



DIVISION OF PLANNING



LEE COUNTY

MEMORANDUM

SOUTHWEST FLORIDA

to: Board of County Commissioners
from: Paul O'Connor, AICP, Director
subject: Evaluation and Appraisal Report and Smart Growth Comprehensive Plan Amendments
date: Friday, December 1, 2006

Attached is your packet for the December 13th Comprehensive Plan Amendment Transmittal Hearing. This packet contains the amendments that were: recommended by the 2004 Evaluation and Appraisal Report (EAR); recommended by the Smart Growth Committee; initiated by the Board of County Commissioners; and, privately initiated. The agenda has been divided into a Consent Agenda and an Administrative Agenda.

The Consent Agenda contains those amendments which have both Staff and Local Planning Agency recommendations for transmittal to the Department of Community Affairs (DCA). These proposed amendments are minor, technical, or non-controversial in nature. There was little or no public participation on most of these items. Staff will follow this memorandum with a memorandum explaining the nature and intent of each of the Consent Agenda items.

The Administrative Agenda contains those amendments that have different recommendations between Staff and the Local Planning agency, contain unresolved issues, may receive additional public comment, or are privately initiated.

In addition to blocking out your calendars for Wednesday, December 13th, staff has reserved all day Thursday, December 14th as a backup day should the additional time be needed.

If you would like a briefing on the packet, I am more than happy to meet with you at your convenience.

cc: without attachments

Donald Stilwell, County Manager

David Owen, County Attorney

Mary Gibbs, Director, Department of Community Development

**2005/2006 EVALUATION AND APPRAISAL REPORT AND SMART GROWTH
INITIATIVE LEE PLAN AMENDMENTS
TRANSMITTAL HEARING**

**COMMISSION CHAMBERS, 2120 MAIN STREET
DECEMBER 13, 2006
9:30 A.M.**

AGENDA

- 1. Call to order; Certification of Affidavit of Publication**
- 2. Consent Agenda**
 - A. CPA2005-08 - Caloosahatchee Shores Community Plan**

Adopt a new Policy 21.1.4 directing the Caloosahatchee Shores Community to draft enhanced code enforcement standards for possible inclusion in the Land Development Code.
Sponsor: Board of County Commissioners/The East Lee County Council.
 - B. CPA2005-10 – Airport Noise Boundaries and Number of Gas Pumps**

Amend the Future Land Use Element Policies 1.2.2, 1.7.1, and 5.1.4 and the Community Facilities and Services Element Policy 66.3.11, and the Future Land Use Map Series, Map 1, Page 5 of 5, to reflect the revised FAR Part 150 Noise Study for the Southwest Florida International Airport. In addition, amend Table 5, Southwest Florida International Airport Proposed Development Schedule, to increase the number of gas pumps allowed from twelve (12) to twenty-four (24).
Sponsor: Board of County Commissioners/Port Board.
 - C. CPA2005-12 – Captiva Community Plan**

Amend Goal 13, Policy 6.1.2, Chapter XIII Single-Family Residence Provision and the definition of Density specific to the Captiva Community to incorporate the recommendations of the Captiva Island Community Planning effort.
Sponsor: Board of County Commissioners/Captiva Community Planning Panel.
 - D. CPA2005-13 – Community Planning**

Amend the Future Land Use Element to evaluate incorporating community planning policies into the Lee Plan.
Sponsor: Board of County Commissioners/Smart Growth Committee
 - E. CPA2005-16 – San Carlos/Estero Community Boundary**

Amend the Future Land Use Map Series, Map 16, Lee County Planning Communities, to adjust the boundary between the Estero and San Carlos Planning Communities west of U.S. 41.
Sponsor: Board of County Commissioners.

- F. CPA2005-17 – Long Range Transportation Plan**
Amend the Transportation Element to update Policy 36.1.1 and the Transportation Map series, Map 3, to reflect the new 2030 MPO Long Range Transportation Plan.
Sponsor: Board of County Commissioners
- G. CPA2005-18 – LOS Standards For SIS/FIHS/TRIP Funded Roads**
Amend the Transportation Element to update Policy 37.1.1 to reflect new State LOS standards for SIS/FIHS/TRIP-funded roads.
Sponsor: Board of County Commissioners.
- H. CPA2005-19 – FDOT Quality LOS Handbook**
Amend the Transportation Element to update Policy 37.1.4 to refer to the 2002 FDOT Quality LOS Handbook.
Sponsor: Board of County Commissioners.
- I. CPA2005-20 – Deletion of Policy 38.2.3**
Amend the Transportation Element to delete Policy 38.2.3.
Sponsor: Board of County Commissioners.
- J. CPA2005-21 – Update Reference to the LeeScape Master Plan**
Amend the Transportation Element to update Objective 40.3 to refer to the latest version of the LeeScape (Lee County Roadway Landscape) Master Plan.
Sponsor: Board of County Commissioners.
- K. CPA2005-22 – Mass Transit Update**
Amend the Transportation Element Mass Transit Sub-Element's Goals, Objectives and Policies as identified in the most recent Evaluation and Appraisal Report.
Sponsor: Board of County Commissioners.
- L. CPA2005-23 – Ports, Aviation and Related Facilities Update**
Amend the Transportation Element Ports, Aviation and Related Facilities Sub-Element's Goals, Objectives and Policies as identified in the most recent Evaluation and Appraisal Report.
Sponsor: Board of County Commissioners.
- M. CPA2005-25 – Change Lee Plan Horizon to the year 2030**
Amend the Lee Plan to change the references from the year 2020 to the year 2030 and update the Vision Statements to the year 2030.
Sponsor: Board of County Commissioners.
- N. CPA2005-27 – Update CIE Tables 3 and 4**
Amend the Capital Improvements Element (Tables 3 & 4) to reflect the latest adopted Capital Improvement Program.
Sponsor: Board of County Commissioners.

