St James City at the southern tip of the island, and Pine Island Center at the intersection of the two main roads of this community, Pine Island Road and Stringfellow Boulevard. Pine Island Center would be considered the most major of these three communities. There are numerous other islands immediately surrounding Pine Island. Of these, Matlacha has somewhat of its own identity. This area, along with Matlacha Isles, has always been included in the area known as Greater Pine Island. While there are four small communities within the larger Pine Island community and this community does contain more commercial zoning than is needed to support its projected population, many of the residents do leave the islands to satisfy their commercial needs.

The remainder of the county was divided into thirteen non-island communities. However, these communities do include some islands such as San Carlos Island, Black Island, and Bonita Beach. This task did involve some professional judgement on the part of Planning Staff and the boundaries were modified during the public hearing process.

The following are general location/boundaries of the remaining areas and these area's current conditions including the existing and planned infrastructure. The widening of Interstate 75 is not specifically mentioned in these descriptions since it is a regional/state resource effecting all of the communities.

Alva - This Community is located in the northeast corner of the county and is focused on the rural community of Alva. The majority of this area is designated as Rural, Open Lands, or Density Reduction/Groundwater Resource. The lands surrounding the Alva "Center", which lie north and south of the Caloosahatchee River at the intersections of the Broadway (the bridge at Alva) and SR 78 and SR 80, are designated as Urban Community as are the lands in the vicinity of the Hickey Creek Mitigation Park. The mitigation park lands are, however, slated to be placed in a more suitable Conservation Lands land use designation. There are some lands designated as Outlying Suburban within the Alva Planning Community, most of which are located south of Bayshore Road west of SR 31. This community roughly includes lands in Township 43 South/Range 27 East, lands north of the Caloosahatchee River in Township 43 South/Range 26 East, and, lands north of the Caloosahatchee River in Sections 1,2, 11-14, and 23-27 of Township 43 South/Range 26 East.

The lands west of SR 31 were included in this community to more closely reflect census tract lines. This area currently has a rural character similar to the rest of the Alva Planning Community; however, its location/accessibility to I-75 may render

it more closely related to the North Fort Myers Community. If during the 2000 census, a tract split along SR 31 can be accomplished, it may be desirable to move these lands into the North Fort Myers Planning Community.

While the Alva community does offer some non-residential opportunities, most residents do find themselves shopping for these goods out side of this community in the more urbanized communities to the west and south.

This Community is served by three substantial transportation facilities, SR 80 (Palm Beach Boulevard) SR 78 (North River Road/Bayshore Road) and SR 31. Currently, all these roads are two lane facilities.

Properties in this area are typically served by well and septic systems and no major utility expansions are expected in the near future.

North Fort Myers - This Community is located north of the Caloosahatchee River between the Alva Planning Community and the City of Cape Coral. This community includes a wide mix of Future Land Use designations from Intensive Development to Density Reduction/Groundwater Resource. The one exception is the lack of the Industrial Development land use designation in this community. There are only 2 small areas in the North Fort Myers community with this designation. The existing core of this community is in the area of the two US 41 routes near the river. The old US 41 corridor is the current focal point of the North Fort Myers CRA and the new 41 Corridor is home to a number of new major commercial endeavors. These corridors are what give this community its commercial identity. They are surrounded by residential that have a country atmosphere. While US 41 Corridor contains businesses that have an inter-community draw, there are also commercial nodes that are more neighborhood oriented. These would include the commercial areas along Hancock Parkway (although the new Winn Dixie grocery store will draw from areas outside the community), Bayshore Road, and Pondella Road. The North Fort Myers community contains major commercial concerns that attract consumers from outside of the community.

The North Fort Myers Community is serviced by a number of major roads/highways including US 41, Business 41, Interstate 75, and SR 78 (Pine Island/Bayshore Road). There are also road improvements in the community, which have been recently completed, are under construction, or are in the planning process. These include the widening of Business 41 north of Pine Island Road to the intersection of US 41. This corridor currently links North Fort Myers to Downtown Fort Myers and there are plans to continue this corridor south to reconnect with US 41 in the Alico Road area via Metro Parkway. This would create an alternate north/south route through Lee County. Pine Island Road (SR 78) has recently been widened into Cape Coral and the segment between old and new 41 is in the process to be widened to 4 lanes. Bayshore Road (SR 78) was widened to 4 lanes for a short distance from its intersection with Business 41 east, and the remaining segments to I-75 are planned

to be widened in the future. Pondella Road was recently widened from US 41 to Orange Grove Blvd and plans exist to continue the widening and its extension to Del Prado Blvd in Cape Coral. Diplomat Parkway, an existing east/west road in Cape Coral, is under construction to through the Hancock Creed Industrial Park to US 41. There are also discussions underway to build a new road from the Del Prado Blvd Extension east to connect with Henderson Grade Road and build a new interchange on I-75.

Properties in this community are serviced by both water and sewer and well and septic systems. North Fort Myers Utilities continuously expands the area serviced within its franchise area to meet the needs of the area's growth.

Burnt Store - This Community is located in the northwest corner of the mainland of Lee County excluding any portions of the City of Cape Coral. The majority of the property in this community is designated Density Reduction/Groundwater Resource. The land west of Burnt Store Road is designated as Rural with the exception of 10 acres, which are designated as Outlying Suburban. This community is primarily a residential area with a high percentage of seasonal residents. There are some commercial and marine oriented amenities within the Burnt Store Marina Development which serve primarily residents of that development. Most of the community's commercial needs are served outside of the community in Cape Coral, North Fort Myers and Fort Myers, or in Charlotte County. The Burnt Store Development actually encompasses land in both Lee and Charlotte Counties.

The primary road corridor servicing the Burnt Store Community is Burnt Store Road. No major improvements to this facility are planned in the foreseeable future in the Burnt Store Community. The extension of Burnt Store Road within the Cape Coral Community is shown on the 2020 Financially Feasible Plan. This connection from the southern terminus of Burnt Store Road at SR 78 to the new Mid-Point Memorial Bridge corridor will give residents in the Burnt Store Community better access to central Cape Coral and South Fort Myers.

The Burnt Store Marina development is serviced by water and sewer facilities. The area between Burnt Store Road and the North Fort Myers community relies on wells and septic systems.

Tice/Morse Shores/Fort Myers Shores - This Community is located south of the Caloosahatchee River, east of Hickey Creek, and north of the Orange River; and, along I-75 west of the Buckingham Rural Community Preserve, north of SR 82 and east of the City of Fort Myers. This area also has a mixture of future land use designations. The majority of the land is designated Suburban, Rural, or Urban Community; however, there are some lands designated Intensive Development, Central Urban, Public Facilities, Industrial Interchange Area, and General Interchange. This community contains commercial outlets which accommodate the needs of its residents as well as those from neighboring communities such as Alva and Buckingham. There are two major shopping areas in this community to satisfy

resident's primary needs such as food and automotive needs. However, the residents of this community utilize commercial establishments in the more urbanized areas for other commercial needs.

The major roads servicing this Community are Interstate 75 and Palm Beach Blvd (SR 80). Palm Beach Blvd was recently widened to 6 lanes between Ortiz Blvd and SR 31 and 4 lane from Ortiz Blvd to the existing 4-lane segment in the City of Fort Myers. This Community also has 2 I-75 interchanges within its boundaries. The Interchange at Palm Beach Blvd is a major entryway into the county/City of Fort Myers for motorists from the north.

Utility services in this community are similar to those in the North Fort Myers community. This community is serviced by both water and sewer and well and septic systems. Lee County Utilities continuously expands the area serviced within its franchise area to meet the needs of the area's growth.

Buckingham - This Community is located between Lehigh Acres and the City of Fort Myers and Buckingham Road and the Orange River. It is considered the Buckingham Rural Community Preserve. The property in this community is predominantly designated Rural Community Preserve with some pockets of Public Facilities, Rural, and Outlying Suburban. There is an active push, by the residents, to maintain the rural nature of this area of the county. The residents have supported an amendment to the Lee Plan which limits the commercial activity within the community to a node focused around the intersections of Buckingham Road and Cemetery Road and Buckingham Road and Orange River Road. It is their preference that the majority of the communities commercial needs be met outside of their community.

The major roads serving this community are Buckingham Road, Gunnery Road, and Orange River Blvd. None of these are state or federal highways.

The primary source for potable and wastewater systems is well and septic systems; however, Lee County Utilities has extended a few sewer lines in the area. The Buckingham community residents have opposed any infrastructure improvements that would encourage urban development within their community. Goal 17 of the Lee Plan addresses these concerns. The following objectives are in the adopted Lee Plan:

OBJECTIVE 17.2: TRANSPORTATION. *To protect the rural character of the Buckingham area, all future rights-of-way in Buckingham shall be no greater than 100 feet (except for Buckingham Road and Lockett Road extensions). (Amended by Ordinance No. 94-30)*

OBJECTIVE 17.3: SEWER AND WATER. *In order to discourage unwanted urban development, central sewer and water lines shall not be extended into the Buckingham Rural Community Preserve, except in the areas identified by Maps 6 and 7 as Future Water and Sanitary Sewer Service Areas and to the site of the proposed resource recovery facility.*

Lehigh Acres - This Community is located between the southern line of Township 43 South and SR 82, and east of Buckingham Road/the Buckingham Rural Community Preserve to the eastern Lee County line. This community contains the Lehigh Acres development, which was platted starting in 1954. The plat contains primarily quarter and half acre lots on a grid street pattern. This community is designated as Urban Community and Central Urban with the exception of one small strip of Rural and a few properties with the Public Facilities designation.

The transportation network within this community has been very problematic and will continue to be challenging in the future. The community is serviced by Lee Blvd/Joel Blvd (CR 884), SR 82, and Gunnery Road. Gunnery Road is planned to be the connecting point for the extension of Daniels Road to SR 82, and Lee Blvd is currently being widened from its 2-lane state. Many roads within the Lehigh Community are also being improved to assist in the flow of traffic within the community. There is also a proposed amendment to the Lee Plan, the Lehigh Commercial Study, that will help address some of these same issues.

Central water and sewer service much of the highly developed area of the Lehigh Community and as areas of the community develop these services are extended into the area. However, many areas of the Lehigh Community are still utilizing wells and septic systems.

Gateway/Southwest Florida International Airport - This Community is located South of SR 82, generally east of I-75, and north of Alico Road. The community includes those portions of the Gateway development which have not been or not anticipated to be annexed into the City of Fort Myers. It also includes the Southwest International Airport and the properties it is expected the airport will use for its expansion. In addition, the community contains the lands designated as Airport Commerce, and the only portion west of I-75 is the land designated as Industrial Development, which is also, one of the primary flight paths into the airport. In addition to these two land use designations, properties in this community are designated New Community (the Gateway development), Airport, Density Reduction/Groundwater Resource (primarily the anticipated airport expansion areas), Rural, and General Interchange.

Daniels Parkway, Interstate 75, Commerce Blvd, Alico Road, and SR 82 service this community. The road network in this community is planned to change dramatically over time. The first scheduled improvement is the extension of Daniels Parkway to SR 82 and its connection with Gunnery Road. This will create a direct link from Lehigh Acres through this community to the southern portions of Lee County. Currently this is achieved by utilizing Commerce Blvd through the Gateway development. SR 82 is also projected to be widened, as is Alico Road. There are also many new road facilities planned within this community. In conjunction with the expansion of the airport, Treeline Blvd is planned to be extended south from Daniels Parkway to Alico Road and connect with Ben Hill Griffin Parkway. This

road facility will contain the main entrances to two of the county's premiere facilities, the Southwest International Airport, and Florida Gulf Coast University, the newest state university. The Lee County MPA 2020 Financially Feasible Plan also shows Treeline Blvd extending north to SR 82 creating a continuous road from Corkscrew Road to Colonial Blvd. Another facility appearing on the Lee County MPA 2020 Financially Feasible Plan for future evaluation is the South County East/West Expressway. Although no alignment has been determined, it is expected that if built this expressway would be located parallel to the existing Alico Road on the north side through the Industrial Development area of this community.

As stated above, and implied in the name of the community, this community is the home to an international airport. This facility is currently planned to be greatly expanded. The expansion plans call for adding a second parallel runway and a new terminal building. These improvements will more than double the existing capacity of the airport.

Central water and sewer service the majority of the developed land in this community and the expansion of these facilities is expected to continue with the development of the area.

Daniels Parkway - This Community is located between I-75 and the Six Mile Cypress Slough, south of the City of Fort Myers and north of the Alico Road industrial area. The community contains lands designated Rural, Outlying Suburban, and a small area of General Interchange. This community is considered one of the primary gateways to Lee County.

Daniels Parkway and Interstate 75 are the primary roads servicing this community. No major improvements are planned for these facilities in the near future. The one major road improvement project in this community included on the Financially Feasible Plan is the future connection of Fiddlesticks to Three Oaks Parkway.

Central water and sewer service the majority of the developed land in this community and the expansion of these facilities is expected to continue with the development of the area. There are areas in this community that are developed at very low density which are utilizing septic systems and some are also using private wells for potable water.

South Fort Myers - This Community is located in the center of Lee County. South of the City of Fort Myers, east of the Caloosahatchee River, west of the Six Mile Cypress Slough, and north of Gladiolus Drive. This community primarily has the higher intensity land use categories such as Intensive Development, Central Urban, Urban Community, Industrial Development, and Suburban.

Along with this community's higher intensity future land use designations comes a large number of transportation corridors. The community is served by the following: US 41, Metro Parkway, Summerlin Road, McGregor Blvd, Six Mile Cypress

Parkway/Gladiolus Drive, Cypress Lake Drive/Daniels Parkway, College Parkway, and Boy Scout Rd/Fowler St.

Central water and sewer service the majority of the developed land in this community and the expansion of these facilities is expected to continue as this community builds out.

Iona/McGregor - This Community is located primarily south of Gladiolus Drive west of Hendry Creek and contains all of the islands not included in the Town of Fort Myers Beach. The northern boundary is generally the channel in the Caloosahatchee River and the community includes islands approximately 2 miles west of the mainland. This community primarily has lands designated as Urban Community and Suburban, both having a standard density cap of 6 units per acre. There are some areas designated as Central Urban and others as Outlying Suburban. There is also an industrial area located along the west side of Pine Ridge road north and south of Summerlin Road.

The road network in this area includes the major road corridors of Summerlin Road, Gladiolus Drive, McGregor Blvd, and San Carlos Blvd. McGregor Blvd is currently programmed to be 4-laned from Cypress Lake Drive to Gladiolus Drive. This will complete the 4-laning of McGregor from College Parkway to the Sanibel Causeway. Improvements shown as financially feasible include the widening of Summerlin Road to 6-lanes, the completion of the 4-laning of Gladiolus Drive, and the widening of San Carlos Blvd from Summerlin Rd. to Gladiolus Drive.

San Carlos Park/Island Park/Estero - This Community is located in the southern portion of Lee County, east of Hendry Creek and, for the most part, south of Alico Road. It is north of the Estero River on the west side of US 41 then north of the new Brooks of Bonita development east of US41. The community does extend east of I-75 to include the approved developments along Corkscrew Road and all lands designated University Community. The majority of the land in this community is designated as Suburban and then Urban Community (both having a maximum standard density of 6 units per acre). There are some properties designated as Rural, Outlying Suburban, and Industrial Development, however, these lands make up a small portion of the Community.

As with the South Fort Myers Community, this community must also accommodate any traffic moving from the northern portions of the county to the southern portions and visa versa. Even north/south interstate traffic funnels through this community. To accomplish this movement in addition to the internal (origin and destination) trips there are two major north/south corridors: US 41 and Interstate 75. To aid the movement to and from these corridors, there are two major east/west routes in this community: Alico Road and Corkscrew Road. The location for the newly opened Florida Gulf Coast University will increase the number of trips beginning and ending in this community. Road improvements programmed to

assist with this traffic are: the widening of Alico Road and Corkscrew Road to 4-lanes; the 4-lane extension of Ben Hill Griffin Blvd from the campus entrance to Corkscrew Road; and, the widening of US 41 to 6-lane from San Carlos Park north (these final two projects are currently underway). In addition, the Lee County MPO 2020 Financially Feasible Plan includes the widening of Three Oaks Parkway and its extension north to Daniels Pkwy and south to Old US 41 in Bonita. The widening of US 41 to 6-lane south, the widening and extension of Ben Hill Griffin Blvd to Treeline Blvd. and the extension of Koreshan Blvd. across I-75 (no interchange is planned) to Ben Hill Griffin Blvd are also planned. Another major north/south route which will be located in the northern extremity of this community is the metro parkway extension from its terminus at Six Mile Cypress Parkway to US 41 and Alico Road with an interchange planned for this intersection. Additionally, the potential south county east/west expressway which is shown for future evaluation on the MPO's 2020 plan may also be constructed.

Bonita - This Community is located in south Lee County and abuts the Collier County line. It is generally west of I-75 except south of Bonita Beach Road where it extends all the way to the east county line. These General Interchange, Outlying Suburban, and Rural lands east of I-75 are included because they do not fit within the Southeast Lee County community described below, which is almost entirely Density Reduction/Groundwater Resource. The Community contains all the islands south of the Town of Fort Myers Beach and includes those in the area of Mound Key. The northern boundary of this community is the San Carlos Park/Island Park/Estero Community, which are the Estero River, then the northern boundary of the Brooks of Bonita development. This community has a wide variety of Future Land Use designations from Rural to Central Urban. It includes Industrial Development areas and a General Interchange area.

While this is one of the fastest growing communities in Lee County, Bonita Springs only contains three major transportation corridors: US 41, Interstate 75, and Bonita Beach Rd. Bonita Beach Road was recently 4-laned from Vanderbilt Beach Dr to Bonita Grande Dr and the portion from Vanderbilt Beach Dr to Hickory Blvd is currently programmed to be 4-laned. Bonita Beach Road is planned to be 6-laned on either side of its intersection with US 41 and between Imperial St and I-75. US 41 is also planned to be widened from 4-lanes to 6-lanes through the entire Bonita Springs Community. Another north/south road planned for the area is the extension of Three Oaks Parkway connecting it to Old US 41 north of the Bonita Springs Town Center. Extensions of Matheson Ave north to Strike Lane and Imperial Street south to Collier County ultimately connecting with Livingston Road in Collier County are also shown on the Recommended Network and Alignments from the Bonita Springs Traffic Circulation Study which was approved by the BoCC and amended the Lee County MPO 2020 Financially Feasible Plan. Passing through the community east of I-75 is the proposed road connecting CR951 in Collier County with Ben Hill Griffin Blvd in Lee County. The only new east/west road planned for the Bonita Springs Community is the extension of Coconut Rd through

the Brooks of Bonita development east of I-75 connecting with the new north/south road planned for east of I-75.

Southeast Lee County – As the name implies, this Community is located in the southeast area of Lee County. South of SR 82, north of Bonita Beach Road, east of I-75 (excluding areas in the San Carlos Park/Island Park/Estero Corkscrew Road and Gateway/Southwest Florida International Airport Communities) and west of the county line. With the exception of the Public Facilities and the Wetlands, the entire community is designated as Density Reduction/Groundwater Resource on the Future Land Use Map.

This community contains the most remote areas of Lee County and does not contain an abundance of public infrastructure. SR 82 and Bonita Beach Rd are the northern and southern boundary of the community. Alico and Corkscrew Roads are the only major roads located in the community. Corkscrew Road does extend out of Lee County into northern Collier County. No improvements are planned for these roads in the Lee County MPO 2020 Financially Feasible Plan. An amendment was made based on recommendations from the Bonita Springs Traffic Circulation Study to extend Ben Hill Griffin Blvd south from Corkscrew Road intersecting with Bonita Beach Road and continuing on to connect with CR 951 in Collier County. In addition, an extension of Coconut Road through the Brooks of Bonita development to connect with this extension of Ben Hill Griffin Blvd has been recommended by this study.

Although the area does contain a water treatment plant, the only water lines are those running from the plant along Alico Road. No major sewage treatment facilities exist in the area. Some developments do have multiple user package plant facilities in the area. Septic systems and private wells serve the majority of the area. These conditions are not expected to change in the future.

Recommended Changes. In response to the recommendation from DCD, staff is recommending that the Density Reduction/Groundwater Resource lands originally located in the San Carlos Park/Island Park/Estero community be transferred into the Southeast Lee County community.

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

DATE OF ADOPTION HEARING: May 27, 1998

A. BOARD REVIEW:

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. BOARD ACTION:

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

C. VOTE:

JOHN ALBION

ANDREW COY

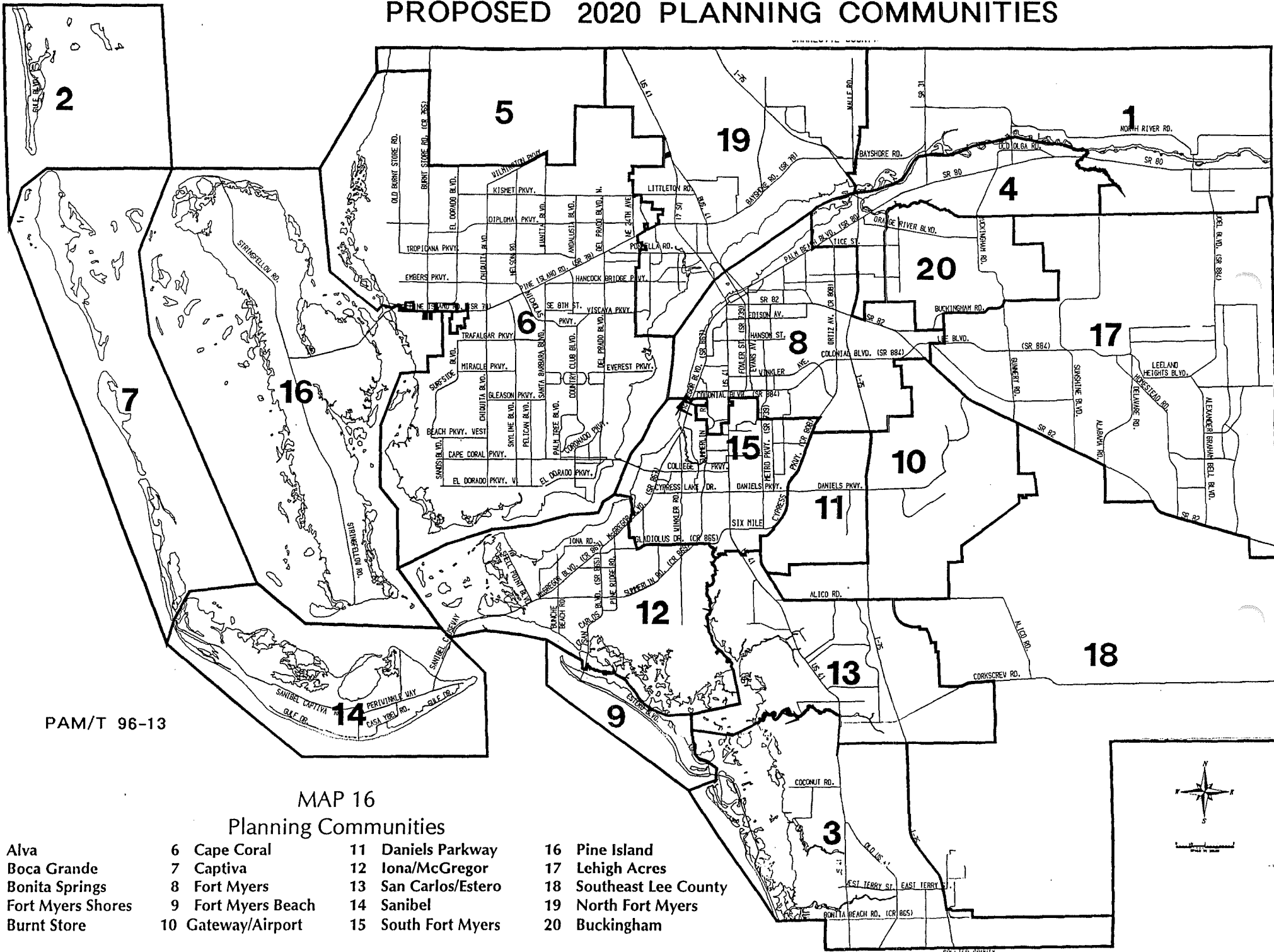
RAY JUDAH

JOHN MANNING

DOUG ST. CERNY

¹ Individual Community refers to the 20 worksheets within the ACRES BY FLUMC2.XLS workbook that are for individual communities. These worksheet names are Alva, Boca Grande, Bonita Springs, Fort Myers Shores, Burnt Store, Cape Coral, Captiva, Fort Myers, Fort Myers Beach, Gateway Airport, Daniels Parkway, Iona McGregor, San Carlos Estero, Sanibel, South Fort Myers, Pine Island, Lehigh, Southeast County, North Fort Myers, and Buckingham.

PROPOSED 2020 PLANNING COMMUNITIES



PAM/T 96-13

MAP 16

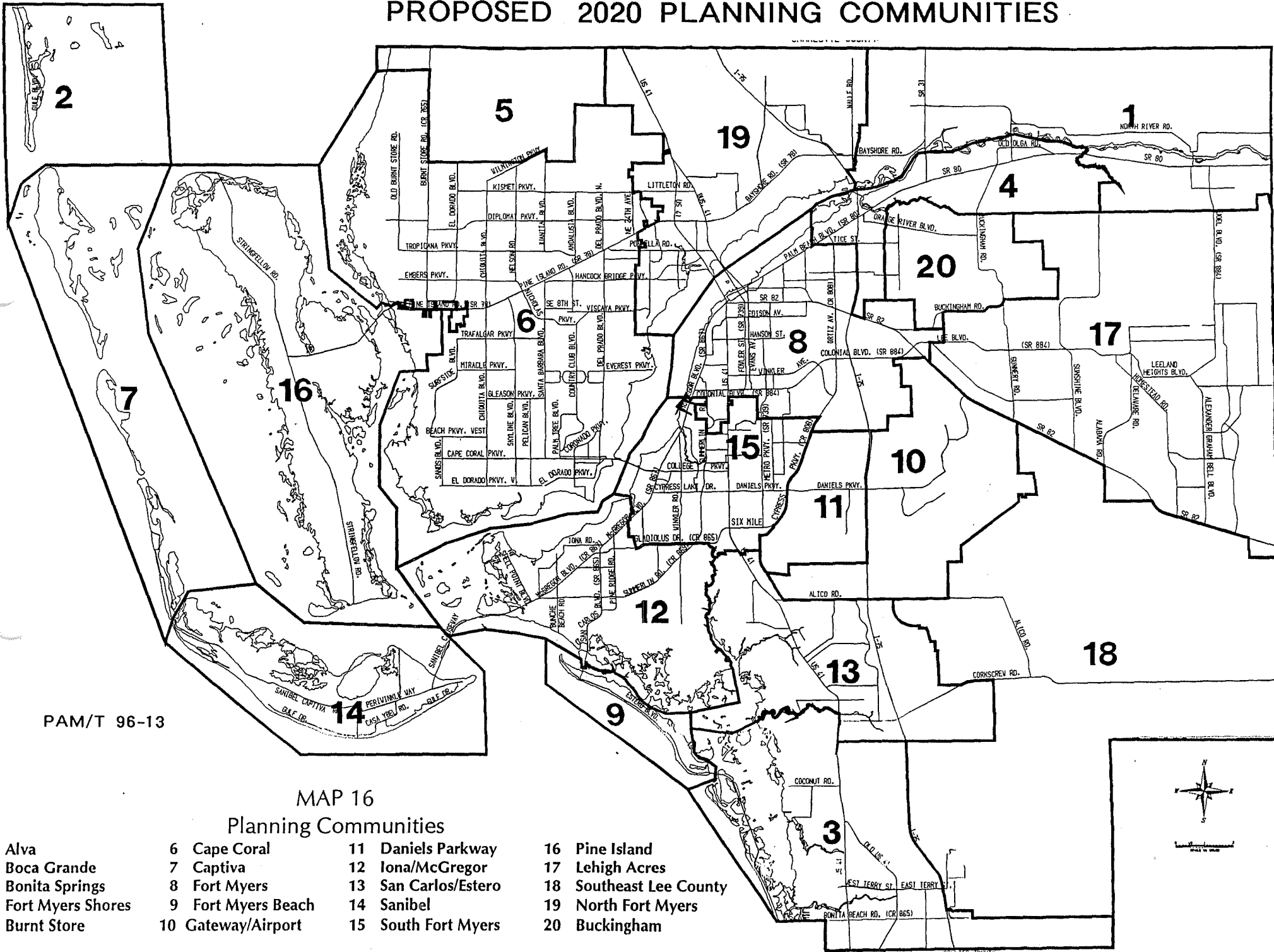
Planning Communities

- | | | | |
|---------------------|--------------------|----------------------|-------------------------|
| 1 Alva | 6 Cape Coral | 11 Daniels Parkway | 16 Pine Island |
| 2 Boca Grande | 7 Captiva | 12 Iona/McGregor | 17 Lehigh Acres |
| 3 Bonita Springs | 8 Fort Myers | 13 San Carlos/Estero | 18 Southeast Lee County |
| 4 Fort Myers Shores | 9 Fort Myers Beach | 14 Sanibel | 19 North Fort Myers |
| 5 Burnt Store | 10 Gateway/Airport | 15 South Fort Myers | 20 Buckingham |



COLLIER COUNTY

PROPOSED 2020 PLANNING COMMUNITIES



PAM/T 96-13

MAP 16

Planning Communities

- | | | | |
|---------------------|--------------------|----------------------|-------------------------|
| 1 Alva | 6 Cape Coral | 11 Daniels Parkway | 16 Pine Island |
| 2 Boca Grande | 7 Captiva | 12 Iona/McGregor | 17 Lehigh Acres |
| 3 Bonita Springs | 8 Fort Myers | 13 San Carlos/Estero | 18 Southeast Lee County |
| 4 Fort Myers Shores | 9 Fort Myers Beach | 14 Sanibel | 19 North Fort Myers |
| 5 Burnt Store | 10 Gateway/Airport | 15 South Fort Myers | 20 Buckingham |



COLLETER COUNTY

**Table 1(b)
Year 2020 Allocations**

Residential Use	Acreage			Dwelling Units			Permanent Population
	Allocation	Existing	Available	Allocation	Existing	Available	
Intensive Development	1,493	1,071	422	12,018	8,418	3,600	20,468
Central Urban	10,511	7,977	2,533	54,795	39,696	15,099	93,844
Urban Community	18,091	7,151	10,940	75,526	29,200	46,326	118,525
Suburban	14,700	11,526	3,173	59,256	44,322	14,934	89,901
Outlying Suburban	5,559	2,698	2,861	22,715	9,446	13,269	28,542
Industrial	159	154	5	293	290	3	399
Public Facilities	2	2	0	4	4	0	3
University Community	860	0	860	5,574	0	5,574	8,196
Industrial Interchange	0	0	0	0	0	0	0
General Interchange	93	93	0	80	80	0	101
General Commercial Interchange	7	7	0	22	22	0	41
Industrial Commercial Interchange	0	0	0	0	0	0	0
University Village Interchange	0	0	0	0	0	0	0
New Community	1,644	160	1,484	8,138	746	7,392	13,359
Airport Commerce	9	9	0	4	4	0	6
Airport	0	0	0	0	0	0	0
Rural	8,211	5,590	2,620	12,906	3,963	8,943	16,620
Rural Community Preserve	3,046	2,877	169	1,280	1,146	134	2,464
Outer Island	215	144	71	368	262	106	168
Open Lands	1,339	335	1,004	306	106	200	363
Density Reduction/ Groundwater Resource	7,242	4,775	2,467	2,137	1,893	244	3,258
Wetlands	380	380	0	573	573	0	834
Unincorporated County Total	73,560	44,950	28,609	255,995	140,171	115,824	397,088

Other Uses	Acreage		
	Allocation	Existing	Available
Commercial	10,524	3,837	6,687
Industrial	6,792	1,422	5,370
Non Regulatory Allocations			
Public	62,304	33,317	28,987
Active AG	36,451	34,536	1,915
Passive AG	67,768	85,550	-17,781
Conservation	83,608	83,608	0
Vacant	43,720	97,507	-53,787
Total			
	384,727	384,727	0
Square Feet			
	<i>Allocation</i>	<i>Existing</i>	<i>Available</i>
Commercial	56,831,079	23,828,470	33,002,609

Commercial Control Total 56,831,079

Lee County Totals

	Occupancy Rate	Persons Per Unit	Population
Permanent	74%	2.09	653,947
Seasonal	95%	2.00	808,359

BEBR 2020 Population Estimate 602,000

Accommodation of population projection¹ 125.00%

¹ Based on increment of population change between 1996 and 2020

*Includes Unit Counts from the respective cities.

**Allocations based on the Gateway DRI

**Table 1(b)
Year 2020 Allocations**

Residential Use	Acreage			Dwelling Units			Permanent Population
	Allocation	Existing	Available	Allocation	Existing	Available	
Intensive Development			0			0	0
Central Urban			0			0	0
Urban Community	519	458	60	744	533	211	1,331
Suburban			0			0	0
Outlying Suburban	295	194	102	783	514	269	1,401
Industrial			0			0	0
Public Facilities			0			0	0
University Community			0			0	0
Industrial Interchange			0			0	0
General Interchange			0			0	0
General Commercial Interchange			0			0	0
Industrial Commercial Interchange			0			0	0
University Village Interchange			0			0	0
New Community			0			0	0
Airport Commerce			0			0	0
Airport			0			0	0
Rural	2,407	2,188	219	1,167	987	180	2,088
Rural Community Preserve			0			0	0
Outer Island	5	0	5	1	0	1	2
Open Lands	175	17	158	45	14	31	81
Density Reduction/ Groundwater Resource	788	668	120	159	148	11	284
Wetlands	2	2	0	2	2	0	4
Total	4,191	3,528	664	2,901	2,198	703	5,190

Other Uses	Acreage		
	Allocation	Existing	Available
Commercial	73	48	25
Industrial	29	19	10
Non Regulatory Allocations			
Public	4,278	2,537	1,741
Active Ag	7,273	7,273	0
Passive Ag	17,453	18,653	-1,200
Conservation	2,826	2,826	0
Vacant	26	1,265	-1,240
Total	36,150	36,150	0
Square Feet			
	Allocation	Existing	Available
Commercial	144,481	73,281	71,200

Alva

	Occupancy Rate	Persons Per Unit	Population
Permanent	86%	2.09	5,190
Seasonal	95%	2.00	5,735

*Includes Unit Counts from the respective cities.

**Allocations based on the Gateway DRI

**Table 1(b)
Year 2020 Allocations**

Residential Use	Acreage			Dwelling Units			Permanent Population
	Allocation	Existing	Available	Allocation	Existing	Available	
Intensive Development			0			0	0
Central Urban			0			0	0
Urban Community	437	309	128	1,650	1,005	645	1,357
Suburban			0			0	0
Outlying Suburban			0			0	0
Industrial			0			0	0
Public Facilities	1	1	0	2	2	0	2
University Community			0			0	0
Industrial Interchange			0			0	0
General Interchange			0			0	0
General Commercial Interchange			0			0	0
Industrial Commercial Interchange			0			0	0
University Village Interchange			0			0	0
New Community			0			0	0
Airport Commerce			0			0	0
Airport			0			0	0
Rural			0			0	0
Rural Community Preserve			0			0	0
Outer Island			0			0	0
Open Lands			0			0	0
Density Reduction/ Groundwater Resource			0			0	0
Wetlands	4	4	0	3	3	0	2
Total	441	314	128	1,655	1,010	645	1,361

Other Uses	Acreage		
	Allocation	Existing	Available
Commercial	56	51	5
Industrial	14	4	10
Non Regulatory Allocations			
Public	537	498	39
Active Ag	0	0	0
Passive Ag	0	0	0
Conservation	294	294	0
Vacant	1	183	-181
Total	1,343	1,343	0
Square Feet			
	Allocation	Existing	Available
Commercial	423,780	385,380	38,400

Boca Grande

	Occupancy Rate	Persons Per Unit	Population
Permanent	39%	2.09	1,361
Seasonal	95%	2.00	3,203

*Includes Unit Counts from the respective cities.

**Allocations based on the Gateway DRI
ACRES BY FLUMC2.xls2020 Summary

**Table 1(b)
Year 2020 Allocations**

Residential Use	Acreage			Dwelling Units			Permanont Population
	Allocation	Existing	Available	Allocation	Existing	Available	
Intensive Development			0			0	0
Central Urban	239	97	143	1,346	555	791	1,579
Urban Community	3,923	2,481	1,442	18,302	11,170	7,132	21,474
Suburban	530	215	315	2,762	1,273	1,489	3,241
Outlying Suburban	1,806	512	1,294	9,669	2,496	7,173	11,345
Industrial	15	15	0	163	163	0	191
Public Facilities			0			0	0
University Community			0			0	0
Industrial Interchange			0			0	0
General Interchange	30	30	0	61	61	0	72
General Commercial Interchange			0			0	0
Industrial Commercial Interchange			0			0	0
University Village Interchange			0			0	0
New Community			0			0	0
Airport Commerce			0			0	0
Airport			0			0	0
Rural	1,037	376	661	5,415	337	5,078	6,353
Rural Community Preserve			0			0	0
Outer Island			0			0	0
Open Lands			0			0	0
Density Reduction/ Groundwater Resource			0			0	0
Wetlands	30	30	0	71	71	0	83
Total	7,611	3,756	3,855	37,789	16,126	21,663	44,337

Other Uses	Acreage		
	Allocation	Existing	Available
Commerial	1,101	416	685
Industrial	565	98	467
Non Regulatory Allocations			
Public	7,122	3,813	3,309
Active Ag	3,138	3,138	0
Passive Ag	603	3,103	-2,500
Conservation	4,954	4,954	0
Vacant	1,962	7,778	-5,818
Total	27,056	27,056	0
Square Feet			
	<i>Allocation</i>	<i>Existing</i>	<i>Available</i>
Commercial	7,809,493	2,200,675	5,608,818

Bonita Springs

	Occupancy Rate	Persons Per Unit	Population
Permanent	56%	2.09	44,337
Seasonal	95%	2.00	73,708

*Includes Unit Counts from the respective cities.

**Allocations based on the Gateway DRI
ACRES BY FLUMC2.xls2020 Summary

**Table 1(b)
Year 2020 Allocations**

Residential Use	Acreage			Dwelling Units			Permanont Population
	Allocation	Existing	Available	Allocation	Existing	Available	
Intensive Development	89	32	57	218	71	147	409
Central Urban	208	205	3	1,189	1,150	39	2,229
Urban Community	633	412	220	1,706	760	946	3,198
Suburban	1,383	1,229	154	4,639	3,950	689	8,695
Outlying Suburban			0			0	0
Industrial			0			0	0
Public Facilities			0			0	0
University Community			0			0	0
Industrial Interchange			0			0	0
General Interchange			0			0	0
General Commercial Interchange	7	7	0	22	22	0	41
Industrial Commercial Interchange			0			0	0
University Village Interchange			0			0	0
New Community			0			0	0
Airport Commerce			0			0	0
Airport			0			0	0
Rural	454	318	137	258	149	109	484
Rural Community Preserve			0			0	0
Outer Island			0			0	0
Open Lands			0			0	0
Density Reduction/ Groundwater Resource			0			0	0
Wetlands	59	59	0	43	43	0	81
Total	2,834	2,263	571	8,075	6,145	1,930	15,135

Other Uses	Acreage		
	Allocation	Existing	Available
Commercial	257	150	107
Industrial	391	39	352
Non Regulatory Allocations			
Public	1,724	718	1,006
Active Ag	620	620	0
Passive Ag	5,172	5,172	0
Conservation	1,125	1,125	0
Vacant	33	2,068	-2,035
Total	12,156	12,156	0
Square Feet			
	<i>Allocation</i>	<i>Existing</i>	<i>Available</i>
Commercial	1,617,983	867,983	750,000

Fort Myers Shores

	Occupancy Rate	Persons Per Unit	Population
Permanent	90%	2.09	15,135
Seasonal	95%	2.00	15,994

*Includes Unit Counts from the respective cities.

**Allocations based on the Gateway DRI

**Table 1(b)
Year 2020 Allocations**

Residential Use	Acreage			Dwelling Units			Permanent Population
	Allocation	Existing	Available	Allocation	Existing	Available	
Intensive Development	0	0	0	1	1	0	1
Central Urban			0			0	0
Urban Community			0			0	0
Suburban			0			0	0
Outlying Suburban	8	0	8	30	0	30	26
Industrial			0			0	0
Public Facilities			0			0	0
University Community			0			0	0
Industrial Interchange			0			0	0
General Interchange			0			0	0
General Commercial Interchange			0			0	0
Industrial Commercial Interchange			0			0	0
University Village Interchange			0			0	0
New Community			0			0	0
Airport Commerce			0			0	0
Airport			0			0	0
Rural	431	202	229	1,797	858	939	1,540
Rural Community Preserve			0			0	0
Outer Island			0			0	0
Open Lands	790	160	630	184	58	126	158
Density Reduction/ Groundwater Resource			0			0	0
Wetlands			0			0	0
Total	1,228	361	867	2,012	917	1,095	1,724

Other Uses	Acreage		
	Allocation	Existing	Available
Commercial	26	20	6
Industrial	5	0	5
Non Regulatory Allocations			
Public	1,193	139	1,055
Active Ag	0	0	0
Passive Ag	6,987	6,987	0
Conservation	3,672	3,672	0
Vacant	1,582	3,514	-1,932
Total	14,693	14,693	0
Square Feet			
	<i>Allocation</i>	<i>Existing</i>	<i>Available</i>
Commercial	101,860	60,694	41,166

Burnt Store

	Occupancy Rate	Persons Per Unit	Population
Permanent	41%	2.09	1,724
Seasonal	95%	2.00	3,897

*Includes Unit Counts from the respective cities.

**Allocations based on the Gateway DRI
ACRES BY FLUMC2.xls2020 Summary

**Table 1(b)
Year 2020 Allocations**

Residential Use	Acreage			Dwelling Units			Permanent Population
	Allocation	Existing	Available	Allocation	Existing	Available	
Intensive Development	27	25	2	110	95	15	195
Central Urban			0			0	0
Urban Community			0			0	0
Suburban			0			0	0
Outlying Suburban	2	1	1	4	2	2	7
Industrial			0			0	0
Public Facilities			0			0	0
University Community			0			0	0
Industrial Interchange			0			0	0
General Interchange			0			0	0
General Commercial Interchange			0			0	0
Industrial Commercial Interchange			0			0	0
University Village Interchange			0			0	0
New Community			0			0	0
Airport Commerce			0			0	0
Airport			0			0	0
Rural			0			0	0
Rural Community Preserve			0			0	0
Outer Island			0			0	0
Open Lands			0			0	0
Density Reduction/ Groundwater Resource			0			0	0
Wetlands			0			0	0
Unincorporated Total	29	26	3	114	97	17	202

Other Uses	Acreage		
	Allocation	Existing	Available
Commercial	17	5	12
Industrial	26	16	10
Non Regulatory Allocations			
Public	6	1	6
Active Ag	0	0	0
Passive Ag	10	10	0
Conservation	0	0	0
Vacant	25	55	-30
Total	113	113	0
Square Feet			
	<i>Allocation</i>	<i>Existing</i>	<i>Available</i>
Commercial	41,760	11,760	30,000

Cape Coral*

	Occupancy Rate	Persons Per Unit	Population
Permanent	85%	2.09	167,942
Seasonal	95%	2.00	187,487

*Includes Unit Counts from the respective cities.

**Allocations based on the Gateway DRI
ACRES BY FLUMC2.xls2020 Summary

Table 1(b) Year 2020 Allocations

Residential Use	Acreage			Dwelling Units			Permanent Population
	Allocation	Existing	Available	Allocation	Existing	Available	
Intensive Development			0			0	0
Central Urban			0			0	0
Urban Community			0			0	0
Suburban			0			0	0
Outlying Suburban	435	384	51	1,619	1,441	178	701
Industrial			0			0	0
Public Facilities	1	1	0	2	2	0	1
University Community			0			0	0
Industrial Interchange			0			0	0
General Interchange			0			0	0
General Commercial Interchange			0			0	0
Industrial Commercial Interchange			0			0	0
University Village Interchange			0			0	0
New Community			0			0	0
Airport Commerce			0			0	0
Airport			0			0	0
Rural			0			0	0
Rural Community Preserve			0			0	0
Outer Island	172	115	56	359	256	103	155
Open Lands			0			0	0
Density Reduction/ Groundwater Resource			0			0	0
Wetlands	4	4	0	10	10	0	4
Total	613	505	108	1,990	1,709	281	862

Other Uses	Acreage		
	Allocation	Existing	Available
Commercial	112	107	6
Industrial	0	0	0
Non Regulatory Allocations			
Public	1,981	1,675	307
Active Ag	0	0	0
Passive Ag	0	0	0
Conservation	1,347	1,347	0
Vacant	0	420	-420
Total	4,053	4,053	0
Square Feet			
	<i>Allocation</i>	<i>Existing</i>	<i>Available</i>
Commercial	990,704	965,704	25,000

Captiva

	Occupancy Rate	Persons Per Unit	Population
Permanent	21%	2.09	862
Seasonal	95%	2.00	3,818

*Includes Unit Counts from the respective cities.

**Allocations based on the Gateway DRI
ACRES BY FLUMC2.xls2020 Summary

**Table 1(b)
Year 2020 Allocations**

Residential Use	Acreage			Dwelling Units			Permanent Population
	Allocation	Existing	Available	Allocation	Existing	Available	
Intensive Development	297	159	138	1,482	448	1,034	2,685
Central Urban	545	445	100	2,650	2,075	575	4,800
Urban Community			0			0	0
Suburban	206	169	37	736	603	133	1,333
Outlying Suburban			0			0	0
Industrial	48	43	5	35	32	3	63
Public Facilities			0			0	0
University Community			0			0	0
Industrial Interchange			0			0	0
General Interchange			0			0	0
General Commercial Interchange			0			0	0
Industrial Commercial Interchange			0			0	0
University Village Interchange			0			0	0
New Community	360	0	360	1,655	0	1,655	2,998
Airport Commerce			0			0	0
Airport			0			0	0
Rural	184	59	125	101	1	100	183
Rural Community Preserve			0			0	0
Outer Island			0			0	0
Open Lands			0			0	0
Density Reduction/ Groundwater Resource			0			0	0
Wetlands	13	13	0	27	27	0	49
Unincorporated Total	1,654	888	765	6,686	3,186	3,500	12,111

Other Uses	Acreage		
	Allocation	Existing	Available
Commercial	153	105	47
Industrial	733	365	369
Non Regulatory Allocations			
Public	750	512	238
Active Ag	279	279	0
Passive Ag	631	1,281	-650
Conservation	1,002	1,002	0
Vacant	381	1,150	-769
Total	5,582	5,582	0
Square Feet			
	<i>Allocation</i>	<i>Existing</i>	<i>Available</i>
Commercial	763,199	498,199	265,000

Fort Myers*

	Occupancy Rate	Persons Per Unit	Population
Permanent	87%	2.09	86,057
Seasonal	95%	2.00	93,971

*Includes Unit Counts from the respective cities.

**Allocations based on the Gateway DRI

**Table 1(b)
Year 2020 Allocations**

Residential Use	Acreage			Dwelling Units			Permanent Population
	Allocation	Existing	Available	Allocation	Existing	Available	
Intensive Development			0			0	0
Central Urban			0			0	0
Urban Community			0			0	0
Suburban			0			0	0
Outlying Suburban			0			0	0
Industrial			0			0	0
Public Facilities			0			0	0
University Community			0			0	0
Industrial Interchange			0			0	0
General Interchange			0			0	0
General Commercial Interchange			0			0	0
Industrial Commercial Interchange			0			0	0
University Village Interchange			0			0	0
New Community			0			0	0
Airport Commerce			0			0	0
Airport			0			0	0
Rural			0			0	0
Rural Community Preserve			0			0	0
Outer Island			0			0	0
Open Lands			0			0	0
Density Reduction/ Groundwater Resource			0			0	0
Wetlands			0			0	0
Unincorporated Total	0	0	0	0	0	0	0

Other Uses	Acreage		
	Allocation	Existing	Available
Commercial			0
Industrial			0
Non Regulatory Allocations			
Public			0
Active Ag			0
Passive Ag			0
Conservation			0
Vacant			0
Total			0
Square Feet			
	<i>Allocation</i>	<i>Existing</i>	<i>Available</i>
Commercial			0

Fort Myers Beach*

	Occupancy Rate	Persons Per Unit	Population
Permanent	39%	2.09	7,143
Seasonal	95%	2.00	17,062

*Includes Unit Counts from the respective cities.

**Allocations based on the Gateway DRI

**Table 1(b)
Year 2020 Allocations**

Residential Use	Acreage			Dwelling Units			Permanent Population
	Allocation	Existing	Available	Allocation	Existing	Available	
Intensive Development			0			0	0
Central Urban			0			0	0
Urban Community			0			0	0
Suburban			0			0	0
Outlying Suburban			0			0	0
Industrial	65	65	0	17	17	0	27
Public Facilities			0			0	0
University Community			0			0	0
Industrial Interchange			0			0	0
General Interchange			0			0	0
General Commercial Interchange			0			0	0
Industrial Commercial Interchange			0			0	0
University Village Interchange			0			0	0
New Community	1,284	160	1,124	6,483	746	5,737	10,361
Airport Commerce	9	9	0	4	4	0	6
Airport			0			0	0
Rural	111	11	100	82	2	80	131
Rural Community Preserve			0			0	0
Outer Island			0			0	0
Open Lands			0			0	0
Density Reduction/ Groundwater Resource	94	74	20	22	20	2	35
Wetlands	3	3	0	15	15	0	24
Total	1,566	322	1,244	6,623	804	5,819	10,585

Other Uses	Acreage		
	Allocation	Existing	Available
Commercial	824	54	769
Industrial	3,096	123	2,973
Non Regulatory Allocations			
Public	5,565	4,068	1,497
Active Ag	569	569	0
Passive Ag	4,151	10,634	-6,483
Conservation	3,355	3,355	0
Vacant	2,482	2,483	0
Total	21,608	21,608	0
Square Feet			
	<i>Allocation</i>	<i>Existing</i>	<i>Available</i>
Commercial	2,014,368	309,169	1,705,199

Gateway/Airport**

	Occupancy Rate	Persons Per Unit	Population
Permanent	76%	2.09	10,585
Seasonal	95%	2.00	13,040

*Includes Unit Counts from the respective cities.

**Allocations based on the Gateway DRI
ACRES BY FLUMC2.xls2020 Summary

**Table 1(b)
Year 2020 Allocations**

Residential Use	Acreage			Dwelling Units			Permanent Population
	Allocation	Existing	Available	Allocation	Existing	Available	
Intensive Development			0			0	0
Central Urban			0			0	0
Urban Community			0			0	0
Suburban			0			0	0
Outlying Suburban	940	640	300	4,565	2,987	1,578	6,274
Industrial			0			0	0
Public Facilities			0			0	0
University Community			0			0	0
Industrial Interchange			0			0	0
General Interchange	9	9	0	5	5	0	7
General Commercial Interchange			0			0	0
Industrial Commercial Interchange			0			0	0
University Village Interchange			0			0	0
New Community			0			0	0
Airport Commerce			0			0	0
Airport			0			0	0
Rural	1,255	1,059	196	1,340	859	481	1,842
Rural Community Preserve			0			0	0
Outer Island			0			0	0
Open Lands			0			0	0
Density Reduction/ Groundwater Resource			0			0	0
Wetlands	7	7	0	109	109	0	150
Total	2,212	1,715	497	6,019	3,960	2,059	8,272

Other Uses	Acreage		
	Allocation	Existing	Available
Commercial	398	16	381
Industrial	10	0	10
Non Regulatory Allocations			
Public	1,854	1,277	577
Active Ag	254	254	0
Passive Ag	958	1,458	-500
Conservation	1,913	1,913	0
Vacant	489	1,453	-965
Total	8,088	8,088	0
Square Feet			
	<i>Allocation</i>	<i>Existing</i>	<i>Available</i>
Commercial	3,014,448	116,943	2,897,505

Daniels Parkway

	Occupancy Rate	Persons Per Unit	Population
Permanent	66%	2.09	8,272
Seasonal	95%	2.00	11,792

*Includes Unit Counts from the respective cities.

**Allocations based on the Gateway DRI
ACRES BY FLUMC2.xls2020 Summary

**Table 1(b)
Year 2020 Allocations**

Residential Use	Acreage			Dwelling Units			Permanent Population
	Allocation	Existing	Available	Allocation	Existing	Available	
Intensive Development			0			0	0
Central Urban	462	335	127	4,104	3,077	1,027	5,631
Urban Community	697	476	221	6,789	4,634	2,155	9,315
Suburban	2,471	1,645	826	12,138	8,856	3,282	16,654
Outlying Suburban	396	38	358	2,615	447	2,168	3,588
Industrial	7	7	0	44	44	0	60
Public Facilities			0			0	0
University Community			0			0	0
Industrial Interchange			0			0	0
General Interchange			0			0	0
General Commercial Interchange			0			0	0
Industrial Commercial Interchange			0			0	0
University Village Interchange			0			0	0
New Community			0			0	0
Airport Commerce			0			0	0
Airport			0			0	0
Rural			0			0	0
Rural Community Preserve			0			0	0
Outer Island	1	0	1	0	0	0	0
Open Lands			0			0	0
Density Reduction/ Groundwater Resource			0			0	0
Wetlands	6	6	0	28	28	0	38
Total	4,040	2,507	1,533	25,718	17,086	8,632	35,287

Other Uses	Acreage		
	Allocation	Existing	Available
Commercial	782	417	365
Industrial	298	67	231
Non Regulatory Allocations			
Public	2,970	2,244	726
Active Ag	0	802	-802
Passive Ag	0	743	-743
Conservation	9,063	9,063	0
Vacant	1,720	3,031	-1,311
Total	18,875	18,875	0
Square Feet			
	<i>Allocation</i>	<i>Existing</i>	<i>Available</i>
Commercial	6,282,315	2,934,638	3,347,677

Iona/McGregor

	Occupancy Rate	Persons Per Unit	Population
Permanent	66%	2.09	35,287
Seasonal	95%	2.00	50,384

*Includes Unit Counts from the respective cities.

**Allocations based on the Gateway DRI

ACRES BY FLUMC2.xls 2020 Summary

**Table 1(b)
Year 2020 Allocations**

Residential Use	Acreage			Dwelling Units			Permanent Population
	Allocation	Existing	Available	Allocation	Existing	Available	
Intensive Development			0			0	0
Central Urban	15	15	0	15	15	0	22
Urban Community	1,113	772	341	6,885	3,728	3,157	10,123
Suburban	2,963	1,994	969	15,275	9,207	6,068	22,459
Outlying Suburban	81	67	14	140	96	44	206
Industrial	13	13	0	5	5	0	7
Public Facilities			0			0	0
University Community	860	0	860	5,574	0	5,574	8,196
Industrial Interchange			0			0	0
General Interchange			0			0	0
General Commercial Interchange			0			0	0
Industrial Commercial Interchange			0			0	0
University Village Interchange			0			0	0
New Community			0			0	0
Airport Commerce			0			0	0
Airport			0			0	0
Rural	280	13	267	1,462	33	1,429	2,150
Rural Community Preserve			0			0	0
Outer Island			0			0	0
Open Lands			0			0	0
Density Reduction/ Groundwater Resource			0			0	0
Wetlands	51	51	0	164	164	0	241
Total	5,376	2,925	2,452	29,520	13,248	16,272	43,404

Other Uses	Acreage		
	Allocation	Existing	Available
Commercial	2,855	274	2,582
Industrial	352	176	176
Non Regulatory Allocations			
Public	3,270	2,171	1,099
Active Ag	0	892	-892
Passive Ag	180	4,580	-4,400
Conservation	5,540	5,540	0
Vacant	3,807	4,823	-1,017
Total	21,380	21,380	0
Square Feet			
	<i>Allocation</i>	<i>Existing</i>	<i>Available</i>
Commercial	5,528,804	1,244,214	4,284,590

San Carlos/Estero

	Occupancy Rate	Persons Per Unit	Population
Permanent	70%	2.09	43,404
Seasonal	95%	2.00	57,957

*Includes Unit Counts from the respective cities.

**Allocations based on the Gateway DRI

**Table 1(b)
Year 2020 Allocations**

Residential Use	Acreage			Dwelling Units			Permanent Population
	Allocation	Existing	Available	Allocation	Existing	Available	
Intensive Development			0			0	0
Central Urban			0			0	0
Urban Community			0			0	0
Suburban			0			0	0
Outlying Suburban			0			0	0
Industrial			0			0	0
Public Facilities			0			0	0
University Community			0			0	0
Industrial Interchange			0			0	0
General Interchange			0			0	0
General Commercial Interchange			0			0	0
Industrial Commercial Interchange			0			0	0
University Village Interchange			0			0	0
New Community			0			0	0
Airport Commerce			0			0	0
Airport			0			0	0
Rural			0			0	0
Rural Community Preserve			0			0	0
Outer Island			0			0	0
Open Lands			0			0	0
Density Reduction/ Groundwater Resource			0			0	0
Wetlands			0			0	0
Unincorporated Total	0	0	0	0	0	0	0

Other Uses	Acreage		
	Allocation	Existing	Available
Commercial	0	0	0
Industrial	0	0	0
Non Regulatory Allocations			
Public	0	0	0
Active Ag	0	0	0
Passive Ag	0	0	0
Conservation	0	0	0
Vacant	0	0	0
Total	0	0	0
Square Feet			
	<i>Allocation</i>	<i>Existing</i>	<i>Available</i>
Commercial	0	0	0

Sanibel*

	Occupancy Rate	Persons Per Unit	Population
Permanent	38%	2.09	8,030
Seasonal	95%	2.00	19,800

*Includes Unit Counts from the respective cities.

**Allocations based on the Gateway DRI

**Table 1(b)
Year 2020 Allocations**

Residential Use	Acreage			Dwelling Units			Permanent Population
	Allocation	Existing	Available	Allocation	Existing	Available	
Intensive Development	704	525	179	7,997	5,941	2,056	13,593
Central Urban	2,739	2,293	447	14,845	12,521	2,324	25,233
Urban Community	920	512	407	6,007	2,551	3,456	10,211
Suburban	1,217	1,163	54	3,931	3,743	188	6,682
Outlying Suburban			0			0	0
Industrial	10	10	0	27	27	0	46
Public Facilities			0			0	0
University Community			0			0	0
Industrial Interchange			0			0	0
General Interchange			0			0	0
General Commercial Interchange			0			0	0
Industrial Commercial Interchange			0			0	0
University Village Interchange			0			0	0
New Community			0			0	0
Airport Commerce			0			0	0
Airport			0			0	0
Rural			0			0	0
Rural Community Preserve			0			0	0
Outer Island			0			0	0
Open Lands			0			0	0
Density Reduction/ Groundwater Resource			0			0	0
Wetlands			0			0	0
Total	5,590	4,503	1,087	32,807	24,783	8,024	55,764

Other Uses	Acreage		
	Allocation	Existing	Available
Commercial	1,849	965	883
Industrial	723	344	379
Non Regulatory Allocations			
Public	3,394	2,423	970
Active Ag	0	343	-343
Passive Ag	0	533	-533
Conservation	171	171	0
Vacant	988	3,432	-2,444
Total	12,715	12,715	0
Square Feet			
	<i>Allocation</i>	<i>Existing</i>	<i>Available</i>
Commercial	16,984,103	8,278,818	8,705,285

South Fort Myers

	Occupancy Rate	Persons Per Unit	Population
Permanent	81%	2.09	55,764
Seasonal	95%	2.00	64,735

*Includes Unit Counts from the respective cities.

**Allocations based on the Gateway DRI
ACRES BY FLUMC2.xls2020 Summary

**Table 1(b)
Year 2020 Allocations**

Residential Use	Acreage			Dwelling Units			Permanent Population
	Allocation	Existing	Available	Allocation	Existing	Available	
Intensive Development	5	5	1	9	4	5	12
Central Urban			0			0	0
Urban Community	526	332	194	2,377	1,500	877	3,073
Suburban	636	547	90	3,808	3,272	536	4,923
Outlying Suburban	466	261	205	1,154	642	512	1,492
Industrial			0			0	0
Public Facilities			0			0	0
University Community			0			0	0
Industrial Interchange			0			0	0
General Interchange			0			0	0
General Commercial Interchange			0			0	0
Industrial Commercial Interchange			0			0	0
University Village Interchange			0			0	0
New Community			0			0	0
Airport Commerce			0			0	0
Airport			0			0	0
Rural	1,129	822	306	756	512	244	977
Rural Community Preserve			0			0	0
Outer Island	37	28	9	8	6	2	10
Open Lands			0			0	0
Density Reduction/ Groundwater Resource			0			0	0
Wetlands	88	88	0	18	18	0	23
Total	2,889	2,084	805	8,130	5,954	2,176	10,511

Other Uses	Acreage		
	Allocation	Existing	Available
Commerial	165	138	27
Industrial	64	24	40
Non Regulatory Allocations			
Public	1,722	1,148	574
Active Ag	2,313	2,313	0
Passive Ag	960	960	0
Conservation	13,693	13,693	0
Vacant	4,586	6,032	-1,446
Total	26,393	26,393	0
Square Feet			
	<i>Allocation</i>	<i>Existing</i>	<i>Available</i>
Commercial	571,111	506,111	65,000

Pine Island

	Occupancy Rate	Persons Per Unit	Population
Permanent	62%	2.09	10,511
Seasonal	95%	2.00	15,900

*Includes Unit Counts from the respective cities.

**Allocations based on the Gateway DRI

ACRES BY FLUMC2.xls2020 Summary

**Table 1(b)
Year 2020 Allocations**

Residential Use	Acreage			Dwelling Units			Permanent Population
	Allocation	Existing	Available	Allocation	Existing	Available	
Intensive Development			0			0	0
Central Urban	3,804	2,399	1,405	17,873	9,306	8,567	33,619
Urban Community	9,274	1,389	7,885	30,877	3,280	27,597	58,080
Suburban			0			0	0
Outlying Suburban			0			0	0
Industrial			0			0	0
Public Facilities			0			0	0
University Community			0			0	0
Industrial Interchange			0			0	0
General Interchange			0			0	0
General Commercial Interchange			0			0	0
Industrial Commercial Interchange			0			0	0
University Village Interchange			0			0	0
New Community			0			0	0
Airport Commerce			0			0	0
Airport			0			0	0
Rural	10	1	9	8	1	7	15
Rural Community Preserve			0			0	0
Outer Island			0			0	0
Open Lands			0			0	0
Density Reduction/ Groundwater Resource			0			0	0
Wetlands	4	4	0	11	11	0	21
Total	13,091	3,792	9,299	48,769	12,598	36,171	91,734

Other Uses	Acreage		
	Allocation	Existing	Available
Commerial	452	205	247
Industrial	216	17	200
Non Regulatory Allocations			
Public	13,738	1,609	12,129
Active Ag	0	49	-49
Passive Ag	0	773	-773
Conservation	1,455	1,455	0
Vacant	17,387	38,440	-21,053
Total	46,339	46,339	0
Square Feet			
	<i>Allocation</i>	<i>Existing</i>	<i>Available</i>
Commercial	2,800,555	1,357,555	1,443,000

Lehigh Acres

	Occupancy Rate	Persons Per Unit	Population
Permanent	90%	2.09	91,734
Seasonal	95%	2.00	96,611

*Includes Unit Counts from the respective cities.

**Allocations based on the Gateway DRI
ACRES BY FLUMC2.xls2020 Summary

**Table 1(b)
Year 2020 Allocations**

Residential Use	Acreage			Dwelling Units			Permanent Population
	Allocation	Existing	Available	Allocation	Existing	Available	
Intensive Development			0			0	0
Central Urban			0			0	0
Urban Community			0			0	0
Suburban			0			0	0
Outlying Suburban			0			0	0
Industrial			0			0	0
Public Facilities			0			0	0
University Community			0			0	0
Industrial Interchange			0			0	0
General Interchange			0			0	0
General Commercial Interchange			0			0	0
Industrial Commercial Interchange			0			0	0
University Village Interchange			0			0	0
New Community			0			0	0
Airport Commerce			0			0	0
Airport			0			0	0
Rural			0			0	0
Rural Community Preserve			0			0	0
Outer Island			0			0	0
Open Lands			0			0	0
Density Reduction/ Groundwater Resource	4,323	2,115	2,208	1,410	1,190	220	2,052
Wetlands	76	76	0	17	17	0	25
Total	4,399	2,191	2,208	1,427	1,207	220	2,077

Other Uses	Acreage		
	Allocation	Existing	Available
Commercial	154	149	5
Industrial	55	5	50
Non Regulatory Allocations			
Public	7,300	5,114	2,185
Active Ag	21,066	17,066	4,000
Passive Ag	21,110	21,110	0
Conservation	31,339	31,339	0
Vacant	237	8,685	-8,449
Total	85,659	85,659	0
Square Feet			
	Allocation	Existing	Available
Commercial	25,011	24,011	1,000

Southeast Lee County

	Occupancy Rate	Persons Per Unit	Population
Permanent	70%	2.09	2,077
Seasonal	95%	2.00	2,801

*Includes Unit Counts from the respective cities.

**Allocations based on the Gateway DRI

**Table 1(b)
Year 2020 Allocations**

Residential Use	Acreage			Dwelling Units			Permanent Population
	Allocation	Existing	Available	Allocation	Existing	Available	
Intensive Development	371	325	46	2,201	1,858	343	3,572
Central Urban	2,498	2,189	309	12,773	10,997	1,776	20,730
Urban Community			0			0	0
Suburban	5,293	4,565	729	15,967	13,418	2,549	25,914
Outlying Suburban	1,079	601	478	2,014	820	1,194	3,269
Industrial	0	0	0	2	2	0	3
Public Facilities			0			0	0
University Community			0			0	0
Industrial Interchange			0			0	0
General Interchange	55	55	0	14	14	0	23
General Commercial Interchange			0			0	0
Industrial Commercial Interchange			0			0	0
University Village Interchange			0			0	0
New Community			0			0	0
Airport Commerce			0			0	0
Airport			0			0	0
Rural	856	541	315	475	224	251	771
Rural Community Preserve			0			0	0
Outer Island			0			0	0
Open Lands	374	158	216	77	34	43	125
Density Reduction/ Groundwater Resource	2,037	1,918	119	546	535	11	886
Wetlands	31	31	0	55	55	0	89
Total	12,594	10,383	2,211	34,124	27,957	6,167	55,382

Other Uses	Acreage		
	Allocation	Existing	Available
Commercial	1,235	705	530
Industrial	209	125	84
Non Regulatory Allocations			
Public	2,785	1,820	965
Active Ag	527	527	0
Passive Ag	5,686	5,686	0
Conservation	1,501	1,501	0
Vacant	6,732	10,522	-3,790
Total	31,269	31,269	0
Square Feet			
	<i>Allocation</i>	<i>Existing</i>	<i>Available</i>
Commercial	7,677,028	3,963,258	3,713,770

North Fort Myers

	Occupancy Rate	Persons Per Unit	Population
Permanent	78%	2.09	55,382
Seasonal	95%	2.00	67,220

*Includes Unit Counts from the respective cities.

**Allocations based on the Gateway DRI

ACRES BY FILLIMC2.xls 2020 Summary

**Table 1(b)
Year 2020 Allocations**

Residential Use	Acreage			Dwelling Units			Permanent Population
	Allocation	Existing	Available	Allocation	Existing	Available	
Intensive Development			0			0	0
Central Urban			0			0	0
Urban Community	51	10	40	189	39	150	364
Suburban			0			0	0
Outlying Suburban	49	1	49	122	1	121	235
Industrial			0			0	0
Public Facilities			0			0	0
University Community			0			0	0
Industrial Interchange			0			0	0
General Interchange			0			0	0
General Commercial Interchange			0			0	0
Industrial Commercial Interchange			0			0	0
University Village Interchange			0			0	0
New Community			0			0	0
Airport Commerce			0			0	0
Airport			0			0	0
Rural	57	0	57	45	0	45	87
Rural Community Preserve	3,046	2,877	169	1,280	1,146	134	2,464
Outer Island			0			0	0
Open Lands			0			0	0
Density Reduction/ Groundwater Resource			0			0	0
Wetlands			0			0	0
Total	3,203	2,888	314	1,636	1,186	450	3,149

Other Uses	Acreage		
	Allocation	Existing	Available
Commercial	18	10	7
Industrial	5	0	5
Non Regulatory Allocations			
Public	2,114	1,549	565
Active Ag	411	411	0
Passive Ag	3,867	3,867	0
Conservation	359	359	0
Vacant	1,279	2,171	-892
Total	11,255	11,255	0
Square Feet			
	<i>Allocation</i>	<i>Existing</i>	<i>Available</i>
Commercial	50,077	30,077	20,000

Buckingham

	Occupancy Rate	Persons Per Unit	Population
Permanent	92%	2.09	3,149
Seasonal	95%	2.00	3,244

*Includes Unit Counts from the respective cities.

**Allocations based on the Gateway DRI

	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	Existing Uses													
2	Parcels	Total	Commercial		Industrial		Public	Active AG	Passive AG	Conservation	Vacant	Total Residential		Future Land Use Designation
3			Acres	Square Feet	Acres	Square Feet						Acres	Units	
4	1,938	13,931.79	23.42		17.06		951.62	3,200.70	6,944.77	580.31	25.64	2,188.27	987	Rural
5	3	36.75	-		-		7.64	-	-	24.21	4.90	-	-	Outer Island
6	360	8,551.13	-		-		-	3,493.83	3,771.98	1,218.90	49.14	17.28	14	Open Lands
7	239	1,014.32	8.56		-		52.16	13.97	445.39	113.56	187.08	193.60	514	Outlying Suburban
8	10	898.07	-		-		729.16	-	-	168.91	-	-	-	Public Facilities
9	661	2,115.86	15.64		1.99		711.40	115.17	414.97	7.25	391.34	458.10	533	Urban Community
10	39	147.82	-		-		5.48	1.29	7.37	131.47	0.01	2.20	2	Wetlands
	257	9,453.76	0.66		-		79.60	448.10	7,068.75	581.33	607.25	668.07	148	Reduction/ Groundwater Resource
12	27	-	-		-		-	-	-	-	-	-	-	Mixed Land Use Designation
13	160	-	-		-		-	-	-	-	-	-	-	No Designation
14		-												
15		-												
16		-												
17		-												
18		-												
19	3,694	36,150	48.28	73,281	19.05	32,263	2,537.06	7,273.06	18,653.23	2,825.94	1,265.36	3,527.52	2,198	Total
20														
21														
22														
23														

	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH
1	Assumptions and Guidelines								Undeveloped Approvals						Undeveloped Approvals with no 2010 Disclaimer					
2	Future Land Use Designation	units per acre		% Residential	Potential Residential Acres	Assumed Residential Acres	Assumed Unbuilt Residential	Assumed non-residential	Residential		Commerial		Industrial		Residential		Commerial		Industrial	
3		Lee Plan	Historical						Acres	Units	Acres	Square Feet	Acres	Square Feet	Acres	Units	Acres	Square Feet	Acres	Square Feet
4	Rural	0.8	0.46	0.3465	10171.11	2639.09524	2,111	9,952	72	63										
5	Outer Island	0.3	0.00	0.231	4.9	8.48925	1	-	-											
6	Open Lands	0.2	0.81	0.231	7914.95	1958.03103	392	7,157	-											
7	Outlying Suburban	2.5	2.65	0.6853	646.44	501.513496	1,254	545	-											
8	Public Facilities	0	0.00	0	0	0	0	-	-											
9	Urban Community	3.5	1.16	0.6468	921.48	910.438248	3,187	861	-											
10	Wetlands	0	0.91	0	8.67	-2.2	0	9	-											
	Reduction/ Groundwater Resource	0.1	0.22	0.077	8124.1	59.86952	6	8,004	-											
12	Mixed Land Use Designation	0	0.00	0	0	0	0	-												
13	No Designation	0	0.00	0	0	0	0	-												
14			0.00																	
15			0.00																	
16			0.00																	
17			0.00																	
18			0.00																	
19	Total				27,192	6,075	6,951	26,528	72	63	5.22	41,200			-	-				
20																				
21																				
22																				
23																				

	O	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS
1	Additional Development By 2020											
2	Future Land Use	Residential		Commercial		Industrial		Public	Active Ag	Passive Ag	Conservation	Vacant
3	Designation	Acres	Units	Acres	Square Feet	Acres	Square Feet					
4	Rural	147	117									
5	Outer Island	5	1									
6	Open Lands	158	31									
7	Outlying Suburban	102	269									
8	Public Facilities	-	-									
9	Urban Community	60	211									
10	Wetlands	(0)	-									
	Reduction/ Groundwater Resource	120	11									
12	Mixed Land Use Designation	-	-									
13	No Designation	-	-									
14		-	-									
15		-	-									
16		-	-									
17												
18												
19	Total	591	640	19.91	30,000	10	84,000	1,741		(1,200)	-	(1,240)
20					147%							
21												
22												
23												

	O	AT	AU	AV	AW	AX	AY	AZ	BA	BB	BC	BD	BE
1	Year 2020 Allocations												
2	Future Land Use Designation	Residential		Commercial		Industrial		Public	Active Ag	Passive Ag	Conservation	Vacant	Assumed ROW at Build Out
3		Acres	Units	Acres	Square Feet	Acres	Square Feet						
4	Rural	2,407	1,167										3,204.31
5	Outer Island	5	1										8.45
6	Open Lands	175	45										1,966.76
7	Outlying Suburban	295	783										233.29
8	Public Facilities	-	-										206.56
9	Urban Community	519	744										486.65
10	Wetlands	2	2										34.00
	Reduction/ Groundwater Resource	788	159										2,174.36
12	Mixed Land Use Designation	-	-										-
13	No Designation	-	-										-
14		-	-										
15		-	-										
16		-	-										
17		-	-										
18		-	-										
19	Total	4,191	2,901	73	144,481	29	116,263	4,278	7,273	17,453	2,826	26	8,314
20		Existing Units		Occupied		Seasonal		Total Unit Count	Percent over population projection difference		25.51		
21		Additional Units		Units	Population	Units	Population						
22		Total Units in 2020		2,483	5,189	2,755	5733						
23								2,901	125.00%				

	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	Existing Uses													
2	Parcels	Total	Commercial		Industrial		Public	Active AG	Passive AG	Conservation	Vacant	Total Residential		Future Land Use Designation
3			Acres	Square Feet	Acres	Square Feet						Acres	Units	
4	13	173.20	-	-	-	-	153.87	-	-	12.53	6.80	-	-	Outer Island
5	16	147.81	-	-	-	-	132.47	-	-	13.34	1.39	0.61	2	Public Facilities
6	1,261	710.45	51.37	-	3.65	-	91.91	-	-	79.58	174.60	309.34	1,005	Urban Community
7	24	311.44	-	-	-	-	119.50	-	-	188.05	0.17	3.72	3	Wetlands
8	2	-	-	-	-	-	-	-	-	-	-	-	-	Mixed Land Use Designation
9	58	-	-	-	-	-	-	-	-	-	-	-	-	No Designation
10	-	-	-	-	-	-	-	-	-	-	-	-	-	
11	-	-	-	-	-	-	-	-	-	-	-	-	-	
12	-	-	-	-	-	-	-	-	-	-	-	-	-	
13	-	-	-	-	-	-	-	-	-	-	-	-	-	
14	-	-	-	-	-	-	-	-	-	-	-	-	-	
15	-	-	-	-	-	-	-	-	-	-	-	-	-	
16	-	-	-	-	-	-	-	-	-	-	-	-	-	
17	-	-	-	-	-	-	-	-	-	-	-	-	-	
18	-	-	-	-	-	-	-	-	-	-	-	-	-	
19	1,374	1,343	51.37	385,380	3.65	53,709	497.75	-	-	293.50	182.96	313.67	1,010.00	
20														
21														
22														
23														

	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH	
1	Assumptions and Guidelines								Undeveloped Approvals						Undeveloped Approvals with no 2010 Disclaimer						
2	Future Land Use Designation	units per acre		% Residential	Potential Residential Acres	Assumed Residential Acres	Assumed Unbuilt Residential	Assumed non-residential acres	Residential		Commercial		Industrial		Residential		Commercial		Industrial		
3		Lee Plan	Historical						Acres	Acres	Residential	Acres	Units	Acres	Square Feet	Acres	Square Feet	Acres	Square Feet	Acres	Units
4	Outer Island	0.3	0	0.231	6.8	40.0092	2	7													
5	Public Facilities	0	3.278689	0	1.39	-0.61	0	1													
6	Urban Community	5.06	3.248852	0.6468	174.6	150.17906	760	47													
7	Wetlands	0	0.806452	0	0.17	-3.72	0	0													
8	Mixed Land Use Designation	0	0	0	0	0	0	-													
9	No Designation	0	0	0	0	0	0	-													
10			0																		
11			0																		
12			0																		
13			0																		
14			0																		
15			0																		
16			0																		
17			0																		
18			-																		
19					183	186	762	55	-				-		-						
20																					
21																					
22																					
23																					

	O	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS
1	Additional Development By 2020											
2	Future Land Use	Residential		Commercial		Industrial		Public	Active Ag	Passive Ag	Conservation	Vacant
3	Designation	Acre	Units	Acre	Square Feet	Acre	Square Feet					
4	Outer Island	-	-									
5	Public Facilities	-	-									
6	Urban Community	128	645									
7	Wellands	-	-									
8	Mixed Land Use Designation	-	-									
9	No Designation	-	-									
10												
11												
12												
13												
14												
15												
16												
17												
18												
19		128	645	5.00	38,400.0	10	64,000	38.99			0	(181)
20					97%							
21												
22												
23												

	O	AT	AU	AV	AW	AX	AY	AZ	BA	BB	BC	BD	BE
1	Year 2020 Allocations												
2	Future Land Use Designation	Residential		Commeral		Industrial		Public	Active Ag	Passive Ag	Conservation	Vacant	Assumed ROW Acreage
3		Acres	Units	Acres	Square Feet	Acres	Square Feet						
4	Outer Island	-	-	-	-	-	-						1.564
5	Public Facilities	1	2	-	-	-	-						0.3197
6	Urban Community	437	1,650	51	-	4	-						40.158
7	Wetlands	4	3	-	-	-	-						0
8	Mixed Land Use Designation	-	-	-	-	-	-						-
9	No Designation	-	-	-	-	-	-						-
10													
11													
12													
13													
14													
15													
16													
17													
18													
19		441	1,655	56	423,780	14	137,709	537	-	-	294	1.47	42
20		Existing Units		1,010	Occupied		Seasonal						1.47
21		Additional Units		645	Units	Population	Units	Population	Total Unit Count		Percent over population projection difference		
22		Total Units in 2020		1,655	651	1,360	1,572	3202	1,655		125.00%		
23													

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	Existing Uses														
2	FLUMC	Parcels	Total	Commercial		Industrial		Public	Active AG	Passive AG	Conservation	Vacant	Total Residential		Future Land Use Designation
3				Acres	Square Feet	Acres	Square Feet						Acres	Units	
4	(null)			-		-		-	-	-			-		#N/A
5	R	1,099	6,390.26	-		-		34.59	2,269.82	1,898.60	746.86	1,064.06	376.33	337	Rural
6	S	1,090	1,357.09	5.17		-		154.76	29.22	454.33	103.79	394.59	215.23	1,273	Suburban
7	CU	420	1,124.00	200.37		0.59		84.82	-	-	19.53	722.18	96.51	555	Central Urban
	GI	210	285.49	9.24		-		2.57	0.67	41.15	4.22	198.01	29.63	61	General Interchange
	ID	137	416.74	36.39		84.21		43.35	-	73.60	23.05	140.85	15.29	163	Industrial
10	OS	2,271	5,182.47	0.89		-		1,012.36	650.81	327.85	859.18	1,819.80	511.58	2,496	Outlying Suburban
11	PF	16	799.10	-		-		661.31	-	-	136.02	1.77	-	-	Public Facilities
12	UC	9,072	9,168.17	164.24		13.38		1,484.80	187.82	307.49	1,094.84	3,435.03	2,480.57	11,170	Urban Community
13	INT		-	-		-		-	-	-	-	-	-	-	Intensive Development
14	RPA	249	2,332.74	-		-		334.63	-	-	1,966.36	1.30	30.45	71	Wetlands
15	MLUC	62	-	-		-		-	-	-	-	-	-	-	Mixed Land Use Designation
16	NONE	5,393	-	-		-		-	-	-	-	-	-	-	No Designation
17															
18															
19		20,019	27,056	416.30	2,200,675	98.18	552,689	3,813.19	3,138.34	3,103.02	4,953.85	7,777.59	3,755.59	16,126	
20	A	*31-47-26-00-01003.0000 is partially in Southeast Lee County													
21	AC														
22	CU														
23	DRGR														

	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH
1	Assumptions and Guidelines								Undeveloped Approvals						Existing Platted Vacant Lots					
2	Future Land Use Designation	units per acre			Potential Residential Acres	Assumed Residential Acres Remaining	Assumed Unbuilt Residential Units	Assumed non residential acres remaining	Residential Acres	Units	Commercial Acres	Square Feet	Industrial Acres	Square Feet	Residential Acres	Units	Commercial Acres	Square Feet	Industrial Acres	Square Feet
3		Lee Plan	Historical	% Residential																
4	#N/A	0	-	#N/A	0	#N/A	#N/A	-	-											
5	Rural	0.8	2.43	0.3465	5232.48	1837.89509	1,470	5,372	1,631	5,821					800	673				
6	Suburban	3.5	5.21	0.6853	878.14	714.783777	2,502	563	326	1,547										
7	Central Urban	5.75	5.63	0.616	722.18	595.874	3,426	579	143	790										
8	General Interchange	0	2.06	0	239.83	-29.63	0	240												
9	Industrial	0	10.66	0	214.45	-15.29	0	214												
10	Outlying Suburban	2.5	5.35	0.6853	2798.46	3039.966691	6,996	1,504	1,450	8,004										
11	Public Facilities	0	-	0	1.77	0	0	2												
12	Urban Community	3.5	4.67	0.6468	3930.34	3449.402356	12,073	2,488	1,743	8,533										
13	Intensive Development	7.5	-	0.385	0	0	0	-												
14	Wetlands	0	2.33	0	1.3	-30.45	0	1												
15	Mixed Land Use Designation	0	-	0	0	0	0	-												
16	No Designation	0	-	0	0	0	0	-												
17																				
18																				
19					14,019	9,563	26,467	10,964	5,292	24,695	685.06	5,608,818	158	1,643,542	800	673				
20																				
21	7.00625																			
22																				
23																				

	O	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS
1	Additional Development By 2020											
2	Future Land Use Designation	Residential		Commerial		Industrial		Public	Active Ag	Passive Ag	Conservation	Vacant
3		Acres	Units	Acres	Square Feet	Acres	Square Feet					
4	#N/A	-	-									
5	Rural	(1,770)	(1,416)									
6	Suburban	(11)	(58)									
7	Central Urban	0	1									
8	General Interchange	-	-									
9	Industrial	-	-									
10	Outlying Suburban	(155)	(831)									
11	Public Facilities	-	-									
12	Urban Community	(300)	(1,401)									
13	Intensive Development	-	-									
14	Wetlands	-	-									
15	Mixed Land Use Designation	-	-									
16	No Designation	-	-									
17		-	-									
18		-	-									
19		(2,237)	(3,705)	(0.00)	(0)	308.88	2,594,616	3,308.65		-2500	0	(5,816)
20					193%							
21												
22												
23												

	O	AT	AU	AV	AW	AX	AY	AZ	BA	BB	BC	BD	BE
1	Year 2020 Allocations												
2	Future Land Use Designation	Residential		Commercial		Industrial		Public	Active Ag	Passive Ag	Conservation	Vacant	Assumed ROW Acreage
3		Acres	Units	Acres	Square Feet	Acres	Square Feet						
4	#N/A	-											-
5	Rural	1,037	5,415										1,203.47
6	Suburban	530	2,762										201.97
7	Central Urban	239	1,346										166.10
R	General Interchange	30	61										55.16
	Industrial	15	163										49.32
10	Outlying Suburban	1,806	9,669										643.65
11	Public Facilities	-	-										0.41
12	Urban Community Intensive Development	3,923	18,302										903.98
13	Wetlands	-	-										-
14	Mixed Land Use Designation	30	71										0.30
15	No Designation	-	-										-
16													-
17													
18													
19		7,610.99	37,789	1,101.36	7,809,493	565,1228	4,790,847	7,121.84	3,138	603	4953.85	1961.53799	3,224.36
20		Existing Units 16,126		Occupied		Seasonal		Total Unit Count	Percent over population projection difference		1,961.54		
21		Additional Units 21,663		Units 21,214	Population 44,337	Units 35,899	Population 73,707						
22		Total Units in 2020 37,789											
23								37,789		125.00%			

Fort Myers Shores

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	Existing Uses														
2	FLUMC	Parcels	Total	Commercial		Industrial		Public	Active AG	Passive AG	Conservation	Vacant	Total Residential		Future Land Use Designation
3				Acres	Square Feet	Acres	Square Feet						Acres	Units	
4	(null)	1	-	-		-		-	-	-	-	-	-	-	
5	R	262	4,196.55	1.35		2.00		49.14	467.17	2,733.84	312.08	313.43	317.54	149	Rural
6	S	4,823	5,083.02	59.40		12.00		265.13	137.89	1,902.16	266.65	1,210.40	1,229.39	3,950	Suburban
7	CU	291	385.09	12.47		-		10.63	-	37.21	24.62	94.84	205.32	1,150	Central Urban
8	ID	3	136.12	-		-		-	-	88.84	45.49	1.79	-		Industrial
	II	37	110.83	-		10.00		-	-	-	-	100.83	-		Industrial Interchange
10	PF	1	236.54	-		-		236.54	-	-	-	-	-		Public Facilities
11	UC	708	1,403.10	5.66		10.87		151.14	14.47	339.48	177.08	292.19	412.21	760	Urban Community
12	GCI	43	35.33	7.89		-		2.17	-	13.25	-	5.09	6.93	22	General Commercial Interchange
13	INT	127	196.84	63.50		4.52		2.92	-	57.60	-	36.18	32.12	71	Intensive Development
14	RCP														Rural Community Preserve
15	RPA	71	372.84	-		-		0.19	-	-	299.51	13.70	59.44	43.00	Wetlands
16	MLUC	63	-	-		-		-	-	-	-	-	-		Mixed Land Use Designation
17	NONE	462	-	-		-		-	-	-	-	-	-		No Designation
18															
19		6,892	12,156	150.27	867,983	39.39	140,629	717.86	619.53	5,172.38	1,125.43	2,068.45	2,262.95	6,145.00	
20															
21															
22															
23															

	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH
1	Assumptions and Guidelines								Undeveloped Approvals						Undeveloped Approvals with no 2010 Disclaimer					
2	Future Land Use Designation	units per acre		% Residential	Potential Residential Acres	Assumed Residential Acres	Assumed Unbuilt Residential	Assumed non-residential acres remaining	Residential		Commercial		Industrial		Residential		Commercial		Industrial	
3		Lee Plan	Historical		Acres	Acres	Residential		Acres	Units	Acres	Square Feet	Acres	Square Feet	Acres	Units	Acres	Square Feet	Acres	Square Feet
4		0	-	0	0	0	0	-												
5	Rural	0.8	0.47	0.3465	3514.44	1136.5646	909	3,378												
6	Suburban	3.5	3.34	0.6853	3250.45	2254.0036	7,889	3,096	67	385										
7	Central Urban	5.75	5.71	0.616	132.05	31.89544	183	129	1	27										
8	Industrial	0	-	0	90.63	0	0	91												
	Industrial Interchange	0	-	0	100.83	0	0	101												
	Public Facilities	0	-	0	0	0	0	-												
11	Urban Community	3.9	2.49	0.6468	646.14	495.31508	1,932	426	127	581										
12	General Commercial Interchange	0	3.17	0	18.34	-6.93	0	18												
13	Intensive Development	2.58	2.45	0.385	93.78	43.6634	113	37	57	147										
14	Rural Community Preserve	0.8	-	0.3465	0	0	0	-												
15	Wetlands	0	0.72	0	13.7	-59.44	0	14												
16	Mixed Land Use Designation	0	-	0	0	0	0	-												
17	No Designation	0		0	0	0	0	-												
18																				
19					7,860	3,895	11,026	7,290	251	1,140.00										
20																				
21	17,171.04																			
22																				
23																				

	O	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS
1	Additional Development By 2020											
2	Future Land Use	Residential		Commercial		Industrial		Public	Active Ag	Passive Ag	Conservation	Vacant
3	Designation	Acres	Units	Acres	Square Feet	Acres	Square Feet					
4		-	-									
5	Rural	137	109									
6	Suburban	87	304									
7	Central Urban	2	12									
8	Industrial	-	-									
9	Industrial Interchange	-	-									
10	Public Facilities	-	-									
11	Urban Community	94	365									
12	General Commercial Interchange	-	-									
13	Intensive Development	-	-									
14	Rural Community Preserve	-	-									
15	Wetlands	-	-									
16	Mixed Land Use Designation	-	-									
17	No Designation	-	-									
18												
19		319	790	106.88	750,000	351.97	2,956,588	1,005.74			0	(2,035)
20					106%							
21												
22												
23												

	O	AT	AU	AV	AW	AX	AY	AZ	BA	BB	BC	BD	BE
1	Year 2020 Allocations												
2	Future Land Use	Residential		Commerial		Industrial		Public	Active Ag	Passive Ag	Conservation	Vacant	Assumed ROW Acreage
3	Designation	Acres	Units	Acres	Square Feet	Acres	Square Feet						
4		-	-										
5	Rural	454	258										808.32
6	Suburban	1,383	4,639										747.60
7	Central Urban	208	1,189										30.37
8	Industrial	-	-										20.84
9	Industrial Interchange	-	-										23.19
10	Public Facilities	-	-										-
11	Urban Community	633	1,706										148.61
12	General Commercial Interchange	7	22										4.22
13	Intensive Development	89	218										21.57
14	Rural Community Preserve	-	-										-
15	Wetlands	59	43										3.15
16	Mixed Land Use Designation	-	-										-
17	No Designation	-	-										-
18													
19		2,834	8,075	257	1,617,983	391	3,097,217	1,724	620	5,172	1,125	33	1,808
20		Existing Units		Occupied		Seasonal						33	
21		Additional Units		Units	Population	Units	Population	Total Unit Count	Percent over population projection difference				
22		8,075		7,241	15,133	7,671	15,993	37,789	125.00%				
23													

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	Existing Uses														
2	FLUMC	Parcels	Total	Commercial		Industrial		Public	Active AG	Passive AG	Conservation	Vacant	Total Residential		Future Land Use
3				Acres	Square Feet	Acres	Square Feet						Acres	Units	Designation
4	R	412	655.17	20.15		-		138.52	-	-	36.60	258.40	201.50	858	Rural
5	OL	283	14,007.31	-		-		-	-	6,986.95	3,604.81	3,255.87	159.68	58	Open Lands
6	INT	4	-	-		-		-	-	-	-	-	-	1	Intensive Development
	RPA	5	30.55	-		-		-	-	-	30.55	-	-		Wetlands
8	MLUC	-	-	-		-		-	-	-	-	-	-		Mixed Land Use Designation
9	OS	-	-	-		-		-	-	-	-	-	-		Outlying Suburban
10															
11															
12															
13															
14															
15															
16															
17															
18															
19		704	14,693	20.15	60,694	-	-	138.52	-	6,986.95	3,671.96	3,514.27	361.18	917	
20															
21															
22															
23															
24	A														

	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH
1	Assumptions and Guidelines								Undeveloped Approvals						Undeveloped Approvals with no 2010 Disclaimer					
2	Future Land Use Designation	units per acre		%	Potential Residential Acres	Assumed Residential Acres Remaining	Assumed Unbuilt Residential Units	Assumed non-residential acres	Residential		Commercial		Industrial		Residential		Commercial		Industrial	
3		Lee Plan	Historical	Residential					Acres	Units	Acres	Square Feet	Acres	Square Feet	Acres	Units	Acres	Square Feet	Acres	Square Feet
4	Rural	4.1	4.17	0.3465	258.4	25,516,405	105	29	229	939						-				
5	Open Lands	0.2	0.36	0.231	10242.82	3076.0086	615	9,613		-						-				
6	Intensive Development	7.5	-	0.385	0	0	0	-		-						-				
7	Wetlands	0	-	0	0	0	0	-		-						-				
8	Mixed Land Use Designation	0	-	0	0	0	0	-		-						-				
9	Outlying Suburban	3.8	-	0.6853	0	0	0	(8)		-						-				
10																				
11																				
12																				
13																				
14																				
15																				
16																				
17																				
18																				
19					10,501	3,102	720	9,634	229	939										
20																				
21																				
22																				
23																				
24																				

	O	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS
1	Additional Development By 2020											
2	Future Land Use	Residential		Commercial		Industrial						
3	Designation	Acres	Units	Acres	Square Feet	Acres	Square Feet	Public	Active Ag	Passive Ag	Conservation	Vacant
4	Rural	-	-									
5	Open Lands	630	126									
6	Intensive Development	-	-									
7	Wetlands	-	-									
8	Mixed Land Use Designation	-	-									
9	Outlying Suburban	8	30									
10												
11												
12												
13												
14												
15												
16												
17												
18												
19		638	156	5.87	41,165.87	5	42,000	1,054.61	-	0	0	(1,932)
20					133%							
21												
22												
23												
24												

	O	AT	AU	AV	AW	AX	AY	AZ	BA	BB	BC	BD	BE	
1	Year 2020 Allocations													
2	Future Land Use Designation	Residential		Commercial		Industrial		Public	Active Ag	Passive Ag	Conservation	Vacant	Assumed ROW Acreage	
3		Acres	Units	Acres	Square Feet	Acres	Square Feet							
4	Rural	431	1,797										59.43	
5	Open Lands	790	184										2,355.85	
6	Intensive Development	-	1										-	
7	Wetlands	-	-										-	
8	Mixed Land Use Designation	-	-										-	
9	Outlying Suburban	8	30										-	
10														
11														
12														
13														
14														
15														
16														
17														
18														
19		1,228	2,012	26	101,860	5	42,000	1,193	-	6,987	3,672	1,582	2,415	
20		Existing Units		Occupied		Seasonal						1,582		
21		Additional Units		Units	Population	Units	Population	Total Unit Count		Percent over population projection difference				
22		Total Units in 2020		2,012	824	1,722	1,911	3,896	2,011		125.00%			
23														
24														

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	Existing Uses														
2	FLUMC	Parcels	Total	Commercial		Industrial		Public	Active AG	Passive AG	Conservation	Vacant	Total Residential		Future Land Use Designation
3				Acres	Square Feet	Acres	Square Feet						Acres	Units	
4	ID	5	12.86	3.42		1.80		-	-	-	-	7.64	-	-	Industrial
5	OS	5	2.02	-		-		-	-	-	-	1.21	0.81	2	Outlying Suburban
6	INT	107	97.92	1.26		14.69		0.70	-	9.84	-	46.46	24.97	95	Intensive Development
7	OL	-	-	-		-		-	-	-	-	-	-	-	Open Lands
8															
9															
10															
11															
12															
13															
14															
15															
16															
17															
18															
19		117	113	4.68	11,760	16.49	32,664	0.70	-	9.84	-	55.31	25.78	97	
20															
21															
22															
23															

	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH
1	Assumptions and Guidelines								Undeveloped Approvals						Undeveloped Approvals with no 2010 Disclaimer					
2	Future Land Use Designation	units per acre		% Residential	Potential Residential Acres	Assumed Residential Acres Remaining	Assumed Unbuilt Residential Units	Assumed non-residential acres	Residential	Commerial		Industrial		Residential		Commerial		Industrial		
3		Lee Plan	Historical						Acres	Units	Acres	Square Feet	Acres	Square Feet	Acres	Units	Acres	Square Feet	Acres	Square Feet
4	Industrial	0	-	0	7.64	0	0	8												
5	Outlying Suburban Intensive Development	2.5	2.47	0.6853	1.21	0.574306	1	1												
6		7.5	3.80	0.385	56.3	12.7292	95	56												
7	Open Lands	0.2	-	0.231	0	0	0	-												
8																				
9																				
10																				
11																				
12																				
13																				
14																				
15																				
16																				
17																				
18																				
19					65	13	97	65	-	-	0	-			-	-				
20																				
21																				
22																				
23																				

	O	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS
1	Additional Development By 2020											
2	Future Land Use Designation	Residential		Commercial		Industrial						
3		Acres	Units	Acres	Square Feet	Acres	Square Feet	Public	Active Ag	Passive Ag	Conservation	Vacant
4	Industrial	-	-									
5	Outlying Suburban	1	2									
6	Intensive Development	2	15									
7	Open Lands		-									
8			-									
9			-									
10												
11												
12												
13												
14												
15												
16												
17												
18												
19		3	17	11.94	30,000	9.774	82,102	5.60	-	0	0	(30)
20					355%							
21												
22												
23												

	O	AT	AU	AV	AW	AX	AY	AZ	BA	BB	BC	BD	BE
1	Year 2020 Allocations												
2	Future Land Use Designation	Residential		Commercial		Industrial		Public	Active Ag	Passive Ag	Conservation	Vacant	Assumed ROW Acreage
3		Acres	Units	Acres	Square Feet	Acres	Square Feet						
4	Industrial	-	-										1.76
5	Outlying Suburban	2	4										0.28
6	Intensive Development	27	110										12.95
7	Open Lands	-	-										-
8		-	-										
9		-	-										
10													
11													
12													
13													
14													
15													
16													
17													
18													
19		29	114	17	41,760	26	114,766	6	-	10	-	25	15
20		Existing Units		41,106	Occupied		Seasonal						25
21		Additional Units		53,787	Units	Population	Units	Population	Total Unit Count	Percent over population projection difference			
22		Total Units in 2020		94,893	80,373	167,979	90,148	187,529	94,871	125.00%			
23													