- O. CPA2005-28 – Conservation Lands Update**
Amend the Future Land Use Map Series, Map 1, by updating the Conservation Lands land use categories.
Sponsor: Board of County Commissioners.
- P. CPA2005-29 – Public Facilities Update**
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.
Sponsor: Board of County Commissioners.
- Q. CPA2005-33 – Police and Justice Sub-Element Update**
Amend the Community Facilities and Services Element Police and Justice Sub-Element Objective 69.1 to delete the referenced date and to acknowledge the ongoing nature of the objective. In addition amend Policies 69.2.2 and 69.2.3. to reflect the existing status of substation facilities.
Sponsor: Board of County Commissioners.
- R. CPA2005-35 – New Urbanism Definitions**
Amend the Lee Plan Glossary to incorporate new and amend existing definitions to incorporate the principles of New Urbanism.
Sponsor: Board of County Commissioners.
- S. CPA2005-39 – Commercial FLUM Category**
Amend Goal 1 of the Future Land Use Element, the Future Land Use Map Series, Map 1, and Table1(a), by adding a new "commercial only" future land use category.
Sponsor: Board of County Commissioners.
- T. CPA2005-40 – Sub-Outlying Suburban FLUM Category**
Amend Goal 1 of the Future Land Use Element, the Future Land Use Map series, Map 1, and Table 1(a) and Table1(b), Summary of Residential Densities, by adding a new future land use category having a maximum density of 2 dwelling units per acre.
Sponsor: Board of County Commissioners.
- U. CPA2005-41 – Manatee Protection Plan**
Amend the Conservation and Coastal Management Element and the Future Land Use Element to incorporate the "boating facility siting element" of the Manatee Protection Plan required by F.S. 370.12.(2)(t)(3).
Sponsor: Board of County Commissioners.
- V. CPA2005-42 – Economic Element Update**
Amend the Lee Plan, Economic Element, for general updates as the element has not been updated since its creation in 1993.
Sponsor: Board of County Commissioners.

- W. CPA2005-43 – Single Family Residence Provision Update**
Amend the Procedures and Administration Element by updating the Single-Family Residence Provision.
Sponsor: Board of County Commissioners.
- X. CPA2005-45 – Beach and Dune Management Plans**
Amend Policy 113.3.1 in order to update the list of critical erosion areas under Beach and Dune Management Plans.
Sponsor: Board of County Commissioners.
- Y. CPA2005-47 – Housing Element Update**
Amend the Lee Plan to update the Housing Element reflecting the findings of the most current Housing Needs Assessment.
Sponsor: Board of County Commissioners.

3. Administrative Agenda

- A. CPA2005-02 – Webb/Buckingham**
Amend the Future Land Use Map Series, Map 1, to change +/-95 acres from the Rural Future Land Use Designation to the Urban Community Future Land Use Designation and to change the boundaries in the Future Land Use Map series, Map 16, to place the property in the Lehigh Acres Planning Community.
Sponsor: Carlton Land Holdings LLC.
- B. CPA2005-05 – Three Oaks North**
Amend the Future Land Use Map Series, Map 1, for 83± acres in the northwest quadrant of I-75 and Alico Road, Section 3, Township 46 South, Range 25 East, Lee County, Florida, lying west of I-75 from "Industrial Development" to "Industrial Commercial Interchange."
Sponsor: Paul H. Freeman, Trustee
- C. CPA2005-07 – River Hall (FKA Hawk's Haven)**
Amend the Future Land Use Map Series for a specified parcel (approximately 1,727 acres) located in Sections 25, 26, 27, 34, 35, and 36, Township 43 South, Range 26 East to change the Future Land Use classification shown on Map 1 from "Rural" and "Suburban" to "Outlying Suburban" and "Public Facilities." Amend Table 1(a), Footnote 6 to limit development in the plan amendment area to 2 units per acre and place a specific cap on residential development of 2,800 dwelling units on the specified property.
Sponsor: Hawks Haven Investment LLC
- D. CPA2005-09 - Palm Beach Community Plan**
Amend the Future Land Use Element to add a Goal, Objectives, and Policies that are specific to the Palm Beach Community.
Sponsor: Board of County Commissioners/The East Lee County Council.

- E. CPA2005-11 – Greenways Recreational Trails Master Plan**
Incorporate the Lee County Multi-Purpose Recreational Trails and Greenways Master Plan into the Lee Plan. Revise Goal 85, Objective 85.1, Policy 85.1.2, Policy 85.1.3, Policy 85.1.4, Policy 85.1.5, and Policy 107.1.1(4.)(d.). Incorporate proposed new Policy 40.4.6, Policy 40.4.7, Policy 40.4.8, Policy 77.3.6, Policy 77.3.7, new Objective 85.4, Policy 85.4.1, Policy 85.4.2, new Goal 80, new Objective 80.1, Policy 80.1.1, Policy 80.1.2, new Objective 125.3, and Policy 125.3.1. Incorporate proposed new Map 22 (Lee County Greenways Multi-Purpose Recreational Trails Master Plan Map) into the Lee Plan.
Sponsor: Board of County Commissioners.
- F. CPA2005-24– Update Transportation Concurrency Policies**
Amend the Transportation Element to update transportation concurrency related Objectives and Policies to reflect current County policy and recent changes in state law.
Sponsor: Board of County Commissioners.
- G. CPA2005-26 – Update BEBR Population Projections**
Amend the Lee Plan text and tables to reflect the latest BEBR population projections. Also, amend Map 16 to reflect current city boundaries.
Sponsor: Board of County Commissioners.
- H. CPA2005-37 – New Urbanism**
Amend the Future Land Use Element to include and revise Goals, Objectives, and Policies to incorporate the concepts and principles of New Urbanism, Traditional Neighborhood Design, and Transit Oriented Development. Amend the Future Land Use Map Series to include an overlay depicting areas where mixed use development will be allowed to calculate residential density from commercial property when smart growth principles are applied.
Sponsor: Board of County Commissioners.
- I. CPA2005-46 – Smart Growth Recommendations**
Amend the Lee Plan to incorporate the recommendations from the County's Smart Growth Initiative into the Lee Plan.
Sponsor: Board of County Commissioners.
- J. CPA2005-49 – Update Goal 10 Natural Resource Extraction**
Amend the Lee Plan to address the further impacts of mining and steps needed for adequate mitigation or prevention of adverse impacts. Further, recommendations are made to prevent future land use conflicts between mining and other uses in rural areas. Goal 10, Natural Resource Extraction, is proposed to be expanded to include measures for rock mining, and for mitigation of rock mining impacts with adjacent land uses.
Sponsor: Board of County Commissioners.