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	Existing Uses														
2	FLUMC	Parcels	Total	Commercial		Industrial		Public	Active AG	Passive AG	Conservation	Vacant	Total Residential		Future Land Use Designation
3				Acres	Square Feet	Acres	Square Feet						Acres	Units	
4	OI	1,503	1,393.51	3.98		-		696.07	-	-	307.41	270.64	115.41	256	Outer Island
5	OS	650	664.62	102.61		-		14.87	-	-	59.20	103.71	384.23	1,441	Outlying Suburban
6	PF	278	1,411.65	-		-		943.88	-	-	420.64	46.00	1.13	2	Public Facilities
7	INT	-	-	-		-		-	-	-	-	-	-	-	Intensive Development
8	RPA	174	583.29	-		-		19.80	-	-	559.32	-	4.17	10	Wetlands
9	MLUC	27	-	-		-		-	-	-	-	-	-	-	Mixed Land Use Designation
10	NONE	519	-	-		-		-	-	-	-	-	-	-	No Designation
11															
12															
13															
14															
15															
16															
17															
18															
19		3,151	4,053	106.59	965,704	-	-	1,674.62	-	-	1,346.57	420.35	504.94	1,709	
20															
21															
22															
23															

	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH
1	Assumptions and Guidelines								Undeveloped Approvals						Undeveloped Approvals with no 2010 Disclaimer					
2	Future Land Use Designation	units per acre		% Residential	Potential Residential Acres	Assumed Residential Acres	Assumed Unbuilt Residential	Assumed non-residential	Residential		Commercial		Industrial		Residential		Commercial		Industrial	
3		Lee Plan	Historical						Acres	Units	Acres	Square Feet	Acres	Square Feet	Acres	Units	Acres	Square Feet	Acres	Square Feet
4	Outer Island	0.3	2.09	0.231	270.64	206.49081	62	214	8	2						-				
5	Outlying Suburban	2.5	3.72	0.6853	103.71	71.234086	178	52	10	24						-				
6	Public Facilities	0	1.77	0	46	-1.13	0	46		-						-				
7	Intensive Development	7.5	-	0.385	0	0	0	-		-						-				
8	Wetlands	0	2.40	0	0	-4.17	0	-		-						-				
9	Mixed Land Use Designation	0	-	0	0	0	0	-		-						-				
	No Designation	0	-	0	0	0	0	-		-						-				
12																				
13																				
14																				
15																				
16																				
17																				
18																				
19					420	272	240	313	18	26						-	-			
20																				
21																				
22																				
23																				

	O	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS
1	Additional Development By 2020											
2	Future Land Use Designation	Residential		Commercial		Industrial		Public	Active Ag	Passive Ag	Conservation	Vacant
3		Acres	Units	Acres	Square Feet	Acres	Square Feet					
4	Outer Island	48	101									
5	Outlying Suburban	42	154									
6	Public Facilities	-	-									
7	Intensive Development	-	-									
8	Wetlands	-	-									
9	Mixed Land Use Designation	-	-									
10	No Designation	-	-									
11												
12												
13												
14												
15												
16												
17												
18												
19		90	255	5.52	25,000			306.76	-	0	0	(420)
20					103%							
21												
22												
23												

	O	AT	AU	AV	AW	AX	AY	AZ	BA	BB	BC	BD	BE
1	Year 2020 Allocations												
2	Future Land Use	Residential		Commerial		Industrial							Assumed ROW
3	Designation	Acres	Units	Acres	Square Feet	Acres	Square Feet	Public	Active Ag	Passive Ag	Conservation	Vacant	Acres
4	Outer Island	172	359										62.25
5	Outlying Suburban	435	1,619										23.85
6	Public Facilities	1	2										10.58
7	Intensive Development	-	-										-
8	Wetlands	4	10										
9	Mixed Land Use Designation	-	-										
10	No Designation												
11													
12													
13													
14													
15													
16													
17													
18													
19		613	1,990	112	990,704	-	-	1,981	-	-	1,347	0	97
20		Existing Units		Occupied		Seasonal						0	
21		Additional Units		Units	Population	Units	Population	Total Unit Count		Percent over population projection difference			
22		Total Units in 2020		1,990	412	861	1,890	3,817	1,990		125.00%		
23													

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	Existing Uses														
2		Parcels	Total	Commercial		Industrial		Public	Active AG	Passive AG	Conservation	Vacant	Total Residential		Future Land Use Designation
3	FLUMC			Acres	Square Feet	Acres	Square Feet						Acres	Units	
4	R	7	445.92	-		-		36.61	11.63	268.66	59.55	10.02	59.45	1	Rural
5	S	618	300.84	-		-		29.62	48.66	-	-	53.84	168.72	603	Suburban
6	CU	2,462	1,084.61	20.02		19.35		93.61	16.68	74.26	101.96	314.21	444.52	2,075	Central Urban
7	ID	378	956.97	41.50		320.41		76.87	14.11	35.59	12.91	412.15	43.43	32	Industrial
8	NC	9	806.14	-		-		116.39	-	459.80	229.95	-	-	-	New Community
9	PF	1	18.02	-		-		18.02	-	-	-	-	-	-	Public Facilities
10	UC	-	-	-		-		-	-	-	-	-	-	-	Urban Community
11	INT	625	1,680.52	41.74		24.84		120.45	187.94	442.27	344.12	360.09	159.07	448	Intensive Development
12	RPA	50	288.72	2.20		-		20.27	-	-	253.04	-	13.21	27	Wetlands
13	MLUC	12	-	-		-		-	-	-	-	-	-	-	Mixed Land Use Designation
14			-												
15			-												
16			-												
17			-												
18			-												
19		4,162	5,582	105	498,199	365	3,063,598	512	279	1,281	1,002	1,150	888	3,186	
20															
21															
22															
23	A														

	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH
1	Assumptions and Guidelines								Undeveloped Approvals						Undeveloped Approvals with no 2010 Disclaimer					
2	Future Land Use Designation	units per acre		% Residential	Potential Residential Acres	Assumed Residential Acres Remaining	Assumed Unbuilt Residential Units	Assumed non-residential acres remaining	Residential		Commerial		Industrial		Residential		Commerial		Industrial	
3		Lee Plan	Historical						Acres	Units	Acres	Square Feet	Acres	Square Feet	Acres	Units	Acres	Square Feet	Acres	Units
4	Rural	0.8	0.02	0.3465	290.31	95.06128	76	165	-	-	-	-	-	-	-	-	-	-	-	-
5	Suburban	3.5	3.57	0.6853	102.5	37.445652	131	65	-	-	-	-	-	-	-	-	-	-	-	-
6	Central Urban	5.75	4.67	0.616	405.15	223.59976	1,286	305	-	-	-	-	-	-	-	-	-	-	-	-
7	Industrial	0	0.74	0	461.85	-43.43	0	457	-	-	-	-	-	-	-	-	-	-	-	-
8	New Community	4.6	-	0.59136	459.8	476.7189504	2,115	100	-	-	-	-	-	-	-	-	-	-	-	-
9	Public Facilities	0	-	0	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-
10	Urban Community	3.5	-	0.6468	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-
11	Intensive Development	7.5	2.82	0.385	990.3	487.9302	3,659	852	-	-	-	-	-	-	-	-	-	-	-	-
12	Wetlands	0	2.04	0	0	-13.21	0	-	-	-	-	-	-	-	-	-	-	-	-	-
13	Mixed Land Use Designation	0	-	0	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-
14		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
15		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
17		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
18		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
19					990	475	3,659	1,945	-	-	-	-	-	-	-	-	-	-	-	-
20																				
21																				
22																				
23																				

	O	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS
1	Additional Development By 2020											
2	Future Land Use	Residential		Commercial		Industrial						
3	Designation	Acres	Units	Acres	Square Feet	Acres	Square Feet	Public	Active Ag	Passive Ag	Conservation	Vacant
4	Rural	125	100									
5	Suburban	37	133									
6	Central Urban	100	575									
7	Industrial	5	3									
8	New Community	360	1,655									
9	Public Facilities	-	-									
10	Urban Community	-	-									
11	Intensive Development	138	1,034									
12	Wetlands	-	-									
13	Mixed Land Use Designation	-	-									
14		-	-									
15		-	-									
16		-	-									
17		-	-									
18		-	-									
19		765	2,466	47	265,000	368.61	3,096,311	238	-	(650)	-	(769)
20					104%							
21												
22												
23												

	O	AT	AU	AV	AW	AX	AY	AZ	BA	BB	BC	BD	BE
1	Year 2020 Allocations												
2	Future Land Use Designation	Residential		Commerial		Industrial		Public	Active Ag	Passive Ag	Conservation	Vacant	Assumed ROW Acreage
3		Acres	Units	Acres	Square Feet	Acres	Square Feet						
4	Rural	184	101										66.77
5	Suburban	206	736										23.58
6	Central Urban	545	2,650										93.18
7	Industrial	48	35										106.23
8	New Community	360	1,655										
9	Public Facilities	-	-										
10	Urban Community	-	-										
11	Intensive Development	297	1,482										
12	Wetlands	13	27										
13	Mixed Land Use Designation	-	-										
14		-	-										
15		-	-										
16		-	-										
17		-	-										
18													
19		1,654	6,686	153	763,199	733	6,159,909	750	279	631	1,002	381	290
20		Existing Units		Occupied		Seasonal						381	
21		Additional Units		Units	Population	Units	Population	Total Unit Count		Percent over population projection difference			
22		48,429		41,973	87,723	46,007	95,791	47,508		125.00%			
23													

	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	Existing Uses													
2	Parcels	Total	Commercial		Industrial		Public	Active AG	Passive AG	Conservation	Vacant	Total Residential		Future Land Use Designation
3			Acres	Square Feet	Acres	Square Feet						Acres	Units	
4	2,562	750.00	7.69		-		104.92	-	-	-	93.03	544.36	3,793	Suburban
5	12	74.48	-		-		74.25	-	-	-	0.23	-	-	Public Facilities
6	465	387.02	108.31		5.89		22.92	-	-	20.28	21.31	208.31	3,996	Urban Community
7	13	89.00	-		-		1.17	-	-	82.94	-	4.89	9	Wetlands
	60	-	-		-		-	-	-	-	-	-	-	Mixed Land Use Designation
9	4,291	-	-		-		-	-	-	-	-	-	-	No Designation
10		-												
11		-												
12		-												
13		-												
14		-												
15		-												
16		-												
17		-												
18		-												
19	7,403	1,301	116	173,702	6	56,030	203	-	-	103	115	758	7,798	
20														
21														
22														
23														

	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH
1	Assumptions and Guidelines								Undeveloped Approvals						Undeveloped Approvals with 2010 Disclaimer					
2	Future Land Use Designation	units per acre		% Residential	Potential Residential Acres	Assumed Residential Acres	Assumed Unbuilt Residential	Assumed non-residential	Residential		Commerial		Industrial		Residential		Commerial		Industrial	
3		Lee Plan	Historical						Acres	Units	Acres	Square Feet	Acres	Square Feet	Acres	Units	Acres	Square Feet	Acres	Square Feet
4	Suburban	3.5	6.94	0.6853	93.03	-30	-106	(11)	65	433					-	-				
5	Public Facilities	0	-	0	0.23	0	0	0		-						-				
6	Urban Community	3.5	19.04	0.6468	21.31	42	75	19	2	8					-	-				
7	Wetlands	0	1.84	0	0	-5	0	-		-						-				
	Mixed Land Use Designation	0	-	0	0	0	0	-		-						-				
9	No Designation	0	-	0	0	0	0	-		-						-				
10																				
11																				
12																				
13																				
14																				
15																				
16																				
17																				
18																				
19					115	7	(32)	8	67	441					-	-				
20																				
21																				
22																				
23																				

	O	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS
1	Additional Development By 2020											
2	Future Land Use Designation	Residential		Commercial		Industrial		Public	Active Ag	Passive Ag	Conservation	Vacant
3		Acres	Units	Acres	Square Feet	Acres	Square Feet					
4	Suburban	39	579									
5	Public Facilities	-	-									
6	Urban Community	-	-									
7	Wetlands	-	-									
	Mixed Land Use Designation	-	-									
9	No Designation	-	-									
10												
11												
12												
13												
14												
15												
16												
17												
18												
19		39	579	8	10,730	1	8,400	(225)			-	110
20					0%							
21												
22												
23												

	O	AT	AU	AV	AW	AX	AY	AZ	BA	BB	BC	BD	BE
1	Year 2020 Allocations												
2	Future Land Use Designation	Residential		Commercial		Industrial		Public	Active Ag	Passive Ag	Conservation	Vacant	Assumed ROW Acreage
3		Acres	Units	Acres	Square Feet	Acres	quare Feet						
4	Suburban	-	-										
5	Public Facilities	-	-										-
6	Urban Community	-	-										-
7	Wetlands	-	-										-
	Mixed Land Use Designation	-	-										-
9	No Designation	-	-										-
10		-	-										-
11		-	-										-
12		-	-										-
13		-	-										-
14		-	-										-
15		-	-										-
16		-	-										-
17		-	-										-
18		-	-										-
19		-	-	-	-	-	-	-	-	-	-	-	-
20		Existing Units	7,798	Occupied		Seasonal		Total Unit Count	Percent over population projection difference				
21		Additional Units	1,020	Units	Population	Units	Population						
22		Total Units in 2020	8,818	3,417	7,141	8,377	17,061						
23								8,818	125.00%				

Gateway Airport

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	Existing Uses														
2		Parcels	Total	Commercial		Industrial		Public	Active AG	Passive AG	Conservation	Vacant	Total Residential		Future Land Use Designation
3	FLUMC			Acres	Square Feet	Acres	Square Feet						Acres	Units	
4	(null)														#N/A
5	A	18	3,337.70	12.51		2.38		2,736.37	-	-	586.44	-	-		Airport
6	R	27	1,094.71	-		-		9.23	267.54	664.76	128.69	13.58	10.91	2	Rural
7	AC	184	4,572.22	15.36		27.89		42.50	65.43	3,192.88	446.86	772.27	9.03	4	Airport Commerce
	GI	19	196.01	-		-		20.75	-	64.81	5.36	105.09	-	-	General Interchange
9	IC	3	272.19	-		13.00		-	-	251.12	2.84	5.23	-	-	Industrial Commercial Interchange
10	ID	128	2,619.81	4.97		74.99		398.57	31.52	1,482.46	108.16	454.32	64.82	17	Industrial
11	NC	1,409	3,563.87	13.44		4.62		473.65	36.72	1,929.60	415.01	530.36	160.47	746	New Community
12	PF	2	96.80	-		-		95.84	-	-	0.96	-	-	-	Public Facilities
13	INT	1	7.65	7.65		-		-	-	-	-	-	-	-	Intensive Development
14	RPA	54	543.12	-		-		-	-	5.15	534.80	-	3.17	15	Wetlands
15	DRGR	247	5,304.36	0.41		-		291.22	167.95	3,043.50	1,125.74	601.84	73.70	20.00	Density Reduction/ Groundwater Resource
16	MLUC	19	-	-		-		-	-	-	-	-	-	-	Mixed Land Use Designation
17	NONE	32	-	-		-		-	-	-	-	-	-	-	No Designation
18															
19		2,143	21,608	54	309,169	123	529,514	4,068	569	10,634	3,355	2,483	322	804	
20															
21															
22															
23	A														

Gateway Airport

	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH
1	Assumptions and Guidelines								Undeveloped Approvals						Undeveloped Approvals with no 2010 Disclaimer					
2	Future Land Use Designation	units per acre		%	Potential Residential Acres	Assumed Residential Acres	Assumed Unbuilt Residential	Assumed non-residential	Residential		Commercial		Industrial		Residential		Commercial		Industrial	
3		Lee Plan	Historical						Residential	Acres	Acres	Residential	Acres	Units	Acres	Square Feet	Acres	Square Feet	Acres	Units
4	#N/A	0	-	0	0	0	0	-		-						-				
5	Airport	0	-	0	0	0	0	-		-						-				
6	Rural	0.8	0.18	0.3465	945.88	368.407015	295	846		-						-				
7	Airport Commerce	0	0.44	0	4030.58	-9.03	0	4,031		-						-				
	General Interchange	0	-	0	169.9	0	0	170		-						-				
9	Industrial Commercial Interchange	0	-	0	256.35	0	0	256		-						-				
10	Industrial	0	0.26	0	1968.3	-64.82	0	1,968		-						-				
11	New Community	5.104	5.05	0.59136	2496.68	2107.53016	10,757	1,373	1,248	6,369						-				
12	Public Facilities	0	-	0	0	0	0	-		-						-				
13	Intensive Development	7.5	-	0.385	0	2.94525	0	-		-						-				
14	Wetlands	0	4.73	0	5.15	-3.17	0	5		-						-				
15	Density Reduction/ Groundwater Resource	0.1	0.27	0.077	3813.29	334.73572	33	3,793		-						-				
16	Mixed Land Use Designation	0	-	0	0	0	0	-		-						-				
17	No Designation	0	-	0	0	0	0	-		-						-				
18																				
19					13,686	2,737	11,085	12,442	1,248	6,369	664	955,196				-				
20																				
21																				
22																				
23																				

	O	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS
1	Additional Development By 2020											
2	Future Land Use Designation	Residential		Commercial		Industrial		Public	Active Ag	Passive Ag	Conservation	Vacant
3		Acres	Units	Acres	Square Feet	Acres	Square Feet					
4	#N/A	-	-									
5	Airport	-	-									
6	Rural	100	80									
7	Airport Commerce	-	-									
	General Interchange	-	-									
9	Industrial Commercial Interchange	-	-									
10	Industrial	-	-									
11	New Community	(124)	(632)									
12	Public Facilities	-	-									
13	Intensive Development	-	-									
14	Wetlands	-	-									
15	Density Reduction/ Groundwater Resource	20	2									
16	Mixed Land Use Designation	-	-									
17	No Designation	-	-									
18												
19		(4)	(550)	106	750,003.00	2,973	24,973,610	1,497		(6,483)	-	(0)
20					227%							
21												
22												
23												

	O	AT	AU	AV	AW	AX	AY	AZ	BA	BB	BC	BD	BE
1	Year 2020 Allocations												
2	Future Land Use Designation	Residential		Commerial		Industrial		Public	Active Ag	Passive Ag	Conservation	Vacant	Assumed ROW Acreage
3		Acres	Units	Acres	Square Feet	Acres	Square Feet						
4	#N/A	-	-										
5	Airport	-	-										
6	Rural	111	82										217.55
7	Airport Commerce	9	4										927.03
	General Interchange	-	-										39.08
9	Industrial Commercial Interchange	-	-										58.96
10	Industrial	65	17										
11	New Community	1,284	6,483										
12	Public Facilities	-	-										
13	Intensive Development	-	-										
14	Wetlands	3	15										
15	Density Reduction/ Groundwater Resource	94	22										
16	Mixed Land Use Designation	-	-										
17	No Designation	-	-										
18													
19		1,566	6,623	824	2,014,368	3,096	25,503,124	5,565	569	4,151	3,355	2,482	1,243
20		Existing Units		804	Occupied		Seasonal						2,482
21		Additional Units		5,819	Units	Population	Units	Population	Total Unit Count	Percent over population projection difference			
22		Total Units in 2020		6,623	5,064	10,583	6,291	13,037	6,623	125.00%			
23													

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	Existing Uses														
2		Parcels	Total	Commercial		Industrial		Public	Active AG	Passive AG	Conservation	Vacant	Total Residential		Future Land Use Designation
3	FLUMC			Acres	Square Feet	Acres	Square Feet						Acres	Units	
4	R	1,203	3,334.59	-	-	-	-	603.75	194.96	318.33	560.42	681.04	1,059.19	859	Rural
5	CU	17	375.07	-	-	-	-	109.04	-	116.86	139.19	9.98	-	-	Central Urban
6	GI	59	231.69	16.49	-	-	-	0.50	8.71	159.50	6.31	31.11	9.07	5	General Interchange
7	NC	-	-	-	-	-	-	-	-	-	-	-	-	-	New Community
	OS	1,515	3,569.05	-	-	-	-	564.02	50.69	863.54	720.00	731.07	639.73	2,987	Outlying Suburban
9	INT	-	-	-	-	-	-	-	-	-	-	-	-	-	Intensive Development
10	RPA	49	494.70	-	-	-	-	0.13	-	-	487.41	-	7.16	109	Wetlands
11	MLUC	8	-	-	-	-	-	-	-	-	-	-	-	-	Mixed Land Use Designation
12	NONE	1,478	-	-	-	-	-	-	-	-	-	-	-	-	No Designation
13															
14															
15															
16															
17															
18															
19		4,329	8,088	16	116,943	-	-	1,277	254	1,458	1,913	1,453	1,715	3,960	
20															
21															
22	A														
23	AC														

	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH
1	Assumptions and Guidelines								Undeveloped Approvals						Undeveloped Approvals with no 2010 Disclaimer					
2	Future Land Use Designation	units per acre		%	Potential Residential Acres	Assumed Residential Acres	Assumed Unbuilt Residential	Assumed non-residential	Residential		Commercial		Industrial		Residential		Commercial		Industrial	
3		Lee Plan	Historical	Residential					Acres	Units	Acres	Square Feet	Acres	Square Feet	Acres	Units	Acres	Square Feet	Acres	Square Feet
4	Rural	0.8	1.07	0.3465	1194.33	96.245435	77	998	249	536						-				
5	Central Urban	5.75	-	0.616	126.84	231.04312	729	127		-						-				
6	General Interchange	0	0.55	0	199.32	-9.07	0	199		-						-				
7	New Community	4.6	-	0.59136	0	0	0	-		-						-				
	Outlying Suburban	5.254	4.92	0.6853	1645.3	1806.14	8,644	1,345	492	2,586						-				
9	Intensive Development	7.5	-	0.385	0	0	0	-		-						-				
10	Wetlands	0	15.22	0	0	-7.16	0	-		-						-				
11	Mixed Land Use Designation	0	-	0	0	0	0	-		-						-				
12	No Designation	0	-	0	0	0	0	-		-						-				
13																				
14																				
15																				
16																				
17																				
18										3,122										
19					3,166	2,117	9,451	2,669	741	3,122	311	2,397,505				-	-			
20																				
21																				
22																				
23																				

	O	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS
1	Additional Development By 2020											
2	Future Land Use Designation	Residential		Commercial		Industrial		Public	Active Ag	Passive Ag	Conservation	Vacant
3		Acres	Units	Acres	Square Feet	Acres	Square Feet					
4	Rural	(52)	(55)									
5	Central Urban	-	-									
6	General Interchange	-	-									
7	New Community	-	-									
	Outlying Suburban	(192)	(1,008)									
9	Intensive Development	-	-									
10	Wetlands	-	-									
11	Mixed Land Use Designation	-	-									
12	No Designation	-	-									
13		-	-									
14		-	-									
15		-	-									
16		-	-									
17		-	-									
18		-	-									
19		(244)	(1,063)	71	500,000	10	84,000	577		(500)	-	(965)
20					814%							
21	Does not allow buildout of platted subdivisions in Briarcliff											
22												
23												

	O	AT	AU	AV	AW	AX	AY	AZ	BA	BB	BC	BD	BE
1	Year 2020 Allocations												
2	Future Land Use Designation	Residential		Commerial		Industrial		Public	Active Ag	Passive Ag	Conservation	Vacant	Assumed ROW Acreage
3		Acres	Units	Acres	Square Feet	Acres	Square Feet						
4	Rural	1,255	1,340										
5	Central Urban	-	-										
6	General Interchange	9	5										45.84
7	New Community	-	-										-
8	Outlying Suburban	940	4,565										378.42
9	Intensive Development	-	-										-
10	Wetlands	7	109										
11	Mixed Land Use Designation	-	-										
12	No Designation	-	-										
13		-	-										
14		-	-										
15		-	-										
16		-	-										
17		-	-										
18													
19		2,212	6,019	398	3,014,448	10	84,000	1,854	254	958	1,913	489	424
20		Existing Units		3,960	Occupied		Seasonal						489
21		Additional Units		2,059	Units	Population	Units	Population	Total Unit Count	Percent over population projection difference			
22		Total Units in 2020		6,019	3,957	8,270	5,718	11,792	6,019	125.00%			
23													

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	Existing Uses														
2		Parcels	Total	Commercial		Industrial		Public	Active AG	Passive AG	Conservation	Vacant	Total Residential		Future Land Use
3	FLUMC			Acres	Square Feet	Acres	Square Feet						Acres	Units	Designation
4	S	3,957	5,649.00	93.19		1.07		1,000.88	311.82	441.17	1,082.62	1,073.12	1,645.13	8,856	Suburban
5	CU	1,096	1,074.31	165.96		5.38		71.88	223.50	77.23	-	195.46	334.90	3,077	Central Urban
6	ID	112	312.71	21.83		37.88		33.94	19.03	72.81	1.39	119.00	6.83	44	Industrial
7	OI	1	4.00	-		-		-	-	-	2.26	1.74	-	-	Outer Island Outlying Suburban
	OS	272	1,648.63	1.92		-		188.17	14.42	58.10	562.36	785.80	37.86	447	
9	PF	13	1,566.94	-		-		517.98	-	-	1,048.96	-	-	-	Public Facilities
10	UC	974	2,159.59	133.99		23.16		271.08	232.87	93.98	101.60	827.31	475.60	4,634	Urban Community Intensive Development
11	INT	-	-	-		-		-	-	-	-	-	-	-	
12	RPA	152	6,459.65	0.25		-		160.45	-	-	6,264.02	28.51	6.42	28	Wetlands
13	MLUC	38	-	-		-		-	-	-	-	-	-	-	Mixed Land Use Designation
14	NONE	4,472	-	-		-		-	-	-	-	-	-	-	No Designation
15															
16															
17															
18															
19		11,087	18,875	417	2,934,638	67	294,844	2,244	802	743	9,063	3,031	2,507	17,086	
20															
21															
22															
23	A														

	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH
1	Assumptions and Guidelines								Undeveloped Approvals						Undeveloped Approvals with no 2010 Disclaimer					
2	Future Land Use Designation	units per acre		% Residential	Potential Residential Acres	Assumed Residential Acres	Assumed Unbuilt Residential	Assumed non-residential	Residential		Commercial		Industrial		Residential		Commercial		Industrial	
3		Lee Plan	Historical						Acres	Units	Acres	Square Feet	Acres	Square Feet	Acres	Units	Acres	Square Feet	Acres	Square Feet
4	Suburban	3.5	4.91	0.6853	1826.11	2226.13	6,391	1,000	549	1,920						-				
5	Central Urban	5.75	8.89	0.616	496.19	326.875	1,880	369	32	181						-				
6	Industrial	0	6.44	0	210.84	-6.83	0	211		-						-				
7	Outer Island	0.3	-	0.231	1.74	0.924	0	1		-						-				
	Outlying Suburban	2.5	6.60	0.6853	858.32	1091.946	2,146	500	48	120						-				
9	Public Facilities	0	-	0	0	0	0	-		-						-				
10	Urban Community	3.5	9.74	0.6468	1154.16	921.2228	3,224	933	-	-						-				
11	Intensive Development	7.5	-	0.385	0	0	0	-		-						-				
12	Wetlands	0	4.36	0	28.51	-6.42	0	29		-						-				
13	Mixed Land Use Designation	0	-	0	0	0	0	-		-						-				
14	No Designation	0	-	0	0	0	0	-		-						-				
15																				
16																				
17																				
18																				
19					4,576	4,554	13,641	3,042	628	2,221	202	1,731,797	44	917,620		-				
20																				
21																				
22																				
23																				

	O	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS
1	Additional Development By 2020											
2	Future Land Use	Residential		Commerial		Industrial		Public	Active Ag	Passive Ag	Conservation	Vacant
3	Designation	Acres	Units	Acres	Square Feet	Acres	Square Feet					
4	Suburban	277	1,362									
5	Central Urban	95	846									
6	Industrial	-	-									
7	Outer Island	1	-									
	Outlying Suburban	310	2,048									
9	Public Facilities	-	-									
10	Urban Community	221	2,155									
11	Intensive Development	-	-									
12	Wetlands	-	-									
13	Mixed Land Use Designation	-	-									
14	No Designation	-	-									
15		-	-									
16		-	-									
17		-	-									
18		-	-									
19		905	6,411	163	1,615,880	187	1,571,667	726	(802)	(743)	-	(1,311)
20					87%							
21	Additional industrial acres is an equation that calculates											
22	90% of the Industrial Development Category and subtracts											
23	existing and approved developments (approved acres are represented in the approved column)											

	O	AT	AU	AV	AW	AX	AY	AZ	BA	BB	BC	BD	BE
1	Year 2020 Allocations												
2	Future Land Use Designation	Residential		Commerial		Industrial		Public	Active Ag	Passive Ag	Conservation	Vacant	Assumed ROW Acreage
3		Acres	Units	Acres	Square Feet	Acres	Square Feet						
4	Suburban	2,471	12,138										
5	Central Urban	462	4,104										
6	Industrial	7	44										48.49
7	Outer Island	1	-										0.40
	Outlying Suburban	396	2,615										197.41
9	Public Facilities	-	-										-
10	Urban Community	697	6,789										
11	Intensive Development	-	-										
12	Wetlands	6	28										
13	Mixed Land Use Designation	-	-										
14	No Designation	-	-										
15		-	-										
16		-	-										
17		-	-										
18													
19		4,040	25,718	782	6,282,315	298	2,784,131	2,970	0	0	9,063	1,720	246
20		Existing Units		17,086	Occupied		Seasonal						1,720
21		Additional Units		8,632	Units	Population	Units	Population	Total Unit Count	Percent over population projection difference			
22		Total Units in 2020		25,718	16,883	35,285	24,432	50,383	25,718	125.00%			
23													

	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	Existing Uses													
2	Parcels	Total	Commercial		Industrial		Public	Active AG	Passive AG	Conservation	Vacant	Total Residential		Future Land Use
3			Acres	Square Feet	Acres	Square Feet						Acres	Units	Designation
4	144	1,396.94	5.00	-	-	-	5.34	-	248.81	693.12	431.81	12.86	33	Rural
5	8,483	9,318.10	44.18	-	7.37	-	1,132.13	150.47	2,008.00	1,528.45	2,453.45	1,994.05	9,207	Suburban
6	19	23.47	1.04	-	-	-	-	-	-	-	7.00	15.43	15	Central Urban
7	4	188.36	-	-	-	-	-	-	82.39	3.31	102.66	-	-	General Interchange
8	81	306.98	19.65	-	98.79	-	1.08	-	-	5.69	168.60	13.17	5	Industrial
9	157	141.74	-	-	-	-	24.51	27.16	0.78	-	22.54	66.75	96	Outlying Suburban
10	2	90.80	-	-	-	-	86.28	-	-	4.52	-	-	-	Public Facilities
11	3,450	4,272.14	203.69	-	69.83	-	458.73	14.94	1,119.64	158.57	1,474.92	771.82	3,728	Urban Community
12	-	-	-	-	-	-	-	-	-	-	-	-	-	Intensive Development
13	321	2,822.98	-	-	-	-	48.74	-	-	2,722.38	1.15	50.71	164	Wetlands
14	8	2,801.61	-	-	-	-	414.32	699.76	1,105.98	420.33	161.22	-	0	University Community
15	1	17.33	-	-	-	-	-	-	13.91	3.42	-	-	-	University Village Interchange
16	-	-	-	-	-	-	-	-	-	-	-	-	-	Density Reduction/ Groundwater Resource
17	55	-	-	-	-	-	-	-	-	-	-	-	-	Mixed Land Use Designation
18	3,634	-	-	-	-	-	-	-	-	-	-	-	-	No Designation
19	16,359	21,380	274	1,244,214	176	844,858	2,171	892	4,580	5,540	4,823	2,925	13,248	
20														
21														
22														
23														

	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH
1	Assumptions and Guidelines								Undeveloped Approvals						Undeveloped Approvals with no 2010 Disclaimer					
2	Future Land Use	units per acre			Potential Residential Acres	Assumed Residential Acres	Assumed Unbuilt Residential	Assumed non-residential	Residential		Commercial		Industrial		Residential		Commercial		Industrial	
3	Designation	Lee Plan	Historical	% Residential					Acres	Units	Acres	Square Feet	Acres	Square Feet	Acres	Units	Acres	Square Feet	Acres	Square Feet
4	Rural	0.8	5.22	0.3465	680.62	471.1797	377	413	318	1,695						-				
5	Suburban	6.264	5.45	0.6853	4611.92	4391.644	27,509	3,643	2,033	12,732						-				
6	Central Urban	5.75	0.97	0.616	7	-0.97248	-6	7		-						-				
7	General Interchange	0	-	0	185.05	0	0	185		-						-				
	Industrial	0	0.38	0	168.6	-13.17	0	169		-						-				
9	Outlying Suburban	3.05	1.73	0.6853	50.48	30.38442	93	36	14	44						-				
10	Public Facilities	0	-	0	0	0	0	-		-						-				
	Urban Community	5.5	6.18	0.6468	2609.5	1991.4	10,953	2,268	706	5,414						-				
12	Intensive Development	7.5	-	0.385	0	0	0	-		-						-				
13	Wetlands	0	3.23	0	1.15	-50.71	0	1		-						-				
14	University Community	6.481	6.48	0.77	1966.96	2157.24	12,748	1,107	860	5,574						-				
15	University Village Interchange	0	-	0	13.91	0	0	14		-						-				
16	Density Reduction/ Groundwater Resource	0.1	-	0.077	0	0	0	-		-						-				
	Mixed Land Use																			
17	Designation	0	-	0	0	0	0	-		-						-				
18	No Designation	0	-	0	0	0	0	-		-						-				
					10,295	8,977	51,674	7,844	3,932	25,459	2,825	6,383,690	18	218,894		-				
20																				
21																				
22																				
23																				

	O	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS
1	Additional Development By 2020											
2	Future Land Use	Residential		Commercial		Industrial						
3	Designation	Acres	Units	Acres	Square Feet	Acres	Square Feet	Public	Active Ag	Passive Ag	Conservation	Vacant
4	Rural	(51)	(266)									
5	Suburban	(1,064)	(6,664)									
6	Central Urban	-	-									
7	General Interchange	-	-									
	Industrial	-	-									
9	Outlying Suburban	0	-									
10	Public Facilities	-	-									
11	Urban Community	(365)	(2,257)									
12	Intensive Development	-	-									
13	Wetlands	-	-									
14	University Community	-	-									
15	University Village Interchange	-	-									
16	Density Reduction/ Groundwater Resource	-	-									
17	Mixed Land Use Designation	-	-									
18	No Designation	-	-									
19		(1,480)	(9,187)	(244)	(2,099,100)	158.28	1,329,532	1,099	(892)	(4,400)	-	(1,017)
20					145%							
21	Additional industrial acres is an equation that calculates 90% of the Industrial Development Category and subtracts existing and approved developments (approved acres are represented in the approved column)											
22												
23												

	O	AI	AU	AV	AW	AX	AY	AZ	BA	BB	BC	BD	BE
1	Year 2020 Allocations												
2	Future Land Use	Residential		Commerial		Industrial		Public	Active Ag	Passive Ag	Conservation	Vacant	Assumed ROW Acreage
3	Designation	Acres	Units	Acres	Square Feet	Acres	Square Feet						
4	Rural	280	1,462										
5	Suburban	2,963	15,275										
6	Central Urban	15	15										1.61
7	General Interchange	-	-										42.56
8	Industrial	13	5										38.78
9	Outlying Suburban	81	140										11.61
10	Public Facilities Urban	-	-										-
11	Community Intensive Development	1,113	6,885										600.19
12	Wetlands	51	164										0.26
14	University Community	860	5,574										452.40
15	University Village Interchange	-	-										
16	Density Reduction/ Groundwater Resource	-	-										
17	Mixed Land Use Designation	-	-										
18	Designation												
19		5,376	29,520	2,855	5,528,804	352	2,393,284	3,270	0	180	5,540	3,807	1,147
20		Existing Units		Occupied		Seasonal						3,807	
21		Additional Units		Units	Population	Units	Population	Total Unit Count	Percent over population projection difference				
22		Total Units in 2020		29,520	20,767	43,403	28,044	57,957	125.00%				
23													

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	Existing Uses														
2		Parcels	Total	Commercial		Industrial		Public	Active AG	Passive AG	Conservation	Vacant	Total Residential		
3	FLUMC			Acres	Square Feet	Acres	Square Feet						Acres	Units	Future Land Use Designation
4	R	-	-	-	-	-	-	-	-	-	-	-	-	-	Rural
5	S	-	-	-	-	-	-	-	-	-	-	-	-	-	Suburban
6	CU	-	-	-	-	-	-	-	-	-	-	-	-	-	Central Urban
7	GI	-	-	-	-	-	-	-	-	-	-	-	-	-	General Interchange
8	ID	-	-	-	-	-	-	-	-	-	-	-	-	-	Industrial
9	OS	-	-	-	-	-	-	-	-	-	-	-	-	-	Outlying Suburban
10	PF	-	-	-	-	-	-	-	-	-	-	-	-	-	Public Facilities
11	UC	-	-	-	-	-	-	-	-	-	-	-	-	-	Urban Community
12	INT	-	-	-	-	-	-	-	-	-	-	-	-	-	Intensive Development
13	RPA	-	-	-	-	-	-	-	-	-	-	-	-	-	Wetlands
14	UNC	-	-	-	-	-	-	-	-	-	-	-	-	-	University Community
15	UVI	-	-	-	-	-	-	-	-	-	-	-	-	-	University Village Interchange
16	DRGR	-	-	-	-	-	-	-	-	-	-	-	-	-	Density Reduction/ Groundwater Resource
17	MLUC	-	-	-	-	-	-	-	-	-	-	-	-	-	Mixed Land Use Designation
18	NONE	-	-	-	-	-	-	-	-	-	-	-	-	-	No Designation
19		-	-	-	-	-	-	-	-	-	-	-	-	-	
20															
21															
22															
23	A														

	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH
1	Assumptions and Guidelines								Undeveloped Approvals						Undeveloped Approvals with no 2010 Disclaimer					
2	units per acre		%	Potential Residential Acres	Assumed Residential Acres	Assumed Unbuilt Residential	Assumed non-residential	Residential		Commerial		Industrial		Residential		Commerial		Industrial		
3	Future Land Use Designation	Lee Plan	Historical	Residential	Acres	Acres	Residential	Acres	Units	Acres	Square Feet	Acres	Square Feet	Acres	Units	Acres	Square Feet	Acres	Square Feet	
4	Rural	0.8	-	0.3465	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	
5	Suburban	6.264	-	0.6853	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	
6	Central Urban	5.75	-	0.616	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	
7	General Interchange	0	-	0	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	
8	Industrial	0	-	0	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	
9	Outlying Suburban	3.05	-	0.6853	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	
10	Public Facilities	0	-	0	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	
	Urban Community	5.5	-	0.6468	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	
	Intensive Development	7.5	-	0.385	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	
13	Wetlands	0	-	0	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	
14	University Community	6.481	-	0.77	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	
15	University Village Interchange	0	-	0	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	
	Density Reduction/ Groundwater Resource	0.1	-	0.077	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	
17	Mixed Land Use Designation	0	-	0	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	
18	No Designation	0	-	0	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	
19																				
20																				
21																				
22																				
23																				

	O	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS
1	Additional Development By 2020											
2		Residential		Commercial		Industrial						
3	Future Land Use Designation	Acres	Units	Acres	Square Feet	Acres	Square Feet	Public	Active Ag	Passive Ag	Conservation	Vacant
4	Rural	-	-									
5	Suburban	-	-									
6	Central Urban	-	-									
7	General Interchange	-	-									
8	Industrial	-	-									
9	Outlying Suburban	-	-									
10	Public Facilities	-	-									
11	Urban Community	-	-									
12	Intensive Development	-	-									
13	Wetlands	-	-									
14	University Community	-	-									
15	University Village Interchange	-	-									
16	Density Reduction/ Groundwater Resource	-	-									
17	Mixed Land Use Designation	-	-									
18	No Designation	-	-									
19		-	-	-	-	-	-	-	-	-	-	-
20					0%							
21	Additional industrial acres is an equation that calculates 90% of the Industrial Development Category and subtracts existing and approved developments (approved acres are represented in the approved column)											
22												
23												

	O	AT	AU	AV	AW	AX	AY	AZ	BA	BB	BC	BD	BE
1	Year 2020 Allocations												
2		Residential		Commerial		Industrial							Assumed ROW Acreage
3	Future Land Use Designation	Acres	Units	Acres	Square Feet	Acres	Square Feet	Public	Active Ag	Passive Ag	Conservation	Vacant	
4	Rural	-	-										
5	Suburban	-	-										
6	Central Urban	-	-										-
7	General Interchange	-	-										-
8	Industrial	-	-										-
9	Outlying Suburban	-	-										-
10	Public Facilities	-	-										-
11	Urban Community	-	-										-
12	Intensive Development	-	-										-
13	Wetlands	-	-										-
14	University Communty	-	-										-
15	University Village Interchange	-	-										-
16	Density Reduction/ Groundwater Resource	-	-										-
17	Mixed Land Use Designation	-	-										-
18	No Designation	-	-										-
19		-	-	-	-	-	-	-	-	-	-	-	-
20		Existing Units	7,603	Occupied		Seasonal							
21		Additional Units	2,636	Units	Population	Units	Population	Total Unit Count	Percent over population projection difference				
22		Total Units in 2020	10,239	3,842	8,029	9,727	19,799	10,239	125.00%				
23													

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	Existing Uses														
2	FLUMC	Parcels	Total	Commercial		Industrial		Public	Active AG	Passive AG	Conservation	Vacant	Total Residential		Future Land Use Designation
3				Acres	Square Feet	Acres	Square Feet						Acres	Units	
4	(null)														#N/A
5	S	3,838	1,337.64	5.73		-		49.57	15.07	-	17.86	86.72	1,162.69	3,743	Suburban
6	CU	5,567	5,908.17	180.48		71.05		792.18	80.28	501.89	74.65	1,914.87	2,292.77	12,521	Central Urban
7	ID	369	794.52	61.91		241.77		46.43	-	-	-	434.49	9.92	27	Industrial
8	PF	20	1,197.40	1.40		0.49		1,195.51	-	-	-	-	-	-	Public Facilities
9	UC	1,612	1,518.15	33.03		4.98		168.17	198.11	-	78.55	522.89	512.42	2,551	Urban Community
10	INT	1,476	1,958.78	682.63		26.10		171.53	49.13	30.81	-	473.13	525.45	5,941	Intensive Development
11	RPA	1	0.25	-		-		-	-	-	0.25	-	-	-	Wetlands
12	MLUC	14	-	-		-		-	-	-	-	-	-	-	Mixed Land Use Designation
13	NONE	8,066	-	-		-		-	-	-	-	-	-	-	No Designation
14															
15															
16															
17															
18															
19		20,963	12,715	965	8,278,818	344	3,159,957	2,423	343	533	171	3,432	4,503	24,783	
20															
21															
22															
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	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH
1	Assumptions and Guidelines								Undeveloped Approvals						Undeveloped Approvals with no 2010 Disclaimer					
2	Future Land Use Designation	units per acre		% Residential	Potential Residential Acres	Assumed Residential Acres	Assumed Unbuilt Residential	Assumed non-residential	Residential		Commerial		Industrial		Residential		Commerial		Industrial	
3		Lee Plan	Historical						Acres	Units	Acres	Square Feet	Acres	Square Feet	Acres	Units	Acres	Square Feet	Acres	Square Feet
4	#N/A	0	-	0	0	0	0	-								-				
5	Suburban	3.5	3.22	0.6853	101.79	-246.00531	-861	48								-				
6	Central Urban	5.75	5.40	0.616	2497.04	1346.6627	7,743	2,050	304	1,501						-				
7	Industrial	0	2.72	0	434.49	-9.92	0	434								-				
8	Public Facilities	0	-	0	0	0	0	-								-				
9	Urban Community	3.5	6.53	0.6468	721	469.51942	1,643	314	407	3,456						-				
10	Intensive Development	7.5	11.36	0.385	553.069	228.67992	1,715	374	18	234						-				
11	Wetlands	0	-	0	0	0	0	-								-				
12	Mixed Land Use Designation	0	-	0	0	0	0	-								-				
13	No Designation	0	-	0	0	0	0	-								-				
14																-				
15																-				
16																-				
17																-				
18																-				
19					4,307	1,789	10,241	3,221	729	5,191	406	5,451,358	31	383,675		-				
20																				
21																				

	O	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS
1	Additional Development By 2020											
2	Future Land Use	Residential		Commerial		Industrial						
3	Designation	Acres	Units	Acres	Square Feet	Acres	Square Feet	Public	Active Ag	Passive Ag	Conservation	Vacant
4	#N/A	-	-									
5	Suburban	54	188									
6	Central Urban	143	823									
7	Industrial	-	-									
8	Public Facilities	-	-									
	Urban Community	0	-									
10	Intensive Development	160	1,822									
11	Wetlands	-	-									
12	Mixed Land Use Designation	-	-									
13	No Designation	-	-									
14			-									
15			-									
16			-									
17			-									
18												
19		358	2,833	477	3,253,927	347.52	2,919,155	970	(343)	(533)	-	(2,444)
20					103%							
21	Additional industrial acres is an equation that calculates 90% of the Industrial Development Category and subtracts existing and approved developments (approved acres are represented in the approved column)											

	O	AT	AU	AV	AW	AX	AY	AZ	BA	BB	BC	BD	BE
1	Year 2020 Allocations												
2	Future Land Use Designation	Residential		Commerial		Industrial		Public	Active Ag	Passive Ag	Conservation	Vacant	Assumed ROW Acreage
3		Acres	Units	Acres	Square Feet	Acres	Square Feet						
4	#N/A	-	-										
5	Suburban	1,217	3,931										
6	Central Urban	2,739	14,845										574.32
7	Industrial	10	27										99.93
8	Public Facilities	-	-										-
	Urban Community	920	6,007										165.83
10	Intensive Development	704	7,997										
11	Wetlands	-	-										
12	Mixed Land Use Designation	-	-										
13	No Designation	-	-										
14		-	-										
15		-	-										
16		-	-										
17		-	-										
18													
19		5,590	32,807	1,849	16,984,103	723	6,462,787	3,394	-	0	171	988	840
20		Existing Units		Occupied		Seasonal						988	
21		Additional Units		Units	Population	Units	Population	Total Unit Count		Percent over population projection difference			
22		Total Units in 2020		32,807	26,681	55,763	31,166	64,733	32,807		125.00%		

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	Existing Uses														
2		Parcels	Total	Commercial		Industrial		Public	Active AG	Passive AG	Conservation	Vacant	Total Residential		Future Land Use Designation
3	FLUMC			Acres	Square Feet	Acres	Square Feet						Acres	Units	
4	R	2,260	11,338.17	28.30		6.73		400.46	2,160.84	951.26	2,967.71	4,000.43	822.44	512	Rural
5	S	3,523	1,249.42	40.43		3.85		32.53	1.58	-	250.56	373.91	546.56	3,272	Suburban
6	ID	2	4.87	-		4.87		-	-	-	-	-	-	-	Industrial
7	OI	23	161.59	2.00		-		1.09	-	-	104.42	25.62	28.46	6	Outer Island
8	OS	2,508	1,556.24	16.76		-		83.22	114.33	-	164.98	915.64	261.31	642	Outlying Suburban
9	PF	12	1,729.94	-		-		273.30	-	-	1,456.64	-	-	-	Public Facilities
10	UC	2,360	1,393.66	50.54		8.25		65.23	32.28	9.12	194.41	701.69	332.14	1,500	Urban Community
11	INT	7	14.09	-		-		-	2.60	-	-	6.86	4.63	4	Intensive Development
12	RPA	244	8,944.96	-		-		292.50	1.83	-	8,554.36	8.20	88.07	18	Wetlands
13	MLUC	18	-	-		-		-	-	-	-	-	-	-	Mixed Land Use Designation
14	NONE	369	-	-		-		-	-	-	-	-	-	-	No Designation
15															
16															
17															
18															
19		11,326	26,393	138	506,111	24	146,138	1,148	2,313	960	13,693	6,032	2,084	5,954	
20															
21															
22															
23	A														

	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH
1	Assumptions and Guidelines								Undeveloped Approvals						Undeveloped Approvals with no 2010 Disclaimer					
2	Future Land Use	units per acre		%	Potential Residential Acres	Assumed Residential Acres	Assumed Unbuilt Residential	Assumed non-residential	Residential		Commercial		Industrial		Residential		Commercial		Industrial	
3	Designation	Lee Plan	Historical	Residential					Acres	Units	Acres	Square Feet	Acres	Square Feet	Acres	Units	Acres	Square Feet	Acres	Square Feet
4	Rural	0.8	0.62	0.3465	7112.53	3106.2359	2,485	6,806		-						-				
5	Suburban	3.5	5.99	0.6853	375.49	309.66753	1,084	286		-						-				
6	Industrial	0	-	0	0	0	0	-		-						-				
7	Outer Island	0.3	0.21	0.231	25.62	8.86729	3	17		-						-				
8	Outlying Suburban	2.5	2.46	0.6853	1029.97	805.18127	2,013	825		-						-				
9	Public Facilities	0	-	0	0	0	0	-		-						-				
10	Urban Community	3.5	4.52	0.6468	743.09	569.27929	1,992	549		-						-				
11	Intensive Development	7.5	0.86	0.385	9.46	0.79465	6	9		-						-				
12	Wetlands	0	0.20	0	10.03	-88.07	0	10		-						-				
13	Mixed Land Use Designation	0	-	0	0	0	0	-		-						-				
14	No Designation	0	-	0	0	0	0	-		-						-				
15										-						-				
16										-						-				
17										-						-				
18										-						-				
19					9,306	4,712	7,583	8,501	-	-						-	-			
20																				
21																				
22																				
23																				

	O	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS
1	Additional Development By 2020											
2	Future Land Use	Residential		Commerial		Industrial						
3	Designation	Acres	Units	Acres	Square Feet	Acres	Square Feet	Public	Active Ag	Passive Ag	Conservation	Vacant
4	Rural	306	244									
5	Suburban	90	536									
6	Industrial	-	-									
7	Outer Island	9	2									
8	Outlying Suburban	205	512									
9	Public Facilities	-	-									
10	Urban Community	194	877									
11	Intensive Development	1	5									
12	Wetlands	-	-									
13	Mixed Land Use Designation	-	-									
14	No Designation	-	-									
15												
16												
17												
18												
19		805	2,176	27	65,000,00	40	336,000	574	-	-	-	(1,446)
20					85%							
21	Additional Industrial acres is an equation that calculates											
22	90% of the Industrial Development Category and subtracts											
23	existing and approved developments (approved acres are represented in the approved column)											

	O	AT	AU	AV	AW	AX	AY	AZ	BA	BB	BC	BD	BE
1	Year 2020 Allocations												
2	Future Land Use Designation	Residential		Commercial		Industrial		Public	Active Ag	Passive Ag	Conservation	Vacant	Assumed ROW Acreage
3		Acres	Units	Acres	Square Feet	Acres	Square Feet						
4	Rural	1,129	756										
5	Suburban	636	3,808										
6	Industrial	-	-										-
7	Outer Island	37	8										5.89
8	Outlying Suburban	466	1,154										236.89
9	Public Facilities	-	-										-
10	Urban Community	526	2,377										
11	Intensive Development	5	9										
12	Wetlands	88	18										
13	Mixed Land Use Designation	-	-										
14	No Designation	-	-										
15		-	-										
16		-	-										
17		-	-										
18													
19		2,889	8,130	165	571,111	64	482,138	1,722	2,313	960	13,693	4,586	243
20		Existing Units		5,954	Occupied		Seasonal						4,586
21		Additional Units		2,176	Units	Population	Units	Population	Total Unit Count		Percent over population projection difference		
22		Total Units in 2020		8,130	5,029	10,510	7,723	15,898					
23									8,130		125.00%		

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	Existing Uses														
2		Parcels	Total	Commercial		Industrial		Public	Active AG	Passive AG	Conservation	Vacant	Total Residential		Future Land Use Designation
3	FLUMC			Acres	Square Feet	Acres	Square Feet						Acres	Units	
4	R	77	148.97	0.69		-		-	-	14.94	22.29	109.98	1.07	1	Rural
5	CU	27,403	11,856.56	198.94		9.93		807.61	3.31	386.02	39.80	8,012.37	2,398.58	9,306	Central Urban
6	ID	34	195.13	0.66		5.11		-	-	-	-	189.36	-		Industrial
7	PF	5	75.04	-		-		75.04	-	-	-	-	-		Public Facilities
8	UC	91,353	33,553.69	5.12		1.55		726.38	45.42	371.74	888.24	30,126.68	1,388.56	3,280	Urban Community
	INT		-	-		-		-	-	-	-	-	-		Intensive Development
10	RCP	-	-	-		-		-	-	-	-	-	-		Rural Community Preserve
11	RPA	1,371	509.55	-		-		-	-	-	504.48	1.17	3.90	11	Wetlands
12	MLUC	52	-	-		-		-	-	-	-	-	-		Mixed Land Use Designation
13	NONE	1,165	-	-		-		-	-	-	-	-	-		No Designation
14															
15															
16															
17															
18															
19		121,460	46,339	205	1,357,555	17	146,138	1,609	49	773	1,455	38,440	3,792	12,598	
20															
21															
22															
23	A														

	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH
1	Assumptions and Guidelines								Undeveloped Approvals						Undeveloped Approvals with no 2010 Disclaimer					
2	Future Land Use Designation	units per acre		% Residential	Potential Residential Acres	Residential Acres Remaining	Unbuilt Residential Units	non-residential acres	Residential		Commercial		Industrial		Residential		Commercial		Industrial	
3		Lee Plan	Historical						Acres	Acres	Acres	Acres	Acres	Units	Acres	Square Feet	Acres	Square Feet	Acres	Units
4	Rural	0.8	0.93	0.3465	124.92	50,548,105	40	116	-	-	-	-	-	-	-	-	-	-	-	-
5	Central Urban	5.75	3.88	0.616	8401.7	4905,06096	28,204	6,997	-	-	-	-	-	-	-	-	-	-	-	-
6	Industrial	0	-	0	189.36	0	0	189	-	-	-	-	-	-	-	-	-	-	-	-
7	Public Facilities	0	-	0	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-
8	Urban Community	3.5	2.36	0.6468	30543.84	20313.9667	71,099	22,659	-	-	-	-	-	-	-	-	-	-	-	-
9	Intensive Development	7.5	-	0.385	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-
10	Rural Community Preserve	0.8	-	0.3465	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-
11	Wetlands	0	2.82	0	1.17	-3.9	0	1	-	-	-	-	-	-	-	-	-	-	-	-
12	Mixed Land Use Designation	0	-	0	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-
13	No Designation	0	-	0	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-
14		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
15		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
17		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
18		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
19					39,261	25,266	99,343	29,962	-	-	-	-	-	-	-	-	-	-	-	-
20																				
21																				
22																				
23																				

	O	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS
1	Additional Development By 2020											
2	Future Land Use Designation	Residential		Commerial		Industrial		Public	Active Ag	Passive Ag	Conservation	Vacant
3		Acres	Units	Acres	Square Feet	Acres	Square Feet					
4	Rural	9	7									
5	Central Urban	1,405	8,567									
6	Industrial	-	-									
7	Public Facilities	-	-									
8	Urban Community	7,885	27,597									
	Intensive Development	-	-									
10	Rural Community Preserve	-	-									
11	Wetlands	-	-									
12	Mixed Land Use Designation	-	-									
13	No Designation	-	-									
14		-	-									
15		-	-									
16		-	-									
17		-	-									
18		-	-									
19		9,299	36,171	247	1,443,000	200	1,677,225	12,129	(49)	(773)	-	(21,053)
20					146%							
21	Additional industrial acres is an equation that calculates											
22	90% of the Industrial Development Category and subtracts											
23	existing and approved developments (approved acres are represented in the approved column)											

	O	AT	AU	AV	AW	AX	AY	AZ	BA	BB	BC	BD	BE
1	Year 2020 Allocations												
2	Future Land Use Designation	Residential		Commercial		Industrial		Public	Active Ag	Passive Ag	Conservation	Vacant	Assumed ROW Acreage
3		Acres	Units	Acres	Square Feet	Acres	Square Feet						
4	Rural	10	8										
5	Central Urban	3,804	17,873										
6	Industrial	-	-										44
7	Public Facilities	-	-										-
8	Urban Community	9,274	30,877										7,025
	Intensive Development	-	-										-
10	Rural Community Preserve	-	-										
11	Wetlands	4	11										
12	Mixed Land Use Designation	-	-										
13	No Designation	-	-										
14		-	-										
15		-	-										
16		-	-										
17		-	-										
18													
19		13,091	48,769	452	2,800,555	216	1,823,363	13,738	-	-	1,455	17,387	7,069
20		Existing Units		Occupied		Seasonal						17,387	
21				Units	Population	Units	Population	Total Unit Count		Percent over population projection difference			
22		Additional Units		36,171	91,734			46,330	96,610				
23		Total Units in 2020		48,769	43,892	91,734	46,330	96,610	48,769		125.00%		

Southeast County

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	Existing Uses														
2		Parcels	Total	Commercial		Industrial		Public	Active AG	Passive AG	Conservation	Vacant	Total Residential		Future Land Use
3	FLUMC			Acres	Square Feet	Acres	Square Feet						Acres	Units	Designation
4	R	-	-	-	-	-	-	-	-	-	-	-	-	-	Rural
5	PF	9	4,649.91	-	-	-	-	2,214.25	-	-	2,435.66	-	-	-	Public Facilities
6	GI	-	-	-	-	-	-	-	-	-	-	-	-	-	General Interchange
7	RPA	672	5,382.71	-	-	-	-	0.82	0.02	0.07	5,305.75	0.04	76.01	17	Wetlands
8	DRGR	2,246	75,626.47	149.06	-	4.70	-	2,899.15	17,066.00	21,109.64	23,597.88	8,685.06	2,114.98	1,190	Density Reduction/ Groundwater Resource
9	MLUC	10	-	-	-	-	-	-	-	-	-	-	-	-	Mixed Land Use Designation
10	NONE	23	-	-	-	-	-	-	-	-	-	-	-	-	No Designation
11															
12															
13															
14															
15															
16															
17															
18															
19		2,960	85,659	149	24,011	5	5,000	5,114	17,066	21,110	31,339	8,685	2,191	1,207	
20	*31-47-26-00-01003.0000 is partially in Bonita Springs (16.53 Vacant DRGR)														
21															
22															
23	A														

	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH
1	Assumptions and Guidelines								Undeveloped Approvals						Undeveloped Approvals with no 2010 Disclaimer					
2	Future Land Use Designation	units per acre		% Residential	Potential Residential Acres	Assumed Residential Acres	Assumed Unbuilt Residential	Assumed non-residential	Residential		Commerial		Industrial		Residential		Commerial		Industrial	
3		Lee Plan	Historical		Acres	Acres	Residential	residential	Acres	Units	Acres	Square Feet	Acres	Square Feet	Acres	Units	Acres	Square Feet	Acres	Square Feet
4	Rural	0.8	-	0.3465	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-
5	Public Facilities	0	-	0	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-
6	General Interchange	0	-	0	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-
7	Wetlands	0	0.22	0	0.13	-76.01	0	0	-	-	-	-	-	-	-	-	-	-	-	-
8	Density Reduction/ Groundwater Resource	0.1	0.56	0.077	46860.7	3708.2582	371	44,652	-	-	-	-	-	-	-	-	-	-	-	-
9	Mixed Land Use Designation	0	-	0	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-
10	No Designation	0	-	0	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-
11		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
13		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
14		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
15		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
17		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
18		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
19					46,861	3,632	371	44,653	-	-	-	-	-	-	-	-	-	-	-	-
20																				
21																				
22																				
23																				

	O	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS
1	Additional Development By 2020											
2	Future Land Use	Residential		Commercial		Industrial						
3	Designation	Acres	Units	Acres	Square Feet	Acres	Square Feet	Public	Active Ag	Passive Ag	Conservation	Vacant
4	Rural	-	-									
5	Public Facilities	-	-									
6	General Interchange	-	-									
7	Wetlands	-	-									
8	Density Reduction/ Groundwater Resource	2,208	220									
9	Mixed Land Use Designation	-	-									
10	No Designation	-	-									
11		-	-									
12		-	-									
13		-	-									
14		-	-									
15		-	-									
16		-	-									
17		-	-									
18		-	-									
19		2,208	220	5	1,000	50	420,000	2,185	4,000	-	-	(8,449)
20					85%							
21	Additional Industrial acres is an equation that calculates 90%											
22	of the Industrial Development Category and subtracts											
23	existing and approved developments (approved acres are											
	represented in the approved column)											

	O	AT	AU	AV	AW	AX	AY	AZ	BA	BB	BC	BD	BE
1	Year 2020 Allocations												
2	Future Land Use	Residential		Commercial		Industrial							Assumed
3	Designation	Acres	Units	Acres	Square Feet	Acres	Square Feet	Public	Active Ag	Passive Ag	Conservation	Vacant	ROW Acreage
4	Rural	-	-										
5	Public Facilities	-	-										
6	General Interchange	-	-										-
7	Wetlands	76	17										0
8	Density Reduction/ Groundwater Resource	4,323	1,410										10,778
9	Mixed Land Use Designation	-	-										-
10	No Designation	-	-										
11		-	-										
12		-	-										
13		-	-										
14		-	-										
15		-	-										
16		-	-										
17		-	-										
18		-	-										
19		4,399	1,427	154	25,011	55	425,000	7,300	21,066	21,110	31,339	237	10,778
20		Existing Units		1,207	Occupied		Seasonal						237
21		Additional Units		220	Units	Population	Units	Population	Total Unit	Percent over population			
22		Total Units in 2020		1,427	993	2,075	1,355	2,799	Count	projection difference			
23									1,427	125.00%			

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	Existing Uses														
2		Parcels	Total	Commercial		Industrial		Public	Active AG	Passive AG	Conservation	Vacant	Total Residential		Future Land Use Designation
3	FLUMC			Acres	Square Feet	Acres	Square Feet						Acres	Units	
4	R	315	2,469.33	1.25		3.00		48.66	45.86	461.41	28.73	1,339.56	540.86	224	Rural
5	S	7,968	11,226.00	169.91		28.29		973.19	220.11	1,582.35	546.26	3,141.23	4,564.66	13,418	Suburban
6	CU	5,272	4,380.28	208.80		32.80		253.58	13.62	139.27	61.23	1,481.65	2,189.33	10,997	Central Urban
7	GI	38	208.32	1.18		0.70		0.33	-	14.46	4.64	132.40	54.61	14	General Interchange
8	ID	47	104.41	-		42.75		2.64	-	22.97	-	35.77	0.28	2	Industrial
9	OL	76	3,348.70	-		-		-	49.62	1,444.00	215.70	1,481.52	157.86	34	Open Lands
10	OS	1,470	3,617.62	29.48		-		120.52	111.08	1,007.31	400.06	1,347.96	601.21	820	Outlying Suburban
11	PF	13	363.83	-		-		362.13	-	-	-	1.70	-	-	Public Facilities
12	UC	-	-	-		-		-	-	-	-	-	-	-	Urban Community
13	INT	844	989.20	294.00		17.53		58.51	-	18.36	29.12	246.59	325.09	1,858	Intensive Development
14	RPA	124	181.93	-		-		0.53	-	-	150.14	-	31.26	55	Wetlands
15	DRGR	769	4,378.97	-		-		-	86.42	995.98	65.13	1,313.21	1,918.23	535.00	Density Reduction/ Groundwater Resource
16	MLUC	84	-	-		-		-	-	-	-	-	-	-	Mixed Land Use Designation
17	NONE	3,690	-	-		-		-	-	-	-	-	-	-	No Designation
18															
19		20,710	31,269	705	3,963,258	125	1,026,490	1,820	527	5,686	1,501	10,522	10,383	27,957	
20															
21															
22															
23	A														

	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH
1	Assumptions and Guidelines								Undeveloped Approvals				Undeveloped Approvals with no 2010 Disclaimer							
2	Future Land Use	units per acre		% Residential	Potential Residential	Assumed Residential	Assumed Unbuilt Residential	Assumed non-residential	Residential		Commercial		Industrial		Residential		Commercial		Industrial	
3	Designation	Lee Plan	Historical		Acres	Acres	Residential	acres remaining	Acres	Units	Acres	Square Feet	Acres	Square Feet	Acres	Units	Acres	Square Feet	Acres	Square Feet
4	Rural	0.8	0.41	0.3465	1846.83	314.76285	252	1,532	-	-	-	-	-	-	-	-	-	-	-	-
5	Suburban	3.5	2.94	0.6853	4943.69	3128.5178	10,950	4,215	-	-	-	-	-	-	-	-	-	-	-	-
6	Central Urban	5.75	5.02	0.616	1634.54	508.92248	2,926	1,326	-	-	-	-	-	-	-	-	-	-	-	-
7	General Interchange	0	0.26	0	146.86	-54.61	0	147	-	-	-	-	-	-	-	-	-	-	-	-
8	Industrial	0	7.14	0	58.74	-0.28	0	59	-	-	-	-	-	-	-	-	-	-	-	-
9	Open Lands	0.2	0.22	0.231	2975.14	615.6897	123	2,759	-	-	-	-	-	-	-	-	-	-	-	-
10	Outlying Suburban	2.5	1.36	0.6853	2466.35	1877.945	4,695	1,988	-	-	-	-	-	-	-	-	-	-	-	-
11	Public Facilities	0	-	0	1.7	0	0	2	-	-	-	-	-	-	-	-	-	-	-	-
12	Urban Community	3.5	-	0.6468	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-
13	Intensive Development	7.5	5.72	0.385	264.95	55.752	418	219	-	-	-	-	-	-	-	-	-	-	-	-
14	Wetlands	0	1.76	0	0	-31.26	0	-	-	-	-	-	-	-	-	-	-	-	-	-
15	Density Reduction/ Groundwater Resource	0.1	0.28	0.077	2395.61	-1581.049	-158	2,277	-	-	-	-	-	-	-	-	-	-	-	-
16	Mixed Land Use Designation	0	-	0	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-
17	No Designation	0	-	0	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-
18																				
19					16,734	4,834	19,206	14,524	-	-	-	-	-	-	-	-	-	-	-	-
20																				
21																				
22																				
23																				

	O	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS
1	Additional Development By 2020											
2	Future Land Use Designation	Residential		Commerial		Industrial		Public	Active Ag	Passive Ag	Conservation	Vacant
3		Acres	Units	Acres	Square Feet	Acres	Square Feet					
4	Rural	315	251									
5	Suburban	729	2,549									
6	Central Urban	309	1,776									
7	General Interchange	-	-									
8	Industrial	-	-									
9	Open Lands	216	43									
10	Outlying Suburban	478	1,194									
11	Public Facilities	-	-									
12	Urban Community	-	-									
13	Intensive Development	46	343									
14	Wetlands	-	-									
15	Density Reduction/ Groundwater Resource	119	11									
16	Mixed Land Use Designation	-	-									
17	No Designation	-	-									
18												
19		2,211	6,167	530	3,713,769.84	84	704,988	965	-	-	-	(3,790)
20					115%							
21	Additional industrial acres is an equation that calculates											
22	90% of the Industrial Development Category and subtracts											
23	existing and approved developments (approved acres are represented in the approved column)											

	O	AT	AU	AV	AW	AX	AY	AZ	BA	BB	BC	BD	BE
1	Year 2020 Allocations												
2	Future Land Use Designation	Residential		Commercial		Industrial		Public	Active Ag	Passive Ag	Conservation	Vacant	Assumed ROW Acreage
3		Acres	Units	Acres	Square Feet	Acres	Square Feet						
4	Rural	856	475										
5	Suburban	5,293	15,967										
6	Central Urban	2,498	12,773										376
7	General Interchange	55	14										34
8	Industrial	0	2										14
9	Open Lands	374	77										684
0	Outlying Suburban	1,079	2,014										
11	Public Facilities	-	-										
12	Urban Community	-	-										
13	Intensive Development	371	2,201										
14	Wetlands	31	55										
15	Density Reduction/ Groundwater Resource	2,037	546										
16	Mixed Land Use Designation	-	-										
17	No Designation	-	-										
18													
19		12,594	34,124	1,235	7,677,028	209	1,731,478	2,785	527	5,686	1,501	6,732	1,108
20		Existing Units		Occupied		Seasonal						6,732	
21		Additional Units		Units	Population	Units	Population	Total Unit Count		Percent over population projection difference			
22		Total Units in 2020		34,124	26,498	55,380	32,417	67,218	34,124		125.00%		
23													

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	Existing Uses														
2		Parcels	Total	Commercial		Industrial		Public	Active AG	Passive AG	Conservation	Vacant	Total Residential		Future Land Use
3	FLUMC			Acres	Square Feet	Acres	Square Feet						Acres	Units	Designation
4	R	5	163.31	-		-		-	-	163.31	-	-	-	-	Rural
5	S													-	Suburban
6	OS	2	130.27	-		-		-	-	117.61	12.13	-	0.53	1	Outlying Suburban
7	PF	21	1,058.32	-		-		983.20	-	-	49.50	25.62	-	-	Public Facilities
	UC	571	233.14	-		-		-	-	-	-	222.66	10.48	39	Urban Community
9	RCP	1,821	9,656.29	10.47		-		565.82	410.71	3,585.92	283.49	1,922.77	2,877.11	1,146	Rural Community Preserve
10	RPA	3	13.53	-		-		-	-	-	13.53	-	-	-	Wetlands
11	MLUC	4	-	-		-		-	-	-	-	-	-	-	Mixed Land Use Designation
12															
13															
14															
15															
16															
17															
18															
19		2,427	11,255	10	30,077	-	-	1,549	411	3,867	359	2,171	2,888	1,186	
20															
21															
22															
23															

	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH
1	Assumptions and Guidelines								Undeveloped Approvals						Undeveloped Approvals with no 2010 Disclaimer					
2	Future Land Use	units per acre		% Residential	Potential Residential Acres	Assumed Residential Acres	Assumed Unbuilt Residential	Assumed non-residential	Residential		Commerial		Industrial		Residential		Commerial		Industrial	
3	Designation	Lee Plan	Historical						Acres	Acres	Acres	Acres	Units	Acres	Square Feet	Acres	Square Feet	Acres	Units	Acres
4	Rural	0.8	-	0.3465	163.31	56,586,915	45	107	-	-						-				
5	Suburban	3.5	-	0.6853	0	0	0	-		-						-				
6	Outlying Suburban	2.5	1.89	0.6853	117.61	88,744,031	222	69		-						-				
7	Public Facilities	0	-	0	25.62	0	0	26		-						-				
	Urban Community	3.5	3.72	0.6468	222.66	140,314,952	491	182		-						-				
9	Rural Community Preserve	0.8	0.40	0.3465	5919.4	468,794,485	375	5,751	4	3						-				
10	Wetlands	0	-	0	0	0	0	-		-						-				
11	Mixed Land Use Designation	0	-	0	0	0	0	-		-						-				
12																				
13																				
14																				
15																				
16																				
17																				
18																				
19					6,449	754	1,133	6,134	4	3						-				
20																				
21	2,319																			
22																				
23																				

	O	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS
1	Additional Development By 2020											
2	Future Land Use	Residential		Commerial		Industrial		Public	Active Ag	Passive Ag	Conservation	Vacant
3	Designation	Acres	Units	Acres	Square Feet	Acres	Square Feet	Public	Active Ag	Passive Ag	Conservation	Vacant
4	Rural	57	45									
5	Suburban	-	-									
6	Outlying Suburban	49	121									
7	Public Facilities	-	-									
	Urban Community	40	150									
9	Rural Community Preserve	165	131									
10	Wetlands	-	-									
11	Mixed Land Use Designation	-	-									
12		-	-									
13		-	-									
14		-	-									
15		-	-									
16		-	-									
17		-	-									
18		-	-									
19		311	447	7	20,000	5	42,000	565	-	-	-	(892)
20					166%							
21	Additional industrial acres is an equation that calculates 90% of the Industrial Development Category and subtracts existing and approved developments (approved acres are represented in the approved column)											
22												
23												

	O	AT	AU	AV	AW	AX	AY	AZ	BA	BB	BC	BD	BE
1	Year 2020 Allocations												
2	Future Land Use Designation	Residential		Commerial		Industrial		Public	Active Ag	Passive Ag	Conservation	Vacant	Assumed ROW Acreage
3		Acres	Units	Acres	Square Feet	Acres	Square Feet						
4	Rural	57	45										
5	Suburban	-	-										
6	Outlying Suburban	49	122										27
7	Public Facilities	-	-										6
	Urban Community	51	189										51
9	Rural Community Preserve	3,046	1,280										1,361
10	Wetlands	-	-										
11	Mixed Land Use Designation	-	-										
12		-	-										
13		-	-										
14		-	-										
15		-	-										
16		-	-										
17		-	-										
18													
19		3,203	1,636	18	50,077	5	42,000	2,114	411	3,867	359	1,279	1,446
20		Existing Units		1,186	Occupied		Seasonal						1,279
21		Additional Units		450	Units	Population	Units	Population	Total Unit Count	Percent over population projection difference			
22		Total Units in 2020		1,636	1,506	3,147	1,554	3,243	1,636	125.00%			
23													

Census Information and Population/Demographic Projections
By Community

	C	D	E	F	G	H	I	J	K	L	M	N	O
1	Planning Community	Census Information				Housing Units							
2		Population 1990	Population 1980	PPH 1980	PPH 1990	1980	1990	1994	1995	1996	2000	2010	2020
3	Alva	4,734	3,409	2.83	2.81	1,451	1,924	2,013	2,048	2,173	2,299	2,718	3,138
4	Boca Grande	823	642	2.38	2.39	730	830	910	943	976	1,010	1,156	1,303
5	Bonita Springs	17,613	8,165	2.33	2.29	6,796	13,153	14,407	15,583	16,328	18,448	24,221	29,993
6	Fort Myers Shores	13,936	11,419	2.68	2.55	5,129	5,720	5,956	5,989	6,010	6,270	6,836	7,402
7	Burnt Store	540	108	5.40	2.30	28	594	707	875	946	1,124	1,674	2,223
8	Cape Coral*	74,991	32,142	2.48	2.52	15,962	34,486	39,128	40,063	41,106	48,439	64,317	80,195
9	Captiva	584	529	1.82	2.12	1,354	1,383	1,678	1,691	1,712	1,777	2,014	2,252
10	Fort Myers*	53,743	45,715	2.66	2.58	19,429	24,513	28,542	28,617	28,673	31,461	37,579	43,697
11	Fort Myers Beach*	5,815	4,811	2.47	2.05	4,911	7,420	7,791	8,025	8,031	9,024	11,012	13,000
12	Gateway/Airport**	161	158	3.22	2.93	54	82	614	737	876	917	1,411	1,905
13	Daniels Parkway	3,923	528	3.14	2.47	188	2,484	3,601	3,875	4,042	5,034	7,473	9,913
14	Iona/McGregor	16,217	9,010	2.02	2.12	6,136	12,318	15,353	15,709	16,050	18,834	25,190	31,547
15	San Carlos/Estero	18,718	5,332	2.59	2.53	3,001	10,456	12,388	12,885	13,387	16,293	22,814	29,336
16	Sanibel*	5,468	3,363	2.21	2.13	4,491	6,422	7,492	7,603	7,714	8,609	10,681	12,753
17	South Fort Myers	41,420	27,668	2.48	2.22	13,488	23,162	24,327	24,573	24,817	28,553	35,752	42,951
18	Pine Island	7,667	4,920	2.17	2.11	3,815	5,729	5,793	5,870	5,941	6,626	7,956	9,286
19	Lehigh Acres	21,731	11,695	2.21	2.43	6,383	10,397	11,992	12,314	12,665	14,306	18,256	22,206
20	East Lee County	1,678	744	3.21	2.47	362	948	1,182	1,202	1,232	1,487	2,044	2,601
21	North Fort Myers	42,678	32,105	2.50	2.25	16,489	24,503	27,072	27,856	28,018	31,425	38,800	46,175
22	Buckingham	2,673	2,803	3.71	3.27	816	893	1,147	1,191	1,228	1,289	1,549	1,810
23	Total	335,113	205,266			112,993	189,406	214,087	219,644	223,921	255,225	325,465	395,704
24	Population figures below are actually April 1 estimates												
25	for the following year however the unit counts are end												
26	of year counts - three months earlier												
27								376,702	383,706	394,244			
28			122%					112%					
29	*Inputs Directly from City projections												
30	** Future research to base figure on approved DO												
31													
32													

Census Information and Population/Demographic Projections
By Community

	C	P	Q	R	S	T	U	V	W	X	Y	Z
1	Housing Units											
2	Planning Community	Assumed Unbuilt Residential Units	Adjusted 2000 Unit Count	Adjusted 2010 Unit Count	Adjusted 2020 Unit Count	Projected New Units by 2020	Allocated 2020 Units	Occupied 1980	Occupied 1990	2000	2010	2020
3	Alva	6,951	2,299	2,718	3,138	965	2,901	1204	1685	1,968	2,327	2,483
4	Boca Grande	673	1,411	1,614	1,649	673	1,655	270	344	555	635	651
5	Bonita Springs	26,467	18,448	24,221	29,993	13,665	37,789	3507	7692	10,357	13,597	21,214
6	ort Myers Shores	11,026	6,270	6,836	7,402	1,392	8,075	4265	5464	5,623	6,131	7,241
7	Burnt Store	720	1,124	1,666	1,666	720	2,012	20	235	461	683	824
8	Cape Coral*	97	53,544	73,457	94,893	53,787	94,871	12981	29748	45,351	62,217	80,374
9	Captiva	240	1,777	1,952	1,952	240	1,990	291	276	368	404	412
10	Fort Myers*	3,659	33,187	39,616	48,425	19,752	47,508	17214	20871	28,763	34,336	41,973
11	ort Myers Beach*	(32)	7,999	7,999	7,999	(32)	8,818	1946	2833	3,100	3,100	3,417
12	ateway/Airport**	11,085	917	1,411	1,905	1,029	6,623	49	55	701	1,079	5,064
13	Daniels Parkway	9,451	5,034	7,473	9,913	5,871	6,019	168	1589	3,310	4,914	3,957
14	Iona/McGregor	13,641	18,834	25,190	29,691	13,641	25,718	4467	7648	12,364	16,537	16,883
15	an Carlos/Estero	51,674	16,293	22,814	29,336	15,949	29,520	2061	7406	11,462	16,050	20,767
16	Sanibel*	10,000	15,990	17,322	18,801	11,087	10,239	1525	2570	6,000	6,500	7,055
17	South Fort Myers	10,241	28,553	35,058	35,058	10,241	32,807	11150	18657	23,222	28,512	26,681
18	Pine Island	7,583	6,626	7,956	9,286	3,345	8,130	2265	3639	4,099	4,922	5,029
19	Lehigh Acres	99,343	15,289	25,179	41,099	28,434	48,769	5291	8929	13,454	22,661	36,989
20	east Lee County	371	1,487	1,603	1,603	371	1,427	232	680	1,035	1,116	993
21	North Fort Myers	19,206	31,425	38,800	46,175	18,157	34,124	12847	18985	24,403	30,130	26,498
22	Buckingham	1,133	1,289	1,549	1,810	582	1,636	756	818	1,187	1,427	1,506
23	Total		267,796	344,435	421,793		410,631	82509	140124			312,030
24												
25										1990.	1996	
26										2.35	2.29	
27												
28												
29	*Inputs Directly fro											
30	** Furture research											
31												
32												

Census Information and Population/Demographic Projections
By Community

	C	AA	AB	AC	AD	AE	AF	AG
1	POPULATION							
2	Planning Community	2000	2010	2020	Occupancy Rate	1990 OR	1980 OR	1996 Population
3	Alva	4,428	5,049	5,189	86%	88%	83%	4,260
4	Boca Grande	1,250	1,379	1,361	39%	41%	37%	880
5	Bonita Springs	23,302	29,506	44,337	56%	58%	52%	20,991
6	Fort Myers Shores	12,652	13,303	15,134	90%	96%	83%	12,342
7	Burnt Store	1,037	1,482	1,722	41%	40%	71%	888
8	Cape Coral*	102,040	135,011	167,981	85%	86%	81%	79,730
9	Captiva	828	878	861	21%	20%	21%	812
10	Fort Myers*	64,717	74,509	87,723	87%	85%	89%	56,909
11	Fort Myers Beach*	6,975	6,727	7,142	39%	38%	40%	7,128
12	Gateway/Airport**	1,578	2,341	10,584	76%	67%	91%	1,534
13	Daniels Parkway	7,447	10,664	8,270	66%	64%	89%	6,086
14	Lona/McGregor	27,820	35,886	35,285	66%	62%	73%	24,129
15	San Carlos/Estero	25,790	34,828	43,403	70%	71%	69%	21,567
16	Sanibel*	13,500	14,105	14,745	38%	40%	34%	6,629
17	South Fort Myers	52,249	61,871	55,763	81%	81%	83%	46,220
18	Pine Island	9,223	10,680	10,511	62%	64%	59%	8,416
19	Lehigh Acres	30,272	49,174	77,307	90%	86%	83%	26,103
20	East Lee County	2,329	2,422	2,075	70%	72%	64%	1,965
21	North Fort Myers	54,906	65,382	55,381	78%	77%	78%	49,824
22	Buckingham	2,672	3,097	3,148	92%	92%	93%	2,590
23	Total	447,015	560,304	649,942	74%	74%	73%	379,001
24		252,705	342,812	376,118.19	95%	125%	1.208	605,946
25		Persons Per Dwelling Unit			Seasonal			
26		2.25	2.17	2.09	2			
27		422,500	511,400	602,000				
28				288,038				
29	*Inputs Directly from	622,776	110%	297,979				
30	** Future research	633,163	115%	302,949				
31		643,551	120%	307,919				
32		653,939	125%	312,889				

Planned Development Summary

ACRES UNITS Square Feet Residential Commercial Industrial

Alva

Project Name	ED & KATHIE RAMSEY CPD	Acres:		Acres:	0	Industrial acres:
		Units:		Squ Feet:		Industrial sf:

Commercial

	2.95	25,000	Total Commercial		Alva
Total by PLUC	2.95	25,000			
Summary for 'Project Name' = ED & KATHIE RAMSEY CPD (1 detail record)					
Sum	2.95	25,000			

Project Name	JACK & JEAN BODINE RPD	Acres:		Acres:		Industrial acres:
		Units:		Squ Feet:		Industrial sf:

Residential

	4.17	4	Single Family Residential		Alva
Total by PLUC	4.17				
Summary for 'Project Name' = JACK & JEAN BODINE RPD (1 detail record)					
Sum	4.17				

Project Name	RIALTO HARBOR CPD	Acres:		Acres:		Industrial acres:
		Units:		Squ Feet:		Industrial sf:

Commercial

	3.32		Commercial Marina		Alva
Total by PLUC	3.32				
Summary for 'Project Name' = RIALTO HARBOR CPD (1 detail record)					
Sum	3.32				

Project Name	RIVERWIND COVE RPD	Acres:	84.96	Acres:		Industrial acres:
		Units:	63	Squ Feet:		Industrial sf:

Residential

	108.00	70	Single Family Residential		Alva
Total by PLUC	108.00				
Summary for 'Project Name' = RIVERWIND COVE RPD (1 detail record)					
Sum	108.00				

Project Name	WERNER RD DRIVING RANGE CPD	Acres:	0.01	Acres:	40	Industrial acres:
		Units:	1	Squ Feet:	3000	Industrial sf:

Commercial

	0.00	3,000	Commercial Retail		Alva
	40.00	0	Commercial-recreation		Alva
Total by PLUC	40.00	3,000			
Summary for 'Project Name' = WERNER RD DRIVING RANGE CPD (2 detail records)					
Sum	40.00	3,000			

Project Name	WHITE, LEWIS, CPD	Acres:		Acres:		Industrial acres:
		Units:		Squ Feet:		Industrial sf:

Commercial

	0.00	7,200	Commercial-service		Alva
Total by PLUC	0.00	7,200			

Industrial

	0.00	9,000	Open Storage		Alva
Total by PLUC	0.00	9,000			

Mixed Use

	2.27	0	Total Development		Alva
Total by PLUC	2.27	0			

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Summary for 'Project Name' = WHITE, LEWIS, CPD (3 detail records)						
Sum	2.27		16,200			
PC Total	160.71		44,200	Summary for 1 (9 detail records)		

Planned Development Summary

ACRES UNITS Square Feet Residential Commercial Industrial

Boca Grande

Project Name	BOCA BAY PUD	Acre:	52.84	Acre:	Industrial acres:
		Units:		Squ Feet:	Industrial sf.

Residential

97.00 291 Total Residential Boca Grande

Total by PLUC 97.00

Summary for 'Project Name' = BOCA BAY PUD (1 detail record)

Sum 97.00

PC Total 97.00 Summary for 2 (1 detail record)

Planned Development Summary

ACRES UNITS Square Feet Residential Commercial Industrial

Bonita Springs

Project Name	ALLEDALE RPD (SAN MARINO PINES)	Acres: 115.92	Acres: 0	Industrial acres: 0
		Units: 452	Squ Feet: 0	Industrial sf: 0

Residential

115.92 452 Total Residential Bonita Springs

Total by PLUC 115.92

Summary for 'Project Name' = ALLENDALE RPD (SAN MARINO PINES) (1 detail record)

Sum 115.92

Project Name	AMERICAN READY MIX IPD	Acres: 0	Acres: 0	Industrial acres: 1.86
		Units: 0	Squ Feet: 0	Industrial sf: 9420

Industrial

1.86 9,420 Total Industrial Bonita Springs

Total by PLUC 1.86 9,420

Summary for 'Project Name' = AMERICAN READY MIX IPD (1 detail record)

Sum 1.86 9,420

Project Name	ARROYAL MALL CPD	Acres: 0	Acres: 16.08	Industrial acres: 0
		Units: 0	Squ Feet: 235442	Industrial sf: 0

Commercial

18.20 250,000 Commercial Retail Bonita Springs

Total by PLUC 18.20 250,000

Summary for 'Project Name' = ARROYAL MALL CPD (1 detail record)

Sum 18.20 250,000

Project Name	AVALON RPD	Acres: 19.9	Acres: 0	Industrial acres: 0
		Units: 198	Squ Feet: 0	Industrial sf: 0

Residential

19.90 198 Total Residential Bonita Springs

Total by PLUC 19.90

Summary for 'Project Name' = AVALON RPD (1 detail record)

Sum 19.90

Project Name	BAY CENTER/APTS RPD/CPD	Acres: 2.14	Acres: 6.2	Industrial acres: 0
		Units: 37	Squ Feet: 14000	Industrial sf: 0

Commercial

6.20 14,000 Total Commercial Bonita Springs

Total by PLUC 6.20 14,000

Residential

2.14 37 Total Residential Bonita Springs

Total by PLUC 2.14

Summary for 'Project Name' = BAY CENTER/APTS RPD/CPD (2 detail records)

Sum 8.34 14,000

Project Name	BAY LANDING CPD/RPD	Acres: 25	Acres: 28.47	Industrial acres: 0
		Units: 198	Squ Feet: 222788	Industrial sf: 0

Commercial

0.00 30,000 Commercial Office Bonita Springs

0.00 192,788 Commercial Retail Bonita Springs

28.47 0 Total Commercial Bonita Springs

Total by PLUC 28.47 222,788

Residential

35.01 198 Total Residential Bonita Springs

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Total by PLUC	35.01					
Summary for 'Project Name' = BAY LANDING CPD/RPD (4 detail records)						
Sum	63.48		222,788			
Project Name	BENDING OAK RPD		Acre:	5	Acre:	0 Industrial acres: 0
			Units:	30	Squ Feet:	0 Industrial sf: 0
Residential						
	5.00	30		Multi Family Residential		Bonita Springs
Total by PLUC	5.00					
Summary for 'Project Name' = BENDING OAK RPD (1 detail record)						
Sum	5.00					
Project Name	BERNWOOD BUS PARK		Acre:	0	Acre:	29.24 Industrial acres: 81.17
	IPD/CPD		Units:	0	Squ Feet:	292500 Industrial sf: 995900
Commercial						
	29.24		292,500	Total Commercial		Bonita Springs
Total by PLUC	29.24		292,500			
Industrial						
	81.17		995,900	Total Industrial		Bonita Springs
Total by PLUC	81.17		995,900			
Summary for 'Project Name' = BERNWOOD BUS PARK IPD/CPD (2 detail records)						
Sum	110.41		1,288,400			
Project Name	BERNWOOD PK OF		Acre:	12	Acre:	40 Industrial acres: 21.63
	COMMERCE MPD/CPD		Units:	60	Squ Feet:	292749 Industrial sf: 373222
Commercial						
	0.00		292,749	Total Commercial		Bonita Springs
	0.00	95	0	Hotel/Motel		Bonita Springs
Total by PLUC	0.00		292,749			
Industrial						
	0.00		373,222	Total Industrial		Bonita Springs
Total by PLUC	0.00		373,222			
Mixed Use						
	73.62		0	Total Development		Bonita Springs
Total by PLUC	73.62		0			
Residential						
	0.00	60	0	Total Residential		Bonita Springs
Total by PLUC	0.00		0			
Summary for 'Project Name' = BERNWOOD PK OF COMMERCE MPD/CPD (5 detail records)						
Sum	73.62		665,971			
Project Name	BERNWOOD SHOPPES AT		Acre:	0	Acre:	2.54 Industrial acres: 0
	PELICAN LND CPD		Units:	0	Squ Feet:	33000 Industrial sf: 0
Commercial						
	2.54		33,000	Total Commercial		Bonita Springs
Total by PLUC	2.54		33,000			
Summary for 'Project Name' = BERNWOOD SHOPPES AT PELICAN LND CPD (1 detail record)						
Sum	2.54		33,000			
Project Name	BIEBER CPD VANDERBILT		Acre:	0	Acre:	0.78 Industrial acres: 0
	BONITA		Units:	1	Squ Feet:	5700 Industrial sf: 0
Commercial						

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
	0.00		5,700	Total Commercial		Bonita Springs
Total by PLUC	0.00		5,700			
Mixed Use						
	0.78		0	Total Development		Bonita Springs
Total by PLUC	0.78		0			
Residential						
	0.00	1	0	Multi Family Residential		Bonita Springs
Total by PLUC	0.00		0			
Summary for 'Project Name' = BIBER CPD VANDERBILT BONITA (3 detail records)						
Sum	0.78		5,700			

Project Name	BONITA BAY PUD/DRI	Acre:	230.06	Acre:	53.35	Industrial acres:	0
		Units:	681	Squ Feet:	541831	Industrial sf:	0

Commercial						
	69.60		700,000	Total Commercial		Bonita Springs
Total by PLUC	69.60		700,000			
Public						
	36.60		0	Open Space/Parks		Bonita Springs
	550.80			Non-County Golf Course		Bonita Springs
	102.00		0	ROW/Other		Bonita Springs
Total by PLUC	689.40		0			
Residential						
	331.70	990		Single Family Residential		Bonita Springs
	744.60	5,237		Multi Family Residential		Bonita Springs
Total by PLUC	1,076.30					
Conservation						
	589.00		0	Wetlands/Conservation		Bonita Springs
Total by PLUC	589.00		0			

Summary for 'Project Name' = BONITA BAY PUD/DRI (7 detail records)						
Sum	2,424.30		700,000			

Project Name	BONITA BEACH TR PK	Acre:	0	Acre:	0	Industrial acres:	0
	MHPD/RVPD	Units:	0	Squ Feet:	0	Industrial sf:	0

Commercial						
	0.00	107	0	Recreational Vehicles		Bonita Springs
Total by PLUC	0.00		0			
Mixed Use						
	12.50		0	Total Development		Bonita Springs
Total by PLUC	12.50		0			
Residential						
	0.00	42	0	Manufactured Housing		Bonita Springs
Total by PLUC	0.00		0			
Summary for 'Project Name' = BONITA BEACH TR PK MHPD/RVPD (3 detail records)						
Sum	12.50		0			

Project Name	BONITA BEACH VILLAGE	Acre:	0	Acre:	32.08	Industrial acres:	0
	CPD	Units:	0	Squ Feet:	275000	Industrial sf:	0

Commercial						
	0.00		250,000	Commercial Retail		Bonita Springs
	36.30		0	Total Commercial		Bonita Springs
	0.00	125	0	Hotel/Motel		Bonita Springs

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
	0.00		25,000	Commercial Office		Bonita Springs
Total by PLUC	36.30		275,000			

Summary for 'Project Name' = BONITA BEACH VILLAGE CPD (4 detail records)

Sum 36.30 275,000

Project Name	BONITA FAIRWAYS MHPD/RPD	Acres:	90.76	Acres:	0	Industrial acres:	0
		Units:	1080	Squ Feet:	0	Industrial sf:	0

Public

	50.07		0	Non-County Golf Course		Bonita Springs
	18.43		0	Open Space/Parks		Bonita Springs
Total by PLUC	68.50		0			

Residential

	56.71	1,002		Total Residential		Bonita Springs
	40.54	103		Manufactured Housing		Bonita Springs
Total by PLUC	97.25					

Conservation

	18.53		0	Wetlands/Conservation		Bonita Springs
Total by PLUC	18.53		0			

Summary for 'Project Name' = BONITA FAIRWAYS MHPD/RPD (5 detail records)

Sum 184.28 0

Project Name	BONITA PLAZA CPD	Acres:	0	Acres:	7.11	Industrial acres:	0
		Units:	0	Squ Feet:	85284	Industrial sf:	0

Commercial

	16.35		130,000	Mixed Commercial		Bonita Springs
Total by PLUC	16.35		130,000			

Summary for 'Project Name' = BONITA PLAZA CPD (1 detail record)

Sum 16.35 130,000

Project Name	BONITA PROF CENTER CPD (CENTURY PROF. CTR)	Acres:	0	Acres:	10.33	Industrial acres:	0
		Units:	0	Squ Feet:	100000	Industrial sf:	0

Commercial

	10.33		0	Total Commercial		Bonita Springs
	0.00		30,000	Commercial Retail		Bonita Springs
	0.00		70,000	Commercial Office		Bonita Springs
Total by PLUC	10.33		100,000			

Summary for 'Project Name' = BONITA PROF CENTER CPD (CENTURY PROF. CTR) (3 detail records)

Sum 10.33 100,000

Project Name	BONITA ST JAMES MHPD	Acres:	0	Acres:	0	Industrial acres:	0
		Units:	0	Squ Feet:	0	Industrial sf:	0

Residential

	20.08	97		Manufactured Housing		Bonita Springs
Total by PLUC	20.08					

Summary for 'Project Name' = BONITA ST JAMES MHPD (1 detail record)

Sum 20.08

Project Name	BONITA STORAGE INN CPD	Acres:	0	Acres:	5.3	Industrial acres:	0
		Units:	0	Squ Feet:	118000	Industrial sf:	0

Commercial

	5.30		118,000	Total Commercial		Bonita Springs
Total by PLUC	5.30		118,000			

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Summary for 'Project Name' = BONITA STORAGE INN CPD (1 detail record)						
Sum	5.30		118,000			
Project Name	BRENDAN COVE RPD			Acres: 14.29	Acres: 0	Industrial acres: 0
				Units: 68	Squ Feet: 0	Industrial sf: 0
Residential						
	28.04	68		Single Family Residential		Bonita Springs
Total by PLUC	28.04					
Summary for 'Project Name' = BRENDAN COVE RPD (1 detail record)						
Sum	28.04					
Project Name	BURNT PINE CPD			Acres: 0	Acres: 1.4	Industrial acres: 0
				Units: 0	Squ Feet: 29676	Industrial sf: 0
Commercial						
	0.00		32,500	Commercial Office		Bonita Springs
	22.73		0	Total Commercial		Bonita Springs
	0.00		11,500	Commercial Retail		Bonita Springs
Total by PLUC	22.73		44,000			
Summary for 'Project Name' = BURNT PINE CPD (3 detail records)						
Sum	22.73		44,000			
Project Name	CREEK VILLAGE RPD			Acres: 3.69	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Residential						
	19.80	36		Total Residential		Bonita Springs
Total by PLUC	19.80					
Summary for 'Project Name' = CREEK VILLAGE RPD (1 detail record)						
Sum	19.80					
Project Name	CRISAFULLI SVC. CTR. CPD			Acres: 0	Acres: 10.15	Industrial acres: 0
				Units: 0	Squ Feet: 74800	Industrial sf: 0
Commercial						
	10.15		74,800	Total Commercial		Bonita Springs
Total by PLUC	10.15		74,800			
Summary for 'Project Name' = CRISAFULLI SVC. CTR. CPD (1 detail record)						
Sum	10.15		74,800			
Project Name	CROSSROADS CENTER CPD			Acres: 0	Acres: 23.51	Industrial acres: 0
				Units: 0	Squ Feet: 248452	Industrial sf: 0
Commercial						
	25.00		250,000	Mixed Commercial		Bonita Springs
Total by PLUC	25.00		250,000			
Summary for 'Project Name' = CROSSROADS CENTER CPD (1 detail record)						
Sum	25.00		250,000			
Project Name	CUSSON MFG STORAGE CPD			Acres: 0	Acres: 0	Industrial acres: 0
				Units: 0	Squ Feet: 0	Industrial sf: 0
Commercial						
	0.00		11,000	Commercial-service		Bonita Springs
Total by PLUC	0.00		11,000			
Mixed Use						
	8.99		0	Total Development		Bonita Springs
Total by PLUC	8.99		0			
Residential						
	0.00	1	2,500	Single Family Residential		Bonita Springs

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Total by PLUC	0.00		2,500			
Summary for 'Project Name' = CUSSON MFG STORAGE CPD (3 detail records)						
Sum	8.99		13,500			
Project Name	DANIELS FALLS CPD		Acre:	0	Acre:	21.58 Industrial acres: 0
			Units:	0	Squ Feet:	100000 Industrial sf: 0
Commercial						
	0.00	150	0	Hotel/Motel		Bonita Springs
	30.00		100,000	Total Commercial		Bonita Springs
Total by PLUC	30.00		100,000			
Summary for 'Project Name' = DANIELS FALLS CPD (2 detail records)						
Sum	30.00		100,000			
Project Name	DIAMOND RIDGE/WOODS EDGE CPD/RPD		Acre:	45.5	Acre:	22.3 Industrial acres: 0
			Units:	317	Squ Feet:	319000 Industrial sf: 0
Commercial						
	0.00	160	34,000	Hotel/Motel		Bonita Springs
	31.40		285,000	Total Commercial		Bonita Springs
Total by PLUC	31.40		319,000			
Public						
	2.00		0	Utilities		Bonita Springs
	10.30		0	ROW/Other		Bonita Springs
	10.00		0	Open Space/Parks		Bonita Springs
Total by PLUC	22.30		0			
Residential						
	17.00	90		Single Family Residential		Bonita Springs
	28.80	227	0	Multi Family Residential		Bonita Springs
Total by PLUC	45.80		0			
Conservation						
	14.50		0	Wetlands/Conservation		Bonita Springs
Total by PLUC	14.50		0			
Summary for 'Project Name' = DIAMOND RIDGE/WOODS EDGE CPD/RPD (8 detail records)						
Sum	114.00		319,000			
Project Name	ESTERO POINTE RPD		Acre:	197.9	Acre:	0 Industrial acres: 0
			Units:	1121	Squ Feet:	0 Industrial sf: 0
Commercial						
	0.00		2,500	Commercial Retail		Bonita Springs
Total by PLUC	0.00		2,500			
Public						
	43.30		0	Open Space/Parks		Bonita Springs
	6.00		0	Utilities		Bonita Springs
	123.10		0	Non-County Golf Course		Bonita Springs
Total by PLUC	172.40		0			
Residential						
	197.90	1,121	0	Total Residential		Bonita Springs
Total by PLUC	197.90		0			
Conservation						
	493.60		0	Wetlands/Conservation		Bonita Springs
Total by PLUC	493.60		0			
Summary for 'Project Name' = ESTERO POINTE RPD (6 detail records)						
Sum	863.90		2,500			

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Project Name	EVBOL INC. CPD/RPD			Acre: 7.5	Acre: 11	Industrial acres: 0
				Units: 45	Squ Feet: 77454	Industrial sf: 0

Commercial

	11.00		77,454	Total Commercial		Bonita Springs
	0.00	218		Hotel/Motel		Bonita Springs
Total by PLUC	11.00		77,454			

Residential

	7.50	45		Total Residential		Bonita Springs
Total by PLUC	7.50					

Summary for 'Project Name' = EVBOL INC. CPD/RPD (3 detail records)

Sum 18.50 77,454

Project Name	FLAMINGO ISLAND FLEA			Acre: 0	Acre: 11	Industrial acres: 0
	MKT CPD			Units: 0	Squ Feet: 80000	Industrial sf: 0

Commercial

	11.00		80,000	Commercial Retail		Bonita Springs
Total by PLUC	11.00		80,000			

Summary for 'Project Name' = FLAMINGO ISLAND FLEA MKT CPD (1 detail record)

Sum 11.00 80,000

Project Name	FLAVIO FILIPETTO RPD			Acre: 0	Acre: 0	Industrial acres: 0
				Units: 0	Squ Feet: 0	Industrial sf: 0

Residential

	1.96	12		Total Residential		Bonita Springs
Total by PLUC	1.96					

Summary for 'Project Name' = FLAVIO FILIPETTO RPD (1 detail record)

Sum 1.96

Project Name	FRANK CLESEN CPD			Acre: 0	Acre: 1.4	Industrial acres: 0
				Units: 0	Squ Feet: 4500	Industrial sf: 0

Commercial

	1.40		4,500	Total Commercial		Bonita Springs
Total by PLUC	1.40		4,500			

Summary for 'Project Name' = FRANK CLESEN CPD (1 detail record)

Sum 1.40 4,500

Project Name	GREENVIEW RPD/CPD			Acre: 20	Acre: 3.6	Industrial acres: 0
				Units: 280	Squ Feet: 13000	Industrial sf: 0

Commercial

	4.64		13,000	Total Commercial		Bonita Springs
Total by PLUC	4.64		13,000			

Public

	6.50		0	ROW/Other		Bonita Springs
	6.50		0	Open Space/Parks		Bonita Springs
Total by PLUC	13.00		0			

Residential

	0.00	10	0	Single Family Residential		Bonita Springs
	35.10			Total Residential		Bonita Springs
	0.00	270	0	Multi Family Residential		Bonita Springs
Total by PLUC	35.10		0			

Conservation

	7.30		0	Wetlands/Conservation		Bonita Springs
Total by PLUC	7.30		0			

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Summary for 'Project Name' = GREENVIEW RPD/CPD (7 detail records)						
Sum	60.04		13,000			
Project Name	GREYHOUND PLAZA CPD			Acres: 0	Acres: 13.89	Industrial acres: 0
				Units: 0	Squ Feet: 120000	Industrial sf: 0
Commercial						
	0.00		10,000	Commercial Office		Bonita Springs
	0.00		30,000	Commercial Retail		Bonita Springs
Total by PLUC	0.00		40,000			
Mixed Use						
	0.00		80,000	Mixed		Bonita Springs
	13.89		0	Total Development		Bonita Springs
Total by PLUC	13.89		80,000			
Summary for 'Project Name' = GREYHOUND PLAZA CPD (4 detail records)						
Sum	13.89		120,000			
Project Name	HARBOR CORNERS CPD/IPD			Acres: 0	Acres: 21.52	Industrial acres: 10
				Units: 0	Squ Feet: 200000	Industrial sf: 85000
Commercial						
	31.52		285,000	Total Commercial		Bonita Springs
Total by PLUC	31.52		285,000			
Summary for 'Project Name' = HARBOR CORNERS CPD/IPD (1 detail record)						
Sum	31.52		285,000			
Project Name	HUNTER'S RIDGE NORTH RPD			Acres: 49.74	Acres: 0	Industrial acres: 0
				Units: 400	Squ Feet: 0	Industrial sf: 0
Public						
	10.40		0	ROW/Other		Bonita Springs
	41.80		0	Non-County Golf Course		Bonita Springs
	21.20		0	Open Space/Parks		Bonita Springs
Total by PLUC	73.40		0			
Residential						
	50.30	400		Total Residential		Bonita Springs
Total by PLUC	50.30					
Conservation						
	20.50		0	Wetlands/Conservation		Bonita Springs
Total by PLUC	20.50		0			
Summary for 'Project Name' = HUNTER'S RIDGE NORTH RPD (5 detail records)						
Sum	144.20		0			
Project Name	HUNTER'S RIDGE SOUTH RPD			Acres: 13.33	Acres: 0	Industrial acres: 0
				Units: 51	Squ Feet: 0	Industrial sf: 0
Public						
	0.00		0	Non-County Golf Course		Bonita Springs
Total by PLUC	0.00		0			
Residential						
	126.00	382		Single Family Residential		Bonita Springs
Total by PLUC	126.00					
Summary for 'Project Name' = HUNTER'S RIDGE SOUTH RPD (2 detail records)						
Sum	126.00		0			
Project Name	JACKIE PHILLIPS CPD			Acres: 0	Acres: 9	Industrial acres: 0
				Units: 0	Squ Feet:	Industrial sf: 0

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Public	9.00			Open Space/Parks		Bonita Springs
Total by PLUC	9.00					
Summary for 'Project Name' = JACKIE PHILLIPS CPD (1 detail record)						
Sum	9.00					
Project Name	JOE/KAREN SANDRICK CPD		Acre:	0	Acre:	0 Industrial acres: 0
			Units:	0	Squ Feet:	0 Industrial sf: 0
Public	0.25		2,100	Open Space/Parks		Bonita Springs
Total by PLUC	0.25		2,100			
Summary for 'Project Name' = JOE/KAREN SANDRICK CPD (1 detail record)						
Sum	0.25		2,100			
Project Name	KEYSER RPD/CPD		Acre:	1.4	Acre:	2.76 Industrial acres: 0
			Units:	4	Squ Feet:	20000 Industrial sf: 0
Commercial	2.76		20,000	Total Commercial		Bonita Springs
Total by PLUC	2.76		20,000			
Residential	1.40	4		Single Family Residential		Bonita Springs
Total by PLUC	1.40					
Summary for 'Project Name' = KEYSER RPD/CPD (2 detail records)						
Sum	4.15		20,000			
Project Name	LAS BRISAS RPD		Acre:	168	Acre:	0 Industrial acres: 0
			Units:	55.14	Squ Feet:	0 Industrial sf: 0
Residential	163.68	252		Total Residential		Bonita Springs
Total by PLUC	163.68					
Summary for 'Project Name' = LAS BRISAS RPD (1 detail record)						
Sum	163.68					
Project Name	MELVIN BURKHARDT CPD		Acre:	0	Acre:	13.9 Industrial acres: 0
			Units:	0	Squ Feet:	170000 Industrial sf: 0
Commercial	13.90	150	170,000	Total Commercial		Bonita Springs
Total by PLUC	13.90		170,000			
Summary for 'Project Name' = MELVIN BURKHARDT CPD (1 detail record)						
Sum	13.90		170,000			
Project Name	ODONNELL CPD I-75		Acre:	0	Acre:	7.96 Industrial acres: 0
			Units:	0	Squ Feet:	26500 Industrial sf: 0
Commercial	7.96		26,500	Total Commercial		Bonita Springs
	0.00	124	0	Hotel/Motel		Bonita Springs
Total by PLUC	7.96		26,500			
Summary for 'Project Name' = ODONNELL CPD I-75 (2 detail records)						
Sum	7.96		26,500			
Project Name	PARKLANDS EAST RPD/CPD DRI		Acre:	213.2	Acre:	10 Industrial acres: 0
			Units:	1290	Squ Feet:	120000 Industrial sf: 0
Commercial	10.00		120,000	Total Commercial		Bonita Springs
Total by PLUC	10.00		120,000			
Public						

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
	74.40		0	Open Space/Parks		Bonita Springs
	26.10		0	ROW/Other		Bonita Springs
Total by PLUC	100.50		0			
Residential						
	213.20	1,290		Multi Family Residential		Bonita Springs
Total by PLUC	213.20					
Conservation						
	0.40		0	Wetlands/Conservation		Bonita Springs
Total by PLUC	0.40		0			

Summary for 'Project Name' = PARKLANDS EAST RPD/CPD DRI (5 detail records)

Sum 324.10 120,000

Project Name	PARKLANDS WEST RPD/CPD DRI	Acre:	115	Acre:	7	Industrial acres:	0
		Units:	1296	Squ Feet:	72000	Industrial sf:	0

Commercial

	1.00		42,000	Commercial Office		Bonita Springs
	6.00		30,000	Commercial Retail		Bonita Springs
Total by PLUC	7.00		72,000			

Public

	57.00		0	Open Space/Parks		Bonita Springs
	30.00		0	ROW/Other		Bonita Springs
	115.00		0	Non-County Golf Course		Bonita Springs
Total by PLUC	202.00		0			

Residential

	115.00	1,296	0	Multi Family Residential		Bonita Springs
Total by PLUC	115.00		0			

Summary for 'Project Name' = PARKLANDS WEST RPD/CPD DRI (6 detail records)

Sum 324.00 72,000

Project Name	PELICAN LANDING CPD/CPD DRI	Acre:	563.88	Acre:	33.46	Industrial acres:	0
		Units:	3631	Squ Feet:	865457	Industrial sf:	0

Commercial

	0.00		600,000	Commercial Retail		Bonita Springs
	0.00		210,000	Commercial Office		Bonita Springs
	0.00	450	50,000	Hotel/Motel		Bonita Springs
Total by PLUC	0.00		860,000			

Mixed Use

	2,100.00		0	Total Development		Bonita Springs
Total by PLUC	2,100.00		0			

Residential

	0.00	3,385	0	Multi Family Residential		Bonita Springs
	0.00	215	0	Boat Slips		Bonita Springs
	0.00	665	0	Single Family Residential		Bonita Springs
Total by PLUC	0.00		0			

Summary for 'Project Name' = PELICAN LANDING CPD/CPD DRI (7 detail records)

Sum 2,100.00 860,000

Project Name	PELICAN LANDING LONGLAKE RPD/CPD	Acre:	148.71	Acre:	9.45	Industrial acres:	
		Units:		Squ Feet:	8000	Industrial sf:	

Commercial

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
	9.45		8,000	Total Commercial		Bonita Springs
Total by PLUC	9.45		8,000			
Residential						
	174.92	408		Total Residential		Bonita Springs
Total by PLUC	174.92					
Summary for 'Project Name' = PELICAN LANDING LONGLAKE RPD/CPD (2 detail records)						
Sum	184.37		8,000			
Project Name	PELICAN LANDING NE RPD/DRI		Acre:	68.22	Acre:	Industrial acres:
			Units:	350	Squ Feet:	Industrial sf:
Residential						
	96.90	350	0	Total Residential		Bonita Springs
Total by PLUC	96.90		0			
Summary for 'Project Name' = PELICAN LANDING NE RPD/DRI (1 detail record)						
Sum	96.90		0			
Project Name	PELICAN POINTE RPD		Acre:	120	Acre:	0 Industrial acres: 0
			Units:	404	Squ Feet:	0 Industrial sf: 0
Residential						
	0.00	218		Multi Family Residential		Bonita Springs
	120.69		0	Total Residential		Bonita Springs
	0.00	186	0	Single Family Residential		Bonita Springs
Total by PLUC	120.69		0			
Summary for 'Project Name' = PELICAN POINTE RPD (3 detail records)						
Sum	120.69		0			
Project Name	PELICAN RIDGE I, II RPD		Acre:	1.04	Acre:	0 Industrial acres: 0
			Units:	6	Squ Feet:	0 Industrial sf: 0
Residential						
	15.00	60		Single Family Residential		Bonita Springs
Total by PLUC	15.00					
Summary for 'Project Name' = PELICAN RIDGE I, II RPD (1 detail record)						
Sum	15.00					
Project Name	PELICAN'S NEST PUD		Acre:	26.95	Acre:	Industrial acres:
			Units:		Squ Feet:	Industrial sf:
Public						
	18.24		0	Open Space/Parks		Bonita Springs
	205.64	45	0	Non-County Golf Course		Bonita Springs
Total by PLUC	223.88		0			
Residential						
	4.52	60	0	Multi Family Residential		Bonita Springs
	91.63	289		Single Family Residential		Bonita Springs
Total by PLUC	96.15		0			
Conservation						
	48.92		0	Wetlands/Conservation		Bonita Springs
Total by PLUC	48.92		0			
Summary for 'Project Name' = PELICAN'S NEST PUD (5 detail records)						
Sum	368.95		0			
Project Name	PHIL PUGH CPD		Acre:	0	Acre:	0 Industrial acres: 0
			Units:	0	Squ Feet:	0 Industrial sf: 0
Commercial						
	0.00		20,000	Commercial Retail		Bonita Springs

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
	0.00		12,500	Commercial Office		Bonita Springs
Total by PLUC	0.00		32,500			
Industrial						
	0.00		25,000	Total Industrial		Bonita Springs
Total by PLUC	0.00		25,000			
Mixed Use						
	6.94		0	Total Development		Bonita Springs
Total by PLUC	6.94		0			

Summary for 'Project Name' = PHIL PUGH CPD (4 detail records)

Sum 6.94 57,500

Project Name	PICK KWIK STORE CPD	Acres:	0	Acres:	0	Industrial acres:	0
		Units:	0	Squ Feet:	0	Industrial sf:	0

Commercial

	1.98		3,590	Commercial Retail		Bonita Springs
Total by PLUC	1.98		3,590			

Summary for 'Project Name' = PICK KWIK STORE CPD (1 detail record)

Sum 1.98 3,590

Project Name	PUEBLO BONITO RPD	Acres:	33.47	Acres:	0	Industrial acres:	0
		Units:	150	Squ Feet:	0	Industrial sf:	0

Residential

	33.47	150	5,000	Multi Family Residential		Bonita Springs
Total by PLUC	33.47		5,000			

Summary for 'Project Name' = PUEBLO BONITO RPD (1 detail record)

Sum 33.47 5,000

Project Name	QUAIL WEST PH II RPD	Acres:	90	Acres:	0	Industrial acres:	0
		Units:	250	Squ Feet:	0	Industrial sf:	0

Public

	0.00		0	Non-County Golf Course		Bonita Springs
Total by PLUC	0.00		0			

Residential

	320.00	250		Single Family Residential		Bonita Springs
Total by PLUC	320.00					

Summary for 'Project Name' = QUAIL WEST PH II RPD (2 detail records)

Sum 320.00 0

Project Name	RIDGEWOOD RPD	Acres:	13.37	Acres:		Industrial acres:	
		Units:	351	Squ Feet:		Industrial sf:	

Public

	33.67		0	Open Space/Parks		Bonita Springs
	3.35		0	Residential Amenities		Bonita Springs
	65.68		0	Non-County Golf Course		Bonita Springs
Total by PLUC	102.70		0			

Residential

	114.54	810		Total Residential		Bonita Springs
Total by PLUC	114.54					

Conservation

	71.21		0	Wetlands/Conservation		Bonita Springs
Total by PLUC	71.21		0			

Summary for 'Project Name' = RIDGEWOOD RPD (5 detail records)

Sum 288.45 0

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Project Name	RIVER RIDGE RPD			Acres: 276	Acres: 0	Industrial acres: 0
				Units: 1480	Squ Feet: 0	Industrial sf: 0
Public	0.00	0		Non-County Golf Course		Bonita Springs
Total by PLUC	0.00	0				
Residential	0.00	0		Multi Family Residential		Bonita Springs
	547.01	1,480		Single Family Residential		Bonita Springs
Total by PLUC	547.01	0				
Conservation	0.00	0		Wetlands/Conservation		Bonita Springs
Total by PLUC	0.00	0				
Summary for 'Project Name' = RIVER RIDGE RPD (4 detail records)						
Sum	547.01	0				
Project Name	ROBERT BRUCE CPD			Acres: 0	Acres: 18.22	Industrial acres: 0
				Units: 0	Squ Feet: 70525	Industrial sf: 0
Commercial	0.00	40,526		Commercial Retail		Bonita Springs
	0.00	29,999		Commercial Office		Bonita Springs
	10.22	0		Total Commercial		Bonita Springs
Total by PLUC	10.22	70,525				
Summary for 'Project Name' = ROBERT BRUCE CPD (3 detail records)						
Sum	10.22	70,525				
Project Name	ROBERT LAWHON CPD			Acres: 0	Acres: 2.2	Industrial acres: 0
				Units: 0	Squ Feet: 21000	Industrial sf: 0
Commercial	2.20	21,000		Total Commercial		Bonita Springs
Total by PLUC	2.20	21,000				
Summary for 'Project Name' = ROBERT LAWHON CPD (1 detail record)						
Sum	2.20	21,000				
Project Name	RYDER CLUB RPD ("HIGHLAND WOODS")			Acres: 119.33	Acres: 0	Industrial acres: 0
				Units: 625	Squ Feet: 0	Industrial sf: 0
Public	0.00	0		Non-County Golf Course		Bonita Springs
Total by PLUC	0.00	0				
Residential	271.64	814		Total Residential		Bonita Springs
Total by PLUC	271.64					
Summary for 'Project Name' = RYDER CLUB RPD ("HIGHLAND WOODS") (2 detail records)						
Sum	271.64	0				
Project Name	SAMUEL JOHNSON CPD			Acres: 0	Acres: 4.5	Industrial acres: 0
				Units: 0	Squ Feet: 40800	Industrial sf: 0
Commercial	4.50	40,800		Total Commercial		Bonita Springs
Total by PLUC	4.50	40,800				
Summary for 'Project Name' = SAMUEL JOHNSON CPD (1 detail record)						
Sum	4.50	40,800				
Project Name	SANDPIPER CENTER CPD			Acres: 0	Acres: 23.5	Industrial acres: 0
				Units: 0	Squ Feet: 219000	Industrial sf: 0

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Commercial						
	23.50		110,000	Total Commercial		Bonita Springs
Total by PLUC	23.50		110,000			
Summary for 'Project Name' = SANDPIPER CENTER CPD (1 detail record)						
Sum	23.50		110,000			
Project Name	SECTION 28 CPD			Acres: 0	Acres: 15.6	Industrial acres: 0
				Units: 0	Squ Feet: 120000	Industrial sf: 0
Commercial						
	15.60		120,000	Total Commercial		Bonita Springs
Total by PLUC	15.60		120,000			
Summary for 'Project Name' = SECTION 28 CPD (1 detail record)						
Sum	15.60		120,000			
Project Name	SOUTHERN PINES II MHPD			Acres: 0	Acres: 0	Industrial acres: 0
				Units: 0	Squ Feet: 0	Industrial sf: 0
Residential						
	31.00	107		Manufactured Housing		Bonita Springs
Total by PLUC	31.00					
Summary for 'Project Name' = SOUTHERN PINES II MHPD (1 detail record)						
Sum	31.00					
Project Name	SOUTHERN PINES W MHPD			Acres: 51	Acres: 0	Industrial acres: 0
				Units: 400	Squ Feet: 0	Industrial sf: 0
Residential						
	105.72	400		Manufactured Housing		Bonita Springs
Total by PLUC	105.72					
Summary for 'Project Name' = SOUTHERN PINES W MHPD (1 detail record)						
Sum	105.72					
Project Name	SPANISH WELLS PUD			Acres: 25.58	Acres: 0	Industrial acres: 0
				Units: 69	Squ Feet: 0	Industrial sf: 0
Residential						
	430.00	746		Total Residential		Bonita Springs
Total by PLUC	430.00					
Summary for 'Project Name' = SPANISH WELLS PUD (1 detail record)						
Sum	430.00					
Project Name	SPRING CREEK DRI-EAST RPD			Acres: 34.54	Acres: 51.3	Industrial acres: 43.4
				Units: 69	Squ Feet: 368000	Industrial sf: 180000
Commercial						
	6.00		70,000	Commercial Office		Bonita Springs
	36.00		250,000	Commercial Retail		Bonita Springs
	9.30	150	48,000	Hotel/Motel		Bonita Springs
Total by PLUC	51.30		368,000			
Industrial						
	43.40		180,000	Total Industrial		Bonita Springs
Total by PLUC	43.40		180,000			
Public						
	15.56		0	Public Schools		Bonita Springs
	37.30		0	ROW/Other		Bonita Springs
	1.34		0	Fire/police/EMS		Bonita Springs
	16.10		0	Utilities		Bonita Springs
	24.80		0	Open Space/Parks		Bonita Springs

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Total by PLUC	95.10		0			
Residential						
	52.80	300	0	Single Family Residential		Bonita Springs
	7.80	195	0	Multi Family Residential		Bonita Springs
Total by PLUC	60.60		0			
Conservation						
	28.00		0	Wetlands/Conservation		Bonita Springs
Total by PLUC	28.00		0			

Summary for 'Project Name' = SPRING CREEK DRI-EAST RPD (12 detail records)

Sum 278.40 548,000

Project Name	SPRING CREEK WEST PUD/DRI (PELICAN LANDING)	Acres: 128.9	Acres: 1.9	Industrial acres: 0
		Units: 800	Squ Feet: 15000	Industrial sf: 0

Commercial

	1.90	15,000	Commercial Retail	Bonita Springs
Total by PLUC	1.90	15,000		

Public

	21.50	0	ROW/Other	Bonita Springs
	54.00	0	Open Space/Parks	Bonita Springs
	44.30	0	Non-County Golf Course	Bonita Springs
Total by PLUC	119.80	0		

Residential

	62.70	150	0	Single Family Residential	Bonita Springs
	66.20	650	0	Multi Family Residential	Bonita Springs
Total by PLUC	128.90		0		

Conservation

	32.20		0	Wetlands/Conservation	Bonita Springs
Total by PLUC	32.20		0		

Summary for 'Project Name' = SPRING CREEK WEST PUD/DRI (PELICAN LANDING) (7 detail records)

Sum 282.80 15,000

Project Name	Springs Plaza (ABANDONED)	Acres: 16.54	Acres: 12.86	Industrial acres: 0
		Units: 165	Squ Feet: 128500	Industrial sf: 0

Commercial

	0.00	300,903	Commercial Retail	Bonita Springs
	0.00	218,284	Commercial Office	Bonita Springs
	58.60	0	Total Commercial	Bonita Springs
Total by PLUC	58.60	519,187		

Residential

	27.40	165	0	Multi Family Residential	Bonita Springs
Total by PLUC	27.40		0		

Summary for 'Project Name' = Springs Plaza (ABANDONED) (4 detail records)

Sum 86.00 519,187

Project Name	SUNSHINE PROF CTR CPD	Acres: 0	Acres: 10.86	Industrial acres: 0
		Units: 0	Squ Feet: 134618	Industrial sf: 0

Commercial

	0.00	110,000	Commercial Retail	Bonita Springs
	21.28	0	Total Commercial	Bonita Springs
	0.00	140,000	Commercial Office	Bonita Springs

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Total by PLUC	21.28		250,000			
Summary for 'Project Name' = SUNSHINE PROF CTR CPD (3 detail records)						
Sum	21.28		250,000			
Project Name	SWIFT OIL CHANGE CPD		Acre:	0	Acre:	0 Industrial acres: 0
			Units:	0	Squ Feet:	0 Industrial sf: 0
Commercial	0.39		3,000	Commercial-service		Bonita Springs
Total by PLUC	0.39		3,000			
Summary for 'Project Name' = SWIFT OIL CHANGE CPD (1 detail record)						
Sum	0.39		3,000			
Project Name	TAMARA K. RYNEARSON CPD		Acre:	0	Acre:	4.2 Industrial acres: 0
			Units:	0	Squ Feet:	22500 Industrial sf: 0
Commercial	0.00		22,500	Commercial Retail		Bonita Springs
	4.20		0	Total Commercial		Bonita Springs
	0.00		22,500	Commercial Office		Bonita Springs
Total by PLUC	4.20		45,000			
Summary for 'Project Name' = TAMARA K. RYNEARSON CPD (3 detail records)						
Sum	4.20		45,000			
Project Name	THE PLAZA CPD		Acre:	0	Acre:	2.5 Industrial acres: 0
			Units:	0	Squ Feet:	24999 Industrial sf: 0
Commercial	2.50		24,999	Total Commercial		Bonita Springs
Total by PLUC	2.50		24,999			
Summary for 'Project Name' = THE PLAZA CPD (1 detail record)						
Sum	2.50		24,999			
Project Name	VANDERBILT OFFICE PK CPD		Acre:	0	Acre:	5.82 Industrial acres: 0
			Units:	0	Squ Feet:	60000 Industrial sf: 0
Commercial	8.30		70,000	Commercial Office		Bonita Springs
Total by PLUC	8.30		70,000			
Summary for 'Project Name' = VANDERBILT OFFICE PK CPD (1 detail record)						
Sum	8.30		70,000			
Project Name	VILLAGE OF BONITA SPRINGS RPD/CPD		Acre:	178.72	Acre:	20.54 Industrial acres: 0
			Units:	809	Squ Feet:	205000 Industrial sf: 0
Commercial	20.54		0	Total Commercial		Bonita Springs
	0.00		15,000	Commercial Office		Bonita Springs
	0.00		190,000	Commercial Retail		Bonita Springs
Total by PLUC	20.54		205,000			
Residential	178.72	809		Multi Family Residential		Bonita Springs
Total by PLUC	178.72					
Summary for 'Project Name' = VILLAGE OF BONITA SPRINGS RPD/CPD (4 detail records)						
Sum	199.26		205,000			
Project Name	WATERVIEW PLACE RPD/CPD		Acre:	10	Acre:	3 Industrial acres: 0
			Units:	90	Squ Feet:	7200 Industrial sf: 0
Commercial						

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
	0.00		7,200	Total Commercial		Bonita Springs
Total by PLUC	0.00		7,200			
Mixed Use						
	17.90		0	Total Development		Bonita Springs
Total by PLUC	17.90		0			
Residential						
	0.00	90		Multi Family Residential		Bonita Springs
Total by PLUC	0.00					
Summary for 'Project Name' = WATERVIEW PLACE RPD/CPD (3 detail records)						
Sum	17.90		7,200			
Project Name	WEEKS CPD			Acres: 0	Acres: 0	Industrial acres: 0
				Units: 0	Squ Feet: 0	Industrial sf: 0
Commercial						
	4.54			Commercial Marina		Bonita Springs
Total by PLUC	4.54					
Summary for 'Project Name' = WEEKS CPD (1 detail record)						
Sum	4.54					
Project Name	WEEKS FISH CAMP RPD/MHPD			Acres: 0	Acres: 0	Industrial acres: 0
				Units: 0	Squ Feet: 0	Industrial sf: 0
Residential						
	21.86			Total Residential		Bonita Springs
Total by PLUC	21.86					
Summary for 'Project Name' = WEEKS FISH CAMP RPD/MHPD (1 detail record)						
Sum	21.86					
Project Name	WOODSIDE LAKES RPD			Acres: 59.92	Acres: 0	Industrial acres: 0
				Units: 265	Squ Feet: 0	Industrial sf: 0
Residential						
	59.92	265		Total Residential		Bonita Springs
Total by PLUC	59.92					
Summary for 'Project Name' = WOODSIDE LAKES RPD (1 detail record)						
Sum	59.92					
Project Name	WORTHINGTON CC RPD			Acres: 0	Acres: 0	Industrial acres: 0
				Units: 0	Squ Feet: 0	Industrial sf: 0
Public						
	46.18	0		ROW/Other		Bonita Springs
	4.28	0		Residential Amenities		Bonita Springs
	15.12	0		Open Space/Parks		Bonita Springs
	132.01	0		Non-County Golf Course		Bonita Springs
Total by PLUC	197.59	0				
Residential						
	68.09	600	0	Multi Family Residential		Bonita Springs
	60.38	199		Single Family Residential		Bonita Springs
Total by PLUC	128.47	0				
Conservation						
	1.57	0		Wetlands/Conservation		Bonita Springs
Total by PLUC	1.57	0				
Summary for 'Project Name' = WORTHINGTON CC RPD (7 detail records)						
Sum	327.63	0				
PC Total	11,800.77		8,590,434	Summary for 3 (214 detail records)		

Planned Development Summary

ACRES UNITS Square Feet Residential Commercial Industrial

Fort Myers Shores

Project Name	BILL SWARTZ PUD	Acres: 67	Acres: 67	Industrial acres: 0
		Units: 385	Squ Feet: 385	Industrial sf: 0

Residential	67.00	385		Total Residential	Fort Myers Shores
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Total by PLUC	67.00				
Summary for 'Project Name' = BILL SWARTZ PUD (1 detail record)					
Sum	67.00				

Project Name	CYPRESS WOODS RVPD/MHPD	Acres: 33.14	Acres: 33.14	Industrial acres: 0
		Units: 288	Squ Feet: 288	Industrial sf: 0

Commercial	0.00	399	0	Recreational Vehicles	Fort Myers Shores
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Total by PLUC	0.00		0		
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Mixed Use	151.51			Total Development	Fort Myers Shores
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Total by PLUC	151.51				
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Residential	0.00	285	0	Manufactured Housing	Fort Myers Shores
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Total by PLUC	0.00		0		
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Summary for 'Project Name' = CYPRESS WOODS RVPD/MHPD (3 detail records)					
Sum	151.51		0		

Project Name	DELORES McCLURE IPD	Acres: 1.86	Acres: 1.86	Industrial acres: 0
		Units: 0	Squ Feet: 0	Industrial sf: 0

Commercial	1.86			Total Commercial	Fort Myers Shores
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Total by PLUC	1.86				
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Summary for 'Project Name' = DELORES McCLURE IPD (1 detail record)					
Sum	1.86				

Project Name	FLORIDA DOT TEST LAB CPD	Acres: 0	Acres: 0	Industrial acres: 0
		Units: 0	Squ Feet: 0	Industrial sf: 0

Industrial	4.47		2,400	Research and Development	Fort Myers Shores
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Total by PLUC	4.47		2,400		
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Summary for 'Project Name' = FLORIDA DOT TEST LAB CPD (1 detail record)					
Sum	4.47		2,400		

Project Name	FOOD LION CPD	Acres: 13.2	Acres: 13.2	Industrial acres: 0
		Units: 85000	Squ Feet: 85000	Industrial sf: 0

Commercial	13.20		85,000	Mixed Commercial	Fort Myers Shores
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Total by PLUC	13.20		85,000		
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Summary for 'Project Name' = FOOD LION CPD (1 detail record)					
Sum	13.20		85,000		

Project Name	HANSEN CPD (CUMBERLAND FARMS STORE)	Acres: 2.97	Acres: 2.97	Industrial acres: 0
		Units: 2,400	Squ Feet: 2,400	Industrial sf: 0

Commercial	2.97		2,400	Commercial Retail	Fort Myers Shores
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Total by PLUC	2.97		2,400		
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Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Summary for 'Project Name' = HANSEN CPD (CUMBERLAND FARMS STORE) (1 detail record)						
Sum	2.97		2,400			
Project Name	HAYLOFT CPD			Acre:	Acre:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Commercial						
	0.68		6,720	Commercial Retail		Fort Myers Shores
Total by PLUC	0.68		6,720			
Summary for 'Project Name' = HAYLOFT CPD (1 detail record)						
Sum	0.68		6,720			
Project Name	HYDE POINT RPD			Acre:	Acre:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Residential						
	38.50	152		Single Family Residential		Fort Myers Shores
Total by PLUC	38.50					
Summary for 'Project Name' = HYDE POINT RPD (1 detail record)						
Sum	38.50					
Project Name	KELLY TRACTOR IPD			Acre:	Acre:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Commercial						
	0.00		200,000	Total Commercial		Fort Myers Shores
Total by PLUC	0.00		200,000			
Industrial						
	0.00		300,000	Total Industrial		Fort Myers Shores
Total by PLUC	0.00		300,000			
Mixed Use						
	58.54		0	Total Development		Fort Myers Shores
Total by PLUC	58.54		0			
Summary for 'Project Name' = KELLY TRACTOR IPD (3 detail records)						
Sum	58.54		500,000			
Project Name	MARIANA PARK CPD			Acre:	Acre:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Commercial						
	2.70		30,000	Shopping Center		Fort Myers Shores
Total by PLUC	2.70		30,000			
Summary for 'Project Name' = MARIANA PARK CPD (1 detail record)						
Sum	2.70		30,000			
Project Name	ORANGE RIVER CENTRE RETAIL CPD			Acre:	Acre:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Commercial						
	0.00	120	0	Hotel/Motel		Fort Myers Shores
	12.50		100,000	Total Commercial		Fort Myers Shores
Total by PLUC	12.50		100,000			
Summary for 'Project Name' = ORANGE RIVER CENTRE RETAIL CPD (2 detail records)						
Sum	12.50		100,000			
Project Name	SIESTA MOB HOME PK MHPD			Acre:	Acre:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Residential						
	10.00	75		Manufactured Housing		Fort Myers Shores
Total by PLUC	10.00					

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Summary for 'Project Name' = SIESTA MOB HOME PK MHPD (1 detail record)						
Sum	10.00					
Project Name	STRAYHORN IPD (CARTER-PRITCHETT ADVTG)			Acre: Units:	Acre: Squ Feet:	Industrial acres: Industrial sf:
Industrial	1.00		12,000	Open Storage		Fort Myers Shores
Total by PLUC	1.00		12,000			
Summary for 'Project Name' = STRAYHORN IPD (CARTER-PRITCHETT ADVTG) (1 detail record)						
Sum	1.00		12,000			
Project Name	TWIN LAKES RPD			Acre: Units:	Acre: Squ Feet:	Industrial acres: Industrial sf:
Commercial	0.00		25,000	Total Commercial		Fort Myers Shores
Total by PLUC	0.00		25,000			
Public	0.00		0	Non-County Golf Course		Fort Myers Shores
Total by PLUC	0.00		0			
Residential	304.70	288		Multi Family Residential		Fort Myers Shores
Total by PLUC	304.70					
Summary for 'Project Name' = TWIN LAKES RPD (3 detail records)						
Sum	304.70		25,000			
Project Name	WAL-MART NORTH CPD			Acre: Units:	Acre: Squ Feet:	Industrial acres: Industrial sf:
Commercial	31.94		259,224	Total Commercial		Fort Myers Shores
Total by PLUC	31.94		259,224			
Summary for 'Project Name' = WAL-MART NORTH CPD (1 detail record)						
Sum	31.94		259,224			
PC Total	701.57		1,022,744	Summary for 4 (22 detail records)		

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
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Burnt Store

Project Name	BURNT STORE MINING INC. IPD	Acre:		Acre:		Industrial acres: 146
		Units:		Squ Feet:		Industrial sf: 2000

Agriculture	275.84	2,000	Excavation/Mining	Burnt Store
Total by PLUC	275.84	2,000		
Summary for 'Project Name' = BURNT STORE MINING INC. IPD (1 detail record)				
Sum	275.84	2,000		
PC Total	275.84	2,000	Summary for 5 (1 detail record)	

Planned Development Summary

ACRES UNITS Square Feet Residential Commercial Industrial

Cape Coral

Project Name	P I RD READY MIX IPD	Acres:	Acres:	Industrial acres:
		Units:	Squ Feet:	Industrial sf:

Industrial				
	1.83	9,440	Manufacturing	Cape Coral
Total by PLUC	1.83	9,440		
Summary for 'Project Name' = P I RD READY MIX IPD (1 detail record)				
Sum	1.83	9,440		

Project Name	RIVERVIEW LAKES RPD (HILLSIDE LAKES)	Acres: 57.56	Acres:	Industrial acres:
		Units: 162	Squ Feet:	Industrial sf:

Residential				
	0.00	68	Multi Family Residential	Cape Coral
	57.56	0	Total Residential	Cape Coral
	0.00	94	0	Single Family Residential
Total by PLUC	57.56	0		
Summary for 'Project Name' = RIVERVIEW LAKES RPD (HILLSIDE LAKES) (3 detail records)				
Sum	57.56	0		
PC Total	59.39	9,440	Summary for 6 (4 detail records)	

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Captiva						
Project Name	SAFETY HARBOR CLUB PUD		Acres: 7.38 Units: 26	Acres: Squ Feet:	Industrial acres: Industrial sf:	
Residential	36.00	87		Total Residential		Captiva
Total by PLUC	36.00					
Summary for 'Project Name' = SAFETY HARBOR CLUB PUD (1 detail record)						
Sum	36.00					
Project Name	SUNSET CAPTIVA RPD		Acres: 2.22 Units: 0	Acres: Squ Feet:	Industrial acres: Industrial sf:	
Residential	10.00	59		Single Family Residential		Captiva
Total by PLUC	10.00					
Summary for 'Project Name' = SUNSET CAPTIVA RPD (1 detail record)						
Sum	10.00					
PC Total	46.00			Summary for 7 (2 detail records)		

Planned Development Summary

ACRES UNITS Square Feet Residential Commercial Industrial

Fort Myers

Project Name	BILLY CREEK COMM CTR PH 5 IPD/CPD	Acres:	Acres:	4.7	Industrial acres: 62
		Units:	Squ Feet:	30000	Industrial sf: 425000

Commercial

	0.00	30,000	Total Commercial	Fort Myers
Total by PLUC	0.00	30,000		

Industrial

	0.00	425,000	Total Industrial	Fort Myers
Total by PLUC	0.00	425,000		

Mixed Use

	68.12	0	Total Development	Fort Myers
Total by PLUC	68.12	0		

Summary for 'Project Name' = BILLY CREEK COMM CTR PH 5 IPD/CPD (3 detail records)

Sum 68.12 455,000

Project Name	DAKOS OFFICE CPD	Acres:	Acres:	0	Industrial acres:
		Units:	Squ Feet:		Industrial sf:

Commercial

	0.52	5,463	Commercial Office	Fort Myers
Total by PLUC	0.52	5,463		

Summary for 'Project Name' = DAKOS OFFICE CPD (1 detail record)

Sum 0.52 5,463

Project Name	HYDRO CONDUIT PROP IPD	Acres:	Acres:		Industrial acres:
		Units:	Squ Feet:		Industrial sf:

Industrial

	7.40	33,369	Total Industrial	Fort Myers
Total by PLUC	7.40	33,369		

Summary for 'Project Name' = HYDRO CONDUIT PROP IPD (1 detail record)

Sum 7.40 33,369

Project Name	LUCKETT RD TRUCK & AUTO PLAZA, PH II IPD	Acres:	Acres:		Industrial acres:
		Units:	Squ Feet:		Industrial sf:

Commercial

	0.00	220	0	Hotel/Motel	Fort Myers
	0.00		37,000	Total Commercial	Fort Myers
Total by PLUC	0.00		37,000		

Industrial

	0.00		23,000	Total Industrial	Fort Myers
Total by PLUC	0.00		23,000		

Mixed Use

	8.61		0	Total Development	Fort Myers
Total by PLUC	8.61		0		

Summary for 'Project Name' = LUCKETT RD TRUCK & AUTO PLAZA, PH II IPD (4 detail records)

Sum 8.61 60,000

Project Name	LUCKETT ROAD IPD	Acres:	Acres:		Industrial acres:
		Units:	Squ Feet:		Industrial sf:

Commercial

	0.00		65,000	Total Commercial	Fort Myers
	0.00		50,000	Hotel/Motel	Fort Myers
Total by PLUC	0.00		115,000		

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Industrial	0.00		181,000	Total Industrial		Fort Myers
Total by PLUC	0.00		181,000			
Mixed Use	21.87		0	Total Development		Fort Myers
Total by PLUC	21.87		0			
Summary for 'Project Name' = LUCKETT ROAD IPD (4 detail records)						
Sum	21.87		296,000			

Project Name	METRO TRADE CENTER IPD	Acre:	Acre:	Industrial acres:
		Units:	Squ Feet:	Industrial sf:

Commercial	0.00		90,000	Commercial Office		Fort Myers
	0.00		90,000	Commercial Retail		Fort Myers
Total by PLUC	0.00		180,000			
Industrial	0.00		255,000	Total Industrial		Fort Myers
Total by PLUC	0.00		255,000			
Mixed Use	200.00		0	Total Development		Fort Myers
Total by PLUC	200.00		0			
Summary for 'Project Name' = METRO TRADE CENTER IPD (4 detail records)						
Sum	200.00		435,000			

Project Name	ORTIZ AV FLEA MKT CPD	Acre:	Acre:	Industrial acres:
		Units:	Squ Feet:	Industrial sf:

Commercial	13.51		66,800	Commercial Retail		Fort Myers
Total by PLUC	13.51		66,800			
Summary for 'Project Name' = ORTIZ AV FLEA MKT CPD (1 detail record)						
Sum	13.51		66,800			

Project Name	P&S AUTO SALVAGE IPD	Acre:	Acre:	Industrial acres:
		Units:	Squ Feet:	Industrial sf:

Industrial	2.82		5,000	Total Industrial		Fort Myers
Total by PLUC	2.82		5,000			
Summary for 'Project Name' = P&S AUTO SALVAGE IPD (1 detail record)						
Sum	2.82		5,000			

Project Name	SPECIALTY HOSPITAL CFPD (UNITED MEDICAL)	Acre:	Acre:	Industrial acres:
		Units:	Squ Feet:	Industrial sf:

Public	4.53	50		Hospitals		Fort Myers
Total by PLUC	4.53					
Summary for 'Project Name' = SPECIALTY HOSPITAL CFPD (UNITED MEDICAL) (1 detail record)						
Sum	4.53					

PC Total	327.38		1,356,632	Summary for 8 (20 detail records)		
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Planned Development Summary

ACRES UNITS Square Feet Residential Commercial Industrial

Fort Myers Beach

Project Name	ABACO BEACH CPD	Acres:	Acres:	0.51	Industrial acres:
		Units:	Squ Feet:		Industrial sf:

Commercial

0.90 28 Hotel/Motel Fort Myers Beach

Total by PLUC 0.90

Summary for 'Project Name' = ABACO BEACH CPD (1 detail record)

Sum 0.90

Project Name	ADMIRALS BAY NORTH RPD	Acres:	Acres:		Industrial acres:
		Units:	Squ Feet:		Industrial sf:

Residential

19.80 18 Multi Family Residential Fort Myers Beach

Total by PLUC 19.80

Summary for 'Project Name' = ADMIRALS BAY NORTH RPD (1 detail record)

Sum 19.80

Project Name	BAY BEACH DOCKS RPD/DRI	Acres:	Acres:		Industrial acres:
		Units:	Squ Feet:		Industrial sf:

Public

2.58 530 Residential Amenities Fort Myers Beach

Total by PLUC 2.58

Summary for 'Project Name' = BAY BEACH DOCKS RPD/DRI (1 detail record)

Sum 2.58

Project Name	BIGELOW PLAZA CPD	Acres:	Acres:		Industrial acres:
		Units:	Squ Feet:		Industrial sf:

Commercial

2.87 29,739 Commercial Retail Fort Myers Beach

Total by PLUC 2.87 29,739

Summary for 'Project Name' = BIGELOW PLAZA CPD (1 detail record)

Sum 2.87 29,739

Project Name	CAP PLAZA CPD	Acres:	Acres:		Industrial acres:
		Units:	Squ Feet:		Industrial sf:

Commercial

0.83 5,742 Commercial Retail Fort Myers Beach

Total by PLUC 0.83 5,742

Summary for 'Project Name' = CAP PLAZA CPD (1 detail record)

Sum 0.83 5,742

Project Name	FISH TALE MARINA CPD	Acres:	Acres:		Industrial acres:
		Units:	Squ Feet:		Industrial sf:

Commercial

0.00 23,100 Commercial Retail Fort Myers Beach

0.00 5,700 Commercial Marina Fort Myers Beach

Total by PLUC 0.00 28,800

Industrial

0.00 428 56,600 Industrial Marina Fort Myers Beach

Total by PLUC 0.00 56,600

Mixed Use

7.90 0 Total Development Fort Myers Beach

Total by PLUC 7.90 0

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Summary for 'Project Name' = FISH TALE MARINA CPD (4 detail records)						
Sum	7.90		85,400			
Project Name	MATANZAS SEAFOOD CPD			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Commercial						
	1.32		14,100	Total Commercial		Fort Myers Beach
Total by PLUC	1.32		14,100			
Summary for 'Project Name' = MATANZAS SEAFOOD CPD (1 detail record)						
Sum	1.32		14,100			
Project Name	OUTRIGGER RESORT CPD			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Commercial						
	5.42		10,000	Total Commercial		Fort Myers Beach
	0.00	144	0	Hotel/Motel		Fort Myers Beach
Total by PLUC	5.42		10,000			
Summary for 'Project Name' = OUTRIGGER RESORT CPD (2 detail records)						
Sum	5.42		10,000			
Project Name	PINK SHELL RESORT PUD			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Residential						
	8.00	182		Multi Family Residential		Fort Myers Beach
Total by PLUC	8.00					
Summary for 'Project Name' = PINK SHELL RESORT PUD (1 detail record)						
Sum	8.00					
PC Total	49.62		144,981	Summary for 9 (13 detail records)		

Planned Development Summary

ACRES UNITS Square Feet Residential Commercial Industrial

Gateway/Airport

Project Name	AIRPORT AOPD/AH DRI	Acres:	Acres:	Industrial acres:
		Units:	Squ Feet:	Industrial sf:

Public

3,431.00 Transportation Gateway/Airport

Total by PLUC 3,431.00

Summary for 'Project Name' = AIRPORT AOPD/AH DRI (1 detail record)

Sum 3,431.00

Project Name	AIRPORT WOODS IPD	Acres:	Acres:	Industrial acres:
		Units:	Squ Feet:	Industrial sf:

Commercial

0.00 30,000 Commercial Retail Gateway/Airport

0.00 150,000 Commercial Office Gateway/Airport

Total by PLUC 0.00 180,000

Industrial

0.00 520,000 Total Industrial Gateway/Airport

Total by PLUC 0.00 520,000

Mixed Use

62.10 0 Total Development Gateway/Airport

Total by PLUC 62.10 0

Summary for 'Project Name' = AIRPORT WOODS IPD (4 detail records)

Sum 62.10 700,000

Project Name	AIRSIDE PLAZA CPD/DRI	Acres: 0	Acres: 30.69	Industrial acres: 49.48
		Units: 0	Squ Feet: 370000	Industrial sf: 500000

Commercial

4.00 300 40,000 Hotel/Motel Gateway/Airport

17.20 200,000 Commercial Retail Gateway/Airport

13.49 170,000 Commercial Office Gateway/Airport

Total by PLUC 34.69 410,000

Industrial

45.18 500,000 Tech-Flex Gateway/Airport

4.30 0 Other Industrial Gateway/Airport

Total by PLUC 49.48 500,000

Public

12.75 0 ROW/Other Gateway/Airport

8.31 0 Open Space/Parks Gateway/Airport

Total by PLUC 21.06 0

Conservation

20.17 0 Wetlands/Conservation Gateway/Airport

Total by PLUC 20.17 0

Summary for 'Project Name' = AIRSIDE PLAZA CPD/DRI (8 detail records)

Sum 125.40 910,000

Project Name	ALICO RD BILLBOARD CPD	Acres:	Acres: 0	Industrial acres:
		Units:	Squ Feet:	Industrial sf:

Commercial

1.38 0 Total Commercial Gateway/Airport

Total by PLUC 1.38 0

Summary for 'Project Name' = ALICO RD BILLBOARD CPD (1 detail record)

Sum 1.38 0

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Project Name	COCA COLA BOTTLING IPD			Acre:	Acre:	Industrial acres: 5.21
				Units:	Squ Feet:	Industrial sf:

Industrial						
	20.27		25,000	Manufacturing		Gateway/Airport
Total by PLUC	20.27		25,000			
Summary for 'Project Name' = COCA COLA BOTTLING IPD (1 detail record)						
Sum	20.27		25,000			

Project Name	DORAGH DONALSON IPD			Acre:	Acre:	Industrial acres: 0
				Units:	Squ Feet:	Industrial sf:

Industrial						
	7.00		24,400	Total Industrial		Gateway/Airport
Total by PLUC	7.00		24,400			
Summary for 'Project Name' = DORAGH DONALSON IPD (1 detail record)						
Sum	7.00		24,400			

Project Name	FT MYER PETRO TERM IPD/DRI			Acre:	Acre:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:

Public						
	66.59			Other Public		Gateway/Airport
Total by PLUC	66.59					
Summary for 'Project Name' = FT MYER PETRO TERM IPD/DRI (1 detail record)						
Sum	66.59					

Project Name	GATEWAY PUD/DRI			Acre:	Acre:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:

Commercial						
	684.80		0	Total Commercial		Gateway/Airport
Total by PLUC	684.80		0			
Public						
	48.50		0	Utilities		Gateway/Airport
	2.30		0	Government Buildings		Gateway/Airport
	160.90		0	Non-County Golf Course		Gateway/Airport
	2.00		0	Fire/police/EMS		Gateway/Airport
	6.80		0	Churches		Gateway/Airport
	167.40		0	ROW/Other		Gateway/Airport
	73.30		0	Public Schools		Gateway/Airport
	540.20		0	Open Space/Parks		Gateway/Airport
Total by PLUC	1,001.40		0			
Residential						
	1,200.50	4,399		Single Family Residential		Gateway/Airport
	186.40	2,695	0	Multi Family Residential		Gateway/Airport
Total by PLUC	1,386.90		0			
Conservation						
	248.60		0	Wetlands/Conservation		Gateway/Airport
Total by PLUC	248.60		0			
Summary for 'Project Name' = GATEWAY PUD/DRI (12 detail records)						
Sum	3,321.70		0			

Project Name	HARDING FRANKEL CPD			Acre:	Acre:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:

Commercial						
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Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
	0.69			Total Commercial		Gateway/Airport
Total by PLUC	0.69					
Summary for 'Project Name' = HARDING FRANKEL CPD (1 detail record)						
Sum	0.69					

Project Name	JETPORT INTL COMM PK CPD/DRI	Acres:	Acres:	21.49	Industrial acres:
		Units:	Squ Feet:		Industrial sf:

Commercial						
	10.78		100,000	Total Commercial		Gateway/Airport
Total by PLUC	10.78		100,000			
Industrial						
	37.52		817,300	Total Industrial		Gateway/Airport
Total by PLUC	37.52		817,300			
Public						
	48.32		0	Open Space/Parks		Gateway/Airport
	39.40		0	Utilities		Gateway/Airport
	22.12		0	ROW/Other		Gateway/Airport
Total by PLUC	109.84		0			

Summary for 'Project Name' = JETPORT INTL COMM PK CPD/DRI (5 detail records)

Sum 158.14 917,300

Project Name	LEDO LINES IPD	Acres:	Acres:		Industrial acres:
		Units:	Squ Feet:		Industrial sf:

Industrial						
	38.00		75,000	Total Industrial		Gateway/Airport
Total by PLUC	38.00		75,000			

Summary for 'Project Name' = LEDO LINES IPD (1 detail record)

Sum 38.00 75,000

Project Name	ROCKET 44 IPD	Acres:	Acres:		Industrial acres:
		Units:	Squ Feet:		Industrial sf:

Industrial						
	44.00		506,000	Total Industrial		Gateway/Airport
Total by PLUC	44.00		506,000			

Summary for 'Project Name' = ROCKET 44 IPD (1 detail record)

Sum 44.00 506,000

Project Name	ST. JAMES COVE RPD	Acres:	4.79	Acres:	Industrial acres:
		Units:	21	Squ Feet:	Industrial sf:

Residential						
	20.67	21		Single Family Residential		Gateway/Airport
Total by PLUC	20.67					

Summary for 'Project Name' = ST. JAMES COVE RPD (1 detail record)

Sum 20.67

Project Name	TAMALICO IND PARK IPD	Acres:	Acres:		Industrial acres:
		Units:	Squ Feet:		Industrial sf:

Industrial						
	39.09		510,000	Total Industrial		Gateway/Airport
Total by PLUC	39.09		510,000			

Summary for 'Project Name' = TAMALICO IND PARK IPD (1 detail record)

Sum 39.09 510,000

Project Name	TREELINE IND PK IPD	Acres:	Acres:		Industrial acres:
		Units:	Squ Feet:		Industrial sf:

Commercial						
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Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
	0.00		50,000	Commercial Retail		Gateway/Airport
Total by PLUC	0.00		50,000			
Industrial						
	0.00		295,000	Total Industrial		Gateway/Airport
Total by PLUC	0.00		295,000			
Mixed Use						
	29.26		0	Total Development		Gateway/Airport
Total by PLUC	29.26		0			
Summary for 'Project Name' = TREELINE IND PK IPD (3 detail records)						
Sum	29.26		345,000			
Project Name TREELINE PARK IPD						
				Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Commercial						
	0.00		33,600	Commercial Retail		Gateway/Airport
Total by PLUC	0.00		33,600			
Industrial						
	0.00		64,800	Total Industrial		Gateway/Airport
Total by PLUC	0.00		64,800			
Mixed Use						
	9.30		0	Total Development		Gateway/Airport
Total by PLUC	9.30		0			
Summary for 'Project Name' = TREELINE PARK IPD (3 detail records)						
Sum	9.30		98,400			
PC Total	7,374.59		4,111,100	Summary for 10 (45 detail records)		

Planned Development Summary

ACRES UNITS Square Feet Residential Commercial Industrial

Daniels Parkway

Project Name	CROSS CREEK ESTATES RPD	Acres: 55.52 Units:	Acres: Squ Feet:	Industrial acres: Industrial sf:
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Residential

249.70 684 Total Residential Daniels Parkway

Total by PLUC 249.70

Summary for 'Project Name' = CROSS CREEK ESTATES RPD (1 detail record)

Sum 249.70

Project Name	CYNWYD CPD	Acres: Units:	Acres: 9.2 Squ Feet: 60000	Industrial acres: Industrial sf:
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Commercial

9.20 60,000 Total Commercial Daniels Parkway

Total by PLUC 9.20 60,000

Summary for 'Project Name' = CYNWYD CPD (1 detail record)

Sum 9.20 60,000

Project Name	CYPRESS LINKS SEC 28 RPD	Acres: 195.1 Units: 1572	Acres: Squ Feet:	Industrial acres: Industrial sf:
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Public

257.30 0 Non-County Golf Course Daniels Parkway

Total by PLUC 257.30 0

Residential

0.00 475 0 Single Family Residential Daniels Parkway

0.00 1,097 Multi Family Residential Daniels Parkway

195.10 0 Total Residential Daniels Parkway

Total by PLUC 195.10 0

Conservation

205.00 0 Wetlands/Conservation Daniels Parkway

Total by PLUC 205.00 0

Summary for 'Project Name' = CYPRESS LINKS SEC 28 RPD (5 detail records)

Sum 657.40 0

Project Name	DANIELS BUS CTR CPD	Acres: Units:	Acres: 10 Squ Feet: 90000	Industrial acres: Industrial sf:
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Commercial

10.00 90,000 Total Commercial Daniels Parkway

Total by PLUC 10.00 90,000

Summary for 'Project Name' = DANIELS BUS CTR CPD (1 detail record)

Sum 10.00 90,000

Project Name	DANIELS PKWY CPD	Acres: Units:	Acres: 12.82 Squ Feet:	Industrial acres: Industrial sf:
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Commercial

10.60 11,760 Total Commercial Daniels Parkway

Total by PLUC 10.60 11,760

Summary for 'Project Name' = DANIELS PKWY CPD (1 detail record)

Sum 10.60 11,760

Project Name	DANPORT CENTRE CPD/DRI	Acres: Units:	Acres: 165.03 Squ Feet:	Industrial acres: Industrial sf:
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Commercial

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
	177.05		1,800,000	Mixed Commercial		Daniels Parkway
Total by PLUC	177.05		1,800,000			
Public						
	145.55		0	Open Space/Parks		Daniels Parkway
	39.10		0	ROW/Other		Daniels Parkway
Total by PLUC	184.65		0			
Conservation						
	55.25		0	Wetlands/Conservation		Daniels Parkway
Total by PLUC	55.25		0			

Summary for 'Project Name' = DANPORT CENTRE CPD/DRI (4 detail records)

Sum 416.95 1,800,000

Project Name	EAGLE RIDGE PUD	Acres:	289	Acres:		Industrial acres:
		Units:	204	Squ Feet:		Industrial sf:

Public						
	0.00		0	Non-County Golf Course		Daniels Parkway
Total by PLUC	0.00		0			
Residential						
	401.00	849		Total Residential		Daniels Parkway
Total by PLUC	401.00					

Summary for 'Project Name' = EAGLE RIDGE PUD (2 detail records)

Sum 401.00 0

Project Name	FIDDLESTICKS PUD	Acres:		Acres:		Industrial acres:
		Units:		Squ Feet:		Industrial sf:

Residential						
	704.00	774		Total Residential		Daniels Parkway
Total by PLUC	704.00					

Summary for 'Project Name' = FIDDLESTICKS PUD (1 detail record)

Sum 704.00

Project Name	GEORGIAN BAY PUD	Acres:	66.78	Acres:		Industrial acres:
		Units:		Squ Feet:		Industrial sf:

Residential						
	289.00	503		Multi Family Residential		Daniels Parkway
Total by PLUC	289.00					

Summary for 'Project Name' = GEORGIAN BAY PUD (1 detail record)

Sum 289.00

Project Name	INTERCHANGE OFC PK CPD	Acres:		Acres:		Industrial acres:
		Units:		Squ Feet:		Industrial sf:

Commercial						
	55.24		0	Total Commercial		Daniels Parkway
	0.00		190,000	Commercial Office		Daniels Parkway
	0.00		30,000	Commercial Retail		Daniels Parkway
Total by PLUC	55.24		220,000			

Summary for 'Project Name' = INTERCHANGE OFC PK CPD (3 detail records)

Sum 55.24 220,000

Project Name	OLD HICKORY CLUB RPD	Acres:	15.13	Acres:		Industrial acres:
		Units:		Squ Feet:		Industrial sf:

Public						
	0.00		0	Non-County Golf Course		Daniels Parkway
Total by PLUC	0.00		0			

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Residential						
	313.30	858		Total Residential		Daniels Parkway
Total by PLUC	313.30					
Summary for 'Project Name' = OLD HICKORY CLUB RPD (2 detail records)						
Sum	313.30		0			
Project Name PALOMINO PARK CPD						
				Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Commercial						
	17.51		0	Total Commercial		Daniels Parkway
	0.00	125	0	Hotel/Motel		Daniels Parkway
	0.00		80,000	Commercial Retail		Daniels Parkway
	0.00		40,000	Commercial Office		Daniels Parkway
Total by PLUC	17.51		120,000			
Summary for 'Project Name' = PALOMINO PARK CPD (4 detail records)						
Sum	17.51		120,000			
Project Name SUMMERLIN I CPD						
				Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Commercial						
	16.00		118,434	Total Commercial		Daniels Parkway
Total by PLUC	16.00		118,434			
Summary for 'Project Name' = SUMMERLIN I CPD (1 detail record)						
Sum	16.00		118,434			
Project Name THE COLONY CPD						
				Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Commercial						
	0.00		12,000	Commercial Office		Daniels Parkway
	0.00		60,000	Commercial Retail		Daniels Parkway
	10.00		0	Total Commercial		Daniels Parkway
Total by PLUC	10.00		72,000			
Summary for 'Project Name' = THE COLONY CPD (3 detail records)						
Sum	10.00		72,000			
Project Name US COMMUNITIES RPD						
				Acres: 41.6	Acres:	Industrial acres:
				Units: 135	Squ Feet:	Industrial sf:
Public						
	11.10		0	Open Space/Parks		Daniels Parkway
Total by PLUC	11.10		0			
Residential						
	41.60	135		Single Family Residential		Daniels Parkway
Total by PLUC	41.60					
Conservation						
	6.50		0	Wetlands/Conservation		Daniels Parkway
Total by PLUC	6.50		0			
Summary for 'Project Name' = US COMMUNITIES RPD (3 detail records)						
Sum	59.20		0			
Project Name WOODLAND WALK PUD						
				Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Residential						
	80.00	122		Single Family Residential		Daniels Parkway
Total by PLUC	80.00					

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Summary for 'Project Name' = WOODLAND WALK PUD (1 detail record)						
Sum	80.00					
PC Total	3,299.10		2,492,194	Summary for 11 (34 detail records)		

Planned Development Summary

ACRES UNITS Square Feet Residential Commercial Industrial

Iona/McGregor

Project Name	BEACH SKATING RINK CPD	Acres:	0	Acres:	0	Industrial acres:	0
		Units:		Squ Feet:	0	Industrial sf:	

Commercial

	1.06	20,079	Commercial-recreation			Iona/McGregor	
Total by PLUC	1.06	20,079					

Summary for 'Project Name' = BEACH SKATING RINK CPD (1 detail record)

Sum 1.06 20,079

Project Name	BOARDWALK CAPER CPD	Acres:	0	Acres:	2.07	Industrial acres:	0
		Units:	0	Squ Feet:	14025	Industrial sf:	0

Commercial

	2.07	14,025	Total Commercial			Iona/McGregor	
Total by PLUC	2.07	14,025					

Residential

	31.21	338	0	Multi Family Residential		Iona/McGregor	
Total by PLUC	31.21	0					

Summary for 'Project Name' = BOARDWALK CAPER CPD (2 detail records)

Sum 33.28 14,025

Project Name	BRUNO PLAZA PH 2 CPD	Acres:	0	Acres:	1	Industrial acres:	0
		Units:	0	Squ Feet:	6200	Industrial sf:	0

Public

	1.00	6,200	Open Space/Parks			Iona/McGregor	
Total by PLUC	1.00	6,200					

Summary for 'Project Name' = BRUNO PLAZA PH 2 CPD (1 detail record)

Sum 1.00 6,200

Project Name	CANAL POINTE MHPD	Acres:	0	Acres:		Industrial acres:	
		Units:		Squ Feet:		Industrial sf:	

Residential

	25.54	246		Manufactured Housing		Iona/McGregor	
Total by PLUC	25.54						

Summary for 'Project Name' = CANAL POINTE MHPD (1 detail record)

Sum 25.54

Project Name	CHIPPENDALE CPD/RPD	Acres:	4.5	Acres:	0.94	Industrial acres:	0
		Units:	27	Squ Feet:	7000	Industrial sf:	0

Commercial

	0.94	7,000	Commercial Retail			Iona/McGregor	
Total by PLUC	0.94	7,000					

Residential

	4.50	27		Multi Family Residential		Iona/McGregor	
Total by PLUC	4.50						

Summary for 'Project Name' = CHIPPENDALE CPD/RPD (2 detail records)

Sum 5.44 7,000

Project Name	CONNIE MACK ISLAND SUBD. PUD	Acres:	23.05	Acres:		Industrial acres:	
		Units:		Squ Feet:		Industrial sf:	

Residential

	37.00	76		Single Family Residential		Iona/McGregor	
Total by PLUC	37.00						

Summary for 'Project Name' = CONNIE MACK ISLAND SUBD. PUD (1 detail record)

Sum 37.00

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Project Name	CROSSLANDS CPD/RPD			Acres: 0	Acres: 4.98	Industrial acres: 0
				Units: 0	Squ Feet: 23000	Industrial sf: 0
Commercial	4.98		23,000	Commercial Retail		Iona/McGregor
Total by PLUC	4.98		23,000			
Residential	90.90	376		Total Residential		Iona/McGregor
Total by PLUC	90.90					
Summary for 'Project Name' = CROSSLANDS CPD/RPD (2 detail records)						
Sum	95.88		23,000			
Project Name	DAVID MADIGOSKY CPD			Acres: 0	Acres: 0.95	Industrial acres: 0
				Units: 0	Squ Feet: 5000	Industrial sf: 0
Commercial	0.95		5,000	Commercial Office		Iona/McGregor
Total by PLUC	0.95		5,000			
Summary for 'Project Name' = DAVID MADIGOSKY CPD (1 detail record)						
Sum	0.95		5,000			
Project Name	DAVIS COMM BLDG CPD			Acres: 0	Acres: 1.9	Industrial acres: 0
				Units: 0	Squ Feet: 18300	Industrial sf: 0
Commercial	1.90		18,300	Commercial-service		Iona/McGregor
Total by PLUC	1.90		18,300			
Summary for 'Project Name' = DAVIS COMM BLDG CPD (1 detail record)						
Sum	1.90		18,300			
Project Name	DOWN RIVER FLEET CPD			Acres: 0	Acres: 0	Industrial acres: 0
				Units: 0	Squ Feet: 0	Industrial sf: 0
Commercial	2.85		30,000	Total Commercial		Iona/McGregor
Total by PLUC	2.85		30,000			
Summary for 'Project Name' = DOWN RIVER FLEET CPD (1 detail record)						
Sum	2.85		30,000			
Project Name	EAGLE NEST GARDEN RPD			Acres: 10	Acres: 0	Industrial acres: 0
				Units: 60	Squ Feet: 0	Industrial sf: 0
Residential	10.00	60		Total Residential		Iona/McGregor
Total by PLUC	10.00					
Summary for 'Project Name' = EAGLE NEST GARDEN RPD (1 detail record)						
Sum	10.00					
Project Name	EGRET VILLAGE RPD			Acres: 39.43	Acres: 0	Industrial acres: 0
				Units: 200	Squ Feet: 0	Industrial sf: 0
Residential	39.43	200		Total Residential		Iona/McGregor
Total by PLUC	39.43					
Summary for 'Project Name' = EGRET VILLAGE RPD (1 detail record)						
Sum	39.43					
Project Name	FORT MYERS BEACH RV RESORT RVPD			Acres: 0	Acres: 0	Industrial acres: 0
				Units: 0	Squ Feet: 0	Industrial sf: 0
Commercial	14.52	306		Recreational Vehicles		Iona/McGregor
Total by PLUC	14.52					

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Summary for 'Project Name' = FORT MYERS BEACH RV RESORT RVPD (1 detail record)						
Sum	14.52					
Project Name	GLAD GATEWAY SHOP CPD			Acres: 0 Units: 0	Acres: 11.6 Squ Feet: 42336	Industrial acres: 0 Industrial sf: 0
Commercial						
	22.20		120,000	Total Commercial		Iona/McGregor
Total by PLUC	22.20		120,000			
Summary for 'Project Name' = GLAD GATEWAY SHOP CPD (1 detail record)						
Sum	22.20		120,000			
Project Name	GOLDEN PONDS ESTATES RPD (STONEBRIDGE)			Acres: 4.41 Units: 41	Acres: 0 Squ Feet: 0	Industrial acres: 0 Industrial sf: 0
Residential						
	19.32	47		Single Family Residential		Iona/McGregor
Total by PLUC	19.32					
Summary for 'Project Name' = GOLDEN PONDS ESTATES RPD (STONEBRIDGE) (1 detail record)						
Sum	19.32					
Project Name	HEALTH PARK FLORIDA CPD			Acres: 0 Units: 0	Acres: 24.82 Squ Feet: 228578	Industrial acres: 0 Industrial sf: 0
Commercial						
	29.20	1,200		ACLF/Nursing Home		Iona/McGregor
	31.00		300,000	Total Commercial		Iona/McGregor
Total by PLUC	60.20		300,000			
Public						
	165.20		0	Open Space/Parks		Iona/McGregor
	120.50	1,236	2,263,603	Hospitals		Iona/McGregor
	56.90		0	ROW/Other		Iona/McGregor
Total by PLUC	342.60		2,263,603			
Summary for 'Project Name' = HEALTH PARK FLORIDA CPD (5 detail records)						
Sum	402.80		2,563,603			
Project Name	HUNTER'S RUN PUD			Acres: 10 Units: 77	Acres: 0 Squ Feet: 0	Industrial acres: 0 Industrial sf: 0
Residential						
	10.00	77		Total Residential		Iona/McGregor
Total by PLUC	10.00					
Summary for 'Project Name' = HUNTER'S RUN PUD (1 detail record)						
Sum	10.00					
Project Name	INDIAN FARMS GARDEN VILLAS RPD			Acres: 50 Units: 185	Acres: 0 Squ Feet: 0	Industrial acres: 0 Industrial sf: 0
Residential						
	50.00	185		Total Residential		Iona/McGregor
	50.00	185		Total Residential		Iona/McGregor
Total by PLUC	100.00					
Summary for 'Project Name' = INDIAN FARMS GARDEN VILLAS RPD (2 detail records)						
Sum	100.00					
Project Name	IONA MCGREGOR F. S. CFPD			Acres: 0 Units: 0	Acres: 0 Squ Feet: 0	Industrial acres: 0 Industrial sf: 0
Public						

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
	10.50		15,000	Fire/police/EMS		Iona/McGregor
Total by PLUC	10.50		15,000			

Summary for 'Project Name' = IONA MCGREGOR F. S. CFPD (1 detail record)

Sum 10.50 15,000

Project Name	MCGREGOR PALMS RPD	Acres:	46.6	Acres:	24.72	Industrial acres:	0
		Units:	280	Squ Feet:	100000	Industrial sf:	0

Commercial

	0.00		30,000	Commercial Office		Iona/McGregor
	0.00		70,000	Commercial Retail		Iona/McGregor
Total by PLUC	0.00		100,000			

Mixed Use

	24.72		0	Total Development		Iona/McGregor
Total by PLUC	24.72		0			

Residential

	76.62	230		Total Residential		Iona/McGregor
	0.00	84	0	Multi Family Residential		Iona/McGregor
Total by PLUC	76.62		0			

Summary for 'Project Name' = MCGREGOR PALMS RPD (5 detail records)

Sum 101.34 100,000

Project Name	MCGREGOR PINES RPD	Acres:	0	Acres:	0	Industrial acres:	0
		Units:	0	Squ Feet:	0	Industrial sf:	0

Residential

	12.15	35		Single Family Residential		Iona/McGregor
Total by PLUC	12.15					

Summary for 'Project Name' = MCGREGOR PINES RPD (1 detail record)

Sum 12.15

Project Name	MCGREGOR TOWN CENTRE	Acres:	31.6	Acres:	9.58	Industrial acres:	0
		Units:	376	Squ Feet:	108000	Industrial sf:	0

Residential

	31.60	60	0	Multi Family Residential		Iona/McGregor
Total by PLUC	31.60		0			

Summary for 'Project Name' = MCGREGOR TOWN CENTRE (1 detail record)

Sum 31.60 0

Project Name	OLD PELICAN BAY RPD	Acres:	19.49	Acres:	0	Industrial acres:	0
		Units:	36	Squ Feet:	0	Industrial sf:	0

Residential

	21.73	39		Single Family Residential		Iona/McGregor
Total by PLUC	21.73					

Summary for 'Project Name' = OLD PELICAN BAY RPD (1 detail record)

Sum 21.73

Project Name	OLD TOWN PLANTATION PUD (MCGREGOR WOODS)	Acres:	0	Acres:	0	Industrial acres:	0
		Units:	0	Squ Feet:	0	Industrial sf:	0

Residential

	25.00	120		Total Residential		Iona/McGregor
Total by PLUC	25.00					

Summary for 'Project Name' = OLD TOWN PLANTATION PUD (MCGREGOR WOODS) (1 detail record)

Sum 25.00

Project Name	PINE RIDGE COMM PK IPD	Acres:	0	Acres:	10	Industrial acres:	31
		Units:	0	Squ Feet:	142260	Industrial sf:	727620

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Commercial	10.00		142,260	Commercial Office		Iona/McGregor
Total by PLUC	10.00		142,260			
Industrial	31.00		727,620	Total Industrial		Iona/McGregor
Total by PLUC	31.00		727,620			
Public	5.00		0	ROW/Other		Iona/McGregor
	12.00		0	Open Space/Parks		Iona/McGregor
Total by PLUC	17.00		0			
Summary for 'Project Name' = PINE RIDGE COMM PK IPD (4 detail records)						
Sum	58.00		869,880			

Project Name	PORT CARLOS COVE MHPD	Acre:	0	Acre:	0	Industrial acres:	0
		Units:	0	Squ Feet:	0	Industrial sf:	0

Industrial	8.80		0	Open Storage		Iona/McGregor
Total by PLUC	8.80		0			
Residential	21.20	155		Manufactured Housing		Iona/McGregor
	0.00	80	0	Boat Slips		Iona/McGregor
Total by PLUC	21.20		0			
Conservation	15.00		0	Wetlands/Conservation		Iona/McGregor
Total by PLUC	15.00		0			
Summary for 'Project Name' = PORT CARLOS COVE MHPD (4 detail records)						
Sum	45.00		0			

Project Name	PORTS OF IONA PUD	Acre:	5.42	Acre:	0	Industrial acres:	0
		Units:	183	Squ Feet:	0	Industrial sf:	0

Residential	36.55	183		Single Family Residential		Iona/McGregor
Total by PLUC	36.55					
Summary for 'Project Name' = PORTS OF IONA PUD (1 detail record)						
Sum	36.55					

Project Name	RIVER REACH RPD	Acre:		Acre:		Industrial acres:	
		Units:		Squ Feet:		Industrial sf:	

Public	56.50			Open Space/Parks		Iona/McGregor
Total by PLUC	56.50					
Summary for 'Project Name' = RIVER REACH RPD (1 detail record)						
Sum	56.50					

Project Name	RIVERS EDGE PUD/DRI	Acre:	113.48	Acre:	10.5	Industrial acres:	0
		Units:	1592	Squ Feet:	72000	Industrial sf:	0

Commercial	10.50		72,000	Commercial Marina		Iona/McGregor
Total by PLUC	10.50		72,000			
Public	12.00		0	ROW/Other		Iona/McGregor
	135.00		0	Non-County Golf Course		Iona/McGregor
	107.30		0	Open Space/Parks		Iona/McGregor

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Total by PLUC	254.30		0			
Residential						
	0.00	536	0	Single Family Residential		Iona/McGregor
	0.00	1,535	0	Multi Family Residential		Iona/McGregor
	250.30		0	Total Residential		Iona/McGregor
Total by PLUC	250.30		0			
Conservation						
	32.50		0	Wetlands/Conservation		Iona/McGregor
Total by PLUC	32.50		0			
Summary for 'Project Name' = RIVERS EDGE PUD/DRI (8 detail records)						
Sum	547.60		72,000			
Project Name SHERRILL POINT RPD						
			Acre: 3.29	Acre: 0	Industrial acre: 0	
			Units: 13	Squ Feet: 0	Industrial sf: 0	
Residential						
	8.70	13		Single Family Residential		Iona/McGregor
Total by PLUC	8.70					
Summary for 'Project Name' = SHERRILL POINT RPD (1 detail record)						
Sum	8.70					
Project Name SOUTH PROF CTR CPD						
			Acre: 0	Acre: 10.53	Industrial acre: 0	
			Units: 0	Squ Feet: 123500	Industrial sf: 0	
Commercial						
	0.00		118,600	Commercial Office		Iona/McGregor
	10.53		0	Total Commercial		Iona/McGregor
	0.00		5,000	Commercial Retail		Iona/McGregor
Total by PLUC	10.53		123,600			
Summary for 'Project Name' = SOUTH PROF CTR CPD (3 detail records)						
Sum	10.53		123,600			
Project Name ST CHARLES CLUB RPD (THE CHELSEA)						
			Acre: 19.2	Acre: 0	Industrial acre: 0	
			Units: 154	Squ Feet: 0	Industrial sf: 0	
Residential						
	140.60	179	0	Total Residential		Iona/McGregor
Total by PLUC	140.60		0			
Summary for 'Project Name' = ST CHARLES CLUB RPD (THE CHELSEA) (1 detail record)						
Sum	140.60		0			
Project Name STONEYBROOK COMM CTR CPD						
			Acre: 0	Acre: 20	Industrial acre: 0	
			Units: 0	Squ Feet: 172500	Industrial sf: 0	
Public						
	20.00		172,500	Open Space/Parks		Iona/McGregor
Total by PLUC	20.00		172,500			
Summary for 'Project Name' = STONEYBROOK COMM CTR CPD (1 detail record)						
Sum	20.00		172,500			
Project Name STONEYBROOK RPD						
			Acre: 0	Acre: .0	Industrial acre: 0	
			Units: 0	Squ Feet: 0	Industrial sf: 0	
Public						
	0.00		0	Non-County Golf Course		Iona/McGregor
Total by PLUC	0.00		0			
Residential						
	0.00		0	Multi Family Residential		Iona/McGregor

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
	431.00	1,595		Single Family Residential		Iona/McGregor
Total by PLUC	431.00		0			
Summary for 'Project Name' = STONEYBROOK RPD (3 detail records)						
Sum	431.00		0			

Project Name	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
STORGARD IPD HERITAGE	0	0			3	10.14
					7500	150000
Commercial						
	0.00		7,500	Commercial Retail		Iona/McGregor
Total by PLUC	0.00		7,500			
Industrial						
	0.00		150,000	Warehousing/distribution		Iona/McGregor
Total by PLUC	0.00		150,000			
Mixed Use						
	13.19		0	Total Development		Iona/McGregor
Total by PLUC	13.19		0			
Summary for 'Project Name' = STORGARD IPD HERITAGE (3 detail records)						
Sum	13.19		157,500			

Project Name	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
SUMMERLIN PARK NORTH CPD	0	0			0	0
					0	0
Public						
	1.00		6,200	Open Space/Parks		Iona/McGregor
Total by PLUC	1.00		6,200			
Summary for 'Project Name' = SUMMERLIN PARK NORTH CPD (1 detail record)						
Sum	1.00		6,200			

Project Name	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
SUMMERLIN PARK SOUTH CPD	0	0			0	0
					0	0
Commercial						
	5.20		22,150	Total Commercial		Iona/McGregor
	9.50		73,000	Commercial Retail		Iona/McGregor
Total by PLUC	14.70		95,150			
Summary for 'Project Name' = SUMMERLIN PARK SOUTH CPD (2 detail records)						
Sum	14.70		95,150			

Project Name	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
SUMMERLIN PINE RIDGE CPD	0	0			0	0
					0	0
Commercial						
	8.20	240		Total Commercial		Iona/McGregor
Total by PLUC	8.20					
Summary for 'Project Name' = SUMMERLIN PINE RIDGE CPD (1 detail record)						
Sum	8.20					

Project Name	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
SUMMERLIN SQ GOLF CPD	0	0			0	0
					0	0
Commercial						
	9.64			Commercial-recreation		Iona/McGregor
Total by PLUC	9.64					
Summary for 'Project Name' = SUMMERLIN SQ GOLF CPD (1 detail record)						
Sum	9.64					

Project Name	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
SUMMERLIN TOWNE CTR CPD	0	0			0	0
					0	0

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Public	31.06		220,000	Open Space/Parks		Iona/McGregor
Total by PLUC	31.06		220,000			
Summary for 'Project Name' = SUMMERLIN TOWNE CTR CPD (1 detail record)						
Sum	31.06		220,000			
Project Name	VISIONS XX/ XXI CPD		Acre:	0	Acre:	0 Industrial acres: 0
			Units:	0	Squ Feet:	0 Industrial sf: 0
Commercial	2.45		0	Total Commercial		Iona/McGregor
Total by PLUC	2.45		0			
Summary for 'Project Name' = VISIONS XX/ XXI CPD (1 detail record)						
Sum	2.45		0			
Project Name	VISIONS XXIV, XXV (SUMMERLIN CORNERS IPD)		Acre:	0	Acre:	2.38 Industrial acres: 2.43
			Units:	0	Squ Feet:	40000 Industrial sf: 40000
Commercial	0.00		40,000	Total Commercial		Iona/McGregor
Total by PLUC	0.00		40,000			
Industrial	0.00		40,000	Total Industrial		Iona/McGregor
Total by PLUC	0.00		40,000			
Mixed Use	5.42		0	Total Development		Iona/McGregor
Total by PLUC	5.42		0			
Summary for 'Project Name' = VISIONS XXIV, XXV (SUMMERLIN CORNERS IPD) (3 detail records)						
Sum	5.42		80,000			
Project Name	WAITE ISLAND RPD		Acre:	3.15	Acre:	0 Industrial acres: 0
			Units:	4	Squ Feet:	0 Industrial sf: 0
Residential	7.71	8		Single Family Residential		Iona/McGregor
Total by PLUC	7.71					
Summary for 'Project Name' = WAITE ISLAND RPD (1 detail record)						
Sum	7.71					
Project Name	WINKLER FALLS CPD		Acre:	0	Acre:	26.75 Industrial acres: 0
			Units:	0	Squ Feet:	91000 Industrial sf: 0
Commercial	26.25		0	Total Commercial		Iona/McGregor
Total by PLUC	26.25		0			
Summary for 'Project Name' = WINKLER FALLS CPD (1 detail record)						
Sum	26.25		0			
Project Name	WINKLER GARDENS RPD		Acre:	6.01	Acre:	0 Industrial acres: 0
			Units:	58	Squ Feet:	0 Industrial sf: 0
Public	20.00	75		Open Space/Parks		Iona/McGregor
Total by PLUC	20.00					
Summary for 'Project Name' = WINKLER GARDENS RPD (1 detail record)						
Sum	20.00					
Project Name	WINKLER VILLAGE RPD		Acre:	14.58	Acre:	0 Industrial acres: 0
			Units:	74	Squ Feet:	0 Industrial sf: 0
Residential						

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
	28.94	93		Total Residential		Iona/McGregor
Total by PLUC	28.94					
Summary for 'Project Name' = WINKLER VILLAGE RPD (1 detail record)						
Sum	28.94					
PC Total	2,548.53		4,719,037	Summary for 12 (80 detail records)		

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
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San Carlos/Estero

Project Name	ALICO CROSSINGS PH.I CPD	Acre:	0	Acre:	13.42	Industrial acres:	0
		Units:	0	Squ Feet:	184975	Industrial sf:	0

Commercial

	24.00	213,054	Total Commercial	San Carlos/Estero
Total by PLUC	24.00	213,054		
Summary for 'Project Name' = ALICO CROSSINGS PH.I CPD (1 detail record)				
Sum	24.00	213,054		

Project Name	ALICO INTRCHG PK. RPD/CPD DRI	Acre:	160	Acre:	182	Industrial acres:	0
		Units:	992	Squ Feet:	1396000	Industrial sf:	0

Commercial

	11.00	400	0	Hotel/Motel	San Carlos/Estero
	38.00		326,000	Commercial Office	San Carlos/Estero
	105.00		905,000	Mixed Commercial	San Carlos/Estero
	2.00		0	Other Commercial	San Carlos/Estero
	26.00		165,000	Commercial Retail	San Carlos/Estero
Total by PLUC	182.00		1,396,000		

Public

	2.70		0	Fire/police/EMS	San Carlos/Estero
Total by PLUC	2.70		0		

Residential

	103.00	467	0	Single Family Residential	San Carlos/Estero
	57.00	525	0	Multi Family Residential	San Carlos/Estero
Total by PLUC	160.00		0		

Summary for 'Project Name' = ALICO INTRCHG PK. RPD/CPD DRI (8 detail records)

Sum 344.70 1,396,000

Project Name	ALICO LAKES CPD/CPD	Acre:	0	Acre:	5.6	Industrial acres:	0
		Units:	0	Squ Feet:		Industrial sf:	0

Commercial

	7.57		75,000	Commercial Retail	San Carlos/Estero
Total by PLUC	7.57		75,000		

Residential

	59.12	70		Multi Family Residential	San Carlos/Estero
Total by PLUC	59.12				

Summary for 'Project Name' = ALICO LAKES CPD/CPD (2 detail records)

Sum 66.69 75,000

Project Name	ALICO RD CAR WASH CPD	Acre:	0	Acre:	0.96	Industrial acres:	0
		Units:	0	Squ Feet:	1500	Industrial sf:	0

Commercial

	0.96			Total Commercial	San Carlos/Estero
Total by PLUC	0.96				

Summary for 'Project Name' = ALICO RD CAR WASH CPD (1 detail record)

Sum 0.96

Project Name	BRECKENRIDGE PH V, VI, VII RPD	Acre:	9.83	Acre:	0	Industrial acres:	0
		Units:	56	Squ Feet:	0	Industrial sf:	0

Residential

	9.83	56		Total Residential	San Carlos/Estero
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Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial	
Total by PLUC	9.83						
Summary for 'Project Name' = BRECKENRIDGE PH V, VI, VII RPD (1 detail record)							
Sum	9.83						
Project Name	BRECKENRIDGE PROF CPD		Acre:	0	Acre:	15.76	Industrial acres: 0
			Units:	0	Squ Feet:	121000	Industrial sf: 0
Commercial							
	15.76		0	Total Commercial			San Carlos/Estero
	0.00		12,500	Commercial Retail			San Carlos/Estero
	0.00		108,500	Commercial Office			San Carlos/Estero
Total by PLUC	15.76		121,000				
Summary for 'Project Name' = BRECKENRIDGE PROF CPD (3 detail records)							
Sum	15.76		121,000				
Project Name	BRECKENRIDGE PUD		Acre:	38.6	Acre:	0	Industrial acres: 0
			Units:	253	Squ Feet:	0	Industrial sf: 0
Residential							
	103.00	617		Total Residential			San Carlos/Estero
Total by PLUC	103.00						
Summary for 'Project Name' = BRECKENRIDGE PUD (1 detail record)							
Sum	103.00						
Project Name	CALOOSA TRACE RPD/CPD		Acre:	17	Acre:	5.15	Industrial acres: 0
			Units:	54	Squ Feet:	40000	Industrial sf: 0
Commercial							
	5.15		0	Total Commercial			San Carlos/Estero
Total by PLUC	5.15		0				
Residential							
	40.12	132		Single Family Residential			San Carlos/Estero
Total by PLUC	40.12						
Summary for 'Project Name' = CALOOSA TRACE RPD/CPD (2 detail records)							
Sum	45.27		0				
Project Name	CONSTRUCTION BURNING IPD		Acre:	0	Acre:	0	Industrial acres: 5.54
			Units:	0	Squ Feet:	0	Industrial sf: 2500
Industrial							
	9.11		2,500	Other Industrial			San Carlos/Estero
Total by PLUC	9.11		2,500				
Summary for 'Project Name' = CONSTRUCTION BURNING IPD (1 detail record)							
Sum	9.11		2,500				
Project Name	CORKSCREW COMM PK CPD		Acre:	0	Acre:	17.36	Industrial acres: 0
			Units:	0	Squ Feet:	86000	Industrial sf: 0
Commercial							
	20.67			Total Commercial			San Carlos/Estero
	0.00	200	0	Hotel/Motel			San Carlos/Estero
Total by PLUC	20.67		0				
Summary for 'Project Name' = CORKSCREW COMM PK CPD (2 detail records)							
Sum	20.67		0				
Project Name	CORKSCREW CROSSING CPD		Acre:	0	Acre:	38	Industrial acres: 0
			Units:	0	Squ Feet:	187000	Industrial sf: 0
Commercial							
	0.00	133	0	Hotel/Motel			San Carlos/Estero

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
	38.00		187,000	Commercial Retail		San Carlos/Estero
Total by PLUC	38.00		187,000			

Summary for 'Project Name' = CORKSCREW CROSSING CPD (2 detail records)

Sum 38.00 187,000

Project Name	CORKSCREW HAMMOCKS PUD	Acres: 50	Acres: 0	Industrial acres: 0
		Units: 250	Squ Feet: 0	Industrial sf: 0

Residential

	50.00	250		Multi Family Residential	San Carlos/Estero
Total by PLUC	50.00				

Summary for 'Project Name' = CORKSCREW HAMMOCKS PUD (1 detail record)

Sum 50.00

Project Name	CORKSCREW PALMS	Acres: 0	Acres: 0	Industrial acres: 0
		Units: 0	Squ Feet: 0	Industrial sf: 0

Public

	21.10	0	0	ROW/Other	San Carlos/Estero
Total by PLUC	21.10		0		

Residential

	31.90	187	0	Single Family Residential	San Carlos/Estero
Total by PLUC	31.90		0		

Summary for 'Project Name' = CORKSCREW PALMS (2 detail records)

Sum 53.00 0

Project Name	CORKSCREW PINES PUD/DRI	Acres: 306	Acres: 38.2	Industrial acres: 0
		Units: 3000	Squ Feet: 300000	Industrial sf: 0

Commercial

	0.00		300,000	Commercial Retail	San Carlos/Estero
Total by PLUC	0.00		300,000		

Mixed Use

	853.70		0	Total Development	San Carlos/Estero
Total by PLUC	853.70		0		

Public

	0.00		0	Non-County Golf Course	San Carlos/Estero
Total by PLUC	0.00		0		

Residential

	0.00	3,000	0	Total Residential	San Carlos/Estero
Total by PLUC	0.00		0		

Summary for 'Project Name' = CORKSCREW PINES PUD/DRI (4 detail records)

Sum 853.70 300,000

Project Name	CORKSCREW VILLAGE SHOPPING CTR CPD	Acres: 0	Acres: 16.87	Industrial acres: 0
		Units: 0	Squ Feet: 105000	Industrial sf: 0

Commercial

	17.34		105,000	Total Commercial	San Carlos/Estero
Total by PLUC	17.34		105,000		

Summary for 'Project Name' = CORKSCREW VILLAGE SHOPPING CTR CPD (1 detail record)

Sum 17.34 105,000

Project Name	CORKSCREW WOODLANDS RPD (PH A,B,C,D)	Acres: 21.4	Acres: 0	Industrial acres: 0
		Units: 67	Squ Feet: 0	Industrial sf: 0

Residential

Planned Development Summary

ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
34.35	200		Single Family Residential		San Carlos/Estero

Total by PLUC 34.35

Summary for 'Project Name' = CORKSCREW WOODLANDS RPD (PH A,B,C,D) (1 detail record)

Sum 34.35

Project Name	CORLICO CPD	Acres:	0	Acres:	36.3	Industrial acres:	0
		Units:	0	Squ Feet:	300000	Industrial sf:	0

Commercial

36.30	0	Total Commercial	San Carlos/Estero
0.00	50,000	Commercial Office	San Carlos/Estero
0.00	250,000	Commercial Retail	San Carlos/Estero

Total by PLUC 36.30 300,000

Summary for 'Project Name' = CORLICO CPD (3 detail records)

Sum 36.30 300,000

Project Name	CORLICO VILLAGE RPD/CPD	Acres:	84.71	Acres:	22	Industrial acres:	0
		Units:	508	Squ Feet:	240000	Industrial sf:	0

Commercial

0.00	140,000	Other Commercial	San Carlos/Estero
0.00	100,000	Commercial Retail	San Carlos/Estero

Total by PLUC 0.00 240,000

Mixed Use

106.71	0	Total Development	San Carlos/Estero
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Total by PLUC 106.71 0

Residential

0.00	394	0	Single Family Residential	San Carlos/Estero
0.00	114	0	Multi Family Residential	San Carlos/Estero

Total by PLUC 0.00 0

Summary for 'Project Name' = CORLICO VILLAGE RPD/CPD (5 detail records)

Sum 106.71 240,000

Project Name	COUNTRY OAKS RPD	Acres:	3.57	Acres:	0	Industrial acres:	0
		Units:	19	Squ Feet:	0	Industrial sf:	0

Residential

38.36	123	Single Family Residential	San Carlos/Estero
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Total by PLUC 38.36

Summary for 'Project Name' = COUNTRY OAKS RPD (1 detail record)

Sum 38.36

Project Name	CREEKSIDE RPD/CPD	Acres:	111.48	Acres:	31.26	Industrial acres:	0
		Units:	500	Squ Feet:	0	Industrial sf:	0

Commercial

31.26	0	Total Commercial	San Carlos/Estero
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Total by PLUC 31.26 0

Residential

0.00	250	0	Multi Family Residential	San Carlos/Estero
111.48	0	Total Residential	San Carlos/Estero	
0.00	250	0	Single Family Residential	San Carlos/Estero

Total by PLUC 111.48 0

Summary for 'Project Name' = CREEKSIDE RPD/CPD (4 detail records)

Sum 142.74 0

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Project Name	ESTERO LAKES EST RPD (SPRING RIDGE)			Acre: 28.9 Units: 82	Acre: 0 Squ Feet: 0	Industrial acres: 0 Industrial sf: 0

Residential

	28.90	82		Single Family Residential		San Carlos/Estero
Total by PLUC	28.90					
Summary for 'Project Name' = ESTERO LAKES EST RPD (SPRING RIDGE) (1 detail record)						
Sum	28.90					

Project Name	GALLOWAY FORD CPD			Acre: 0 Units: 0	Acre: 0 Squ Feet: 0	Industrial acres: 0 Industrial sf: 0
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Commercial

	4.51		25,000	Total Commercial		San Carlos/Estero
Total by PLUC	4.51		25,000			
Summary for 'Project Name' = GALLOWAY FORD CPD (1 detail record)						
Sum	4.51		25,000			

Project Name	GARDEN OAKS ESTERO RPD			Acre: 69.2 Units: 403	Acre: 0 Squ Feet: 0	Industrial acres: 0 Industrial sf: 0
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Residential

	0.00	227		Single Family Residential		San Carlos/Estero
	0.00	176	0	Multi Family Residential		San Carlos/Estero
	69.20		0	Total Residential		San Carlos/Estero
Total by PLUC	69.20		0			
Summary for 'Project Name' = GARDEN OAKS ESTERO RPD (3 detail records)						
Sum	69.20		0			

Project Name	GEORGE BEASLEY CPD (ESTERO BROADCAST STATION)			Acre: 0 Units: 0	Acre: 0 Squ Feet: 0	Industrial acres: 0 Industrial sf: 0
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Public

	3.77		5,000	Open Space/Parks		San Carlos/Estero
Total by PLUC	3.77		5,000			
Summary for 'Project Name' = GEORGE BEASLEY CPD (ESTERO BROADCAST STATION) (1 detail record)						
Sum	3.77		5,000			

Project Name	GRACE COLTREAU IPD (HARLEQUIN NATURE GR)			Acre: 0 Units: 0	Acre: 7.19 Squ Feet: 11389	Industrial acres: 8.91 Industrial sf: 216394
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Commercial

	0.00		11,389	Commercial Retail		San Carlos/Estero
Total by PLUC	0.00		11,389			

Industrial

	0.00		216,394	Total Industrial		San Carlos/Estero
Total by PLUC	0.00		216,394			

Mixed Use

	19.39		0	Total Development		San Carlos/Estero
Total by PLUC	19.39		0			
Summary for 'Project Name' = GRACE COLTREAU IPD (HARLEQUIN NATURE GR) (3 detail records)						
Sum	19.39		227,783			

Project Name	GROVE LAKES RPD (THE GROVES)			Acre: 14.26 Units: 44	Acre: 0 Squ Feet: 0	Industrial acres: 0 Industrial sf: 0
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Residential

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
	37.10		0	Single Family Residential		San Carlos/Estero
Total by PLUC	37.10		0			

Summary for 'Project Name' = GROVE LAKES RPD (THE GROVES) (1 detail record)

Sum 37.10 0

Project Name	HABITAT CPD/RPD DRI	Acre:	378.9	Acre:	12.5	Industrial acres:	0
		Units:	2350	Squ Feet:	120000	Industrial sf:	0

Commercial

	0.00		20,000	Other Commercial		San Carlos/Estero
	12.50		0	Total Commercial		San Carlos/Estero
	0.00		100,000	Commercial Retail		San Carlos/Estero
Total by PLUC	12.50		120,000			

Public

	93.50		0	Non-County Golf Course		San Carlos/Estero
	65.50		0	ROW/Other		San Carlos/Estero
	40.60		0	Open Space/Parks		San Carlos/Estero
Total by PLUC	199.60		0			

Residential

	217.20	1,978	0	Multi Family Residential		San Carlos/Estero
	161.70	372	0	Single Family Residential		San Carlos/Estero
Total by PLUC	378.90		0			

Conservation

	417.90		0	Wetlands/Conservation		San Carlos/Estero
Total by PLUC	417.90		0			

Summary for 'Project Name' = HABITAT CPD/RPD DRI (9 detail records)

Sum 1,008.90 120,000

Project Name	JOHN LATZMAN CPD	Acre:	0	Acre:	0.54	Industrial acres:	0
		Units:	0	Squ Feet:	4500	Industrial sf:	0

Commercial

	0.54		4,500	Total Commercial		San Carlos/Estero
Total by PLUC	0.54		4,500			

Summary for 'Project Name' = JOHN LATZMAN CPD (1 detail record)

Sum 0.54 4,500

Project Name	LAKESIDE 88 IPD	Acre:	0	Acre:	0	Industrial acres:	0
		Units:	0	Squ Feet:	0	Industrial sf:	0

Agriculture

	168.87			Excavation/Mining		San Carlos/Estero
Total by PLUC	168.87					

Summary for 'Project Name' = LAKESIDE 88 IPD (1 detail record)

Sum 168.87

Project Name	LAKESIDE SAN CARLOS CPD	Acre:	0	Acre:	7.95	Industrial acres:	0
		Units:	0	Squ Feet:	50000	Industrial sf:	0

Public

	7.95		50,000	Open Space/Parks		San Carlos/Estero
Total by PLUC	7.95		50,000			

Summary for 'Project Name' = LAKESIDE SAN CARLOS CPD (1 detail record)

Sum 7.95 50,000

Project Name	MULLOCK CREEK COMMUNITY CTR CPD	Acre:	0	Acre:	13.77	Industrial acres:	0
		Units:	0	Squ Feet:	120000	Industrial sf:	0