8. Adjourn

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Administrative Agenda Items

CPA2005-26
Update BEBR Population
Projections

CPA2005-26
LANDUSE ACREAGE ALLOCATIONS
PUBLICLY INITIATED
AMENDMENT
TO THE

LEE COUNTY COMPREHENSIVE PLAN

THE LEE PLAN

Publicly Initiated Application
and Lee County Staff Analysis

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

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

December 1, 2006

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



Text Amendment



Map Amendment

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

STAFF REPORT PREPARATION DATE: November 14, 2006

PART I - BACKGROUND AND STAFF RECOMMENDATION

A. SUMMARY OF APPLICATION

1. APPLICANT/REPRESENTATIVE:

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

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

B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY

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

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

POLICY 1.1.1: The Future Land Use Map contained in this element is hereby adopted as the pattern for future development and substantial redevelopment within the unincorporated portion of Lee County. Map 16 and Table 1(b) are an integral part of the Future Land Use Map series (see Policies 1.7.6 and 2.2.2). They depict the extent of development through the year ~~2020~~ 2030. No development orders or extensions to development orders will be issued or approved by Lee County which would allow the Planning Community's acreage totals for residential, commercial or industrial uses established in Table 1(b) to be exceeded (see Policy 1.7.6). The cities of Fort Myers, Cape Coral, ~~and Sanibel~~, Bonita Springs and Town of Fort Myers Beach are depicted on these maps only to indicate the approximate intensities of development permitted under the comprehensive plans of those cities. Residential densities are described in the following policies and summarized in Table 1(a). (Amended by Ordinance No. 94-29, 98-09)

POLICY 1.7.6: The Planning Communities Map and Acreage Allocation Table (see Map 16 and Table 1(b) and Policies 1.1.1 and 2.2.2) depicts the proposed distribution, extent, and location of generalized land uses for the year ~~2020~~ 2030. Acreage totals are provided for land in each Planning Community in unincorporated Lee County. No final development orders or extensions to final development orders will be issued or approved by Lee County which would allow the acreage totals for residential, commercial or industrial uses contained in Table 1(b) to be exceeded. This policy will be implemented as follows:

- 1. For each Planning Community the County will maintain a parcel based database of existing land use. The database will be periodically updated at least twice every year, in September and March, for each Planning Community.*
- 2. Project reviews for development orders must include a review of the capacity, in acres, that will be consumed by buildout of the development order. No development order, or extension of a development order, will be issued or approved if the project acreage, when added to the acreage contained in the updated existing land use database, exceeds the limitation established by Table 1(b), Acreage Allocation Table regardless of other project approvals in that Planning Community.*
- 3. No later than the regularly-scheduled date for submission of the Lee Plan Evaluation and Appraisal Report, and every five years thereafter, the County must conduct a comprehensive evaluation of Planning Community Map and the Acreage Allocation Table system, including but not limited to, the appropriateness of land use distribution, problems with administrative*

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

implementations, if any, and areas where the Planning Community Map and the Acreage Allocation Table system might be improved. (Amended by Ordinance No. 94-29, 98-09, 00-22)

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

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

C. BACKGROUND INFORMATION

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

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

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

PART II - STAFF ANALYSIS

A. STAFF DISCUSSION

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

The Planning Community Year 2020 Allocations Table and Planning Communities Map evolved from the Year 2010 Overlay Maps 16 and 17. The original 2010 Overlay was a result of the 1989 Settlement Agreement with the Department of Community Affairs (DCA). This agreement required the County to amend the Future Land Use Map Series by designating the proposed distribution, extend, and location of the generalized land uses required by Rule 9J-5.006(4)(a)1.-9 for the year 2010. This was accomplished by creating 115 sub-districts, generally nesting within the then existing 15 adopted Planning Districts, and allocating projected acreage totals, for each generalized land uses, needed to accommodate the projected 2010 population. Policies were added to the plan that provided that no development approvals would be issued in a sub-district that would cause the acreage total set for that land use category to be exceeded. The Overlay, in plain terms, was a device designed to reconcile the population accommodation capacity of the Future Land Use Map (estimated to be 70 years in 1989) with the 20-year time frame in the text of the element. It was also designed to provide more certainty as to the extent and location of future commercial and industrial development.

The Methodology Behind the Year 2010 Overlay

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

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

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

Problems with the Implementation of the Year 2010 Overlay

The Year 2010 Overlay was exceptionally difficult to administer. Some of the initial problems experienced by the staff included the inadequacy of the original inventory, the lack of a reliable existing land use database, and difficulty in explaining the concept and regulatory nature of the overlay to the public. A major effort was directed at resolving some of these problems. The establishment of a reliable database identifying the current baseline of uses was essential for the establishment and monitoring of a workable overlay. There were still issues with the overlay, however, that could not be resolved in a principled and satisfactory manner. These included:

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

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

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

Proposed Elimination of the Overlay by the 1994 EAR

In response to the shortcomings in the Year 2010 Overlay, the County, as part of the 1994 Evaluation and Appraisal Report (EAR) amendments, proposed the elimination of the overlay. The DCA took strong opposition to this proposal and found the amendment to be not in compliance. The finding of non-compliance also included several other objections to the proposed EAR amendments. By far the main point of contention between the County and DCA was eliminating the overlay. Upon completion of the Administrative Hearing and issuance of the Recommended Final Order by the Hearing Judge, the County and DCA entered into negotiations to resolve the remaining issues. There were several meetings and some progress was made, but ultimately a mutually agreed upon settlement could not be reached. The case went before the Governor and his Cabinet, acting as the Land and Water Adjudicatory Committee. [Final Order No. AC-96-11 was issued on July 25, 1996] The Final Order specified that the 1994 EAR based amendments, which proposed the deletion of the Year 2010 Overlay, were not in compliance with Chapter 163, Part II, F.S., and Rule 9J-5, FAC. The Final Order required Lee County to rescind, and not make effective, all of the amendments which sought to delete the Year 2010 Overlay to bring the plan amendments as a whole into compliance. Therefore, the Year 2010 Overlay remained a regulatory requirement of the Lee Plan.

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

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

Amendment to Replace the Year 2010 Overlay

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

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

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

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

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

For a history of amendments to Table 1(b) and Map 16 see attachment 3.

B. METHODOLOGY

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

Population

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

Residential Use

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

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

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

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

Commercial

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

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

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

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

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

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

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

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

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

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

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

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

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

Industrial Use

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

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

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

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

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

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

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

Parks and Public

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

Active and Passive Agriculture

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

Vacant Land

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

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

Conservation Land

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

B. CONCLUSIONS

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

C. STAFF RECOMMENDATION

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

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

PUBLIC HEARING DATE. November 27, 2006

A. LOCAL PLANNING AGENCY REVIEW

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

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

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

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

B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY

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

C. VOTE:

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

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

DATE OF TRANSMITTAL HEARING: December 13, 2006

A. BOARD REVIEW:

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. BOARD ACTION:

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

C. VOTE:

BRIAN BIGELOW

TAMMARA HALL

BOB JANES

RAY JUDAH

FRANK MANN

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

DATE OF ORC REPORT:

A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS

B. STAFF RECOMMENDATION

C. STAFF RESPONSE

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

DATE OF ADOPTION HEARING:

A. BOARD REVIEW:

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. BOARD ACTION:

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

C. VOTE:

BRIAN BIGELOW

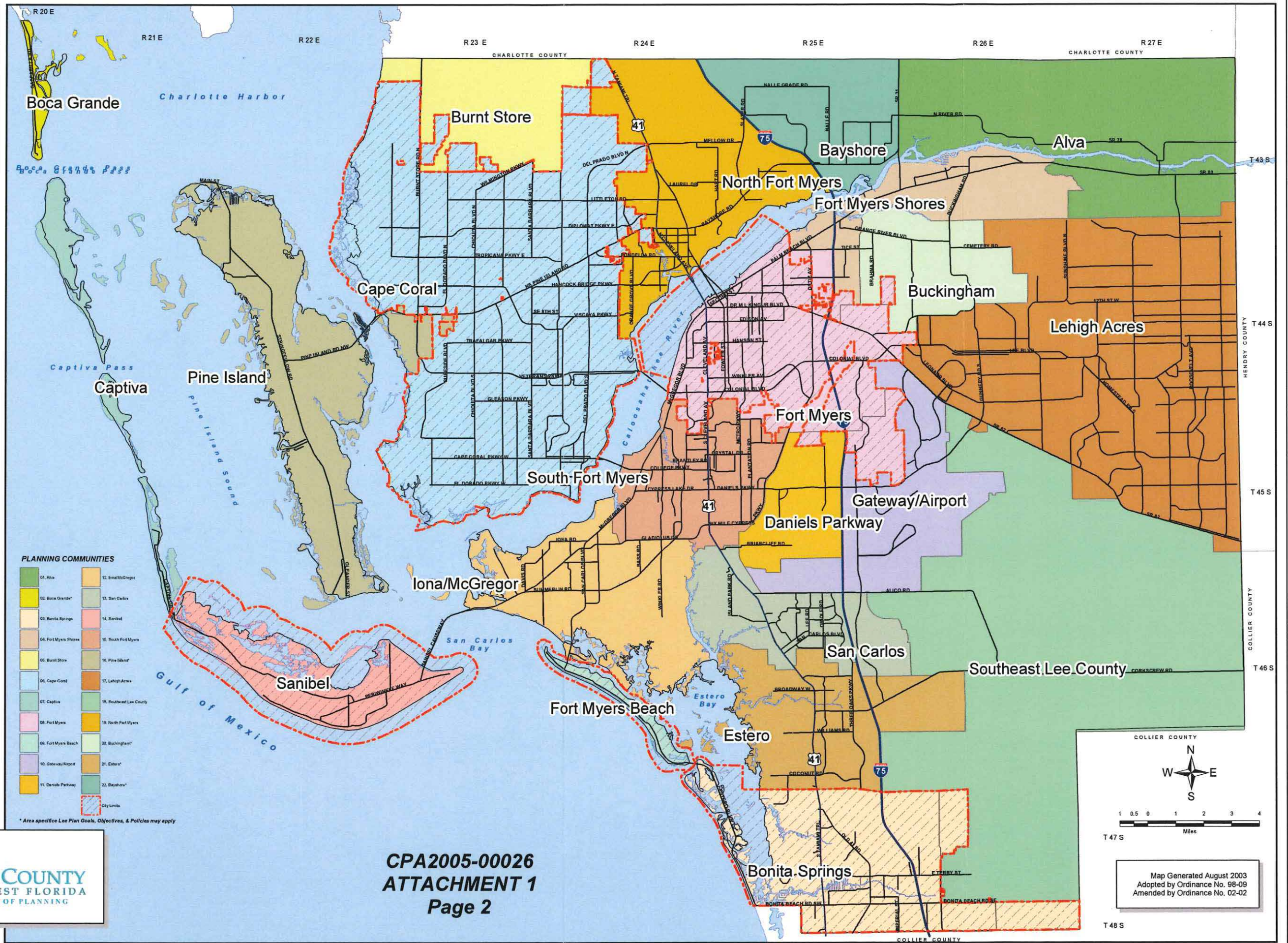
TAMMARA HALL

BOB JANES

RAY JUDAH

FRANK MANN

LEE COUNTY PLANNING COMMUNITIES
CHANGES TO REFLECT CHANGES IN CITY BOUNDARIES
(Lee Plan Map 16)



PLANNING COMMUNITIES

- | | |
|-----------------------|--------------------------|
| 01. Alva | 12. Iona/McGregor |
| 02. Boca Grande* | 13. San Carlos |
| 03. Bonita Springs | 14. Sanibel |
| 04. Fort Myers Shores | 15. South Fort Myers |
| 05. Burnt Store | 16. Pine Island* |
| 06. Cape Coral | 17. Lehigh Acres |
| 07. Captiva | 18. Southwest Lee County |
| 08. Fort Myers | 19. North Fort Myers |
| 09. Fort Myers Beach | 20. Buckingham* |
| 10. Gateway/Airport | 21. Estero* |
| 11. Daniels Parkway | 22. Bayshore* |
| | City Limits |