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Commercial						
	13.77		120,000	Total Commercial		San Carlos/Estero
Total by PLUC	13.77		120,000			
Summary for 'Project Name' = MULLOCK CREEK COMMUNITY CTR CPD (1 detail record)						
Sum	13.77		120,000			
Project Name NAZZARO RPD						
				Acres: 6	Acres: 0	Industrial acres: 0
				Units: 24	Squ Feet: 0	Industrial sf: 0
Residential						
	6.00	24		Single Family Residential		San Carlos/Estero
Total by PLUC	6.00					
Summary for 'Project Name' = NAZZARO RPD (1 detail record)						
Sum	6.00					
Project Name OSPREY VILLAGE PUD						
				Acres: 111.38	Acres: 0	Industrial acres: 0
				Units: 560	Squ Feet: 0	Industrial sf: 0
Residential						
	160.00	560		Total Residential		San Carlos/Estero
Total by PLUC	160.00					
Summary for 'Project Name' = OSPREY VILLAGE PUD (1 detail record)						
Sum	160.00					
Project Name SAN CARLOS COMM CTR CPD						
				Acres: 0	Acres: 19.26	Industrial acres: 0
				Units: 0	Squ Feet: 200000	Industrial sf: 0
Commercial						
	19.26		200,000	Total Commercial		San Carlos/Estero
Total by PLUC	19.26		200,000			
Summary for 'Project Name' = SAN CARLOS COMM CTR CPD (1 detail record)						
Sum	19.26		200,000			
Project Name SAN CARLOS ISLE MARITIME PARK CFPD/IPD						
				Acres: 0	Acres: 0	Industrial acres: 0
				Units: 0	Squ Feet: 0	Industrial sf: 0
Industrial						
	2.76		5,765	Total Industrial		San Carlos/Estero
Total by PLUC	2.76		5,765			
Public						
	2.84		47,000	Other Public		San Carlos/Estero
Total by PLUC	2.84		47,000			
Summary for 'Project Name' = SAN CARLOS ISLE MARITIME PARK CFPD/IPD (2 detail records)						
Sum	5.60		52,765			
Project Name SAN CARLOS PRK CNTR CPD						
				Acres: 0	Acres: 28.91	Industrial acres: 0
				Units: 0	Squ Feet: 149800	Industrial sf: 0
Commercial						
	0.00		55,000	Mini-warehouse		San Carlos/Estero
	0.00		94,800	Commercial Retail		San Carlos/Estero
	28.91		0	Total Commercial		San Carlos/Estero
Total by PLUC	28.91		149,800			
Summary for 'Project Name' = SAN CARLOS PRK CNTR CPD (3 detail records)						
Sum	28.91		149,800			
Project Name SO ESTERO COMM CTR CPD						
				Acres: 0	Acres: 18.8	Industrial acres: 0
				Units: 0	Squ Feet: 170000	Industrial sf: 0
Commercial						

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
	18.80		170,000	Total Commercial		San Carlos/Estero
Total by PLUC	18.80		170,000			
Summary for 'Project Name' = SO ESTERO COMM CTR CPD (1 detail record)						
Sum	18.80		170,000			

Project Name	SOUTHPARK CPD	Acre:	0	Acre:	31	Industrial acres:	0
		Units:	0	Squ Feet:	410000	Industrial sf:	0

Commercial						
	0.00	200	0	ACLF/Nursing Home		San Carlos/Estero
	0.00		350,000	Commercial Office		San Carlos/Estero
	0.00		60,000	Commercial Retail		San Carlos/Estero
	0.00	250	0	Hotel/Motel		San Carlos/Estero
Total by PLUC	0.00		410,000			

Mixed Use						
	31.00		0	Total Development		San Carlos/Estero
Total by PLUC	31.00		0			

Residential						
	0.00	153	0	Multi Family Residential		San Carlos/Estero
Total by PLUC	0.00		0			

Summary for 'Project Name' = SOUTHPARK CPD (6 detail records)						
Sum	31.00		410,000			

Project Name	TAMALICO CPD DRI	Acre:	0	Acre:	84.79	Industrial acres:	0
		Units:	0	Squ Feet:	600000	Industrial sf:	0

Commercial						
	0.00		90,000	Commercial Office		San Carlos/Estero
	0.00		360,000	Commercial Retail		San Carlos/Estero
Total by PLUC	0.00		450,000			

Industrial						
	0.00		150,000	Total Industrial		San Carlos/Estero
Total by PLUC	0.00		150,000			

Mixed Use						
	89.78		0	Total Development		San Carlos/Estero
Total by PLUC	89.78		0			

Summary for 'Project Name' = TAMALICO CPD DRI (4 detail records)						
Sum	89.78		600,000			

Project Name	THE OAKS PUD/DRI	Acre:	29.79	Acre:	0	Industrial acres:	0
		Units:	323	Squ Feet:	0	Industrial sf:	0

Public						
	0.00		0	Non-County Golf Course		San Carlos/Estero
Total by PLUC	0.00		0			

Residential						
	625.00	1,060		Total Residential		San Carlos/Estero
Total by PLUC	625.00		0			

Summary for 'Project Name' = THE OAKS PUD/DRI (2 detail records)						
Sum	625.00		0			

Project Name	THE VINES PUD	Acre:	31.26	Acre:	0	Industrial acres:	0
		Units:	94	Squ Feet:	0	Industrial sf:	0

Public						
	0.00		0	Non-County Golf Course		San Carlos/Estero
Total by PLUC	0.00		0			

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Residential	269.00	438		Total Residential		San Carlos/Estero
Total by PLUC	269.00					
Summary for 'Project Name' = THE VINES PUD (2 detail records)						
Sum	269.00		0			
Project Name	TIMBERLND/TIBURON		Acre:		Acre:	Industrial acres: 0
	MPD/DRI		Units: 2235		Squ Feet: 988000	Industrial sf: 0
Commercial	0.00	200	0	Hotel/Motel		San Carlos/Estero
	0.00		90,000	Total Commercial		San Carlos/Estero
Total by PLUC	0.00		90,000			
Mixed Use	794.45		0	Total Development		San Carlos/Estero
Total by PLUC	794.45		0			
Residential	0.00	2,895		Total Residential		San Carlos/Estero
Total by PLUC	0.00					
Summary for 'Project Name' = TIMBERLND/TIBURON MPD/DRI (4 detail records)						
Sum	794.45		90,000			
Project Name	TREELOFTS BRIARCLIFF		Acre:	27.32	Acre:	0 Industrial acres: 0
	RPD		Units: 153		Squ Feet: 0	Industrial sf: 0
Residential	36.00	176		Total Residential		San Carlos/Estero
Total by PLUC	36.00					
Summary for 'Project Name' = TREELOFTS BRIARCLIFF RPD (1 detail record)						
Sum	36.00					
Project Name	VILLAGES AT COUNTRY		Acre:	102.41	Acre:	0 Industrial acres: 0
	CREEK RPD		Units: 537		Squ Feet: 0	Industrial sf: 0
Public	0.00		0	Non-County Golf Course		San Carlos/Estero
Total by PLUC	0.00		0			
Residential	283.00	985		Total Residential		San Carlos/Estero
Total by PLUC	283.00					
Summary for 'Project Name' = VILLAGES AT COUNTRY CREEK RPD (2 detail records)						
Sum	283.00		0			
Project Name	VILLAGES OF SAN CARLOS		Acre:	194.35	Acre:	4.33 Industrial acres: 0
	RPD/CPD/CFPD/DRI-THREE		Units: 2880		Squ Feet: 43003	Industrial sf: 0
	OAKS					
Commercial	15.00		88,799	Total Commercial		San Carlos/Estero
Total by PLUC	15.00		88,799			
Public	26.00		0	ROW/Other		San Carlos/Estero
	25.00		0	Public Schools		San Carlos/Estero
	38.00		0	Open Space/Parks		San Carlos/Estero
	17.00		0	Utilities		San Carlos/Estero

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Total by PLUC	106.00		0			
Residential						
	152.00	392	0	Single Family Residential		San Carlos/Estero
	198.00	2,908	0	Multi Family Residential		San Carlos/Estero
Total by PLUC	350.00		0			
Conservation						
	24.00		0	Wetlands/Conservation		San Carlos/Estero
Total by PLUC	24.00		0			
Summary for 'Project Name' = VILLAGES OF SAN CARLOS RPD/CPD/CFPD/DRI-THREE OAKS (8 detail records)						
Sum	495.00		88,799			
Project Name WAYNE RUSSELL CPD						
				Acres: 0	Acres: 5.1	Industrial acres: 0
				Units: 0	Squ Feet: 54000	Industrial sf: 0
Commercial						
	5.10		54,000	Total Commercial		San Carlos/Estero
Total by PLUC	5.10		54,000			
Summary for 'Project Name' = WAYNE RUSSELL CPD (1 detail record)						
Sum	5.10		54,000			
Project Name WILDCAT RUN PUD						
				Acres: 39.46	Acres: 0	Industrial acres: 0
				Units: 472	Squ Feet: 0	Industrial sf: 0
Residential						
	584.00	650		Total Residential		San Carlos/Estero
Total by PLUC	584.00					
Summary for 'Project Name' = WILDCAT RUN PUD (1 detail record)						
Sum	584.00					
Project Name WILLIAM GREIDER CPD						
				Acres: 0	Acres: 0	Industrial acres: 0
				Units: 0	Squ Feet: 0	Industrial sf: 0
Commercial						
	0.66		4,135	Commercial Office		San Carlos/Estero
Total by PLUC	0.66		4,135			
Summary for 'Project Name' = WILLIAM GREIDER CPD (1 detail record)						
Sum	0.66		4,135			
Project Name WOODBRIAR PUD						
				Acres: 0.38	Acres: 0	Industrial acres: 0
				Units: 1	Squ Feet: 0	Industrial sf: 0
Residential						
	20.00	62		Single Family Residential		San Carlos/Estero
Total by PLUC	20.00					
Summary for 'Project Name' = WOODBRIAR PUD (1 detail record)						
Sum	20.00					
PC Total	6,844.95		5,311,336	Summary for 13 (111 detail records)		

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
South Fort Myers						
Project Name	7350 GLADIOLUS CPD			Acres: 0	Acres: 4.61	Industrial acres: 0
				Units: 0	Squ Feet: 29999	Industrial sf: 0
Commercial						
	0.00		5,500	Commercial Retail		South Fort Myers
	4.61		0	Total Commercial		South Fort Myers
	0.00		24,499	Commercial-recreation		South Fort Myers
Total by PLUC	4.61		29,999			
Summary for 'Project Name' = 7350 GLADIOLUS CPD (3 detail records)						
Sum	4.61		29,999			
Project Name	ABRAHAM AZOULAY RPD			Acres: 55.31	Acres: 0	Industrial acres: 0
				Units: 465	Squ Feet: 0	Industrial sf: 0
Residential						
	84.90		0	Total Residential		South Fort Myers
	0.00	445		Multi Family Residential		South Fort Myers
	0.00	65	0	Single Family Residential		South Fort Myers
Total by PLUC	84.90		0			
Summary for 'Project Name' = ABRAHAM AZOULAY RPD (3 detail records)						
Sum	84.90		0			
Project Name	ACADEMY CPD			Acres: 0	Acres: 1.22	Industrial acres: 0
				Units: 0	Squ Feet: 13100	Industrial sf: 0
Commercial						
	1.22		13,100	Commercial Office		South Fort Myers
Total by PLUC	1.22		13,100			
Summary for 'Project Name' = ACADEMY CPD (1 detail record)						
Sum	1.22		13,100			
Project Name	BROOKSHIRE GOLF CPD			Acres: 0	Acres: 0	Industrial acres: 0
				Units: 0	Squ Feet: 0	Industrial sf: 0
Commercial						
	0.00		2,500	Commercial Retail		South Fort Myers
	11.40		0	Commercial-recreation		South Fort Myers
Total by PLUC	11.40		2,500			
Summary for 'Project Name' = BROOKSHIRE GOLF CPD (2 detail records)						
Sum	11.40		2,500			
Project Name	BROOKSHIRE VILLAGE PUD			Acres: 0	Acres: 0	Industrial acres: 0
				Units: 0	Squ Feet: 0	Industrial sf: 0
Residential						
	143.00	529		Single Family Residential		South Fort Myers
Total by PLUC	143.00					
Summary for 'Project Name' = BROOKSHIRE VILLAGE PUD (1 detail record)						
Sum	143.00					
Project Name	CALOOSA YACHT PUD			Acres: 7.65	Acres: 0	Industrial acres: 0
				Units: 15	Squ Feet: 0	Industrial sf: 0
Residential						
	81.00	377		Single Family Residential		South Fort Myers
Total by PLUC	81.00					
Summary for 'Project Name' = CALOOSA YACHT PUD (1 detail record)						
Sum	81.00					

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Project Name	CANTERBURY SCH PH.I			Acres: 0	Acres: 0	Industrial acres: 0
	CFPD			Units: 0	Squ Feet: 0	Industrial sf: 0

Public

	15.11		75,000	Non-Public Schools		South Fort Myers
Total by PLUC	15.11		75,000			

Summary for 'Project Name' = CANTERBURY SCH PH.I CFPD (1 detail record)

Sum 15.11 75,000

Project Name	CENTRAL METRO COMM			Acres: 0	Acres: 11.51	Industrial acres: 0
	CPD			Units: 0	Squ Feet: 307800	Industrial sf: 0

Commercial

	12.95		0	Total Commercial		South Fort Myers
	0.00		225,675	Other Commercial		South Fort Myers
	0.00		100,000	Commercial Retail		South Fort Myers
Total by PLUC	12.95		325,675			

Summary for 'Project Name' = CENTRAL METRO COMM CPD (3 detail records)

Sum 12.95 325,675

Project Name	COMMERCIAL CORNERS			Acres: 0	Acres: 14	Industrial acres: 0
	CPD			Units: 0	Squ Feet: 70000	Industrial sf: 0

Commercial

	0.00		60,000	Commercial Office		South Fort Myers
	14.00		0	Total Commercial		South Fort Myers
	0.00		10,000	Commercial Retail		South Fort Myers
Total by PLUC	14.00		70,000			

Summary for 'Project Name' = COMMERCIAL CORNERS CPD (3 detail records)

Sum 14.00 70,000

Project Name	CORAL WOODS RPD			Acres: 0	Acres: 0	Industrial acres: 0
				Units: 0	Squ Feet: 0	Industrial sf: 0

Residential

	9.98	50		Multi Family Residential		South Fort Myers
Total by PLUC	9.98					

Summary for 'Project Name' = CORAL WOODS RPD (1 detail record)

Sum 9.98

Project Name	COUNTRYSIDE LAKES RPD			Acres: 70.63	Acres: 0	Industrial acres: 0
				Units: 265	Squ Feet: 0	Industrial sf: 0

Residential

	75.26	265		Single Family Residential		South Fort Myers
Total by PLUC	75.26					

Summary for 'Project Name' = COUNTRYSIDE LAKES RPD (1 detail record)

Sum 75.26

Project Name	CYPRESS LAKE CTR PH. 1			Acres: 0	Acres: 19.14	Industrial acres: 0
	CPD/DRI			Units: 0	Squ Feet: 24549	Industrial sf: 0

Commercial

	27.33		240,000	Commercial Retail		South Fort Myers
Total by PLUC	27.33		240,000			

Summary for 'Project Name' = CYPRESS LAKE CTR PH. 1 CPD/DRI (1 detail record)

Sum 27.33 240,000

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Project Name	CYPRESS LAKE LAND RPD/DRI			Acre: Units:	Acre: Squ Feet:	Industrial acre: Industrial sf:

Public

380.00 3,300 Open Space/Parks South Fort Myers

Total by PLUC 380.00

Summary for 'Project Name' = CYPRESS LAKE LAND RPD/DRI (1 detail record)

Sum 380.00

Project Name	CYPRESS TRACE CPD/DRI			Acre: Units:	Acre: Squ Feet:	Industrial acre: Industrial sf:
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Commercial

52.52 300,000 Shopping Center South Fort Myers

Total by PLUC 52.52 300,000

Summary for 'Project Name' = CYPRESS TRACE CPD/DRI (1 detail record)

Sum 52.52 300,000

Project Name	CYPRESS VIEW GOLF CPD			Acre: Units:	Acre: Squ Feet:	Industrial acre: Industrial sf:
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Commercial

14.50 12,000 Commercial-recreation South Fort Myers

Total by PLUC 14.50 12,000

Summary for 'Project Name' = CYPRESS VIEW GOLF CPD (1 detail record)

Sum 14.50 12,000

Project Name	DANIELS CROSSING CPD			Acre: Units:	Acre: Squ Feet:	Industrial acre: Industrial sf:
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Commercial

30.00 250,000 Shopping Center South Fort Myers

Total by PLUC 30.00 250,000

Summary for 'Project Name' = DANIELS CROSSING CPD (1 detail record)

Sum 30.00 250,000

Project Name	DEEP LAGOON MARINA CPD/DRI			Acre: Units:	Acre: Squ Feet:	Industrial acre: Industrial sf:
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Commercial

0.00 18,000 Commercial Retail South Fort Myers

0.00 14,260 Commercial Marina South Fort Myers

Total by PLUC 0.00 32,260

Industrial

0.00 720 168,800 Industrial Marina South Fort Myers

Total by PLUC 0.00 168,800

Mixed Use

26.68 0 Total Development South Fort Myers

Total by PLUC 26.68 0

Summary for 'Project Name' = DEEP LAGOON MARINA CPD/DRI (4 detail records)

Sum 26.68 201,060

Project Name	DEWOLFE & JOHNSON IPD			Acre: Units:	Acre: Squ Feet:	Industrial acre: Industrial sf:
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Commercial

0.00 69,740 Total Commercial South Fort Myers

Total by PLUC 0.00 69,740

Industrial

0.00 209,221 Total Industrial South Fort Myers

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial	
Total by PLUC	0.00		209,221				
Mixed Use	17.80			Total Development		South Fort Myers	
Total by PLUC	17.80						
Summary for 'Project Name' = DEWOLFE & JOHNSON IPD (3 detail records)							
Sum	17.80		278,961				
Project Name	DON JACOBS-PETROCON CPD		Acre:	0	Acre:	13.67	Industrial acres: 0
			Units:	0	Squ Feet:	168700	Industrial sf: 0
Commercial	18.00		187,000	Total Commercial		South Fort Myers	
Total by PLUC	18.00		187,000				
Summary for 'Project Name' = DON JACOBS-PETROCON CPD (1 detail record)							
Sum	18.00		187,000				
Project Name	EAST PINE CPD		Acre:	0	Acre:	2.68	Industrial acres: 0
			Units:	0	Squ Feet:	35000	Industrial sf: 0
Commercial	2.68		35,000	Mixed Commercial		South Fort Myers	
Total by PLUC	2.68		35,000				
Summary for 'Project Name' = EAST PINE CPD (1 detail record)							
Sum	2.68		35,000				
Project Name	EMBASSY PARK CPD		Acre:	0	Acre:	14.1	Industrial acres: 0
			Units:	0	Squ Feet:	371000	Industrial sf: 0
Commercial	14.10	265	371,000	Total Commercial		South Fort Myers	
Total by PLUC	14.10		371,000				
Summary for 'Project Name' = EMBASSY PARK CPD (1 detail record)							
Sum	14.10		371,000				
Project Name	EMERALD PINES RPD		Acre:	12.99	Acre:	0	Industrial acres: 0
			Units:	50	Squ Feet:	0	Industrial sf: 0
Residential	22.63	58		Single Family Residential		South Fort Myers	
Total by PLUC	22.63						
Summary for 'Project Name' = EMERALD PINES RPD (1 detail record)							
Sum	22.63						
Project Name	EVANGELICAL SCHOOL CFPD		Acre:	0	Acre:	0	Industrial acres: 0
			Units:	0	Squ Feet:	0	Industrial sf: 0
Public	2.25			Non-Public Schools		South Fort Myers	
Total by PLUC	2.25						
Summary for 'Project Name' = EVANGELICAL SCHOOL CFPD (1 detail record)							
Sum	2.25						
Project Name	FLORIDA COUNTRY PLACE RPD		Acre:	0	Acre:	8.2	Industrial acres: 0
			Units:	0	Squ Feet:	133	Industrial sf: 0
Commercial	8.20	133		ACLF/Nursing Home		South Fort Myers	
Total by PLUC	8.20						
Summary for 'Project Name' = FLORIDA COUNTRY PLACE RPD (1 detail record)							
Sum	8.20						

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Project Name	FM 60 LIMITED RPD (HIDING PARK)			Acres: 55 Units: 363	Acres: 0 Squ Feet: 0	Industrial acres: 0 Industrial sf: 0

Public

	5.55		0	Open Space/Parks		South Fort Myers
Total by PLUC	5.55		0			

Residential

	20.00	273	0	Multi Family Residential		South Fort Myers
	35.00	90		Single Family Residential		South Fort Myers
Total by PLUC	55.00		0			

Summary for 'Project Name' = FM 60 LIMITED RPD (HIDING PARK) (3 detail records)

Sum 60.55 0

Project Name	GLADIOLUS HOME IMPR CPD			Acres: 0 Units: 0	Acres: 0 Squ Feet: 0	Industrial acres: 0 Industrial sf: 0
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Commercial

	4.10		41,800	Commercial Retail		South Fort Myers
Total by PLUC	4.10		41,800			

Summary for 'Project Name' = GLADIOLUS HOME IMPR CPD (1 detail record)

Sum 4.10 41,800

Project Name	GOOD NEWS BAPT CH CFPD			Acres: 0 Units: 0	Acres: 0 Squ Feet: 0	Industrial acres: 0 Industrial sf: 0
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Public

	1.10		8,500	Churches		South Fort Myers
Total by PLUC	1.10		8,500			

Summary for 'Project Name' = GOOD NEWS BAPT CH CFPD (1 detail record)

Sum 1.10 8,500

Project Name	GULF COAST COMM CPD			Acres: 0 Units: 0	Acres: 20.1 Squ Feet: 158000	Industrial acres: 0 Industrial sf: 0
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Commercial

	20.10		150,000	Commercial Retail		South Fort Myers
Total by PLUC	20.10		150,000			

Summary for 'Project Name' = GULF COAST COMM CPD (1 detail record)

Sum 20.10 150,000

Project Name	GULF COAST HOSPITAL CPD (METRO MEDICAL PLAZA)			Acres: 0 Units: 0	Acres: 0 Squ Feet: 0	Industrial acres: 0 Industrial sf: 0
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Commercial

	0.00		80,000	Commercial Office		South Fort Myers
Total by PLUC	0.00		80,000			

Mixed Use

	19.55		0	Total Development		South Fort Myers
Total by PLUC	19.55		0			

Public

	0.00		20,000	Utilities		South Fort Myers
	0.00	120		Hospitals		South Fort Myers
Total by PLUC	0.00		20,000			

Summary for 'Project Name' = GULF COAST HOSPITAL CPD (METRO MEDICAL PLAZA) (4 detail records)

Sum 19.55 100,000

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Project Name	HOME DEPOT CPD			Acres: 0	Acres: 23.5	Industrial acres: 0
				Units: 0	Squ Feet: 180592	Industrial sf: 0

Commercial	23.50		180,592	Total Commercial		South Fort Myers
Total by PLUC	23.50		180,592			
Summary for 'Project Name' = HOME DEPOT CPD (1 detail record)						
Sum	23.50		180,592			

Project Name	INTERNATIONAL CENTRE CPD			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:

Commercial	0.00		308,670	Commercial Retail		South Fort Myers
	0.00		721,510	Commercial Office		South Fort Myers
	0.00	265	120,000	Hotel/Motel		South Fort Myers
	172.90		0	Total Commercial		South Fort Myers
Total by PLUC	172.90		1,150,180			
Summary for 'Project Name' = INTERNATIONAL CENTRE CPD (4 detail records)						
Sum	172.90		1,150,180			

Project Name	IRON HORSE COMMERCE PARK CPD			Acres: 0	Acres: 1.8	Industrial acres: 3.8
				Units: 0	Squ Feet: 25000	Industrial sf: 50000

Commercial	0.00		25,000	Total Commercial		South Fort Myers
Total by PLUC	0.00		25,000			
Industrial	0.00		50,000	Total Industrial		South Fort Myers
Total by PLUC	0.00		50,000			
Mixed Use	5.60		0	Total Development		South Fort Myers
Total by PLUC	5.60		0			
Summary for 'Project Name' = IRON HORSE COMMERCE PARK CPD (3 detail records)						
Sum	5.60		75,000			

Project Name	K OF C PARK MEADOWS CPD			Acres: 0	Acres: 0	Industrial acres: 0
				Units: 0	Squ Feet: 7812	Industrial sf: 0

Commercial	2.14		0	Commercial Office		South Fort Myers
	0.00		19,280	Total Commercial		South Fort Myers
	4.56		0	Commercial Retail		South Fort Myers
Total by PLUC	6.70		19,280			
Summary for 'Project Name' = K OF C PARK MEADOWS CPD (3 detail records)						
Sum	6.70		19,280			

Project Name	LEE CO SPORTS COMPLEX CFPD/DRI			Acres: 0	Acres: 0	Industrial acres: 0
				Units: 0	Squ Feet: 0	Industrial sf: 0

Public	82.84	7,500		Parks and Public		South Fort Myers
Total by PLUC	82.84					
Summary for 'Project Name' = LEE CO SPORTS COMPLEX CFPD/DRI (1 detail record)						
Sum	82.84					

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Project Name	LEISURE TECH CPD			Acres: 0	Acres: 20.8	Industrial acres: 0
				Units: 0	Squ Feet: 195000	Industrial sf: 0

Commercial						
	0.00		12,000	Commercial Retail		South Fort Myers
	0.00		20,000	Branch Banks		South Fort Myers
	0.00		163,000	Commercial Office		South Fort Myers
	0.00	306	0	Hotel/Motel		South Fort Myers
	18.27		0	Total Commercial		South Fort Myers
Total by PLUC	18.27		195,000			
Public						
	2.53		0	ROW/Other		South Fort Myers
Total by PLUC	2.53		0			
Summary for 'Project Name' = LEISURE TECH CPD (6 detail records)						
Sum	20.80		195,000			

Project Name	LEISURE VILLAGES RPD/CPD DRI			Acres: 0	Acres: 34.14	Industrial acres: 0
				Units: 0	Squ Feet: 240733	Industrial sf: 0

Commercial						
	5.80	220	0	ACLF/Nursing Home		South Fort Myers
	0.00		129,474	Commercial Office		South Fort Myers
	0.00		111,259	Commercial Retail		South Fort Myers
	30.01		0	Total Commercial		South Fort Myers
Total by PLUC	35.81		240,733			
Public						
	56.30		0	Non-County Golf Course		South Fort Myers
Total by PLUC	56.30		0			
Residential						
	119.12	1,096	0	Multi Family Residential		South Fort Myers
Total by PLUC	119.12		0			
Summary for 'Project Name' = LEISURE VILLAGES RPD/CPD DRI (6 detail records)						
Sum	211.23		240,733			

Project Name	LIGHT LANE CPD			Acres: 0	Acres: 6.81	Industrial acres: 0
				Units: 0	Squ Feet: 55000	Industrial sf: 0

Commercial						
	6.81		55,000	Total Commercial		South Fort Myers
Total by PLUC	6.81		55,000			
Summary for 'Project Name' = LIGHT LANE CPD (1 detail record)						
Sum	6.81		55,000			

Project Name	MARINE SAVINGS CPD			Acres: 0	Acres: 8.9	Industrial acres: 0
				Units: 0	Squ Feet: 106650	Industrial sf: 0

Public						
	8.90		106,650	Open Space/Parks		South Fort Myers
Total by PLUC	8.90		106,650			
Summary for 'Project Name' = MARINE SAVINGS CPD (1 detail record)						
Sum	8.90		106,650			

Project Name	MARKET SQUARE CPD/DRI (AKA "MARKETPLACE")			Acres: 0	Acres: 22.01	Industrial acres: 0
				Units: 0	Squ Feet: 127816	Industrial sf: 0

Commercial						
	55.99		414,240	Mixed Commercial		South Fort Myers

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Total by PLUC	55.99		414,240			
Summary for 'Project Name' = MARKET SQUARE CPD/DRI (AKA "MARKETPLACE") (1 detail record)						
Sum	55.99		414,240			
Project Name	MARY M LAUREL CPD			Acre: 0	Acre: 0	Industrial acre: 0
				Units: 0	Squ Feet: 0	Industrial sf: 0
Commercial						
	0.16		1,770	Total Commercial		South Fort Myers
Total by PLUC	0.16		1,770			
Summary for 'Project Name' = MARY M LAUREL CPD (1 detail record)						
Sum	0.16		1,770			
Project Name	METRO BUSINESS PARK CPD			Acre: 0	Acre: 15.2	Industrial acre: 0
				Units: 0	Squ Feet: 165000	Industrial sf: 0
Commercial						
	15.20			Total Commercial		South Fort Myers
Total by PLUC	15.20					
Summary for 'Project Name' = METRO BUSINESS PARK CPD (1 detail record)						
Sum	15.20					
Project Name	METRO COMMERCE CNTR IPD			Acre: 0	Acre: 0	Industrial acre: 0
				Units: 0	Squ Feet: 0	Industrial sf: 0
Industrial						
	5.90		68,900	Total Industrial		South Fort Myers
Total by PLUC	5.90		68,900			
Summary for 'Project Name' = METRO COMMERCE CNTR IPD (1 detail record)						
Sum	5.90		68,900			
Project Name	METRO CORNER CPD			Acre: 0	Acre: 2.94	Industrial acre: 0
				Units: 0	Squ Feet: 29000	Industrial sf: 0
Commercial						
	2.94		29,000	Total Commercial		South Fort Myers
Total by PLUC	2.94		29,000			
Summary for 'Project Name' = METRO CORNER CPD (1 detail record)						
Sum	2.94		29,000			
Project Name	METRO CRYSTAL CPD			Acre: 0	Acre: 3.07	Industrial acre: 0
				Units: 0	Squ Feet: 28000	Industrial sf: 0
Commercial						
	3.07		28,000	Total Commercial		South Fort Myers
Total by PLUC	3.07		28,000			
Summary for 'Project Name' = METRO CRYSTAL CPD (1 detail record)						
Sum	3.07		28,000			
Project Name	METRO LAND GROUP CPD			Acre: 0	Acre: 8.09	Industrial acre: 0
				Units: 0	Squ Feet: 80000	Industrial sf: 0
Commercial						
	0.00		30,000	Commercial Retail		South Fort Myers
Total by PLUC	0.00		30,000			
Mixed Use						
	0.00		50,000	Mixed		South Fort Myers
	8.09		0	Total Development		South Fort Myers
Total by PLUC	8.09		50,000			
Summary for 'Project Name' = METRO LAND GROUP CPD (3 detail records)						
Sum	8.09		80,000			

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Project Name MIDWOOD RPD				Acres: 143.69 Units: 760	Acres: 0 Squ Feet: 0	Industrial acres: 0 Industrial sf: 0

Residential

	0.00	300	0	Single Family Residential		South Fort Myers
	0.00	460	0	Multi Family Residential		South Fort Myers
	149.49		0	Total Residential		South Fort Myers
Total by PLUC	149.49		0			
Summary for 'Project Name' = MIDWOOD RPD (3 detail records)						
Sum	149.49		0			

Project Name MT SINAI CPD				Acres: 0 Units: 0	Acres: 9 Squ Feet: 130000	Industrial acres: 0 Industrial sf: 0
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Commercial

	9.00		130,000	Total Commercial		South Fort Myers
Total by PLUC	9.00		130,000			
Summary for 'Project Name' = MT SINAI CPD (1 detail record)						
Sum	9.00		130,000			

Project Name MYERLEE PUD				Acres: 0 Units: 0	Acres: 0 Squ Feet: 0	Industrial acres: 0 Industrial sf: 0
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Public

	0.00		0	Non-County Golf Course		South Fort Myers
Total by PLUC	0.00		0			
Residential						
	279.00	1,150		Total Residential		South Fort Myers
Total by PLUC	279.00					
Summary for 'Project Name' = MYERLEE PUD (2 detail records)						
Sum	279.00		0			

Project Name NEW LIFE FITNESS CPD				Acres: 0 Units: 0	Acres: 6.27 Squ Feet: 60454	Industrial acres: 0 Industrial sf: 0
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Commercial

	5.38		24,000	Commercial-recreation		South Fort Myers
Total by PLUC	5.38		24,000			
Summary for 'Project Name' = NEW LIFE FITNESS CPD (1 detail record)						
Sum	5.38		24,000			

Project Name ONE UNIV CTR CPD/DRI				Acres: 0 Units: 0	Acres: 0 Squ Feet: 104000	Industrial acres: 0 Industrial sf: 0
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Commercial

	17.73		400,000	Commercial Office		South Fort Myers
	0.00	28	0	Hotel/Motel		South Fort Myers
Total by PLUC	17.73		400,000			
Summary for 'Project Name' = ONE UNIV CTR CPD/DRI (2 detail records)						
Sum	17.73		400,000			

Project Name PARKER LAKES PUD/DRI				Acres: 82.53 Units: 1603	Acres: 0 Squ Feet: 0	Industrial acres: 0 Industrial sf: 0
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Residential

	240.00	2,000	200,000	Total Residential		South Fort Myers
Total by PLUC	240.00		200,000			
Summary for 'Project Name' = PARKER LAKES PUD/DRI (1 detail record)						
Sum	240.00		200,000			

Project Name PATRICK HAYES CPD				Acres: 0 Units: 0	Acres: 12.93 Squ Feet: 225675	Industrial acres: 0 Industrial sf: 0
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Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Commercial	12.93		225,675	Total Commercial		South Fort Myers
Total by PLUC	12.93		225,675			

Summary for 'Project Name' = PATRICK HAYES CPD (1 detail record)

Sum 12.93 225,675

Project Name	PENZANCE CENTER CPD	Acres:	0	Acres:	9.79	Industrial acres:	0
		Units:	0	Squ Feet:	90000	Industrial sf:	0

Commercial	9.79		90,000	Shopping Center		South Fort Myers
Total by PLUC	9.79		90,000			

Summary for 'Project Name' = PENZANCE CENTER CPD (1 detail record)

Sum 9.79 90,000

Project Name	PINE GROVE ENTERPRISES RPD	Acres:	10.1	Acres:	0	Industrial acres:	0
		Units:	101	Squ Feet:	0	Industrial sf:	0

Residential	10.10	101		Total Residential		South Fort Myers
Total by PLUC	10.10					

Summary for 'Project Name' = PINE GROVE ENTERPRISES RPD (1 detail record)

Sum 10.10

Project Name	PLANTATION I RPD (HIGHLAND PINES ESTATES)	Acres:	11.86	Acres:	0	Industrial acres:	0
		Units:	16	Squ Feet:	0	Industrial sf:	0

Residential	46.39	107		Single Family Residential		South Fort Myers
Total by PLUC	46.39					

Summary for 'Project Name' = PLANTATION I RPD (HIGHLAND PINES ESTATES) (1 detail record)

Sum 46.39

Project Name	PLANTATION II RPD (THE WILLOWS)	Acres:	10.36	Acres:	0	Industrial acres:	0
		Units:	37	Squ Feet:	0	Industrial sf:	0

Residential	49.25	94		Single Family Residential		South Fort Myers
Total by PLUC	49.25					

Summary for 'Project Name' = PLANTATION II RPD (THE WILLOWS) (1 detail record)

Sum 49.25

Project Name	PLAZA AT DANIELS/METRO CPD	Acres:	0	Acres:	16	Industrial acres:	0
		Units:	0	Squ Feet:	170000	Industrial sf:	0

Commercial			90,000	Commercial Office		South Fort Myers
	16.00		0	Total Commercial		South Fort Myers
	0.00		80,000	Commercial Retail		South Fort Myers
Total by PLUC	16.00		170,000			

Summary for 'Project Name' = PLAZA AT DANIELS/METRO CPD (3 detail records)

Sum 16.00 170,000

Project Name	ROLLER TRACT RPD	Acres:	151.79	Acres:	0	Industrial acres:	0
		Units:	356	Squ Feet:	0	Industrial sf:	0

Residential	192.44	356		Single Family Residential		South Fort Myers
Total by PLUC	192.44					

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Summary for 'Project Name' = ROLLER TRACT RPD (1 detail record)						
Sum	192.44					
Project Name	ROOKERY PUD			Acres: 2.74 Units: 9	Acres: 0 Squ Feet: 0	Industrial acres: 0 Industrial sf: 0
Residential						
	38.12	280		Multi Family Residential		South Fort Myers
Total by PLUC	38.12					
Summary for 'Project Name' = ROOKERY PUD (1 detail record)						
Sum	38.12					
Project Name	SO. FL BANK CTR CPD			Acres: 0 Units: 0	Acres: 0 Squ Feet: 168560	Industrial acres: 0 Industrial sf: 0
Commercial						
	10.42		170,000	Total Commercial		South Fort Myers
Total by PLUC	10.42		170,000			
Summary for 'Project Name' = SO. FL BANK CTR CPD (1 detail record)						
Sum	10.42		170,000			
Project Name	SO. FL BANK CTR WEST CPD			Acres: 0 Units: 0	Acres: 7.6 Squ Feet: 88000	Industrial acres: 0 Industrial sf: 0
Commercial						
	7.60		88,000	Commercial Retail		South Fort Myers
Total by PLUC	7.60		88,000			
Summary for 'Project Name' = SO. FL BANK CTR WEST CPD (1 detail record)						
Sum	7.60		88,000			
Project Name	SO. METROPOLITAN CTR CPD			Acres: 0 Units: 0	Acres: 6.45 Squ Feet: 112838	Industrial acres: 0 Industrial sf: 0
Commercial						
	6.45		112,838	Total Commercial		South Fort Myers
Total by PLUC	6.45		112,838			
Summary for 'Project Name' = SO. METROPOLITAN CTR CPD (1 detail record)						
Sum	6.45		112,838			
Project Name	STORAGE COMPANY CPD			Acres: 2.60 Units: 500	Acres: 0 Squ Feet: 0	Industrial acres: 0 Industrial sf: 0
Public						
	2.60	500		Open Space/Parks		South Fort Myers
Total by PLUC	2.60					
Summary for 'Project Name' = STORAGE COMPANY CPD (1 detail record)						
Sum	2.60					
Project Name	SUN HARVEST CITRUS CPD (EDSALL GROVES)			Acres: 0 Units: 0	Acres: 0 Squ Feet: 0	Industrial acres: 0 Industrial sf: 0
Commercial						
	3.10		33,250	Total Commercial		South Fort Myers
Total by PLUC	3.10		33,250			
Summary for 'Project Name' = SUN HARVEST CITRUS CPD (EDSALL GROVES) (1 detail record)						
Sum	3.10		33,250			
Project Name	SUPER AMERICA CPD			Acres: 0 Units: 0	Acres: 0 Squ Feet: 0	Industrial acres: 0 Industrial sf: 0
Commercial						
	1.22		3,660	Total Commercial		South Fort Myers
Total by PLUC	1.22		3,660			

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Summary for 'Project Name' = SUPER AMERICA CPD (1 detail record)						
Sum	1.22		3,660			
Project Name	THE SANCTUARY RPD/CPD			Acre: 73	Acre: 27	Industrial acres: 0
				Units: 730	Squ Feet: 435000	Industrial sf: 0
Commercial						
	27.00		0	Total Commercial		South Fort Myers
	0.00		295,000	Commercial Retail		South Fort Myers
	0.00		140,000	Commercial Office		South Fort Myers
Total by PLUC	27.00		435,000			
Residential						
	73.00	730	0	Total Residential		South Fort Myers
Total by PLUC	73.00		0			
Summary for 'Project Name' = THE SANCTUARY RPD/CPD (4 detail records)						
Sum	100.00		435,000			
Project Name	TIME LEE ENTERPRISE RPD			Acre: 0	Acre: 6.32	Industrial acres: 0
				Units: 0	Squ Feet: 50000	Industrial sf: 0
Commercial						
	0.00		2,500	Total Commercial		South Fort Myers
	0.00	60	0	ACLF/Nursing Home		South Fort Myers
Total by PLUC	0.00		2,500			
Mixed Use						
	6.32		0	Total Development		South Fort Myers
Total by PLUC	6.32		0			
Summary for 'Project Name' = TIME LEE ENTERPRISE RPD (3 detail records)						
Sum	6.32		2,500			
Project Name	UNIVERSITY PLACE CPD			Acre: 0	Acre: 5	Industrial acres: 0
				Units: 0	Squ Feet: 79200	Industrial sf: 0
Commercial						
	5.00		79,200	Total Commercial		South Fort Myers
Total by PLUC	5.00		79,200			
Summary for 'Project Name' = UNIVERSITY PLACE CPD (1 detail record)						
Sum	5.00		79,200			
Project Name	VAL WARD IMPORTS CPD			Acre: 0	Acre: 0	Industrial acres: 0
				Units: 0	Squ Feet: 0	Industrial sf: 0
Commercial						
	8.00		8,500	Total Commercial		South Fort Myers
Total by PLUC	8.00		8,500			
Summary for 'Project Name' = VAL WARD IMPORTS CPD (1 detail record)						
Sum	8.00		8,500			
Project Name	VILLAS OF LAKEWOOD RPD			Acre: 0	Acre: 0	Industrial acres: 0
				Units: 0	Squ Feet: 0	Industrial sf: 0
Public						
	42.00	420	0	Open Space/Parks		South Fort Myers
Total by PLUC	42.00		0			
Summary for 'Project Name' = VILLAS OF LAKEWOOD RPD (1 detail record)						
Sum	42.00		0			
Project Name	VILLAS S. (BELL TOWER) CPD/DRI			Acre: 0	Acre: 0	Industrial acres: 0
				Units: 0	Squ Feet: 885860	Industrial sf: 0
Commercial						

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
	80.00		1,359,070	Total Commercial		South Fort Myers
Total by PLUC	80.00		1,359,070			

Summary for 'Project Name' = VILLAS S. (BELL TOWER) CPD/DRI (1 detail record)

Sum 80.00 1,359,070

Project Name	WAL-MART SOUTH CPD	Acres:	0	Acres:	0	Industrial acres:	0
		Units:	0	Squ Feet:	0	Industrial sf:	0

Commercial

	27.60		210,679	Total Commercial		South Fort Myers
Total by PLUC	27.60		210,679			

Summary for 'Project Name' = WAL-MART SOUTH CPD (1 detail record)

Sum 27.60 210,679

Project Name	WALKER/BANYAN BLDG CPD	Acres:	0	Acres:	1.17	Industrial acres:	0
		Units:	0	Squ Feet:	0	Industrial sf:	0

Commercial

	2.38		16,700	Commercial Office		South Fort Myers
Total by PLUC	2.38		16,700			

Summary for 'Project Name' = WALKER/BANYAN BLDG CPD (1 detail record)

Sum 2.38 16,700

Project Name	WATERFORD PLACE RPD	Acres:	0	Acres:	0	Industrial acres:	0
		Units:	0	Squ Feet:	0	Industrial sf:	0

Residential

	18.44	184		Multi Family Residential		South Fort Myers
Total by PLUC	18.44					

Summary for 'Project Name' = WATERFORD PLACE RPD (1 detail record)

Sum 18.44

Project Name	WESTWOOD PLAZA CPD	Acres:	0	Acres:	0	Industrial acres:	0
		Units:	0	Squ Feet:	41679	Industrial sf:	0

Commercial

	12.38		145,000	Total Commercial		South Fort Myers
Total by PLUC	12.38		145,000			

Summary for 'Project Name' = WESTWOOD PLAZA CPD (1 detail record)

Sum 12.38 145,000

Project Name	WINKLER OFFICE PARK CPD	Acres:		Acres:		Industrial acres:	
		Units:		Squ Feet:		Industrial sf:	

Public

	8.12		90,000	Open Space/Parks		South Fort Myers
Total by PLUC	8.12		90,000			

Summary for 'Project Name' = WINKLER OFFICE PARK CPD (1 detail record)

Sum 8.12 90,000

Project Name	YORK AND SHEPARD CPD	Acres:	0	Acres:	15.34	Industrial acres:	0
		Units:	0	Squ Feet:	166000	Industrial sf:	0

Public

	15.34		166,000	Open Space/Parks		South Fort Myers
Total by PLUC	15.34		166,000			

Summary for 'Project Name' = YORK AND SHEPARD CPD (1 detail record)

Sum 15.34 166,000

PC Total	3,238.74		9,496,012	Summary for 15 (126 detail records)		
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Planned Development Summary

ACRES UNITS Square Feet Residential Commercial Industrial

Pine Island

Project Name	BURGESS ISLAND RPD	Acres:		Acres:	0	Industrial acres:
		Units:		Squ Feet:		Industrial sf:

Residential	104.00	29	Single Family Residential	Pine Island
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Total by PLUC 104.00

Summary for 'Project Name' = BURGESS ISLAND RPD (1 detail record)

Sum 104.00

Project Name	BUTTONWOOD KEY RPD	Acres:	5.86	Acres:		Industrial acres:
		Units:		Squ Feet:		Industrial sf:

Residential	32.29	27	Single Family Residential	Pine Island
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Total by PLUC 32.29

Summary for 'Project Name' = BUTTONWOOD KEY RPD (1 detail record)

Sum 32.29

Project Name	GULF ISLAND COVE RPD	Acres:		Acres:		Industrial acres:
		Units:		Squ Feet:		Industrial sf:

Residential	36.00	33	Single Family Residential	Pine Island
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Total by PLUC 36.00

Summary for 'Project Name' = GULF ISLAND COVE RPD (1 detail record)

Sum 36.00

Project Name	ISLAND ACRES RPD	Acres:	23.11	Acres:		Industrial acres:
		Units:	31	Squ Feet:		Industrial sf:

Public	13.98	0	Open Space/Parks	Pine Island
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	4.36	0	ROW/Other	Pine Island
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Total by PLUC 18.34 0

Residential	23.11	31	Single Family Residential	Pine Island
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Total by PLUC 23.11

Conservation	8.55	0	Wetlands/Conservation	Pine Island
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Total by PLUC 8.55 0

Summary for 'Project Name' = ISLAND ACRES RPD (4 detail records)

Sum 50.00 0

Project Name	ISLE OF PINES PUD	Acres:	3.09	Acres:		Industrial acres:
		Units:		Squ Feet:		Industrial sf:

Residential	7.47	23	Single Family Residential	Pine Island
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Total by PLUC 7.47

Summary for 'Project Name' = ISLE OF PINES PUD (1 detail record)

Sum 7.47

Project Name	PEPPER BERRY FARMS RPD	Acres:	5	Acres:		Industrial acres:
		Units:	13	Squ Feet:		Industrial sf:

Public	5.00	13	Open Space/Parks	Pine Island
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Total by PLUC 5.00

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Summary for 'Project Name' = PEPPER BERRY FARMS RPD (1 detail record)						
Sum	5.00					
Project Name	PINE ISLAND VILLAGE LINKS CC RPD		Acre:	26	Acre:	Industrial acres:
			Units:	134	Squ Feet:	Industrial sf:
Public	0.00	0	Non-County Golf Course		Pine Island	
Total by PLUC	0.00	0				
Residential	156.40	134	Single Family Residential		Pine Island	
Total by PLUC	156.40					
Summary for 'Project Name' = PINE ISLAND VILLAGE LINKS CC RPD (2 detail records)						
Sum	156.40	0				
Project Name	PINELAND MARINA PARKING CPD		Acre:		Acre:	Industrial acres:
			Units:		Squ Feet:	Industrial sf:
Commercial	2.47		Total Commercial		Pine Island	
Total by PLUC	2.47					
Summary for 'Project Name' = PINELAND MARINA PARKING CPD (1 detail record)						
Sum	2.47					
Project Name	YEATTER (MINOR) CPD		Acre:		Acre:	Industrial acres:
			Units:		Squ Feet:	Industrial sf:
Commercial	1.00	10	Hotel/Motel		Pine Island	
Total by PLUC	1.00					
Summary for 'Project Name' = YEATTER (MINOR) CPD (1 detail record)						
Sum	1.00					
PC Total	394.63	0	Summary for 16 (13 detail records)			

Planned Development Summary

ACRES UNITS Square Feet Residential Commercial Industrial

Lehigh Acres

Project Name	ALESSANDRO CPD	Acres:		Acres:		Industrial acres:	
		Units:		Squ Feet:		Industrial sf:	

Commercial

2.50 7,200 Commercial Retail Lehigh Acres

Total by PLUC 2.50 7,200

Summary for 'Project Name' = ALESSANDRO CPD (1 detail record)

Sum 2.50 7,200

Project Name	ASTON GREENS RPD	Acres:	27.03	Acres:		Industrial acres:	
		Units:		Squ Feet:		Industrial sf:	

Residential

29.89 118 Single Family Residential Lehigh Acres

Total by PLUC 29.89

Summary for 'Project Name' = ASTON GREENS RPD (1 detail record)

Sum 29.89

Project Name	BAGANS REALTY CPD	Acres:	0	Acres:	0	Industrial acres:	
		Units:		Squ Feet:		Industrial sf:	

Commercial

1.00 4,787 Total Commercial Lehigh Acres

Total by PLUC 1.00 4,787

Summary for 'Project Name' = BAGANS REALTY CPD (1 detail record)

Sum 1.00 4,787

Project Name	BBH PLAZA CPD	Acres:		Acres:	0	Industrial acres:	
		Units:		Squ Feet:		Industrial sf:	

Commercial

0.98 8,800 Commercial Office Lehigh Acres

Total by PLUC 0.98 8,800

Summary for 'Project Name' = BBH PLAZA CPD (1 detail record)

Sum 0.98 8,800

Project Name	CALIFORNIA MALL CPD	Acres:		Acres:	0	Industrial acres:	
		Units:		Squ Feet:		Industrial sf:	

Commercial

1.33 2,000 Commercial-service Lehigh Acres

Total by PLUC 1.33 2,000

Summary for 'Project Name' = CALIFORNIA MALL CPD (1 detail record)

Sum 1.33 2,000

Project Name	CHARMED CIRCLE CPD	Acres:		Acres:	3.43	Industrial acres:	
		Units:		Squ Feet:		Industrial sf:	

Commercial

6.76 30,000 Total Commercial Lehigh Acres

Total by PLUC 6.76 30,000

Summary for 'Project Name' = CHARMED CIRCLE CPD (1 detail record)

Sum 6.76 30,000

Project Name	CULVER CARPETS CPD	Acres:	0	Acres:	0	Industrial acres:	
		Units:		Squ Feet:		Industrial sf:	

Commercial

0.40 3,000 Commercial Retail Lehigh Acres

Total by PLUC 0.40 3,000

Summary for 'Project Name' = CULVER CARPETS CPD (1 detail record)

Sum 0.40 3,000

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Project Name	DEER RUN RPD			Acre:	Acre:	Industrial acre:
				Units:	Squ Feet:	Industrial sf:
Public	0.00		0	Non-County Golf Course		Lehigh Acres
Total by PLUC	0.00		0			
Residential						
		800		Total Residential		Lehigh Acres
Total by PLUC						
Summary for 'Project Name' = DEER RUN RPD (2 detail records)						
Sum	0.00		0			
Project Name	GUNNERY ROAD PROF CTR CPD			Acre:	Acre:	Industrial acre:
				Units:	Squ Feet:	Industrial sf:
Commercial			10,000	Total Commercial		Lehigh Acres
Total by PLUC			10,000			
Summary for 'Project Name' = GUNNERY ROAD PROF CTR CPD (1 detail record)						
Sum			10,000			
Project Name	JAMES & ANGELA DOYLE CPD			Acre:	Acre:	Industrial acre:
				Units:	Squ Feet:	Industrial sf:
Commercial	1.47		25,000	Total Commercial		Lehigh Acres
Total by PLUC	1.47		25,000			
Summary for 'Project Name' = JAMES & ANGELA DOYLE CPD (1 detail record)						
Sum	1.47		25,000			
Project Name	JOEL/BELL CPD			Acre:	Acre:	Industrial acre:
				Units:	Squ Feet:	Industrial sf:
Commercial	7.78		0	Total Commercial		Lehigh Acres
	0.00		8,000	Commercial Office		Lehigh Acres
	0.00		35,200	Commercial Retail		Lehigh Acres
Total by PLUC	7.78		43,200			
Summary for 'Project Name' = JOEL/BELL CPD (3 detail records)						
Sum	7.78		43,200			
Project Name	LEE CO FILL DIRT IPD			Acre:	Acre:	Industrial acre:
				Units:	Squ Feet:	Industrial sf:
Agriculture	54.45			Excavation/Mining		Lehigh Acres
Total by PLUC	54.45					
Summary for 'Project Name' = LEE CO FILL DIRT IPD (1 detail record)						
Sum	54.45					
Project Name	LEE MEMORIAL PARK CFPD			Acre:	Acre:	Industrial acre:
				Units:	Squ Feet:	Industrial sf:
Commercial	4.50		131,200	Commercial-service		Lehigh Acres
Total by PLUC	4.50		131,200			
Public	66.90		0	Other Public		Lehigh Acres
Total by PLUC	66.90		0			

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Summary for 'Project Name' = LEE MEMORIAL PARK CFPD (2 detail records)						
Sum	71.40		131,200			
Project Name	LEHIGH CORP RPD			Acre: 80.2	Acre:	Industrial acre:
				Units: 217	Squ Feet:	Industrial sf:
Residential						
	80.20	217		Single Family Residential		Lehigh Acres
Total by PLUC	80.20					
Summary for 'Project Name' = LEHIGH CORP RPD (1 detail record)						
Sum	80.20					
Project Name	LEHIGH CORP RPD (BETHANY TRACE)			Acre: 174.35	Acre:	Industrial acre:
				Units:	Squ Feet:	Industrial sf:
Residential						
	176.00		0	Total Residential		Lehigh Acres
	0.00	375		Single Family Residential		Lehigh Acres
	0.00	300		Multi Family Residential		Lehigh Acres
Total by PLUC	176.00		0			
Summary for 'Project Name' = LEHIGH CORP RPD (BETHANY TRACE) (3 detail records)						
Sum	176.00		0			
Project Name	LEHIGH PHOTO CPD			Acre:	Acre:	Industrial acre:
				Units:	Squ Feet:	Industrial sf:
Commercial						
	0.80		6,987	Total Commercial		Lehigh Acres
Total by PLUC	0.80		6,987			
Summary for 'Project Name' = LEHIGH PHOTO CPD (1 detail record)						
Sum	0.80		6,987			
Project Name	LITTLE EUROPE COMM CPD			Acre:	Acre:	Industrial acre:
				Units:	Squ Feet:	Industrial sf:
Commercial						
	0.60		5,035	Total Commercial		Lehigh Acres
Total by PLUC	0.60		5,035			
Summary for 'Project Name' = LITTLE EUROPE COMM CPD (1 detail record)						
Sum	0.60		5,035			
Project Name	LITTLE WEST LAKE CPD			Acre:	Acre:	Industrial acre:
				Units:	Squ Feet:	Industrial sf:
Commercial						
	0.00	200	0	Hotel/Motel		Lehigh Acres
	59.77		96,300	Total Commercial		Lehigh Acres
Total by PLUC	59.77		96,300			
Summary for 'Project Name' = LITTLE WEST LAKE CPD (2 detail records)						
Sum	59.77		96,300			
Project Name	NEIL O'SULLIVAN CPD			Acre:	Acre:	Industrial acre:
				Units:	Squ Feet:	Industrial sf:
Commercial						
	1.00		9,400	Commercial Office		Lehigh Acres
Total by PLUC	1.00		9,400			
Summary for 'Project Name' = NEIL O'SULLIVAN CPD (1 detail record)						
Sum	1.00		9,400			
Project Name	NELL LAW OFFICE CPD			Acre:	Acre:	Industrial acre:
				Units:	Squ Feet:	Industrial sf:

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Commercial	0.34		1,500	Commercial-service		Lehigh Acres
Total by PLUC	0.34		1,500			
Summary for 'Project Name' = NELL LAW OFFICE CPD (1 detail record)						
Sum	0.34		1,500			

Project Name	OWEN CPD	Acres:	Acres:	Industrial acres:
		Units:	Squ Feet:	Industrial sf:

Commercial	0.40		2,200	Commercial-service		Lehigh Acres
Total by PLUC	0.40		2,200			
Summary for 'Project Name' = OWEN CPD (1 detail record)						
Sum	0.40		2,200			

Project Name	REMAX CENTER CPD	Acres:	Acres:	Industrial acres:
		Units:	Squ Feet:	Industrial sf:

Commercial	1.60		11,600	Commercial Office		Lehigh Acres
Total by PLUC	1.60		11,600			
Summary for 'Project Name' = REMAX CENTER CPD (1 detail record)						
Sum	1.60		11,600			

Project Name	SOCIAL SVCS CTR CFPD	Acres:	Acres:	Industrial acres:
		Units:	Squ Feet:	Industrial sf:

Commercial	0.00		9,000	Commercial-service		Lehigh Acres
	0.00		9,000	Commercial-recreation		Lehigh Acres
Total by PLUC	0.00		18,000			
Mixed Use	6.48		0	Total Development		Lehigh Acres
Total by PLUC	6.48		0			
Public	0.00		9,400	Government Buildings		Lehigh Acres
Total by PLUC	0.00		9,400			
Summary for 'Project Name' = SOCIAL SVCS CTR CFPD (4 detail records)						
Sum	6.48		27,400			

Project Name	ST LAWRENCE CPD	Acres:	Acres:	Industrial acres:
		Units:	Squ Feet:	Industrial sf:

Commercial	0.50		3,348	Total Commercial		Lehigh Acres
Total by PLUC	0.50		3,348			
Summary for 'Project Name' = ST LAWRENCE CPD (1 detail record)						
Sum	0.50		3,348			

Project Name	VILLAGE AT LEHIGH CPD	Acres:	Acres:	Industrial acres:
		Units:	Squ Feet:	Industrial sf:

Commercial	8.20		93,500	Total Commercial		Lehigh Acres
	0.00	70	0	Hotel/Motel		Lehigh Acres
	8.20		93,500	Total Commercial		Lehigh Acres
Total by PLUC	16.40		187,000			
Summary for 'Project Name' = VILLAGE AT LEHIGH CPD (3 detail records)						
Sum	16.40		187,000			

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Project Name	VILLAGE LEHIGH CFPD/CPD/RPD			Acres: 169.6 Units: 330	Acres: 31.7 Squ Feet: 96000	Industrial acres: Industrial sf:

Commercial

	31.70		96,000	Total Commercial		Lehigh Acres
Total by PLUC	31.70		96,000			

Public

	146.70	1,110		Other Public		Lehigh Acres
Total by PLUC	146.70					

Residential

	169.60	330		Total Residential		Lehigh Acres
Total by PLUC	169.60					

Summary for 'Project Name' = VILLAGE LEHIGH CFPD/CPD/RPD (3 detail records)

Sum 348.00 96,000

Project Name	WAL-MART LEHIGH ACRES CPD			Acres: Units:	Acres: Squ Feet:	Industrial acres: Industrial sf:
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Commercial

	32.00		220,000	Total Commercial		Lehigh Acres
Total by PLUC	32.00		220,000			

Summary for 'Project Name' = WAL-MART LEHIGH ACRES CPD (1 detail record)

Sum 32.00 220,000

Project Name	WEST GATE CTR CPD			Acres: Units:	Acres: Squ Feet:	Industrial acres: Industrial sf:
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Commercial

	5.90		26,400	Total Commercial		Lehigh Acres
Total by PLUC	5.90		26,400			

Summary for 'Project Name' = WEST GATE CTR CPD (1 detail record)

Sum 5.90 26,400

PC Total	907.95		958,357	Summary for 17 (42 detail records)		
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Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Southeast Lee Count						
Project Name	A.S. CRISAFULLI IPD			Acre:	Acre:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Agriculture	155.66			Excavation/Mining		Southeast Lee County
Total by PLUC	155.66					
Summary for 'Project Name' = A.S. CRISAFULLI IPD (1 detail record)						
Sum	155.66					
Project Name	BONITA FARMS I IPD (HUBSCHMAN EXCAV.)			Acre:	Acre:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Agriculture	279.69			Excavation/Mining		Southeast Lee County
Total by PLUC	279.69					
Summary for 'Project Name' = BONITA FARMS I IPD (HUBSCHMAN EXCAV.) (1 detail record)						
Sum	279.69					
Project Name	BONITA FARMS II IPD			Acre:	Acre:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Agriculture	634.50			Excavation/Mining		Southeast Lee County
Total by PLUC	634.50					
Summary for 'Project Name' = BONITA FARMS II IPD (1 detail record)						
Sum	634.50					
Project Name	BONITA SPRINGS UTIL CFPD			Acre:	Acre:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Agriculture	5.00	0		Excavation/Mining		Southeast Lee County
Total by PLUC	5.00	0				
Public	24.65			Utilities		Southeast Lee County
Total by PLUC	24.65					
Summary for 'Project Name' = BONITA SPRINGS UTIL CFPD (2 detail records)						
Sum	29.65	0				
Project Name	CORKSCREW LAKES IPD			Acre:	Acre:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Agriculture	640.00			Excavation/Mining		Southeast Lee County
Total by PLUC	640.00					
Summary for 'Project Name' = CORKSCREW LAKES IPD (1 detail record)						
Sum	640.00					
Project Name	CORLICO MINING OPER IPD			Acre:	Acre:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Agriculture	200.00			Excavation/Mining		Southeast Lee County
Total by PLUC	200.00					
Summary for 'Project Name' = CORLICO MINING OPER IPD (1 detail record)						
Sum	200.00					
Project Name	FLORIDA ROCK IPD			Acre:	Acre:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
	0.00		0			Southeast Lee County
Total by PLUC	0.00		0			

Summary for 'Project Name' = FLORIDA ROCK IPD (1 detail record)

Sum 0.00 0

Project Name	FLORIDA ROCK IPD - PHASE IIB	Acres:		Acres:		Industrial acres:	
		Units:		Squ Feet:		Industrial sf:	

Agriculture	478.55		Excavation/Mining			Southeast Lee County
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Total by PLUC 478.55

Summary for 'Project Name' = FLORIDA ROCK IPD - PHASE IIB (1 detail record)

Sum 478.55

Project Name	FLORIDA ROCK MINE #2 IPD	Acres:		Acres:		Industrial acres:	
		Units:		Squ Feet:		Industrial sf:	

Agriculture	2,753.00		Excavation/Mining			Southeast Lee County
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Total by PLUC 2,753.00

Summary for 'Project Name' = FLORIDA ROCK MINE #2 IPD (1 detail record)

Sum 2,753.00

Project Name	FLORIDA ROCK PH 4 IPD/CFPD (BOOT CAMP)	Acres:	0	Acres:	0	Industrial acres:	0
		Units:	0	Squ Feet:	0	Industrial sf:	0

Agriculture	361.79	0	Excavation/Mining			Southeast Lee County
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Total by PLUC 361.79 0

Public	140.20	0	Other Public			Southeast Lee County
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Total by PLUC 140.20 0

Summary for 'Project Name' = FLORIDA ROCK PH 4 IPD/CFPD (BOOT CAMP) (2 detail records)

Sum 501.99 0

Project Name	GREENMEADOW MINE EXP IPD	Acres:		Acres:		Industrial acres:	
		Units:		Squ Feet:		Industrial sf:	

Agriculture	1,447.00		Excavation/Mining			Southeast Lee County
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Total by PLUC 1,447.00

Summary for 'Project Name' = GREENMEADOW MINE EXP IPD (1 detail record)

Sum 1,447.00

Project Name	LEE MAR CONST IPD	Acres:		Acres:		Industrial acres:	
		Units:		Squ Feet:		Industrial sf:	

Agriculture	185.43		Excavation/Mining			Southeast Lee County
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Total by PLUC 185.43

Summary for 'Project Name' = LEE MAR CONST IPD (1 detail record)

Sum 185.43

Project Name	SUN STATE EXCAVATION IPD	Acres:		Acres:		Industrial acres:	
		Units:		Squ Feet:		Industrial sf:	

Agriculture	596.00		Excavation/Mining			Southeast Lee County
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Total by PLUC 596.00

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Summary for 'Project Name' = SUN STATE EXCAVATION IPD (1 detail record)						
Sum	596.00					
Project Name	UNIVERSITY LAKES RPD			Acres: 287.81	Acres:	Industrial acres:
				Units: 61	Squ Feet:	Industrial sf:
Residential	666.94	61		Total Residential		Southeast Lee County
Total by PLUC	666.94					
Summary for 'Project Name' = UNIVERSITY LAKES RPD (1 detail record)						
Sum	666.94					
PC Total	8,568.41		0	Summary for 18 (16 detail records)		

Planned Development Summary

ACRES UNITS Square Feet Residential Commercial Industrial

North Fort Myers

Project Name	ALL STAR LANES CPD	Acres:		Acres:		Industrial acres:	
		Units:		Squ Feet:		Industrial sf:	

Commercial							
	7.06		45,884	Mixed Commercial			North Fort Myers
Total by PLUC	7.06		45,884				
Summary for 'Project Name' = ALL STAR LANES CPD (1 detail record)							
Sum	7.06		45,884				

Project Name	BAYSHORE FOREST CPD/RPD	Acres:	15.7	Acres:	1.43	Industrial acres:	
		Units:	158	Squ Feet:	12000	Industrial sf:	

Commercial							
	1.43		12,000	Commercial Office			North Fort Myers
Total by PLUC	1.43		12,000				
Residential							
	15.70	158		Total Residential			North Fort Myers
Total by PLUC	15.70						
Summary for 'Project Name' = BAYSHORE FOREST CPD/RPD (2 detail records)							
Sum	17.13		12,000				

Project Name	BAYSHORE INTRS PARK CPD	Acres:		Acres:	31.59	Industrial acres:	
		Units:		Squ Feet:	292000	Industrial sf:	

Commercial							
	31.59		292,000	Commercial Retail			North Fort Myers
Total by PLUC	31.59		292,000				
Summary for 'Project Name' = BAYSHORE INTRS PARK CPD (1 detail record)							
Sum	31.59		292,000				

Project Name	BAYSHORE/I75 CPD	Acres:		Acres:	8.96	Industrial acres:	
		Units:		Squ Feet:		Industrial sf:	

Commercial							
	0.00	182	0	Hotel/Motel			North Fort Myers
	25.69		130,000	Mixed Commercial			North Fort Myers
Total by PLUC	25.69		130,000				
Summary for 'Project Name' = BAYSHORE/I75 CPD (2 detail records)							
Sum	25.69		130,000				

Project Name	BUCCANEER MOBILE HOME MHPD/DRI	Acres:	0	Acres:		Industrial acres:	
		Units:		Squ Feet:		Industrial sf:	

Residential							
	234.00	1,260		Manufactured Housing			North Fort Myers
Total by PLUC	234.00						
Summary for 'Project Name' = BUCCANEER MOBILE HOME MHPD/DRI (1 detail record)							
Sum	234.00						

Project Name	CALOOSA ISLE MARINA CPD	Acres:		Acres:	0	Industrial acres:	
		Units:		Squ Feet:		Industrial sf:	

Commercial							
	5.80	283	283	Total Commercial			North Fort Myers
Total by PLUC	5.80		283				
Summary for 'Project Name' = CALOOSA ISLE MARINA CPD (1 detail record)							
Sum	5.80		283				

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Project Name	CAREFREE RESORTS			Acre:	Acre:	Industrial acre:
	MHPD/RVPD			Units:	Squ Feet:	Industrial sf:

Commercial

	0.00	166	0	Recreational Vehicles		North Fort Myers
Total by PLUC	0.00		0			

Mixed Use

	50.00		0	Total Development		North Fort Myers
Total by PLUC	50.00		0			

Residential

	0.00	112	0	Manufactured Housing		North Fort Myers
Total by PLUC	0.00		0			

Summary for 'Project Name' = CAREFREE RESORTS MHPD/RVPD (3 detail records)

Sum 50.00 0

Project Name	COCONUT PALMS RVPD			Acre:	Acre:	0 Industrial acre:
				Units:	Squ Feet:	Industrial sf:

Commercial

	2.60	64		Recreational Vehicles		North Fort Myers
Total by PLUC	2.60					

Summary for 'Project Name' = COCONUT PALMS RVPD (1 detail record)

Sum 2.60

Project Name	COMPARK NORTH CPD			Acre:	Acre:	5.39 Industrial acre:
				Units:	Squ Feet:	Industrial sf:

Commercial

	8.37		44,000	Total Commercial		North Fort Myers
Total by PLUC	8.37		44,000			

Summary for 'Project Name' = COMPARK NORTH CPD (1 detail record)

Sum 8.37 44,000

Project Name	DAVE DAVIS CPD			Acre:	Acre:	0 Industrial acre:
				Units:	Squ Feet:	0 Industrial sf:

Commercial

	0.67		4,245	Commercial Retail		North Fort Myers
Total by PLUC	0.67		4,245			

Conservation

	0.74		0	Wetlands/Conservation		North Fort Myers
Total by PLUC	0.74		0			

Summary for 'Project Name' = DAVE DAVIS CPD (2 detail records)

Sum 1.41 4,245

Project Name	DEL TURA II RPD			Acre:	19.85	Acre:	Industrial acre:
				Units:		Squ Feet:	Industrial sf:

Public

	0.00		0	Non-County Golf Course		North Fort Myers
Total by PLUC	0.00		0			

Residential

	141.00	440		Manufactured Housing		North Fort Myers
Total by PLUC	141.00					

Summary for 'Project Name' = DEL TURA II RPD (2 detail records)

Sum 141.00 0

Project Name	DEL TURA III MHPD			Acre:	18.83	Acre:	Industrial acre:
				Units:		Squ Feet:	Industrial sf:

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Residential	27.53	91		Manufactured Housing		North Fort Myers
Total by PLUC	27.53					
Summary for 'Project Name' = DEL TURA III MHPD (1 detail record)						
Sum	27.53					

Project Name	DEL TURA N CC MHPD/DRI	Acres: 285.52	Acres:	Industrial acres:
		Units:	Squ Feet:	Industrial sf:

Commercial	2.00	10,000	Commercial-service	North Fort Myers
	1.00	2,500	Commercial Retail	North Fort Myers
Total by PLUC	3.00	12,500		

Public	1.00	0	Other Public	North Fort Myers
	112.18	0	ROW/Other	North Fort Myers
	554.01	0	Open Space/Parks	North Fort Myers
	6.67	0	Utilities	North Fort Myers
	115.88	0	Non-County Golf Course	North Fort Myers
Total by PLUC	789.74	0		

Residential	342.73	2,700	Manufactured Housing	North Fort Myers
Total by PLUC	342.73			
Summary for 'Project Name' = DEL TURA N CC MHPD/DRI (8 detail records)				
Sum	1,135.47	12,500		

Project Name	DEL TURA PLAZA CPD	Acres:	Acres:	Industrial acres:
		Units:	Squ Feet:	Industrial sf:

Commercial	23.91	202,400	Total Commercial	North Fort Myers
Total by PLUC	23.91	202,400		

Summary for 'Project Name' = DEL TURA PLAZA CPD (1 detail record)				
Sum	23.91	202,400		

Project Name	DEL VERA RPD/DRI	Acres:	Acres:	Industrial acres:
		Units:	Squ Feet:	Industrial sf:

Public	0.00	0	Non-County Golf Course	North Fort Myers
Total by PLUC	0.00	0		

Residential	291.37	603	Single Family Residential	North Fort Myers
Total by PLUC	291.37			

Summary for 'Project Name' = DEL VERA RPD/DRI (2 detail records)				
Sum	291.37	0		

Project Name	DODGE'S STORE CPD	Acres:	Acres: 1.25	Industrial acres:
		Units:	Squ Feet:	Industrial sf:

Commercial	1.90	3,165	Total Commercial	North Fort Myers
Total by PLUC	1.90	3,165		

Summary for 'Project Name' = DODGE'S STORE CPD (1 detail record)				
Sum	1.90	3,165		

Project Name	FISHER'S AUTO BROKERS CPD	Acres:	Acres:	Industrial acres:
		Units:	Squ Feet:	Industrial sf:

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Commercial						
	0.49		1,392	Commercial Retail		North Fort Myers
Total by PLUC	0.49		1,392			
Summary for 'Project Name' = FISHER'S AUTO BROKERS CPD (1 detail record)						
Sum	0.49		1,392			
Project Name	FOREST CREEK MHPD/RPD (SABAL SP. G&R CLUB)			Acre: Units:	Acre: Squ Feet:	Industrial acre: Industrial sf:
Public						
	0.00		0	Non-County Golf Course		North Fort Myers
Total by PLUC	0.00		0			
Residential						
	371.72	1,300		Manufactured Housing		North Fort Myers
Total by PLUC	371.72					
Summary for 'Project Name' = FOREST CREEK MHPD/RPD (SABAL SP. G&R CLUB) (2 detail records)						
Sum	371.72		0			
Project Name	GOODWILL INDUSTRIES CPD			Acre: Units:	Acre: Squ Feet:	0 Industrial acre: Industrial sf:
Mixed Use						
	1.78		30,000	Mixed		North Fort Myers
Total by PLUC	1.78		30,000			
Summary for 'Project Name' = GOODWILL INDUSTRIES CPD (1 detail record)						
Sum	1.78		30,000			
Project Name	GOPHER RIDGE CPD/RVPD			Acre: Units:	Acre: Squ Feet:	55.08 Industrial acre: Industrial sf:
Commercial						
	3.90		32,300	Total Commercial		North Fort Myers
	51.18	250		Recreational Vehicles		North Fort Myers
Total by PLUC	55.08		32,300			
Summary for 'Project Name' = GOPHER RIDGE CPD/RVPD (2 detail records)						
Sum	55.08		32,300			
Project Name	HANCOCK BRIDGE MARINA CPD			Acre: Units:	Acre: Squ Feet:	Industrial acre: Industrial sf:
Commercial						
	5.51		0	Total Commercial		North Fort Myers
	0.00	424	69,000	Commercial Marina		North Fort Myers
	0.00		5,000	Mixed Commercial		North Fort Myers
Total by PLUC	5.51		74,000			
Summary for 'Project Name' = HANCOCK BRIDGE MARINA CPD (3 detail records)						
Sum	5.51		74,000			
Project Name	HANCOCK OAKS CPD			Acre: Units:	Acre: Squ Feet:	Industrial acre: Industrial sf:
Commercial						
	9.80		0	Total Commercial		North Fort Myers
	0.00		78,000	Commercial Retail		North Fort Myers
	0.00		6,000	Branch Banks		North Fort Myers
Total by PLUC	9.80		84,000			

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Summary for 'Project Name' = HANCOCK OAKS CPD (3 detail records)						
Sum	9.80		84,000			
Project Name	HARRY LOWELL PUD			Acres: 26	Acres:	Industrial acres:
				Units: 91	Squ Feet:	Industrial sf:
Residential						
	56.00	91		Total Residential		North Fort Myers
Total by PLUC	56.00					
Summary for 'Project Name' = HARRY LOWELL PUD (1 detail record)						
Sum	56.00					
Project Name	HERITAGE PUD			Acres: 118.42	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Public						
	0.00		0	Non-County Golf Course		North Fort Myers
Total by PLUC	0.00		0			
Residential						
	213.90	950		Manufactured Housing		North Fort Myers
Total by PLUC	213.90					
Summary for 'Project Name' = HERITAGE PUD (2 detail records)						
Sum	213.90		0			
Project Name	K OF C-SLATER ROAD CPD			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Commercial						
	0.00		6,500	Commercial Retail		North Fort Myers
Total by PLUC	0.00		6,500			
Mixed Use						
	2.50		0	Total Development		North Fort Myers
Total by PLUC	2.50		0			
Public						
	0.00		4,000	Churches		North Fort Myers
Total by PLUC	0.00		4,000			
Summary for 'Project Name' = K OF C-SLATER ROAD CPD (3 detail records)						
Sum	2.50		10,500			
Project Name	LEE CO MATERIALS IPD (RECOVERY FACILITY)			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Industrial						
	3.69			Total Industrial		North Fort Myers
Total by PLUC	3.69					
Summary for 'Project Name' = LEE CO MATERIALS IPD (RECOVERY FACILITY (1 detail record)						
Sum	3.69					
Project Name	LOWES OF FLA/NFM CPD			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Commercial						
	10.00		68,000	Total Commercial		North Fort Myers
Total by PLUC	10.00		68,000			
Summary for 'Project Name' = LOWES OF FLA/NFM CPD (1 detail record)						
Sum	10.00		68,000			
Project Name	McPHERSON CPD (CARTER-PRITCHETT ADVTG)			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Commercial	1.14			Total Commercial		North Fort Myers
Total by PLUC	1.14					

Summary for 'Project Name' = McPHERSON CPD (CARTER-PRITCHETT ADVTG) (1 detail record)

Sum 1.14

Project Name	MEANS CPD	Acres:		Acres:		Industrial acres:	
		Units:		Squ Feet:		Industrial sf:	

Commercial	4.40	65,000	Mini-warehouse			North Fort Myers
Total by PLUC	4.40	65,000				
Summary for 'Project Name' = MEANS CPD (1 detail record)						
Sum	4.40	65,000				

Project Name	MERCHANTS CROSSING CPD/DRI	Acres:		Acres:		Industrial acres:	
		Units:		Squ Feet:		Industrial sf:	

Commercial	104.60	555,000	Total Commercial			North Fort Myers
Total by PLUC	104.60	555,000				
Summary for 'Project Name' = MERCHANTS CROSSING CPD/DRI (1 detail record)						
Sum	104.60	555,000				

Project Name	NFM DRIVE RANGE CPD	Acres:	0	Acres:	0	Industrial acres:	0
		Units:	0	Squ Feet:	0	Industrial sf:	0

Commercial	28.05	8,428	Mixed Commercial			North Fort Myers
Total by PLUC	28.05	8,428				
Summary for 'Project Name' = NFM DRIVE RANGE CPD (1 detail record)						
Sum	28.05	8,428				

Project Name	NORTH RIVER MILE CPD	Acres:		Acres:		Industrial acres:	
		Units:		Squ Feet:		Industrial sf:	

Commercial	0.00	61,200	Commercial Office			North Fort Myers
	0.00	70,000	Commercial Retail			North Fort Myers
Total by PLUC	0.00	131,200				
Mixed Use	7.53	0	Total Development			North Fort Myers
Total by PLUC	7.53	0				
Summary for 'Project Name' = NORTH RIVER MILE CPD (3 detail records)						
Sum	7.53	131,200				

Project Name	OASIS MHPD	Acres:	223.03	Acres:		Industrial acres:	
		Units:	1200	Squ Feet:		Industrial sf:	

Residential	223.03	1,200	Manufactured Housing			North Fort Myers
Total by PLUC	223.03					
Summary for 'Project Name' = OASIS MHPD (1 detail record)						
Sum	223.03					

Project Name	OLD BRIDGE PK ADD MHPD	Acres:	14.58	Acres:		Industrial acres:	
		Units:	74	Squ Feet:		Industrial sf:	

Residential	14.58	74	Manufactured Housing			North Fort Myers
Total by PLUC	14.58					

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Summary for 'Project Name' = OLD BRIDGE PK ADD MHPD (1 detail record)						
Sum	14.58					
Project Name	PALM ISLAND RPD			Acres: 36.28	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Residential	64.69	345		Total Residential		North Fort Myers
Total by PLUC	64.69					
Summary for 'Project Name' = PALM ISLAND RPD (1 detail record)						
Sum	64.69					
Project Name	PETTINELLI ET AL CPD			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Commercial	4.00		5,000	Total Commercial		North Fort Myers
Total by PLUC	4.00		5,000			
Summary for 'Project Name' = PETTINELLI ET AL CPD (1 detail record)						
Sum	4.00		5,000			
Project Name	POWELL CREEK CPD			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Commercial	4.88		8,000	Total Commercial		North Fort Myers
Total by PLUC	4.88		8,000			
Summary for 'Project Name' = POWELL CREEK CPD (1 detail record)						
Sum	4.88		8,000			
Project Name	PRITCHETT III CPD (CARTER-PRITCHETT ADVTG)			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Commercial	1.00			Total Commercial		North Fort Myers
Total by PLUC	1.00					
Summary for 'Project Name' = PRITCHETT III CPD (CARTER-PRITCHETT ADVTG) (1 detail record)						
Sum	1.00					
Project Name	RAINTREE RV PK RVPD			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Commercial	9.85	51		Recreational Vehicles		North Fort Myers
Total by PLUC	9.85					
Summary for 'Project Name' = RRAINTREE RV PK RVPD (1 detail record)						
Sum	9.85					
Project Name	RANCHERO HEIGHTS MHPD			Acres: 308.93	Acres:	Industrial acres:
				Units: 1499	Squ Feet:	Industrial sf:
Public	323.00	1,500		Open Space/Parks		North Fort Myers
Total by PLUC	323.00					
Summary for 'Project Name' = RANCHERO HEIGHTS MHPD (1 detail record)						
Sum	323.00					
Project Name	RAYMOND BLDG IPD			Acres:	Acres: 22.89	Industrial acres:
				Units:	Squ Feet: 414000	Industrial sf:
Industrial	22.90		274,400	Total Industrial		North Fort Myers
Total by PLUC	22.90		274,400			

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Summary for 'Project Name' = RAYMOND BLDG IPD (1 detail record)						
Sum	22.90		274,400			
Project Name	RIVER RUN CPD/RPD			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Public						
	0.00		0	Non-County Golf Course		North Fort Myers
Total by PLUC	0.00		0			
Residential						
	1,115.00	1,598	40,000	Total Residential		North Fort Myers
Total by PLUC	1,115.00		40,000			
Summary for 'Project Name' = RIVER RUN CPD/RPD (2 detail records)						
Sum	1,115.00		40,000			
Project Name	RON/SHARON RATLIFF CPD			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Public						
	0.33		2,200	Open Space/Parks		North Fort Myers
Total by PLUC	0.33		2,200			
Summary for 'Project Name' = RON/SHARON RATLIFF CPD (1 detail record)						
Sum	0.33		2,200			
Project Name	ROYAL COACH MHPD			Acres: 0	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Residential						
	14.00	67		Manufactured Housing		North Fort Myers
Total by PLUC	14.00					
Summary for 'Project Name' = ROYAL COACH MHPD (1 detail record)						
Sum	14.00					
Project Name	ROYAL PALM ESTATES MHPD			Acres: 78.9	Acres:	Industrial acres:
				Units: 325	Squ Feet:	Industrial sf:
Residential						
	78.90	325		Manufactured Housing		North Fort Myers
Total by PLUC	78.90					
Summary for 'Project Name' = ROYAL PALM ESTATES MHPD (1 detail record)						
Sum	78.90					
Project Name	SABAL SPRINGS COMMERCIAL CTR CPD			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Commercial						
	11.53		46,000	Total Commercial		North Fort Myers
Total by PLUC	11.53		46,000			
Summary for 'Project Name' = SABAL SPRINGS COMMERCIAL CTR CPD (1 detail record)						
Sum	11.53		46,000			
Project Name	SANFORD WILLIAMS RPD			Acres:	Acres: 9.79	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Commercial						
	9.79	150		ACLF/Nursing Home		North Fort Myers
Total by PLUC	9.79					
Summary for 'Project Name' = SANFORD WILLIAMS RPD (1 detail record)						
Sum	9.79					
Project Name	SPC INTCHG STORE CPD			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Commercial						
	1.45		3,570	Mixed Commercial		North Fort Myers
Total by PLUC	1.45		3,570			
Summary for 'Project Name' = SPC INTCHG STORE CPD (1 detail record)						
Sum	1.45		3,570			
Project Name STEVE SZABO CPD						
				Acre:	Acre:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Commercial						
	1.12			Commercial Retail		North Fort Myers
Total by PLUC	1.12					
Summary for 'Project Name' = STEVE SZABO CPD (1 detail record)						
Sum	1.12					
Project Name TAMIAMI PLAZA CPD (TAMIAMI PINES)						
				Acre:	Acre:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Commercial						
	8.79		100,000	Total Commercial		North Fort Myers
Total by PLUC	8.79		100,000			
Summary for 'Project Name' = TAMIAMI PLAZA CPD (TAMIAMI PINES) (1 detail record)						
Sum	8.79		100,000			
Project Name TRAIL DAIRY PLAZA CPD						
				Acre:	Acre:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Commercial						
	9.67		83,500	Mixed Commercial		North Fort Myers
Total by PLUC	9.67		83,500			
Summary for 'Project Name' = TRAIL DAIRY PLAZA CPD (1 detail record)						
Sum	9.67		83,500			
PC Total	4,799.53		2,368,967	Summary for 19 (77 detail records)		

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Buckingham						
Project Name	LEE CO INCINERATOR IPD			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Industrial	148.00			Total Industrial		Buckingham
Total by PLUC	148.00					
Summary for 'Project Name' = LEE CO INCINERATOR IPD (1 detail record)						
Sum	148.00					
Project Name	LEE-MAX MH PARK MHPD			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Residential	9.29	13	0	Manufactured Housing		Buckingham
Total by PLUC	9.29		0			
Summary for 'Project Name' = LEE-MAX MH PARK MHPD (1 detail record)						
Sum	9.29		0			
Project Name	ORANGE RIVER ESTATES RPD			Acres: 117.47	Acres:	Industrial acres:
				Units: 220	Squ Feet:	Industrial sf:
Public	129.60	220		Open Space/Parks		Buckingham
Total by PLUC	129.60					
Summary for 'Project Name' = ORANGE RIVER ESTATES RPD (1 detail record)						
Sum	129.60					
Project Name	ORANGE RIVER OAKS RPD			Acres: 2.81	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Residential	9.00	8		Single Family Residential		Buckingham
Total by PLUC	9.00					
Summary for 'Project Name' = ORANGE RIVER OAKS RPD (1 detail record)						
Sum	9.00					
PC Total	295.89		0	Summary for 20 (4 detail records)		

Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Grand Total	51,790.60		0,627,434			

Assumptions used for Planning Community Allocations for 2020

1	1	Alva	FLUMC	Description	UNITS PER ACRE	Revised Percent Residential	Historical Percent Residential	Units Per Acre	FLUMC	Average Percent of Land Used as ROW
2	4	Boca Grande	A	Airport	0	0.00%	0.00%	0	A	0.77
3	18	Bonita Springs	AC	Airport Commerce	0	0.00%	0.00%	0	AC	0.77
4	9	Fort Myers Shores	CU	Central Urban	5.75	61.60%	80.00%	5.75	CU	0.77
5	3	Burnt Store	DRGR	Density Reduction/ Groundwater Resource	0.1	7.70%	10.00%	0.1	DRGR	0.77
6	7	Cape Coral	GCI	General Commercial Interchange	0	0.00%	0.00%	0	GCI	0.77
7	5	Captiva	GI	General Interchange	0	0.00%	0.00%	0	GI	0.77
8	8	Fort Myers	IC	Industrial Commercial Interchange	0	0.00%	0.00%	0	IC	0.77
9	19	Fort Myers Beach	ID	Industrial	0	0.00%	0.00%	0	ID	0.77
10	12	Gateway/ Airport	II	Industrial Interchange	0	0.00%	0.00%	0	II	0.77
11	13	Daniels Parkway	INT	Intensive Development	7.5	38.50%	50.00%	7.5	INT	0.77
12	15	Iona/ McGregor	MLUC	Mixed Land Use Designation		0.00%		0	MLUC	0.77
13	16	San Carlos/ Estero	NC	New Community	4.6	59.14%	76.80%	4.6	NC	0.77
14	20	Sanibel	None	No Designation	0	0.00%	0.00%	0	None	0.77
15	14	South Fort Myers	OI	Outer Island	0.3	23.10%	30.00%	0.3	OI	0.77
16	6	Pine Island	OL	Open Lands	0.2	23.10%	30.00%	0.2	OL	0.77
17	11	Lehigh Acres	OS	Outlying Suburban	2.5	68.53%	89.00%	2.5	OS	0.77
18	17	Southeast Lee County	PF	Public Facilities	0	0.00%	0.00%	0	PF	0.77
19	2	North Fort Myers	R	Rural	0.8	34.65%	45.00%	0.8	R	0.77
20	10	Buckingham	RCP	Rural Community Preserve	0.8	34.65%	45.00%	0.8	RCP	0.77
			RPA	Wetlands	0	0.00%	0.00%	0	RPA	0.77
			S	Suburban	3.5	68.53%	89.00%	3.5	S	0.77
			UC	Urban Community	3.5	64.68%	84.00%	3.5	UC	0.77
			UNC	University Community	2.6	77.00%	100.00%	2.6	UNC	0.77
			UVI	University Village Interchange	0	0.00%	0.00%	0	UVI	0.77

Summation of all Communities by Existing Landuse and Future Land Use Category														
Land Use Category	Parcels	Total	Commercial	Industrial	Public	Active AG	Passive AG	Conservation	Vacant	Total Residential	Total	Total County	Unincorporated County	City
Intensive Development	3,191.00	4,945.00	1,090.78	0.00	87.68	0.00	354.11	239.67	558.88	373.24	2,704.36	17,062.30	4,975.90	12,086.40
Central Urban	42,547.00	26,211.56	988.08	0.00	139.10	0.00	2,223.35	337.39	1,332.74	460.98	5,481.64	44,085.00	29,986.30	14,098.70
Urban Community	112,487.00	56,914.97	771.59	0.00	143.55	0.00	4,151.76	841.08	2,656.42	2,800.40	11,364.80	67,336.50	66,935.20	401.30
Suburban	36,862.00	36,271.11	425.70	0.00	52.58	0.00	3,742.73	914.82	6,388.01	3,796.19	15,320.03	46,334.80	36,339.30	9,995.50
Outlying Suburban	9,089.00	17,526.98	160.22	0.00	0.00	0.00	2,059.83	982.46	2,820.58	2,891.47	8,914.56	52,636.90	14,485.60	38,151.30
Industrial	1,296.00	5,861.12	190.33	0.00	912.58	0.00	602.88	64.66	1,776.27	196.69	3,743.41	9,352.20	5,833.91	3,518.29
Public Facilities	431.00	14,414.65	1.40	0.00	0.49	0.00	8,599.16	0.00	0.00	5,735.15	14,336.20	12,156.70	9,050.70	3,106.00
University Community	8.00	2,801.61	0.00	0.00	0.00	0.00	414.32	699.76	1,105.98	420.33	2,640.39	2,544.10	2,544.10	0.00
Industrial Interchange	37.00	110.83	0.00	0.00	10.00	0.00	0.00	0.00	0.00	0.00	10.00	5,724.70	5,724.70	0.00
General Interchange	330.00	1,109.87	26.91	0.00	0.70	0.00	24.15	9.38	362.31	23.84	447.29	1,586.60	1,586.60	0.00
General Commercial Interchange	43.00	35.33	7.89	0.00	0.00	0.00	2.17	0.00	13.25	0.00	23.31	63.80	63.80	0.00
Industrial Commercial Interchange	3.00	272.19	0.00	0.00	13.00	0.00	0.00	0.00	251.12	2.84	266.96	402.50	402.50	0.00
University Village Interchange	1.00	17.33	0.00	0.00	0.00	0.00	0.00	0.00	13.91	3.42	17.33	60.00	60.00	0.00
New Community	1,418.00	4,370.01	13.44	0.00	4.62	0.00	590.04	36.72	2,389.40	644.96	3,679.18	4,751.50	2,932.60	1,818.90
Airport Commerce	184.00	4,572.22	15.36	0.00	27.89	0.00	42.50	65.43	3,192.88	446.86	3,790.92	46,112.00	44,600.80	1,511.20
Airport	18.00	3,337.70	12.51	0.00	2.38	0.00	2,736.37	0.00	0.00	586.44	3,337.70	2,840.00	2,840.00	0.00
Rural	7,749.00	45,565.71	80.16	0.00	28.79	0.00	2,277.92	8,618.52	14,668.69	6,136.36	31,810.44	258.20	258.20	0.00
Rural Community Preserve	1,821.00	9,656.29	10.47	0.00	0.00	0.00	565.82	410.71	3,585.92	283.49	4,856.41	9,904.90	9,654.40	250.50
Outer Island	1,530.00	1,595.85	5.98	0.00	0.00	0.00	704.80	0.00	0.00	438.30	1,149.08	1,479.90	1,479.90	0.00
Open Lands	719.00	25,907.14	0.00	0.00	0.00	0.00	0.00	3,543.45	12,202.93	5,039.41	20,785.79	41,705.60	41,644.50	61.10
Density Reduction/ Groundwater Resource	3,519.00	94,763.56	150.13	0.00	4.70	0.00	3,269.97	17,768.47	32,217.87	25,370.08	78,781.22	47,289.70	47,289.70	0.00
Wetlands	3,616.00	29,509.78	2.45	0.00	0.00	0.00	1,004.21	3.14	12.59	28,048.36	29,070.75	103,538.60	86,302.60	17,235.80
No Designation	33,812.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			
Mixed Land Use Designation	555.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			
Total Acres	261,266.00	385,770.81	3,953.40	0.00	1,428.06	0.00	33,366.09	34,535.66	85,549.75	83,698.81	242,531.77	517,226.50	414,991.51	102,234.99
Square Miles		602.77	6.18	0.00	2.23	0.00	52.13	53.96	133.67	130.78	378.96	808.17	648.42	159.74

41.56%

Potential Residential Acres	Assumed Residential Acres Remaining	Assumed Unbuilt Residential Units
215,988	82,960	273,618

New Dwelling Units
By Year

LAC Id	Planning Community	1991-1994	1995	1996	1997
1	Alva	89	35	125	*
2	Boca Grande	80	33	33	*
3	Bonita Springs	1254	1176	745	*
4	Fort Myers Shores	236.2857	33	21	*
5	Burnt Store	113	168	71	*
6	Cape Coral	4642	935	1043	*
7	Captiva	295	13	21	
8	Fort Myers	866	75	56	*
9	Fort Myers Beach	371	234	6	*
10	Gateway/Airport	532	123	139	*
11	Daniels Parkway	1117	274	167	*
12	Iona/McGregor	3035	356	341	*
13	San Carlos/Estero	1932	497	502	*
14	Sanibel	1070	111	111	?
15	South Fort Myers	1165	246	244	*
16	Pine Island	64	77	71	*
17	Lehigh Acres	1595	322	351	*
18	Southeast Lee County	234.2857	20	30	*
19	North Fort Myers	2569	784	162	*
20	Buckingham	254	44	37	*

Census Information and Population/Demographic Projections
By Community

	C	D	E	F	G	H	I	J	K	L	M	N	O
1	Planning Community	Census Information				Housing Units							
2		Population 1990	Population 1980	PPH 1980	PPH 1990	1980	1990	1994	1995	1996	2000	2010	2020
3	Alva	4,734	3,409	2.83	2.81	1,451	1,924	2,013	2,048	2,173	2,299	2,718	3,138
4	Boca Grande	823	642	2.38	2.39	730	830	910	943	976	1,010	1,156	1,303
5	Bonita Springs	17,613	8,165	2.33	2.29	6,796	13,153	14,407	15,583	16,328	18,448	24,221	29,993
6	ort Myers Shores	13,936	11,419	2.68	2.55	5,129	5,720	5,956	5,989	6,010	6,270	6,836	7,402
7	Burnt Store	540	108	5.40	2.30	28	594	707	875	946	1,124	1,674	2,223
8	Cape Coral*	74,991	32,142	2.48	2.52	15,962	34,486	39,128	40,063	41,106	48,439	64,317	80,195
9	Captiva	584	529	1.82	2.12	1,354	1,383	1,678	1,691	1,712	1,777	2,014	2,252
10	Fort Myers*	53,743	45,715	2.66	2.58	19,429	24,513	28,542	28,617	28,673	31,461	37,579	43,697
11	ort Myers Beach	5,815	4,811	2.47	2.05	4,911	7,420	7,791	8,025	8,031	9,024	11,012	13,000
12	ateway/Airport**	161	158	3.22	2.93	54	82	614	737	876	917	1,411	1,905
13	Daniels Parkway	3,923	528	3.14	2.47	188	2,484	3,601	3,875	4,042	5,034	7,473	9,913
14	Iona/McGregor	16,217	9,010	2.02	2.12	6,136	12,318	15,353	15,709	16,050	18,834	25,190	31,547
15	an Carlos/Estero	18,718	5,332	2.59	2.53	3,001	10,456	12,388	12,885	13,387	16,293	22,814	29,336
16	Sanibel*	5,468	3,363	2.21	2.13	4,491	6,422	7,492	7,603	7,714	8,609	10,681	12,753
17	South Fort Myers	41,420	27,668	2.48	2.22	13,488	23,162	24,327	24,573	24,817	28,553	35,752	42,951
18	Pine Island	7,667	4,920	2.17	2.11	3,815	5,729	5,793	5,870	5,941	6,626	7,956	9,286
19	Lehigh Acres	21,731	11,695	2.21	2.43	6,383	10,397	11,992	12,314	12,665	14,306	18,256	22,206
20	east Lee County	1,678	744	3.21	2.47	362	948	1,182	1,202	1,232	1,487	2,044	2,601
21	North Fort Myers	42,678	32,105	2.50	2.25	16,489	24,503	27,072	27,856	28,018	31,425	38,800	46,175
22	Buckingham	2,673	2,803	3.71	3.27	816	893	1,147	1,191	1,228	1,289	1,549	1,810
23	Total	335,113	205,266			112,993	189,406	214,087	219,644	223,921	255,225	325,465	395,704
24	Population figures below are actually April 1 estimates												
25	for the following year however the unit counts are end												
26	of year counts - three months earlier												
27	376,702 383,706 394,244												
28	122% 112%												
29	*Inputs Directly from City projections												
30	** Furture research to base figure on approved DO												
31													
32													