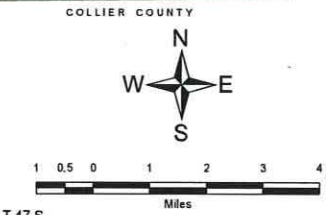
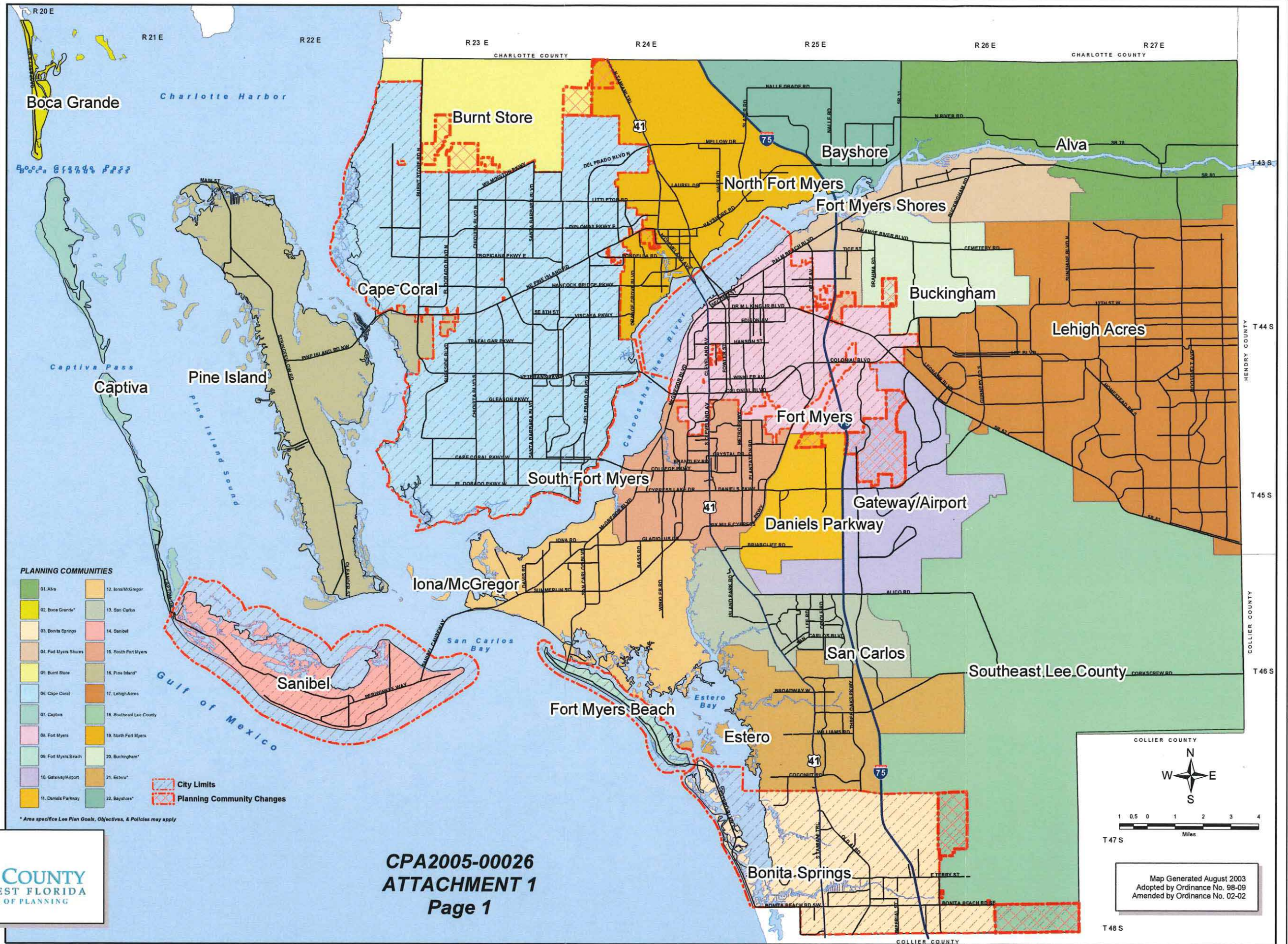
* Area specific Lee Plan Goals, Objectives, & Policies may apply



COLLIER COUNTY

Map Generated August 2003
 Adopted by Ordinance No. 98-09
 Amended by Ordinance No. 02-02

LEE COUNTY PLANNING COMMUNITIES
CHANGES TO REFLECT CHANGES IN CITY BOUNDARIES
(Lee Plan Map 16)



Map Generated August 2003
 Adopted by Ordinance No. 98-09
 Amended by Ordinance No. 02-02

TABLE 1(b)
Year 2020 2030 Allocations

		Lee County Totals		Alva		Boca Grande		Bonita Springs		Fort Myers Shores		Burnt Store	
Future Land Use Classification		Existing Allocation	Proposed Allocation	Existing Allocation	Proposed Allocation	Existing Allocation	Proposed Allocation	Existing Allocation	Proposed Allocation	Existing Allocation	Proposed Allocation	Existing Allocation	Proposed Allocation
Residential By Future Land Use Category	Intensive Development	1,484	1,320	0	0	0	0	0	0	80	20	0	0
	Central Urban	9,558	14,772	0	0	0	0	0	0	208	210	0	0
	Urban Community	42,893	18,714	549	520	437	485	0	0	449	630	0	0
	Suburban	45,448	16,635	0	0	0	0	0	0	1,803	1,810	0	0
	Outlying Suburban	5,234	5,759	45	30	0	0	0	0	300	535	20	20
	Industrial Development	96	79	0	0	0	0	0	0	0	0	0	0
	Public Facilities	2	1	0	0	4	0	0	0	0	0	0	0
	University Community	860	850	0	0	0	0	0	0	0	0	0	0
	Industrial Interchange	0	0	0	0	0	0	0	0	0	0	0	0
	General Interchange	53	42	0	0	0	0	0	0	0	0	0	0
	General/Commercial Interchange	7	7	0	0	0	0	0	0	7	7	0	0
	Industrial/Commercial Interchange	0	0	0	0	0	0	0	0	0	0	0	0
	University Village Interchange	0	0	0	0	0	0	0	0	0	0	0	0
	Mixed Use Interchange	0	0	0	0	0	0	0	0	0	0	0	0
	New Community	1,644	900	0	0	0	0	0	0	0	0	0	0
	Airport	0	0	0	0	0	0	0	0	0	0	0	0
	Tradeport	9	9	0	0	0	0	0	0	0	0	0	0
	Rural	8,977	8,479	1,419	2,000	0	0	0	0	783	1,400	633	700
	Rural Community Preserve	3,046	3,100	0	0	0	0	0	0	0	0	0	0
	Coastal Rural		1,300		0		0		0		0		0
Outer Islands	246	202	5	5	0	0	0	0	4	1	0	0	
Open Lands	2,094	2,805	175	250	0	0	0	0	0	0	588	590	
Density Reduction/Groundwater Resource	5,544	6,794	40	600	0	0	0	0	0	0	0	0	
Conservation Lands Uplands		0		0		0		0		0		0	
Wetlands	0	0	0	0	0	0	0	0	0	0	0	0	
Conservation Lands Wetlands		0		0		0		0		0		0	
Total Residential	67,159	81,768	2,173	3,405	438	485	0	0	3,631	4,613	1,244	1,310	
Commercial	9,460	12,790	46	57	56	52	0	0	257	400	26	50	
Industrial	6,344	6,630	26	26	14	3	0	0	394	400	5	5	
Non Regulatory Allocations													
Public	58,676	84,078	3,587	7,100	537	421	0	0	4,724	2,000	4,193	7,000	
Active Agriculture	34,145	24,896	6,098	5,100	0	0	0	0	620	550	0	150	
Passive Agriculture	65,414	44,285	14,633	13,549	0	0	0	0	4,375	2,500	6,987	109	
Conservation (wetlands)	79,488	81,948	2,236	2,214	296	611	0	0	4,425	1,142	3,672	3,236	
Vacant	44,720	120,780	4,525	2,012	2	0	0	0	33	113	4,569	871	
Total	365,373	457,175	30,324	33,463	1,343	1,572	0	0	12,156	11,718	14,693	12,731	