Census Information and Population/Demographic Projections
By Community

	C	P	Q	R	S	T	U	V	W	X	Y	Z
1	Housing Units											
2	Planning Community	Assumed Unbuilt Residential Units	Adjusted 2000 Unit Count	Adjusted 2010 Unit Count	Adjusted 2020 Unit Count	Projected New Units by 2020	Allocated 2020 Units	Occupied 1980	Occupied 1990	2000	2010	2020
3	Alva	6,951	2,299	2,718	3,138	965	2,901	1204	1685	1,968	2,327	2,483
4	Boca Grande	673	1,411	1,614	1,649	673	1,655	270	344	555	635	651
5	Bonita Springs	26,467	18,448	24,221	29,993	13,665	35,333	3507	7692	10,357	13,597	19,835
6	Fort Myers Shores	11,026	6,270	6,836	7,402	1,392	8,075	4265	5464	5,623	6,131	7,241
7	Burnt Store	720	1,124	1,666	1,666	720	2,012	20	235	461	683	824
8	Cape Coral*	97	53,544	73,457	94,893	53,787	94,871	12981	29748	45,351	62,217	80,374
9	Captiva	240	1,777	1,952	1,952	240	1,990	291	276	368	404	412
10	Fort Myers*	3,659	33,187	39,616	48,425	19,752	47,508	17214	20871	28,763	34,336	41,973
11	Fort Myers Beach	(32)	7,999	7,999	7,999	(32)	8,818	1946	2833	3,100	3,100	3,417
12	Gateway/Airport**	11,085	917	1,411	1,905	1,029	6,623	49	55	701	1,079	5,064
13	Daniels Parkway	9,451	5,034	7,473	9,913	5,871	6,019	168	1589	3,310	4,914	3,957
14	Lona/McGregor	13,641	18,834	25,190	29,691	13,641	25,718	4467	7648	12,364	16,537	16,883
15	San Carlos/Estero	51,674	16,293	22,814	29,336	15,949	31,083	2061	7406	11,462	16,050	21,866
16	Sanibel*	10,000	15,990	17,322	18,801	11,087	10,239	1525	2570	6,000	6,500	7,055
17	South Fort Myers	10,241	28,553	35,058	35,058	10,241	32,887	11150	18657	23,222	28,512	26,746
18	Pine Island	7,583	6,626	7,956	9,286	3,345	8,469	2265	3639	4,099	4,922	5,238
19	Lehigh Acres	99,343	15,289	25,179	41,099	28,434	48,769	5291	8929	13,454	22,661	36,989
20	East Lee County	371	1,487	1,603	1,603	371	1,427	232	680	1,035	1,116	993
21	North Fort Myers	19,206	31,425	38,800	46,175	18,157	34,124	12847	18985	24,403	30,130	26,498
22	Buckingham	1,133	1,289	1,549	1,810	582	1,636	756	818	1,187	1,427	1,506
23	Total		267,796	344,435	421,793		410,157	82509	140124			312,024
24												
25										1990		1996
26										2.35		2.29
27												
28												
29	*Inputs Directly fro											
30	** Furture research											
31												
32												

Census Information and Population/Demographic Projections
By Community

	C	AA	AB	AC	AD	AE	AF	AG
1	POPULATION							
2	Planning Community	2000	2010	2020	Occupancy Rate	1990 OR	1980 OR	1996 Population
3	Alva	4,428	5,049	5,189	86%	88%	83%	4,260
4	Boca Grande	1,250	1,379	1,361	39%	41%	37%	880
5	Bonita Springs	23,302	29,506	41,455	56%	58%	52%	20,991
6	ort Myers Shores	12,652	13,303	15,134	90%	96%	83%	12,342
7	Burnt Store	1,037	1,482	1,722	41%	40%	71%	888
8	Cape Coral*	102,040	135,011	167,981	85%	86%	81%	79,730
9	Captiva	828	878	861	21%	20%	21%	812
10	Fort Myers*	64,717	74,509	87,723	87%	85%	89%	56,909
11	ort Myers Beach	6,975	6,727	7,142	39%	38%	40%	7,128
12	ateway/Airport**	1,578	2,341	10,584	76%	67%	91%	1,534
13	Daniels Parkway	7,447	10,664	8,270	66%	64%	89%	6,086
14	Iona/McGregor	27,820	35,886	35,285	66%	62%	73%	24,129
15	an Carlos/Estero	25,790	34,828	45,700	70%	71%	69%	21,567
16	Sanibel*	13,500	14,105	14,745	38%	40%	34%	6,629
17	South Fort Myers	52,249	61,871	55,899	81%	81%	83%	46,220
18	Pine Island	9,223	10,680	10,947	62%	64%	59%	8,416
19	Lehigh Acres	30,272	49,174	77,307	90%	86%	83%	26,103
20	east Lee County	2,329	2,422	2,075	70%	72%	64%	1,965
21	North Fort Myers	54,906	65,382	55,381	78%	77%	78%	49,824
22	Buckingham	2,672	3,097	3,148	92%	92%	93%	2,590
23	Total	447,015	560,304	649,929	74%	74%	73%	379,001
24		252,705	342,810	376,107.8	95%	125%	1.208	605,935
25		Persons Per Dwelling Unit			Seasonal			
26		2.25	2.17	2.09	2			
27		422,500	511,400	602,000				
28				288,038				
29	*Inputs Directly fro	622,776	110%	297,979				
30	** Furture research	633,163	115%	302,949				
31		643,551	120%	307,919				
32		653,939	125%	312,889				

Historical/Projected Commercial by Planning Community and Year Built

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U
1		Year Built																			Histo
2	Alva	Planning Community #																			
3		Year Built																			
4		Parcels																			
5		Commercial																			
6		Building Area																			
7		Running Acres																			
8			#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
9		Running SF																			
10		Boca Grande	Planning Community #																		
11	Year Built																				
12	Parcels																				
13	Commercial																				
14	Building Area																				
15	Running Acres																				
16			#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
17	Running SF																				
18	Bonita Springs		Planning Community #		3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
19		Year Built		17	20	26	36	40	44	46	47	48	49	50	51	52	53	54	55		
20		Parcels		1	1	2	2	2	2	1	3	1	4	1	1	1	1	1	1	4	
21		Commercial		8.09	0.25	0.42	0.54	0.87	1.25	0.28	4.56	0.28	2.04	0.26	0.11	0.68	0.89	0.11	1.17		
22		Building Area		34,323	1,511	7,968	4,973	5,090	15,088	1,376	16,689	1,306	17,665	1,802	-	1,704	5,254	-	6,292		
23		Running Acres		-	-	8.09	8.34	8.76	9.30	10.17	11.42	11.70	16.26	16.54	18.58	18.84	18.95	19.63	20.52	20.63	21.80
24		FAR	#DIV/0!	#DIV/0!	9.74%	9.86%	11.48%	12.04%	12.16%	13.86%	13.80%	12.29%	12.26%	13.10%	13.13%	13.06%	12.81%	12.84%	12.77%	12.75%	
25		Running SF		-	-	34,323	35,834	43,802	48,775	53,865	68,953	70,329	87,018	88,324	105,989	107,791	109,495	114,749	114,749	121,041	
26		Fort Myers Shores	Planning Community #							4	4	4	4	4	4	4	4	4	4	4	
27	Year Built								25	30	40	44	45	46	47	49	50	52	54		
28	Parcels								2	1	1	1	1	2	1	3	3	1	4		
29	Commercial								0.71	0.2	0.3	0.4	0.33	0.89	0.33	1.59	1.27	0.44	4.25		
30	Building Area								4,961	1,280	1,640	2,621	640	1,716	1,151	14,718	10,106	4,296	17,845		
31	Running Acres								0.71	0.91	1.21	1.61	1.94	2.83	3.16	4.75	6.02	6.46	10.71		
32			#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	16.04%	15.74%	14.95%	14.97%	13.18%	10.43%	10.18%	13.88%	14.81%	15.33%	13.07%	
33	Running SF								4,961	6,241	7,881	10,502	11,142	12,858	14,009	28,727	36,833	43,129	60,974		
34	Burnt Store		Planning Community #																		
35		Year Built																			
36		Parcels																			
37		Commercial																			
38		Building Area																			
39		Running Acres																			
40			#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!		
41		Running SF																			
42		Cape Coral*	Planning Community #																		
43	Year Built																				
44	Parcels																				
45	Commercial																				
46	Building Area																				
47	Running Acres																				
48			#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!		
49	Running SF																				
50	Captiva		Planning Community #		7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	
51		Year Built		12	13	25	35	38	39	40	43	48	50	52	53	59	69	72	73		
52		Parcels		1	1	2	1	1	2	1	1	3	2	1	1	1	1	1	1		
53		Commercial		0.5	3.01	10.57	1.37	3	0.7	0.15	0.72	1.74	0.77	0.41	0.45	0.68	0.27	0.05	0.65		
54		Building Area		6,267	12,487	102,118	8,287	6,142	5,693	2,950	3,499	14,739	2,878	4,434	6,454	6,145	2,320	740	5,895		
55		Running Acres		-	-	0.50	3.51	14.08	15.45	18.45	19.15	19.30	20.02	21.76	22.53	22.94	23.39	24.07	24.34	24.39	25.04
56			#DIV/0!	#DIV/0!	28.77%	12.27%	19.71%	19.19%	16.84%	16.90%	17.12%	16.91%	17.11%	16.82%	16.96%	17.27%	17.37%	17.39%	17.43%	17.52%	
57		Running SF		-	-	6,267	18,754	120,872	129,159	135,301	140,994	143,944	147,443	162,182	165,060	169,494	175,948	182,093	184,413	185,153	191,048

Historical/Projected Commercial by Planning Community and Year Built

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U
1		Year Built																			Histo
58	Fort Myers*	Planning Community #														8	8	8	8	8	8
59		Year Built														24	35	40	45	48	50
60		Parcels														1	1	4	1	1	1
61		Commercial														0.5	0.82	0.99	0.47	0.71	0.36
62		Building Area														2,846	3,269	6,318	2,870	1,647	6,304
63		Running Acres														0.50	1.32	2.31	2.78	3.49	3.85
64			#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	13.07%	10.63%	12.36%	12.64%	11.15%	13.87%	
65		Running SF													2,846	6,115	12,433	15,303	16,950	23,254	
66	Fort Myers Beach	Planning Community #																			
67		Year Built																			
68		Parcels																			
69		Commercial																			
70		Building Area																			
71		Running Acres																			
72			#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
73		Running SF																			
74	Gateway/Airport**	Planning Community #																			
75		Year Built																			
76		Parcels																			
77		Commercial																			
78		Building Area																			
79		Running Acres																			
80			#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
81		Running SF																			
82	Daniels Parkway	Planning Community #																			
83		Year Built																			
84		Parcels																			
85		Commercial																			
86		Building Area																			
87		Running Acres																			
88			#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
89		Running SF																			
90	Iona/McGregor	Planning Community #														12	12	12	12	12	12
91		Year Built														32	45	50	51	53	54
92		Parcels														1	1	1	1	1	2
93		Commercial														0.12	0.3	0.36	1.18	0.19	0.38
94		Building Area														2,795	4,482	2,462	1,658	439	7,422
95		Running Acres														0.12	0.42	0.78	1.96	2.15	2.53
96			#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	53.47%	39.78%	28.66%	13.35%	12.64%	17.47%	
97		Running SF													2,795	7,277	9,739	11,397	11,836	19,277	
98	San Carlos/Estero	Planning Community #																			
99		Year Built																			
100		Parcels																			
101		Commercial																			
102		Building Area																			
103		Running Acres																			
104			#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
105		Running SF																			
106	Sanibel*	Planning Community #														14	Total				
107		Year Built														#VALUE!					
108		Parcels														#VALUE!					
109		Commercial																			
110		Building Area																			
111		Running Acres																			
112			#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
113		Running SF																			

Historical/Projected Commercial by Planning Community and Year Built

1	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U			
		Year Built																				Historical		
114	South Fort Myers	Planning Community #																			16	16	16	
115		Year Built																				40	41	52
116		Parcels																				5	2	1
117		Commercial																				2.9	0.81	0.43
118		Building Area																				24,410	7,640	1,820
119	Running Acres																					2.90	3.71	4.14
120		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	19.32%	19.83%	18.78%
121	Running SF																					24,410	32,050	33,870
122	Pine Island	Planning Community #																				16	16	16
123		Year Built																				10	30	39
124		Parcels																				1	1	3
125		Commercial																				0.32	0.38	0.15
126		Building Area																					2,724	3,160
127	Running Acres																					0.32	0.70	0.85
128		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	19.54%	19.30%	19.87%
129	Running SF																					2,724	5,884	7,358
130	Lethigh Acres	Planning Community #																						
131		Year Built																						
132		Parcels																						
133		Commercial																						
134		Building Area																						
135	Running Acres																							
136		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
137	Running SF																							
138	Southeast Lee County	Planning Community #																						
139		Year Built																						
140		Parcels																						
141		Commercial																						
142		Building Area																						
143	Running Acres																							
144		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
145	Running SF																							
146	North Fort Myers	Planning Community #	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	
147		Year Built		31	34	35	40	42	43	44	45	46	47	48	50	51	52	53	54	55				
148		Parcels	1	1	1	1	1	3	1	1	2	5	3	5	15	2	7	8	6	5				
149		Commercial	0.9	0.23	0.15	2.2	0.24	1.68	0.35	0.19	9.08	7.45	1.76	3.55	18.71	1.71	2.81	21.19	10.94	2.75				
150		Building Area	-	1,293	4,068	5,420	800	16,560	1,938	1,460	3,187	16,376	12,221	11,943	74,795	8,849	20,843	101,493	26,242	9,150				
151	Running Acres	0.90	1.13	1.28	3.48	3.72	5.40	5.75	5.94	15.02	22.47	24.23	27.78	46.49	48.20	51.01	72.20	83.14	85.89					
152		#DIV/0!	2.63%	9.61%	7.11%	7.15%	11.96%	12.01%	12.19%	5.31%	5.22%	6.00%	6.22%	7.41%	7.57%	8.09%	8.94%	8.49%	8.46%					
153	Running SF	-	1,293	5,361	10,781	11,581	28,141	30,079	31,539	34,726	51,102	63,323	75,266	150,061	158,910	179,753	281,246	307,488	316,638					
154	Buckingham	Planning Community #																						
155		Year Built																						
156		Parcels																						
157		Commercial																						
158		Building Area																						
159	Running Acres																							
160		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
161	Running SF																							
162	Total	Planning Community #																						
163		Year Built																						
164		Parcels	1.00	1	3	3	5	6	5	8	#VALUE!	11	11	21	23	9	22	23	14	21				
165		Commercial	0.90	0	9	5	11	4	5	3	10	13	21	8	21	5	11	29	13	11				
166		Building Area	-	1,293	44,658	19,418	110,866	29,820	15,894	30,362	10,267	38,952	36,900	45,423	93,848	26,317	66,353	156,872	41,679	59,271				
167	Running Acres	0.90	1	10	15	27	30	35	38	48	61	82	91	112	117	128	157	170	181					
168		#DIV/0!	2.63%	10.69%	9.79%	15.23%	15.69%	14.69%	15.28%	12.62%	11.36%	9.45%	9.73%	9.82%	9.89%	10.25%	10.64%	10.37%	10.51%					
169	Running SF	-	1,293	45,951	65,369	176,255	206,075	221,969	252,331	262,598	301,550	338,450	383,873	477,721	504,038	570,391	727,263	768,942	828,213					

Historical/Projected Commercial by Planning Community and Year Built

	A	U	V	W	X	Y	Z	AA	AI	AC	AD	AE	AF	AG	AI	AI	AJ	AK	AL	
1		Year Built Data By Year - See Individual Community for Year Built																		
2	Alva	Planning Community #								1	1	1	1	1	1	1	1	1	1	
3		Year Built								20	47	50	57	58	60	61	62	63	66	68
4		Parcels								1	1	2	1	1	2	1	1	1	2	1
5		Commercial								0.29	0.66	3.6	2.5	0.74	0.94	0.55	1	1.35	0.57	1.82
6		Building Area								2,990	1,882	5,650	1,376	1,728	1,291	1,402	3,320	1,597	3,116	1,456
7		Running Acres								0.20	0.05	4.65	7.05	7.70	11.73	9.20	10.20	11.03	12.20	14.02
8			#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	23.67%	11.80%	5.31%	3.88%	4.02%	3.93%	4.04%	4.39%	4.19%	4.58%	4.23%
9		Running SF								2,990	4,882	10,532	11,908	13,636	14,927	16,329	19,649	21,246	24,362	25,818
10		Boca Grande	Planning Community #		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
11	Year Built			0	10	22	25	26	28	29	30	33	36	39	48	55	58	59	62	
12	Parcels			2	5	1	1	3	3	1	1	1	1	2	1	1	1	1	1	
13	Commercial			0.25	0.39	0.81	0.08	2.01	0.63	0.03	0.05	0.46	0.26	0.38	0.43	33.86	0.25	0.42	0.45	
14	Building Area			6,513	14,806	3,480	2,976	20,417	18,184	2,400	3,609	5,566	9,886	13,858	3,228	126,159	1,400	24,053	2,328	
15	Running Acres			0.25	0.64	1.45	1.53	3.54	4.17	4.20	4.25	4.71	4.97	5.35	5.78	39.64	39.89	40.31	40.76	
16			#DIV/0!	59.81%	76.47%	39.26%	41.67%	31.25%	36.54%	37.59%	39.10%	37.99%	40.57%	43.64%	41.67%	13.38%	13.38%	14.61%	14.59%	
17	Running SF			6,513	21,319	24,799	27,775	48,192	66,376	68,776	72,385	77,951	87,837	101,695	104,923	231,082	232,482	256,535	258,865	
18	Bonita Springs		Planning Community #	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
19		Year Built	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	
20		Parcels	5	7	1	7	6	7	3	5	4	2	1	2	1	2	5	1	2	
21		Commercial	2.1	3.06	1.44	2.52	1.35	2.86	1.81	21.61	0.78	4.17	0.69	0.6	0.48	0.55	2.23	0.6	6.36	
22		Building Area	9,342	19,976	3,440	14,466	19,574	15,053	8,772	31,623	12,074	5,800	6,950	5,520	2,501	2,400	28,748	3,867	3,014	
23		Running Acres	23.90	26.96	28.40	30.92	32.27	35.13	36.94	58.55	59.33	63.50	64.19	64.79	65.27	65.82	68.05	68.65	75.01	
24		FAR	12.52%	12.80%	12.43%	12.49%	13.36%	13.26%	13.15%	9.54%	9.88%	9.44%	9.59%	9.70%	9.71%	9.71%	10.37%	10.40%	9.61%	
25		Running SF	130,383	150,359	153,799	168,265	187,839	202,892	211,664	243,287	255,361	261,161	268,111	273,631	276,132	278,532	307,280	311,147	314,161	
26		Fort Myers Shores	Planning Community #	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
27	Year Built		55	56	57	58	59	60	61	62	63	64	65	66	67	69	70	71	72	
28	Parcels		3	3	5	6	3	5	2	1	5	1	1	2	2	2	3	3	3	
29	Commercial		1.38	0.74	3.25	2.13	1.28	3.36	1.6	0.29	3.29	0.33	0.24	0.49	0.43	0.59	2.12	1.19	0.64	
30	Building Area		22,776	6,606	8,791	14,749	4,787	13,562	21,003	1,700	21,292	1,540	2,612	6,212	3,356	6,184	6,920	5,268	6,557	
31	Running Acres		12.09	12.83	16.08	18.21	19.49	22.85	24.45	24.74	28.03	28.36	28.60	29.09	29.52	30.11	32.23	33.42	34.06	
32			15.90%	16.17%	14.15%	14.36%	13.98%	13.29%	14.39%	14.38%	14.43%	14.39%	14.48%	14.73%	14.77%	14.95%	14.46%	14.31%	14.48%	
33	Running SF		83,750	90,356	99,147	113,896	118,683	132,245	153,248	154,948	176,240	177,780	180,392	186,604	189,960	196,144	203,064	208,332	214,889	
34	Burnt Store		Planning Community #																	
35		Year Built																		
36		Parcels																		
37		Commercial																		
38		Building Area																		
39		Running Acres																		
40			#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
41		Running SF																		
42		Cape Coral*	Planning Community #																	
43	Year Built																			
44	Parcels																			
45	Commercial																			
46	Building Area																			
47	Running Acres																			
48			#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
49	Running SF																			
50	Captiva		Planning Community #	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7
51		Year Built	75	76	77	83	84	85	90	95										
52		Parcels	2	3	1	1	1	1	1	1										
53		Commercial	15.29	62.15	0.25	0.63	0.53	1.44	0.18	1.08	106.59									
54		Building Area	149,716	96,009	2,608	3,050	2,344	25,333	2,139	10,605	482,852									
55		Running Acres	40.33	102.48	102.73	103.36	103.89	105.33	105.51	106.59	213.18	213.18	213.18	213.18	213.18	213.18	213.18	213.18	213.18	
56			19.40%	9.78%	9.82%	9.83%	9.83%	10.25%	10.28%	10.40%	10.40%	10.40%	10.40%	10.40%	10.40%	10.40%	10.40%	10.40%	10.40%	
57		Running SF	340,764	436,773	439,381	442,431	444,775	470,108	472,247	482,852	965,704	965,704	965,704	965,704	965,704	965,704	965,704	965,704	965,704	

Historical/Projected Commercial by Planning Community and Year Built

	A	B	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL
1		Year Built Data By Year - See Individual Community for Year Built																	
58	Fort Myers*	Planning Community #	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8
59		Year Built	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71
60		Parcels	1	4	5	4	3	6	3	2	2	2	3	2	1	1	4	5	1
61		Commercial	0.24	3.81	1.92	1.72	1.54	2.26	1.39	3.37	0.65	4.15	1.05	0.36	0.09	0.26	1.67	11.26	3
62		Building Area	2,682	23,814	12,111	12,189	12,005	11,072	19,263	13,761	5,452	9,383	9,939	7,092	440	1,800	18,159	21,268	10,042
63		Running Acres	4.09	7.90	9.82	11.54	13.08	15.34	16.73	20.10	20.75	24.90	25.95	26.31	26.40	26.66	28.33	39.59	42.59
64		14.56%	14.46%	14.46%	14.73%	15.10%	14.54%	15.97%	14.86%	15.00%	13.37%	13.71%	14.14%	14.13%	14.14%	14.78%	11.81%	11.52%	
65	Running SF	25,936	49,750	61,861	74,050	86,055	97,127	116,390	130,151	135,603	144,986	154,925	162,017	162,457	164,257	182,416	203,684	213,726	
66	Fort Myers Beach	Planning Community #																	
67		Year Built																	
68		Parcels															158	1	1
69		Commercial															97.65	0.26	0.33
70		Building Area																6,822	2,148
71		Running Acres																97.65	97.91
72		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.00%	0.16%	0.21%	
73	Running SF																6,822	8,970	
74	Gateway/Airport**	Planning Community #																	
75		Year Built																	
76		Parcels																	
77		Commercial																	
78		Building Area																	
79		Running Acres																	
80		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
81	Running SF																		
82	Daniels Parkway	Planning Community #																	
83		Year Built																	
84		Parcels																	
85		Commercial																	
86		Building Area																	
87		Running Acres																	
88		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
89	Running SF																		
90	Iona/McGregor	Planning Community #	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	
91		Year Built	55	56	57	58	59	60	61	62	63	64	65	66	67	69	70	71	
92		Parcels	3	3	1	1	2	6	2	3	2	7	2	2	2	4	2	3	
93		Commercial	1.12	4.58	1.95	0.35	0.41	3.7	1.41	2.73	1.66	3.28	6.7	7.26	1.51	5.64	4.1	2.31	
94		Building Area	14,151	23,193	10,986	3,262	3,248	18,026	8,294	19,779	1,524	40,248	21,319	8,766	22,832	15,065	14,474	21,567	
95		Running Acres	3.65	8.23	10.18	10.53	10.94	14.64	16.05	18.78	20.44	23.72	30.42	37.68	39.19	44.83	48.93	51.24	
96		21.01%	15.79%	15.24%	15.45%	15.55%	14.45%	14.36%	14.69%	13.67%	15.68%	13.83%	11.70%	12.59%	11.78%	11.47%	11.92%		
97	Running SF	33,409	56,602	67,588	70,850	74,098	92,124	100,418	120,197	121,721	161,969	183,288	192,054	214,886	229,951	244,425	265,992		
98	San Carlos/Estero	Planning Community #	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	
99		Year Built	29	40	51	57	58	59	60	61	62	63	64	65	66	67	70	71	
100		Parcels	1	1	1	2	1	1	1	1	2	1	2	1	2	1	1	1	
101		Commercial	1.55	0.56	0.7	2.83	0.14	0.35	1	0.59	2	1.27	0.26	1.69	2.84	1.73	1	0.76	
102		Building Area	-	3,766	6,007	10,837	2,189	1,265	1,670	2,442	3,120	10,397	1,975	8,386	37,300	1,120	2,160	5,643	
103		Running Acres	1.55	2.11	2.81	5.64	5.78	6.13	7.13	7.72	9.72	10.99	11.25	12.94	15.78	17.51	18.51	19.27	
104		0.00%	4.10%	7.98%	8.39%	9.06%	9.01%	8.29%	8.38%	7.39%	8.71%	8.91%	9.23%	13.00%	11.86%	11.49%	11.71%		
105	Running SF	-	3,766	9,773	20,610	22,799	24,064	25,734	28,176	31,296	41,693	43,668	52,054	89,354	90,474	92,634	98,277		
106	Sambel*	Planning Community #																	
107		Year Built																	
108		Parcels																	
109		Commercial																	
110		Building Area																	
111		Running Acres																	
112		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
113	Running SF																		

Historical/Projected Commercial by Planning Community and Year Built

	A	B	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL
1		Year Built Data By Year - See Individual Community for Year Built																	
114	South Fort Myers	Planning Community #	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
115		Year Built	53	54	56	57	59	60	62	63	64	65	66	67	68	69	70	71	72
116		Parcels	1	1	1	2	1	2	4	6	3	2	2	4	7	3	12	2	19
117		Commercial	0.28	4.76	0.41	1.77	0.89	4.7	1.76	8.26	5	0.72	0.55	1.62	5.51	12.67	14.44	1.25	17.04
118		Building Area	1,452	34,782	1,460	7,079	1,124	46,508	15,538	67,895	60,534	4,147	8,320	17,778	41,373	134,925	165,602	7,873	224,237
119		Running Acres	4.42	9.18	9.59	11.36	12.25	16.95	18.71	26.97	31.97	32.69	33.24	34.86	40.37	53.04	67.48	68.73	85.77
120			18.35%	17.53%	17.13%	15.89%	14.95%	17.10%	17.40%	17.85%	19.41%	19.27%	19.52%	19.79%	19.44%	20.64%	21.85%	21.72%	23.41%
121		Running SF	35,322	70,104	71,564	78,643	79,767	126,275	141,813	209,708	270,242	274,389	282,709	300,487	341,860	476,785	642,387	650,260	874,497
122		Planning Community #	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16
123	Year Built	54	55	56	57	58	59	60	61	62	63	64	66	68	69	70	71	72	
124	Parcels	2	1	1	2	2	4	2	1	1	3	3	4	3	4	3	4	3	
125	Commercial	0.48	0.72	0.34	0.16	0.66	1.42	4.82	1.24	0.24	0.9	1.01	1.74	1.75	2.74	1.35	0.91	2.03	
126	Building Area	3,555	2,578	3,502	5,026	6,292	9,795	5,322	14,616	2,950	1,296	5,243	18,699	15,040	7,395	10,973	6,424	7,321	
127	Running Acres	27.34	28.06	28.40	28.56	29.22	30.64	35.46	36.70	36.94	37.84	38.85	40.59	42.34	45.08	46.43	47.34	49.37	
128		5.52%	5.58%	5.80%	6.17%	6.53%	6.96%	6.36%	7.06%	7.19%	7.10%	7.23%	7.97%	8.46%	8.32%	8.62%	8.77%	8.75%	
129	Running SF	65,685	68,263	71,765	76,791	83,083	92,878	98,200	112,816	115,766	117,062	122,305	141,004	156,044	163,439	174,412	180,836	188,15	
130	Planning Community #		17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	
131	Year Built			56	58	59	60	62	63	64	65	66	67	68	69	70	71	72	
132	Parcels		1	2	3	1	2	3	1	2	4	3	2	3	2	2	2	1	
133	Commercial		0.34	0.97	8.52	3.79	3.98	4.17	0.8	5.94	3.66	14.87	1.25	2.73	0.88	5.07	3.14	1.02	
134	Building Area		1,634	3,256	82,573	18,094	44,336	2,883	5,688	71,555	29,240	131,528	12,963	13,946	9,291	44,133	8,540	6,918	
135	Running Acres		0.34	1.31	9.83	13.62	17.60	21.77	22.57	28.51	32.17	47.04	48.29	51.02	51.90	56.97	60.11	61.13	
136		#DIV/0!	11.03%	8.57%	20.43%	17.79%	19.55%	16.11%	16.12%	18.52%	18.50%	19.07%	19.19%	18.79%	18.89%	18.98%	18.32%	18.27%	
137	Running SF		1,634	4,890	87,463	105,557	149,893	152,776	158,464	230,019	259,259	390,787	403,750	417,696	426,987	471,120	479,660	486,578	
138	Planning Community #																		
139	Year Built																		
140	Parcels																		
141	Commercial																		
142	Building Area																		
143	Running Acres																		
144		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
145	Running SF																		
146	Planning Community #	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	
147	Year Built	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	
148	Parcels	3	1	3	7	7	4	2	8	5	5	4	3	4	2	1	3	5	
149	Commercial	1.97	0.19	0.73	8.26	5.1	1.82	6.02	8.09	2.63	1.47	3.27	5.11	3.89	1.07	12.58	1.25	2.65	
150	Building Area	6,871	2,476	7,230	120,682	35,208	27,030	29,448	23,909	18,032	12,553	12,471	30,950	2,894	2,674	2,397	4,007	19,331	
151	Running Acres	87.86	88.05	88.78	97.04	102.14	103.96	109.98	118.07	120.70	122.17	125.44	130.55	134.44	135.51	148.09	149.34	151.99	
152		8.45%	8.50%	8.62%	10.74%	10.99%	11.40%	11.39%	11.07%	11.17%	11.28%	11.21%	11.32%	11.04%	11.00%	10.10%	10.08%	10.19%	
153	Running SF	323,509	325,985	333,215	453,897	489,105	516,135	545,583	569,492	587,524	600,077	612,548	643,498	646,392	649,066	651,463	655,470	674,801	
154	Planning Community #																	20	
155	Year Built																	50	
156	Parcels																	1	
157	Commercial																	1.98	
158	Building Area																	1,390	
159	Running Acres																	1.98	
160		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	1.61%	
161	Running SF																	1,390	
162	Planning Community #																		
163	Year Built																		
164	Parcels	21	27	26	36	28	41	27	31	28	23	27	26	27	181	36	28	45	
165	Commercial	24	81	12	30	16	28	25	49	132	23	30	21	20	159	46	26	43	
166	Building Area	210,545	221,347	74,197	277,393	107,841	232,397	135,506	196,310	688,644	121,546	211,971	131,515	144,312	310,333	303,385	115,164	314,030	
167	Running Acres	205	286	299	328	344	372	397	446	578	601	631	652	673	831	878	904	946	
168		11.62%	10.10%	10.25%	11.27%	11.47%	12.04%	12.07%	11.76%	11.80%	11.81%	12.03%	12.10%	12.23%	10.75%	10.97%	10.95%	11.22%	
169	Running SF	1,038,758	1,260,105	1,334,302	1,611,695	1,719,536	1,951,933	2,087,439	2,283,749	2,972,393	3,093,939	3,305,910	3,437,425	3,581,737	3,892,070	4,195,455	4,310,619	4,624,649	

Historical/Projected Commercial by Planning Community and Year Built

	A	II	AM	AN	AO	AP	AQ	AR	AS	AT	AU	AV	AW	AX	AY	AZ	IA	IB
		Year Built							70	80	81	82	83	84	85	86	87	88
		Planning Community #	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Year Built	70	71	73	74	75	78	79	80	81	82	83	84	85	86	87	88
		Parcels	1	1	1	2	1	1	1	1	1	2	1	1	1	1	2	
		Commercial	1.21	2.41	2.24	4.59	0.85		0.66		0	4.35	2	1	1.48		0.75	
		Building Area	6,416	3,482	5,296	11,107	2,362		2,880		486	1,180	5,240	100	2,679		120	
		Running Acres	15.23	17.64	19.88	24.47	25.32	25.32	25.98	25.98	25.98	30.33	32.33	33.33	34.81	34.81	35.56	35.56
			4.86%	4.65%	4.74%	4.89%	4.94%	4.94%	5.07%	5.07%	5.11%	4.47%	4.56%	4.43%	4.42%	4.42%	4.34%	4.34%
		Running SF	32,234	35,716	41,012	52,119	54,481	54,481	57,361	57,361	57,847	59,027	64,267	64,367	67,046	67,046	67,166	67,166
		Planning Community #	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
		Year Built	63	65	67	71	72	76	79	80	81	82	83	84	85	86	80	85
		Parcels	2	1	1	1	1	1	2								7	1
		Commercial	0.54	0.23	0.25	0.11	3.1	0.08	0.1								3.39	0.89
		Building Area	6,652	2,425	2,060	980	55,093	6,168	1,360								31,679	6,882
		Running Acres	41.30	41.53	41.78	41.89	44.99	45.07	45.17	45.17	45.17	45.17	45.17	45.17	45.17	45.17	48.56	49.45
			14.76%	14.81%	14.84%	14.85%	16.64%	16.92%	16.95%	16.95%	16.95%	16.95%	16.95%	16.95%	16.95%	16.95%	17.27%	17.28%
		Running SF	265,515	267,940	270,000	270,980	326,073	332,241	333,601	333,601	333,601	333,601	333,601	333,601	333,601	333,601	365,280	372,162
		Planning Community #	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
		Year Built	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88
		Parcels	5	7	3	2	3	1	18	3	6	6	8	5	15	11	4	8
		Commercial	39.23	45.38	3.51	0.82	4.37	0.14	24.25	1.35	4.49	21.42	19.1	5.15	23.78	20.55	8.24	41.57
		Building Area	175,417	228,591	11,223	4,669	51,299	1,950	130,437	18,690	43,303	40,462	32,144	17,508	165,965	159,864	38,431	368,537
		Running Acres	114.24	159.62	163.13	163.95	168.32	168.46	192.71	194.06	198.55	219.97	239.07	244.22	268.00	288.55	296.79	338.36
		FAR	9.84%	10.33%	10.26%	10.28%	10.71%	10.73%	10.93%	11.08%	11.33%	10.65%	10.11%	10.06%	10.59%	11.10%	11.09%	12.23%
		Running SF	489,578	718,169	729,392	734,061	785,360	787,310	917,747	936,437	979,740	1,020,202	1,052,346	1,069,854	1,235,819	1,395,683	1,434,114	1,802,651
		Planning Community #	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
		Year Built	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88
		Parcels	5	3	9	5	3	9	2	5	7	2	5	4	3	3	4	
		Commercial	2.42	11.28	9.18	2.26	0.68	17.77	0.76	3.93	6.61	1.39	32.71	3.67		2.48	2.46	
		Building Area	15,353	22,341	57,823	20,546	9,711	55,401	7,204	17,046	74,447	6,082	277,582	14,839	9,402	12,295	9,720	
		Running Acres	36.48	47.76	56.94	59.20	59.88	77.65	78.41	82.34	88.95	90.34	123.05	126.72	126.72	129.20	131.66	
			14.49%	12.14%	12.51%	12.83%	13.06%	11.71%	11.81%	11.72%	12.77%	12.73%	14.52%	14.37%	14.37%	14.26%	14.21%	
		Running SF	230,242	252,583	310,406	330,952	340,663	396,064	403,268	420,314	494,761	500,843	778,425	793,264	793,264	802,666	814,961	
		Planning Community #							5									
		Year Built							79									
		Parcels							1									
		Commercial							12.54									
		Building Area							40,173									
		Running Acres							12.54	12.54	12.54	12.54	12.54	12.54	12.54	12.54	12.54	
			#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	7.35%	7.35%	7.35%	7.35%	7.35%	7.35%	7.35%	7.35%	7.35%	
		Running SF							40,173	40,173	40,173	40,173	40,173	40,173	40,173	40,173	40,173	
		Planning Community #				6	6	6										
		Year Built				73	75	78										
		Parcels				1	2	1										
		Commercial				1.63	2.79	0.26										
		Building Area				2,320	9,340	100										
		Running Acres				1.63	4.42	4.68	4.68	4.68	4.68	4.68	4.68	4.68	4.68	4.68	4.68	
			#DIV/0!	#DIV/0!	#DIV/0!	3.27%	6.06%	5.77%	5.77%	5.77%	5.77%	5.77%	5.77%	5.77%	5.77%	5.77%	5.77%	
		Running SF				2,320	11,660	11,760	11,760	11,760	11,760	11,760	11,760	11,760	11,760	11,760	11,760	
		Planning Community #																
		Year Built																
		Parcels																
		Commercial																
		Building Area																
		Running Acres	213.18	213.18	213.18	213.18	213.18	213.18	213.18	213.18	213.18	213.18	213.18	213.18	213.18	213.18	213.18	
			10.40%	10.40%	10.40%	10.40%	10.40%	10.40%	10.40%	10.40%	10.40%	10.40%	10.40%	10.40%	10.40%	10.40%	10.40%	
		Running SF	965,704	965,704	965,704	965,704	965,704	965,704	965,704	965,704	965,704	965,704	965,704	965,704	965,704	965,704	965,704	

Historical/Projected Commercial by Planning Community and Year Built

	A	B	AM	AN	AO	AP	AO	AR	AS	AT	AU	AV	AW	AX	AY	AZ	BA	BB
1		Year Built							79	80	81	82	83	84	85	86	87	88
58	Fort Myers*	Planning Community #	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8
59		Year Built	72	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88
60		Parcels	1	1	2	2	2	3	1	3	4	1	2	1	3	2	2	2
61		Commercial	0.16	0.83	3.35	2.02	1.52	4.85	1.09	2.05		8.88	2.48	1.28	0.69	4.59	4.73	7.63
62		Building Area	1,300	11,970	15,710	4,284	9,900	14,943	1,600	15,120		35,920	1,500	8,260	2,600	40,280	27,176	21,843
63		Running Acres	42.75	43.58	46.93	48.95	50.47	55.32	56.41	58.46	58.46	67.34	69.82	71.10	71.79	76.38	81.11	88.74
64			11.55%	11.96%	11.87%	11.58%	11.68%	11.28%	11.13%	11.33%	11.33%	11.06%	10.72%	10.79%	10.77%	11.33%	11.44%	11.02%
65	Running SF	215,026	226,996	242,706	246,990	256,890	271,833	273,433	288,553	288,553	324,473	325,973	334,233	336,833	377,113	404,289	426,132	
66	Fort Myers Beach	Planning Community #	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9
67		Year Built	57	66	69	71	73	76	79	80	81	82	83	84	85	86	87	88
68		Parcels	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
69		Commercial	0.41	2	3.91	0.74	5.58	0.5	0.67									0.71
70		Building Area	8,372	2,898	50,949	7,460	63,716	3,644	6,725									2,576
71		Running Acres	99.13	101.13	105.04	105.78	111.36	111.86	112.53	112.53	112.53	112.53	112.53	112.53	112.53	112.53	112.53	113.24
72			0.57%	0.62%	1.71%	1.86%	3.08%	3.14%	3.26%	3.26%	3.26%	3.26%	3.26%	3.26%	3.26%	3.26%	3.26%	3.29%
73	Running SF	24,407	27,305	78,254	85,714	149,430	153,074	159,799	159,799	159,799	159,799	159,799	159,799	159,799	159,799	159,799	162,375	
74	Gateway/Airport*	Planning Community #						10										
75		Year Built						74	79	80	81	82	83	84	85	86	87	88
76		Parcels						1					7					
77		Commercial						4.97					17.52					
78		Building Area						19,128					56,455					
79		Running Acres						4.97	4.97	4.97	4.97	4.97	22.49	22.49	22.49	22.49	22.49	22.49
80			#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	8.84%	8.84%	8.84%	8.84%	8.84%	7.72%	7.72%	7.72%	7.72%	7.72%	7.72%
81	Running SF						19,128	19,128	19,128	19,128	19,128	75,583	75,583	75,583	75,583	75,583	75,583	
82	Daniels Parkway	Planning Community #										11						
83		Year Built							79	80	81	82	83	84	85	86	87	88
84		Parcels													2			1
85		Commercial													1.86			1.61
86		Building Area													4,939			4,753
87		Running Acres													1.86	1.86	1.86	3.47
88			#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	6.10%	6.10%	6.10%	6.41%
89	Running SF													4,939	4,939	4,939	9,692	
90	Iona/McGregor	Planning Community #	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
91		Year Built	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88
92		Parcels	4	3	5	4	10	6	7	9	5	9	7	8	10	13	3	10
93		Commercial	5.51	14	4.32	40.35	21.99	15.38	6.51	7.28	8.19	30.28	10.14	6.49	26.63	66.66	4.99	25.84
94		Building Area	69,841	4,460	56,180	185,048	67,319	100,965	42,102	44,453	76,510	218,511	84,921	39,741	207,605	283,663	5,327	550,991
95		Running Acres	60.28	74.28	78.60	118.95	140.94	156.32	162.83	170.11	178.30	208.58	218.72	225.21	251.84	318.50	323.49	349.33
96			13.54%	11.13%	12.16%	11.61%	10.89%	11.30%	11.44%	11.55%	12.01%	12.67%	12.97%	13.01%	13.52%	12.74%	12.58%	15.27%
97	Running SF	355,638	360,098	416,278	601,326	668,645	769,610	811,712	856,165	932,675	1,151,186	1,236,107	1,275,848	1,483,453	1,767,116	1,772,443	2,323,434	
98	San Carlos/Estero	Planning Community #	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13
99		Year Built	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88
100		Parcels	1	2	2	1	4	4	5	9	4	7	2	7	3	10	2	6
101		Commercial	17.07	30.49	0.88	0.56	11.62	3.07	4.93	24.95	37.12	7.9	0.57	6.69	7.85	23.24	4.87	6.22
102		Building Area	6,188	9,038	5,492	3,663	15,428	21,394	11,969	189,081	28,388	39,288	1,764	45,322	38,372	197,803	6,044	39,685
103		Running Acres	38.49	68.98	69.86	70.42	82.04	85.11	90.04	114.99	152.11	160.04	160.58	167.27	175.12	198.36	203.23	209.45
104			6.46%	3.91%	4.04%	4.13%	3.97%	4.41%	4.47%	7.28%	5.93%	6.20%	6.20%	6.58%	6.79%	8.28%	8.15%	8.34%
105	Running SF	108,381	117,419	122,911	126,574	142,002	163,396	175,365	364,446	392,834	432,122	433,886	479,208	517,580	715,383	721,427	761,112	
106	Sanibel*	Planning Community #																
107		Year Built																
108		Parcels																
109		Commercial																
110		Building Area																
111		Running Acres																
112			#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
113	Running SF																	

Historical/Projected Commercial by Planning Community and Year Built

	A	B	AM	AN	AO	AP	AQ	AR	AS	AT	AU	AV	AW	AX	AY	AZ	BA	BB
1		Year Built							79	80	81	82	83	84	85	86	87	88
114	South Fort Myers	Planning Community #	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
115		Year Built	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88
116		Parcels	13	13	8	9	27	15	26	16	22	14	24	15	19	16	21	19
117		Commercial	10.54	16.69	14.59	7.29	42.18	36.76	35.13	31.83	22.91	62.78	52.98	24.47	57.14	39.78	94.95	26.08
118		Building Area	115,194	198,062	85,304	98,372	459,235	222,993	480,095	294,777	224,886	515,115	365,404	265,026	391,795	293,695	862,812	258,898
119		Running Acres	96.31	113.00	127.59	134.88	177.06	213.82	248.95	280.78	303.69	366.47	419.45	443.92	501.06	540.04	635.79	661.87
120			23.59%	24.13%	22.91%	23.34%	23.74%	22.05%	23.36%	23.13%	23.08%	22.35%	21.53%	21.71%	21.03%	20.73%	20.75%	20.83%
121		Running SF	989,691	1,187,753	1,273,057	1,371,429	1,830,664	2,053,657	2,533,752	2,828,529	3,053,415	3,568,530	3,933,934	4,198,960	4,590,755	4,884,450	5,747,262	6,006,160
122		Planning Community #	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16
123		Year Built	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88
124		Parcels	3	2	5	1	5	4	5	3	4	8	2	2	4	2	3	2
125	Commercial	2.58	1.83	4.68	0.13	2.32	2.59	2.13	12.96	4.79	27.3	0.94	2.09	20.7	2.33	1.87	3.78	
126	Building Area	4,762	5,748	17,498	2,880	9,661	16,842	23,936	72,615	19,937	32,520	7,010	3,316	45,352	10,630	5,245	4,281	
127	Running Acres	51.95	53.78	58.46	58.59	60.91	63.50	65.63	78.59	83.38	110.68	111.62	113.71	134.41	136.74	138.61	142.39	
128		8.53%	8.48%	8.49%	8.58%	8.62%	8.88%	9.43%	9.99%	9.97%	8.18%	8.26%	8.17%	7.69%	7.74%	7.72%	7.58%	
129	Running SF	192,919	198,667	216,165	219,045	228,706	245,548	269,484	342,099	362,036	394,556	401,566	404,882	450,234	460,864	466,109	470,390	
130	Planning Community #	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	
131	Year Built	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	
132	Parcels	1	1	4	5	1	2	3	4	2	3	4	1	9	9	4	7	
133	Commercial	0.25	0.32	3.63	9.88	1.04	3.76	1.14	3.17	7.57	3.09	3.08	0.58	9.7	17.13	2.89	6.56	
134	Building Area	1,890	2,832	13,735	47,955	3,724	47,011	17,981	18,325	83,082	10,893	15,102	1,780	43,036	146,008	9,911	30,645	
135	Running Acres	61.38	61.70	65.33	75.21	76.25	80.01	81.15	84.32	91.89	94.98	98.06	98.64	108.34	125.47	128.36	134.92	
136		18.27%	18.28%	17.75%	16.88%	16.76%	17.32%	17.59%	17.43%	18.07%	17.74%	17.54%	17.48%	16.82%	17.20%	16.99%	16.68%	
137	Running SF	488,468	491,300	505,035	552,990	556,714	603,725	621,706	640,031	723,113	734,006	749,108	750,888	793,924	939,932	949,843	980,488	
138	Planning Community #		18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	
139	Year Built		61	67	69	74	78	79	80	81	82	83	84	85	86	87	88	
140	Parcels		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
141	Commercial		2.41	5.92	1.4	0.28	134.25			2.5					0.3			
142	Building Area		3,915	240	2,060	-	12,876			800					972		900	
143	Running Acres		2.41	8.33	9.73	10.01	144.26	144.26	144.26	146.76	146.76	146.76	146.76	146.76	147.06	147.06	148.06	
144			#DIV/0!	3.73%	1.15%	1.47%	1.43%	0.30%	0.30%	0.31%	0.31%	0.31%	0.31%	0.31%	0.33%	0.33%	0.34%	
145	Running SF		3,915	4,155	6,215	6,215	19,091	19,091	19,091	19,891	19,891	19,891	19,891	19,891	20,863	20,863	21,763	
146	Planning Community #	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	
147	Year Built	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	
148	Parcels	15	7	14	15	12	10	18	13	11	11	3	15	9	9	5	6	
149	Commercial	25.48	11.83	13.65	42.43	26.03	55.24	15.55	15.86	14.09	11.87	9	46.86	24.44	17.01	7.99	10.29	
150	Building Area	184,522	113,315	64,162	191,329	273,775	201,554	91,820	50,529	69,471	82,586	72,317	526,429	179,280	144,956	63,343	53,432	
151	Running Acres	177.47	189.30	202.95	245.38	271.41	326.65	342.20	358.06	372.15	384.02	393.02	439.88	464.32	481.33	489.32	499.61	
152		11.12%	11.80%	11.73%	11.49%	12.70%	11.97%	12.04%	11.83%	11.81%	11.94%	12.09%	13.55%	13.72%	13.93%	14.00%	13.96%	
153	Running SF	859,323	972,638	1,036,800	1,228,129	1,501,904	1,703,458	1,795,278	1,845,807	1,915,278	1,997,864	2,070,181	2,596,610	2,775,890	2,920,846	2,984,189	3,037,621	
154	Planning Community #	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	
155	Year Built	62	70	72	73	76	77	79	80	81	82	83	84	85	86	87	88	
156	Parcels	1	1	1	2	1	1	2				1						
157	Commercial	0.19	0.5	0.25	3.03	0.59	0.77	0.83				0.5						
158	Building Area	500	600	100	9,177	2,400	3,120	3,350				100						
159	Running Acres	3.77	4.27	4.52	7.55	8.14	8.91	9.74	9.74	9.74	9.74	10.24	10.24	10.24	10.24	10.24	10.24	
160		2.39%	2.44%	2.35%	4.20%	4.57%	4.98%	5.34%	5.34%	5.34%	5.34%	5.11%	5.11%	5.11%	5.11%	5.11%	5.11%	
161	Running SF	3,930	4,530	4,630	13,807	16,207	19,327	22,677	22,677	22,677	22,677	22,777	22,777	22,777	22,777	22,777	22,777	
162	Planning Community #																	
163	Year Built																	
164	Parcels	53	44	57	52	74	60	92	65	63	66	65	60	73	77	56	68	
165	Commercial	106	140	70	117	125	280	106	103	108	179	151	98	174	194	137	135	
166	Building Area	596,677	609,677	385,772	591,850	1,032,963	728,089	861,632	720,636	621,310	982,557	919,539	922,321	1,081,623	1,287,273	1,062,383	1,353,143	
167	Running Acres	1,052	1,192	1,263	1,380	1,505	1,785	1,891	1,995	2,103	2,282	2,433	2,532	2,706	2,900	3,037	3,172	
168		11.39%	11.23%	11.30%	11.33%	11.96%	11.02%	11.45%	11.68%	11.76%	11.82%	11.96%	12.33%	12.45%	12.64%	12.87%	13.31%	
169	Running SF	5,221,056	5,830,733	6,216,505	6,808,355	7,841,318	8,569,407	9,431,039	10,151,675	10,772,985	11,755,542	12,675,081	13,597,402	14,679,025	15,966,298	17,028,681	18,381,824	

Historical/Projected Commercial by Planning Community and Year Built

	A	B	BC	BD	BE	BF	BG	BH	BI	BJ	BK	
1		Year Built	89	90	91	92	93	94	95	96		
2	Alva	Planning Community #	1			1					Total	
3		Year Built	89	90	91	92	93	94	95	96		
4		Parcels	5			1						
5		Commercial	12.82			0.25					48.63	
6		Building Area	6,015			100					73,281	
7		Running Acres	48.38	48.38	48.38	48.63	48.63	48.63	48.63	48.63		
8			3.47%	3.47%	3.47%	3.46%	3.46%	3.46%	3.46%	3.46%		
9		Running SF	73,181	73,181	73,181	73,281	73,281	73,281	73,281	73,281		
10		Planning Community #	2	2	2						Total	
11	Boca Grande	Year Built	87	90	91	92	93	94	95	96		
12		Parcels	1	1	2							
13		Commercial	1.22	0.39	0.34						51.4	
14		Building Area	1,887	4,176	7,155						385,380	
15		Running Acres	50.67	51.06	51.40	51.40	51.40	51.40	51.40	51.40		
16			16.95%	17.01%	17.21%	17.21%	17.21%	17.21%	17.21%	17.21%		
17		Running SF	374,049	378,225	385,380	385,380	385,380	385,380	385,380	385,380		
18		Planning Community #	3	3	3	3	3	3	3	3	Total	
19		Bonita Springs	Year Built	89	90	91	92	93	94	95	96	
20	Parcels		6	4	8	4	7	7	9	2		
21	Commercial		9.17	3.52	8.95	5.44	9.44	14.54	19.82	6.14	415.38	
22	Building Area		63,701	11,111	85,686	30,272	25,811	41,910	124,868	14,665	2,200,675	
23	Running Acres		347.53	351.05	360.00	365.44	374.88	389.42	409.24	415.38		
24	FAR		12.33%	12.28%	12.52%	12.52%	12.37%	12.15%	12.26%	12.16%		
25	Running SF		1,866,352	1,877,463	1,963,149	1,993,421	2,019,232	2,061,142	2,186,010	2,200,675		
26	Planning Community #		4	4	4	4	4	4			Total	
27	Fort Myers Shores		Year Built	89	90	91	92	93	94			
28		Parcels	3	1	1	4	2	3				
29		Commercial	2.5	1.63	3.64	1.73	1.32	2.52				
30		Building Area	5,995	2,765	12,432	4,909	12,132	5,069				
31		Running Acres	136.52	138.15	141.79	143.52	144.84	147.36	147.36	147.36		
32			13.97%	13.85%	13.70%	13.61%	13.68%	13.52%	13.52%	13.52%		
33		Running SF	830,676	833,441	845,873	850,782	862,914	867,983	867,983	867,983		
34		Planning Community #					5				5	Total
35		Burnt Store	Year Built				93				96	
36	Parcels						1			1		
37	Commercial						0.09			1.28	13.91	
38	Building Area						14,817			5,704	60,694	
39	Running Acres		12.54	12.54	12.54	12.54	12.63	12.63	12.63	13.91		
40			7.35%	7.35%	7.35%	7.35%	10.00%	10.00%	10.00%	10.02%		
41	Running SF	40,173	40,173	40,173	40,173	54,990	54,990	54,990	60,694			
42	Cape Coral	Planning Community #									Total	
43		Year Built										
44		Parcels										
45		Commercial									4.68	
46		Building Area									11,760	
47		Running Acres	4.68	4.68	4.68	4.68	4.68	4.68	4.68	4.68		
48		5.77%	5.77%	5.77%	5.77%	5.77%	5.77%	5.77%	5.77%			
49	Running SF	11,760	11,760	11,760	11,760	11,760	11,760	11,760	11,760			
50	Captiva	Planning Community #									Total	
51		Year Built										
52		Parcels										
53		Commercial										
54		Building Area										
55		Running Acres	213.18	213.18	213.18	213.18	213.18	213.18	213.18	213.18		
56			10.40%	10.40%	10.40%	10.40%	10.40%	10.40%	10.40%	10.40%		
57		Running SF	965,704	965,704	965,704	965,704	965,704	965,704	965,704	965,704		

Historical/Projected Commercial by Planning Community and Year Built

	A	B	BC	BD	BE	BF	BG	BH	BI	BJ	BK
1		Year Built	89	90	91	92	93	94	95	96	
58	Fort Myers*	Planning Community #	0	0	0	0	0	0	0	0	Total
59		Year Built	89	90	91		93			96	
60		Parcels	2	1	1		1			1	
61		Commercial	1.73	0.6	0.96		3.57			1.89	97.49
62		Building Area	33,462	18,920	2,000		14,485			3,200	498,199
63		Running Acres	90.47	91.07	92.03	92.03	95.60	95.60	95.60	97.49	
64			11.66%	12.06%	11.99%	11.99%	11.89%	11.89%	11.89%	11.73%	
65		Running SF	459,594	478,514	480,514	480,514	494,999	494,999	494,999	498,199	
66	Fort Myers Beach	Planning Community #	9	9							Total
67		Year Built	89	90	91	92	93	94	95	96	
68		Parcels	1	2							
69		Commercial	1.28	2.48							117
70		Building Area	4,202	7,125							173,702
71		Running Acres	114.52	117.00	117.00	117.00	117.00	117.00	117.00	117.00	
72			3.34%	3.41%	3.41%	3.41%	3.41%	3.41%	3.41%	3.41%	
73		Running SF	166,577	173,702	173,702	173,702	173,702	173,702	173,702	173,702	
74	Gateway/Airport**	Planning Community #	10	10	10	10	10	10	10	10	Total
75		Year Built	89	90	91	92	93	94	95	96	
76		Parcels	2	1	2	3	4	1	1	1	
77		Commercial	1.9	0.49	7.63	3.56	8.21	1.4	1.01	7.65	54.34
78		Building Area	52,068	4,320	9,967	10,568	75,265	6,525	10,500	64,373	309,169
79		Running Acres	24.39	24.88	32.51	36.07	44.28	45.68	46.69	54.34	
80			12.02%	12.18%	10.02%	9.71%	11.81%	11.77%	12.04%	13.06%	
81		Running SF	127,651	131,971	141,938	152,506	227,771	234,296	244,796	309,169	
82	Daniels Parkway	Planning Community #			11	11		11			Total
83		Year Built	89	90	91	92	93	94	95	96	
84		Parcels			3	3		1			
85		Commercial			5.73	5		2.29			16.49
86		Building Area			51,996	11,452		43,803			116,943
87		Running Acres	3.47	3.47	9.20	14.20	14.20	16.49	16.49	16.49	
88			6.41%	6.41%	15.39%	11.82%	11.82%	16.28%	16.28%	16.28%	
89		Running SF	9,692	9,692	61,688	73,140	73,140	116,943	116,943	116,943	
90	Iona/McGregor	Planning Community #	12	12	12	12	12	12	12	12	Total
91		Year Built	89	90	91	92	93	94	95	96	
92		Parcels	1	1	3	3	4	5	3	2	
93		Commercial	3.95	0.32	3.47	4.15	29.7	10.19	5.01	21.92	428.04
94		Building Area	68,085	1,440	23,101	25,026	295,834	81,447	29,767	86,504	2,934,638
95		Running Acres	353.28	353.60	357.07	361.22	390.92	401.11	406.12	428.04	
96			15.54%	15.54%	15.53%	15.51%	16.07%	16.13%	16.10%	15.74%	
97		Running SF	2,391,519	2,392,959	2,416,060	2,441,086	2,736,920	2,818,367	2,848,134	2,934,638	
98	San Carlos/Estero	Planning Community #	13	13	13	13	13	13	13	13	Total
99		Year Built	89	90	91	92	93	94	95	96	
100		Parcels	6	4	3	1	2	6	8	1	
101		Commercial	11.26	2.67	4.59	0.67	10.66	7.15	15.82	4.54	266.81
102		Building Area	81,631	24,646	41,717	832	128,079	63,532	139,170	3,495	1,244,214
103		Running Acres	220.71	223.38	227.97	228.64	239.30	246.45	262.27	266.81	
104			8.77%	8.91%	9.15%	9.14%	9.96%	10.26%	10.86%	10.71%	
105		Running SF	842,743	867,389	909,106	909,938	1,038,017	1,101,549	1,240,719	1,244,214	
106	Sambel*	Planning Community #									
107		Year Built									
108		Parcels									
109		Commercial									
110		Building Area									
111		Running Acres									
112			#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
113		Running SF									

Historical/Projected Commercial by Planning Community and Year Built

	A	B	BC	BD	BE	BF	BG	BH	BI	BJ	BK
1		Year Built	89	90	91	92	93	94	95	96	
114	South Fort Myers	Planning Community #	15	15	15	15	15	15	15	15	Total
115		Year Built	89	90	91	92	93	94	95	96	
116		Parcels	22	19	12	8	11	18	18	11	
117		Commercial	44.9	66.39	16.36	14.29	49.19	22.72	22.5	53.46	951.68
118		Building Area	190,432	727,534	152,690	109,214	422,154	224,782	109,495	336,357	8,278,818
119		Running Acres	706.77	773.16	789.52	803.81	853.00	875.72	898.22	951.68	
120			20.13%	20.56%	20.58%	20.52%	20.48%	20.53%	20.30%	19.97%	
121		Running SF	6,196,592	6,924,126	7,076,816	7,186,030	7,608,184	7,832,966	7,942,461	8,278,818	
122	Pine Island	Planning Community #	16	16		16		16	16		Total
123		Year Built	89	90		92		94	95		
124		Parcels	1	2		1		1			
125		Commercial	0.59	1.96		0.75		1.17	0.48		147.34
126		Building Area	7,440	16,542		2,118		2,365	7,256		506,111
127		Running Acres	142.98	144.94	144.94	145.69	145.69	146.86	147.34	147.34	
128			7.67%	7.83%	7.83%	7.82%	7.82%	7.80%	7.89%	7.89%	
129		Running SF	477,830	494,372	494,372	496,490	496,490	498,855	506,111	506,111	
130	Letchich Acres	Planning Community #	17	17	17	17	17	17	17	17	Total
131		Year Built	89	90	91	92	93	94	95	96	
132		Parcels	3	1	1	4	1	3	6	6	
133		Commercial	2.29	1.13	0.87	2.98	0.57	12.24	35.98	12.74	203.72
134		Building Area	2,709	5,378	-	9,996	7,860	111,656	219,602	19,846	1,357,555
135		Running Acres	137.21	138.34	139.21	142.19	142.76	155.00	190.98	203.72	
136			16.45%	16.40%	16.30%	16.12%	16.18%	16.56%	16.08%	15.30%	
137		Running SF	983,197	988,575	988,575	998,571	1,006,451	1,118,107	1,337,709	1,357,555	
138	Southeast Lee County	Planning Community #				18					Total
139		Year Built	89	90	91	92	93	94	95	96	
140		Parcels				2					
141		Commercial				1.41					149.47
142		Building Area				2,248					24,011
143		Running Acres	148.06	148.06	148.06	149.47	149.47	149.47	149.47	149.47	
144			0.34%	0.34%	0.34%	0.37%	0.37%	0.37%	0.37%	0.37%	
145		Running SF	21,763	21,763	21,763	24,011	24,011	24,011	24,011	24,011	
146	North Fort Myers	Planning Community #	19	19	19	19	19	19	19	19	
147		Year Built	89	90	91	92	93	94	95	96	
148		Parcels	4	5	2	1	7	5	3	6	
149		Commercial	2.67	10.57	5.86	2.36	69.82	14.5	3.95	95.71	705.05
150		Building Area	9,816	64,771	40,070	11,032	443,245	109,075	9,133	238,495	3,963,258
151		Running Acres	502.28	512.85	518.71	521.07	590.89	605.39	609.34	705.05	
152			13.93%	13.93%	13.95%	13.94%	14.01%	14.09%	14.03%	12.90%	
153		Running SF	3,047,437	3,112,208	3,152,278	3,163,310	3,606,555	3,715,630	3,724,763	3,963,258	
154	Buckingham	Planning Community #				20	20				
155		Year Built	89	90	91	92	93	94	95	96	
156		Parcels				2	1				
157		Commercial				0.61	1.09				11.94
158		Building Area				1,664	5,636				30,077
159		Running Acres	10.24	10.24	10.24	10.85	11.94	11.94	11.94	11.94	
160			5.11%	5.11%	5.11%	5.17%	5.78%	5.78%	5.78%	5.78%	
161		Running SF	22,777	22,777	22,777	24,441	30,077	30,077	30,077	30,077	
162	Total	Planning Community #									
163		Year Built									
164		Parcels	57	42	38	37	41	50	49	31	-
165		Commercial	96	92	58	43	184	89	105	205	3,683
166		Building Area	527,443	888,728	426,814	219,431	1,445,338	690,164	649,791	772,639	22,168,485
167		Running Acres	3,268	3,360	3,418	3,462	3,645	3,734	3,839	4,044	-
168			13.28%	13.53%	13.58%	13.56%	13.79%	13.88%	13.89%	13.63%	
169		Running SF	18,909,267	19,797,995	20,224,809	20,444,240	21,889,578	22,579,742	23,229,533	24,002,172	-

Historical/Projected Commercial by Planning Community and Year Built

	A	B	III	IIII	IIIN	IIIO	IIIP	IIIQ	IIIR	IIIS	IIIT	IIIU	IIIV	IIW	IIX	IIY	IIZ	CA
1		Year Built	1980	1980	1984	1986	1986	1987		2000	2010	2020		2000	2010	2020		increase over
2	Alva	Planning Community #	1,451	1,924		2,013	2,048	2,173		2,299	2,718	2,901	Projected Units					
3		Year Built	40	38	#DIV/0!	36	36	34		30	17	3	Square Feet Per Unit					
4		Parcels								68,840	44,961	9,102	square feet by Unit	45.7	29.8	6.0	Projected Acres	
5		Commercial								73,281	73,281	73,281	Square Feet by %	48.6	48.6	48.6	98,269.26	65.21
6		Building Area	0.61%	0.17%	0.13%	0.12%	0.12%	0.11%	-0.03%	-0.33%	-0.62%		% of SF					
7		Running Acres	26	48	49	49	49	49	49	83,780	104,094	124,407	Acres					
8		Running SF	5.07%	3.47%	3.46%	3.46%	3.46%	3.46%	3.46%	3.46%	3.46%	3.46%		51.88	58.17	64.45		
9		Running SF	57,361	73,181	73,281	73,281	73,281	73,281	73,281	78,185	87,652	97,120	Square Feet					
10		Planning Community #	730	830		910	943	976		1,411	1,614	1,655						
11	Boca Grande	Year Built	457	451	#DIV/0!	423	409	395		352	209	65	Square Feet Per Unit					
12		Parcels								496,295	336,588	108,159	square feet by Unit	66.0	44.3	14.1	Projected Acres	
13		Commercial								385,380	385,380	385,380	Square Feet by %	51.2	50.7	50.2	438,798.72	57.15
14		Building Area	3.54%	0.43%	0.42%	0.39%	0.38%	0.36%	-0.59%	-2.47%	-4.35%		% of SF					
15		Running Acres	45	51	51	51	51	51	51	400,621	433,459	466,886						
16		Running SF	16.95%	16.95%	17.21%	17.21%	17.21%	17.21%	17.21%	17.27%	17.45%	17.63%		53.22	56.87	60.45		
17		Running SF	333,601	374,049	385,380	385,380	385,380	385,380	385,380	400,367	432,249	464,130						
18		Planning Community #	6,796	13,153		14,407	15,583	16,328		18,448	24,221	35,333						
19		Bonita Springs	Year Built	135	142	#DIV/0!	143	140	135		123	81	40	Square Feet Per Unit				
20	Parcels									2,265,534	1,970,913	1,411,278	square feet by Unit	411.6	338.0	229.1	Projected Acres	
21	Commercial									2,451,531	3,131,586	3,707,607	Square Feet by %	445.4	537.0	601.9	4,039,770.97	655.87
22	Building Area		9.73%	10.01%	8.84%	8.70%	9.19%	8.80%	8.73%	8.12%	7.52%		% of SF					
23	Running Acres		193	348	375	389	409	415	415	2,525,220	3,433,192	4,426,306						
24	FAR		10.93%	12.33%	12.37%	12.15%	12.26%	12.16%	12.64%	13.39%	14.14%			450.23	554.17	647.04		
25	Running SF		917,747	1,866,352	2,019,232	2,061,142	2,186,010	2,200,675	2,478,109	3,231,755	3,985,400							
26	Planning Community #		5,129	5,720		5,956	5,989	6,010		6,270	6,836	8,075						
27	Fort Myers Shores		Year Built	79	145	#DIV/0!	146	145	144		142	136	129	Square Feet Per Unit				
28		Parcels								892,929	928,777	1,044,222	square feet by Unit	145.1	141.0	148.8	Projected Acres	
29		Commercial								961,366	1,166,982	1,262,663	Square Feet by %	156.2	177.2	179.9	1,528,922.41	217.89
30		Building Area	4.28%	4.51%	3.69%	3.53%	3.37%	3.19%	3.25%	2.61%	1.97%		% of SF					
31		Running Acres	78	137	145	147	147	147	147	1,028,205	1,375,436	1,758,708						
32		Running SF	11.81%	13.97%	13.68%	13.52%	13.52%	13.52%	14.13%	15.12%	16.11%			163.60	195.29	223.09		
33		Running SF	403,268	830,676	862,914	867,983	867,983	867,983	1,006,876	1,286,136	1,565,396							
34		Planning Community #	28	594		707	875	946		1,124	1,666	2,012						
35		Burnt Store	Year Built	1,435	68	#DIV/0!	78	63	64		41	(27)	(95)	Square Feet Per Unit				
36	Parcels									46,123	(45,118)	(191,509)	square feet by Unit	10.0	(8.3)	(30.8)	Projected Acres	
37	Commercial									61,161	60,694	60,694	Square Feet by %	13.3	11.2	9.8	76,859.87	12.38
38	Building Area		0.43%	0.00%	0.12%	0.11%	0.11%	0.14%	0.02%	-0.15%	-0.32%		% of SF					
39	Running Acres		13	13	13	13	13	14	14	60,491	73,030	86,177						
40	Running SF		7.35%	7.35%	10.00%	10.00%	10.00%	10.02%	10.59%	12.42%	14.26%			13.09	13.31	13.48		
41	Running SF		40,173	40,173	54,990	54,990	54,990	60,694	60,347	72,028	83,709							
42	Planning Community #		15,962	34,486		39,128	40,063	41,106		53,544	73,457	94,871						
43	Cape Coral		Year Built	1	0	#DIV/0!	0	0	0		0	0	0	Square Feet Per Unit				
44		Parcels								14,161	14,115	11,370	square feet by Unit	5.6	5.6	4.5	Projected Acres	
45		Commercial								11,760	11,760	11,760	Square Feet by %	4.7	4.7	4.7	11,760.00	4.68
46		Building Area	0.12%	0.00%	0.00%	0.00%	0.00%	0.00%	-0.04%	-0.11%	-0.19%		% of SF					
47		Running Acres	5	5	5	5	5	5	5	11,760	11,760	11,760						
48		Running SF	5.77%	5.77%	5.77%	5.77%	5.77%	5.77%	5.77%	5.77%	5.77%	5.77%		4.68	4.68	4.68		
49		Running SF	11,760	11,760	11,760	11,760	11,760	11,760	11,760	11,760	11,760	11,760						
50		Planning Community #	1,354	1,383		1,678	1,691	1,712		1,777	1,952	1,990						
51		Captiva	Year Built	713	698	#DIV/0!	576	571	564		547	490	433	Square Feet Per Unit				
52	Parcels									972,745	956,921	861,810	square feet by Unit	214.7	211.2	190.2	Projected Acres	
53	Commercial									965,704	965,704	965,704	Square Feet by %	213.2	213.2	213.2	965,704.00	213.18
54	Building Area		10.24%	0.00%	0.00%	0.00%	0.00%	0.00%	-3.16%	-9.24%	-15.33%		% of SF					
55	Running Acres		213	213	213	213	213	213	213	965,704	965,704	965,704						
56	Running SF		10.40%	10.40%	10.40%	10.40%	10.40%	10.40%	10.40%	10.40%	10.40%	10.40%		213.18	213.18	213.18		
57	Running SF		965,704	965,704	965,704	965,704	965,704	965,704	965,704	965,704	965,704	965,704						

Historical/Projected Commercial by Planning Community and Year Built

	A	B	BL	BM	BN	BO	BP	BQ	BR	BS	BT	BU	BV	BW	BX	BY	BZ	CA	
1		Year Built	1980	1990	1994	1995	1996	1997		2000	2010	2020		2000	2010	2020		increase over	
58	Fort Myers*	Planning Community #	19,429	24,513		28,542	28,617	28,673		33,187	39,616	47,508							
59		Year Built	14	19	#DIV/0!	17	17	17		17	18	18	Square Feet Per Unit						
60		Parcels									577,552	695,864	842,169	square feet by Unit	110.1	128.0	149.7	Projected Acres	
61		Commercial									534,989	554,277	498,199	Square Feet by %	102.0	102.0	88.6	737,182.49	131.05
62		Building Area	2.90%	1.96%	1.78%	1.69%	1.61%	1.54%			1.28%	0.49%	-0.30%	% of SF					
63		Running Acres	56	90	96	96	96	97			566,290	718,585	880,066						
64		Running SF	11.13%	11.66%	11.89%	11.89%	11.89%	11.73%			12.04%	12.48%	12.91%		107.01	128.29	148.13		
65	Running SF	273,433	459,594	494,999	494,999	494,999	498,199			561,441	697,361	833,282							
66	Fort Myers Beach	Planning Community #	4,911	7,420		7,791	8,025	8,031		7,999	7,999	8,818							
67		Year Built	33	22	#DIV/0!	22	22	22		21	17	14	Square Feet Per Unit						
68		Parcels									164,175	137,527	122,227	square feet by Unit	109.3	89.1	77.1	Projected Acres	
69		Commercial									173,702	173,702	173,702	Square Feet by %	115.7	112.6	109.6	188,478.42	118.94
70		Building Area	1.69%	0.07%	0.11%	0.11%	0.10%	0.10%			-0.39%	-1.33%	-2.28%	% of SF					
71		Running Acres	113	115	117	117	117	117			177,472	186,833	196,435						
72		Running SF	3.26%	3.34%	3.41%	3.41%	3.41%	3.41%			3.45%	3.54%	3.64%		118.09	120.74	123.25		
73	Running SF	159,799	166,577	173,702	173,702	173,702	173,702			177,369	186,334	195,298							
74	Gateway/Airport*	Planning Community #	54	82		614	737	876		917	1,411	6,623							
75		Year Built	354	1,557	#DIV/0!	382	332	353		298	155	12	Square Feet Per Unit						
76		Parcels									273,506	218,631	77,323	square feet by Unit	47.3	32.7	10.2	Projected Acres	
77		Commercial									371,657	671,986	1,142,602	Square Feet by %	64.3	100.4	150.3	888,606.26	116.85
78		Building Area	0.20%	1.14%	1.67%	1.64%	1.64%	1.99%			2.17%	3.17%	4.16%	% of SF					
79		Running Acres	5	24	44	46	47	54			343,945	588,976	886,042						
80		Running SF	8.84%	12.02%	11.81%	11.77%	12.04%	13.06%			13.27%	15.36%	17.46%		55.46	71.56	83.79		
81	Running SF	19,128	127,651	227,771	234,296	244,796	309,169			320,480	478,827	637,175							
82	Daniels Parkway	Planning Community #	188	2,484		3,601	3,875	4,042		5,034	7,473	6,019							
83		Year Built	-	4	#DIV/0!	32	30	29		23	6	(12)	Square Feet Per Unit						
84		Parcels									118,000	42,795	(72,165)	square feet by Unit	16.6	6.0	(10.2)	Projected Acres	
85		Commercial									144,978	291,377	531,643	Square Feet by %	20.4	41.1	75.0	370,333.15	52.22
86		Building Area	0.00%	0.10%	0.59%	0.89%	0.85%	0.80%			0.98%	1.52%	2.07%	% of SF					
87		Running Acres	-	3	14	16	16	16			140,961	217,966	294,971						
88		Running SF	#DIV/0!	6.41%	11.82%	16.28%	16.28%	16.28%			16.28%	16.28%	16.28%		18.74	29.42	40.10		
89	Running SF	-	9,692	73,140	116,943	116,943	116,943			132,879	208,632	284,385							
90	Iona/McGregor	Planning Community #	6,136	12,318		15,353	15,709	16,050		18,834	25,190	25,718							
91		Year Built	132	194	#DIV/0!	184	181	183		181	177	174	Square Feet Per Unit						
92		Parcels									3,411,183	4,470,810	4,470,875	square feet by Unit	451.1	510.8	449.7	Projected Acres	
93		Commercial									3,425,248	5,299,204	7,784,894	Square Feet by %	453.0	605.5	783.0	7,182,308.62	722.36
94		Building Area	8.61%	16.67%	15.45%	15.26%	14.76%	14.57%			17.07%	20.63%	24.19%	% of SF					
95		Running Acres	163	353	391	401	406	428			3,624,829	5,534,213	7,807,838						
96		Running SF	11.44%	15.54%	16.07%	16.13%	16.10%	15.74%			17.36%	20.09%	22.83%		453.94	536.25	598.84		
97	Running SF	811,712	2,391,519	2,736,920	2,818,367	2,848,134	2,934,638			3,432,304	4,693,249	5,954,194							
98	San Carlos/Estero	Planning Community #	3,001	10,456		12,388	12,885	13,387		16,293	22,814	31,083							
99		Year Built	58	81	#DIV/0!	89	96	93		101	121	141	Square Feet Per Unit						
100		Parcels									1,641,681	2,757,526	4,381,890	square feet by Unit	308.9	396.0	508.8	Projected Acres	
101		Commercial									1,501,186	2,644,190	4,349,550	Square Feet by %	282.5	379.7	505.0	3,815,223.91	442.98
102		Building Area	1.86%	7.04%	6.92%	7.04%	7.72%	7.34%			8.94%	12.21%	15.49%	% of SF					
103		Running Acres	90	221	239	246	262	267			1,611,591	2,828,500	4,384,928						
104		Running SF	4.47%	8.77%	9.96%	10.26%	10.86%	10.71%			12.20%	15.99%	19.77%		272.18	298.54	314.80		
105	Running SF	175,365	842,743	1,038,017	1,101,549	1,240,719	1,244,214			1,446,366	2,078,780	2,711,193							
106	Santibel	Planning Community #	4,491	6,422		7,492	7,603	7,714		15,990	17,322	10,239							
107		Year Built	-	-	#DIV/0!	-	-	-		-	-	-	Square Feet Per Unit						
108		Parcels									-	-	square feet by Unit						
109		Commercial									-	-	Square Feet by %					Projected Acres	
110		Building Area	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%			0.00%	0.00%	0.00%	% of SF					
111		Running Acres									#DIV/0!	#DIV/0!	#DIV/0!						
112		Running SF	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!			#DIV/0!	#DIV/0!	#DIV/0!						
113	Running SF																		

Historical/Projected Commercial by Planning Community and Year Built

	A	B	BL	BM	BN	BO	BP	BQ	BR	BS	BT	BU	BV	BW	BX	BY	BZ	CA	
1		Year Built	1980	1990	1994	1995	1996	1997		2000	2010	2020		2000	2010	2020		increase over	
114	South Fort Myers	Planning Community #	13,488	23,162		24,327	24,573	24,817		28,553	35,058	32,887							
115		Year Built	186	268	#DIV/0!	322	323	334		349	408	466	Square Feet Per Unit						
116		Parcels												square feet by Unit					
117		Commercial								9,978,707	14,286,842	15,311,007	square feet by Unit	1,185.2	1,874.6	2,244.2	Projected Acres		
118		Building Area	26.87%	38.64%	40.73%	40.30%	39.20%	39.43%		9,535,761	14,179,512	20,154,791	Square Feet by %	1,132.6	1,860.6	2,954.1	16,484,102.71	2,416.09	
119		Running Acres	249	707	853	876	898	952		43.73%	51.48%	59.24%	% of SF						
120		Running SF	23.36%	20.13%	20.48%	20.53%	20.30%	19.97%		9,125,072	11,384,888	12,989,805							
121	Running SF	2,533,752	6,196,592	7,608,184	7,832,966	7,942,461	8,278,818		9,468,010	12,887,861	16,307,712		1,124.51	1,691.07	2,390.24				
122	Pine Island	Planning Community #	3,815	5,729		5,793	5,870	5,941		6,626	7,956	8,469							
123		Year Built	71	83	#DIV/0!	86	86	85		84	79	75	Square Feet Per Unit						
124		Parcels												square feet by Unit					
125		Commercial								556,563	631,493	638,095	square feet by Unit	173.8	225.2	263.1	Projected Acres		
126		Building Area	2.86%	2.20%	1.82%	1.74%	1.71%	1.62%		546,530	583,145	506,111	Square Feet by %	170.7	207.9	210.3	669,539.45	278.22	
127		Running Acres	66	143	146	147	147	147		1.41%	0.67%	-0.06%	% of SF						
128		Running SF	9.43%	7.67%	7.82%	7.80%	7.89%	7.89%		549,591	617,988	647,607							
129	Running SF	269,484	477,830	496,490	498,855	506,111	506,111		7,35%	6.44%	5.52%		178.70	254.45	355.24				
130	Lehigh Acres	Planning Community #	6,383	10,397		11,992	12,314	12,665		15,289	25,179	48,769							
131		Year Built	97	95	#DIV/0!	93	109	107		131	201	270	Square Feet Per Unit						
132		Parcels												square feet by Unit					
133		Commercial								2,001,692	5,052,983	13,189,148	square feet by Unit	296.0	801.1	2,253.5	Projected Acres		
134		Building Area	6.59%	3.81%	3.09%	3.78%	5.19%	5.05%		1,462,896	1,645,830	1,631,307	Square Feet by %	216.3	260.9	278.7	1,917,597.47	327.63	
135		Running Acres	81	137	143	155	191	204		3.66%	2.52%	1.37%	% of SF						
136		Running SF	17.59%	16.45%	16.18%	16.56%	16.08%	15.30%		1,370,685	1,679,694	1,930,841							
137	Running SF	621,706	983,197	1,006,451	1,118,107	1,337,709	1,357,555		15,52%	14.48%	13.44%		205.65	283.89	374.29				
138	Southeast Lee County	Planning Community #	362	948		1,182	1,202	1,232		1,487	1,603	1,427							
139		Year Built	53	23	#DIV/0!	20	20	19		18	14	10	Square Feet Per Unit						
140		Parcels												square feet by Unit					
141		Commercial								27,172	22,689	14,317	square feet by Unit	161.6	121.8	70.0	Projected Acres		
142		Building Area	0.20%	0.03%	0.04%	0.04%	0.04%	0.03%		24,011	24,011	24,011	Square Feet by %	142.8	128.9	117.4	29,276.46	143.15	
143		Running Acres	144	148	149	149	149	149		25,388	28,733	32,195	% of SF						
144		Running SF	0.30%	0.34%	0.37%	0.37%	0.37%	0.37%		0.39%	0.43%	0.47%		150.63	152.82	154.63			
145	Running SF	19,091	21,763	24,011	24,011	24,011	24,011		25,333	28,478	31,623								
146	North Fort Myers	Planning Community #	16,489	24,503		27,072	27,856	28,018		31,425	38,800	34,124							
147		Year Built	109	124	#DIV/0!	137	134	141		146	167	188	Square Feet Per Unit						
148		Parcels												square feet by Unit					
149		Commercial								4,584,312	6,475,755	6,412,642	square feet by Unit	739.2	980.9	915.8	Projected Acres		
150		Building Area	19.04%	13.21%	14.54%	14.60%	13.98%	14.88%		4,336,830	5,159,915	5,544,011	Square Feet by %	699.3	781.6	791.7	6,677,027.84	953.52	
151		Running Acres	342	502	591	605	609	705		13.00%	10.44%	7.88%	% of SF						
152		Running SF	12.04%	13.93%	14.01%	14.09%	14.03%	12.90%		4,413,479	5,956,596	7,652,314							
153	Running SF	1,795,278	3,047,437	3,606,555	3,715,630	3,724,763	3,963,258		14.24%	15.16%	16.08%		695.97	844.50	976.05				
154	Buckingham	Planning Community #	816	893		1,147	1,191	1,228		1,289	1,549	1,636							
155		Year Built	28	26	#DIV/0!	26	25	24		22	13	5	Square Feet Per Unit						
156		Parcels												square feet by Unit					
157		Commercial								28,187	20,476	7,472	square feet by Unit	11.0	7.6	2.6	Projected Acres		
158		Building Area	0.24%	0.00%	0.06%	0.06%	0.05%	0.05%		30,077	30,077	30,077	Square Feet by %	11.8	11.2	10.6	38,595.73	13.60	
159		Running Acres	10	10	12	12	12	12		-0.01%	-0.11%	-0.22%	% of SF						
160		Running SF	5.34%	5.11%	5.78%	5.78%	5.78%	5.78%		31,825	37,578	43,751							
161	Running SF	22,677	22,777	30,077	30,077	30,077	30,077		5,86%	6.19%	6.51%		12.43	13.67	14.79				
162	Total	Planning Community #																	
163		Year Built	112,993	189,406		214,087	219,644	223,921		267,796	344,435	410,157							
164		Parcels	-	-	-	-	-	-		28,119,358	39,020,547	48,644,431		4,509	5,935	7,496	24,642,259		
165		Commercial	-	-	-	-	-	-		26,998,047	37,052,593	48,837,986		4,344	5,635	7,183	Projected Acres		
166		Building Area	1	1	1	1	1	1		1	1	1							
167		Running Acres	1,891	3,268	3,645	3,734	3,839	4,044		4,387	5,616	6,846					11,345,787.09	0.00	
168		Running SF	11.45%	13.28%	13.79%	13.88%	13.89%	13.63%		14.47%	15.90%	17.34%							
169	Running SF	9,431,039	18,909,267	21,889,578	22,579,742	23,229,533	24,002,172		26,876,448	35,463,397	44,050,346		4,594,085	4,528.17	5,974.91	7,421.65			

Commercial by Year

Year	ACREAGES		COMMERCIAL SQUARE FEET	
	Annual Total	Running Total	Annual Total	Running Total
19	100.11	100.11	5,388	5,388
19	0.90	101.01		5,388
190	0.00	101.01	0	5,388
1900	0.25	101.26	6,513	11,901
1910	0.71	101.97	17,530	29,431
1912	0.50	102.47	6,267	35,698
1913	3.01	105.48	12,487	48,185
1917	8.09	113.57	34,323	82,508
1920	0.54	114.11	4,501	87,009
1922	0.81	114.92	3,480	90,489
1924	0.50	115.42	2,846	93,335
1925	11.36	126.78	110,055	203,390
1926	2.69	129.47	35,207	238,597
1928	0.63	130.10	18,184	256,781
1929	0.59	130.69	6,166	262,947
1930	0.96	131.65	10,197	273,144
1931	0.23	131.88	1,293	274,437
1932	0.12	132.00	2,795	277,232
1933	0.46	132.46	5,566	282,798
1934	0.15	132.61	4,068	286,866
1935	4.39	137.00	16,976	303,842
1936	0.80	137.80	14,859	318,701
1938	3.00	140.80	6,142	324,843
1939	1.23	142.03	21,025	345,868
1940	6.30	148.33	47,963	393,831
1941	0.81	149.14	7,640	401,471
1942	1.68	150.82	16,560	418,031
1943	1.07	151.89	5,437	423,468
1944	1.84	153.73	19,169	442,637
1945	27.24	180.97	17,192	459,829
1946	10.32	191.29	31,765	491,594
1947	7.54	198.83	37,413	529,007
1948	6.71	205.54	32,863	561,870
1949	5.62	211.16	41,560	603,430
1950	31.02	242.18	119,550	722,980
1951	6.79	248.97	30,105	753,085
1952	4.87	253.84	33,772	786,857
1953	23.59	277.43	119,635	906,492
1954	20.92	298.35	89,846	996,338
1955	41.24	339.59	183,788	1,180,126
1956	14.92	354.51	78,044	1,258,170
1957	15.35	369.86	78,382	1,336,552
1958	16.89	386.75	134,128	1,470,680
1959	23.81	410.56	218,109	1,688,789
1960	30.80	441.36	197,341	1,886,130

1961	15.28	456.64	113,696	1,999,826
1962	23.30	479.94	111,376	2,111,202
1963	47.41	527.35	168,903	2,280,105
1964	24.81	552.16	226,995	2,507,100
1965	21.08	573.24	125,335	2,632,435
1966	33.53	606.77	207,172	2,839,607
1967	17.78	624.55	98,299	2,937,906
1968	16.44	640.99	79,010	3,016,916
1969	31.39	672.38	251,422	3,268,338
1970	55.62	728.00	307,174	3,575,512
1971	19.06	747.06	83,426	3,658,938
1972	36.83	783.89	344,416	4,003,354
1973	116.21	900.10	659,571	4,662,925
1974	142.49	1,042.59	626,592	5,289,517
1975	76.72	1,119.31	488,545	5,778,062
1976	169.06	1,288.37	666,967	6,445,029
1977	112.77	1,401.14	905,780	7,350,809
1978	272.98	1,674.12	696,029	8,046,838
1979	109.33	1,783.45	861,632	8,908,470
1980	107.99	1,891.44	765,415	9,673,885
1981	108.27	1,999.71	621,310	10,295,195
1982	179.26	2,178.97	982,557	11,277,752
1983	152.36	2,331.33	925,165	12,202,917
1984	100.09	2,431.42	928,867	13,131,784
1985	176.60	2,608.02	1,113,838	14,245,622
1986	194.07	2,802.09	1,287,273	15,532,895
1987	134.96	2,937.05	1,032,591	16,565,486
1988	132.94	3,069.99	1,343,685	17,909,171
1989	93.78	3,163.77	521,354	18,430,525
1990	84.83	3,248.60	835,573	19,266,098
1990	7.18	3,255.78	53,852	19,319,950
1990	0.32	3,256.10	1,440	19,321,390
1991	58.03	3,314.13	423,779	19,745,169
1991	0.37	3,314.50	3,035	19,748,204
1992	43.20	3,357.70	219,431	19,967,635
1993	183.09	3,540.79	1,437,458	21,405,093
1993	0.57	3,541.36	7,880	21,412,973
1994	43.41	3,584.77	384,143	21,797,116
1994	10.65	3,595.42	109,808	21,906,924
1994	0.35	3,595.77	2,668	21,909,592
1994	4.52	3,600.29	29,687	21,939,279
1994	1.27	3,601.56	7,796	21,947,075
1994	1.17	3,602.73	2,365	21,949,440
1994	1.92	3,604.65	8,794	21,958,234
1994	16.02	3,620.67	122,743	22,080,977

Year	ACREAGES		COMMERCIAL	SQUARE FEET
	Annual Total	Running Total		
1994	9.41	3,630.08	22,160	22,103,137
1995	45.99	3,676.07	310,429	22,413,566
1995	6.76	3,682.83	35,649	22,449,215
1995	4.89	3,687.72	57,480	22,506,695
1995	2.37	3,690.09	4,797	22,511,492
1995	9.61	3,699.70	20,433	22,531,925
1995	7.42	3,707.12	23,324	22,555,249
1995	3.51	3,710.63	20,979	22,576,228
1995	5.19	3,715.82	11,681	22,587,909
1995	3.77	3,719.59	25,424	22,613,333
1995	5.65	3,725.24	49,754	22,663,087
1995	3.69	3,728.93	24,989	22,688,076
1995	6.80	3,735.73	82,187	22,770,263
1996	43.92	3,779.65	248,301	23,018,564
1996	1.28	3,780.93	5,704	23,024,268
1996	16.19	3,797.12	86,395	23,110,663
1996	20.59	3,817.71	60,054	23,170,717
1996	6.41	3,824.12	14,478	23,185,195
1996	80.81	3,904.93	245,549	23,430,744
1996	7.16	3,912.09	11,842	23,442,586
1996	3.21	3,915.30	9,066	23,451,652
1996	0.86	3,916.16	0	23,451,652
1996	4.55	3,920.71	13,586	23,465,238
Grand Total	3,920.71	3,920.71	23,465,238	23,465,238

Commercial by Planning Community and Year

Year	ACREAGES		COMMERCIAL SQUARE FEET	
	Annual Total	Running Total	Annual Total	Running Total

Alva

19		0.00		0
1920	0.29	0.29	2,990	2,990
1947	0.66	0.95	1,892	4,882
1950	3.60	4.55	5,650	10,532
1957	2.50	7.05	1,376	11,908
1958	0.74	7.79	1,728	13,636
1960	0.94	8.73	1,291	14,927
1961	0.55	9.28	1,402	16,329
1962	1.00	10.28	3,320	19,649
1963	1.35	11.63	1,597	21,246
1966	0.57	12.20	3,116	24,362
1968	1.82	14.02	1,456	25,818
1970	1.21	15.23	6,416	32,234
1971	2.41	17.64	3,482	35,716
1973	2.24	19.88	5,296	41,012
1974	4.59	24.47	11,107	52,119
1975	0.85	25.32	2,362	54,481
1979	0.66	25.98	2,880	57,361
1981	0.00	25.98	486	57,847
1982	4.35	30.33	1,180	59,027
1983	2.00	32.33	5,240	64,267
1984	1.00	33.33	100	64,367
1985	1.48	34.81	2,679	67,046
1987	0.75	35.56	120	67,166
1989	12.82	48.38	6,015	73,181
1992	0.25	48.63	100	73,281

Summary for Alva

Sum	48.63	48.63	73,281	73,281
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Boca Grande

19		0.00		0
1900	0.25	0.25	6,513	6,513
1910	0.39	0.64	14,806	21,319
1922	0.81	1.45	3,480	24,799
1925	0.08	1.53	2,976	27,775
1926	2.01	3.54	20,417	48,192
1928	0.63	4.17	18,184	66,376
1929	0.03	4.20	2,400	68,776
1930	0.05	4.25	3,609	72,385
1933	0.46	4.71	5,566	77,951
1936	0.26	4.97	9,886	87,837
1939	0.38	5.35	13,858	101,695

1948	0.43	5.78	3,228	104,923
1955	33.86	39.64	126,159	231,082
1958	0.25	39.89	1,400	232,482
1959	0.42	40.31	24,053	256,535
1962	0.45	40.76	2,328	258,863
1963	0.54	41.30	6,652	265,515
1965	0.23	41.53	2,425	267,940
1967	0.25	41.78	2,060	270,000
1971	0.11	41.89	980	270,980
1972	3.10	44.99	55,093	326,073
1976	0.08	45.07	6,168	332,241
1979	0.10	45.17	1,360	333,601
1980	3.39	48.56	31,679	365,280
1985	0.89	49.45	6,882	372,162
1987	1.22	50.67	1,887	374,049
1990	0.39	51.06	4,176	378,225
1991	0.34	51.40	7,155	385,380

Summary for Boca Grande

Sum	51.40	100.03	385,380	458,661
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Bonita Springs

19		0.00		0
1917	8.09	8.09	34,323	34,323
1920	0.25	8.34	1,511	35,834
1926	0.42	8.76	7,968	43,802
1936	0.54	9.30	4,973	48,775
1940	0.87	10.17	5,090	53,865
1944	1.25	11.42	15,088	68,953
1946	0.28	11.70	1,376	70,329
1947	4.56	16.26	16,689	87,018
1948	0.28	16.54	1,306	88,324
1949	2.04	18.58	17,665	105,989
1950	0.26	18.84	1,802	107,791
1951	0.11	18.95		107,791
1952	0.68	19.63	1,704	109,495
1953	0.89	20.52	5,254	114,749
1954	0.11	20.63		114,749
1955	1.17	21.80	6,292	121,041
1956	2.10	23.90	9,342	130,383
1957	3.06	26.96	19,976	150,359
1958	1.44	28.40	3,440	153,799
1959	2.52	30.92	14,466	168,265
1960	1.35	32.27	19,574	187,839

Year	ACREAGES		COMMERCIAL SQUARE FEET	
	Annual Total	Running Total	Annu. Total	Running Total
1961	2.86	35.13	15,053	202,892
1962	1.81	36.94	8,772	211,664
1963	21.61	58.55	31,623	243,287
1964	0.78	59.33	12,074	255,361
1965	4.17	63.50	5,800	261,161
1966	0.69	64.19	6,950	268,111
1967	0.60	64.79	5,520	273,631
1968	0.48	65.27	2,501	276,132
1969	0.55	65.82	2,400	278,532
1970	2.23	68.05	28,748	307,280
1971	0.60	68.65	3,867	311,147
1972	6.36	75.01	3,014	314,161
1973	39.23	114.24	175,417	489,578
1974	45.38	159.62	228,591	718,169
1975	3.51	163.13	11,223	729,392
1976	0.82	163.95	4,669	734,061
1977	4.37	168.32	51,299	785,360
1978	0.14	168.46	1,950	787,310
1979	24.25	192.71	130,437	917,747
1980	1.35	194.06	18,690	936,437
1981	4.49	198.55	43,303	979,740
1982	21.42	219.97	40,462	1,020,202
1983	19.10	239.07	32,144	1,052,346
1984	5.15	244.22	17,508	1,069,854
1985	23.78	268.00	165,965	1,235,819
1986	20.55	288.55	159,864	1,395,683
1987	8.24	296.79	38,431	1,434,114
1988	41.57	338.36	368,537	1,802,651
1989	9.17	347.53	63,701	1,866,352
1990	3.52	351.05	11,111	1,877,463
1991	8.58	359.63	82,651	1,960,114
1991	0.37	360.00	3,035	1,963,149
1992	5.44	365.44	30,272	1,993,421
1993	9.44	374.88	25,811	2,019,232
1994	6.52	381.40	21,222	2,040,454
1994	0.39	381.79	2,496	2,042,950
1994	0.40	382.19	3,725	2,046,675
1994	1.08	383.27	467	2,047,142
1994	6.15	389.42	14,000	2,061,142
1995	0.52	389.94	1,380	2,062,522
1995	1.65	391.59	8,857	2,071,379
1995	1.68	393.27	9,907	2,081,286
1995	7.42	400.69	23,324	2,104,610
1995	0.62	401.31	2,681	2,107,291
1995	1.96	403.27	7,070	2,114,361
1995	0.97	404.24	9,504	2,123,865
1995	5.00	409.24	62,145	2,186,010

1996	1.09	410.33	10,160	2,196,170
1996	5.05	415.38	4,505	2,200,675
Summary for Bonita Springs				
Sum	415.38	515.41	2,200,675	2,659,336

Fort Myers Shores

19		0.00		0
1925	0.71	0.71	4,961	4,961
1930	0.20	0.91	1,280	6,241
1940	0.30	1.21	1,640	7,881
1944	0.40	1.61	2,621	10,502
1945	0.33	1.94	640	11,142
1946	0.89	2.83	1,716	12,858
1947	0.33	3.16	1,151	14,009
1949	1.59	4.75	14,718	28,727
1950	1.27	6.02	10,106	38,833
1952	0.44	6.46	4,296	43,129
1954	4.25	10.71	17,845	60,974
1955	1.38	12.09	22,776	83,750
1956	0.74	12.83	6,606	90,356
1957	3.25	16.08	8,791	99,147
1958	2.13	18.21	14,749	113,896
1959	1.28	19.49	4,787	118,683
1960	3.36	22.85	13,562	132,245
1961	1.60	24.45	21,003	153,248
1962	0.48	24.93	2,200	155,448
1963	3.29	28.22	21,292	176,740
1964	0.33	28.55	1,540	178,280
1965	0.24	28.79	2,612	180,892
1966	0.49	29.28	6,212	187,104
1967	0.43	29.71	3,356	190,460
1969	0.59	30.30	6,184	196,644
1970	2.12	32.42	6,920	203,564
1971	1.19	33.61	5,268	208,832
1972	0.64	34.25	6,557	215,389
1973	2.42	36.67	15,353	230,742
1974	11.28	47.95	22,341	253,083
1975	9.18	57.13	57,823	310,906
1976	2.85	59.98	22,946	333,852
1977	0.68	60.66	9,711	343,563
1978	17.77	78.43	55,401	398,964
1979	0.76	79.19	7,204	406,168
1980	3.93	83.12	17,046	423,214
1981	6.61	89.73	74,447	497,661
1982	1.39	91.12	6,082	503,743
1983	32.71	123.83	277,582	781,325
1984	3.67	127.50	14,839	796,164

Year	ACREAGES		COMMERCIAL SQUARE FEET	
	Annual Total	Running Total	Annual Total	Running Total
1986	2.48	129.98	9,402	805,566
1987	2.46	132.44	12,295	817,861
1988	2.36	134.80	9,720	827,581
1989	2.50	137.30	5,995	833,576
1990	1.63	138.93	2,765	836,341
1991	3.64	142.57	12,432	848,773
1992	2.34	144.91	6,573	855,346
1993	2.41	147.32	17,768	873,114
1994	1.00	148.32		873,114
1994	1.52	149.84	5,069	878,183

Summary for Fort Myers Shores				
Sum	149.84	665.25	878,183	3,537,519

Burnt Store

19		0.00		0
1979	12.54	12.54	40,173	40,173
1993	0.09	12.63	14,817	54,990
1996	1.28	13.91	5,704	60,694

Summary for Burnt Store				
Sum	13.91	679.16	60,694	3,598,213

Cape Coral

19		0.00		0
1973	1.63	1.63	2,320	2,320
1975	2.79	4.42	9,340	11,660
1978	0.26	4.68	100	11,760

Summary for Cape Coral				
Sum	4.68	683.84	11,760	3,609,973

Captiva

19		0.00		0
1912	0.50	0.50	6,267	6,267
1913	3.01	3.51	12,487	18,754
1925	10.57	14.08	102,118	120,872
1935	1.37	15.45	8,287	129,159
1938	3.00	18.45	6,142	135,301
1939	0.70	19.15	5,693	140,994
1940	0.15	19.30	2,950	143,944
1943	0.72	20.02	3,499	147,443
1948	1.74	21.76	14,739	162,182
1950	0.77	22.53	2,878	165,060
1952	0.41	22.94	4,434	169,494
1953	0.45	23.39	6,454	175,948
1959	0.68	24.07	6,145	182,093
1969	0.27	24.34	2,320	184,413
1972	0.05	24.39	740	185,153
1973	0.65	25.04	5,895	191,048
1975	15.29	40.33	149,716	340,764

1976	62.15	102.48	96,009	436,773
1977	0.25	102.73	2,608	439,381
1983	0.63	103.36	3,050	442,431
1984	0.53	103.89	2,344	444,775
1985	1.44	105.33	25,333	470,108
1990	0.18	105.51	2,139	472,247
1995	1.08	106.59	10,605	482,852

Summary for Captiva				
Sum	106.59	790.43	482,852	4,092,825

Fort Myers

19		0.00		0
1924	0.50	0.50	2,846	2,846
1935	0.82	1.32	3,269	6,115
1940	0.99	2.31	6,318	12,433
1945	0.47	2.78	2,870	15,303
1948	0.71	3.49	1,647	16,950
1950	0.36	3.85	6,304	23,254
1955	0.24	4.09	2,682	25,936
1956	3.81	7.90	23,814	49,750
1957	1.92	9.82	12,111	61,861
1958	1.72	11.54	12,189	74,050
1959	1.54	13.08	12,005	86,055
1960	2.26	15.34	11,072	97,127
1961	1.39	16.73	19,263	116,390
1962	3.37	20.10	13,761	130,151
1963	0.65	20.75	5,452	135,603
1964	4.15	24.90	9,383	144,986
1965	1.05	25.95	9,939	154,925
1966	0.36	26.31	7,092	162,017
1967	0.09	26.40	440	162,457
1968	0.26	26.66	1,800	164,257
1969	1.67	28.33	18,159	182,416
1970	11.26	39.59	21,268	203,684
1971	3.00	42.59	10,042	213,726
1972	0.16	42.75	1,300	215,026
1974	0.83	43.58	11,970	226,996
1975	3.35	46.93	15,710	242,706
1976	2.02	48.95	4,284	246,990
1977	1.52	50.47	9,900	256,890
1978	4.85	55.32	14,943	271,833
1979	1.09	56.41	1,600	273,433
1980	2.05	58.46	15,120	288,553
1982	8.88	67.34	35,920	324,473
1983	2.48	69.82	1,500	325,973
1984	1.28	71.10	8,260	334,233
1985	0.69	71.79	2,600	336,833

Year	ACREAGES		COMMERCIAL SQUARE FEET	
	Annual Total	Running Total	Annual Total	Running Total
1986	4.59	76.38	40,280	377,113
1987	4.73	81.11	27,176	404,289
1988	7.63	88.74	21,843	426,132
1989	1.73	90.47	33,462	459,594
1990	0.60	91.07	18,920	478,514
1991	0.96	92.03	2,000	480,514
1993	3.57	95.60	14,485	494,999
1996	1.89	97.49	3,200	498,199
Summary for Fort Myers				
Sum	97.49	887.92	498,199	4,591,024

Fort Myers Beach

19	97.65	97.65	0	0
1926	0.26	97.91	6,822	6,822
1930	0.33	98.24	2,148	8,970
1949	0.48	98.72	7,065	16,035
1957	0.41	99.13	8,372	24,407
1966	2.00	101.13	2,898	27,305
1969	3.91	105.04	50,949	78,254
1971	0.74	105.78	7,460	85,714
1973	5.58	111.36	63,716	149,430
1976	0.50	111.86	3,644	153,074
1979	0.67	112.53	6,725	159,799
1983	0.71	113.24	2,576	162,375
1984	1.28	114.52	4,202	166,577
1990	2.48	117.00	7,125	173,702

Summary for Fort Myers Beach				
Sum	117.00	1,004.92	173,702	4,764,726

Gateway/Airport

19		0.00		0
1974	4.97	4.97	19,128	19,128
1983	17.52	22.49	56,455	75,583
1989	1.90	24.39	52,068	127,651
1990	0.49	24.88	4,320	131,971
1991	7.63	32.51	9,967	141,938
1992	3.56	36.07	10,568	152,506
1993	8.21	44.28	75,265	227,771
1994	1.40	45.68	6,525	234,296
1995	1.01	46.69	10,500	244,796
1996	7.65	54.34	64,373	309,169

Summary for Gateway/Airport				
Sum	54.34	1,059.26	309,169	5,073,895

Daniels Parkway

19		0.00		0
1985	1.86	1.86	4,939	4,939
1988	1.61	3.47	4,753	9,692

1991	5.73	9.20	51,996	61,688
1992	5.00	14.20	11,452	73,140
1994	2.29	16.49	43,803	116,943

Summary for Daniels Parkway				
Sum	16.49	1,075.75	116,943	5,190,838

Iona/McGregor

19		0.00		0
1932	0.12	0.12	2,795	2,795
1945	0.30	0.42	4,482	7,277
1950	0.36	0.78	2,462	9,739
1951	1.18	1.96	1,658	11,397
1953	0.19	2.15	439	11,836
1954	0.38	2.53	7,422	19,258
1955	1.12	3.65	14,151	33,409
1956	4.58	8.23	23,193	56,602
1957	1.95	10.18	10,986	67,588
1958	0.35	10.53	3,262	70,850
1959	0.41	10.94	3,248	74,098
1960	3.70	14.64	18,026	92,124
1961	1.41	16.05	8,294	100,418
1962	2.73	18.78	19,779	120,197
1963	1.66	20.44	1,524	121,721
1964	3.28	23.72	40,248	161,969
1965	6.70	30.42	21,319	183,288
1966	7.26	37.68	8,766	192,054
1967	1.51	39.19	22,832	214,886
1969	5.64	44.83	15,065	229,951
1970	4.10	48.93	14,474	244,425
1971	2.31	51.24	21,567	265,992
1972	3.53	54.77	19,805	285,797
1973	5.51	60.28	69,841	355,638
1974	14.00	74.28	4,460	360,098
1975	4.32	78.60	56,180	416,278
1976	40.35	118.95	185,048	601,326
1977	21.99	140.94	67,319	668,645
1978	15.38	156.32	100,965	769,610
1979	6.51	162.83	42,102	811,712
1980	7.28	170.11	44,453	856,165
1981	8.19	178.30	76,510	932,675
1982	30.28	208.58	218,511	1,151,186
1983	10.14	218.72	84,921	1,236,107
1984	6.49	225.21	39,741	1,275,848
1985	26.63	251.84	207,605	1,483,453
1986	66.66	318.50	283,663	1,767,116
1987	4.99	323.49	5,327	1,772,443
1988	25.84	349.33	550,991	2,323,434

Year	ACREAGES		COMMERCIAL SQUARE FEET	
	Annual Total	Running Total	Annual Total	Running Total
1989	3.95	353.28	68,085	2,391,519
1990	0.32	353.60	1,440	2,392,959
1991	3.47	357.07	23,101	2,416,060
1992	4.15	361.22	25,026	2,441,086
1993	29.70	390.92	295,834	2,736,920
1994	6.65	397.57	62,823	2,799,743
1994	0.35	397.92	2,668	2,802,411
1994	1.27	399.19	7,796	2,810,207
1994	1.92	401.11	8,160	2,818,367
1995	2.36	403.47	17,367	2,835,734
1995	2.65	406.12	12,400	2,848,134
1996	10.82	416.94	6,712	2,854,846
1996	0.50	417.44	2,128	2,856,974

Summary for Iona/McGregor				
Sum	417.44	1,493.19	2,856,974	8,047,812

San Carlos/Estero

19	1.55	1.55	0	0
1929	0.56	2.11	3,766	3,766
1940	0.70	2.81	6,007	9,773
1951	2.83	5.64	10,837	20,610
1957	0.14	5.78	2,189	22,799
1958	0.35	6.13	1,265	24,064
1959	1.00	7.13	1,670	25,734
1960	0.59	7.72	2,442	28,176
1961	2.00	9.72	3,120	31,296
1962	1.27	10.99	10,397	41,693
1963	0.26	11.25	1,975	43,668
1964	1.69	12.94	8,386	52,054
1965	2.84	15.78	37,300	89,354
1966	1.73	17.51	1,120	90,474
1967	1.00	18.51	2,160	92,634
1970	0.76	19.27	5,643	98,277
1971	2.15	21.42	3,916	102,193
1973	17.07	38.49	6,188	108,381
1974	30.49	68.98	9,038	117,419
1975	0.88	69.86	5,492	122,911
1976	0.56	70.42	3,663	126,574
1977	11.62	82.04	15,428	142,002
1978	3.07	85.11	21,394	163,396
1979	7.97	93.08	11,969	175,365
1980	24.95	118.03	189,081	364,446
1981	37.12	155.15	28,388	392,834
1982	7.90	163.05	39,288	432,122
1983	0.57	163.62	1,764	433,886
1984	6.69	170.31	45,322	479,208
1985	7.85	178.16	38,372	517,580

1986	23.24	201.40	197,803	715,383
1987	4.87	206.27	6,044	721,427
1988	6.22	212.49	39,685	761,112
1989	11.26	223.75	81,631	842,743
1990	2.67	226.42	24,646	867,389
1991	4.59	231.01	41,717	909,106
1992	0.67	231.68	832	909,938
1993	10.66	242.34	128,079	1,038,017
1994	4.39	246.73	45,796	1,083,813
1994	1.00	247.73	3,826	1,087,639
1994	1.76	249.49	13,910	1,101,549
1995	7.03	256.52	92,714	1,194,263
1995	1.00	257.52	6,363	1,200,626
1995	3.45	260.97	14,840	1,215,466
1995	1.22	262.19	3,397	1,218,863
1995	1.12	263.31	1,056	1,219,919
1995	1.36	264.67	11,378	1,231,297
1995	0.64	265.31	9,422	1,240,719
1996	4.54	269.85	3,495	1,244,214

Summary for San Carlos/Estero				
Sum	269.85	1,763.04	1,244,214	9,292,026

South Fort Myers

19	0.57	0.57	3,754	3,754
190	0.00	0.57	0	3,754
1940	2.90	3.47	24,410	28,164
1941	0.81	4.28	7,640	35,804
1952	0.43	4.71	1,820	37,624
1953	0.28	4.99	1,452	39,076
1954	4.76	9.75	34,782	73,858
1956	0.41	10.16	1,460	75,318
1957	1.77	11.93	7,079	82,397
1959	0.89	12.82	1,124	83,521
1960	4.70	17.52	46,508	130,029
1962	1.76	19.28	15,538	145,567
1963	8.26	27.54	67,895	213,462
1964	5.00	32.54	60,534	273,996
1965	0.72	33.26	4,147	278,143
1966	0.55	33.81	8,320	286,463
1967	1.62	35.43	17,778	304,241
1968	5.51	40.94	41,373	345,614
1969	12.67	53.61	134,925	480,539
1970	14.44	68.05	165,602	646,141
1971	1.25	69.30	7,873	654,014
1972	17.04	86.34	224,237	878,251
1973	10.54	96.88	115,194	993,445
1974	16.69	113.57	198,062	1,191,507

Year	ACREAGES		COMMERCIAL SQUARE FEET	
	Annual Total	Running Total	Annual Total	Running Total
1975	14.59	128.16	85,304	1,276,811
1976	7.29	135.45	98,372	1,375,183
1977	42.18	177.63	459,235	1,834,418
1978	36.76	214.39	222,993	2,057,411
1979	35.13	249.52	480,095	2,537,506
1980	33.05	282.57	307,877	2,845,383
1981	22.91	305.48	224,886	3,070,269
1982	62.78	368.26	515,115	3,585,384
1983	52.98	421.24	365,404	3,950,788
1984	24.47	445.71	265,026	4,215,814
1985	57.14	502.85	391,795	4,607,609
1986	39.78	542.63	293,695	4,901,304
1987	94.95	637.58	862,812	5,764,116
1988	26.08	663.66	258,898	6,023,014
1989	44.90	708.56	190,432	6,213,446
1990	66.39	774.95	727,532	6,940,978
1991	16.36	791.31	152,690	7,093,668
1992	14.29	805.60	109,214	7,202,882
1993	49.19	854.79	422,154	7,625,036
1994	18.89	873.68	190,917	7,815,953
1994	1.73	875.41	16,840	7,832,793
1994	2.10	877.51	17,025	7,849,818
1995	2.44	879.95	17,884	7,867,702
1995	1.46	881.41	8,029	7,875,731
1995	0.84	882.25	8,190	7,883,921
1995	1.15	883.40	1,400	7,885,321
1995	5.04	888.44	5,470	7,890,791
1995	2.22	890.66	16,120	7,906,911
1995	2.67	893.33		7,906,911
1995	0.32	893.65	598	7,907,509
1995	5.20	898.85	47,914	7,955,423
1995	1.16	900.01	10,620	7,966,043
1996	27.91	927.92	226,384	8,192,427
1996	2.91	930.83	8,367	8,200,794
1996	5.37	936.20	46,942	8,247,736
1996	1.36	937.56	9,973	8,257,709
1996	2.77	940.33	36,549	8,294,258
1996	2.53	942.86	8,142	8,302,400
1996	0.86	943.72	0	8,302,400
Summary for South Fort Myers				
Sum	943.72	2,706.76	8,302,400	17,594,426
Pine Island				
19		0.00		0
1910	0.32	0.32	2,724	2,724
1930	0.38	0.70	3,160	5,884
1939	0.15	0.85	1,474	7,358

1940	0.15	1.00	748	8,106
1945	17.06	18.06	6,013	14,119
1946	1.70	19.76	12,297	26,416
1947	0.23	19.99	5,460	31,876
1949	1.51	21.50	2,112	33,988
1950	3.71	25.21	14,163	48,151
1951	0.96	26.17	8,761	56,912
1952	0.10	26.27	675	57,587
1953	0.59	26.86	4,543	62,130
1954	0.48	27.34	3,555	65,685
1955	0.72	28.06	2,578	68,263
1956	0.34	28.40	3,502	71,765
1957	0.16	28.56	5,026	76,791
1958	0.66	29.22	6,292	83,083
1959	1.42	30.64	9,795	92,878
1960	4.82	35.46	5,322	98,200
1961	1.24	36.70	14,616	112,816
1962	0.24	36.94	2,950	115,766
1963	0.90	37.84	1,296	117,062
1964	1.01	38.85	5,243	122,305
1966	1.74	40.59	18,699	141,004
1968	1.75	42.34	15,040	156,044
1969	2.74	45.08	7,395	163,439
1970	1.35	46.43	10,973	174,412
1971	0.91	47.34	6,424	180,836
1972	2.03	49.37	7,321	188,157
1973	2.58	51.95	4,762	192,919
1974	1.83	53.78	5,748	198,667
1975	4.68	58.46	17,498	216,165
1976	0.13	58.59	2,880	219,045
1977	2.32	60.91	9,661	228,706
1978	2.59	63.50	16,842	245,548
1979	2.13	65.63	23,936	269,484
1980	12.96	78.59	72,615	342,099
1981	4.79	83.38	19,937	362,036
1982	27.30	110.68	32,520	394,556
1983	0.94	111.62	7,010	401,566
1984	2.09	113.71	3,316	404,882
1985	20.70	134.41	45,352	450,234
1986	2.33	136.74	10,630	460,864
1987	1.87	138.61	5,245	466,109
1988	3.78	142.39	4,281	470,390
1989	0.59	142.98	7,440	477,830
1990	1.96	144.94	16,542	494,372
1992	0.75	145.69	2,118	496,490
1994	1.17	146.86	2,365	498,855
1995	0.48	147.34	7,256	506,111

Year ACREAGES COMMERCIAL SQUARE FEET
 Annual Running Annual Running
 Total Total Total Total

Summary for Pine Island				
Sum	147.34	2,854.10	506,111	18,100,537

Lehigh Acres

19	0.34	0.34	1,634	1,634
1956	0.97	1.31	3,256	4,890
1958	8.52	9.83	82,573	87,463
1959	3.79	13.62	18,094	105,557
1960	3.98	17.60	44,336	149,893
1962	4.17	21.77	2,883	152,776
1963	0.80	22.57	5,688	158,464
1964	5.94	28.51	71,555	230,019
1965	3.66	32.17	29,240	259,259
1966	14.87	47.04	131,528	390,787
1967	1.25	48.29	12,963	403,750
1968	2.73	51.02	13,946	417,696
1969	0.88	51.90	9,291	426,987
1970	5.07	56.97	44,133	471,120
1971	3.14	60.11	8,540	479,660
1972	1.02	61.13	6,918	486,578
1973	0.25	61.38	1,890	488,468
1974	0.32	61.70	2,832	491,300
1975	3.63	65.33	13,735	505,035
1976	9.88	75.21	47,955	552,990
1977	1.04	76.25	3,724	556,714
1978	3.76	80.01	47,011	603,725
1979	1.14	81.15	17,981	621,706
1980	2.16	83.31	16,285	637,991
1981	7.57	90.88	83,082	721,073
1982	3.09	93.97	10,893	731,966
1983	3.08	97.05	15,102	747,068
1984	0.58	97.63	1,780	748,848
1985	9.70	107.33	43,036	791,884
1986	17.13	124.46	146,008	937,892
1987	2.89	127.35	9,911	947,803
1988	6.56	133.91	30,645	978,448
1989	2.29	136.20	2,709	981,157
1990	1.13	137.33	5,378	986,535
1991	0.87	138.20	0	986,535
1992	2.98	141.18	9,996	996,531
1993	0.57	141.75	7,880	1,004,411
1994	0.25	142.00	1,848	1,006,259
1994	10.65	152.65	109,808	1,116,067
1994	1.34	153.99		1,116,067
1995	32.56	186.55	170,479	1,286,546
1995	0.60	187.15	34,450	1,320,996
1995	1.29	188.44	4,859	1,325,855

1995	1.08	189.52	7,974	1,333,829
1995	0.45	189.97	1,840	1,335,669
1996	4.16	194.13	5,000	1,340,669
1996	4.63	198.76	3,700	1,344,369
1996	3.21	201.97	9,066	1,353,435
1996	0.74	202.71	2,080	1,355,515

Summary for Lehigh Acres				
Sum	202.71	3,056.81	1,355,515	19,456,052

Southeast Lee County

19		0.00		0
1961	2.41	2.41	3,915	3,915
1967	5.92	8.33	240	4,155
1969	1.40	9.73	2,060	6,215
1974	0.28	10.01	0	6,215
1978	134.25	144.26	12,876	19,091
1981	2.50	146.76	800	19,891
1986	0.30	147.06	972	20,863
1988	1.00	148.06	900	21,763
1992	1.41	149.47	2,248	24,011

Summary for Southeast Lee County				
Sum	149.47	3,206.28	24,011	19,480,063

North Fort Myers

19		0.00		0
19	0.90	0.90		0
1931	0.23	1.13	1,293	1,293
1934	0.15	1.28	4,068	5,361
1935	2.20	3.48	5,420	10,781
1940	0.24	3.72	800	11,581
1942	1.68	5.40	16,560	28,141
1943	0.35	5.75	1,938	30,079
1944	0.19	5.94	1,460	31,539
1945	9.08	15.02	3,187	34,726
1946	7.45	22.47	16,376	51,102
1947	1.76	24.23	12,221	63,323
1948	3.55	27.78	11,943	75,266
1950	18.71	46.49	74,795	150,061
1951	1.71	48.20	8,849	158,910
1952	2.81	51.01	20,843	179,753
1953	21.19	72.20	101,493	281,246
1954	10.94	83.14	26,242	307,488
1955	2.75	85.89	9,150	316,638
1956	1.97	87.86	6,871	323,509
1957	0.19	88.05	2,476	325,985
1958	0.73	88.78	7,230	333,215
1959	8.26	97.04	120,682	453,897
1960	5.10	102.14	35,208	489,105

Year	ACREAGES		COMMERCIAL SQUARE FEET	
	Annual Total	Running Total	Annual Total	Running Total
1961	1.82	103.96	27,030	516,135
1962	6.02	109.98	29,448	545,583
1963	8.09	118.07	23,909	569,492
1964	2.63	120.70	18,032	587,524
1965	1.47	122.17	12,553	600,077
1966	3.27	125.44	12,471	612,548
1967	5.11	130.55	30,950	643,498
1968	3.89	134.44	2,894	646,392
1969	1.07	135.51	2,674	649,066
1970	12.58	148.09	2,397	651,463
1971	1.25	149.34	4,007	655,470
1972	2.65	151.99	19,331	674,801
1973	25.48	177.47	184,522	859,323
1974	11.83	189.30	113,315	972,638
1975	13.65	202.95	64,162	1,036,800
1976	42.43	245.38	191,329	1,228,129
1977	26.03	271.41	273,775	1,501,904
1978	54.15	325.56	201,554	1,703,458
1979	15.55	341.11	91,820	1,795,278
1980	15.86	356.97	50,529	1,845,807
1981	14.09	371.06	69,471	1,915,278
1982	11.87	382.93	82,586	1,997,864
1983	9.00	391.93	72,317	2,070,181
1984	46.86	438.79	526,429	2,596,610
1985	24.44	463.23	179,280	2,775,890
1986	17.01	480.24	144,956	2,920,846
1987	7.99	488.23	63,343	2,984,189
1988	10.29	498.52	53,432	3,037,621
1989	2.67	501.19	9,816	3,047,437
1990	3.39	504.58	10,919	3,058,356
1990	7.18	511.76	53,852	3,112,208
1991	5.86	517.62	40,070	3,152,278
1992	2.36	519.98	11,032	3,163,310
1993	69.82	589.80	443,245	3,606,555
1994	3.42	593.22	17,734	3,624,289
1994	11.08	604.30	91,341	3,715,630
1995	1.77	606.07	4,000	3,719,630
1995	0.82	606.89	1,026	3,720,656
1995	1.36	608.25	4,107	3,724,763
1996	16.01	624.26	21,917	3,746,680
1996	0.24	624.50	1,400	3,748,080
1996	78.04	702.54	209,000	3,957,080
1996	1.42	703.96	6,178	3,963,258

Summary for North Fort Myers				
Sum	703.96	3,910.24	3,963,258	23,443,321

Buckingham

19		0.00		0
1950	1.98	1.98	1,390	1,390
1959	1.60	3.58	2,040	3,430
1970	0.50	4.08	600	4,030
1972	0.25	4.33	100	4,130
1973	3.03	7.36	9,177	13,307
1977	0.77	8.13	3,120	16,427
1979	0.83	8.96	3,350	19,777
1980	1.01	9.97	2,040	21,817
1983	0.50	10.47	100	21,917

Summary for Buckingham				
Sum	10.47	3,920.71	21,917	23,465,238

Year	ACREAGES		COMMERCIAL SQUARE FEET	
	Annual Total	Running Total	Annual Total	Running Total
Grand Total	3,920.71	3,920.71	23,465,238	23,465,238

Industrial by Year

Year	ACREAGES		INDUSTRIAL SQUARE FEET	
	Annual Total	Running Total	Annual Total	Running Total
19	5.27	5.27		
1930	0.94	6.21	1,456	1,456
1940	11.32	17.53	126,993	128,449
1941	1.04	18.57	8,208	136,657
1942	1.10	19.67	10,236	146,893
1943	2.63	22.30	28,100	174,993
1946	0.15	22.45	1,620	176,613
1948	0.80	23.25	6,257	182,870
1952	14.88	38.13	34,827	217,697
1953	1.69	39.82	18,607	236,304
1954	1.84	41.66	10,516	246,820
1955	17.77	59.43	104,083	350,903
1956	19.28	78.71	133,160	484,063
1957	6.27	84.98	40,941	525,004
1958	0.76	85.74	10,134	535,138
1959	11.89	97.63	42,258	577,396
1960	11.42	109.05	67,797	645,193
1961	18.20	127.25	77,365	722,558
1962	1.24	128.49	12,144	734,702
1963	2.41	130.90	21,616	756,318
1964	12.22	143.12	88,271	844,589
1965	14.19	157.31	130,840	975,429
1966	12.83	170.14	105,330	1,080,759
1967	18.95	189.09	122,138	1,202,897
1968	28.68	217.77	180,816	1,383,713
1969	6.60	224.37	100,161	1,483,874
1970	30.89	255.26	178,775	1,662,649
1971	14.51	269.77	55,871	1,718,520
1972	45.50	315.27	132,904	1,851,424
1973	90.03	405.30	679,856	2,531,280
1974	113.57	518.87	798,034	3,329,314
1975	24.60	543.47	141,486	3,470,800
1976	17.08	560.55	196,911	3,667,711
1977	14.57	575.12	138,833	3,806,544
1978	34.45	609.57	178,378	3,984,922
1979	61.12	670.69	451,912	4,436,834
1980	54.64	725.33	391,138	4,827,972
1981	23.61	748.94	208,307	5,036,279
1982	55.11	804.05	385,298	5,421,577
1983	105.37	909.42	261,458	5,683,035
1984	57.15	966.57	378,978	6,062,013
1985	63.63	1,030.20	503,877	6,565,890

1986	53.81	1,084.01	521,988	7,087,878
1987	32.02	1,116.03	331,794	7,419,672
1988	54.76	1,170.79	517,669	7,937,341
1989	47.09	1,217.88	494,868	8,432,209
1990	45.49	1,263.37	400,467	8,832,676
1991	30.34	1,293.71	277,951	9,110,627
1992	16.81	1,310.52	172,694	9,283,321
1993	30.30	1,340.82	119,723	9,403,044
1994	62.41	1,403.23	368,432	9,771,476
1995	17.71	1,420.94	148,033	9,919,509
1996	19.36	1,440.30	164,230	10,083,739

Year	ACREAGES		INDUSTRIAL SQUARE FEET	
	Annual Total	Running Total	Annual Total	Running Total
Lee County Unincorporated Totals				
	1,440.30	1,440.30	10,083,739	10,083,739

Industrial by Planning Community and Year

Year ACREAGES INDUSTRIAL SQUARE FEET
 Annual Running Annual Running
 Total Total Total Total

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1983	4.56	4.56	832	832
1996	0.73	5.29	8,625	9,457

Summary for				
	5.29	5.29	9,457	9,457

Alva				
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1952	12.74	12.74	14,608	14,608
1973	2.38	15.12	6,720	21,328
1975	0.26	15.38	5,568	26,896
1979	3.67	19.05	5,367	32,263

Summary for Alva				
	19.05	24.34	32,263	41,720

Boca Grande				
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1980	3.24	3.24	28,480	28,480
1990	0.41	3.65	25,229	53,709

Summary for Boca Grande				
	3.65	27.99	53,709	95,429

Bonita Springs				
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19	5.27	5.27		0
1946	0.15	5.42	1,620	1,620
1948	0.41	5.83	2,353	3,973
1957	0.76	6.59	2,698	6,671
1961	0.51	7.10	0	6,671
1967	9.15	16.25	65,850	72,521
1968	2.70	18.95	5,552	78,073
1969	0.39	19.34	7,746	85,819
1970	0.22	19.56	840	86,659
1972	1.19	20.75	6,643	93,302
1973	2.91	23.66	47,524	140,826
1974	6.32	29.98	78,318	219,144
1976	0.36	30.34	3,232	222,376
1977	1.37	31.71	6,286	228,662
1978	2.50	34.21	13,230	241,892
1979	0.93	35.14	8,996	250,888
1980	12.41	47.55	27,250	278,138
1981	3.32	50.87	26,422	304,560
1982	5.71	56.58	26,464	331,024
1983	10.51	67.09	5,380	336,404
1984	9.55	76.64	48,232	384,636
1985	1.01	77.65	13,176	397,812
1988	9.91	87.56	23,628	421,440

1989	2.30	89.86	24,150	445,590
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1990	0.58	90.44	4,000	449,590
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1991	0.91	91.35	8,260	457,850
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1992	0.92	92.27	9,474	467,324
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1994	3.27	95.54	67,120	534,444
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1995	1.09	96.63	7,588	542,032
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1996	1.55	98.18	10,657	552,689
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Summary for Bonita Springs				
	98.18	126.17	552,689	648,118

Cape Coral				
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1973	7.43	7.43	3,200	3,200
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1975	8.80	16.23	29,114	32,314
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1978	0.26	16.49	350	32,664
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Summary for Cape Coral				
	16.49	142.66	32,664	680,782

Fort Myers				
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1930	0.94	0.94	1,456	1,456
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1941	1.04	1.98	8,208	9,664
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1948	0.39	2.37	3,904	13,568
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1952	0.67	3.04	7,212	20,780
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1954	0.73	3.77	5,902	26,682
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1956	17.53	21.30	129,000	155,682
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1957	2.48	23.78	28,231	183,913
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1958	0.45	24.23	4,934	188,847
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1959	4.76	28.99	24,111	212,958
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1961	14.46	43.45	58,497	271,455
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1964	4.25	47.70	47,879	319,334
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1965	2.48	50.18	35,768	355,102
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1966	0.27	50.45	2,640	357,742
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1967	1.60	52.05	23,812	381,554
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1968	18.67	70.72	98,402	479,956
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1969	1.01	71.73	14,411	494,367
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1970	18.05	89.78	128,445	622,812
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1971	6.69	96.47	17,418	640,230
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1973	54.15	150.62	491,722	1,131,952
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1974	35.13	185.75	407,642	1,539,594
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1975	5.12	190.87	31,000	1,570,594
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1976	9.54	200.41	80,503	1,651,097
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1977	1.46	201.87	17,965	1,669,062
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1978	21.22	223.09	93,551	1,762,613
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1979	10.07	233.16	112,032	1,874,645
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Year	ACREAGES		INDUSTRIAL SQUARE FEET	
	Annual Total	Running Total	Annual Total	Running Total
1980	2.71	235.87	27,942	1,902,587
1981	3.85	239.72	34,583	1,937,170
1982	16.11	255.83	88,628	2,025,798
1983	10.73	266.56	47,286	2,073,084
1984	7.67	274.23	65,605	2,138,689
1985	19.11	293.34	154,951	2,293,640
1986	5.04	298.38	33,745	2,327,385
1987	7.29	305.67	90,015	2,417,400
1988	13.92	319.59	214,215	2,631,615
1989	9.69	329.28	108,061	2,739,676
1990	10.62	339.90	90,117	2,829,793
1991	10.58	350.48	101,162	2,930,955
1992	5.02	355.50	64,088	2,995,043
1993	7.22	362.72	29,365	3,024,408
1995	0.70	363.42	20,000	3,044,408
1996	2.69	366.11	19,190	3,063,598
Summary for Fort Myers				
	366.11	508.77	3,063,598	3,744,380
Fort Myers Beach				
1966	4.89	4.89	40,650	40,650
1969	1.00	5.89	15,380	56,030
Summary for Fort Myers Beach				
	5.89	514.66	56,030	3,800,410
Fort Myers Shores				
1955	12.67	12.67	8,004	8,004
1956	1.75	14.42	4,160	12,164
1958	0.31	14.73	5,200	17,364
1960	0.16	14.89	2,960	20,324
1970	2.00	16.89	3,728	24,052
1973	0.21	17.10	1,800	25,852
1976	0.13	17.23	1,800	27,652
1977	0.40	17.63	1,488	29,140
1978	1.32	18.95	6,528	35,668
1979	0.43	19.38	5,294	40,962
1988	5.50	24.88	11,429	52,391
1989	3.81	28.69	5,250	57,641
1993	0.50	29.19	1,170	58,811
1995	0.20	29.39	3,964	62,775
1996	10.00	39.39	77,854	140,629
Summary for Fort Myers Shores				
	39.39	554.05	140,629	3,941,039
Gateway/Airport				
1974	21.65	21.65	18,724	18,724
1975	6.38	28.03	21,804	40,528
1979	1.00	29.03	3,750	44,278

1983	29.51	58.54	27,356	71,634
1984	2.08	60.62	24,700	96,334
1987	1.90	62.52	6,250	102,584
1988	3.17	65.69	23,420	126,004
1989	6.02	71.71	95,114	221,118
1990	6.03	77.74	63,723	284,841
1991	1.21	78.95	2,400	287,241
1992	4.20	83.15	45,482	332,723
1993	9.33	92.48	58,314	391,037
1994	25.87	118.35	109,060	500,097
1995	4.53	122.88	29,417	529,514

Summary for Gateway/Airport

122.88 676.93 529,514 4,470,553

Iona/McGregor

1940	1.07	1.07	9,100	9,100
1942	1.10	2.17	10,236	19,336
1952	1.47	3.64	13,007	32,343
1953	1.28	4.92	15,162	47,505
1954	1.11	6.03	4,614	52,119
1957	0.68	6.71	4,000	56,119
1965	2.78	9.49	5,898	62,017
1967	0.09	9.58	960	62,977
1968	0.94	10.52	6,250	69,227
1969	0.36	10.88	3,608	72,835
1971	2.90	13.78	6,000	78,835
1974	5.29	19.07	20,280	99,115
1978	0.72	19.79	1,485	100,600
1979	0.79	20.58	13,064	113,664
1980	11.50	32.08	27,512	141,176
1982	1.24	33.32	16,250	157,426
1983	16.45	49.77	28,980	186,406
1984	6.63	56.40	11,765	198,171
1985	7.59	63.99	29,010	227,181
1988	4.71	68.70	55,696	282,877
1989	2.26	70.96	7,967	290,844
1993	0.50	71.46	0	290,844
1995	0.95	72.41	4,000	294,844

Summary for Iona/McGregor

72.41 749.34 294,844 4,765,397

Lehigh Acres

1960	4.08	4.08	42,699	42,699
1962	0.55	4.63	3,504	46,203
1967	2.00	6.63	15,212	61,415
1968	1.00	7.63	1,536	62,951
1970	1.16	8.79	14,750	77,701

Year	ACREAGES		INDUSTRIAL SQUARE FEET	
	Annual Total	Running Total	Annual Total	Running Total
1974	1.00	9.79	7,400	85,101
1975	0.46	10.25	2,600	87,701
1976	0.19	10.44	2,700	90,401
1979	1.65	12.09	18,255	108,656
1981	0.78	12.87	11,494	120,150
1983	0.97	13.84	4,188	124,338
1984	0.57	14.41	4,500	128,838
1986	2.18	16.59	17,300	146,138
Summary for Lehigh Acres				
	16.59	765.93	146,138	4,911,535

North Fort Myers				
1955	4.57	4.57	91,463	91,463
1957	2.35	6.92	6,012	97,475
1959	3.74	10.66	1,060	98,535
1960	4.27	14.93	16,778	115,313
1961	1.22	16.15	7,932	123,245
1962	0.69	16.84	8,640	131,885
1964	3.12	19.96	16,702	148,587
1965	3.82	23.78	15,080	163,667
1968	0.65	24.43	19,083	182,750
1970	4.00	28.43	5,000	187,750
1972	2.99	31.42	9,001	196,751
1973	10.20	41.62	35,682	232,433
1974	8.39	50.01	77,192	309,625
1975	2.56	52.57	35,610	345,235
1976	4.31	56.88	65,336	410,571
1977	1.14	58.02	16,077	426,648
1978	4.19	62.21	28,430	455,078
1979	9.79	72.00	57,861	512,939
1980	3.08	75.08	37,872	550,811
1981	0.49	75.57	6,450	557,261
1982	21.33	96.90	115,796	673,057
1983	5.89	102.79	74,936	747,993
1984	1.36	104.15	7,173	755,166
1985	4.99	109.14	61,785	816,951
1986	6.06	115.20	90,768	907,719
1987	0.64	115.84	7,826	915,545
1988	5.11	120.95	60,944	976,489
1989	4.01	124.96	44,001	1,020,490
1990	0.57	125.53	6,000	1,026,490
Summary for North Fort Myers				
	125.53	891.46	1,026,490	5,938,025

Pine Island				
1955	0.53	0.53	4,616	4,616
1968	3.00	3.53	36,200	40,816

1974	0.23	3.76	1,500	42,316
1978	1.72	5.48	3,000	45,316
1979	2.38	7.86	1,375	46,691
1981	3.15	11.01	4,038	50,729
1983	3.46	14.47	15,060	65,789
1984	0.21	14.68	837	66,626
1985	0.39	15.07	1,200	67,826
1987	5.46	20.53	37,463	105,289
1989	0.99	21.52	12,520	117,809
1990	0.99	22.51	6,595	124,404
1991	0.80	23.31	8,010	132,414
1992	0.39	23.70	3,485	135,899

Summary for Pine Island				
	23.70	915.16	135,899	6,073,924

San Carlos/Estero				
1968	1.72	1.72	13,793	13,793
1970	3.14	4.86	1,536	15,329
1971	3.55	8.41	2,793	18,122
1973	4.09	12.50	7,238	25,360
1974	24.97	37.47	66,902	92,262
1975	0.32	37.79	3,120	95,382
1977	2.00	39.79	6,000	101,382
1978	1.05	40.84	17,400	118,782
1979	12.80	53.64	44,768	163,550
1980	6.56	60.20	39,992	203,542
1981	0.29	60.49	4,950	208,492
1982	2.85	63.34	13,680	222,172
1983	19.69	83.03	27,440	249,612
1984	17.35	100.38	113,963	363,575
1985	16.57	116.95	95,108	458,683
1986	14.75	131.70	110,347	569,030
1987	4.38	136.08	32,014	601,044
1988	4.12	140.20	54,026	655,070
1989	6.37	146.57	65,094	720,164
1990	11.49	158.06	50,853	771,017
1991	1.01	159.07	3,150	774,167
1992	3.66	162.73	35,650	809,817
1993	9.84	172.57	0	809,817
1995	1.08	173.65	10,200	820,017
1996	2.34	175.99	24,841	844,858
Summary for San Carlos/Estero				
	175.99	1,091.15	844,858	6,918,782

South Fort Myers				
1940	10.25	10.25	117,893	117,893
1943	2.63	12.88	28,100	145,993

Year	ACREAGES		INDUSTRIAL*	SQUARE FEET
	Annual Total	Running Total		
1953	0.41	13.29	3,445	149,438
1959	3.39	16.68	17,087	166,525
1960	2.91	19.59	5,360	171,885
1961	2.01	21.60	10,936	182,821
1963	2.41	24.01	21,616	204,437
1964	4.85	28.86	23,690	228,127
1965	5.11	33.97	74,094	302,221
1966	7.67	41.64	62,040	364,261
1967	6.11	47.75	16,304	380,565
1969	3.84	51.59	59,016	439,581
1970	2.32	53.91	24,476	464,057
1971	1.37	55.28	29,660	493,717
1972	41.32	96.60	117,260	610,977
1973	8.66	105.26	85,970	696,947
1974	10.59	115.85	120,076	817,023
1975	0.70	116.55	12,670	829,693
1976	2.55	119.10	43,340	873,033
1977	8.20	127.30	91,017	964,050
1978	1.47	128.77	14,404	978,454
1979	17.61	146.38	181,150	1,159,604
1980	10.44	156.82	197,090	1,356,694
1981	11.73	168.55	120,370	1,477,064
1982	7.87	176.42	124,480	1,601,544
1983	3.60	180.02	30,000	1,631,544
1984	11.73	191.75	102,203	1,733,747
1985	13.97	205.72	148,647	1,882,394
1986	25.78	231.50	269,828	2,152,222
1987	12.35	243.85	158,226	2,310,448
1988	8.32	252.17	74,311	2,384,759
1989	11.64	263.81	132,711	2,517,470
1990	14.80	278.61	153,950	2,671,420
1991	15.83	294.44	154,969	2,826,389
1992	2.62	297.06	14,515	2,840,904
1993	2.91	299.97	30,874	2,871,778
1994	33.27	333.24	192,252	3,064,030
1995	9.16	342.40	72,864	3,136,894
1996	2.05	344.45	23,063	3,159,957
Summary for South Fort Myers				
	344.45	1,435.60	3,159,957	10,078,739
Southeast Lee County				
1980	4.70	4.70	5,000	5,000
Summary for Southeast Lee County				
	4.70	1,440.30	5,000	10,083,739
Lee County Unincorporated Totals				
	1,440.30	1,440.30	10,083,739	10,083,739

Residential By Planning Community and Year

Year	Total Residential Units Annual/Running Total		Single Family Annual/Running Total		Duplex Annual/Running Total		Multi Family Annual/Running Total		Mobile Homes Annual/Running Total		Permenant RVs Annual/Running Total	
19	3	3	1	1	2	2	0	0	0	0	0	0
1963	1	4	1	2	2	2	0	0	0	0	0	0
Summary for												
	4	4	2	2	2	2	0	0	0	0	0	0
Alva												
19	1973	1973	1239	1239	18	18	3	3	599	599	114	114
1940	1	1974	1	1240	18	18	3	3	599	599	114	114
1958	2	1976	2	1242	18	18	3	3	599	599	114	114
1959	1	1977	1	1243	18	18	3	3	599	599	114	114
1960	1	1978	1	1244	18	18	3	3	599	599	114	114
1961	4	1982		1244	4	22	3	3	599	599	114	114
1969	1	1983		1244		22	3	3	1	600		114
1982	1	1984	1	1245		22	3	3		600		114
1994	29	2013	25	1270		22	3	3	4	604	0	114
1995	39	2052	34	1304		22	3	3	5	609	0	114
1996	128	2180	28	1332		22	96	99	4	613		114
1997	18	2198	18	1350		22		99	4	613		114
Summary for Alva												
	2198	2202	1350	1352	22	24	99	99	613	613	114	114
Boca Grande												
19	878	878	672	672	57	57	143	143	6	6		0
1904	1	879	1	673	0	57	0	143	0	6	0	0
1939	3	882		673		57	3	146		6		0
1945	1	883	1	674		57		146		6		0
1959	1	884	1	675		57		146		6		0
1964	1	885	1	676		57		146		6		0
1979	4	889	1	677		57	3	149		6		0
1992	1	890	1	678		57		149		6		0
1994	25	915	7	685	18	75	0	149	0	6	0	0
1995	33	948	28	713	5	80		149		6		0
1996	34	982	20	733	14	94		149		6		0
1997	28	1010	8	741	4	98	16	165		6		0
Summary for Boca Grande												
	1010	3212	741	2093	98	122	165	264	6	619	0	114
Bonita Springs												
19	12775	12775	5493	5493	658	658	3671	3671	2687	2687	266	266
190	158	12933	0	5493		658		3671		2687	158	424
1948	1	12934	1	5494		658		3671		2687		424
1956	2	12936	2	5496		658		3671		2687		424

Residential By Planning Community and Year

Year	Total Residential Units		Single Family		Duplex		Multi Family		Mobile Homes		Permenant RVs	
	Annual/Running Total	Annual/Running Total	Annual/Running Total	Annual/Running Total	Annual/Running Total	Annual/Running Total	Annual/Running Total	Annual/Running Total	Annual/Running Total	Annual/Running Total	Annual/Running Total	Annual/Running Total
1957	2	12938	2	5498		658		3671		2687		424
1962	1	12939	1	5499		658		3671		2687		424
1965	13	12952		5499		658		3671	13	2700		424
1966	4	12956		5499		658	4	3675		2700		424
1970	24	12980		5499		658		3675	24	2724	0	424
1978	1	12981	1	5500		658		3675		2724		424
1980	150	13131		5500		658		3675	42	2766	108	532
1984	24	13155	0	5500		658	24	3699		2766		532
1985	7	13162		5500	2	660	5	3704		2766		532
1986	12	13174		5500		660	12	3716		2766		532
1989	1	13175	1	5501		660		3716		2766		532
1992	1	13176	1	5502		660		3716		2766		532
1994	1303	14479	283	5785	22	682	996	4712	2	2768	0	532
1995	1171	15650	448	6233	28	710	661	5373	34	2802	0	532
1996	438	16088	212	6445	34	744	189	5562	3	2805		532
Summary for Bonita Springs												
	16088	19300	6445	8538	744	866	5562	5826	2805	3424	532	646
Fort Myers Shores												
19	6028	6028	4128	4128	340	340	528	528	1032	1032	0	0
1950	3	6031	1	4129	2	342		528		1032		0
1954	13	6044	4	4133	6	348	3	531		1032		0
1955	1	6045	1	4134		348		531		1032		0
1957	3	6048		4134		348	3	534		1032		0
1958	2	6050	1	4135		348		534	1	1033		0
1959	1	6051	1	4136		348		534		1033		0
1962	2	6053	2	4138		348		534		1033		0
1967	1	6054	1	4139		348		534		1033		0
1971	1	6055	1	4140		348		534		1033		0
1976	1	6056		4140		348		534	1	1034		0
1994	25	6081	22	4162		348		534	3	1037		0
1995	34	6115	24	4186		348		534	10	1047		0
1996	22	6137	17	4203		348		534	5	1052		0
1997	9	6146	9	4212		348		534		1052		0
Summary for Fort Myers Shores												
	6146	25446	4212	12750	348	1214	534	6360	1052	4476	0	646
Burnt Store												
19	666	666	187	187		0	479	479		0		0
1994	40	706	40	227		0		479		0		0
1995	168	874	117	344	0	0	51	530		0		0
1996	83	957	67	411	4	4	12	542		0		0
1997	2	959	2	413		4		542		0		0

Residential By Planning Community and Year

Year	Total Residential Units Annual/Running Total		Single Family Annual/Running Total		Duplex Annual/Running Total		Multi Family Annual/Running Total		Mobile Homes Annual/Running Total		Permenant RVs Annual/Running Total	
Summary for Burnt Store												
	959	26405	413	13163	4	1218	542	6902		4476		646
Cape Coral												
19	97	97	65	65	28	28		0	4	4	0	0
Summary for Cape Coral												
	97	26502	65	13228	28	1246		6902	4	4480	0	646
Captiva												
19	1656	1656	746	746	28	28	882	882	0	0		0
1912	7	1663		746	2	30	5	887		0		0
1939	2	1665	2	748		30		887		0		0
1950	1	1666	1	749		30		887		0		0
1988	1	1667	1	750		30		887		0		0
1994	11	1678	11	761	0	30		887		0		0
1995	13	1691	13	774		30		887		0		0
1996	18	1709	14	788	4	34	0	887	0	0	0	0
Summary for Captiva												
	1709	28211	788	14016	34	1280	887	7789	0	4480	0	646
Fort Myers												
19	3097	3097	2051	2051	440	440	25	25	520	520	61	61
1926	1	3098	1	2052		440		25		520		61
1940	1	3099	1	2053		440		25		520		61
1950	1	3100	1	2054		440		25		520		61
1954	1	3101	1	2055		440		25		520		61
1956	1	3102	1	2056		440		25		520		61
1958	1	3103	1	2057		440		25		520		61
1965	2	3105		2057	2	442		25		520		61
1967	1	3106	1	2058		442		25		520		61
1969	2	3108	2	2060		442		25		520		61
1973	1	3109	1	2061		442		25		520		61
1983	1	3110	1	2062		442		25		520		61
1994	20	3130	20	2082		442		25		520		61
1995	42	3172	36	2118	0	442	0	25	6	526	0	61
1996	14	3186	10	2128		442		25	4	530		61
Summary for Fort Myers												
	3186	31397	2128	16144	442	1722	25	7814	530	5010	61	707
Fort Myers Beach												
19	7751	7751	2155	2155	490	490	4781	4781	325	325		0
1968	1	7752	1	2156		490		4781		325		0
1994	39	7791	20	2176		490	19	4800		325		0
1995	234	8025	12	2188	8	498	214	5014		325		0

Residential By Planning Community and Year

Year	Total Residential Units Annual/Running Total		Single Family Annual/Running Total		Duplex Annual/Running Total		Multi Family Annual/Running Total		Mobile Homes Annual/Running Total		Permenant RVs Annual/Running Total	
Summary for Fort Myers Beach												
	8025	39422	2188	18332	498	2220	5014	12828	325	5335		707
Gateway/Airport												
19	458	458	419	419	5	5	24	24	10	10		0
1991	1	459	1	420		5		24		10		0
1994	155	614	81	501	10	15	64	88		10	0	0
1995	123	737	74	575	37	52	12	100		10		0
1996	67	804	31	606	26	78	8	108	2	12		0
Summary for Gateway/Airport												
	804	40226	606	18938	78	2298	108	12936	12	5347	0	707
Daniels Parkway												
19	3429	3429	1334	1334	2	2	2080	2080	13	13		0
1976	1	3430	1	1335		2		2080		13		0
1993	3	3433	3	1338		2		2080		13		0
1994	168	3601	96	1434	0	2	72	2152		13		0
1995	274	3875	146	1580		2	128	2280		13		0
1996	85	3960	85	1665		2		2280		13		0
Summary for Daniels Parkway												
	3960	44186	1665	20603	2	2300	2280	15216	13	5360		707
Iona/McGregor												
19	15625	15625	2304	2304	382	382	5152	5152	3854	3854	3933	3933
1941	1	15626	1	2305		382		5152		3854		3933
1945	1	15627	1	2306		382		5152		3854		3933
1967	1	15628	1	2307		382		5152		3854		3933
1968	1	15629		2307		382		5152	1	3855		3933
1973	1	15630	1	2308		382		5152		3855		3933
1975	2	15632	2	2310		382		5152		3855		3933
1977	1	15633	1	2311		382		5152		3855		3933
1980		15633		2311		382		5152		3855		3933
1981	20	15653		2311		382	20	5172		3855		3933
1986	1	15654	1	2312		382		5172		3855		3933
1987	1	15655	1	2313		382		5172		3855		3933
1991	32	15687		2313		382	32	5204		3855		3933
1994	49	15736	31	2344	6	388		5204	12	3867		3933
1995	471	16207	243	2587	38	426	180	5384	10	3877		3933
1996	974	17181	275	2862		426	694	6078	5	3882		3933
1997	1	17182	1	2863		426		6078		3882		3933
Summary for Iona/McGregor												
	17182	61368	2863	23466	426	2726	6078	21294	3882	9242	3933	4640
San Carlos/Estero												

Residential By Planning Community and Year

Year	Total Residential Units		Single Family		Duplex		Multi Family		Mobile Homes		Permenant RVs	
	Annual/Running Total	Annual/Running Total	Annual/Running Total	Annual/Running Total	Annual/Running Total	Annual/Running Total	Annual/Running Total	Annual/Running Total	Annual/Running Total	Annual/Running Total	Annual/Running Total	Annual/Running Total
19	11808	11808	6042	6042	956	956	1717	1717	1261	1261	1832	1832
1958	1	11809	1	6043		956		1717		1261		1832
1964	1	11810	1	6044		956		1717		1261		1832
1980		11810		6044		956		1717		1261		1832
1989	2	11812	1	6045		956		1717	1	1262		1832
1991	69	11881	1	6046		956	68	1785		1262		1832
1994	574	12455	272	6318	72	1028	220	2005	0	1262	10	1842
1995	498	12953	388	6706	58	1086	38	2043	1	1263	13	1855
1996	294	13247	189	6895	14	1100	78	2121	0	1263	13	1868
1997	1	13248	1	6896		1100		2121		1263		1868

Summary for San Carlos/Estero

	13248	74616	6896	30362	1100	3826	2121	23415	1263	10505	1868	6508
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South Fort Myers

19	22613	22613	8318	8318	1410	1410	12621	12621	205	205	59	59
1953	1	22614	1	8319		1410		12621		205		59
1956	2	22616	2	8321		1410		12621		205		59
1958	2	22618		8321	2	1412		12621		205		59
1963	1	22619	1	8322		1412		12621		205		59
1964	1	22620	1	8323		1412		12621		205		59
1970	2	22622		8323	2	1414		12621		205		59
1972	1	22623	1	8324		1414		12621		205		59
1973	1407	24030	2	8326	2	1416		12621	1403	1608		59
1974	2	24032	2	8328		1416		12621		1608		59
1979	2	24034	2	8330		1416		12621		1608		59
1983	1	24035	1	8331		1416		12621		1608		59
1984	1	24036	1	8332		1416		12621		1608		59
1992	60	24096		8332		1416	60	12681		1608		59
1994	232	24328	77	8409	2	1418	152	12833	1	1609	0	59
1995	228	24556	153	8562	6	1424	69	12902	0	1609		59
1996	306	24862	117	8679	2	1426	187	13089		1609		59

Summary for South Fort Myers

	24862	99478	8679	39041	1426	5252	13089	36504	1609	12114	59	6567
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Pine Island

19	5638	5638	3007	3007	166	166	407	407	2035	2035	23	23
19.0	2	5640	2	3009		166		407		2035		23
1912	1	5641	1	3010		166		407		2035		23
1946	1	5642	1	3011		166		407		2035		23
1947	2	5644	1	3012		166		407	1	2036		23
1949	1	5645	1	3013		166		407		2036		23
1955	2	5647		3013	2	168		407		2036		23
1956	8	5655		3013		168	8	415		2036		23

Residential By Planning Community and Year

Year	Total Residential Units		Single Family		Duplex		Multi Family		Mobile Homes		Permenant RVs	
	Annual/Running Total		Annual/Running Total		Annual/Running Total		Annual/Running Total		Annual/Running Total		Annual/Running Total	
1957	1	5656	1	3014		168		415		2036		23
1966	1	5657	1	3015	0	168	0	415	0	2036	0	23
1975	1	5658		3015		168		415	1	2037		23
1979	1	5659	1	3016		168		415		2037		23
1980	2	5661		3016	2	170		415		2037		23
1982	92	5753		3016		170		415	92	2129		23
1988	3	5756		3016		170	3	418		2129		23
1993	1	5757	1	3017		170		418		2129		23
1994	37	5794	25	3042	2	172		418	10	2139	0	23
1995	77	5871	61	3103	6	178		418	10	2149	0	23
1996	71	5942	57	3160	6	184		418	8	2157		23
1997	13	5955	13	3173		184		418		2157		23
Summary for Pine Island												
	5955	105433	3173	42214	184	5436	418	36922	2157	14271	23	6590
Lehigh Acres												
19	11566	11566	9901	9901	451	451	1212	1212	2	2		0
1918	1	11567	1	9902		451		1212		2		0
1956	3	11570		9902		451	3	1215		2		0
1975	1	11571	1	9903		451		1215		2		0
1983	1	11572	1	9904		451		1215		2		0
1990	1	11573	1	9905		451		1215		2		0
1994	362	11935	232	10137	10	461	120	1335		2		0
1995	318	12253	313	10450	4	465		1335	1	3		0
1996	341	12594	317	10767	8	473	16	1351		3		0
1997	4	12598	4	10771		473		1351		3		0
Summary for Lehigh Acres												
	12598	118031	10771	52985	473	5909	1351	38273	3	14274		6590
Southeast Lee County												
19	1166	1166	327	327	30	30		0	599	599	210	210
1979	1	1167	1	328	0	30	0	0	0	599	0	210
1981	2	1169	1	329		30		0	1	600		210
1994	13	1182	9	338		30		0	4	604		210
1995	20	1202	13	351		30		0	7	611		210
1996	12	1214	10	361		30		0	2	613		210
Summary for Southeast Lee County												
	1214	119245	361	53346	30	5939	0	38273	613	14887	210	6800
North Fort Myers												
19	23082	23082	7711	7711	496	496	2422	2422	11672	11672	781	781
19.0	1	23083	1	7712		496		2422		11672		781
1925	1	23084	1	7713		496		2422		11672		781

Residential By Planning Community and Year

Year	Total Residential Units		Single Family		Duplex		Multi Family		Mobile Homes		Permanent RVs	
	Annual/Running Total	Annual/Running Total	Annual/Running Total	Annual/Running Total	Annual/Running Total	Annual/Running Total	Annual/Running Total	Annual/Running Total	Annual/Running Total	Annual/Running Total	Annual/Running Total	Annual/Running Total
1942	7	23091	5	7718	2	498		2422		11672		781
1950	100	23191		7718		498		2422	100	11772		781
1953	2	23193	2	7720		498		2422		11772		781
1954	2	23195	2	7722		498		2422		11772		781
1955	1	23196	1	7723		498		2422		11772		781
1960	1	23197	1	7724		498		2422		11772		781
1961	1	23198	1	7725		498		2422		11772		781
1964	3	23201		7725		498	3	2425		11772		781
1965	2	23203	1	7726		498		2425	1	11773		781
1966	2	23205		7726	2	500		2425		11773		781
1968	1	23206	1	7727		500		2425		11773		781
1971	1	23207	1	7728		500		2425		11773		781
1983	1	23208	1	7729		500		2425		11773		781
1988	1	23209	1	7730		500		2425		11773		781
1993	698	23907		7730		500		2425	698	12471		781
1994	3044	26951	114	7844	0	500	36	2461	2284	14755	610	1391
1995	784	27735	131	7975		500	40	2501	613	15368	0	1391
1996	165	27900	133	8108		500		2501	30	15398	2	1393
1997	57	27957	57	8165		500		2501		15398		1393
Summary for North Fort Myers												
	27957	147202	8165	61511	500	6439	2501	40774	15398	30285	1393	8193
Buckingham												
19	1057	1057	903	903	4	4		0	150	150		0
1979	1	1058	1	904		4		0		150		0
1983	1	1059	1	905		4		0		150		0
1994	21	1080	21	926		4		0	0	150		0
1995	45	1125	24	950	0	4		0	21	171		0
1996	44	1169	41	991		4		0	3	174		0
1997	17	1186	17	1008		4		0		174		0
Summary for Buckingham												
	1186	148388	1008	62519	4	6443		40774	174	30459		8193
Grand Total												
	148388	148388	62519	62519	6443	6443	40774	40774	30459	30459	8193	8193

Residential By Year

Year	Total Residential Units		Single Family		Duplex		Multi Family		Mobile Homes		Permenant RVs	
	Annual/Running Total	Annual/Running Total	Annual/Running Total	Annual/Running Total	Annual/Running Total	Annual/Running Total	Annual/Running Total	Annual/Running Total	Annual/Running Total	Annual/Running Total	Annual/Running Total	Annual/Running Total
19	131366	131366	57003	57003	5963	5963	36147	36147	24974	24974	7279	7279
19.0	3	131369	3	57006		5963		36147		24974		7279
190	158	131527	0	57006		5963		36147		24974	158	7437
1904	1	131528	1	57007	0	5963	0	36147	0	24974	0	7437
1912	8	131536	1	57008	2	5965	5	36152		24974		7437
1918	1	131537	1	57009		5965		36152		24974		7437
1925	1	131538	1	57010		5965		36152		24974		7437
1926	1	131539	1	57011		5965		36152		24974		7437
1939	5	131544	2	57013		5965	3	36155		24974		7437
1940	2	131546	2	57015		5965		36155		24974		7437
1941	1	131547	1	57016		5965		36155		24974		7437
1942	7	131554	5	57021	2	5967		36155		24974		7437
1945	2	131556	2	57023		5967		36155		24974		7437
1946	1	131557	1	57024		5967		36155		24974		7437
1947	2	131559	1	57025		5967		36155	1	24975		7437
1948	1	131560	1	57026		5967		36155		24975		7437
1949	1	131561	1	57027		5967		36155		24975		7437
1950	105	131666	3	57030	2	5969		36155	100	25075		7437
1953	3	131669	3	57033		5969		36155		25075		7437
1954	16	131685	7	57040	6	5975	3	36158		25075		7437
1955	4	131689	2	57042	2	5977		36158		25075		7437
1956	16	131705	5	57047		5977	11	36169		25075		7437
1957	6	131711	3	57050		5977	3	36172		25075		7437
1958	8	131719	5	57055	2	5979		36172	1	25076		7437
1959	3	131722	3	57058		5979		36172		25076		7437
1960	2	131724	2	57060		5979		36172		25076		7437
1961	5	131729	1	57061	4	5983		36172		25076		7437
1962	3	131732	3	57064		5983		36172		25076		7437
1963	2	131734	2	57066		5983		36172		25076		7437
1964	6	131740	3	57069		5983	3	36175		25076		7437
1965	17	131757	1	57070	2	5985		36175	14	25090		7437
1966	7	131764	1	57071	2	5987	4	36179	0	25090	0	7437
1967	3	131767	3	57074		5987		36179		25090		7437
1968	3	131770	2	57076		5987		36179	1	25091		7437
1969	3	131773	2	57078		5987		36179	1	25092		7437
1970	26	131799		57078	2	5989		36179	24	25116	0	7437
1971	2	131801	2	57080		5989		36179		25116		7437
1972	1	131802	1	57081		5989		36179		25116		7437
1973	1409	133211	4	57085	2	5991		36179	1403	26519		7437
1974	2	133213	2	57087		5991		36179		26519		7437
1975	4	133217	3	57090		5991		36179	1	26520		7437
1976	2	133219	1	57091		5991		36179	1	26521		7437

Residential By Year

Year	Total Residential Units		Single Family		Duplex		Multi Family		Mobile Homes		Permenant RVs	
	Annual/Running Total	Annual/Running Total	Annual/Running Total	Annual/Running Total	Annual/Running Total	Annual/Running Total	Annual/Running Total	Annual/Running Total	Annual/Running Total	Annual/Running Total	Annual/Running Total	Annual/Running Total
1977	1	133220	1	57092		5991		36179		26521		7437
1978	1	133221	1	57093		5991		36179		26521		7437
1979	9	133230	6	57099	0	5991	3	36182	0	26521	0	7437
1980	152	133382		57099	2	5993		36182	42	26563	108	7545
1981	22	133404	1	57100		5993	20	36202	1	26564		7545
1982	93	133497	1	57101		5993		36202	92	26656		7545
1983	5	133502	5	57106		5993		36202		26656		7545
1984	25	133527	1	57107		5993	24	36226		26656		7545
1985	7	133534		57107	2	5995	5	36231		26656		7545
1986	13	133547	1	57108		5995	12	36243		26656		7545
1987	1	133548	1	57109		5995		36243		26656		7545
1988	5	133553	2	57111		5995	3	36246		26656		7545
1989	3	133556	2	57113		5995		36246	1	26657		7545
1990	1	133557	1	57114		5995		36246		26657		7545
1991	102	133659	2	57116		5995	100	36346		26657		7545
1992	62	133721	2	57118		5995	60	36406		26657		7545
1993	702	134423	4	57122		5995		36406	698	27355		7545
1994	6147	140570	1386	58508	142	6137	1679	38085	2320	29675	620	8165
1995	4572	145142	2258	60766	190	6327	1393	39478	718	30393	13	8178
1996	3096	148238	1623	62389	112	6439	1280	40758	66	30459	15	8193
1997	150	148388	130	62519	4	6443	16	40774		30459		8193
Grand Total												
	148388	148388	62519	62519	6443	6443	40774	40774	30459	30459	8193	8193

Residential Acreages by Planning Community and Future Land Use Designation

Alva

total Residential Acreage 3,462.15

Residential Breakdown by Future Land Use Designation

Future Urban Areas	Acres	Airport Areas	Acres	Non-Urban Areas	Acres
Intensive Development	0.00	Airport Commerce	0.00	Rural	2,115.83
Central Urban	0.00	Airport	0.00	Rural Community Preserve	0.00
Urban Community	443.20	Interchange Areas	Acres	Outer Islands	0.00
Suburban	0.00	Industrial	0.00	Open Lands	17.28
Outlying Suburban	174.14	General	0.00	Density Reduction/ Groundwater Resource	653.21
Industrial Development	0.00	Industrial Commercial	0.00	Wetlands	57.79
Public Facilities	0.00	General Commercial	0.00		
University Community	0.00	University Village	0.00		
New Community	0.00				

Boca Grande

total Residential Acreage 311.69

Residential Breakdown by Future Land Use Designation

Future Urban Areas	Acres	Airport Areas	Acres	Non-Urban Areas	Acres
Intensive Development	0.00	Airport Commerce	0.00	Rural	0.00
Central Urban	0.00	Airport	0.00	Rural Community Preserve	0.00
Urban Community	300.68	Interchange Areas	Acres	Outer Islands	0.00
Suburban	0.00	Industrial	0.00	Open Lands	0.00
Outlying Suburban	0.00	General	0.00	Density Reduction/ Groundwater Resource	0.00
Industrial Development	0.00	Industrial Commercial	0.00	Wetlands	10.14
Public Facilities	0.92	General Commercial	0.00		
University Community	0.00	University Village	0.00		
New Community	0.00				

Bonita Springs

total Residential Acreage 3,462.18

Residential Breakdown by Future Land Use Designation

Future Urban Areas	Acres	Airport Areas	Acres	Non-Urban Areas	Acres
Intensive Development	0.57	Airport Commerce	0.00	Rural	347.26
Central Urban	87.35	Airport	0.00	Rural Community Preserve	0.00
Urban Community	2,181.85	Interchange Areas	Acres	Outer Islands	0.00
Suburban	204.45	Industrial	0.00	Open Lands	0.00
Outlying Suburban	479.59	General	29.61	Density Reduction/ Groundwater Resource	0.04
Industrial Development	15.13	Industrial Commercial	0.00	Wetlands	94.71
Public Facilities	0.00	General Commercial	0.00		
University Community	0.00	University Village	0.00		
New Community	0.00				

Residential Acreages by Planning Community and Future Land Use Designation

Buckingham

total Residential Acreage 2,870.48

Residential Breakdown by Future Land Use Designation

Future Urban Areas	Acres	Airport Areas	Acres	Non-Urban Areas	Acres
Intensive Development	0.00	Airport Commerce	0.00	Rural	0.00
Central Urban	0.00	Airport	0.00	Rural Community Preserve	2,844.31
Urban Community	16.23	Interchange Areas	Acres	OuterIslands	0.00
Suburban	0.06	Industrial	0.00	OpenLands	
OutlyingSuburban	0.53	General	0.00	Density Reduction/ Groundwater Resource	0.00
Industrial Development	0.00	Industrial Commercial	0.00	Wetlands	17.88
Public Facilities	0.00	General Commercial	0.00		
University Community	0.00	University Village	0.00		
New Community	0.00				

Burnt Store

total Residential Acreage 363.18

Residential Breakdown by Future Land Use Designation

Future Urban Areas	Acres	Airport Areas	Acres	Non-Urban Areas	Acres
Intensive Development	9.81	Airport Commerce	0.00	Rural	193.69
Central Urban	0.00	Airport	0.00	Rural Community Preserve	0.00
Urban Community	0.00	Interchange Areas	Acres	OuterIslands	0.00
Suburban	0.00	Industrial	0.00	OpenLands	137.07
OutlyingSuburban	0.00	General	0.00	Density Reduction/ Groundwater Resource	12.62
Industrial Development	0.00	Industrial Commercial	0.00	Wetlands	9.99
Public Facilities	0.00	General Commercial	0.00		
University Community	0.00	University Village	0.00		
New Community	0.00				

Cape Coral

total Residential Acreage 25.38

Residential Breakdown by Future Land Use Designation

Future Urban Areas	Acres	Airport Areas	Acres	Non-Urban Areas	Acres
Intensive Development	24.57	Airport Commerce	0.00	Rural	0.00
Central Urban	0.00	Airport	0.00	Rural Community Preserve	0.00
Urban Community	0.00	Interchange Areas	Acres	OuterIslands	0.00
Suburban	0.00	Industrial		OpenLands	
OutlyingSuburban	0.81	General	0.00	Density Reduction/ Groundwater Resource	0.00
Industrial Development	0.00	Industrial Commercial		Wetlands	0.00
Public Facilities	0.00	General Commercial			
University Community	0.00	University Village	0.00		
New Community	0.00				

Residential Acreages by Planning Community and Future Land Use Designation

Captiva

otal Residential Acreage 503.32

Residential Breakdown by Future Land Use Designation

Future Urban Areas	Acres	Airport Areas	Acres	Non-Urban Areas	Acres
Intensive Development	0.00	Airport Commerce	0.00	Rural	0.00
Central Urban	0.00	Airport	0.00	Rural Community Preserve	0.00
Urban Community	0.00	Interchange Areas	Acres	OuterIslands	92.63
Suburban	0.00	Industrial	0.00	OpenLands	0.00
OutlyingSuburban	379.04	General	0.00	Density Reduction/ Groundwater Resource	0.00
Industrial Development	0.00	Industrial Commercial	0.00	Wetlands	38.83
Public Facilities	1.32	General Commercial	0.00		
University Community	0.00	University Village	0.00		
New Community	0.00				

Daniels Parkway

otal Residential Acreage 1,713.12

Residential Breakdown by Future Land Use Designation

Future Urban Areas	Acres	Airport Areas	Acres	Non-Urban Areas	Acres
Intensive Development	0.00	Airport Commerce	0.00	Rural	1,041.37
Central Urban	0.00	Airport	0.00	Rural Community Preserve	0.00
Urban Community	0.00	Interchange Areas	Acres	OuterIslands	0.00
Suburban	0.00	Industrial	0.00	OpenLands	0.00
OutlyingSuburban	622.68	General	9.07	Density Reduction/ Groundwater Resource	0.00
Industrial Development	0.00	Industrial Commercial	0.00	Wetlands	40.63
Public Facilities	0.00	General Commercial	0.00		
University Community	0.00	University Village	0.00		
New Community	0.00				

Fort Myers

otal Residential Acreage 883.31

Residential Breakdown by Future Land Use Designation

Future Urban Areas	Acres	Airport Areas	Acres	Non-Urban Areas	Acres
Intensive Development	149.40	Airport Commerce	0.00	Rural	55.45
Central Urban	443.50	Airport	0.00	Rural Community Preserve	0.00
Urban Community	0.00	Interchange Areas	Acres	OuterIslands	0.00
Suburban	168.72	Industrial	0.00	OpenLands	0.00
OutlyingSuburban	0.00	General	0.00	Density Reduction/ Groundwater Resource	0.00
Industrial Development	43.19	Industrial Commercial	0.00	Wetlands	23.11
Public Facilities	0.00	General Commercial	0.00		
University Community	0.00	University Village	0.00		
New Community	0.00				

Residential Acreages by Planning Community and Future Land Use Designation

Fort Myers Beach

otal Residential Acreage 749.78

Residential Breakdown by Future Land Use Designation

Future Urban Areas	Acres	Airport Areas	Acres	Non-Urban Areas	Acres
Intensive Development	0.00	Airport Commerce	0.00	Rural	0.00
Central Urban	0.00	Airport	0.00	Rural Community	0.00
Urban Community	182.16	Interchange Areas	Acres	Preserve	
Suburban	540.87	Industrial		OuterIslands	0.00
OutlyingSuburban	0.00	General	0.00	OpenLands	
Industrial Development	0.00	Industrial Commercial		Density Reduction/ Groundwater Resource	0.00
Public Facilities	0.00	General Commercial		Wetlands	26.75
University Community	0.00	University Village	0.00		
New Community	0.00				

Fort Myers Shores

otal Residential Acreage 2,229.44

Residential Breakdown by Future Land Use Designation

Future Urban Areas	Acres	Airport Areas	Acres	Non-Urban Areas	Acres
Intensive Development	24.01	Airport Commerce	0.00	Rural	317.34
Central Urban	198.60	Airport	0.00	Rural Community	4.08
Urban Community	387.57	Interchange Areas	Acres	Preserve	
Suburban	1,213.88	Industrial	0.00	OuterIslands	0.00
OutlyingSuburban	0.00	General	7.25	OpenLands	
Industrial Development	0.00	Industrial Commercial	0.00	Density Reduction/ Groundwater Resource	0.00
Public Facilities	1.79	General Commercial	0.00	Wetlands	80.60
University Community	0.00	University Village	0.00		
New Community	0.00				

Gateway/Airport

otal Residential Acreage 320.43

Residential Breakdown by Future Land Use Designation

Future Urban Areas	Acres	Airport Areas	Acres	Non-Urban Areas	Acres
Intensive Development	0.00	Airport Commerce	8.03	Rural	10.90
Central Urban	0.00	Airport	0.00	Rural Community	0.00
Urban Community	0.00	Interchange Areas	Acres	Preserve	
Suburban	0.00	Industrial	0.00	OuterIslands	0.00
OutlyingSuburban	0.00	General	0.00	OpenLands	0.00
Industrial Development	64.82	Industrial Commercial	0.00	Density Reduction/ Groundwater Resource	72.96
Public Facilities	0.00	General Commercial	0.00	Wetlands	6.36
University Community	0.00	University Village	0.00		
New Community	157.35				

Residential Acreages by Planning Community and Future Land Use Designation

Iona/McGregor

total Residential Acreage 2,524.06

Residential Breakdown by Future Land Use Designation

Future Urban Areas	Acres	Airport Areas	Acres	Non-Urban Areas	Acres
Intensive Development	0.00	Airport Commerce	0.00	Rural	0.00
Central Urban	334.56	Airport	0.00	Rural Community	0.00
Urban Community	484.93	Interchange Areas	Acres	Preserve	
Suburban	1,623.75	Industrial	0.00	OuterIslands	0.00
OutlyingSuburban	38.72	General	0.00	OpenLands	
Industrial Development	6.94	Industrial Commercial	0.00	Density Reduction/ Groundwater Resource	0.00
Public Facilities	0.03	General Commercial	0.00	Wetlands	21.53
University Community	0.00	University Village	0.00		
New Community	0.00				

Lehigh Acres

total Residential Acreage 3,785.95

Residential Breakdown by Future Land Use Designation

Future Urban Areas	Acres	Airport Areas	Acres	Non-Urban Areas	Acres
Intensive Development	0.00	Airport Commerce	0.00	Rural	1.07
Central Urban	2,397.88	Airport	0.00	Rural Community	0.00
Urban Community	1,381.71	Interchange Areas	Acres	Preserve	
Suburban	0.00	Industrial	0.00	OuterIslands	0.00
OutlyingSuburban	0.00	General	0.00	OpenLands	
Industrial Development	0.00	Industrial Commercial	0.00	Density Reduction/ Groundwater Resource	0.00
Public Facilities	0.00	General Commercial	0.00	Wetlands	6.49
University Community	0.00	University Village	0.00		
New Community	0.00				

North Fort Myers

total Residential Acreage 10,360.61

Residential Breakdown by Future Land Use Designation

Future Urban Areas	Acres	Airport Areas	Acres	Non-Urban Areas	Acres
Intensive Development	310.43	Airport Commerce	0.00	Rural	537.21
Central Urban	2,189.22	Airport	0.00	Rural Community	0.00
Urban Community	0.00	Interchange Areas	Acres	Preserve	
Suburban	4,511.68	Industrial	0.00	OuterIslands	0.00
OutlyingSuburban	594.10	General	54.61	OpenLands	147.53
Industrial Development	0.49	Industrial Commercial	0.00	Density Reduction/ Groundwater Resource	1,916.90
Public Facilities	0.00	General Commercial	0.00	Wetlands	114.76
University Community	0.00	University Village	0.00		
New Community	0.00				

Residential Acreages by Planning Community and Future Land Use Designation

Pine Island

total Residential Acreage 2,062.44

Residential Breakdown by Future Land Use Designation

Future Urban Areas	Acres	Airport Areas	Acres	Non-Urban Areas	Acres
Intensive Development	4.63	Airport Commerce	0.00	Rural	768.51
Central Urban	0.00	Airport	0.00	Rural Community Preserve	0.00
Urban Community	323.09	Interchange Areas	Acres	OuterIslands	15.35
Suburban	527.88	Industrial	0.00	OpenLands	
OutlyingSuburban	244.46	General	0.00	Density Reduction/ Groundwater Resource	0.00
Industrial Development	0.00	Industrial Commercial	0.00	Wetlands	147.95
Public Facilities	0.00	General Commercial	0.00		
University Community	0.00	University Village	0.00		
New Community	0.00				

San Carlos/Estero

total Residential Acreage 2,878.93

Residential Breakdown by Future Land Use Designation

Future Urban Areas	Acres	Airport Areas	Acres	Non-Urban Areas	Acres
Intensive Development	0.00	Airport Commerce	0.00	Rural	12.52
Central Urban	16.84	Airport	0.00	Rural Community Preserve	0.00
Urban Community	709.72	Interchange Areas	Acres	OuterIslands	0.00
Suburban	1,980.05	Industrial	0.00	OpenLands	
OutlyingSuburban	63.84	General	0.00	Density Reduction/ Groundwater Resource	0.00
Industrial Development	13.17	Industrial Commercial	0.00	Wetlands	82.75
Public Facilities	0.00	General Commercial	0.00		
University Community	0.00	University Village	0.00		
New Community	0.00				

South Fort Myers

total Residential Acreage 4,505.44

Residential Breakdown by Future Land Use Designation

Future Urban Areas	Acres	Airport Areas	Acres	Non-Urban Areas	Acres
Intensive Development	526.24	Airport Commerce	0.00	Rural	0.00
Central Urban	2,292.33	Airport	0.00	Rural Community Preserve	0.00
Urban Community	521.35	Interchange Areas	Acres	OuterIslands	0.00
Suburban	1,153.55	Industrial	0.00	OpenLands	0.00
OutlyingSuburban	0.00	General	0.00	Density Reduction/ Groundwater Resource	0.00
Industrial Development	4.21	Industrial Commercial	0.00	Wetlands	7.35
Public Facilities	0.00	General Commercial	0.00		
University Community	0.00	University Village	0.00		
New Community	0.00				

Residential Acreages by Planning Community and Future Land Use Designation

Southeast Lee County

otal Residential Acreage 2,186.23

Residential Breakdown by Future Land Use Designation

Future Urban Areas	Acres	Airport Areas	Acres	Non-Urban Areas	Acres
Intensive Development	0.00	Airport Commerce	0.00	Rural	3.00
Central Urban	0.00	Airport	0.00	Rural Community Preserve	0.00
Urban Community	0.00	Interchange Areas	Acres	OuterIslands	0.00
Suburban	0.00	Industrial	0.00	OpenLands	0.00
OutlyingSuburban	0.00	General	14.27	Density Reduction/ Groundwater Resource	1,774.16
Industrial Development	0.00	Industrial Commercial	0.00	Wetlands	368.64
Public Facilities	0.00	General Commercial	0.00		
University Community	0.00	University Village	0.00		
New Community	0.00				

Grand Total

otal Residential Acreage 45,198.12

Residential Breakdown by Future Land Use Designation

Future Urban Areas	Acres	Airport Areas	Acres	Non-Urban Areas	Acres
Intensive Development	1049.66	Airport Commerce	8.03	Rural	5404.150
Central Urban	7960.28	Airport	0	Rural Community Preserve	2848.39
Urban Community	6932.49	Interchange Areas	Acres	OuterIslands	107.98
Suburban	11924.89	Industrial	0	OpenLands	301.88
OutlyingSuburban	2597.91	General	114.81	Density Reduction/ Groundwater Resource	4429.89
Industrial Development	147.95	Industrial Commercial	0	Wetlands	1156.26
Public Facilities	4.06	General Commercial	0		
University Community	0	University Village	0		
New Community	157.35				

Year 2020 Industrial Allocation Needs

	Employment as % of Pop From 08/08/95 NPA 'Study	Projected 2020 Employment	Percentage Of Employment In Industrial District	Number of Employees In Industrial District																															
Mining	0.06%	338	100.00%	338																															
Construction	4.85%	29,168	20.00%	5,834																															
Manufacturing	1.68%	10,128	100.00%	10,128																															
Manufacturing	3.00%	18,060	100.00%	18,060																															
Manufacturing	5.00%	30,100	100.00%	30,100																															
Manufacturing	7.50%	45,150	100.00%	45,150																															
TCPU	0.20%	1,217	0.00%	0																															
Wholesale	1.59%	9,543	75.00%	7,157																															
Retail	11.23%	67,622	0.00%	0																															
FIRE	5.17%	31,142	0.00%	0																															
Services	18.34%	110,409	0.00%	0																															
Government	7.77%	46,763	0.00%	0																															
Other	3.04%	18,308	25.00%	4,577																															
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Assumed Manufacturing Employment as a % of Pop.</th> <th>Total Number Of Employees in Industrial Uses</th> <th>Estimated Industrial Acreage Need</th> <th>With Safety Factor</th> <th>With Flex Factor</th> <th>Without City Industrial Acreage</th> </tr> </thead> <tbody> <tr> <td>1.68%</td> <td>28,034</td> <td>4,005</td> <td>5,406</td> <td>6,758</td> <td>5,208</td> </tr> <tr> <td>3.00%</td> <td>35,966</td> <td>5,138</td> <td>6,679</td> <td>8,349</td> <td>6,799</td> </tr> <tr> <td>5.00%</td> <td>48,006</td> <td>6,858</td> <td>8,572</td> <td>10,716</td> <td>9,166</td> </tr> <tr> <td>7.50%</td> <td>63,056</td> <td>9,008</td> <td>10,810</td> <td>13,512</td> <td>11,962</td> </tr> </tbody> </table>						Assumed Manufacturing Employment as a % of Pop.	Total Number Of Employees in Industrial Uses	Estimated Industrial Acreage Need	With Safety Factor	With Flex Factor	Without City Industrial Acreage	1.68%	28,034	4,005	5,406	6,758	5,208	3.00%	35,966	5,138	6,679	8,349	6,799	5.00%	48,006	6,858	8,572	10,716	9,166	7.50%	63,056	9,008	10,810	13,512	11,962
Assumed Manufacturing Employment as a % of Pop.	Total Number Of Employees in Industrial Uses	Estimated Industrial Acreage Need	With Safety Factor	With Flex Factor	Without City Industrial Acreage																														
1.68%	28,034	4,005	5,406	6,758	5,208																														
3.00%	35,966	5,138	6,679	8,349	6,799																														
5.00%	48,006	6,858	8,572	10,716	9,166																														
7.50%	63,056	9,008	10,810	13,512	11,962																														

APPENDIX 1

MODEL: MOD_1.

Independent: YEAR

Dependent	Mth	Rsq	d.f.	F	Sigf	b0	b1
ALVA	LIN	.978	3	135.65	.001	-81550	41.9244
BOCA	LIN	.709	3	7.29	.074	-29482	15.2384
BONITA	LIN	.989	3	282.25	.000	-1.E+06	577.233
BUCKHAM	LIN	.830	3	14.70	.031	-50757	26.0233
BURNT	LIN	.980	3	149.46	.001	-108748	54.9360
CAPE	LIN	.988	3	239.70	.001	-3.E+06	1587.78
CAPTIVA	LIN	.757	3	9.35	.055	-45676	23.7267
DANIELS	LIN	.998	3	1687.96	.000	-482885	243.959
FM	LIN	.977	3	130.17	.001	-1.E+06	608.413
FMB	LIN	.970	3	98.49	.002	-388499	198.762
FMS	LIN	.370	3	1.76	.276	-95635	51.0233
GATEWAY	LIN	.723	3	7.82	.068	-97850	49.3837
IONA	LIN	.997	3	1055.11	.000	-1.E+06	635.645
LEHIGH	LIN	1.000	3	8610.04	.000	-775776	395.041
NFM	LIN	.995	3	599.83	.000	-1.E+06	737.488
PINE	LIN	.926	3	37.51	.009	-259304	132.965
SANCARLO	LIN	.991	3	342.52	.000	-1.E+06	652.163
SANIBEL	LIN	.995	3	630.84	.000	-405751	207.180
SELEE	LIN	.471	3	2.67	.201	-100795	51.1977
SFM	LIN	.951	3	58.13	.005	-1.E+06	719.930
TOTAL	LIN	.994	3	489.60	.000	-1.E+07	7013.83

Curve Fit

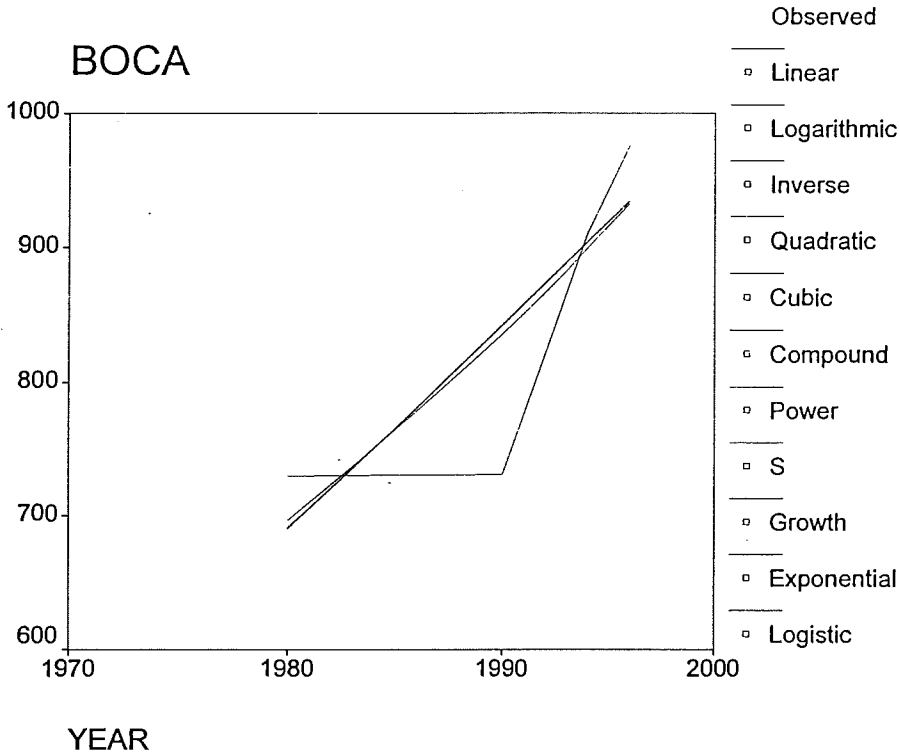
MODEL: MOD_6.

Independent: YEAR

Dependent	Mth	Rsq	d.f.	F	Sigf	Upper bound	b0	b1	b2	b3
BOCA	LIN	.709	3	7.29	.074		-29482	15.2384		
BOCA	LOG	.708	3	7.26	.074		-229100	30272.1		
BOCA	INV	.707	3	7.24	.074		31062.7	-6.E+07		
9 BOCA	QUA	.709	3	7.32	.073		-14346		.0038	
9 BOCA	CUB	.710	3	7.35	.073		-9300.4			1.3E-06
BOCA	COM	.711	3	7.37	.073		1.5E-13	1.0184		
BOCA	POW	.710	3	7.34	.073		2.7-117	36.2207		
BOCA	S	.709	3	7.32	.073		42.8871	-71955		
BOCA	GRO	.711	3	7.37	.073		-29.554	.0182		
BOCA	EXP	.711	3	7.37	.073		1.5E-13	.0182		
BOCA	LGS	.709	3	7.30	.074	1772.0	5.9E+26	.9659		

Notes:

9 Tolerance limits reached; some dependent variables were not entered.



Curve Fit

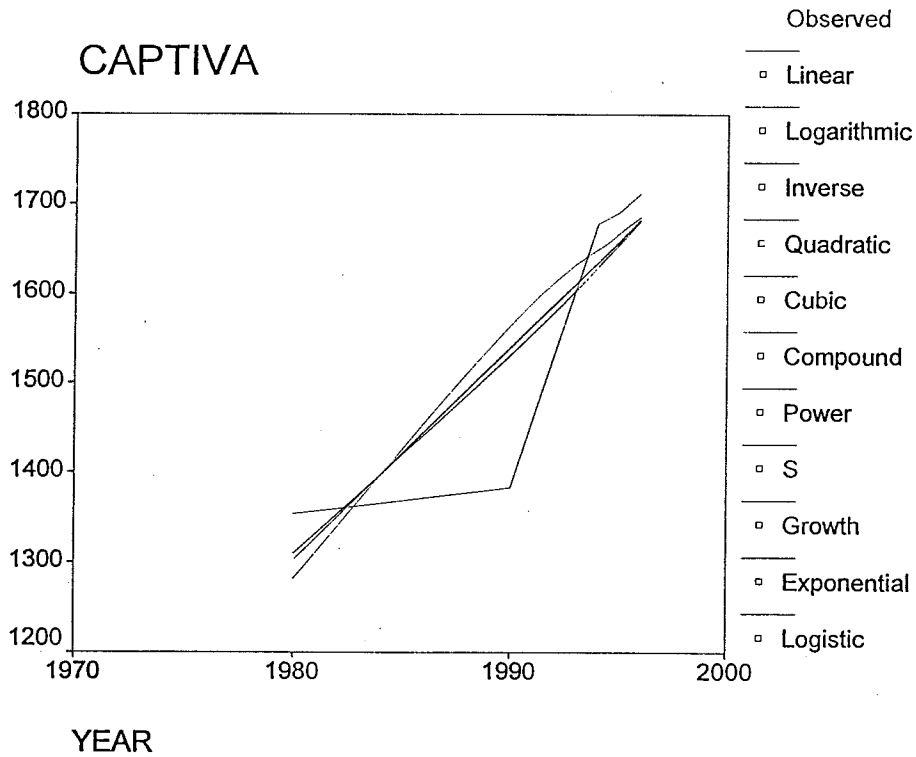
MODEL: MOD_4.

Independent: YEAR

Dependent	Mth	Rsq	d.f.	F	Sigf	Upper bound	b0	b1	b2	b3
CAPTIVA	LIN	.757	3	9.35	.055		-45676	23.7267		
CAPTIVA	LOG	.756	3	9.32	.055		-356532	47140.3		
CAPTIVA	INV	.756	3	9.28	.056		48604.5	-9.E+07		
9 CAPTIVA	QUA	.758	3	9.39	.055		-22106		.0060	
9 CAPTIVA	CUB	.759	3	9.43	.055		-14250			2.0E-06
CAPTIVA	COM	.762	3	9.61	.053		5.0E-11	1.0157		
CAPTIVA	POW	.761	3	9.57	.054		7.8-100	31.0088		
CAPTIVA	S	.761	3	9.54	.054		38.2931	-61609		
CAPTIVA	GRO	.762	3	9.61	.053		-23.725	.0156		
CAPTIVA	EXP	.762	3	9.61	.053		5.0E-11	.0156		
CAPTIVA	LGS	.748	3	8.88	.059	1949.0	1.3E+61	.9275		

Notes:

9 Tolerance limits reached; some dependent variables were not entered.



Curve Fit

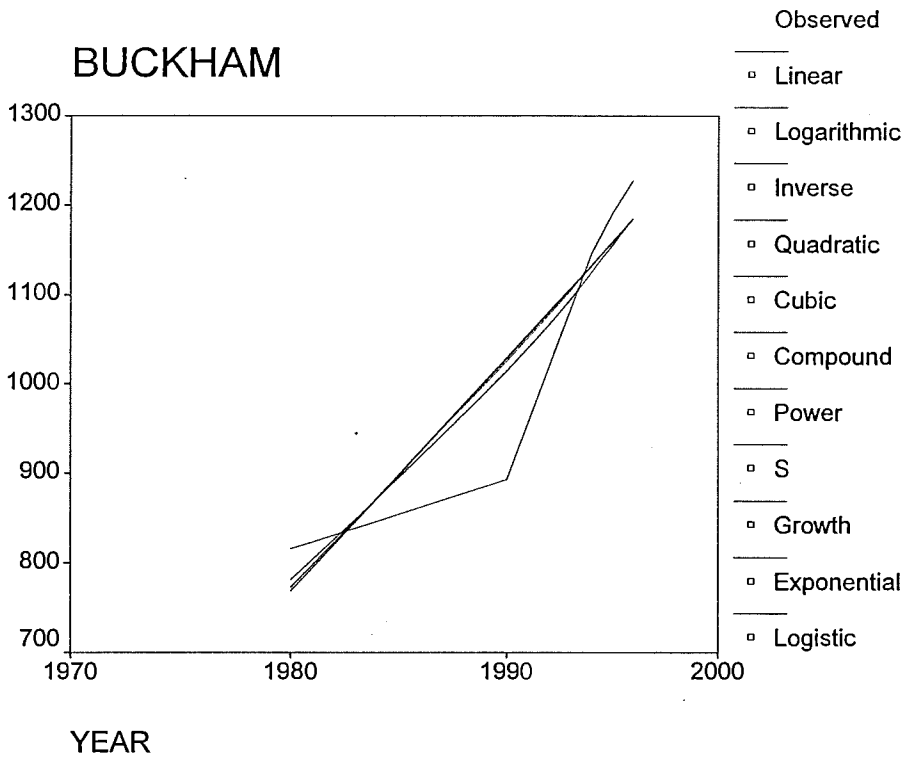
MODEL: MOD_1.

Independent: YEAR

Dependent	Mth	Rsqr	d.f.	F	Sigf	Upper bound	b0	b1	b2	b3
BUCKHAM	LIN	.830	3	14.70	.031		-50757	26.0233		
BUCKHAM	LOG	.830	3	14.63	.031		-391727	51706.4		
BUCKHAM	INV	.829	3	14.56	.032		52655.8	-1.E+08		
9 BUCKHAM	QUA	.831	3	14.77	.031		-24904		.0065	
9 BUCKHAM	CUB	.832	3	14.84	.031		-16287			2.2E-06
BUCKHAM	COM	.851	3	17.09	.026		2.9E-20	1.0264		
BUCKHAM	POW	.850	3	17.00	.026		9.8-169	51.8409		
BUCKHAM	S	.849	3	16.92	.026		58.6848	-103007		
BUCKHAM	GRO	.851	3	17.09	.026		-44.997	.0261		
BUCKHAM	EXP	.851	3	17.09	.026		2.9E-20	.0261		
BUCKHAM	LGS	.836	3	15.30	.030	2319.0	3.9E+36	.9549		

Notes:

9 Tolerance limits reached; some dependent variables were not entered.



Curve Fit

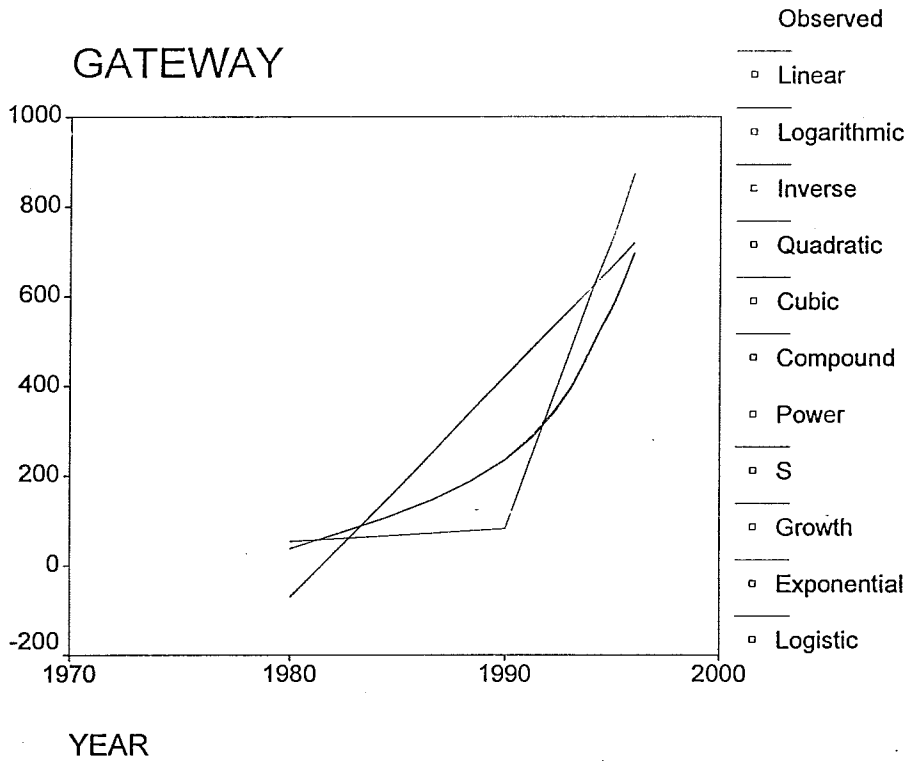
MODEL: MOD_3.

Independent: YEAR

Dependent	Mth	Rsq	d.f.	F	Sigf	Upper bound	b0	b1	b2	b3
GATEWAY	LIN	.723	3	7.82	.068		-97850	49.3837		
GATEWAY	LOG	.722	3	7.79	.068		-744772	98105.1		
GATEWAY	INV	.721	3	7.75	.069		98360.5	-2.E+08		
9 GATEWAY	QUA	.724	3	7.85	.068		-48798		.0124	
9 GATEWAY	CUB	.724	3	7.88	.067		-32448			4.2E-06
GATEWAY	COM	.804	3	12.27	.039		2.0-155	1.1993		
GATEWAY	POW	.803	3	12.22	.040		.0000	361.126		
GATEWAY	S	.802	3	12.17	.040		366.022	-717516		
GATEWAY	GRO	.804	3	12.27	.039		-356.23	.1818		
GATEWAY	EXP	.804	3	12.27	.039		2.0-155	.1818		
GATEWAY	LGS	.802	3	12.16	.040	11889	2.6+158	.8302		

Notes:

9 Tolerance limits reached; some dependent variables were not entered.



Curve Fit

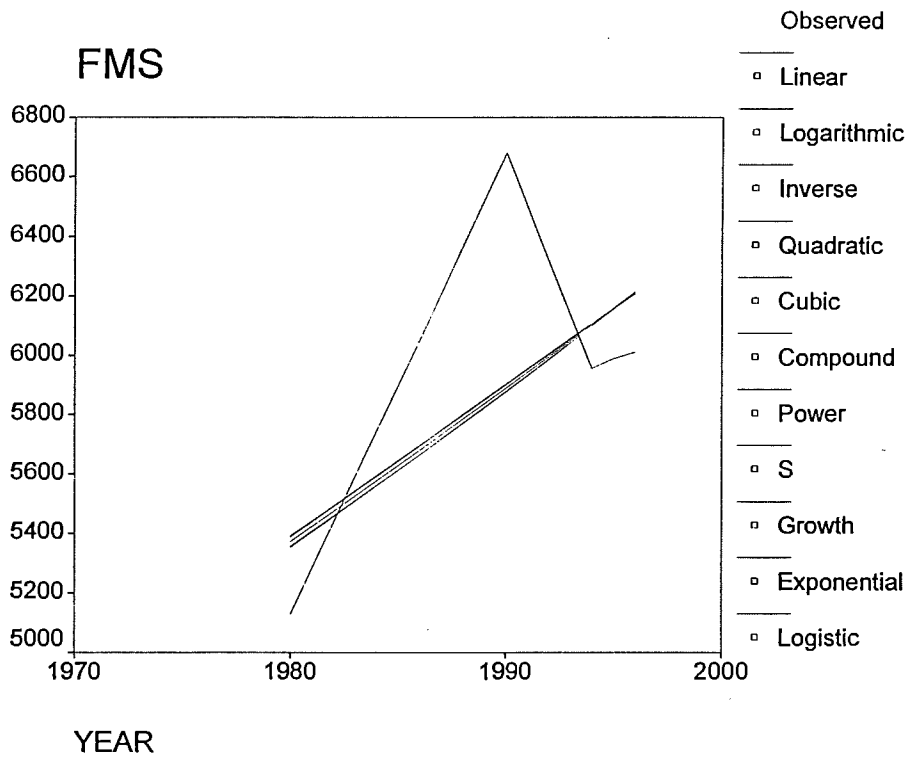
MODEL: MOD_7.