TABLE 1(b)
Year 2020 2030 Allocations

Future Land Use Classification	Cape Coral		Captiva		Fort Myers		Fort Myers Beach		Gateway/Airport		Daniels Parkway	
	Existing Allocation	Proposed Allocation	Existing Allocation	Proposed Allocation	Existing Allocation	Proposed Allocation	Existing Allocation	Proposed Allocation	Existing Allocation	Proposed Allocation	Existing Allocation	Proposed Allocation
Residential By Future Land Use Category												
Intensive Development	27	27	0	0	297	250	0	0	0	0	0	0
Central Urban	0	0	0	0	545	230	0	0	0	0	0	0
Urban Community	0	0	0	0	0	0	0	0	0	0	0	0
Suburban	0	0	0	0	206	85	0	0	0	0	0	0
Outlying Suburban	2	2	435	500	0	0	0	0	0	0	1,352	1,700
Industrial Development	0	0	0	0	48	39	0	0	48	20	0	0
Public Facilities	0	0	4	1	0	0	0	0	0	0	0	0
University Community	0	0	0	0	0	0	0	0	0	0	0	0
Industrial Interchange	0	0	0	0	0	0	0	0	0	0	0	0
General Interchange	0	0	0	0	0	0	0	0	0	0	0	0
General/Commercial Interchange	0	0	0	0	0	0	0	0	0	0	2	2
Industrial/Commercial Interchange	0	0	0	0	0	0	0	0	0	0	0	0
University Village Interchange	0	0	0	0	0	0	0	0	0	0	0	0
Mixed Use Interchange	0	0	0	0	0	0	0	0	0	0	0	0
New Community	0	0	0	0	360	0	0	0	1,284	900	0	0
Airport	0	0	0	0	0	0	0	0	0	0	0	0
Tradeport	0	0	0	0	0	0	0	0	9	9	0	0
Rural	0	0	0	0	184	0	0	0	111	0	1,255	1,500
Rural Community Preserve	0	0	0	0	0	0	0	0	0	0	0	0
Coastal Rural	0	0	0	0	0	0	0	0	0	0	0	0
Outer Islands	0	0	172	150	0	0	0	0	0	0	0	0
Open Lands	0	0	0	0	0	0	0	0	0	0	47	120
Density Reduction/Groundwater Resource	0	0	0	0	0	0	0	0	94	94	0	0
Conservation Lands Uplands	0	0	0	0	0	0	0	0	0	0	0	0
Wetlands	0	0	0	0	0	0	0	0	0	0	0	0
Conservation Lands Wetlands	0	0	0	0	0	0	0	0	0	0	0	0
Total Residential	29	29	608	651	1,640	604	0	0	1,516	1,023	2,656	3,322
Commercial	17	17	112	125	453	150	0	0	824	1,100	398	440
Industrial	26	26		0	733	300	0	0	3,096	3,100	10	10
Non Regulatory Allocations												
Public	6	20	1,981	1,961	750	350	0	0	6,136	7,500	1,854	2,416
Active Agriculture	0	0	0	0	279	0	0	0	569	0	254	20
Passive Agriculture	10	0	0	0	634	0	0	0	3,580	1,491	575	20
Conservation (wetlands)	0	133	1,347	1,603	1,006	748	0	0	3,482	2,809	1,918	1,719
Vacant	25	34	5	0	495	45	0	0	792	100,300	578	20
Total	413	259	4,053	4,340	5,687	2,197	0	0	19,995	117,323	8,243	7,967

TABLE 1(b)
Year 2020 2030 Allocations

Future Land Use Classification	Iona/McGregor		San Carlos		Sanibel		South Fort Myers		Pine Island		Lehigh Acres	
	Existing Allocation	Proposed Allocation	Existing Allocation	Proposed Allocation	Existing Allocation	Remaining Allocation	Existing Allocation	Proposed Allocation	Existing Allocation	Proposed Allocation	Existing Allocation	Proposed Allocation
Residential By Future Land Use Category												
Intensive Development			0	0	0	0	704	660	5	3	0	0
Central Urban	462	375	45	17	0	0	2,778	3,140	0	0	3,052	8,200
Urban Community	697	850	930	1,000	0	0	920	860	526	500	8,037	13,269
Suburban	2,474	2,500	2,250	1,975	0	0	1,247	1,200	636	675	0	0
Outlying Suburban	396	377	0	25	0	0	0	0	466	600	0	0
Industrial Development	7	5	13	5	0	0	10	10	0	0	0	0
Public Facilities	0	0	0	0	0	0	0	0	0	0	0	0
University Community	0	0	860	850	0	0	0	0	0	0	0	0
Industrial Interchange	0	0	0	0	0	0	0	0	0	0	0	0
General Interchange	0	0	0	0	0	0	0	0	0	0	0	0
General/Commercial Interchange	0	0	0	0	0	0	0	0	0	0	0	0
Industrial/Commercial Interchange	0	0	0	0	0	0	0	0	0	0	0	0
University Village Interchange	0	0	0	0	0	0	0	0	0	0	0	0
Mixed Use Interchange	0	0	0	0	0	0	0	0	0	0	0	0
New Community	0	0	0	0	0	0	0	0	0	0	0	0
Airport	0	0	0	0	0	0	0	0	0	0	0	0
Tradeport	0	0	0	0	0	0	0	0	0	0	0	0
Rural	0	0	160	90	0	0	0	0	1,129	190	10	14
Rural Community Preserve	0	0	0	0	0	0	0	0	0	0	0	0
Coastal Rural	0	0	0	0	0	0	0	0	0	1,300	0	0
Outer Islands	4	1	0	0	0	0	0	0	37	45	0	0
Open Lands	0	0	0	0	0	0	0	0	0	0	0	0
Density Reduction/Groundwater Resource	0	0	0	0	0	0	0	0	0	0	0	0
Conservation Lands Uplands	0	0	0	0	0	0	0	0	0	0	0	0
Wetlands	0	0	0	0	0	0	0	0	0	0	0	0
Conservation Lands Wetlands	0	0	0	0	0	0	0	0	0	0	0	0
Total Residential	4,034	4,108	4,228	3,962	0	0	5,629	5,870	2,799	3,313	11,099	21,483
Commercial	782	1,100	1,613	1,944	0	0	1,849	2,100	465	226	452	1,420
Industrial	298	320	350	450	0	0	723	900	64	64	216	300
Non Regulatory Allocations												
Public	2,970	3,550	1,085	2,660	0	0	3,394	3,500	1,722	2,100	13,738	15,000
Active Agriculture		0		0	0	0	0	0	2,313	2,400		0
Passive Agriculture		0	90	0	0	0	0	0	960	815		0
Conservation (wetlands)	8,879	9,306	3,283	2,798	0	0	128	188	13,703	14,767	1,455	1,496
Vacant	1,912	971	11	244	0	0	690	309	4,577	3,781	19,564	7,377
Total	18,875	19,355	10,660	12,058	0	0	12,413	12,867	26,303	27,466	46,521	47,076