Independent: YEAR

Dependent	Mth	Rsqr	d.f.	F	Sigf	Upper bound	b0	b1	b2	b3
FMS	LIN	.370	3	1.76	.276		-95635	51.0233		
FMS	LOG	.371	3	1.77	.276		-765363	101537		
FMS	INV	.372	3	1.77	.275		107440	-2.E+08		
9 FMS	QUA	.370	3	1.76	.276		-95635	51.0233		
9 FMS	CUB	.370	3	1.76	.276		-95635	51.0233		
FMS	COM	.418	3	2.15	.239		5.6E-05	1.0093		
FMS	POW	.419	3	2.16	.238		6.6E-58	18.4755		
FMS	S	.419	3	2.17	.237		27.1525	-36762		
FMS	GRO	.418	3	2.15	.239		-9.7985	.0093		
FMS	EXP	.418	3	2.15	.239		5.6E-05	.0093		
FMS	LGS	.393	3	1.94	.258	17171	7.1E+07	.9864		

Notes:

9 Tolerance limits reached; some dependent variables were not entered.



Curve Fit

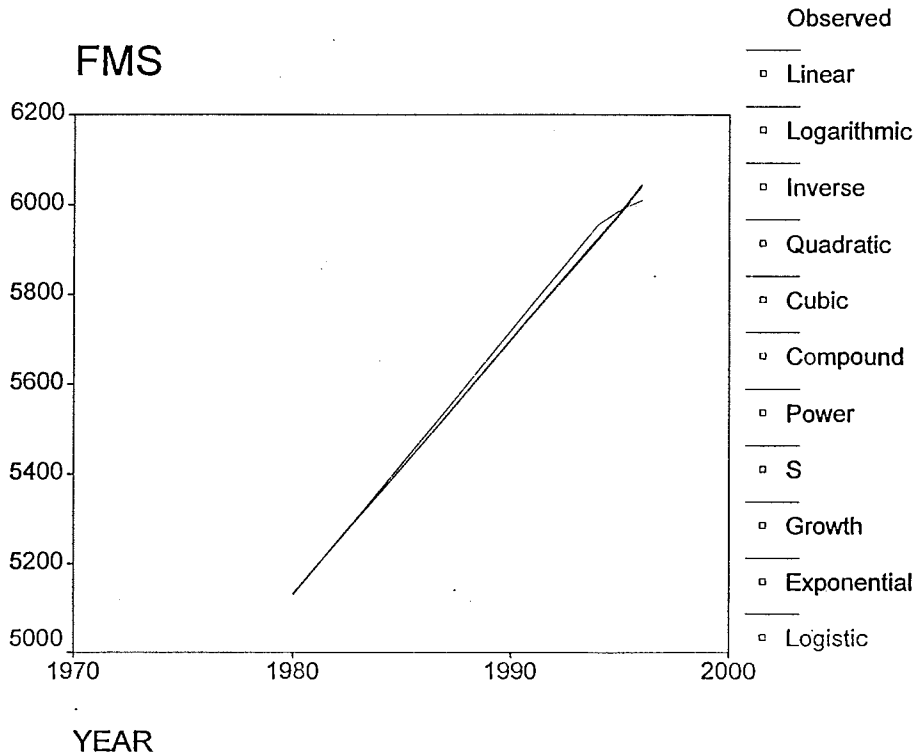
MODEL: MOD_1.

Independent: YEAR

Dependent	Mth	Rsqr	d.f.	F	Sigf	Upper bound	b0	b1	b2	b3
FMS	LIN	.997	2	606.60	.002		-107162	56.7145		
FMS	LOG	.997	2	615.23	.002		-850571	112728		
FMS	INV	.997	2	624.02	.002		118296	-2.E+08		
9 FMS	QUA	.997	2	606.60	.002		-107162	56.7145		
9 FMS	CUB	.997	2	606.60	.002		-107162	56.7145		
FMS	COM	.996	2	535.45	.002		8.3E-06	1.0103		
FMS	POW	.996	2	542.61	.002		5.4E-64	20.3169		
FMS	S	.996	2	549.90	.002		28.9387	-40383		
FMS	GRO	.996	2	535.45	.002		-11.695	.0102		
FMS	EXP	.996	2	535.45	.002		8.3E-06	.0102		
FMS	LGS	.996	2	535.45	.002		120009	.9898		
SELEE	LIN	.996	2	546.50	.002		-110186	55.8346		
SELEE	LOG	.996	2	553.82	.002		-842062	110979		
SELEE	INV	.996	2	561.26	.002		111774	-2.E+08		
9 SELEE	QUA	.996	2	546.50	.002		-110186	55.8346		
9 SELEE	CUB	.996	2	546.50	.002		-110186	55.8346		
SELEE	COM	.994	2	308.06	.003		1.7E-66	1.0827		
SELEE	POW	.994	2	311.18	.003		.0000	157.953		
SELEE	S	.994	2	314.35	.003		164.463	-313956		
SELEE	GRO	.994	2	308.06	.003		-151.44	.0795		
SELEE	EXP	.994	2	308.06	.003		1.7E-66	.0795		
SELEE	LGS	.994	2	308.06	.003		5.9E+65	.9236		

Notes:

9 Tolerance limits reached; some dependent variables were not entered.



Curve Fit

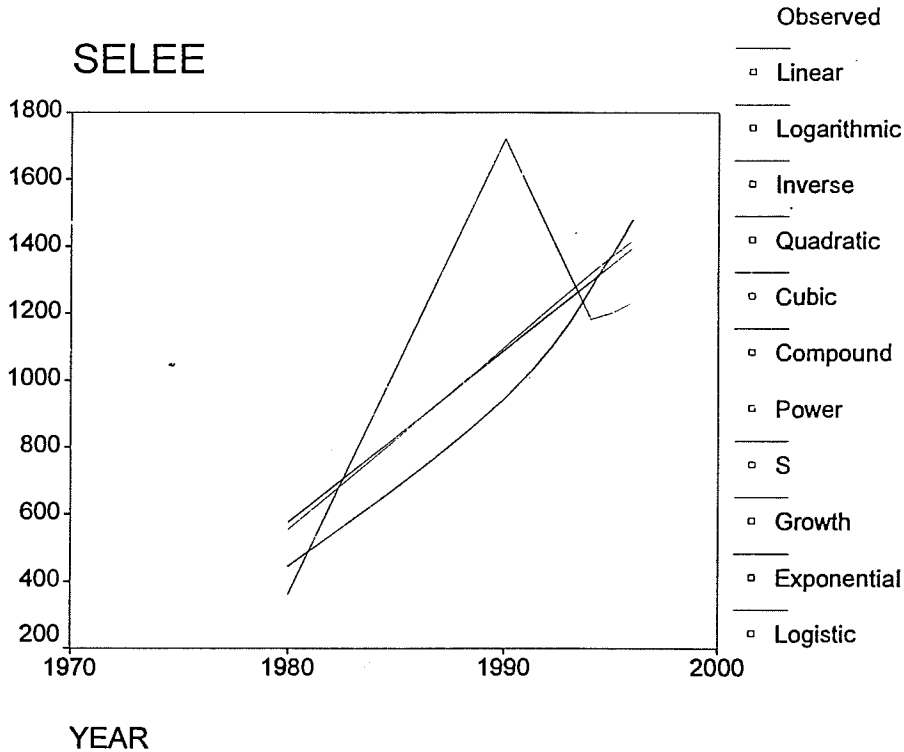
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Independent: YEAR

Dependent	Mth	Rsqr	d.f.	F	Sigf	Upper bound	b0	b1	b2	b3
SELEE	LIN	.471	3	2.67	.201		-100795	51.1977		
SELEE	LOG	.472	3	2.68	.200		-772651	101863		
SELEE	INV	.472	3	2.69	.200		102931	-2.E+08		
9 SELEE	QUA	.471	3	2.67	.201		-100795	51.1977		
9 SELEE	CUB	.471	3	2.67	.201		-100795	51.1977		
SELEE	COM	.677	3	6.29	.087		1.3E-62	1.0780		
SELEE	POW	.678	3	6.31	.087		.0000	149.303		
SELEE	S	.679	3	6.34	.086		156.076	-296958		
SELEE	GRO	.677	3	6.29	.087		-142.53	.0751		
SELEE	EXP	.677	3	6.29	.087		1.3E-62	.0751		
SELEE	LGS	.407	3	2.06	.247	2000.0	3.2E+96	.8909		

Notes:

9 Tolerance limits reached; some dependent variables were not entered.



APPENDIX 2

Lee County Planning Communities

Physical Descriptions

Division of Planning

1. ALVA

This community includes the historic Alva community depicted on the Future Land Use Map in the Urban Community Land Use Category. The rural areas surrounding Alva are also included in this community. This is the only Planning Community to include land on both sides of the Caloosahatchee River. At this date, Urban Community classifications exist in Sections 22, 27, 28, 30, Township 43 South, Range 27 East. The remaining areas in Alva Planning Community are generally non-urban areas, outlying suburban, and public facilities.

The Alva Planning Community boundaries begin at the Northeast corner of Lee County (bordering Charlotte and Hendry Counties) and run South along the county line on the Eastern range line of R 27 E. The southeastern boundary exists at the Southeastern corner of T 43 S and R 27 E. From this point, the boundary line goes approximately NNW into Section 36, T 43 S, R 27 E along the Northern border of the Lehigh Acres plat. This boundary line then heads West approximately at the North/South split line of Section 36, T 43 S, R 27 E and then South at the East/West split line of the same section back to the southern township line of T 43 S.

The southern boundary of Alva Planning Community continues West along the southern township line of T 43 S to the Southwest corner of Section 31, T 43 S, R 27 E. The boundary then turns North along the Western line of Section 31, T 43 S, R 27 E. Heading back east, the boundary then follows the Northern line of Section 31, T 43 S, R 27 E to the intersection of the centerline of Hickey Creek.

The boundary line then follows the center line of Hickey Creek northwest to the Caloosahatchee River center line. The boundary line then follows the Caloosahatchee River centerline West to the navigational channel of the Caloosahatchee River. Continuing West along the navigational channel, the boundary continues past, and includes, No. 2 Island in the SE corridor in Section 27, T 43 S, R 25 E (Strap: 27 43 25 00 00003 0000). After just passing the No. 2 Island, the boundary then heads approximately NNE 1200 feet to the center point of I-75.

Heading North from this point along the I-75 bridge, the boundary stretches approximately 2926 feet along Interstate 75 and then heads East approximately 1440 feet along parcel Strap # 274325 00 0001.0010 to the centerline of Stroud Creek. The boundary line then follows Stroud Creek North approximately 7260 feet North to South section line of Section 15, T 43 S, R 25 E. The boundary line then runs directly North along the Western line of the SE ¼ of the SE ¼ of Section 15, T 43 S, R 25 E for approximately 1650 feet. The boundary then heads East for approximately 1300 feet along Strap # 154325 00 00008 0160 and intersecting at the Western section line of Section 14, T 43 S, R 25 E. The boundary then runs North along the Western section lines of Sections 14, 11, and 2, T 43 S, R 25 E until intersecting the Lee County lines. From this intersection, the boundary line then runs East along the county line until reaching the Northeastern corner of Section 1, T 43 S, R 27 E to the point of beginning.

2. BOCA GRANDE

The Boca Grande Planning Community is part of Gasparilla Island located in the Gulf of Mexico and in the northwestern corner of Lee County. Other islands in this Planning Community include Hogan Key, Devil Fish Key, Loomis Island, Three Sisters Island, and Cayo Pelau. Road access is available only through

Charlotte County. At this date, the Lee County Future Land Use Map designates Boca Grande as primarily Urban Community along with Wetlands, Outer Islands, and Public Facilities.

The boundaries of the Boca Grande encompass Sections 5 and 6, T 43 S, R 21 E and also include Sections 1, 2, 11, 12, 13, 14, 23, 24 and 26, T 43 S, R 20 E. Section 2, T 43 S, R 20 E, marks the Northwestern corner of Boca Grande. The Western section lines Sections 11, 14, 26, 35, T 43 S, R 20 E, mark the western boundaries.

The Southern boundary includes almost all of Section 35, T 43 S, R 20 E, except for a small portion where the boundary heads Northeast 2060 feet east of the Southwest corner of Section 35, T 43 S, R 20 E. The boundary exits 230 feet north of the Southeastern corner of Section 35, T 43 S, R 20 E. From this intersection, the boundary continues in a Northeastern direction for 1330 feet into Section 36. The boundary then takes a straight easterly direction at 1060 feet north of the Southern section line and 1040 feet East of the Western section line of Section 36, T 43 S, R 20 E. The boundary then continues East until reaching the Southeastern corner.

The Eastern boundaries of the Boca Grande Planning Community extend approximately $\frac{3}{4}$ across T 43 S, R 21 E, and include all of the islands North of the southern boundary to the Lee County line. The Northern boundary then continues west to the beginning point or the Northwest corner of Lee County.

3. Bonita Springs

The Bonita Springs Planning Community includes several islands and mainland areas. Specific islands included are Goombs Point, Charlie Key, Monkey Joe Key, Mound Key, Black Island, Black Key Island #2, Block Island, Lovers Key, Davis Key Island #1, Little Davis Key Island #2, Long Key, Big Hickory Island, and others unnamed. At this date, a majority of this Planning Community is determined as Urban Community along with Rural, Outlying Suburban, Wetlands, Central Urban, Public Facilities, Industrial Development, General, and Suburban.

The Northeastern boundary of the Bonita Springs Planning Community begins at the intersection of the centerline of I-75 and the Northern section line of Section 2, T 47 S, R 25 E; thence West along the Northern section lines of Sections 2, 3, and 4, T 47 S, R 25 E. At the intersection of the Northern section line of Section 4, T 47 S, R 25 E, and the centerline of US-41, the boundary turns North on US-41 until intersecting the centerline of the Estero River. Following the centerline of the Estero River to the entrance of Estero Bay, the boundary follows the South drainage through the Koreshan Unity State Park (Strap # 314625-00-0000-0000) separating the two islands to the North. The boundary line continues Southwest in Section 35, T 46 S, R 24 E, coming approximately 130 feet North of Mound Key separating Horseshoe Keys to the North and including State of Florida Islands 1,2,3,4,5,6, (Strap # 024724-00-00001-0000) to the South.

The boundary then heads West approximately 3140 feet into Section 34, T 46 S, R 24 E, and then South into Section 3, T 47 S, R 24 E, separating Estero Island and including Coon Key. Heading South around the tip of Estero Island, the boundary enters Section 2, T 47 S, R 24 E, and then South and West through Section 11, T 47 S, R 24 E, and out to the Western Lee County line. Thence Southeast along the county line to the southwest corner of Section 31, T 47 S, R 25 E. The boundary then heads East along the Southern line of Sections 31 and 32, T 47 S, R 25 E, and then South along the Western section line of Section 4, T 48 S, R 25 E; thence East along the Southern section lines of Sections 4, 3, 2, and 1, T 48 S, R 25 E, and Sections 6, 5, 4, 3, 2, and 1, T 48 S, R 26 E; thence North on the Eastern section line of Section 1, T 48 S, R 26 E; thence West on the Northern section lines of Sections 1, 2, 3, and 4, T 48 S, R 26. The Community Boundary then heads North 4590 feet east of the Northwest corner of Section 5, T 48 S, R 26 E, for approximately 1300 feet and then West 3640 feet intersecting with the head waters of the Imperial River; thence West 1270 feet along the centerline of the Imperial River. At the intersection of the centerline of the Imperial River and the centerline of I-75, the boundary heads North on the I-75 centerline

approximately 31,700 feet to the beginning point of I-75 and the Northern section line of Section 2, T 47 S, R 25 E.

4. Fort Myers Shores

The Fort Myers Shores Planning Community is located in the northeastern portion of Lee County and is characterized by the waterways of the Caloosahatchee River, Orange River, and Hickey Creek. At this date, the Future Land Use Map of Lee County designates Fort Myers Shores primarily Rural and Suburban, along with Urban Community, Central Urban, Industrial, Commercial, Intensive Development, Public Facilities, and Wetlands.

The Fort Myers Shores boundary begins at the centerline of the Caloosahatchee River 350 feet North of where Hickey Creek drains into the Caloosahatchee River (Section 24, T 43 S, R 26 E). The boundary follows the Caloosahatchee centerline for approximately 55862 feet East and Southeast until intersecting the Western section line of Section 33, T 43 S, R 25 E. The boundary turns South for approximately 3050 feet along the Western section line of Section 33, T 43 S, R 25 E; thence approximately 240 feet Southeast between parcel strap #044425-05-00001-0040 and #054425-P2-00101-0030 intersecting with the centerline of E. Riverside Dr.; thence Southwest approximately 118 feet between parcel strap #044425-05-00008-00 and #044425-05-00008-0070; thence southeast approximately 150 feet along the southwest boundary of parcel strap #044425-05-00008-0070; thence Southeast approximately 167 feet between parcel strap #044425-05-00008-0130 and #044425-05-00008-0150 to the centerline of Birmingham Street; thence 131 feet Southwest to the Western section line of Section 4, T 44 S, R 25 E. The boundary line then heads South on the Western section lines of Section 4 and 9, T 44 S, R 25 E, approximately 3000 feet; thence Northeast approximately 660 feet along the centerline of Palm Beach Blvd; thence approximately 7610 feet along the Southern section lines of Sections 4 and 3, T 44 S, R 25 E, to the centerline of I-75; thence approximately 13,170 feet South on the I-75 centerline to the centerline of State Road 82; thence 2520 feet southeast on the State Road 82 centerline; thence approximately 3370 feet North along the Eastern boundary of parcel strap #224425-00-00009-0020; thence approximately 3880 feet East along the Southern section lines of Sections 15 and 14, T 44 S, R 25 E, thence North at the Eastern boundary line of parcel strap #144425-00-00004-302A for approximately 5260 feet through Section 14, T 44 S, R 25 E; thence approximately 51 feet West along the Northern section line of Section 14, T 44 S, R 25 E; thence North at the Eastern boundary of parcel strap #114425-00-00014-0000 for approximately 5260 feet through Section 11, T 44 S, R 25 E; thence approximately 120 feet Northeast across Tice Street to the eastern border of parcel strap #024425-00-00011-0000; thence North and Northeast along parcel strap #024425-00-00011-0000 for approximately 3450 feet; thence approximately 230 feet West on the Orange River Blvd. centerline; thence NNE 1890 feet on the centerline of Ellis Drive; thence approximately 122 feet West on the Southern section line of Section 35, T 43 S, R 25 E; thence North 640 feet along the Eastern boundary line of parcel strap #354325-00-00005-0010; thence East along the centerline of the Orange River through Sections 35 and 36, T 43 S, R 25 E and Section 31, T 43 S, R 26 E; thence East approximately 3465 feet along the centerline of Bird Road to Buckingham Road; thence East approximately 22,370 feet across the Southern section lines of Sections 32, 33, 34, 35, and 36, T 43 S, R 26 E; thence approximately 5270 feet North along the Eastern section line of Sections 36, T 43 S, R 26 E; thence approximately 3157 feet East along the Southern section line of Section 30, T 43 S, R 27 E, to the centerline of Hickey Creek; thence Northwest 15,940 feet along the centerline of Hickey Creek to the point of beginning.

5. BURNT STORE

The Burnt Store Planning Community is located in the northwestern portion of Lee County and borders Charlotte County. At this date, the Future Land Use Map of Lee County designates Burnt Store as primarily Open Lands and Wet Lands, along with small areas of Rural and Outlying Suburban.

The Northwest boundary of Burnt Store Planning Community begins at the Northwest corner of Section 6, T 43 S, R 24 E; thence West approximately 37,460 feet along the Northern section lines of Section 6, T 43 S, R 24 E, Sections 1, 2, 3, 4, 5, and 6, T 43 S, R 23 E, and Section 1, T 43 S, R 22 E; thence,

encompassing the coastline, South approximately 4340 feet; thence East, using the Northern boundary lines of parcel strap #014322-C3-00003-0000 and 064323-C3-00005-0000 as the Eastward line, approximately 9150 feet to the Western section line of Section 5, T 43 S, R 23 E; thence South approximately 16,425 feet using the Western section lines of Section 5, 8, 17, and 20, T 43 S, R 23 E; thence East 16,540 feet along the Southern section lines of Sections 20, 21, 22, and 23, T 43 S, R 23 E, to the Northwestern edge of Wilmington Parkway; thence approximately 5150 feet Northeast along the Northwestern edge of Wilmington Parkway; thence South approximately 2300 feet along the Eastern edge of Juanita Blvd.; thence East approximately 5150 feet along the Southern section line of Section 24, T 43 S, R 23 E; thence north approximately 10,480 feet along the eastern section lines of Section 24 and 13, T 43 S, R 23 E; thence East approximately 5350 feet along the Southern section line of Section 7, T 43 S, R 24 E; thence North approximately 10,580 feet along the Eastern section lines of Section 7 and 6, T 43 S, R 24 E, to the point of beginning.

6. Cape Coral

The Cape Coral Planning Community is located in the Western portion of Lee County and is defined by extensive coastline on the Gulf of Mexico and the Caloosahatchee River. At this time, the Future Land Use Map designates Cape Coral as primarily Outlying Suburban, Central Urban, Suburban, and Wetlands, along with smaller areas of Intensive Development, Public Facilities, and Industrial Development.

The northeast Cape Coral boundary begins in the Northeastern corner of Section 17, T 43 S, R 24 E; thence West approximately 10,260 feet along the Northern section lines of Sections 17 and 18, T 43 S, R 24 E; thence South approximately 10,300 feet along the Western section lines of Sections 18 and 19, T 43 S, R 24 E; thence approximately 5290 feet West along the Northern section line of Section 25, T 43 S, R 23 E; thence North approximately 2274 feet along Juanita Blvd; thence Southwest approximately 5120 feet along the Northwestern edge of Wilmington Parkway in Section 23, T 43 S, R 23 E; thence West approximately 16,540 feet along the Northern section lines of Sections 26, 27, 28, and 29, T 43 S, R 23 E; thence North approximately 16,425 along the Eastern section lines of Sections 19, 18, and 7, T 43 S, R 23 E; thence West approximately 9150 feet, using the Northern boundary lines of parcel strap #014322-C3-00003-0000 and 064323-C3-00005-0000 as the Westward line.

The boundary then heads Southwest approximately 20,320 feet including the coastline; thence South approximately 19,000 feet including parcel strap #104422-00-00004-0000, #024422-C2-00001-0000, #114422-C2-00001-0000, and excluding parcel strap #034422-00-00003-0000; thence Southeast approximately 11,175 feet including parcel strap #134422-00-00002-0000, #134422-00-00000-0010, #144422-00-00001-0000, #114422-00-00002-0000, #114222-00-00001-0000, #104422-00-00004-0000, and excluding #104422-00-00005-0000, #144422-00-00002-0030, and #144422-00-00002-0000; thence northeast approximately 1350 feet excluding Matlacha; thence southeast approximately 1370 feet to, and including parcel strap #134422-C2-00001-0000; thence Northeast approximately 1625 feet along the southeast boundary of parcel strap # 134422-C2-00001-0000; thence South approximately 1070 feet along the western border of Section 18, T 44 S, R 23 E; thence east approx. 2504 feet along the Northern section line of Section 19, T 44 S, R 23 E; thence northwest approximately 1460 feet along the centerline of Pine Island Road; thence North approximately 1170 feet using the Western boundary line of parcel strap #184423-07-00000-0140 as the North line; thence east approximately 1450 feet using the Northern boundary of parcel strap #184423-07-00000-0270 as the West line; thence South approximately 1640 feet using the Western boundary line of parcel strap #184423-C4-05331-0290 as the South line; thence East approximately 1990 feet along the centerline of Pine Island Road; thence South approximately 1275 feet western boundary of parcel strap # 194423-C2-00008-0000; thence East approximately 480 feet along the Southern boundary of parcel strap #194423-C2-00008-0000 and #194423-C2-00008-0000; thence North approximately 1275 feet along the Eastern boundary of parcel strap #194423-C2-00008-0000; thence East approximately 670 feet along Pine Island Road; thence South approximately 1320 feet, East approximately 170 feet, and North approximately 1320 feet encompassing parcel #204423-C1-00008-0000; thence East approximately 680 feet along the centerline of Pine Island Road; thence North approximately 1300 feet, East 330 feet, and South 1300 feet encompassing parcel strap #174423-00-00020-0000; thence East approximately 1000 feet along the Pine Island Road centerline; thence South approximately 8170 feet at the

Eastern boundary of parcel strap #204423-00-00007-0000; thence West approx. 2760 feet at the north line of the SW ¼ of Section 29, T 44 S, R 23 E; thence South approx. 2930 feet along the Western section line of Section 29, T 44 S, R 23 E; thence West approx. 5050 along the Northern section line of Section 31, T 44 S, R 23 E; thence Southwest approx. 10,370 feet including McCardle Is., Egret Is., Kite Is. and excluding Lumber Is. and Woodstork Island; thence South approx. 11,190 feet down the East /West split line of Sections 12 and 13, T 45 S, R 22 E; thence Southeast approx. 5060 feet; thence South approx. 10,695 feet including Givney Key Is.; thence Northeast approx. 78,000 feet, excluding Starvation Key, Bird Is., and Big Shell and Little Shell Is., along the Caloosahatchee River centerline; thence West approx. 7000 feet; thence North approx. 12,700 feet along the Eastern section lines of Section 20, 17 and 8, T 44 S, R 24 E; thence East approx. 660 feet; thence North approx. 2625 feet; thence North approx. 700 feet from the southern section line of section 4, T 44 S, R 24 E, along the Western boundaries of parcel strap #044424-00-0070-0030 and #044424-00-0069-0000; thence East approx. 1250 feet along the Northern boundaries of parcel strap #044424-00-00070-0030 and 044424-00-0062-0000; thence North approx. 700 feet along the western boundary of parcel strap #044424-00-00057-0000; thence West approx. 645 feet along parcel strap #044424-00-00055-0010 and #044424-00-00055-0040; thence North approx. 640 feet along the Western boundary lines of parcel strap #044424-00-00055-0040 and #044424-00-00055-0060; thence West approx. 700 feet along the Southern edge of Orchid Dr.; thence North approx. 1340 feet along the Western edge of Orchid Dr.; thence northeast approx. 1500 feet along the north side of Pine Island Road; thence north approx. 1325 feet at the Western boundary of parcel strap #044424-00-00004-0000; thence East approx. 600 feet along the Northern section line of Section 4, T 44 S, R 24 E; thence South approx. 990 feet at the northeastern corner of parcel strap #044424-00-00002-0000; thence northeast approx. 2030 feet along the northern edge of Pine Island Road; thence Northwest approx. 150 feet along the Northeast edge of parcel strap #044424-C2-00013-0000; thence East approx. 300 feet on the Southern boundary of parcel strap #334324-C3-00008-0010; thence North 650 feet along the Eastern boundary of parcel strap #334324-C3-00008-0010; thence West approx. 160 feet on the Northern boundary of parcel strap #334324-C3-00008-0010; thence North approx. 1050 feet along the Western boundary of parcel strap #334323-C3-00008-0000; thence East approx. 830 feet along the Northern boundary of parcel strap #334324-00-00008-0060; thence North approx. 940 feet north along the Eastern section line of Section 33, T 43 S, R 24 E; thence West approx. 2000 feet along the Southern boundary of parcel strap #334324-01-00001-00CE; thence North approx. 1260 feet along the Western boundary of parcel strap #334324-01-00001-00CE; thence West approx. 2000 feet using the Southern boundary lines of parcel strap #334324-00-00008-0040, 334324-00-00005-0000, and 334324-00-00002-0000 crossing the Yellow Fever Creek; thence North along the edge of Corbett Road to the intersection with Littleton Road; thence West approx. 1200 feet along the North section line of Section 33, T 43 S, R 24 E; thence South approx. 220 feet; thence approx. 200 feet West; thence North approx. 2890 feet along the Eastern section line of Section 29 and 32, T 43 S, R 24 E; thence West approx. 650 feet at the ¼ section line of Section 29, T 43 S, R 24 E; thence North approx. 1300 feet at the Western boundary line of parcel strap #294324-00-00001-0030; thence East approx. 620 feet at the Northern boundary line of parcel strap # 294324-00-00001-0060; thence North approx. 1280 feet along the Eastern section line of Section 29 T 43 S, R 24 E; thence East approx. 5670 feet along the South section line of Section 21, T 43 S, R 24 E; thence North approx. 1470 feet along the Eastern section line of Section 21, T 43 S, R 24 E; thence ENE approximately 1220 feet along parcel Strap #224324-01-00001-0650 and 224324-01-00001-0390; thence NNE approx. 475 feet along the eastern boundary of parcel strap #224324-C4-05871-A000; thence SWS 1110 feet along the northern boundary of parcel strap #224324-C4-05871-A000; thence North approx. 2950 feet along the Eastern section of Section 21, T 43 S, R 24 E; thence ENE approx. 320 feet along the Southern boundary line of Del Prado Blvd. ; thence North approx. 350 feet along the Western edge of U.S. 41; thence West approx. 5680 feet along the Northern section line of Section 21, T 43 S, R 24 E; thence North approx. 5240 feet along the Eastern edge of Section 17, T 43 S, R 24 E, to the point of beginning.

7. Captiva

The Captiva Planning Community is located in the Western portion of Lee County and is an island community surrounded completely by the Gulf of Mexico. The Future Land Use Map of Lee County designates Captiva primarily as Outer Islands and Wetlands, along with Public Facilities and Outlying Suburban.

The boundary of Captiva includes all of Sections 1, 12, and 13, T 44 S, R 20 E, Sections 33 and 34, T 43 S, R 21 E, Sections 4, 6, 7, 8, 9, 17, 18, 19, 20, 29 and 32, T 44 S, R 21 E, Sections 4, 5, 8, 9, 15, 16, 22, 23, 26, 27, 35 and 36, T 45 S, R 21 E, and Section 3, T 46 S, R 21 E.

The Northern boundary includes the entire Cayo Costa Island, which extends into the Southern portions of Section 36, T 43 S, R 20 E, and Section 31, T 43 S, R 21 E. The submerged lands West of Cayo Costa are also included in this community and Patricio Island, Camp Key, Mondongo Island, Punta Blanca Island, Primo Island, Usseppa Island, Bird Key Island, Middle Key, and Cabbage Key to the East of Cayo Costa. North Captiva, Captiva and Buck Key belong in the Captiva Community while the Southern boundary is defined by the Wulfert Channel in Section 2, T 46 S, R 21 E (not including Unyon Key and Albright Island).

8. Fort Myers

The Fort Myers Planning Community is located in the central region of Lee County and is characterized by the Caloosahatchee River on the northeastern border. The Future Land Use Map of Lee County designates the Fort Myers Planning Community primarily as Intensive Development, Central Urban, Industrial Development, and Suburban, along with Public Facilities, Wetlands, Outlying Suburban, New Community, Rural, and Rural Community Preserve.

The Northeastern boundary of Fort Myers begins at the intersection of the Eastern section line of Section 32, T 43 S, R 25 E, and the centerline of the Caloosahatchee River; thence Southwest approx. 45,622 feet down the centerline of the Caloosahatchee River; thence East approx. 3360 feet to the shore of the Caloosahatchee River; thence East approx. 1170 feet using the Southern boundary of parcel strap #034524-P2-00500-00CE as the Eastward line; thence North approx. 330 feet along the centerline of S.R. 867; thence East approx. 2690 feet using the Southern boundary line of parcel strap #034524-07-00000-0300; thence South approx. 1250 feet along the Western edge of C.R. 869; thence West approx. 2000 feet using the Southern boundary line of parcel strap #024524-08-000K0-0170; thence South approx. 2650 feet using the eastern boundary of parcel strap #034524-09-0000F-0100; thence East approx. 1970 feet along the Southern section lines of Sections 3 and 2, T 45 S, R 24 E; thence South approx. 2610 feet at the Eastern line boundary line of parcel strap #114524-19-00001-0170; thence East approx. 2630 feet along the drainage easement using the southwest corner of parcel strap #114524-07-0000I-D020 as the turning point; thence North approx. 1975 feet along the Eastern boundary of parcel strap #114524-P2-00061-0050; thence East approx. 1350 feet along the Northern boundary of parcel strap # 114524-00-00005-0000 (N ½ of S ½ of NE ¼ of NE ¼ of Section 11, T 45 S, R 24 E); thence North approx. 3240 feet along the Eastern section lines of Section 2 and 11, T 45 S, R 24 E; thence approx. 650 feet East; thence approx. 650 North; thence approx. 650 West; thence 660 feet North along the Eastern section line of Section 2, T 45 S, R 24 E; thence East approx. 5250 feet along the centerline of North Airport Rd.; thence South approx. 3920 feet along the Western section of Section 6, T 45 S, R 25 E; thence East approx. 11,230 feet along the southern section lines of Section 6, 5, and 4, T 45 S, R 25 E; thence Southwest approx. 3015 feet along the eastern edge of Six Mile Cypress Parkway; thence East approx. 13,800 feet along the North/South split line of Sections 8, 9, 10, and 11, T 45 S, R 25 E; thence North approx. 2650 feet along the Eastern NW ¼ section line of Section 11, T 45 S, R 25 E; thence East approx. 4280 feet along the southern section lines of Section 2 and 1, T 45 S, R 25 E; thence North approx. 5266 feet West 1710 feet of Section 1, T 45 S, R 25 E; thence West approx. 1710 feet along the Northern section of Section 1, T 45 S, R 25 E; thence North approx. 3790 feet along the Eastern section line of Section 35, T 44 S, R 25 E; thence West approx. 1280 feet on the Southern NE ¼ of NE ¼ line of Section 35, T 44 S, R 25 E; thence North approx. 1270 feet on the Western NE ¼ of NE ¼ line of Section 35, T 44 S, R 25 E; thence East approx. 5705 feet East along the Southern boundary of Sections 26 and 25, T 44 S, R 25 E; thence Southeast approx. 1200 feet along the centerline of S.R. 82; thence North approx. 3650 feet along the Eastern section lines of Section 36 and 25, T 44 S, R 25 E; thence East 2600 feet along the centerline of Lee Blvd on the north/south split line of Section 30, T 44 S, R 26 E; thence North approx. 2440 feet along the Eastern NW ¼ section line of Section 30, T 44 S, R 26 E; thence West approx. 5325 feet along the Northern section lines of Section 30, T 44 S, R 26 E, and Section 25, T 44 S, R 25 E; thence North approx. 5350 feet along the East/West split line of Section 24, T 44 S, R

25 E; thence West approx. 9045 feet along the Northern section lines of Section 24, 23, and 22, T 44 S, R 25 E; thence South approx. 3375 feet along the East/West split line West ½ of East ½ of Section 22, T 44 S, R 25 E; thence Northwest approx. 2500 feet along the centerline of Anderson Avenue; thence North approx. 9200 feet along the centerline of I-75; thence West approx. 7670 feet along the Northern section lines of Section 10 and 9, T 44 S, R 25 E; thence Northwest approx. 680 feet along the centerline of S.R. 80; thence North approx. 6640 feet to the point of beginning.

9. Fort Myers Beach

The Fort Myers Beach Planning Community is an island community located in the Southwestern portion of Lee County. The Future Land Use Map of Lee County designates Fort Myers Beach as primarily Suburban along with Urban Community, Public Facilities, and Wetlands.

The Fort Myers Beach Planning Community boundary includes the entire Estero Island and parcel strap #2046324-W4-00003-0040 owned by the Nature Conservancy. This land area exists in Section 24, T 46 S, R 23 E, Sections 19, 20, 28, 29, 30, 33, and 34, T 46 S, R 24 E, and Section 3, T 47 S, R 24 E.

10. Gateway / Airport

The Gateway / Airport Planning Community is located in the Eastern central region of Lee County. The Future Land Use Map of Lee County designates the Gateway / Airport area as primarily Airport, Airport Commerce, Industrial Commercial, and New Community, along with Rural, Industrial Development, Wetlands, General, Public Facilities, and Density Reduction/Groundwater Resource.

The Northeastern boundary begins at the intersection of the Northern section line of Section 36, T 44 S, R 25 E, and the centerline of I-75; thence West approx. 5720 feet along the Northern section lines of Section 36 and 35, T 44 S, R 25 E; thence South approx. 1270 feet at the Western line of the NE ¼ of the NE ¼ of Section 35, T 44 S, R 25 E; thence East approx. 1270 feet along the Southern line of the NE ¼ of the NE ¼; thence South approx. 3960 feet along the Eastern section line of Section 36, T 44 S, R 25 E; thence East approx. 1710 feet along the southern section line of Section 36, T 44 S, R 25 E; thence South approx. 5260 feet; thence West approx. 4370 feet along the Northern section lines of Section 12 and 11, T 45 S, R 25 E; thence South approx. 2620 on the NW ¼ line of Section 11, T 45 S, R 25 E; thence West approx. 3180 feet on the NW ¼ line of Section 11, T 45 S, R 25 E; thence South approx. 23,775 feet along the centerline of I-75; thence West approx. 14,413 feet along the Northern section lines of Section 3, 4, and 5, T 46 S, R 25 E; thence South approx. 1900 feet along the Western section line of Section 5, T 46 S, R 25 E; thence WNW approx. 4150 feet along parcel strap #064625-00-00006-0010 (canal); thence Southeast approx. 5890 feet along the Southwest edge of parcel strap #064625-00-00001-0000 (rainwater easement); thence East approx. 30,000 feet along the Southern section lines of Section 6, 5, 4, 3, 2, and 1, T 46 S, R 25 E, and Section 6, T 46 S, R 26 E; thence North approx. 6600 feet along the East/West split line of Section 6, T 46 S, R 26 E; thence East approx. 2500 feet along the Southern section line of Section 31, T 45 S, R 26 E; thence North approx. 2920 feet along the Eastern section line of Section 31, T 45 S, R 26 E; thence Northeast approx. 13,010 feet through Section 28, 29, and 32, T 45 S, R 26 E; thence North approx. 1315 feet from the Southeast corner of Section 21, T 45 S, R 26 E; thence East approx. 650 feet on the North line of the SW ¼ of the SW ¼ of Section 22, T 44 S, R 26 E; thence South approx. 300 feet along the Eastern boundary of parcel strap #224526-00-00001-0040; thence East approx. 660 feet along the Northern boundary of parcel strap #224526-00-00001-0050; thence North approx. 380 feet along the Western boundary of parcel strap #224526-00-00001-0120; thence east approx. 1970 feet along the northern boundary of parcel strap #224526-00-00001-0120; thence North approx. 3975 feet to the Northern section line of Section 22, T 45 S, R 26 E; thence West approx. 2820 feet along the Northern section line of Section 22, T 45 S, R 26 E; thence North approx. 9176 feet along the Eastern section lines of Section 16 and 9, T 45 S, R 26 E; thence Northwest approx. 20,680 feet along the centerline of State Road 82 to the point of beginning.

11. Daniels Parkway

The Daniels Parkway Planning Community is located in the South central region of Lee County. The Future Land Use Map designates this community as primarily Outlying Suburban and Rural, along with Wetlands and General Interchange.

The Northwestern boundary of Daniels Parkway begins at the intersection of the centerline of I-75 and the North/South split line of Section 10, T 45 S, R 25 E; thence West approx. 10,690 feet along the North/South split lines of Section 10, 9, and 8, T 45 S, R 25 E; thence Southwest approx. 24,000 feet along the centerline of C.R. 80 B; thence Southeast approx. 2178 feet along the Southeastern border of parcel strap #304525-00-00008-0020; thence West approx. 1,122 feet along the Northern section line of Section 31, T 45 S, R 25 E; thence South approx. 6925 feet along the parcel strap #314525-00-00001-0000 (rainwater easement); thence ESE approx. 4151 feet along parcel strap #064625-00-00003-0050 and #064625-00-00006-0010; thence North approx. 1900 feet along the Eastern section line of Section 6, T 46 S, R 25 E; thence East approx. 14,282 feet East along the Southern section lines of Section 32, 33, and 34, T 45 S, R 25 E; thence North approx. 23,856 feet along the centerline of I-75 to the point of beginning.

12. Iona/McGregor

The Iona/McGregor Planning Community is located in the Southwest region of the county and is characterized by the Caloosahatchee River, the Estero Bay, the Gulf of Mexico and Hendry Creek. The Future Land Use Map of Lee County designates this community as primarily Wetlands, Suburban, Urban Community, and Central Urban, along with Public Facilities, Outlying Suburban, Industrial Development, and Outer Islands.

The community boundary begins at the intersection of the Western section line of Section 35, T 45 S, R 24 E, and the centerline of C.R. 865; thence West approx. 13,295 feet West along the centerline of C.R. 865; thence NNW approx. 2031 feet along the public easement in the Northeast $\frac{1}{4}$ of Section 32, T 45 S, R 24 E; thence West 825 feet along the Northern section line of Section 32, T 45 S, R 24 E; thence North approx. 2512 feet at the East/West split line of Section 29, T 45 S, R 24 E; thence Northeast approx. 595 feet along the centerline of C.R. 867; thence approx. North 4624 feet along the Western edge of the deep lagoon tributary to the Caloosahatchee River; thence West approx. 3082 to the centerline of the Caloosahatchee River; thence Southwest approx. 42,849 feet along the centerline of the Caloosahatchee River including Merwin Key, Big Island, Fisherman Key, and Big Shell Island; thence Southeast approx. 15,558 feet; thence East and Southeast approx. 61,529 feet through the waters of Estero Pass, Matanza Pass, and Estero Bay, to the Southwest $\frac{1}{4}$ of Section 25, T 46 S, R 24 E, excluding Estero Island and including San Carlos Island, Starvation Key, Julies Island, and Needmore Point; thence NNW approx. 34,663 feet along the Western edge and Western headwaters of Hendry Creek; thence Northwest approx. 1275 feet to the point of beginning.

13. San Carlos/Estero

The San Carlos/Estero Planning Community is located in the South/central region of the county and is characterized by Hendry Creek, the Estero River and the I-75. The Future Land Use Map designates this community as primarily Suburban, Urban Community, University Community, and Wetlands, along with Outlying Suburban, Rural, Industrial Development, Public Facilities, University Village, and General Interchange.

The community boundary begins at the intersection of the centerline of I-75 and the centerline of Alico Road; thence West approx. 15,308 feet along the Northern section lines of Section 10, 9, 8, and 7, T 46 S, R 25 E; thence Northwest and North approx. 10,163 feet along the Western edge of the ACL Railroad; thence West approx. 2656 feet along the North/South split line of Section 36, T 45 S, R 24 E; thence South approx. 681 feet along parcel strap # 364524-00-00019-0000; thence West approx. 791 feet at and along parcel strap # 364524-00-00020-0040; thence Northwest approx. 828 feet along the centerline of U.S. 41;

thence West approx. 2418 feet along the centerline of Hendry Creek Drive; thence South approx. 650 feet along parcel strap #354524-00-00022-0000; thence West approx. 2712 feet along the centerline of the Eastern headwaters of Hendry Creek; thence South approx. 31,241 feet along the Western edge of Hendry Creek into Rocky Bay, excluding Needmore Point; thence West approx. 9078 feet into Estero Bay; thence South approx. 2894 feet; thence East approx. 12,821 feet encompassing only the Horseshoe Keys; thence East approx. 23,847 feet along the Northern edge of the Estero River; thence South approx. 5192 along the centerline of U.S. 41; thence East approx. 28,565 along the Southern section lines of Section 33, 34, 35, and 36, T46 S, R 25 E, and Section 31 and 32, T 46 S, R 26 E; thence North approx. 11,379 feet along the Eastern section lines of Section 32, 29, and 20, T 46 S, R 26 E; thence West approx. 5947 feet along the centerline of Corkscrew Road; thence East approx. 4056 feet along the Northern section line of Section 30, T 46 S, R 26 E; thence North approx. 6242 feet encompassing the University Community as described:

University Community

Strap numbers of University Community:

104625-00-00001-0000
114625-00-00001-0000
134625-00-00001-0000
142625-00-00001-0000
154625-00-00005-0000
234625-00-00001-0000
244625-00-00001-0000

Description of University Community

ALL OF Sections 10, 11, 13, 14, 15, 23, and 24, T 46 S, R 25 E, lying east of I-75.
And, PART OF Sections 18 and 19, T 46 S, R 26 E, lying north of Corkscrew Road.

EXCEPTING THEREFROM the following described parcel:

From the Southwest corner of said Section 2, run S.89 degrees 36'58"E. along the South line of said Section 2 for 579.54 feet; thence run N.00 degrees 58'34"W. parallel with and 579.38 feet East (as measured at right angles) of the Section line common to said Sections 2 and 3 for 400.11 feet to the POINT of BEGINNING.

From said Point of Beginning continue N.00 degrees 58'34"W. along the South line for 1265.36 feet; thence run N.89 degrees 36'58"W. parallel with and 1665.00 feet North (as measured at right angles) of the South line of said Section 2 for 329.47 feet; thence run S.00 degrees 54'34"E. parallel with and 250.00 feet East (as measured at right angles) of the Section line common to said Sections 2 and 3 for 329.62 feet; thence run S.810 degrees 08'55"W. for 526.87 feet, crossing said Section line common to Sections 2 and 3 at 252.40 feet; thence run S.00 58'34"E. parallel with and 271.86 feet West (as measured at right angles) of the Section line common to said Sections 2 and 3 for 850.85 feet; thence run S.890 36'58"E. parallel with and 400.00 feet North (as measured in right angles) of the South line of said Section 2 for 851.48 feet, crossing said Section line common to Sections 2 and 3 at 271.94 feet, to the Point of Beginning ("Amendment to the Lee County Comprehensive Plan for the University Community, Florida's 10th University", Vol. 1, May 8, 1992).

Thence, from the Northeast corner of the University Community, West approx. 5161 feet along the Northern section lines of Section 11 and 10, T 46 S, R 25 E, to the point of beginning.

14. Sanibel

The Sanibel Planning Community is an island in the Gulf of Mexico located in the Southwest region of Lee County. The Future Land Use Map of Lee County designates this community as primarily Grasslands and Outlying Suburban, along with Suburban and Public Facilities.

The boundary of the Sanibel Planning Community includes all of the land in Sections 1, 12, 13, and 14, T 46 S, R 21 E, Sections 7, 8, 9, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 34, 35, 36, T 46 S, R 22 E, and Sections 17, 18, 19, 20, 21, 29, and 30, T 46 S, R 23 E. The Northwest boundary located in Section 2 and 11, T 46 S, R 21 E, runs along Blind Pass (Wulfert Channel) and includes Runyon Key and Albright Island.

15. South Fort Myers

The South Fort Myers Planning Community is located in the central region of the county. The Future Land Use Map of Lee County designates this community as primarily Central Urban, Intensive Development, Suburban, and Urban Community, along with Industrial Development, Public Facilities, and Wetlands.

The Northeastern boundary begins at the intersection of the eastern edge of C.R. 80B and the Northern section line of section 09, T 45 S, R 25 E; thence West approx. 11,241 feet along the Northern section lines of Section 9, 8, and 7, T 45 S, R 25 E; thence North approx. 3908 feet along the Eastern section line of Section 1, T 45 S, R 24 E; thence West approx. 5249 feet along North ¼ line of Section 1, T 45 S, R 24 E; thence South approx. 708 feet along the Western section line of Section 1, T 45 S, R 24 E; thence East approx. 683 feet; thence South approx. 645 feet; thence West approx. 658 feet; thence South approx. 3250 feet along the Western section line of Section 1 and 12, T 45 S, R 24 E; thence West approx. 1316 feet along the North line of the N ¼ of S ½ of NE ¼ of NE ¼ of Section 11, T 45 S, R 24 E; thence South approx. 1973 feet along the Eastern boundary of parcel strap #114524-P2-00061-0050; thence West approx. 2581 feet along the drainage easement in Section 11, T 45 S, R 24 E; thence North approx. 2618 feet along the Eastern edge of the drainage easement in Section 11, T 45 S, R 24 E; thence West approx. 1961 feet along the Northern section line of Section 11 and 10, T 45 S, R 24 E; thence North approx. 2656 feet; thence East approx. 1973 feet; thence North approx. 1277 feet along the Western edge of Summerlin Road; thence West approx. 2681 feet; thence Southwest approx. 327 feet along the centerline of S.R. 867; thence West approx. 4561 feet at parcel strap #034524-03-00000-0330; thence Southwest approx. 20,047 feet along the centerline of the Caloosahatchee River; thence East approx. 3046 feet; thence South approx. 4499 feet along the Caloosahatchee River Deep Lagoon; thence Southwest approx. 573 feet along the centerline of McGregor Blvd.; thence South approx. 2703 along the East/West split line of Section 29, T 45 S, R 24 E; thence East approx. 824 feet along the Southern section line of Section 29, T 45 S, R 24 E; thence SSE approx. 2026 feet along the centerline of canal in NE ¼ of Section 32, T 45 S, R 24 E; thence East approx. 13,400 feet along the centerline of Gladiolus Dr.; thence South and Southeast approx. 6070 feet along the centerline of the West and East Hendry Creek headwaters; thence North approx. 628 feet along the western boundary of parcel strap #354524-00-00022-0000; thence east approx. 2416 feet along the centerline of Hendry Creek Drive; thence Southeast approx. 841 feet along the centerline of U.S. 41; thence East approx. 776 feet; thence North approx. 693 feet; thence East approx. 2653 feet along the North/South split line of Section 36, T 45 S, R 24 E; thence North approx. 2645 feet along the Eastern section line of Section 36, T 45 S, R 24 E; thence East approx. 1098 along the Southern section line of Section 30, T 45 S, R 25 E; thence Northeast approx. 2178 feet along the Southeastern boundary of parcel strap #304525-00-00008-0020; thence Northeast approx. 22,044 feet along the Eastern edge of C.R. 80B to the point of beginning.

16. Pine Island/Matlacha

The Pine Island/Matlacha Planning Community located in the Gulf of Mexico is in the Western region of the county. At this date, the Future Land Use Map of Lee County designates this community as primarily Wetlands and Rural, along with Urban Community, Suburban, Outlying Suburban, and Public Facilities.

The community boundary includes all land in the following sections: Section 25, 26, 35, and 36, T 43 S, R 21 E, Section 1, 2, 3, 10, 11, 12, 13, 14, 15, 23, 24, and 25, T 44 S, R 21 E, Section 29, 30, 31, 32, 33, and 34, T 43 S, R 22 E, Section 4, 5, 6, 7, 8, 9, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, and 35, T 44 S, R 22 E, Section 2, 3, 4, 5, 9, 10, 11, 14, 15, 16, 21, 22, 23, 24, 25, 26, 27, 28, 32, 33, 34, 35, and 36, T 45 S, R 22 E, Section 1, 2, 3, 10, and 11, T 46 S, R 22 E, and Section 30, T 44 S, R 23 E.

In Section 3, T 44 S, R 21 E, the boundary includes all land in the Eastern ½ of the section; Section 3, T 44 S, R 22 E, the boundary includes the Western ½; Section 10, T 44 S, R 22 E, includes the Western ½; Section 14, T 44 S, R 22 E, excludes the NE ¼; Section 36, T 44 S, R 22 E, excludes the SE ¼ of SE ¼; Section 1, T 45 S, R 22 S, includes the Western ½; Section 12 and 13, T 45 S, R 22 S, includes the Western ½; Section 6, T 46 S, R 23 E, excludes the Northeast ¼; Section 13, T 44 S, R 22 E, and includes all Southern land attached to the Pine Island/Matlacha Causeway.

This description covers the Eastern portion of the boundary that is located on the mainland. At the intersection of the Southern boundary of parcel strap #134422-C2-00001-0000 and the Eastern section line of Section 13, T 44 S, R 22 E, the boundary heads south approx. 1060 feet; thence East approx. 2504 feet along the Northern section line of Section 19, T 44 S, R 23 E; thence Northwest approx. 1453 feet along the Northern edge of Pine Island Rd.; thence North approx. 1155 feet; thence East approx. 1414 feet; thence South 1626 feet; thence East approx. 1964 feet along the centerline of Pine Island Rd.; thence South approx. 1288 feet; thence East approx. 471 feet; thence North approx. 1288 feet; thence East approx. 675 feet along the centerline of Pine Island Road; thence South approx. 1306 feet; thence East approx. 164 feet; thence North approx. 1306 feet; thence East approx. 646 feet along the Pine Island Road centerline; thence North approx. 1306 feet; thence East approx. 316 feet; thence South approx. 1306 feet; thence East approx. 991 feet along the centerline of Pine Island Road; thence South approx. 8198 feet along the East/West split line of Section 20 and 29, T 44 S, R 23 E; thence West approx. 2763 feet along the North/South split line of Section 29, T 43 S, R 23 E; thence South approx. 5043 feet along the Eastern section line of Section 30, T 44 S, R 23 E; and thence west along the southern section line of Section 30, T 44 S, R 23 E. A small region separated from the main body and included in this community is described as follows: the boundary begins at the Northwest corner of Section 21, T 44 S, R 23 S; thence East approx. 1720 feet along the centerline of Pine Island Rd.; thence North approx. 1190 feet, East approx. 160 feet, South approx. 1190 feet, encompassing parcel strap #164423-00-00008-0030; thence East approx. 92 feet along the centerline of Pine Island Rd.; thence South approx. 1388 feet along the Eastern boundary of parcel strap #214423-00-00003-0010 located East 213 feet of W ½ of NE ¼ of NW ¼; thence West approx. 660 feet along the southern line of North/South split line of the Northern ½ of Section 21, T 44 S, R 23 E; thence South approx. 1348 feet along the East/West split line of the East ½ of Section 21, T 44 S, R 23 E; thence West approx. 674 feet along the Southern line of N ½ of NE ¼ of NW ¼ of SW ¼ of Section 21, T 44 S, R 23 E; thence North approx. 357 feet; thence West approx. 650 feet along the Southern line of the NW ¼ of Section 21, T 44 S, R 23 E; thence South approx. 1295 feet along the eastern section line of Section 20, T 44 S, R 23 E; thence West approx. 1350 feet along the North/South split line of the Southern line of Section 20, T 44 S, R 23 E; thence North approx. 2675 feet along the East/West split line of the East ½ of Section 20, T 44 S, R 23 E; thence East approx. 430 feet along the North/South split line of the Northern ½ of Section 20, T 44 S, R 23 E; thence North approx. 1307 feet; thence East approx. 735 feet along the centerline of Pine Island Rd.; thence North approx. 1307 feet; thence East approx. 181 feet; thence south approx. 1307 feet along the Eastern section line of Section 17, T 44 S, R 23 E, to the point of beginning.

17. Lehigh Acres

The Lehigh Acres Planning Community, located in the Eastern region of the county, is primarily designated as Central Urban and Urban Community, along with Industrial Development, Wetlands, Public Facilities, and Rural, by the Future Land Use Map.

The boundary begins at the Northwest corner of Section 3, T 44 S, R 26 E; thence East approx. 44,766 feet along the Northern section lines of Section 3, 2, and 1, T 44 S, R 26 E, and Section 6, 5, 4, 3, 2, and 1, T 44 S, R 27 E; thence North approx. 2646 feet at the East/West split line of Section 36, T 43 S, R 27 E; thence

East approx. 1990 feet along the North/South split line of Section 36, T 43 S, R 27 E; thence SSE approx. 2717 feet; thence South approx. 63,106 feet along the Eastern edge of Lee County; thence West approx. 5078 feet; thence North approx. 3501 feet along the Western section line of Section 36, T 45 S, R 27 E; thence Northwest approx. 19,374 feet along the centerline of S.R. 82; thence West approx. 8642 along the Southern section lines of Section 20 and 19, T 45 S, R 27 E; thence North approx. 6658 feet along the Western section lines of Section 19 and 18, T 45 S, R 27 E; thence Northwest approx. 36,940 feet along the centerline of S.R. 82; thence North approx. 3605 feet along the Western section lines of Section 31 and 30, T 44 S, R 26 E; thence East approx. 2668 feet along the centerline of Lee Blvd; thence North approx. 5464 feet along the East/West split line of Section 30 and 19, T 44 S, R 26 E; thence East approx. 12,225 along the centerline of Buckingham Road; thence East approx. 9857 feet along the Northern section lines of Section 21, 22, and 23, T 44 S, R 26 E; thence North approx. 5462 feet along the East/West split line of Section 14, T 44 S, R 26 E; thence West approx. 2667 along the southern section line of Section 11, T 44 S, R 26 E; thence north approx. 5146 feet along the Western section line of Section 11, T 44 S, R 26 E; thence West approx. 5379 feet along the Southern section line of Section 3, T 44 S, R 26 E; thence North approx. 5292 feet along the Western section line of Section 3, T 44 S, R 26 E, to the point of beginning.

18. Southeast Lee County

The Future Land Use Map designates the Southeast Lee County Planning Community primarily as Density Reduction/Groundwater Resource, Wetlands, and Public Facilities.

The boundary of this community begins at the Southeast corner of Section 36, T 46 S, R 27 E; thence West approx. 31,552 feet along the Southern section lines of Section 36, 35, 34, 33, 32, and 31, T 46 S, R 27 E; thence South approx. 37,522 along the Eastern section lines of Section 1, 12, 13, 24, 25, and 36, T 47 S, R 26 E; thence West approx. 25,766 feet along the Southern section lines of Section 36, 35, 34, 33, and 32, T 47 S, R 26 E; thence North approx. 1275 feet; thence West approx. 4766 feet along the North/South split of the Southern ½ of Section 31 and 32, T 47 S, R 26 E, and along the canal in the Southwest ¼ of Section 31, T 47 S, R 26 E; thence North approx. 32,649 feet along the centerline of I-75; thence East approx. 16,243 feet along the Northern section lines of Section 1, T 47 S, R 25 E and Section 6 and 5, T 47 S, R 26 E; thence North approx. 11,389 feet along the Western section lines of Section 33, 28, and 21, T 46 S, R 26 E; thence West approx. 5820 feet along the centerline of Corkscrew Rd.; thence West approx. 4070 feet along the Southern section line of Section 19, T 46 S, R 26 E; thence North approx. 6221 feet; thence West approx. 500 feet; thence North and Northwest along the University Community boundary as listed:

University Community

Strap numbers of University Community:

104625-00-00001-0000
114625-00-00001-0000
134625-00-00001-0000
142625-00-00001-0000
154625-00-00005-0000
234625-00-00001-0000
244625-00-00001-0000

Description of University Community

ALL OF Sections 10, 11, 13, 14, 15, 23, and 24, T 46 S, R 25 E, lying east of I-75.
And, PART OF Sections 18 and 19, T 46 S, R 26 E, lying north of Corkscrew Road.

EXCEPTING THEREFROM the following described parcel:

From the Southwest corner of said Section 2, run S.89 degrees 36'58"E. along the South line of said Section 2 for 579.54 feet; thence run N.00 degrees 58'34"W. parallel with and 579.38 feet East (as

measured at right angles) of the Section line common to said Sections 2 and 3 for 400.11 feet to the POINT of BEGINNING.

From said Point of Beginning continue N.00 degrees 58'34"W. along the South line for 1265.36 feet; thence run N.89 degrees 36'58"W. parallel with and 1665.00 feet North (as measured at right angles) of the South line of said Section 2 for 329.47 feet; thence run S.00 degrees 54'34"E. parallel with and 250.00 feet East (as measured at right angles) of the Section line common to said Sections 2 and 3 for 329.62 feet; thence run S.810 degrees 08'55"W. for 526.87 feet, crossing said Section line common to Sections 2 and 3 at 252.40 feet; thence run S.00 58'34"E. parallel with and 271.86 feet West (as measured at right angles) of the Section line common to said Sections 2 and 3 for 850.85 feet; thence run S.890 36'58"E. parallel with and 400.00 feet North (as measured in right angles) of the South line of said Section 2 for 851.48 feet, crossing said Section line common to Sections 2 and 3 at 271.94 feet, to the Point of Beginning ("Amendment to the Lee County Comprehensive Plan for the University Community, Florida's 10th University", Vol. 1, May 8, 1992).

Thence East approx. 9891 feet along the Northern section lines of Section 11 and 12, T 46 S, R 25 E, and Section 7, T 46 S, R 26 E; thence North approx. 6608 feet along the east/west split of Section 6, T 46 S, R 26 E; thence East approx. 2487 feet along the Northern section line of Section 6, T 46 S, R 26 E; thence North approx. 2889 feet along the western section line of Section 32, T 45 S, R 26 E; thence Northeast approx. 13,000 feet to the southwest corner of Section 22, T 45 S, R 26 E; thence North approx. 1341 feet along the Western section line of Section 22, T 45 S, R 26 E; thence East approx. 634 feet; thence south approx. 244 feet; thence east approx. 648 feet; thence North approx. 341 feet; thence east approx. 1951 feet; thence north approx. 3964 feet; thence West approx. 2804 along the Southern section line of Section 15, T 45 S, R 26 E; thence North approx. 9170 feet along the Western section lines of Section 10 and 15, T 45 S, R 26 E; thence southeast approx. 17,655 feet along S.R. 82; thence south approx. 6658 feet along the eastern section lines of Section 13 and 24, T 45 S, R 26 E; thence East approx. 8621 feet along the northern section lines of Section 30 and 29, T 45 S, and R 27 E; thence Southeast approx. 20,385 feet along the centerline of S.R. 82; thence South approx. 3521 feet along the Eastern section line of Section 35, T 45 S, R 27 E; thence East approx. 5397 feet; thence South approx. 33,515 feet along the eastern county line to the point of beginning.

19. North Fort Myers

The North Fort Myers Planning Community is located in the north/central region of Lee County and is characterized by the Caloosahatchee River. The Future Land Use Map designates this community as primarily as Suburban, Central Urban, Intensive Development, Industrial Development, Rural, Open Lands, Wetlands, along with Public Facilities, Outlying Suburban, General Interchange, and Density Reduction/Groundwater Resource.

The boundary begins at the Northeast corner of Section 3, T 43 S, R 25 E; thence South approx. 14,201 along the Eastern section lines of Sections 3, 10, and 15, T 43 S, R 25 E; thence West approx. 1313 feet; thence South approx. 1647 feet along the East/West split of the East ½ of Section 15, T 43 S, R 25 E; thence South approx. 7351 along Stroud Creek; thence West approx. 1377 feet along the North/South split line of the North ½ of Section 27, T 43 S, R 25 E; thence Southeast approx. 2926 feet along the Northeastern edge of I-75; thence SSW approx. 1209 feet, excluding island parcel strap #274325-00-00003-0000, to the centerline of the Caloosahatchee River; thence Southwest approx. 43,253 feet, including island parcel strap #274325-00-00004-0000 and excluding Beautiful Island and Midway Island, along the centerline of the Caloosahatchee River; thence West approx. 6974 feet to a point on the Western section line 686 feet from the Southwest corner of Section 21, T 44 S, R 24 E; thence North approx. 12,787 feet along the Western section lines of Section 21, 16, and 9, T 44 S, R 24 E; thence East approx. 626 feet along the North/South split line of Section 9, T 44 S, R 24 E; thence North approx. 3334 feet; thence East approx. 1252 feet along the North/South split line of the South ½ of the South ½ of Section 4, T 44 S, R 24 E; thence North approx. 700 feet along the East/West split line of the East ½ of the West ½ of Section 4, T 44 S, R 24 E; thence West approx. 650 feet along the North/South split line of South ½ of Section 4, T 44 S, R

24 E; thence North approx. 630 feet along the East/West split line of the East ½ of Section 4, T 44 S, R 24 E; thence West 700 feet along the North/South split line of the north ½ of the south ½ of Section 4, T 44 S, R 24 E; thence north approx. 1332 feet along the east/west split line of the West ½ of the West ½ of Section 4, T 44 S, R 24 E; thence Northeast approx. 1502 along the North edge of Pine Island Road; thence North approx. 1325 feet along the East/West split line of East ½ of the West ½ of Section 4, T 44 S, R 24 E; thence East approx. 612 feet along the Northern section line of Section 4, T 44 S, R 24 E; thence South approx. 1039 feet along the East/West split line of Section 4, T 44 S, R 24 E; thence Northeast approx. 2000 feet along the North edge of Pine Island Road; thence East approx. 241 feet along the Northern section line of Section 4, T 44 S, R 24 E; thence North approx. 670 feet, West approx. 186 feet, North approx. 1047 feet, along the Western edge of parcel strap #334324-00-00009-0000; thence East approx. 832 feet along the northern edge of parcel strap #334324-00-00008-0060; thence north approx. 930 feet along the Eastern section line of Section 33, T 43 S, R 24 E; thence West approx. 2010 feet, North approx. 1273 feet, along the South and West boundary of Six Lakes Country Club CO-OP; thence West approx. 2015 feet along the North/South split line of north ½ of Section 33, T 43 S, R 24 E; thence North approx. 1293 feet along the Eastern edge of Corbett Rd.; thence West approx. 1444 along the Southern section line of Section 28, T 43 S, R 24 E; thence south approx. 220 feet; thence west approx. 200 feet; thence North approx. 2662 feet along the Western section line of Section 28, T 43 S, R 24 E; thence West approx. 660 feet; thence North approx. 1314 feet; thence East approx. 625 feet; thence North approx. 1320 feet along the Western section line of Section 28, T 43 S, R 24 E; thence East approx. 5639 feet along the Northern section line of Section 28, T 43 S, R 24 E; thence North approx. 1589 feet along the Western section line of Section 22, T 43 S, R 24 E; thence Northeast approx. 1213 feet; thence North approx. 464 feet along the Western edge of U.S. 41; thence Southwest approx. 1113 feet; thence North approx. 2910 feet along the Western section line of 22, T 43 S, R 24 E; thence East approx. 263 feet along the Southern edge of Del Prado Blvd.; thence Northwest approx. 323 along the Western edge of U.S. 41; thence West approx. 5693 feet along the Southern section line of Section 16, T 43 S, R 24 E; thence North approx. 5331 feet along the Western section line of Section 16, T 43 S, R 24 E; thence West approx. 4959 feet along the southern section line of Section 8, T 43 S, R 24 E; thence North approx. 10,617 feet along the Western section lines of Section 8 and 5, T 43 S, R 24 E; thence East approx. 47,703 feet along the north county line to the point of beginning.

20. Buckingham

The Buckingham Planning Community is located in the central northeast region of Lee County. The Future Land Use Map, at this time, designates Buckingham as primarily Rural Community Preserve along with Public Facilities, Wetlands, and Rural.

The boundary begins at the Northeast corner of Section 4, T 44 S, R 26 E; thence South approx. 5302 feet along the Eastern section line of Section 4, T 44 S, R 26 E; thence East approx. 5325 feet along the Northern section line of Section 10, T 44 S, R 26 E; thence South approx. 5288 feet along the Eastern section line of Section 10, T 44 S, R 26 E; thence East approx. 2640 feet along Northern section line of Section 14, T 44 S, R 26 E; thence South approx. 5418 feet along the East/West split line of Section 14, 15, and 16. T 44 S, R 26 E; thence West approx. 9862 feet along the Southern section lines of Section 14, 15, and 16. T 44 S, R 26 E; thence West approx. 12,222 feet along the centerline of Buckingham Rd; thence South approx. 2952 feet along the East/West split line of Section 19, T 44 S, R 26 E; thence West approx. 5244 feet along the Southern section lines of Section 19, T 44 S, R 26 E and Section 24, T 44 S, R 25 E; thence North approx. 5331 feet along the East/West split of Section 24, T 44 S, R 25 E; thence West approx. 5243 feet along the Southern section lines of Section 13 and 14, T 44 S, R 25 E; thence North approx. 12,979 feet along the east/west split line of Section 14, 11 and 2, T 44 S, R 25 E; thence Northeast approx. 1037 feet along the Eastern boundary of parcel strap #024425-00-00011-0000; thence Northwest approx. 248 feet along the centerline of Orange River Blvd.; thence NNE approx. 1845 feet along the centerline of Ellis Dr.; thence North approx. 637 feet; thence East approx. 15,193 feet along the southern edge of the Orange River; thence East approx. 10,200 along the Northern section lines of Section 5 and 4, T 44 S, R 26 E. to the point of beginning.

**PAM/T 96-13
BoCC SPONSORED
EAR ADDENDUM AMENDMENT
TO THE**

LEE COUNTY COMPREHENSIVE PLAN

THE LEE PLAN

BoCC Public Hearing Document
for the
May 27th Adoption Hearing

Lee County Planning Division
1500 Monroe Street
P.O. Box 398
Fort Myers, FL 33902-0398
(941) 479-8585

May 15, 1998

**LEE COUNTY
DIVISION OF PLANNING
STAFF REPORT FOR
COMPREHENSIVE PLAN AMENDMENT
PAT 96-13**

✓	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

ORIGINAL STAFF REPORT PREPARATION DATE: October 27, 1997

PART I - BACKGROUND AND STAFF RECOMMENDATION

A. SUMMARY OF APPLICATION

1. APPLICANT:

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

2. REQUEST:

Amend the Future Land Use Map Series, Maps 16, the *Year 2010 Overlay Sub-districts*, and Map 17, the *Year 2010 Overlay Map*, and Future Land Use Element Policies: 1.1.1, 1.1.9, 1.3.5, 1.7.6, 2.1.3, and 2.2.2, converting the Lee Plan's planning horizon to the year 2020, deleting current overlay sub-districts, creating new community based planning districts, and allocating land uses through the Year 2020.

B. BACKGROUND INFORMATION

This amendment was initiated by the Board of County Commissioners on February 1, 1996. Staff brought this item forward to address concerns that if the existing 2010 Overlay, proposed for elimination through the Evaluation and Appraisal Report (EAR) process, were to remain in effect the allocations in the overlay would need to be revised. Staff's primary concern was that since its initial conception the 2010 baseline data had been found to be less than acceptable and a reevaluation was needed. Also, the Overlay had not been periodically updated as anticipated by Policy 1.7.6 and needed a reevaluation.

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 remaining plan amendments as a whole into compliance. Therefore, the Year 2010 Overlay remains a regulatory requirement of the Lee Plan. This fact brings to the forefront the issue of the problems inherent in the overlay and the time horizon conflict between the 2010 Overlay and the 2020 based Lee Plan

C. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY

1. **RECOMMENDATION:** Planning staff recommends that the Board of County Commissioners transmit this proposed amendment to the Future Land Use Element and the Future Land Use Map Series. Future Land Use Map 16 is to be replaced with the attached Map 16. Future Land Use Map 17 is deleted and held in reserve. A new table, Table 1(b) Acreage Allocation Table, will replace the function of Map 17. The text of the Future Land Use Element should be amended as follows:

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. Maps 16 and ~~17~~ 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 ~~2010~~ 2020. No ~~final~~ development orders or extensions to ~~final~~ development orders will be issued or approved by Lee County which would allow the Planning Community's acreage totals for any land use category on these maps 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 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. (Amended by Ordinance No. 94-29)

POLICY 1.1.9: The University Community land use category provides for Florida's 10th University and for associated support development. The location and timing of development within this area shall be coordinated with the development of the University and the provision of necessary infrastructure. All development within the University Community shall be designed to enhance and support the University. In addition to all other applicable regulations, development within the University Community shall be subject to cooperative master planning with, and approval by, the Board of Regents of the State University System.

Prior to development in the University Community land use category, there shall be established a Conceptual Master Plan which includes a generalized land use plan and a multi-objective water management plan. These plans shall be developed through a

cooperative effort between the property owner, Lee County, and South Florida Water Management District.

Within the University Community are two distinct sub-categories: University Campus and the University Village. The University Window overlay, although not a true sub-category, is a distinct component of the total university environment. Together these functions provide the opportunity for a diversity of viable mixed use centers. Overall average density for the University Village shall not exceed 2.5 units per acre. Clustered densities within the area may reach fifteen units per acre to accommodate university housing. The overall average intensity of non-residential development within the University Village shall be limited to 10,000 square feet of building area per non-residential acre allowed pursuant to ~~the Year 2010 Overlay Map 16 and Table 1(b)~~. Specific policies related to the University Community are included within the Lee Plan under Goal 18. (Added by Ordinance No. 92-47) (Amended by Ordinance No. 94-30)

POLICY 1.3.5: The University Village Interchange land use category is designed to accommodate both interchange land uses and non-residential land uses related to the University. Development within this interchange area may or may not be related to, or justified by the land use needs of the University. Land uses allowed within this area include those allowed in the Industrial Commercial Interchange category and the associated support development allowed in the University Village. The overall average intensity of non-residential development shall be limited to 10,000 square feet of building area per non-residential acre allowed pursuant to ~~the Year 2010 Overlay Map 16 and Table 1(b)~~. See the definition of Associated Support Development in the Glossary. Cooperative master planning and approval by the Board of Regents shall be required prior to development within this land use category. Additionally, any development within this land use category which meets or exceeds the Development of Regional Impact thresholds, either alone or through aggregation, shall conform to the requirements of Chapter 380 F.S. (Added by Ordinance No. 92-47) (Amended by Ordinance No. 94-30)

POLICY 1.7.6: The ~~Year 2010 Overlay~~ Planning Communities Map and Acreage Allocation Table (see ~~Maps 16 and 17~~ 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 ~~2010~~ 2020. Acreage totals are provided for land in each ~~subdistrict~~ 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 ~~any land use category residential, commercial or industrial uses on these maps~~ contained in Table 1(b) to be exceeded. This policy shall be implemented as follows: (Amended by Ordinance No. 94-29)

1. For each ~~2010 Overlay subdistrict~~, Planning Community the County shall maintain ~~or generate, as needed, records showing all final development orders, building permits and certificates of occupancy issued within the last twelve (12) months a parcel based database of existing land use. No later than September 30, 1994, the County shall have generated a baseline of existing developed acreage in each 2010 Overlay~~

~~subdistrict. The baseline database shall be periodically updated at least once every twelve (12) months twice every year, in September and March, for each 2010 Overlay subdistrict Planning Community. The first comprehensive updating shall occur on or before September 30, 1995.~~

2. Project reviews for ~~final~~ development orders shall include a review of the ~~predicted amount of existing Overlay capacity, in acres, that will be consumed by buildout of the development order to be permitted at buildout. Subsequent to the effective date of this provision, no final~~ No development order, or extension of a ~~final~~ development order, shall 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 ~~is greater than the acreage remaining in the updated 2010 Overlay subdistrict (Maps 16 and 17 regardless of other project approvals in that overlay subdistrict 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 shall conduct a comprehensive evaluation of the ~~2010 Overlay Planning Community Map and the Acreage Allocation Table system, including but not limited to, the appropriateness of land use distribution in the Overlay, problems with administrative implementations, if any, and areas where the overlay Planning Community Map and the Acreage Allocation Table system might be improved.~~

POLICY 2.1.3: All land use categories and ~~Year 2010 Overlay districts~~ Planning Community Map areas permit the consideration of churches and schools (except in Wetlands and Airport Noise Zones), public uses and buildings, public utilities and resource recovery facilities, public recreational uses (including franchised quasi-commercial uses in conjunction with a public use), and sites for compatible public facilities when consistent with the goals, objectives, policies, and standards in this plan and applicable zoning and development regulations. (Amended by Ordinance No. 94-30)

POLICY 2.2.2: Map 1 of the Future Land Use Map series indicates the uses and density ranges that will ultimately be permitted on a given parcel. However, it is not a guarantee that such densities or uses are immediately appropriate, as the map provides for the county's growth over the coming 26 years. During the rezoning process the Board of County Commissioners will balance the overall standards and policies of this plan with three additional factors:

1. ~~Whether~~ Whether a given proposal would further burden already overwhelmed existing and committed public facilities such that the approval should be delayed until the facilities can be constructed; and

2. ~~Whether~~ Whether a given proposal is for land so far beyond existing development or adequate public facilities that approval should be delayed in an effort to encourage compact and efficient growth patterns; and

3. Whether a given proposal would result in unreasonable development expectations which may not be achievable because of acreage limitations on the "Year 2010 Overlay" contained in the Acreage Allocation Table (see Policy 1.7.6 and Maps 16 and 17 Table 1(b)).

In all cases where rezoning is approved, such approval does not constitute a determination that the minimum acceptable levels of service (see Policy 70.1.3) will be available concurrent with the impacts of the proposed development. Such a determination must be made prior to the issuance of additional development permits, based on conditions which exist at that time, as required by Lee County's concurrency management system. (Amended by Ordinance No. 94-30).

2. **BASIS AND RECOMMENDED FINDINGS OF FACT:** As stated in Part II Section B. Conclusions, of this report the following facts support this proposed amendment:

- The current Year 2010 Overlay system was not based on an accurate existing land use inventory;
- Projecting accurate long range future land use into small geographic is extremely difficult and does not constitute a good planning practice;
- The original boundaries for the Year 2010 Overlay sub-districts were erroneous, often crossing property or development lines;
- Elimination of the Year 2010 Overlay is not practical at this time;
- The planning horizon of the 2010 Overlay is not consistent with the horizon of other comprehensive planning efforts.
- Major modifications to the overlay should be considered for adoption;
- Larger, community based planning districts should be utilized and the proposed new Map 16 should replace the current map;
- The previous EAR population projections have been shown over time to be too high;
- The BEBR Mid-Range population projection for the year 2020 are the most appropriate projections and should be used for the county's planning efforts;
- Planning staff has created a reliable parcel based database of existing land use, suitable for tracking development patterns;
- Utilizing a 25% buffer above the expected incremental increase in population is an accepted planning practice;
- Planning staff has performed an in-depth evaluation of future land use needs and concludes that, for a planning horizon of 2020 the county should use the proposed Table 1(b) Acreage Allocation Table as a replacement for Map 17;
- The regulatory aspect which limits Residential, Commercial, and Industrial should be retained; and,
- The regulatory aspect which limits Parks and Public, Active and Passive Agriculture, Vacant, and Conservation acres should be eliminated.

PART II - STAFF ANALYSIS

A. STAFF DISCUSSION

Origin of the Year 2010 Overlay

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 existing 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 land use category. Unfortunately, the base data for existing dwelling units 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 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 with reality.

Problems with the Implementation of the Year 2010 Overlay

The Year 2010 Overlay has been 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 has been 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 are some issues with the existing overlay, however, that probably cannot be resolved in a principled and satisfactory manner. These include:

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, are erroneous. Many existing and proposed developments (even parcels) cross sub-district lines;
3. The treatment of quasi-public uses, such as churches and schools;
4. The treatment of recreational facilities in residential developments;
5. The treatment of platted subdivisions with existing roads, but few houses;
6. The treatment of mineral extraction;
7. The treatment of DRIs with lengthy buildout periods;
8. The treatment of large lot developments and in general developments that are vastly different from the assumptions in the Lee Plan; and,
9. The apparent need to prohibit 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, are relatively arbitrary and provide 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 have been 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, will not solve the problem; it may, in fact, make it worse by increasing the expectations of the affected property owners and financial institutions.

The sub-districts used for the allocations in the Year 2010 Overlay have proved to be very problematic. Of the 115 sub-districts, 10 contained no unincorporated lands and therefore have no land use allocations. Of the remaining 105 sub-districts, 22 exceeded their residential allocation with 77 exceeding at least one residential allocation in one of the Future Land Use Categories. Additionally, of the remaining 105 sub-districts, 40 exceeded their industrial allocation, 12 exceeded their commercial allocation, and 80 exceeded their Parks and Public allocation.

Proposed EAR Elimination of the Overlay

In response to the shortcomings in the Year 2010 Overlay, the County, as part of its Evaluation and Appraisal Report (EAR) amendments, proposed the elimination of the overlay. The DCA took strong opposition to this proposal and found the amendment 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 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 and the Final Order specifically required the County to keep the overlay. 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 remains 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." This is exactly what this proposed amendment is intended to do.

During the negotiations 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. As these negotiations continued the County and DCA found much common ground. Every attempt has been made in this proposed replacement to the Year 2010 Overlay to address all of the departments concerns.

Proposed Amendment to Replace the Year 2010 Overlay

The goal of this amendment is to configure a replacement for the Year 2010 Overlay that will address many of the identified shortfalls of the overlay yet keep 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 are being incorporated. The new proposal has three basic tenets: to simplify the overlay by reducing the number of districts; to expand the planning horizon to the year 2020 to be consistent with the rest of the plan; and, to utilize the Bureau of Economic and Business Research (BEBR) Mid-Range 2020 population projections replacing the projections from the EAR.

Perhaps the biggest problem with the overlay is the large number of sub-districts. A large number of sub-districts translate into geographically small districts. Long range planning on small and numerous geographic areas is close to impossible. The Planning Communities Map proposed to replace Map 16

identifies 20 distinct areas within the County. The number and size of the districts was the subject of much debate. The number should be small enough to avoid the long range planning allocation problem yet large enough to assure some certainty in the location of the controlled uses. Planning staff brought a preliminary map to the Local Planning Agency (LPA) in the spring. After discussion the number 20 was agreed upon. One LPA member suggested the phrase "20 for 2020" as a promotional tool. The proposed replacement for Map 16, is a reasonable consensus which should help resolve the Year 2010 Overlay problems and still serve to provide 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 is not a map at all, fell horribly short of this aspiration. While it was refined over time to better perform this task, it makes sense to call it what it is, a table with acreage limitations in it. Therefore, this amendment proposes to eliminate Map 17 and add a new table, Table 1(b) Acreage Allocation Table, to the Lee Plan.

B. METHODOLOGY

Population

The Division of Planning conducted a review of its adopted population projections from the Evaluation and Appraisal Report (EAR) against the annual population estimates from the Bureau of Economic and Business Research's (BEBR) for the years since the EAR projection was adopted. This review showed that the EAR population projections were exceeding the annual population estimates. The EAR projections were completed in 1993 and included population projections for every half decade. By 1995 these projections were exceeding the annual BEBR estimate by more than 10%. Planning Staff's review also showed that the EAR projections were between 25% and 35% higher than the BEBR projections by the year 2020.

The estimates done by staff in the spring of 1997, which included four more years of historical data, showed that Lee County's population growth projections were more closely following the BEBR "Mid-Range" population projections. The BEBR "Mid-Range" projections are also being used by other agencies and by other County divisions to develop long range plans. Most notable would be the MPO's intention to use these numbers for the update of the 2020 Transportation Plan. Therefore, the Division of Planning has based the re-evaluation of the Year 2020 Overlay on the BEBR Mid-Range population projections.

Residential Use

The BEBR population projection of 602,000 is being used as the countywide control total for residential use. The goal was to distribute this figure into the newly created Planning Communities in a rational and defensible manner. To assist planning staff in this effort a sophisticated spreadsheet was developed. Utilizing the existing land use database, dwelling unit counts for each Planning Community were determined and entered into the spreadsheet. Due to the very nature of the various communities, population characteristics will vary. Planning staff compiled certain demographic components for the individual Planning Communities and evaluated them for inclusion in the spreadsheet. These components were persons per household and occupancy rates. While staff recognized that differences in persons per households (PPH) exist between the 20 Planning Communities, a reliable trend could not be formulated for each of the communities. Limitations with census geography and changes in census methodology over time were hindrances in the effort to

produce a reliable PPH estimate for each community. Therefore, staff felt it was appropriate to utilize the countywide PPH estimates from the Persons Per Household Study completed for the latest Lee Plan Evaluation and Appraisal Report. Staff was better able to collect occupancy rate information from the census for each community. A greater level of confidence was obtained from utilizing the different occupancy rates for each community. Unlike the PPH estimates, which varied greatly between the various census data for some communities, the community occupancy rates were generally consistent and summed at or near the county average for each census. Therefore, staff felt comfortable in establishing a weighted average for occupancy rates for each community. As a reality check, the variables, by community, were applied to the 1996 units and that generated population was compared to the BEBR 1996 estimate. The figures were within a percentage of each other, validating the spreadsheet methodology.

The next task was to generate unit projections for each community for the year 2020. To start, the population projections for the City of Cape Coral, City of Fort Myers, and City of Sanibel were directly input from information provided to the Division of Planning from these municipalities. The Town of Fort Myers Beach has not completed its comprehensive plan and has no officially adopted population projection for the year 2020, therefore the Town of Fort Myers Beach's population projection was calculated in the same as the other Planning Communities. Lehigh Acres also had an agreed upon population figure, generated by the Commercial Land Use Study, and it was 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 the last six years for each community. Each community's dwelling units (DU) were trended out to the year 2020 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. These trends were also compared to the amount of available land in a community to assess whether or not the projections could be accommodated. In some areas it was discovered that projected trend would exceed the Lee Plan assumed number of units. There were also communities where the amount of approved residential development exceeded the assumed residential percentages from the Lee Plan. Likewise, there are instances where the amount of pre-approved (some existing some only planned) non-residential development in a community makes it impossible for the residential component to achieve the percentage assumed in the Lee Plan. After fully scrutinizing this data a number for new dwelling units, units to be built by the year 2020, was projected for each community. These unit numbers were entered into the spreadsheet where they were multiplied by the estimated community vacancy rate and the county PPH to determine the community's 2020 population.

The spreadsheet was designed to evaluate the increment of new dwelling units. The 1996 dwelling unit count from the existing land use database was considered the starting point. The difference in population from 1996 to 2020 was used as target for determining the need for new dwelling units. To allow for fluctuations in the market, and in keeping with good planning practice, an additional buffer of 25% was added to this figure. 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. The initial determination for needed new units expected by 2020 determined above were evaluated for each of the new Planning Community. Adjustments were made to assure that the population increment plus 25% was not exceeded.

The next step, and one that brings less certainty into the equation, is to determine acreage figures for these units. The finalized unit projections were then distributed into appropriate future land use categories. The projected units were then multiplied by the assumed unit per acre figure of the category. This was done to determine the appropriate residential acreage allocation. This DU per acre figure was modified in some areas to adjust for the fact that this overlay is based on net acres while the Lee Plan assumptions are based on gross acres which is also how density is determined for consistency with the Lee Plan density. Also taken into consideration were developments, approved prior to the existence of the Lee Plan, where vacant land that is approved for densities higher than the allowable Lee Plan densities. Factors, such as one recently approved development that has taken advantage of the Planned Development District Option (PDDO), which allows up to 6 units per gross acre in a category that allows 1 unit per gross acre were also considered. Normally this land use category would and assumes 0.8 units per gross acre. In this specific case, the approved units/net acres are 5.64. Likewise, some developments have been approved with densities (both gross and net) substantially less than the Lee Plan assumptions. Therefore the assumed density for each Future Land Use Map designation varies between Planning Communities

The corresponding acreage figures were only estimated for the unincorporated portions of the county. Therefore, the acreage allocation table for the Sanibel Community shows no acreage. There is, however, an input unit count for Sanibel that corresponds to the projected population, adjusted for PPH and occupancy rate. The Town of Fort Myers Beach is included on the allocation table for two reasons. The first was that the data was available and the second was there were no 2020 population projections for this area. The Planning Communities map for Fort Myers Beach includes no unincorporated lands.

Commercial

Future commercial needs for Lee County is not easy to pinpoint. Lee County's commercial component can not merely be based on the number of county residents. In addition, 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. Between 1980 and 1990 commercial square feet grew by 100% while the population grew by only 53% for the unincorporated area. Furthermore, from 1990 through the end of 1996, the unincorporated population has grown by 21% while commercial growth was 31%. Based on these trends, it is obvious that commercial growth in of Lee County is not totally tied or dependent on residential growth. Part of the growth not related to the residential aspect can be explained by the fact that Lee County is a resort area that caters to tourists and winter visitors.

In 1986 Lee County commissioned Thomas Roberts, of Thomas Roberts and Associates, to perform a commercial needs study. The final document was entitled "Commercial Land Use Needs in Lee County." This study identified an estimate of 11,483 commercially developed acres by the year 2010. In accordance with the study's methodology, this figure should then be multiplied by a safety factor of 10% (to allow for inaccuracies in projecting the need) to produce 12,631 acres. The study then utilizes a flexibility factor of 15% (to allow for competition and choice, land held back for speculation, etc.) to produce a grand total of 14,526 acres. 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 should be multiplied by $640,500/499,500$, or 1.282, producing a new pre-factored area of 14,721 acres. He goes on to modify this figure with a safety factor and a flexibility factor. He does, however recommend that because the higher population projection is being utilized, the safety factor should be reduced to 5%. Doing the math produces a figure of 18,622 acres, which he recommends 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 2020 of 602,000. Adjusting the original 11,483 acres by the ratio $602,000/499,500$, or 1.205, produces a new pre-factored figure of 13,837 acres. Utilizing a safety factor of 10%, justified by the mid-range number, and a flexibility factor of 15% the countywide commercial need calculates to 17,504 acres. Further adjustments to either remove the incorporated areas or indicate allocations for them still need to be performed.

Staff realizes that, historically, the City of Fort Myers has provided more than its proportionate share of commercial development. However, the city is approaching buildout and is currently making an effort to stabilize its residential neighborhoods. The unincorporated county will be required to absorb a greater share of new commercial development. This trend is currently being demonstrated by the fact that in this decade no new "Big Box" retailers have located in the City of Fort Myers. Only one large shopping center has been constructed in Fort Myers in the last decade.

Likewise, the City of Cape Coral has somewhat limited opportunities for commercial development. The vast majority of the land in Cape Coral is platted into single family lots. Opposition to introducing new commercial uses within residential areas has surfaced in the past. According the city planners only #### acres of land are programmed for commercial development. Staff allocates 7216 acres of commercial to the municipalities leaving 10,288 acres for distribution to the unincorporated Planning Communities.

In addition to the Robert's projection, commercial projections were compiled based on projected total unit counts per community, in order to make allowances for seasonal residents, and the historical trends of commercial square feet per unit and floor area ratio. The county control total for commercial is in square feet and is based on historical trends of commercial growth. The projected commercial square feet needed by the year 2020 are projected to be 46,117,550. This is approximately 9,000,000 square feet less than that which would be projected using individual community historical community trends. The lower of these projections was chosen based on a higher correlation for the historical trends and the fact that the community based projections does not consider the fact that some of these areas are near buildout already. For example, as the coastal communities reach buildout, the growth in the tourist commercial demand will also begin to level out. The county wide control total is next applied to the communities to allocate the commercial uses throughout the County. This allows the results to be compared to the total available/undeveloped acreage remaining in 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

Future Industrial needs for Lee County were originally studied and projected in a study completed in August 1983 by Thomas H Roberts. This study has been revised and modified over time and was most recently revised during the litigation process of the EAR. However, this study and its revisions focused on how much land Lee County needed to designate on the Future Land Use Map as industrial. These studies were concerned with providing enough land for future industrial development and its ancillary uses. The Lee Plan allows for limited commercial development in industrially designated lands to support the surrounding industrial uses. This means the some uses that are envisioned to occur within these industrial areas will not be inventoried as industrial uses. For example, a small deli who's customer base is 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 is important to further refine the accepted industrial study from the existing Lee Plan Support Documentation to ascertain how much land will need to be allocated for industrial uses for the Year 2020. Staff has concluded that the appropriate unit of measure for the industrial component of the 2020 allocations is acres. Much of Lee County's industrial uses occur out of doors such as concrete batch plants, lumber yards, and distribution centers. The location of industrial uses, while not limited to areas designated as Industrial Development, Industrial Interchange, Industrial Commercial Interchange, and Airport Commerce, are primarily located in these areas. Staff has made the following effort to determine the appropriate allocation of industrial uses for the year 2020.

To accomplish this task, the original Thomas Roberts study was modified to focus on how much land will be utilized by industrial uses by the year 2020. The data in the study was also updated to include the latest National Planning Association data which has been consistently used in the industrial needs study, and is recognized as one source of best available data. The primary change in the methodology was the elimination of the number of acres needed to support the ancillary uses associated with industrial developments. These uses will be inventoried under in the database under their appropriate use category whether it is a commercial, public, or conservation use. Furthermore some uses have always be assumed to have locations which may be out of industrial land use categories. For example, only 50% of warehouse uses were assumed to be located in industrial land use categories in the original Roberts study and its subsequent revisions. However, in reality, approximately 75% of these types of uses are inventoried as industrial in the Lee County Land Use Inventory. There are ancillary commercial uses associated with this type of use that have and will be inventoried as commercial uses. The breakdown of percentages for the inventory's purposes are shown in table Year 2020 Industrial Allocation Needs along with its estimated 2020 employment figure. These employment figures were then utilized in the same manner as the previous industrial studies to estimate the need for industrial lands. First the assumption is 7 employees per acre to determine the minimum acreage need. A market safety factor was then applied to this acreage figure and subsequently a flexibility factor is applied to this figure. Since the allocations are for the unincorporated county the amount of industrial lands in the cities were removed from this figure. Mirroring the discussion in the discussion under Commercial Uses, areas for true industrial development are not abundant in the county's municipalities. Clearly, the "industry" in the county's coastal communities, Sanibel and Fort Myers Beach, is tourism. The desire of Lee Plan Policy 7.1.4 is to afford an opportunity to expand the County's economic base beyond tourism. As with commercial development, the City of Cape Coral has limited opportunities

for industrial uses equal to its expected population base. Taking all this into consideration, this final unincorporated industrial need for Lee County is calculated to be 6,799 acres.

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 countywide allocations in the original Year 2010 Overlay were exceeded in only two areas Parks and Public, and Active AG. The under allocation in the Parks and Public category can be attributed to a difference between the allocation and inventorying methods. The Parks and Public allocation was based on how much land was designated Public Facilities in each Sub-district. The first problem with this technique is that only parcels 20 acres or more in size were mapped. Furthermore, not all publicly owned lands were included in this designation. Properties designated as Public Facilities were generally schools, parks, hospitals, and utility plants. Lands owned by the state and other agencies for conservation purposes were not consistently mapped as Public Facilities. The main discrepancy is with no publicly owned lands which are inventoried in the Park and Public category but are not owned by a public agency. These uses include, but are not limited to, golf courses developed within a residential community, other residential amenities, government buildings, clubs, open space within private developments, and churches.

Staff can see no useful purpose in regulating an upper limit in the Parks and Public land use. The acreage figure contained in the Acreage Allocation Table for this use should not be regulatory. To do so would be counter productive. Staff admits there is merit in tracking this acreage figure and intends to update this use in the database.

Active and Passive Agriculture

The Active Agriculture component of the land use inventory also exceeds its allocation. In reality this should be expected. Although the current Year 2010 Overlay is not written this way, it is expected that, in an urbanizing county such as Lee County, over time agricultural uses will be displaced with other non-agricultural uses. 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 should be used as 2020 targets and not as a regulatory number that cannot be exceeded or fallen below. This also applies to Passive Agricultural uses. Currently, Lee County exceeds its projected combined 2010 agricultural acreage allocation by approximately 3,050 acres. Clearly in a county that is urbanizing as Lee County is requiring the retention of passive agriculture use in lands designate within the urban boundary is counter productive. Staff, again, sees the merit of maintaining the database inventory of these uses, but believes the regulatory requirement not to let the 2020 component of this use be exceeded in the present is unwise.

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 vacant acreage allocation, if used as a regulatory number, should be viewed as a number that cannot be fallen below during the life of the overlay.

Conservation Land

The Conservation Allocation is also one that is impractical to regulate. The current allocations in the Year 2010 Overlay are based on the amount of land designated on the 1989 Lee Plan Future Land Use Map as RPA (resource protection areas) and TZ (transition zones). Since these areas were digitized off of 1987 quad sheet maps which were at a 1" to 2000' scale there accuracy, while good for the illustrative purposes they were intended for, are not precise enough for a regulatory acreage figure. Furthermore, since the original mapping of these areas, the definition of what lands qualify as wetland has also changed. Staff has review possible methods to improve the original mapping of wetlands. In a pilot project staff used the jurisdictional boundaries at Florida Gulf Coast University and compared them to several wetland and soils maps. No single mapped system showed superior results in identifying the ground truthed wetlands. Staff concluded that the current mapping system was the best available.

Recent revisions to the Lee Plan have moved the county from a regulatory roll in wetlands to one more of enforcement. 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, but believes the regulatory requirement not to let the 2020 component of this use be exceeded in the present is unwise.

B. CONCLUSIONS

In accordance with Policy 1.7.6.3 planning staff has conducted this comprehensive evaluation of the Year 2010 Overlay system. Upon completion of this analysis planning staff concludes the following:

- The current Year 2010 Overlay system was not based on an accurate existing land use inventory;
- Projecting accurate long range future land use into small geographic is extremely difficult and does not constitute a good planning practice;
- The original boundaries for the Year 2010 Overlay sub-districts were erroneous, often crossing property or development lines;
- Elimination of the Year 2010 Overlay is not practical at this time;
- The planning horizon of the 2010 Overlay is not consistent with the horizon of other comprehensive planning efforts.
- Major modifications to the overlay should be considered for adoption;
- Larger, community based planning districts should be utilized and the proposed new Map 16 should replace the current map;
- The previous EAR population projections have been shown over time to be too high;
- The BEBR Mid-Range population projection for the year 2020 are the most appropriate projections and should be used for the county's planning efforts;
- Planning staff has created a reliable parcel based database of existing land use, suitable for tracking development patterns;

- Utilizing a 25% buffer above the expected incremental increase in population is an accepted planning practice;
- Planning staff has performed an in-depth evaluation of future land use needs and concludes that, for a planning horizon of 2020 the county should use the proposed Table 1(b) Acreage Allocation Table as a replacement for Map 17;
- The regulatory aspect which limits Residential, Commercial, and Industrial should be retained; and,
- The regulatory aspect which limits Parks and Public, Active and Passive Agriculture, Vacant, and Conservation acres should be eliminated.