TABLE 1(b)
Year 2020 2030 Allocations

Future Land Use Classification	Southeast Lee County		North Fort Myers		Buckingham		Estero		Bayshore	
	Existing Allocation	Proposed Allocation	Existing Allocation	Proposed Allocation	Existing Allocation	Proposed Allocation	Existing Allocation	Proposed Allocation	Existing Allocation	Proposed Allocation
Intensive Development	0	0	374	360	0	0	0	0	0	0
Central Urban	0	0	2,498	2,600	0	0	0	0	0	0
Urban Community	0	0			54	150	327	450	0	0
Suburban	0	0	5,293	6,690	0	0	1,572	1,700	0	0
Outlying Suburban	0	0	640	500	40	66	837	454	740	950
Industrial Development	0	0	0	0	0	0	0	0	0	0
Public Facilities	0	0	0	0	0	0	0	0	0	0
University Community	0	0	0	0	0	0	0	0	0	0
Industrial Interchange	0	0	0	0	0	0	0	0	0	0
General Interchange	45	15	0	7	0	0	45	6	42	12
General/Commercial Interchange	0	0	0	0	0	0	0	0	0	0
Industrial/Commercial Interchange	0	0	0	0	0	0	0	0	0	0
University Village Interchange	0	0	0	0	0	0	0	0	0	0
Mixed Use Interchange	0	0	0	0	0	0	0	0	0	0
New Community	0	0	0	0	0	0	0	0	0	0
Airport	0	0	0	0	0	0	0	0	0	0
Tradeport	0	0	0	0	0	0	0	0	0	0
Rural	702	0	383	500	57	100	900	635	4,254	1,350
Rural Community Preserve	0	0	0	0	3,046	3,100	0	0	0	0
Coastal Rural	0	0	0	0	0	0	0	0	0	0
Outer Islands	0	0	0	0	0	0	0	0	0	0
Open Lands	0	0	45	45	0	0	0	0	4,236	1,800
Density Reduction/Groundwater Resourse	3,573	4,000	0	0	0	0	0	0	4,837	2,100
Conservation Lands Uplands	0	0	0	0	0	0	0	0	0	0
Wetlands	0	0	0	0	0	0	0	0	0	0
Conservation Lands Wetlands	0	0	0	0	0	0	0	0	0	0
Total Residential	4,290	4,015	9,209	10,702	3,293	3,416	3,654	3,245	5,085	6,212
Commercial	34	38	4,158	1,687	48	45	4,399	1,700	404	139
Industrial	55	65	209	554	6	15	87	87	3	5
Non Regulatory Allocations										
Public	7,700	12,000	2,045	4,000	2,144	4,000	4,708	7,000	4,462	1,500
Active Agriculture	24,066	15,101	384	200	444	350	833	125	4,324	900
Passive Agriculture	24,110	18,000	4,113	1,556	3,867	2,045	90	200	4,393	4,000
Conservation (wetlands)	30,882	31,530	4,293	1,317	359	381	3,626	5,068	798	882
Vacant	324	500	4,242	2,087	4,278	777	5,794	809	4,340	530
Total	85,455	81,249	22,620	22,103	44,255	11,029	20,188	18,234	44,476	14,168

Amendments to Table1(b) and Map 16

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

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

TABLE 1(b)
Year 2030 Allocations

Future Land Use Classification	Lee County Totals				Alva				Boca Grande			
	Existing Allocation	Proposed Allocation	Inventoried Acreage	Remaining Allocation	Existing Allocation	Proposed Allocation	Inventoried Acreage	Remaining Allocation	Existing Allocation	Proposed Allocation	Inventoried Acreage	Remaining Allocation
Intensive Development	1,484	1,320	1,133	187								
Central Urban	9,558	14,772	8,763	6,009								
Urban Community	12,893	18,714	6,882	11,832	519	520	494	26	437	485	370	115
Suburban	15,448	16,635	13,354	3,281								
Outlying Suburban	5,231	5,759	3,324	2,435	15	30	5	25				
Industrial Development	96	79	63	16								
Public Facilities	2	1	1						1			
University Community	860	850	119	731								
Industrial Interchange												
General Interchange	53	42	41	1								
General/Commercial Interchange	7	7	7									
Industrial/Commercial Interchange												
University Village Interchange												
New Community	1,644	900	507	393								
Airport												
Tradeport	9	9	9									
Rural	8,977	8,479	5,625	2,854	1,419	2,000	1,309	691				
Rural Community Preserve	3,046	3,100	2,702	398								
Coastal Rural		1,300	820	480								
Outer Islands	216	202	175	27	5	5	1	4				
Open Lands	2,091	2,805	1,508	1,297	175	250	93	157				
Dens. Red. - Gdwtr. Res.	5,544	6,794	4,008	2,786	40	600	49	551				
Conservation Lands Uplands												
Wetlands												
Conservation Lands Wetlands												
Total Residential	67,159	81,768	49,045	32,723	2,173	3,405	1,951	1,454	438	485	370	115
Commercial	9,460	12,790	4,624	8,166	46	57	34	23	56	52	51	1
Industrial	6,311	6,630	1,613	5,017	26	26	15	11	14	3	1	2
Non Regulatory Allocations												
Public	58,676	84,078	57,618	26,460	3,587	7,100	6,098	1,002	537	421	410	11
Active Agriculture	34,145	24,896	27,502	(2,606)	6,098	5,100	6,817	(1,717)			2	(2)
Passive Agriculture	65,414	44,285	54,070	(9,785)	14,633	13,549	13,399	150				
Conservation (wetlands)	79,488	81,948	81,830	118	2,236	2,214	2,214		296	611	611	
Vacant	44,720	20,781	80,873	(60,092)	1,525	2,012	2,935	(924)	2		126	(126)
Total	365,373	357,176	357,176		30,324	33,463	33,463		1,343	1,572	1,572	