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 replaced with the attached Map 16. Future Land Use Map 17 is deleted and held in reserve. A new table, Table 1(b) Acreage Allocation Table, will replace the function of Map 17. The text of the Future Land Use Element should be amended as indicated in Part I, Section C. of this report.

PART III - LOCAL PLANNING AGENCY REVIEW AND RECOMMENDATION

PUBLIC HEARING DATE. October 27, 1997

A. LOCAL PLANNING AGENCY REVIEW

The LPA formally heard this proposed amendment at their October 27, 1997 Public Hearing. Prior to the date, the LPA and planning staff had discussions at all of the previous amendment hearings regarding this proposal. Conceptual approval of the proposed Map 16 was indicated fairly early on in this process. Other areas of discussion were commercial acreage allocation and population projections.

LPA members had several questions regarding the methodology for determining need and allocation. Staff knew that the process that was utilized could not be easily translated to a written document and was prepared to answer the questions. Planning staff did answer all of the questions concerning the methodology to the LPA's satisfaction. Staff also informed the LPA that they were planning on dealing directly with DCA staff to walk them through this somewhat complicated process. The LPA identified three areas where they had concerns regarding the final allocations. Ultimately, there was only one recommendation for increasing or decreasing allocations. Staff did offer to take a closer look at these areas between the transmittal and adoption hearings. The LPA also expressed interest in including a footnote on Table 1(b) indicating the uses that are being regulated and those that are not.

Also discussed was the lack of residential allocation in the wetland category. No solution to this issue was proposed. Staff was concerned that such an allocation would encourage new development in the wetland areas. Under Chapter 13 of the Lee Plan, legally existing lots in the wetland areas do have the advantage of the single family residential provision.

Two members of the public addressed the LPA on this issue. The first suggested some additional language for Policy 1.7.6 to clarify the intent to adjust the allocations if necessary as part of the EAR review. The LPA concurred with this, as did staff. This person also suggested that the staff report include a discussion, similar to the one in the commercial use section, that highlights the limitations of the municipalities to accommodate industrial development. The LPA and staff agreed. The third request was to include the sections 1, 2, and 3 of Township 48 South, Range 26, East in the Bonita Springs Planning Community. The LPA made a motion to this effect. The second speaker urged the LPA to adopt the amendment and complimented staff's efforts on this amendment.

The LPA offered two motions concerning this amendment. The first, as mentioned above, was to include the specified sections in the Bonita Springs Planning Community, and to also move the rural residential allocation, which applied directly to these three sections, on Table 1(b) Acreage Allocation Table.

B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY

- 1. RECOMMENDATION:** Motion #1 The LPA recommended that the BoCC includes sections 1, 2, and 3 of Township 48 South, Range 26, East in the Bonita Springs

Planning Community and to also move the rural residential allocation, which applied directly to these three sections, on Table 1(b) Acreage Allocation Table.

Motion #2 The LPA recommended the BoCC transmit this amendment as recommended by staff and amended by the above motion.

1. **BASIS AND RECOMMENDED FINDINGS OF FACT:** Motion #1 This area is more closely associated with the Bonita Springs Planning Community.

Motion #2 As contained in the staff analysis.

C. VOTE: Motion # 1

BARBARA BARNES-BUCHANAN	ABSTAINED
RICHARD DURLING	ABSENT
MITCH HUTCHCRAFT	AYE
RONALD INGE	AYE
BILL SPIKOWSKI	AYE
GREG STUART	AYE
MATT UHLE	ABSTAINED

Motion #2

BARBARA BARNES-BUCHANAN	AYE
RICHARD DURLING	ABSENT
MITCH HUTCHCRAFT	AYE
RONALD INGE	AYE
BILL SPIKOWSKI	AYE
GREG STUART	AYE
MATT UHLE	AYE

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

DATE OF TRANSMITTAL HEARING: November 5, 1997

- A. BOARD REVIEW:** Two issues were brought up during board review and were discussed by the public and the Board. First, the three sections of land designated "Rural" in the southeast portion of Lee County were discussed. A member of the public brought up this issue, a local land use attorney, and was agreed upon by the board. The board agreed that the entire strip of land south of Bonita Beach Road should be in the Bonita Community. They also concurred that the Rural allocation that was included in the LPA staff report for the Southeast Lee County Community should be added to the proposed Rural allocation in the Bonita Community.

The second issue addressed was the allocations in the San Carlos/Estero Community. The concern brought forward by a member of the public, also a land use attorney, was that the allocations do not accommodate all the development approved in the Corkscrew Road CRSA. The board agreed with the concern and instructed staff to review the San Carlos/Estero Community allocations prior to the adoption hearing.

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. **BOARD ACTION:** The Board voted to transmit this amendment with revisions to the Bonita Springs and Southeast Lee County Planning Communities.
2. **BASIS AND RECOMMENDED FINDINGS OF FACT:** The Board accepted the findings of fact as advanced by staff and the LPA with the direction to staff to "re-look" at the San Carlos/Estero Community

C. VOTE:

JOHN ALBION	<u>AYE</u>
ANDREW COY	<u>AYE</u>
RAY JUDAH	<u>AYE</u>
JOHN MANNING	<u>AYE</u>
DOUG ST. CERNY	<u>AYE</u>

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

DATE OF ORC REPORT: February 5, 1998

A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS

2. Amendment PAM/T: 96-13: (Replacement of 2010 Overlay with 2020 Overlay): This is a proposal to amend the FLUM series, Map 16, the Year 2010 Overlay Sub-districts and Map 17, the Year 2010 Overlay Map and FLUE policies, and converting the Lee Plan's 2010 planning horizon to 2020.

Objections:

The Department does not object to the general concepts being proposed as part of the 2020 Overlay. However, specific details need further justification and/or refinement.

- 1a. According to the information provided, as a basis for projecting land use allocations needed in each planning district trends were extrapolated for 2020 based on the 2020 projected population of 602,000, with a 25 percent increment allowed for unexpected need. However, the proposed 2020 Overlay concept is not supported by adequate data and analysis because the methodology does not clearly state how the actual land use needs for each planning community were determined. In the absence of this information the relevance of the projected land use needs, and the professional acceptability of the method used to derive the actual land use needs of each planning community, cannot be assessed.

- b. The methodology used to project the land use allocations does not demonstrate how vested developments, including developments of regional impact, were taken into account. For example, Lehigh Acres is currently identified as a vested community and there is no indication as to how this was considered in allocating residential and nonresidential land use needs for the Lehigh Acres planning community. Rule 9J-5.005(2)(a), (b), & (c), and Rule 9J-5.006(2)(c), (3)(c)1., (5), & (5)(g)1., F.A.C. mm

Recommendation: Include an analysis showing how the projected land use need for each planning community was derived for each land use type. The analysis should clearly state the assumptions and mathematical derivation that was used to produce the anticipated land use needs shown in Table I (b), for all land use types. Please, provide a narrative description, and step by

step summary of the method and all assumptions used, and justify the professional acceptability of the method.

Also include an analysis showing how vested developments, including DRIs, were taken into account in determining the land use allocations for each planning community including Lehigh Acres.

2. The boundaries of the planning communities are not supported by adequate data and analysis demonstrating and justifying how they were determined. For instance, the eastern boundary of Planning 10 cuts through the low density area east of the airport and there is no justification for this the boundary. Also, the southern end of Planning Community 3 curves eastwards to embrace Sections 1, 2, 3, 4, 5, and 6., and there is no information provided to demonstrate why this boundary includes these properties. Furthermore, the boundaries do not show a clear separation between urban and rural land uses. Rule 9J-5.005(2)(a), (b), & (c), and 9J-5.006(2)(c), (3)(b)8, (3)(c)1., (5), & (5)(g)9., F.A.C.

Recommendation: Include an analysis showing how the boundaries of the planning communities were derived. The boundaries shall be based on adequate data and analysis; and the method used to delineate them has to be based on rational and justifiable assumptions that are professionally acceptable. Planning community boundaries should ensure a clear separation between urban and rural areas.

B. STAFF RECOMMENDATION

Adopt the amendment essentially as transmitted, with the technical and minor amendments contained in the revised Table 1(b) Acreage Allocation Table and the revised Planning Communities Map.

C. STAFF RESPONSE

Objections 1a and b. Objections 1a and b both relate to the allocation methodology and will be addressed in the same discussion as they are interrelated. The following steps were followed to create the Year 2020 Allocation Tables. Many of these steps were undertaken simultaneously, so their completion order did not necessarily follow the numerical order. For example, the 2020 countywide population projection was independent of the creation of the community boundaries; however, both were needed to complete the allocation of units by community for the year 2020.

1. Population projections.

The Division of Planning conducted a review of its adopted population projections from the Evaluation and Appraisal Report (EAR) against the annual population estimates from the Bureau of Economic and Business Research's (BEBR) for the years since the EAR projection was adopted. This review showed that the EAR population projections were exceeding the annual population estimates. The EAR projections were completed in 1993 and included population projections for every half decade. By 1995 these projections were exceeding the annual BEBR estimate by more than 10%. Planning Staffs review also showed that the EAR projections were between 25% and 35% higher than the BEBR projections by the year 2020.

The estimates done by staff in the spring of 1997, which included four more years of historical data, showed that Lee County's population growth projections were more closely following the BEBR "Mid-Range" population projections. The BEBR "Mid-Range" projections are also being used by other agencies and by other County divisions to develop long range plans. Most notable would be the MPO's intention to use these numbers for the update of the 2020 Transportation Plan. Therefore, the Division of Planning has based the re-evaluation of the Year 2020 Overlay on the BEBR Mid-Range population projections.

2. The creation of the Year 2020 community boundaries is described in detail in the response to objection 2.
3. Evaluation of census data.

Once the 20 planning community boundaries had been established, the 1980 and 1990 census data for population and housing units (occupied and vacant) was broken out for each community.

Population. These estimates were determined from the 1980 and 1990 censuses by summing the population figures of each tract or block within the community. (Work Book - ACRES BY FLUMC2.XLS; Sheet - Communities; Columns - D and E) When community lines split census geography, the population estimate for the community used the methodology described below for unit counts. Occupied unit estimates were multiplied by the person per unit estimate for the corresponding year and this population estimate was added to the sum of the tract/block populations wholly contained within the community.

Unit Counts. It was not feasible, in all cases, to create the community boundary lines along existing census geography, although this was done whenever justifiable. Several census units had to be manually broken down using 1980 and 1990 aerials. Rooftop counts were completed to determine how many units from the split census geography (tracts or blocks) were located in each community (Work Book - ACRES BY FLUMC2.XLS; Sheet - Communities; Columns -H and I).

Occupancy Rates. Reviewing the countywide occupancy rates for Lee County revealed that for both censuses the county had a 73% occupancy rate. This rate was not consistent through the county, with some of the Planning Communities much higher and others lower. Staff utilized the following methodology to determine the occupancy rate for each community. An occupancy rate was derived from the occupancy rates of the census tracts within each community. (Work Book - ACRES BY FLUMC2.XLS; Sheet - Communities; Columns - AE and AF) In areas where census geography was split the occupancy rate of the tract was assigned to each community. For example, if a community contained 80% of a tracts total 1000 units (800 units) and the remaining 20% (200 units) were in a separate tract, and the tract had a total of 750 occupied units, the two community would have been assumed to have had 600 and 150 occupied units respectively from this track. The estimate of occupied units were then divided by the community's total number of units to determine a Planning Community's occupancy rate.

This procedure was completed for both 1980 and 1990 census information. With only two historical data points, however, no reliable trend could be projected. Planning Staff concluded that the most appropriate method for projecting the occupancy rates was to somehow average the 1980 and 1990 rates for each community (Work Book - ACRES BY FLUMC2.XLS; Sheet - Communities; Column - AD). Staff realized that a new large development that was primarily seasonal in a community that had a small unit count in 1980 could skew these results, it was decided that the best method was to perform a weighted average for the occupancy rate. The total number of occupied units from each time period were added together and then divided by the sum of the total units for the two years. Applying this averaged occupancy rate to the 1980 and 1990 census countywide information yielded an estimated occupied unit count that was off by only 861 and 21 units respectively. This error factor is acceptable, especially with the 1990 data, the most recent, correlating so well.

• **Persons Per Unit (PPU).** A similar analysis off this census data yielded no correlation for the Planning Communities between the two censuses. The

overall trend of the county is for the persons per unit figure to be declining over time. The statistical analysis performed on the PPU showed some community's PPU increasing dramatically over time, while the same models showed others dropping below 1 person per unit, it was decided that the best available data for this information was the county estimates adopted in the Evaluation and Appraisal Report (EAR). The EAR projected PPU's for the decennial years of 2000, 2010, and 2020 (Work Book - ACRES BY FLUMC2.XLS; Sheet - Communities; Cells - Y26, Z26, AA26, AB26, and AC26). The PPU for years not projected in the EAR were derived by projecting a straight line between the preceding and following PPU projections.

4. Estimating the 1996 units and population.

Dwelling Units. The dwelling unit count for 1996 was generated from the planning division's existing land use inventory (Work Book - ACRES BY FLUMC2.XLS; Sheet - Communities; Column - L). This inventory contains land use information, including the number of dwelling units, for every parcel in the unincorporated portions of Lee County. The first step in accomplishing this task was to update the inventory to include the newly created community information. Then the information could be disseminated by planning community. The division's database contains the year built for residential properties. This information is reliable for structures built since the creation of the inventory (fall 1994). The report generated from the database included total units for January 1, 1994, 1995, and 1996 (Work Book - ACRES BY FLUMC2.XLS; Sheet - Communities; Columns - J, K, and L). A straight-line forecast using the 5 known data points (1980, 1990, 1994, 1995, and 1996) was used to project a preliminary dwelling unit count for the years 2000, 2010, and 2020. It was understood that this was just a "first look" as many other variables need to be considered (see the discussion in 4. below).

Population. The 1996 population estimates were derived by multiplying the community's 1996 unit count by the community's occupancy rate and by the estimated 1996 PPU of 2.29. (Work Book - ACRES BY FLUMC2.XLS; Sheet - Communities; Column L * Z26).

5. Estimate the units for the years 2000, 2010, and 2020 for each community.

No two Planning Communities are alike, therefore no one method of projecting their future development will provide adequate results. Planning Staff took an objective and subjective look at each of the communities to determine these estimates. The straight-line dwelling unit estimates were used as a guide in the allocation process.

A straight-line forecast of units from the years 1980, 1990, 1994, 1995, and 1996 was performed to generate these estimates utilizing the forecasting tool included in Microsoft Excel (Work Book - ACRES BY FLUMC2.XLS; Sheet - Communities; Columns - M, N, and O). Other forecasting methods were also utilized. These include logarithmic model, inverse curve model, quadratic model, compound model, power model, s-curve model, growth model, exponential model, logistic model and cubic model.

A correlation test was run on the data for all 20 communities using a statistical software package called SPSS for Windows. The results of this test on the straight-line model were significant for most of the communities (see Appendix 1). This correlation test evaluates the fit of the projection curve to the input data. The coefficient of determination, or, measures the strength of the linear relationship. The closer to 1 R^2 is, the stronger the relationship.

The communities of Boca Grande, Captiva, Buckingham, Gateway, Fort Myers Shores, and Southeast Lee County do not return high correlation scores in this test. These low correlation results can be explained.

The historical data for Boca Grande does not fit any of the projection models well. The R^2 for all the models fall between 0.707 and 0.711 with the straight-line model being 0.709. The final projection used for Boca Grande was actually based on the Boca Grande Study of 1989 which projects a higher unit count for 2020 (nearly build out) than any of the models. The historical data was drastically effected by the development of Boca Bay, which contains significant development not reflected in the 1990 census.

The unit estimate situation for the Captiva Community is identical to the Boca Grande situation. Captiva is estimated to have only 2 vacant acres of land by the year 2020, approaching build out. The R^2 for all the models fall between 0.748 and 0.762 with the straight-line model being 0.757.

Buckingham is also similar statistically to Captiva and Boca Grande. The R^2 for all the models fall between 0.829 and 0.851 with the straight-line model being 0.830. Buckingham, however, is not expected to reach build out by 2020.

The Gateway/Airport area is the one community that does not correlate well with the linear model and does have a better fitting curve. The growth, exponential, and compound curves all fit the data from the Gateway/Airport area better than a simple linear model. However, these models still do not

have a high R2 (correlation). With the exception the Gateway DRI development, this community does not allow substantial amounts of residential. Therefore, staff utilized the approved Gateway DRI figures to estimate growth in this community. The residential allocation allows for the build out of the DRI and for minimal additional development in the Rural, DRGR, and Industrial Development areas. Of these three areas, only the Rural lands are expected to have future residential development of any consequence.

The communities of Fort Myers Shores and Southeast Lee County have suspect 1990 census information. Both of the communities have 1990 housing unit counts which appear to be in error. When the 1990 census information is dropped from the estimating equation, the linear model has a high correlation (good fit) with the data. Since these forecasts were only used for as a guide, this was the tactic used to deal with these two communities.

6. Determine the developed and undeveloped land by future land use map category and break down the developed land by existing use.

This step required a report from the existing use inventory. This report calculates the acreage of uses by community. Within each community, the acreage totals are broken down by future land use map categories. For parcels containing more than one future land use map category, a manual check of the property was required. These figures were input into the Excel Work Book - ACRES BY FLUMC2.XLS as follows: for each individual Planning Community Sheet¹ Columns – B (number of parcels; C (Sum of acres D+F+H+I+J+K+L+M); D (Commercial Acres); E (Commercial Building Square Feet) referencing the data in Sheet “com by pc and year” Columns C-BK, by year, totaled in column BQ row titled Running SF); F (Industrial Acres); G (Industrial Building Square Feet); H (Public Acres); I (Active Agricultural Acres); J (Passive Agricultural Acres); K (Conservation Acres – Wetlands); L (Vacant Acres); M (Total Residential Acres); and, N (Total Residential Units). The building square feet for commercial and industrial uses were not recorded by future land use category for this study. As stated, this information was reported by year built and community. The total for each community was reported in the total row cell E19, commercial, and G19, industrial.

7. Determine the total acres of each future land use category within each community.

While the acreage of future land use by parcel was achieved by the previous step, it does not include acreage of roads and other rights-of-way not

identified with a county STRAP number. Also, the division's inventory does not include parcels within the municipalities. Although the overlay has no regulatory authority over the cities, it is important for this information to be included in the evaluation of future needs. Tracking of future land use map category acres is accomplished with the use of a separate Excel worksheet named "*Lee Plan and EAR FLUM acres.xls*". Currently this worksheet includes tables showing acreage by community at the time of the EAR, the EAR changes, and the acreage changes resulting from amendments made to the Lee Plan since the EAR. Rather than retrofitting the existing EAR data by breaking it out by community, a new run was made of the land use map against the community map in the Property Appraiser's GIS system. (Sheet – planuse, Columns B-X) This allowed planning staff to have the most current data. Also, the data most closely resembling the acreage source for the existing use inventory which is the same GIS system. This was completed before the first post EAR map amendment, a small scale amendment, was reflected on the Future Land Use Map. Therefore, the worksheet was then altered to include a list of map amendments occurring within the communities since the initial acreage query. To date only a few small scale amendments have been approved and added to this list. It is staff's intention to maintain this spreadsheet to track acreage changes in the Future Land Use Map by community.

8. Estimate the potential remaining residential.

Two approaches were taken to determine the maximum residential acreage remaining to be developed within each community. This estimate was also used as a guide for the 2020 residential allocations.

Estimate based on Lee Plan assumptions (modified). In the past, the residential acreage estimates and population accommodation were based on the following assumptions. (ACRES BY FLUMC2.XLS; Sheet – Assumptions; Column - F (Descriptions), G (Units Per Acre), and I (Historical Percent Residential))

Description	Units Per Acre	% Residential
Airport	0	0
Airport Commerce	0	0
Central Urban	5.75	0.8
Density Reduction/ Groundwater Resource	0.1	0.1
General Commercial Interchange	0	0
General Interchange	0	0
Industrial Commercial Interchange	0	0
Industrial	0	0
Industrial Interchange	0	0

Intensive Development	7.5	0.5
New Community	4.6	0.768
No Designation	0	0
Outer Island	0.3	0.3
Open Lands	0.2	0.3
Outlying Suburban	2.5	0.89
Public Facilities	0	0
Rural	0.8	0.45
Rural Community Preserve	0.8	0.45
Wetlands	0	0
Suburban	3.5	0.89
Urban Community	3.5	0.84
University Community	2.6	1
University Village Interchange	0	0

Historically the “percent residential assumption” was applied to the total acreage figure for the corresponding future land use category and at times was broken out by planning districts or sub-districts. This acreage figure was used to determine how many residential units could be expected and ultimately the population accommodation for each future land use category and if applicable, within each district/sub-district. The aggregation of these districts/sub-districts was the population accommodation of the Lee Plan Future Land Use Map.

This process neglected to consider a few points. First, based on a study of a number of existing and approved developments, on average, 23% of raw land is used by rights-of-way. Therefore only 77% of a category is available for any type of non-ROW development. (ACRES BY FLUMC2.XLS; Sheet – Assumptions; Column - L) However, in most of the urban categories allowing residential uses, the assumed residential component was 80% or higher. Therefore, utilizing the old methodology, the population accommodation could exceed the potential.

Second, the previous method for determining the amount of residential land did not take into consideration how much development was existing and what uses had been developed. In some areas, the amount of commercial, industrial, and public uses exceeded the assumed non-residential acreage.

For this analysis, both of these factors were considered. Even with these corrections, this methodology still remains inaccurate, yet useful as one tool in solving for estimated development. First, the assumption for percent of land used for residential use was modified to deduct the land anticipated as future rights-of-way. The original percent residential assumption was multiplied by the average percent of land remaining for development after

ROW has been deducted. (ACRES BY FLUMC2.XLS; Sheet – Assumptions; Columns – $L * I = H - \text{Revised Percent Residential}$)

This new percent residential was then linked to the individual community sheets (column R). This percentage was multiplied with the total future land use acreage within the community (column C) and the amount of existing residential acreage was subtracted to calculate one estimate of acreage left for new residential uses $R * C - M = T$. In some instances this was a negative number because the existing residential uses exceeded the assumption based on the Lee Plan (i.e. there was no residential use assumed for General Interchange, yet there are some existing houses in the General Interchange areas). This information was used later in the process when the allocations were formulated. Primarily, this figure was used as a reality allocation cap for future development. However, there is the possibility that the final allocation may exceed this number.

Also, when reviewing approved developments, what has already been approved for residential uses but not yet developed may be greater than what is assumed using this equation. Depending on how close to build out these developments are expected to reach by 2020, the allocation for the future land use category within the subject community may exceed these generally assumed residential acreage.

Estimate based on undeveloped land. The second method for determining the maximum amount of additional acreage available for future residential development is based on the amount of land remaining vacant or used for agricultural purposes (ACRES BY FLUMC2.XLS; Sheet – individual community; Columns – $I + J + L = S$) Historically, much of Lee County's agricultural property has been converted to other uses; therefore, the existing agricultural lands are included in the amount of land available for future development. This review of the existing conditions is also used to set constraints on the amount of lands allocated for additional development. This figure is also important for the allocations of non-residential uses. This acreage figure is broken down by future uses and added to the amount of existing acreage to determine the allocation for each use. For residential allocations this figure was also compared with the assumption above.

9. Review of previously approved projects.

To further refine the allocations to rely more on real world data and less on mathematical models, staff also reviewed the existing approvals within each area. This entailed inventorying all the approved planned development zoning

cases (including all Development of Regional Impacts, DRIs) and existing subdivision plats such as San Carlos Park. For this step, the subject projects were reviewed to determine the total approvals by use including acreage and units for residential and square feet for industrial. Two new tables were created in the Existing Use database to store this information. First a table with the development names and information such as zoning type, development id and community id. The second table contains specific approvals for each development. The community id links the approval information to the community table and the development id allows parcel information in the existing use inventory to be summarized by development. Utilizing the existing land use database allowed staff to determine how much of the approved development is remaining to be built. This information was entered into the spreadsheet and was utilized to show how much allocation above the existing inventory of each use would be required to accommodate the development that has already been approved (ACRES BY FLUMC2.XLS; Sheet – individual community; Columns – W through AH). Since only the residential, commercial, and industrial allocations are proposed to be regulatory, only these approvals are tracked in the spreadsheet. Also, since commercial and industrial uses were not being allocated by future land use map category (flumc), these uses were not broken out by flumc. The spreadsheet also differentiates between those developments that are vested from the overlay allocations and those that will be required to adhere to these thresholds. Due to time constraints this breakdown has not been finalized.

10. Determine the projected development for 2020 exceeding the amount of existing and approved (not built) development. This is where the preceding steps were used to determine the final increase in residential development.

Number of additional acres. First, the number of additional acres is calculated. The equation for this step is 1) the lesser of following: “Potential Residential Acres” – column S - and “Residential Acres Remaining” – column T – minus 2) the total of the approved residential - columns W+AC - minus 3) the existing residential acreage – column M equals additional acres – column AI. In some communities, the number of units approved and existing exceeds the number estimated as needed by the year 2020. In those cases, professional judgement was used to determine if the 2020 estimate was too low or if the build out time frame for some of the approvals was beyond the year 2020. In instances where it was presumed that the build out of the approved development was beyond the year 2020 a negative acreage figure was entered into the additional development column. This approach was also used when projections needed to be altered to balance the affect of communities growing faster than the straight-line forecast was projecting. Since the combined straight line estimates for each community resulted in a unit estimate consistent with the BEBR 2020 mid range population estimate

being used for this plan, if one allocation exceeded the straight line forecast, another needs to be adjusted down to balance that projection. This equation was completed for each of the future land use categories within a community.

Number of additional units. Once the number of acres is calculated, the assumption of units per acre is used to determine how many units this acreage will accommodate. Once again, the new methodology varies from the old adopted Lee Plan Methodology. In the adopted Lee Plan back up documentation, there is a countywide unit per acre assumption for each future land use designation. This was done because it was known that all developments were not designed/approved at the maximum allowable number of units per acre within the future land use category. For example, Lehigh Acres and San Carlos Park both contain a large number of approximately quarter acre residential lots (4 units per acre) however, these lots have future land use designations which allow up to 6 and 10 units per acre. Furthermore, the new methodology is based on net residential acres and the old assumptions were based on gross residential acres. The switch in methodologies is based on the proscribed method of inventorying the land from the Sheridan vs. Lee County Final Order. The existing land use inventory, which is used as the basis for this 2020 land use allocation plan, is based on net acres. To estimate a new unit per acre (UPA) assumption, the UPA's of existing developments within each community for each future land use category was calculated. This allowed differences between communities to be acknowledged. For example, the lands designated as Urban Community in the Alva Community (1.67 upa) are not developing at as high a density as those in the Bonita Springs Community (4.67 upa).

These new UPA's are for net residential acres. The Lee Plan allowable density regulations are calculated on gross residential acres which may include golf course, open space, ROW, etc. Therefore, in some instances, the net UPA may exceed the allowable gross UPA. The equation for the number of units in addition to what are existing and/or approved is: ACRES BY FLUMC2.XLS; Sheet – individual communityⁱ; Column – AI (the number of additional residential acres) * the greater of columns P or Q (residential dwelling units per acre)=AJ. In sum communities some of the existing UPA assumptions were higher than the UPA's of existing developments. Since staff has seen a slight increase in the requested UPA's in recent years, it was decided that in instances where the current Lee Plan assumption was greater than the existing developments cumulative UPA the Lee Plan assumption was used for this analysis.

11. Residential allocations for acreage and units.

The final step in preparing the 2020 residential allocation for each community was simply to sum the existing, approved not built and additional development estimates. The equation for residential acres is ACRES BY FLUMC2.XLS; Sheet – individual communityⁱ; Columns – M+W+AC+AI= AT. The equation for residential units is ACRES BY FLUMC2.XLS; Sheet – individual communityⁱ; Columns – N+X+AD+AJ=AU.

12. The final community permanent population estimate.

The final unit count for each future land use category within each community was then multiplied with the community's occupancy rate and then the county wide PPU assumption to determine the permanent population of the area (ACRES BY FLUMC2.XLS; Sheet – 2020 Summary; Column F * Sheet – Communities; Column AD * Cell AC26 = Sheet – 2020 Summary; Column I). These population estimates by future land use category were summed to generate the communities 2020 population estimate. For the reader's ease, this estimate is also shown on the 2020 Summary sheet in column N in the row entitled Permanent. The community's occupancy rates and person per unit assumptions are also shown on the 2020 Summary Sheet.

13. Seasonal population estimated.

A county wide assumption has been made that 5% of all units are not occupied at any time during a year. This accounts for units for sale or rent, left vacant by the owner, and those which are considered not occupyable. The number of units between the 95% and the estimated occupancy rate for each community was then multiplied with the estimated seasonal persons per unit (PPU) estimate of 2. (ACRES BY FLUMC2.XLS; Sheet – 2020 Summary; Column F * Sheet – Communities; Cell AD24 - Column AD * Cell AD26 = Sheet – 2020 Summary; Column N in the row titled Seasonal)

14. Running total of population.

The Allocations sheet contains a population 2020 population figure for each community in row BX with a total county allocated population figure in cell BX24. This number is compared to the BEBR 2020 estimate of 602,000 and the estimated 1996 population. This information is stored on the Communities Sheet in cells AC27, BEBR 2020 estimate, and L26, the 1996 Lee County estimate. The two 2020 population figures were compared to determine how many people above the BEBR estimate the 2020 allocations were accommodating. Lee County set a target of 25% to allow an adequate buffer for market fluctuations and errors in estimates. Unlike past efforts, the 25% target is based on the increment of population growth, that is the

difference between the current population and the BEBR 2020 estimate, between 1996 and 2020. The equation for this percentage is “allocated 2020 population-1996 estimate/BEBR 2020 estimate-1996 estimate” $\{((\text{Sheet} - \text{Allocations, Cell} - \text{BX24}) - (\text{Sheet} - \text{Communities, Cell} - \text{L26})) / (\text{Sheet} - \text{Communities, Cells} - \text{AC27-L26}) = \text{Sheet} - \text{Communities, Cell} - \text{AE24}\}$. A link to this cell was included on all of the individual community sheets (cell BB23) so changes to the unit counts could be monitored for their effects on the overall population goal.

15. Inventory of Existing Commercial.

The initial inventory of existing commercial uses by community was completed in step 6. The next step was to determine how much commercial was needed for the projected entire population of Lee County. This was accomplished by utilizing existing commercial land use information. In order to project the future needs of commercial by community, however, more information was needed.

A number of methods were used to project the needed population for Lee County and the individual communities. To do this commercial totals were generated for previous years and input into the Workbook “ACRES BY FLUMC2.XLS”. The sheet created for this information is called “com by pc and year”. Initially eight rows of information were included in this sheet for each community. The row titles are Planning, Year Built, Parcels, Commercial, Building Area, Running Acres, FAR, and Running SF. The information in these rows are as follows: Planning Community Number; the year the information pertained to; the number of new commercial parcels that were built that year; the number of acres converted to commercial use that year; the amount of commercial building area that came online in that year; the total number of commercial acres existing in the community that year; the floor area ratio for that community that year (Floor Area/Land Area); and, the total commercial floor area in that community that year. This information is contained in columns B through BJ. Column BK is a summation column for this information.

16. Comparison of Commercial data with dwelling unit information.

Columns BL through BQ is a repeat of this information for the years that unit counts and population figures were available. These years are 1980, 1990, 1995 (Dec 31, 1994), 1996 (Dec 31, 1995), and 1997 (Dec 31, 1996). The information carried over in these columns included the total number of acres, the total commercial floor area, and the floor area ratio. In the row titled “Planning” a link to the communities sheet was created to show the number of

units in each community. The row titled "Year Built" a calculation of the amount of commercial floor area per dwelling unit was calculated. This was simply [Floor area]/[Units]. The Building Area row was modified to be the percentage of the county's new commercial each year that occurred in each community

17. Commercial Projections for the years 2000, 2010, and 2020.

Column BV contains new titles for the years 2000, 2010, 2020 rows. These titles are: 1. Projected Units, 2. Square Feet Per Unit, 3. square feet by Unit, 4. Square feet by %, 5. % of SF, 6. Acres, 7. FAR, and 8. Square Feet. The information in these rows is described in the following steps.

1. The number of units estimates from the communities sheet for these respective years was linked to this sheet.
2. Using the forecast tool in Excel, the amount of commercial floor area per unit was projected for these 3 timeframes.
3. This projection was applied to the projected number of units to estimate the amount of commercial area needed in each community.
4. The next step involves the 5th row of each community section. Using the forecast tool in Excel, the percent of the county's total commercial floor area within each community is projected.
5. The estimated percentage from step 4 was applied only to the incremental commercial floor area change. This number was then added to the previous time interval's estimate of floor area. In some communities the estimated percentage of new commercial occurring in the community was a negative number. In those community, rather than decreasing the commercial floor area within the community, a factor of zero was applied for new commercial. The resulting 2020 estimate of commercial floor area was used as a guild for the amount of new commercial floor area with in a community. The end results through the allocation process is that each community was allocated some new commercial

ranging from 3 acres and 15,000 square feet in Captiva to over 2,000 acres and 2 million square feet in the San Carlos/Estero community.

6. Using the forecast tool in Excel, the amount of commercial acreage is projected for these 3 timeframes for each community. This acreage estimate is applied to the estimated FAR described in step 2 to estimate the commercial floor area for each community

7. Using the forecast tool in Excel, the commercial floor area ratio is projected for these 3 timeframes for each community.

8. Using the forecast tool in Excel, the amount of commercial floor area is projected for these 3 timeframes for each community.

These forecasts were used as guides through the allocation process. The three commercial floor area estimates are averaged to use as the guiding estimate on the individual community sheets. This floor area estimate is also used to project the appropriate commercial acreage allocation for each community. This also is used as only a guide. The acreage needed for the allocation may also be effected by any existing approvals that have not been constructed. This information is not accounted for in these estimates and the FAR in these approvals may differ from the existing development information.

18. Additional Commercial Development.

As discussed in step 9, the amount of approved commercial was entered into the "ACRES BY FLUMC2.XLS workbook on the individual communityⁱ sheets. The next step was to determine how much commercial floor area is needed in addition to what is approved, or, in some communities, how much of the approved commercial exceeds the actual need of the community. While the equations described above are useful tools in estimated the need by community, they also do not consider factors such as available land and how much of the vacant land is suitable for commercial development. These factors required each community to be evaluated by staff. No equations could be applied to measure these conditions. Staff also feels it is important for a community to have some potential for new commercial within the next 22 years. It is important to offer some commercial development within each community to attempt to capture some trips especially for daily needs. With

the estimates from the previous steps as a guide, the needed additional floor area was entered into cell AL19 on each of the community's worksheet. The initial equation used to give the guiding estimate is Sheet - com by pc and year; Cell BZ5 minus (Sheet - individual community; Cell E19 +Z19+AF19) plus Professional Judgment.

19. Additional Commercial Acres.

The next step is to determine how much land is needed to accommodate the commercial building space estimated in each community. As described in previous steps, each community has a different FAR. In the urbanized areas, such as South Fort Myers, multi-story commercial buildings are not uncommon and therefore the FAR is higher than the rural areas where the single-story buildings are the norm. For this reason, the FAR listed in column BU in the 7th row of each community's section is divided into the estimate for additional commercial square feet to estimate the amount of land needed to support this commercial floor area.

20. Commercial Allocation.

This step is the same as for the residential allocations. The main difference is that this allocation is for the total need for the community while the residential is broken out by future land use category. The step here is to add the columns containing the existing, approved, and additional commercial figures. The equations for commercial are contained in the Excel Work Book - ACRES BY FLUMC2.XLS for each individual Planning Community Sheet¹. The Commercial Acres: $J19+AD19+X19+D19=AV19$ and Commercial Square Feet: $AK19+AE19+Y19+E19=AW19$.

21. Industrial employment estimates.

First the entire county need is estimated using the Methodology described in the Thomas H. Roberts Industrial Land Use Needs Study, 1983. This report has been updated with more recent 1994 NPA data. The 1994 NPA data's longest range projection was for the year 2015, and is therefore inconsistent with the 2020 time horizon of this plan. The 2015 information had to be projected out to the year 2020. This adjustment was also a necessary step because the NPA population estimates for Lee County are not the same as the BEBR mid-range. This estimate was done using simple ratios. The NPA 2015 employment estimate for each employment category was divided by the NPA population estimate for 2015. This employee per population ration was then multiplied with the 2020 Lee County permanent population estimate for BEBR to generate an employee estimate for 2020.

The exception to the above methodology deals with the manufacturing sector. Currently, Lee County has 1.68% of its population employed in the manufacturing sector of its economy. This percentage is also the figure that the NPA data uses for projected estimates. The Lee Plan in Policy 7.1.4 sets a desired employment rate of 3% of the county's population in manufacturing. Therefore, the 3% figure is used in the 2020 estimate of employment to estimate manufacturing employment. The Roberts methodology further identified the percentage of employees in the various employment sectors that would be located in the industrial land use categories. To reflect this, the NPA data, as adjusted for the 3% desired manufacturing estimate, were multiplied by this "Roberts Percent of Employment in Industrial District" assumption. This returned an estimate of 35,966 employees anticipated to be employed in an industrial area in the Year 2020.

22. Industrial acreage estimates.

This employment estimate is then applied to Roberts' estimate of 7 employees per acre to generate the need for industrial land. Roberts then applies a safety factor of 30% to the estimated need (see page 65 of the Thomas H. Roberts Industrial Land Use Needs Study, 1983). Finally, Roberts' study applies a flexibility factor of 25% to the acreage need estimate. This produced an acreage amount of 8,349 for county wide industrial use.

23. Unincorporated industrial acres estimate.

Once the total industrial acreage need estimate was finalized, the number of acres needing to be allocated for the Year 2020 in the unincorporated area of Lee County is estimated. This was done by simply reducing the total industrial acreage need by the amount of industrial acreage in the cities (developed and undeveloped). The final estimate for unincorporated Lee County is 6,799 acres.

24. Industrial allocation.

This countywide acreage need is 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. A starting point for acreage allocation was calculated. This was done by using the following allocation equation: : ACRES BY FLUMC2.XLS; Sheet – individual community; Column – C (the total acres in a given FLUMC) multiplied by the modified Roberts assumption of how much land would be devoted to industrial uses within each of the given FLUMC multiplied by 80% for future

ROW needs less Column – F the amount of existing industrial development in the given FLUMC equal to AM19. The ROW assumption was reduced to 20%, leaving 80% for development due to the nature of industrial uses locating on larger lots. The percent of how much land would be devoted to industrial uses within each of the given FLUMCs is as follows, 90% in Industrial Development and Industrial Commercial Interchange, 50% in Industrial Commercial Interchange, and 12% in New Community. This figure was the base allocation for each community. Utilizing a report from the existing land use database, staff also reviewed all the vacant land with industrial zoning within each community. Using “professional judgement” this information was used to adjust the industrial allocations within each community. Careful attention was given to the unincorporated industrial acreage need to make sure the control total of 6,799 acres was not exceeded.

Staff Response to Objection 3, Year 2020 Community Overlay Community Boundary Description/Methodology

As part of the effort to improve the problematic Year 2010 Overlay and to create a more useful planning tool, the Year 2010 Overlay Sub-districts Map 16, is proposed to be replaced with the new Year 2020 Communities Map. This map, while still allowing the county to allocate the amount of land by use which is professionally accepted to accommodate Lee County’s projected 2020 population, allows more flexibility to accommodate a fluctuating market for the next 22 years. These community boundaries allow the land use allocations to be more oriented towards the needs of Lee County’s communities. These larger, community based allocation district boundaries help to remove the problems inherent in the smaller sub-districts caused by unforeseen condition changes.

Community Boundary Creation

The number of communities designated on the Community Map was based primarily on how areas identify themselves. In some instances these boundaries were modified due to political and regulatory issues. The result of the creation of these communities is the division of the county into 20 Planning Communities. These Planning Communities are proposed to replace both the 115 Year 2010 Overlay Subdistricts and the 15 Planning Districts. The actual boundary descriptions for these communities are included in appendix 2, “Physical Descriptions”. These descriptions are not intended to be “legal descriptions” but do allow the reader the ability to determine the exact boundary of a community. When possible, these descriptions follow section lines, road centerlines, river channels, and platted development boundaries. In some instances these descriptions reference parcel lines. Therefore, it is important to realize that these are for parcels as they exist in April of 1998.

First, four communities were drawn to reflect the four incorporated cities. The two island municipalities were drawn to include only the land within their corporate boundaries.

Sanibel – This community includes all land incorporated in the City of Sanibel as of this date. Sanibel does have a strong retail base for tourist needs and the daily needs of the residents. However, for more major needs residents do utilize businesses outside of this community.

Fort Myers Beach – This community includes all land incorporated in the Town of Fort Myers Beach as of this date. The town of Fort Myers beach has a similar non-residential base as Sanibel. One significant difference is the existence of the boating and marina industry on the island.

The community boundaries for the cities of Cape Coral and Fort Myers, however, include enclaves likely to be annexed during the time frame of this overlay. This helps to minimize the issue of how to manage the allocations when property within a community is annexed thereby removing it from the county's land use jurisdiction. This issue was never fully resolved with the 2010 Overlay sub-districts where many of the districts surrounding the City of Fort Myers had property annexed into the city. In reality, while the amount of land regulated by the overlay within the sub-district declined, the actual allocations within the sub-district remained the same.

Cape Coral - The Cape Coral Community includes all the unincorporated enclaves with the exception of the few enclaves located on Pine Island Road West of Chiquita Boulevard. Some of these enclaves may never annex into the City of Cape Coral, such as the Matlacha Isles area. These areas have historically been included with the Pine Island Community, and will remain so. Other of these enclaves may annex into the city and it may be advantageous at that time to amend the Community Map and the corresponding allocation tables to reflect such annexations. The Fort Myers Community includes much more unincorporated area. While commercial and industrial opportunities of all varieties exist in the City of Cape Coral, many of the residents still satisfy these needs outside of the city. Likewise, many residents of less intense areas of the county will utilize Cape Coral's commercial and industrial opportunities for their needs.

Fort Myers - The City of Fort Myers is annexing land in an aggressive manner, especially in the vicinity of Gateway. An urban reserve overlay for the City of Fort Myers is no longer in effect. This planning tool was deleted from the Lee Plan in the 1992/1993 amendment cycle. This was done due to cessation of the interlocal with the City of Fort Myers. The Fort Myers Community includes all land within the City of Fort Myers along with most areas included in the repealed Fort Myers Urban Reserve and the portions of Gateway which are in the process of annexing or expected to annex into the City of Fort Myers. The only areas not included in the Fort Myers Community which had been in the Fort Myers Urban Reserve is the

Morse Shores/Tice area which is west of I-75 north of Tice Street. It is unlikely that these areas will annex into the city. The other area previously in the Fort Myers Urban Reserve which is not in the Fort Myers Community is the Twin Lakes RPD and neighboring properties in the northeast quadrant of the I-75/SR82 interchange. There are properties southeast of the City of Fort Myers that are included in the community due to existing interest in their annexation into the City of Fort Myers. While the emphasis of new commercial and industrial activity in Lee County has been moving south along US 41, The community of Fort Myers remains a commercial/industrial center for the rest of Lee County.

Once the community boundaries for the cities were drawn, the remaining portions of the county were studied to determine existing "communities". Planning Staff's first goal was to completely follow census geography in this task. It was quickly realized that tract lines did not necessarily follow community boundaries and that the community lines would need to deviate from census geography. The next geography, which was used to base the community boundary lines on, was Traffic Analysis Zones (TAZ's). However, as with census geography, these zones also did not always create a good community border. When these geographies were not available, Planning Staff relied on future land use designation lines, section/property lines, and natural features such as rivers and creeks. One of the problems with the original 2010 overlay sub-districts, which were based on TAZ's, was that many properties were split into multiple overlay sub-districts. This resulted in staff spending additional time determining which side of the sub-district line a property's use was actually occurring. With the exception of less than 10 parcels, the goal of not splitting parcels into multiple communities was achieved. Through this exercise, twenty distinct communities emerged.

The Second type of community reviewed and defined was the island based communities. Five island based communities were identified on the 2020 Planning Community Overlay Map. Two of these are the incorporated islands described above. The other three are Boca Grande, Captiva, and Pine Island.

Boca Grande – This community includes the portions of Gasparilla Island within Lee County and the surrounding smaller islands. The smaller islands in this community have minimal if any development. The core of this community is the unincorporated town of Boca Grande. This community is unique in that it has no direct road access to the rest of Lee County. All access to Boca Grande is via Charlotte County or by boat.

Captiva – This community includes the major islands of Captiva Island, Upper Captiva Island, Cayo Casta Island, Usseppa Island, Buck Key, and Cabbage Key and the surrounding smaller islands. Although Captiva itself is a seasonal resort community, in comparison to the other islands in this community it is the center of activity. Due to the nature of this community, residents must satisfy their major commercial and industrial needs outside of this community.

Pine Island – This community includes the major islands of Pine Island, Little Pine Island, and Matlacha, the surrounding smaller islands, and the previously mentioned enclaves in the City of Cape Coral. This community has an overall identity of Pine Island; however, there are four sub community centers within the overall community. Pine Island itself has three communities, Bokeelia at the north tip, St James City at the southern tip of the island, and Pine Island Center at the intersection of the two main roads of this community, Pine Island Road and Stringfellow Boulevard. Pine Island Center would be considered the most major of these three communities. There are numerous other islands immediately surrounding Pine Island. Of these, Matlacha has somewhat of its own identity. This area, along with Matlacha Isles, has always been included in the area known as Greater Pine Island. While there are four small communities within the larger Pine Island community and this community does contain more commercial zoning than is needed to support its projected population, many of the residents do leave the islands to satisfy their commercial needs.

The remainder of the county was divided into thirteen non-island communities. However, these communities do include some islands such as San Carlos Island, Black Island, and Bonita Beach. This task did involve some professional judgement on the part of Planning Staff and the boundaries were modified during the public hearing process.

The following are general location/boundaries of the remaining areas and these area's current conditions including the existing and planned infrastructure. The widening of Interstate 75 is not specifically mentioned in these descriptions since it is a regional/state resource effecting all of the communities.

Alva - This Community is located in the northeast corner of the county and is focused on the rural community of Alva. The majority of this area is designated as Rural, Open Lands, or Density Reduction/Groundwater Resource. The lands surrounding the Alva "Center", which lie north and south of the Caloosahatchee River at the intersections of the Broadway (the bridge at Alva) and SR 78 and SR 80, are designated as Urban Community as are the lands in the vicinity of the Hickey Creek Mitigation Park. The mitigation park lands are, however, slated to be placed in a more suitable Conservation Lands land use designation. There are some lands designated as Outlying Suburban within the Alva Planning Community, most of which are located south of Bayshore Road west of SR 31. This community roughly includes lands in Township 43 South/Range 27 East, lands north of the Caloosahatchee River in Township 43 South/Range 26 East, and, lands north of the Caloosahatchee River in Sections 1,2, 11-14, and 23-27 of Township 43 South/Range 26 East.

The lands west of SR 31 were included in this community to more closely reflect census tract lines. This area currently has a rural character similar to the rest of the Alva Planning Community; however, its location/accessibility to I-75 may render

it more closely related to the North Fort Myers Community. If during the 2000 census, a tract split along SR 31 can be accomplished, it may be desirable to move these lands into the North Fort Myers Planning Community.

While the Alva community does offer some non-residential opportunities, most residents do find themselves shopping for these goods out side of this community in the more urbanized communities to the west and south.

This Community is served by three substantial transportation facilities, SR 80 (Palm Beach Boulevard) SR 78 (North River Road/Bayshore Road) and SR 31. Currently, all these roads are two lane facilities.

Properties in this area are typically served by well and septic systems and no major utility expansions are expected in the near future.

North Fort Myers - This Community is located north of the Caloosahatchee River between the Alva Planning Community and the City of Cape Coral. This community includes a wide mix of Future Land Use designations from Intensive Development to Density Reduction/Groundwater Resource. The one exception is the lack of the Industrial Development land use designation in this community. There are only 2 small areas in the North Fort Myers community with this designation. The existing core of this community is in the area of the two US 41 routes near the river. The old US 41 corridor is the current focal point of the North Fort Myers CRA and the new 41 Corridor is home to a number of new major commercial endeavors. These corridors are what give this community its commercial identity. They are surrounded by residential that have a country atmosphere. While US 41 Corridor contains businesses that have an inter-community draw, there are also commercial nodes that are more neighborhood oriented. These would include the commercial areas along Hancock Parkway (although the new Winn Dixie grocery store will draw from areas outside the community), Bayshore Road, and Pondella Road. The North Fort Myers community contains major commercial concerns that attract consumers from outside of the community.

The North Fort Myers Community is serviced by a number of major roads/highways including US 41, Business 41, Interstate 75, and SR 78 (Pine Island/Bayshore Road). There are also road improvements in the community, which have been recently completed, are under construction, or are in the planning process. These include the widening of Business 41 north of Pine Island Road to the intersection of US 41. This corridor currently links North Fort Myers to Downtown Fort Myers and there are plans to continue this corridor south to reconnect with US 41 in the Alico Road area via Metro Parkway. This would create an alternate north/south route through Lee County. Pine Island Road (SR 78) has recently been widened into Cape Coral and the segment between old and new 41 is in the process to be widened to 4 lanes. Bayshore Road (SR 78) was widened to 4 lanes for a short distance from its intersection with Business 41 east, and the remaining segments to I-75 are planned

to be widened in the future. Pondella Road was recently widened from US 41 to Orange Grove Blvd and plans exist to continue the widening and its extension to Del Prado Blvd in Cape Coral. Diplomat Parkway, an existing east/west road in Cape Coral, is under construction to through the Hancock Creed Industrial Park to US 41. There are also discussions underway to build a new road from the Del Prado Blvd Extension east to connect with Henderson Grade Road and build a new interchange on I-75.

Properties in this community are serviced by both water and sewer and well and septic systems. North Fort Myers Utilities continuously expands the area serviced within its franchise area to meet the needs of the area's growth.

Burnt Store - This Community is located in the northwest corner of the mainland of Lee County excluding any portions of the City of Cape Coral. The majority of the property in this community is designated Density Reduction/Groundwater Resource. The land west of Burnt Store Road is designated as Rural with the exception of 10 acres, which are designated as Outlying Suburban. This community is primarily a residential area with a high percentage of seasonal residents. There are some commercial and marine oriented amenities within the Burnt Store Marina Development which serve primarily residents of that development. Most of the community's commercial needs are served outside of the community in Cape Coral, North Fort Myers and Fort Myers, or in Charlotte County. The Burnt Store Development actually encompasses land in both Lee and Charlotte Counties.

The primary road corridor servicing the Burnt Store Community is Burnt Store Road. No major improvements to this facility are planned in the foreseeable future in the Burnt Store Community. The extension of Burnt Store Road within the Cape Coral Community is shown on the 2020 Financially Feasible Plan. This connection from the southern terminus of Burnt Store Road at SR 78 to the new Mid-Point Memorial Bridge corridor will give residents in the Burnt Store Community better access to central Cape Coral and South Fort Myers.

The Burnt Store Marina development is serviced by water and sewer facilities. The area between Burnt Store Road and the North Fort Myers community relies on wells and septic systems.

Tice/Morse Shores/Fort Myers Shores - This Community is located south of the Caloosahatchee River, east of Hickey Creek, and north of the Orange River; and, along I-75 west of the Buckingham Rural Community Preserve, north of SR 82 and east of the City of Fort Myers. This area also has a mixture of future land use designations. The majority of the land is designated Suburban, Rural, or Urban Community; however, there are some lands designated Intensive Development, Central Urban, Public Facilities, Industrial Interchange Area, and General Interchange. This community contains commercial outlets which accommodate the needs of its residents as well as those from neighboring communities such as Alva and Buckingham. There are two major shopping areas in this community to satisfy

resident's primary needs such as food and automotive needs. However, the residents of this community utilize commercial establishments in the more urbanized areas for other commercial needs.

The major roads servicing this Community are Interstate 75 and Palm Beach Blvd (SR 80). Palm Beach Blvd was recently widened to 6 lanes between Ortiz Blvd and SR 31 and 4 lane from Ortiz Blvd to the existing 4-lane segment in the City of Fort Myers. This Community also has 2 I-75 interchanges within its boundaries. The Interchange at Palm Beach Blvd is a major entryway into the county/City of Fort Myers for motorists from the north.

Utility services in this community are similar to those in the North Fort Myers community. This community is serviced by both water and sewer and well and septic systems. Lee County Utilities continuously expands the area serviced within its franchise area to meet the needs of the area's growth.

Buckingham - This Community is located between Lehigh Acres and the City of Fort Myers and Buckingham Road and the Orange River. It is considered the Buckingham Rural Community Preserve. The property in this community is predominantly designated Rural Community Preserve with some pockets of Public Facilities, Rural, and Outlying Suburban. There is an active push, by the residents, to maintain the rural nature of this area of the county. The residents have supported an amendment to the Lee Plan which limits the commercial activity within the community to a node focused around the intersections of Buckingham Road and Cemetery Road and Buckingham Road and Orange River Road. It is their preference that the majority of the communities commercial needs be met outside of their community.

The major roads serving this community are Buckingham Road, Gunnery Road, and Orange River Blvd. None of these are state or federal highways.

The primary source for potable and wastewater systems is well and septic systems; however, Lee County Utilities has extended a few sewer lines in the area. The Buckingham community residents have opposed any infrastructure improvements that would encourage urban development within their community. Goal 17 of the Lee Plan addresses these concerns. The following objectives are in the adopted Lee Plan:

OBJECTIVE 17.2: TRANSPORTATION. *To protect the rural character of the Buckingham area, all future rights-of-way in Buckingham shall be no greater than 100 feet (except for Buckingham Road and Luckett Road extensions). (Amended by Ordinance No. 94-30)*

OBJECTIVE 17.3: SEWER AND WATER. *In order to discourage unwanted urban development, central sewer and water lines shall not be extended into the Buckingham Rural Community Preserve, except in the areas identified by Maps 6 and 7 as Future Water and Sanitary Sewer Service Areas and to the site of the proposed resource recovery facility.*

Lehigh Acres - This Community is located between the southern line of Township 43 South and SR 82, and east of Buckingham Road/the Buckingham Rural Community Preserve to the eastern Lee County line. This community contains the Lehigh Acres development, which was platted starting in 1954. The plat contains primarily quarter and half acre lots on a grid street pattern. This community is designated as Urban Community and Central Urban with the exception of one small strip of Rural and a few properties with the Public Facilities designation.

The transportation network within this community has been very problematic and will continue to be challenging in the future. The community is serviced by Lee Blvd/Joel Blvd (CR 884), SR 82, and Gunnery Road. Gunnery Road is planned to be the connecting point for the extension of Daniels Road to SR 82, and Lee Blvd is currently being widened from its 2-lane state. Many roads within the Lehigh Community are also being improved to assist in the flow of traffic within the community. There is also a proposed amendment to the Lee Plan, the Lehigh Commercial Study, that will help address some of these same issues.

Central water and sewer service much of the highly developed area of the Lehigh Community and as areas of the community develop these services are extended into the area. However, many areas of the Lehigh Community are still utilizing wells and septic systems.

Gateway/Southwest Florida International Airport - This Community is located South of SR 82, generally east of I-75, and north of Alico Road. The community includes those portions of the Gateway development which have not been or not anticipated to be annexed into the City of Fort Myers. It also includes the Southwest International Airport and the properties it is expected the airport will use for its expansion. In addition, the community contains the lands designated as Airport Commerce, and the only portion west of I-75 is the land designated as Industrial Development, which is also, one of the primary flight paths into the airport. In addition to these two land use designations, properties in this community are designated New Community (the Gateway development), Airport, Density Reduction/Groundwater Resource (primarily the anticipated airport expansion areas), Rural, and General Interchange.

Daniels Parkway, Interstate 75, Commerce Blvd, Alico Road, and SR 82 service this community. The road network in this community is planned to change dramatically over time. The first scheduled improvement is the extension of Daniels Parkway to SR 82 and its connection with Gunnery Road. This will create a direct link from Lehigh Acres through this community to the southern portions of Lee County. Currently this is achieved by utilizing Commerce Blvd through the Gateway development. SR 82 is also projected to be widened, as is Alico Road. There are also many new road facilities planned within this community. In conjunction with the expansion of the airport, Treeline Blvd is planned to be extended south from Daniels Parkway to Alico Road and connect with Ben Hill Griffin Parkway. This

road facility will contain the main entrances to two of the county's premiere facilities, the Southwest International Airport, and Florida Gulf Coast University, the newest state university. The Lee County MPA 2020 Financially Feasible Plan also shows Treeline Blvd extending north to SR 82 creating a continuous road from Corkscrew Road to Colonial Blvd. Another facility appearing on the Lee County MPA 2020 Financially Feasible Plan for future evaluation is the South County East/West Expressway. Although no alignment has been determined, it is expected that if built this expressway would be located parallel to the existing Alico Road on the north side through the Industrial Development area of this community.

As stated above, and implied in the name of the community, this community is the home to an international airport. This facility is currently planned to be greatly expanded. The expansion plans call for adding a second parallel runway and a new terminal building. These improvements will more than double the existing capacity of the airport.

Central water and sewer service the majority of the developed land in this community and the expansion of these facilities is expected to continue with the development of the area.

Daniels Parkway - This Community is located between I-75 and the Six Mile Cypress Slough, south of the City of Fort Myers and north of the Alico Road industrial area. The community contains lands designated Rural, Outlying Suburban, and a small area of General Interchange. This community is considered one of the primary gateways to Lee County.

Daniels Parkway and Interstate 75 are the primary roads servicing this community. No major improvements are planned for these facilities in the near future. The one major road improvement project in this community included on the Financially Feasible Plan is the future connection of Fiddlesticks to Three Oaks Parkway.

Central water and sewer service the majority of the developed land in this community and the expansion of these facilities is expected to continue with the development of the area. There are areas in this community that are developed at very low density which are utilizing septic systems and some are also using private wells for potable water.

South Fort Myers - This Community is located in the center of Lee County. South of the City of Fort Myers, east of the Caloosahatchee River, west of the Six Mile Cypress Slough, and north of Gladiolus Drive. This community primarily has the higher intensity land use categories such as Intensive Development, Central Urban, Urban Community, Industrial Development, and Suburban.

Along with this community's higher intensity future land use designations comes a large number of transportation corridors. The community is served by the following: US 41, Metro Parkway, Summerlin Road, McGregor Blvd, Six Mile Cypress

Parkway/Gladiolus Drive, Cypress Lake Drive/Daniels Parkway, College Parkway, and Boy Scout Rd/Fowler St.

Central water and sewer service the majority of the developed land in this community and the expansion of these facilities is expected to continue as this community builds out.

Iona/McGregor - This Community is located primarily south of Gladiolus Drive west of Hendry Creek and contains all of the islands not included in the Town of Fort Myers Beach. The northern boundary is generally the channel in the Caloosahatchee River and the community includes islands approximately 2 miles west of the mainland. This community primarily has lands designated as Urban Community and Suburban, both having a standard density cap of 6 units per acre. There are some areas designated as Central Urban and others as Outlying Suburban. There is also an industrial area located along the west side of Pine Ridge road north and south of Summerlin Road.

The road network in this area includes the major road corridors of Summerlin Road, Gladiolus Drive, McGregor Blvd, and San Carlos Blvd. McGregor Blvd is currently programmed to be 4-laned from Cypress Lake Drive to Gladiolus Drive. This will complete the 4-laning of McGregor from College Parkway to the Sanibel Causeway. Improvements shown as financially feasible include the widening of Summerlin Road to 6-lanes, the completion of the 4-laning of Gladiolus Drive, and the widening of San Carlos Blvd from Summerlin Rd. to Gladiolus Drive.

San Carlos Park/Island Park/Estero - This Community is located in the southern portion of Lee County, east of Hendry Creek and, for the most part, south of Alico Road. It is north of the Estero River on the west side of US 41 then north of the new Brooks of Bonita development east of US41. The community does extend east of I-75 to include the approved developments along Corkscrew Road and all lands designated University Community. The majority of the land in this community is designated as Suburban and then Urban Community (both having a maximum standard density of 6 units per acre). There are some properties designated as Rural, Outlying Suburban, and Industrial Development, however, these lands make up a small portion of the Community.

As with the South Fort Myers Community, this community must also accommodate any traffic moving from the northern portions of the county to the southern portions and visa versa. Even north/south interstate traffic funnels through this community. To accomplish this movement in addition to the internal (origin and destination) trips there are two major north/south corridors: US 41 and Interstate 75. To aid the movement to and from these corridors, there are two major east/west routes in this community: Alico Road and Corkscrew Road. The location for the newly opened Florida Gulf Coast University will increase the number of trips beginning and ending in this community. Road improvements programmed to

assist with this traffic are: the widening of Alico Road and Corkscrew Road to 4-lanes; the 4-lane extension of Ben Hill Griffin Blvd from the campus entrance to Corkscrew Road; and, the widening of US 41 to 6-lane from San Carlos Park north (these final two projects are currently underway). In addition, the Lee County MPO 2020 Financially Feasible Plan includes the widening of Three Oaks Parkway and its extension north to Daniels Pkwy and south to Old US 41 in Bonita. The widening of US 41 to 6-lane south, the widening and extension of Ben Hill Griffin Blvd to Treeline Blvd. and the extension of Koreshan Blvd. across I-75 (no interchange is planned) to Ben Hill Griffin Blvd are also planned. Another major north/south route which will be located in the northern extremity of this community is the metro parkway extension from its terminus at Six Mile Cypress Parkway to US 41 and Alico Road with an interchange planned for this intersection. Additionally, the potential south county east/west expressway which is shown for future evaluation on the MPO's 2020 plan may also be constructed.

Bonita - This Community is located in south Lee County and abuts the Collier County line. It is generally west of I-75 except south of Bonita Beach Road where it extends all the way to the east county line. These General Interchange, Outlying Suburban, and Rural lands east of I-75 are included because they do not fit within the Southeast Lee County community described below, which is almost entirely Density Reduction/Groundwater Resource. The Community contains all the islands south of the Town of Fort Myers Beach and includes those in the area of Mound Key. The northern boundary of this community is the San Carlos Park/Island Park/Estero Community, which are the Estero River, then the northern boundary of the Brooks of Bonita development. This community has a wide variety of Future Land Use designations from Rural to Central Urban. It includes Industrial Development areas and a General Interchange area.

While this is one of the fastest growing communities in Lee County, Bonita Springs only contains three major transportation corridors: US 41, Interstate 75, and Bonita Beach Rd. Bonita Beach Road was recently 4-laned from Vanderbilt Beach Dr to Bonita Grande Dr and the portion from Vanderbilt Beach Dr to Hickory Blvd is currently programmed to be 4-laned. Bonita Beach Road is planned to be 6-laned on either side of its intersection with US 41 and between Imperial St and I-75. US 41 is also planned to be widened from 4-lanes to 6-lanes through the entire Bonita Springs Community. Another north/south road planned for the area is the extension of Three Oaks Parkway connecting it to Old US 41 north of the Bonita Springs Town Center. Extensions of Matheson Ave north to Strike Lane and Imperial Street south to Collier County ultimately connecting with Livingston Road in Collier County are also shown on the Recommended Network and Alignments from the Bonita Springs Traffic Circulation Study which was approved by the BoCC and amended the Lee County MPO 2020 Financially Feasible Plan. Passing through the community east of I-75 is the proposed road connecting CR951 in Collier County with Ben Hill Griffin Blvd in Lee County. The only new east/west road planned for the Bonita Springs Community is the extension of Coconut Rd through

the Brooks of Bonita development east of I-75 connecting with the new north/south road planned for east of I-75.

Southeast Lee County – As the name implies, this Community is located in the southeast area of Lee County. South of SR 82, north of Bonita Beach Road, east of I-75 (excluding areas in the San Carlos Park/Island Park/Estero Corkscrew Road and Gateway/Southwest Florida International Airport Communities) and west of the county line. With the exception of the Public Facilities and the Wetlands, the entire community is designated as Density Reduction/Groundwater Resource on the Future Land Use Map.

This community contains the most remote areas of Lee County and does not contain an abundance of public infrastructure. SR 82 and Bonita Beach Rd are the northern and southern boundary of the community. Alico and Corkscrew Roads are the only major roads located in the community. Corkscrew Road does extend out of Lee County into northern Collier County. No improvements are planned for these roads in the Lee County MPO 2020 Financially Feasible Plan. An amendment was made based on recommendations from the Bonita Springs Traffic Circulation Study to extend Ben Hill Griffin Blvd south from Corkscrew Road intersecting with Bonita Beach Road and continuing on to connect with CR 951 in Collier County. In addition, an extension of Coconut Road through the Brooks of Bonita development to connect with this extension of Ben Hill Griffin Blvd has been recommended by this study.

Although the area does contain a water treatment plant, the only water lines are those running from the plant along Alico Road. No major sewage treatment facilities exist in the area. Some developments do have multiple user package plant facilities in the area. Septic systems and private wells serve the majority of the area. These conditions are not expected to change in the future.

Recommended Changes. In response to the recommendation from DCD, staff is recommending that the Density Reduction/Groundwater Resource lands originally located in the San Carlos Park/Island Park/Estero community be transferred into the Southeast Lee County community.

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

DATE OF ADOPTION HEARING: May 27, 1998

A. BOARD REVIEW:

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. BOARD ACTION:

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

C. VOTE:

JOHN ALBION

ANDREW COY

RAY JUDAH

JOHN MANNING

DOUG ST. CERNY

¹ Individual Community refers to the 20 worksheets within the ACRES BY FLUMC2.XLS workbook that are for individual communities. These worksheet names are Alva, Boca Grande, Bonita Springs, Fort Myers Shores, Burnt Store, Cape Coral, Captiva, Fort Myers, Fort Myers Beach, Gateway Airport, Daniels Parkway, Iona McGregor, San Carlos Estero, Sanibel, South Fort Myers, Pine Island, Lehigh, Southeast County, North Fort Myers, and Buckingham.

**Table 1(b)
Year 2020 Allocations**

Residential Use	Acreage			Dwelling Units			Permanent Population
	Allocation	Existing	Available	Allocation	Existing	Available	
Intensive Development	1,493	1,071	422	12,018	8,418	3,600	20,466
Central Urban	10,511	7,977	2,533	54,795	39,696	15,099	93,844
Urban Community	18,091	7,151	10,940	75,526	29,200	46,326	118,525
Suburban	14,700	11,526	3,173	59,256	44,322	14,934	89,901
Outlying Suburban	5,559	2,698	2,861	22,715	9,446	13,269	28,542
Industrial	159	154	5	293	290	3	399
Public Facilities	2	2	0	4	4	0	3
University Community	860	0	860	5,574	0	5,574	8,196
Industrial Interchange	0	0	0	0	0	0	0
General Interchange	93	93	0	80	80	0	101
General Commercial Interchange	7	7	0	22	22	0	41
Industrial Commercial Interchange	0	0	0	0	0	0	0
University Village Interchange	0	0	0	0	0	0	0
New Community	1,644	160	1,484	8,138	746	7,392	13,359
Airport Commerce	9	9	0	4	4	0	6
Airport	0	0	0	0	0	0	0
Rural	8,211	5,590	2,620	12,906	3,963	8,943	16,620
Rural Community Preserve	3,046	2,877	169	1,280	1,146	134	2,464
Outer Island	215	144	71	368	262	106	168
Open Lands	1,339	335	1,004	306	106	200	363
Density Reduction/ Groundwater Resource	7,242	4,775	2,467	2,137	1,893	244	3,258
Wetlands	380	380	0	573	573	0	834
Unincorporated County Total	73,560	44,950	28,609	255,995	140,171	115,824	397,088

Other Uses	Acreage		
	Allocation	Existing	Available
Commercial	10,524	3,837	6,687
Industrial	6,792	1,422	5,370
Non Regulatory Allocations			
Public	62,304	33,317	28,987
Active AG	36,451	34,536	1,915
Passive AG	67,768	85,550	-17,781
Conservation	83,608	83,608	0
Vacant	43,720	97,507	-53,787
Total	384,727	384,727	0
Square Feet			
	<i>Allocation</i>	<i>Existing</i>	<i>Available</i>
Commercial	56,831,079	23,828,470	33,002,609

Commercial Control Total 56,831,079

Lee County Totals

	Occupancy Rate	Persons Per Unit	Population
Permanent	74%	2.09	653,947
Seasonal	95%	2.00	808,359

BEBR 2020 Population Estimate 602,000

Accommodation of population projection¹ 125.00%

¹ Based on increment of population change between 1996 and 2020

*Includes Unit Counts from the respective cities.
**Allocations based on the Gateway DRI
ACRES BY FLUMC2.xls2020 Summary

**Table 1(b)
Year 2020 Allocations**

Residential Use	Acreage			Dwelling Units			Permanent Population
	Allocation	Existing	Available	Allocation	Existing	Available	
Intensive Development			0			0	0
Central Urban	15	15	0	15	15	0	22
Urban Community	1,113	772	341	6,885	3,728	3,157	10,123
Suburban	2,963	1,994	969	15,275	9,207	6,068	22,459
Outlying Suburban	81	67	14	140	96	44	206
Industrial	13	13	0	5	5	0	7
Public Facilities			0			0	0
University Community	860	0	860	5,574	0	5,574	8,196
Industrial Interchange			0			0	0
General Interchange			0			0	0
General Commercial Interchange			0			0	0
Industrial Commercial Interchange			0			0	0
University Village Interchange			0			0	0
New Community			0			0	0
Airport Commerce			0			0	0
Airport			0			0	0
Rural	280	13	267	1,462	33	1,429	2,150
Rural Community Preserve			0			0	0
Outer Island			0			0	0
Open Lands			0			0	0
Density Reduction/ Groundwater Resource			0			0	0
Wetlands	51	51	0	164	164	0	241
Total	5,376	2,925	2,452	29,520	13,248	16,272	43,404

Other Uses	Acreage		
	Allocation	Existing	Available
Commercial	2,855	274	2,582
Industrial	352	176	176
Non Regulatory Allocations			
Public	3,270	2,171	1,099
Active Ag	0	892	-892
Passive Ag	180	4,580	-4,400
Conservation	5,540	5,540	0
Vacant	3,807	4,823	-1,017
Total	21,380	21,380	0
Square Feet			
	<i>Allocation</i>	<i>Existing</i>	<i>Available</i>
Commercial	5,528,804	1,244,214	4,284,590

San Carlos/Estero

	Occupancy Rate	Persons Per Unit	Population
Permanent	70%	2.09	43,404
Seasonal	95%	2.00	57,957

*Includes Unit Counts from the respective cities.

**Allocations based on the Gateway DRI
ACRES BY FLUMC2.xls2020 Summary

	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	Existing Uses													
2	Parcels	Total	Commercial		Industrial		Public	Active AG	Passive AG	Conservation	Vacant	Total Residential		Future Land Use Designation
3			Acres	Square Feet	Acres	Square Feet						Acres	Units	
4	144	1,396.94	5.00		-		5.34	-	248.81	693.12	431.81	12.86	33	Rural
5	8,483	9,318.10	44.18		7.37		1,132.13	150.47	2,008.00	1,528.45	2,453.45	1,994.05	9,207	Suburban
6	19	23.47	1.04		-		-	-	-	-	7.00	15.43	15	Central Urban
7	4	188.36	-		-		-	-	82.39	3.31	102.66	-	-	General Interchange
8	81	306.98	19.65		98.79		1.08	-	-	5.69	168.60	13.17	5	Industrial
9	157	141.74	-		-		24.51	27.16	0.78	-	22.54	66.75	96	Outlying Suburban
10	2	90.80	-		-		86.28	-	-	4.52	-	-	-	Public Facilities
11	3,450	4,272.14	203.69		69.83		458.73	14.94	1,119.64	158.57	1,474.92	771.82	3,728	Urban Community
12	-	-	-		-		-	-	-	-	-	-	-	Intensive Development
13	321	2,822.98	-		-		48.74	-	-	2,722.38	1.15	50.71	164	Wetlands
14	8	2,801.61	-		-		414.32	699.76	1,105.98	420.33	161.22	-	0	University Community
15	1	17.33	-		-		-	-	13.91	3.42	-	-	-	University Village Interchange
16	-	-	-		-		-	-	-	-	-	-	-	Density Reduction/ Groundwater Resource
17	55	-	-		-		-	-	-	-	-	-	-	Mixed Land Use Designation
18	3,634	-	-		-		-	-	-	-	-	-	-	No Designation
	16,359	21,380	274	1,244,214	176	844,858	2,171	892	4,580	5,540	4,823	2,925	13,248	
20														
21														
22														
23														

	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH
1	Assumptions and Guidelines								Undeveloped Approvals						Undeveloped Approvals with no 2010 Disclaimer					
2	Future Land Use	units per acre			Potential Residential	Assumed Residential	Assumed Unbuilt	Assumed non-residential	Residential		Commerial		Industrial		Residential		Commerial		Industrial	
3	Designation	Lee Plan	Historical	% Residential	Acres	al Acres	Residenti		Acres	Units	Acres	Square Feet	Acres	Square Feet	Acres	Units	Acres	Square Feet	Acres	Square Feet
4	Rural	0.8	5.22	0.3465	680.62	471.1797	377	413	318	1,695						-				
5	Suburban	6.264	5.45	0.6853	4611.92	4391.644	27,509	3,643	2,033	12,732						-				
6	Central Urban	5.75	0.97	0.616	7	-0.97248	-6	7		-						-				
7	General Interchange	0	-	0	185.05	0	0	185		-						-				
	Industrial	0	0.38	0	168.6	-13.17	0	169		-						-				
9	Outlying Suburban	3.05	1.73	0.6853	50.48	30.38442	93	36	14	44						-				
10	Public Facilities	0	-	0	0	0	0	-		-						-				
11	Urban Community	5.5	6.18	0.6468	2609.5	1991.4	10,953	2,268	706	5,414						-				
12	Intensive Development	7.5	-	0.385	0	0	0	-		-						-				
13	Wetlands	0	3.23	0	1.15	-50.71	0	1		-						-				
14	University Community	6.481	6.48	0.77	1966.96	2157.24	12,748	1,107	860	5,574						-				
15	University Village Interchange	0	-	0	13.91	0	0	14		-						-				
16	Density Reduction/ Groundwater Resource	0.1	-	0.077	0	0	0	-		-						-				
17	Mixed Land Use Designation	0	-	0	0	0	0	-		-						-				
18	No Designation	0	-	0	0	0	0	-		-						-				
					10,295	8,977	51,674	7,844	3,932	25,459	2,825	6,383,690	18	218,894		-				
20																				
21																				
22																				
23																				

	O	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS
1	Additional Development By 2020											
2	Future Land Use	Residential		Commerial		Industrial		Public	Active Ag	Passive Ag	Conservation	Vacant
3	Designation	Acres	Units	Acres	Square Feet	Acres	Square Feet					
4	Rural	(51)	(266)									
5	Suburban	(1,064)	(6,664)									
6	Central Urban	-	-									
7	General Interchange	-	-									
	Industrial	-	-									
9	Outlying Suburban	0	-									
10	Public Facilities Urban	-	-									
11	Community Intensive Development	(365)	(2,257)									
12	Wetlands	-	-									
13	University Community	-	-									
14	University Village Interchange	-	-									
15	Density Reduction/ Groundwater Resource	-	-									
16	Mixed Land Use Designation	-	-									
17	No Designation	-	-									
18		(1,480)	(9,187)	(244)	(2,099,100)	158.28	1,329,532	1,099	(892)	(4,400)	-	(1,017)
19					145%							
20	Additional industrial acres is an equation that calculates 90% of the Industrial Development Category and subtracts existing and approved developments (approved acres are represented in the approved column)											
21												
22												
23												

	O	AT	AU	AV	AW	AX	AY	AZ	BA	BB	BC	BD	BE
1	Year 2020 Allocations												
2	Future Land Use	Residential		Commerial		Industrial		Public	Active Ag	Passive Ag	Conservation	Vacant	Assumed ROW Acreage
3	Designation	Acres	Units	Acres	Square Feet	Acres	Square Feet						
4	Rural	280	1,462										
5	Suburban	2,963	15,275										
6	Central Urban	15	15										1.61
7	General Interchange	-	-										42.56
8	Industrial	13	5										38.78
9	Outlying Suburban	81	140										11.61
10	Public Facilities	-	-										-
11	Urban Community	1,113	6,885										600.19
12	Intensive Development	-	-										-
13	Wetlands	51	164										0.26
14	University Community	860	5,574										452.40
15	University Village Interchange	-	-										
16	Density Reduction/ Groundwater Resource	-	-										
17	Mixed Land Use Designation	-	-										
18	Designation												
19		5,376	29,520	2,855	5,528,804	352	2,393,284	3,270	0	180	5,540	3,807	1,147
20		Existing Units		13,248	Occupied		Seasonal						3,807
21		Additional Units		16,272	Units	Population	Units	Population	Total Unit Count	Percent over population projection difference			
22		Total Units in 2020		29,520	20,767	43,403	28,044	57,957					
23									29,520	125.00%			

**Table 1(b)
Year 2020 Allocations**

Residential Use	Acreage			Dwelling Units			Permanent Population
	Allocation	Existing	Available	Allocation	Existing	Available	
Intensive Development	0	0	0	1	1	0	1
Central Urban			0			0	0
Urban Community			0			0	0
Suburban			0			0	0
Outlying Suburban	8	0	8	30	0	30	26
Industrial			0			0	0
Public Facilities			0			0	0
University Community			0			0	0
Industrial Interchange			0			0	0
General Interchange			0			0	0
General Commercial Interchange			0			0	0
Industrial Commercial Interchange			0			0	0
University Village Interchange			0			0	0
New Community			0			0	0
Airport Commerce			0			0	0
Airport			0			0	0
Rural	431	202	229	1,797	858	939	1,540
Rural Community Preserve			0			0	0
Outer Island			0			0	0
Open Lands	790	160	630	184	58	126	158
Density Reduction/ Groundwater Resource			0			0	0
Wetlands			0			0	0
Total	1,228	361	867	2,012	917	1,095	1,724

Other Uses	Acreage		
	Allocation	Existing	Available
Commercial	26	20	6
Industrial	5	0	5
Non Regulatory Allocations			
Public	1,193	139	1,055
Active Ag	0	0	0
Passive Ag	6,987	6,987	0
Conservation	3,672	3,672	0
Vacant	1,582	3,514	-1,932
Total	14,693	14,693	0
Square Feet			
	<i>Allocation</i>	<i>Existing</i>	<i>Available</i>
Commercial	101,860	60,694	41,166

Burnt Store

	Occupancy Rate	Persons Per Unit	Population
Permanent	41%	2.09	1,724
Seasonal	95%	2.00	3,897

*Includes Unit Counts from the respective cities.

**Allocations based on the Gateway DRI
ACRES BY FLUMC2.xls2020 Summary

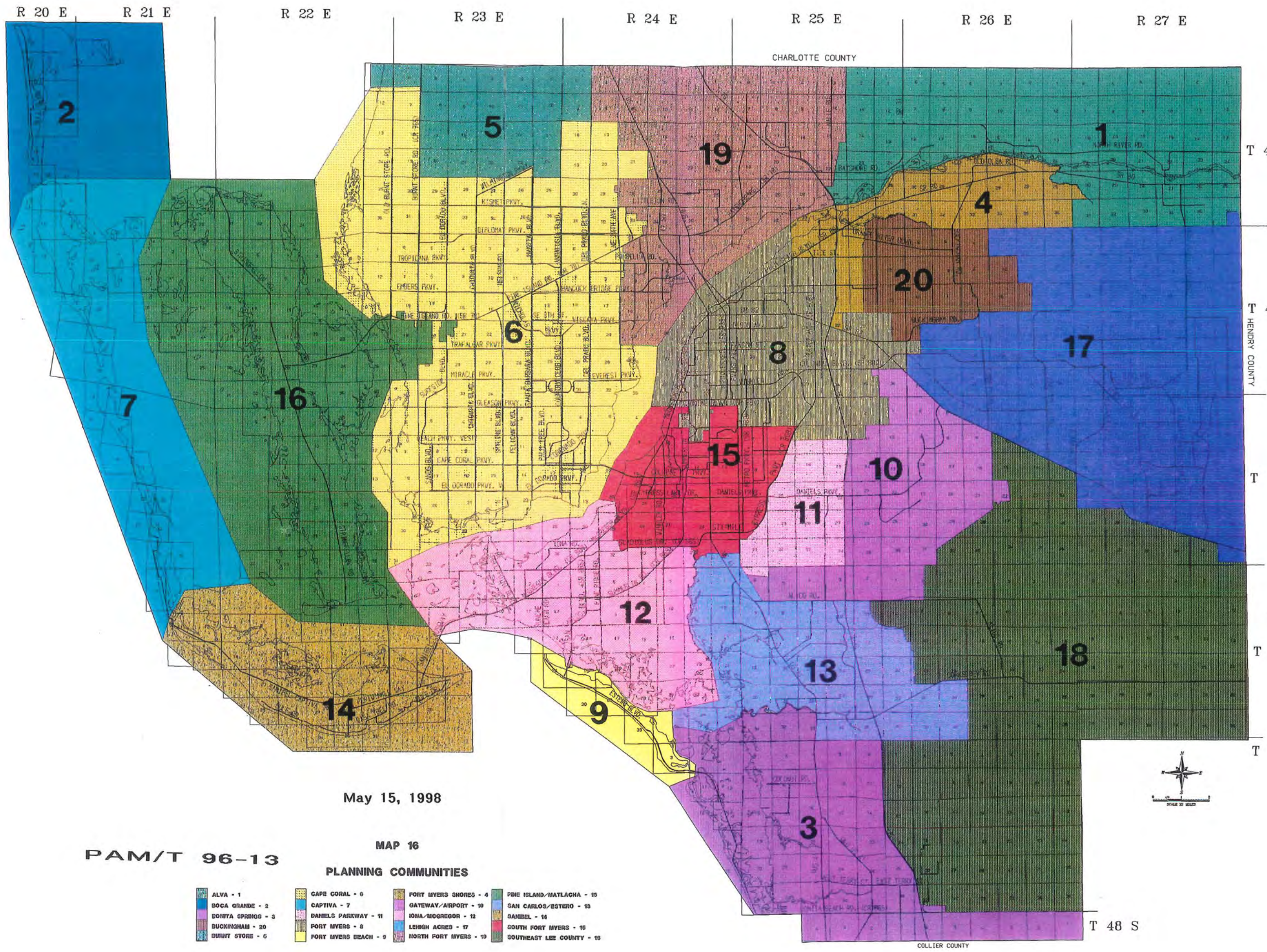
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	Existing Uses														
2	FLUMC	Parcels	Total	Commercial		Industrial		Public	Active AG	Passive AG	Conservation	Vacant	Total Residential		Future Land Use Designation
3				Acres	Square Feet	Acres	Square Feet						Acres	Units	
4	R	412	655.17	20.15		-		138.52	-	-	36.60	258.40	201.50	858	Rural
5	OL	283	14,007.31	-		-		-	-	6,986.95	3,604.81	3,255.87	159.68	58	Open Lands Intensive Development
6	INT	4	-	-		-		-	-	-	-	-	-	1	Wetlands
	RPA	5	30.55	-		-		-	-	-	30.55	-	-		Mixed Land Use Designation
8	MLUC	-	-	-		-		-	-	-	-	-	-		Outlying Suburban
9	OS	-	-	-		-		-	-	-	-	-	-		
10			-												
11			-												
12			-												
13			-												
14			-												
15			-												
16			-												
17			-												
18			-												
19		704	14,693	20.15	60,694	-	-	138.52	-	6,986.95	3,671.96	3,514.27	361.18	917	
20															
21															
22															
23															
24	A														

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	Existing Uses														
2	FLUMC	Parcels	Total	Commercial		Industrial		Public	Active AG	Passive AG	Conservation	Vacant	Total Residential		Future Land Use Designation
3				Acres	Square Feet	Acres	Square Feet						Acres	Units	
4	R	412	655.17	20.15		-		138.52	-	-	36.60	258.40	201.50	858	Rural
5	OL	283	14,007.31	-		-		-	-	6,986.95	3,604.81	3,255.87	159.68	58	Open Lands Intensive Development
6	INT	4	-	-		-		-	-	-	-	-	-	1	Wetlands
	RPA	5	30.55	-		-		-	-	-	30.55	-	-	-	Mixed Land Use Designation
8	MLUC	-	-	-		-		-	-	-	-	-	-	-	Outlying Suburban
9	OS	-	-	-		-		-	-	-	-	-	-	-	
10			-												
11			-												
12			-												
13			-												
14			-												
15			-												
16			-												
17			-												
18			-												
19		704	14,693	20.15	60,694	-	-	138.52	-	6,986.95	3,671.96	3,514.27	361.18	917	
20															
21															
22															
23															
24	A														

	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH
1	Assumptions and Guidelines								Undeveloped Approvals						Undeveloped Approvals with no 2010 Disclaimer					
2	Future Land Use	units per acre		%	Potential Residential Acres	Assumed Residential Acres Remaining	Assumed Unbuilt Residential Units	Assumed non-residential acres	Residential		Commercial		Industrial		Residential		Commercial		Industrial	
3	Designation	Lee Plan	Historical	Residential					Acres	Units	Acres	Square Feet	Acres	Square Feet	Acres	Units	Acres	Square Feet	Acres	Square Feet
4	Rural	4.1	4.17	0.3465	258.4	25,516,405	105	29	229	939						-				
5	Open Lands	0.2	0.36	0.231	10242.82	3076.0086	615	9,613		-						-				
6	Intensive Development	7.5	-	0.385	0	0	0	-		-						-				
	Wetlands	0	-	0	0	0	0	-		-						-				
8	Mixed Land Use Designation	0	-	0	0	0	0	-		-						-				
9	Outlying Suburban	3.8	-	0.6853	0	0	0	(8)		-						-				
10			-																	
11			-																	
12			-																	
13			-																	
14			-																	
15			-																	
16			-																	
17			-																	
18			-																	
19					10,501	3,102	720	9,634	229	939										
20																				
21																				
22																				
23																				
24																				

	O	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS
1	Additional Development By 2020											
2	Future Land Use Designation	Residential		Commercial		Industrial		Public	Active Ag	Passive Ag	Conservation	Vacant
3		Acres	Units	Acres	Square Feet	Acres	Square Feet					
4	Rural	-	-									
5	Open Lands	630	126									
6	Intensive Development	-	-									
	Wetlands	-	-									
8	Mixed Land Use Designation	-	-									
9	Outlying Suburban	8	30									
10			-									
11			-									
12			-									
13			-									
14			-									
15			-									
16			-									
17			-									
18			-									
19		638	156	5.87	41,165.87	5	42,000	1,054.61	-	0	0	(1,932)
20					133%							
21												
22												
23												
24												

	O	AT	AU	AV	AW	AX	AY	AZ	BA	BB	BC	BD	BE
1	Year 2020 Allocations												
2	Future Land Use Designation	Residential		Commercial		Industrial		Public	Active Ag	Passive Ag	Conservation	Vacant	Assumed ROW Acreage
3		Acres	Units	Acres	Square Feet	Acres	Square Feet						
4	Rural	431	1,797										59.43
5	Open Lands	790	184										2,355.85
6	Intensive Development	-	1										-
	Wetlands	-	-										-
8	Mixed Land Use Designation	-	-										-
9	Outlying Suburban	8	30										-
10													
11													
12													
13													
14													
15													
16													
17													
18													
19		1,228	2,012	26	101,860	5	42,000	1,193	-	6,987	3,672	1,582	2,415
20		Existing Units		917	Occupied		Seasonal						1,582
21		Additional Units		1,095	Units	Population	Units	Population	Total Unit Count	Percent over population projection difference			
22		Total Units in 2020		2,012	824	1,722	1,911	3,896	2,011	125.00%			
23													
24													



May 15, 1998

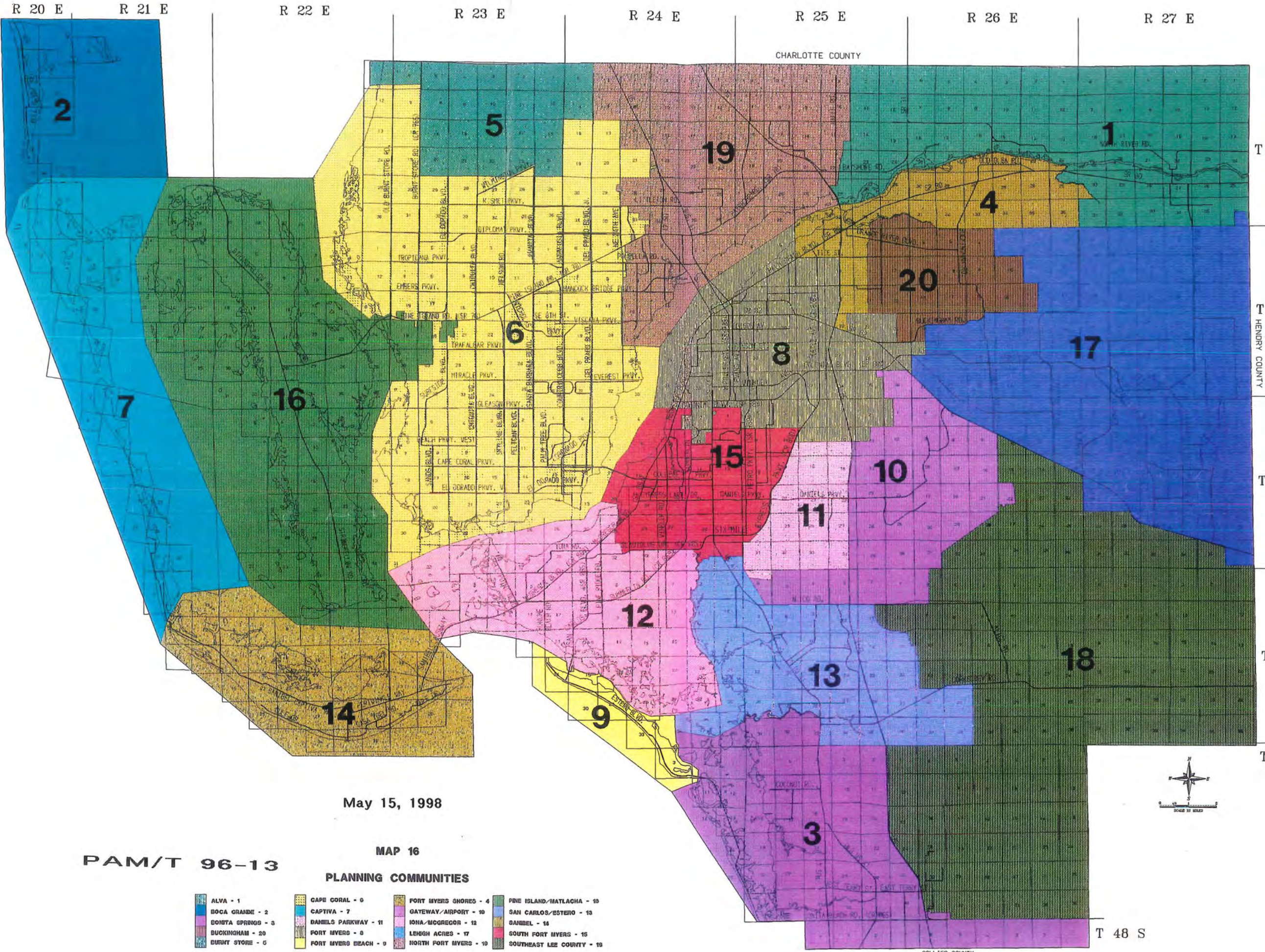
PAM/T 96-13

**MAP 16
PLANNING COMMUNITIES**

- | | | | |
|------------------|----------------------|-----------------------|---------------------------|
| ALVA - 1 | CAPE CORAL - 0 | FORT MYERS SHORES - 4 | PINE ISLAND/MATLACHA - 19 |
| BOCA GRANDE - 2 | CAPTIVA - 7 | GATEWAY/AIRPORT - 10 | SAN CARLOS/ESTERO - 13 |
| DONYA SPRING - 3 | DANIELS PARKWAY - 11 | IONIA/MCGREGOR - 12 | DANIEL - 14 |
| BUCKINGHAM - 20 | FORT MYERS - 8 | LEIGH ACRES - 17 | SOUTH FORT MYERS - 15 |
| DUNN STORE - 6 | FORT MYERS BEACH - 9 | NORTH FORT MYERS - 19 | SOUTHEAST LEE COUNTY - 18 |



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May 15, 1998

PAM/T 96-13

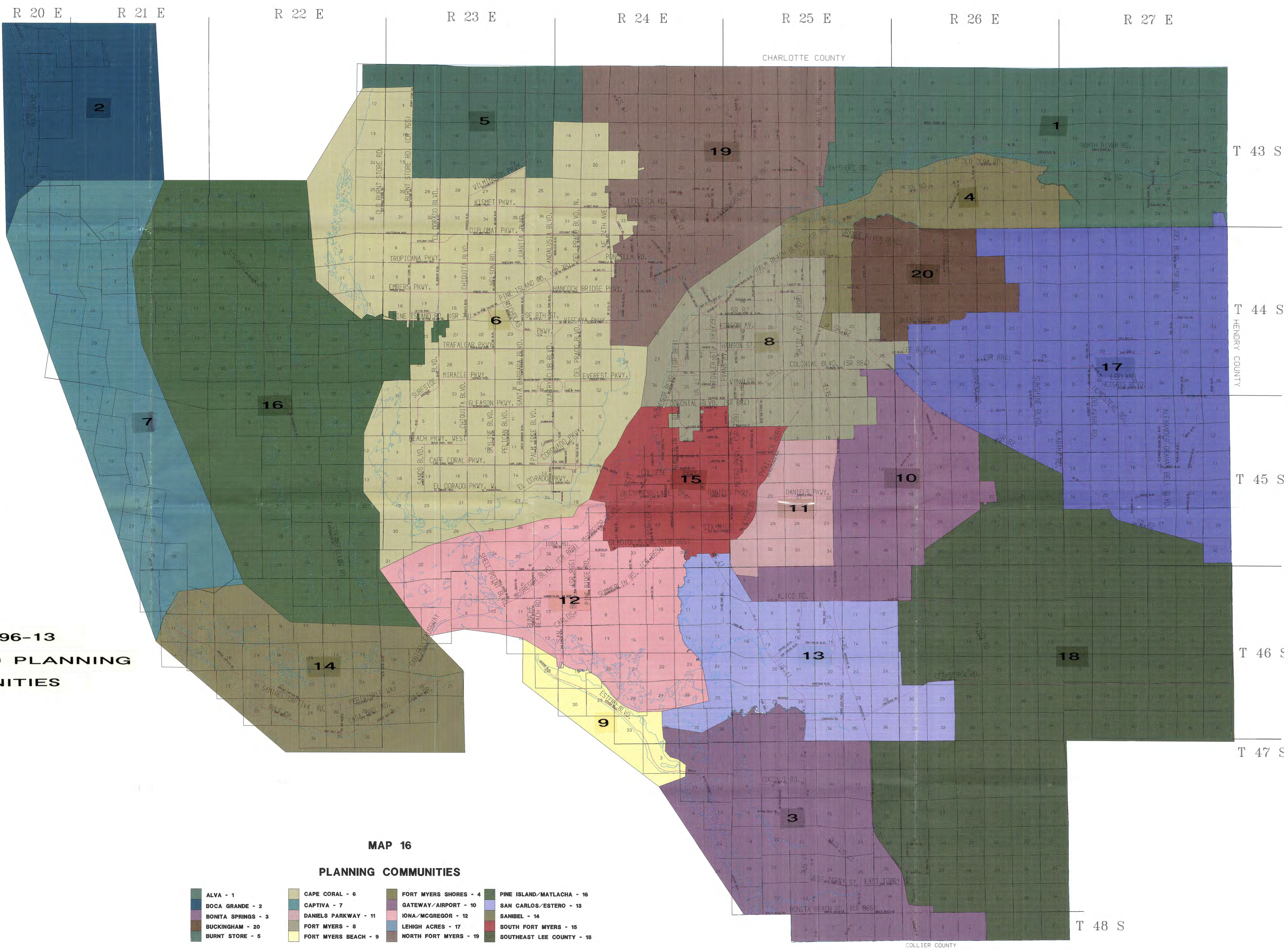
MAP 16

PLANNING COMMUNITIES

- | | | | |
|-------------------|----------------------|-----------------------|---------------------------|
| ALVA - 1 | CAPE CORAL - 6 | FORT MYERS SHORES - 4 | FRIE ISLAND/MATLACHA - 10 |
| BOCA GRANDE - 2 | CAPTIVA - 7 | GATEWAY/AIRPORT - 10 | SAN CARLOS/ESTERO - 13 |
| DONITA SPRING - 3 | DANIELS PARKWAY - 11 | IONA/MCGREGOR - 12 | DANIEL - 14 |
| DUCKINGHAM - 20 | FORT MYERS - 8 | LEHIGH ACRES - 17 | SOUTH FORT MYERS - 15 |
| BURNT STORE - 5 | FORT MYERS BEACH - 9 | NORTH FORT MYERS - 19 | SOUTHEAST LEE COUNTY - 18 |



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**PAM/T 96-13
PROPOSED 2020 PLANNING
COMMUNITIES**

MAP 16

PLANNING COMMUNITIES

- | | | | |
|--------------------|----------------------|-----------------------|---------------------------|
| ALVA - 1 | CAPE CORAL - 6 | FORT MYERS SHORES - 4 | PINE ISLAND/MATLACHA - 16 |
| BOCA GRANDE - 2 | CAPTIVA - 7 | GATEWAY/AIRPORT - 10 | SAN CARLOS/ESTERO - 13 |
| BONITA SPRINGS - 3 | DANIELS PARKWAY - 11 | IONA/MCGREGOR - 12 | SANIBEL - 14 |
| BUCKINGHAM - 20 | FORT MYERS - 8 | LEHIGH ACRES - 17 | SOUTH FORT MYERS - 15 |
| BURNT STORE - 5 | FORT MYERS BEACH - 9 | NORTH FORT MYERS - 19 | SOUTHEAST LEE COUNTY - 18 |