TABLE 1(b)
Year 2030 Allocations

Future Land Use Classification	Bonita Springs				Fort Myers Shores				Burnt Store			
	Existing Allocation	Proposed Allocation	Inventoried Acreage	Remaining Allocation	Existing Allocation	Proposed Allocation	Inventoried Acreage	Remaining Allocation	Existing Allocation	Proposed Allocation	Inventoried Acreage	Remaining Allocation
Residential By Future Land Use Category												
Intensive Development					80	20	9	11				
Central Urban					208	210	194	16				
Urban Community					449	630	280	350				
Suburban					1,803	1,810	1,241	569				
Outlying Suburban					300	535	5	531	20	20	17	3
Industrial Development												
Public Facilities												
University Community												
Industrial Interchange												
General Interchange												
General/Commercial Interchange					7	7	7					
Industrial/Commercial Interchange												
University Village Interchange												
New Community												
Airport												
Tradeport												
Rural					783	1,400	330	1,070	633	700	568	132
Rural Community Preserve												
Coastal Rural												
Outer Islands					1	1	1					
Open Lands									588	590	108	482
Dens. Red. - Gdwtr. Res.												
Conservation Lands Uplands												
Wetlands												
Conservation Lands Wetlands												
Total Residential					3,631	4,613	2,067	2,546	1,241	1,310	693	617
Commercial					257	400	235	165	26	50	19	31
Industrial					391	400	58	342	5	5	4	1
Non Regulatory Allocations												
Public					1,724	2,000	1,437	563	1,193	7,000	6,891	109
Active Agriculture					620	550	621	(71)		150	75	75
Passive Agriculture					4,375	2,500	3,815	(1,315)	6,987	109	352	(243)
Conservation (wetlands)					1,125	1,142	1,142		3,672	3,236	3,236	
Vacant					33	113	2,343	(2,230)	1,569	871	1,461	(590)
Total					12,156	11,718	11,718		14,693	12,731	12,731	

TABLE 1(b)
Year 2030 Allocations

Future Land Use Classification	Cape Coral				Captiva				Fort Myers				
	Existing Allocation	Proposed Allocation	Inventoried Acreage	Remaining Allocation	Existing Allocation	Proposed Allocation	Inventoried Acreage	Remaining Allocation	Existing Allocation	Proposed Allocation	Inventoried Acreage	Remaining Allocation	
<i>Residential By Future Land Use Category</i>	Intensive Development	27	27	27					297	250	192	58	
	Central Urban								545	230	211	19	
	Urban Community												
	Suburban								206	85	80	5	
	Outlying Suburban	2	2	1	1	435	500	431	69				
	Industrial Development								48	39	34	5	
	Public Facilities					1	1	1					
	University Community												
	Industrial Interchange												
	General Interchange												
	General/Commercial Interchange												
	Industrial/Commercial Interchange												
	University Village Interchange												
	New Community									360			
	Airport												
	Tradeport												
	Rural									184			
	Rural Community Preserve												
	Coastal Rural												
	Outer Islands					172	150	132	18				
Open Lands													
Dens. Red. - Gdwtr. Res.													
Conservation Lands Uplands													
Wetlands													
Conservation Lands Wetlands													
Total Residential	29	29	27	2	608	651	564	87	1,640	604	517	87	
Commercial	17	17	4	13	112	125	104	21	153	150	66	84	
Industrial	26	26	14	12					733	300	176	124	
Non Regulatory Allocations													
Public	6	20	9	11	1,981	1,961	1,682	279	750	350	300	50	
Active Agriculture									279		52	(52)	
Passive Agriculture	10		10	(10)					631		25	(25)	
Conservation (wetlands)		133	133		1,347	1,603	1,603		1,006	748	748		
Vacant	25	34	62	(28)	5		387	(387)	495	45	313	(267)	
Total	113	259	259		4,053	4,340	4,340		5,687	2,197	2,197		

TABLE 1(b)
Year 2030 Allocations

Future Land Use Classification	Fort Myers Beach				Gateway/Airport				Daniels Parkway				
	Existing Allocation	Proposed Allocation	Inventoried Acreage	Remaining Allocation	Existing Allocation	Proposed Allocation	Inventoried Acreage	Remaining Allocation	Existing Allocation	Proposed Allocation	Inventoried Acreage	Remaining Allocation	
Residential By Future Land Use Category	Intensive Development												
	Central Urban												
	Urban Community												
	Suburban												
	Outlying Suburban								1,352	1,700	1,047	653	
	Industrial Development					18	20	14	6				
	Public Facilities												
	University Community												
	Industrial Interchange												
	General Interchange									2	2	2	
	General/Commercial Interchange												
	Industrial/Commercial Interchange												
	University Village Interchange												
	New Community					1,284	900	507	393				
	Airport												
	Tradeport					9	9	9					
	Rural					111				1,255	1,500	1,318	182
	Rural Community Preserve												
	Coastal Rural												
	Outer Islands												
Open Lands									47	120	38	82	
Dens. Red. - Gdwtr. Res.					94	94	38	56					
Conservation Lands Uplands													
Wetlands													
Conservation Lands Wetlands													
Total Residential					1,516	1,023	568	455	2,656	3,322	2,404	918	
Commercial					824	1,100	178	922	398	440	77	363	
Industrial					3,096	3,100	263	2,837	10	10		10	
Non Regulatory Allocations													
Public					6,136	7,500	7,031	469	1,854	2,416	2,292	124	
Active Agriculture					569		31	(31)	254	20	96	(76)	
Passive Agriculture					3,580	1,491	4,578	(3,087)	575	20	295	(275)	
Conservation (wetlands)					3,482	2,809	2,799	10	1,918	1,719	1,719		
Vacant					792	300	1,876	(1,576)	578	20	1,085	(1,065)	
Total					19,995	17,323	17,323		8,243	7,967	7,967		

TABLE 1(b)
Year 2030 Allocations

Future Land Use Classification	Iona/McGregor				San Carlos				Sanibel			
	Existing Allocation	Proposed Allocation	Inventoried Acreage	Remaining Allocation	Existing Allocation	Proposed Allocation	Inventoried Acreage	Remaining Allocation	Existing Allocation	Proposed Allocation	Inventoried Acreage	Remaining Allocation
Residential By Future Land Use Category												
Intensive Development												
Central Urban	462	375	287	88	15	17	15	2				
Urban Community	697	850	669	181	930	1,000	779	221				
Suburban	2,471	2,500	2,283	217	2,250	1,975	1,729	246				
Outlying Suburban	396	377	257	120		25		25				
Industrial Development	7	5	5		13	5	6	(1)				
Public Facilities												
University Community					860	850	119	731				
Industrial Interchange												
General Interchange												
General/Commercial Interchange												
Industrial/Commercial Interchange												
University Village Interchange												
New Community												
Airport												
Tradeport												
Rural					160	90	29	61				
Rural Community Preserve												
Coastal Rural												
Outer Islands	1	1		1								
Open Lands												
Dens. Red. - Gdwtr. Res.												
Conservation Lands Uplands												
Wetlands												
Conservation Lands Wetlands												
Total Residential	4,034	4,108	3,500	608	4,228	3,962	2,677	1,285				
Commercial	782	1,100	579	521	1,613	1,944	328	1,616				
Industrial	298	320	102	218	350	450	204	246				
Non Regulatory Allocations												
Public	2,970	3,550	3,070	480	1,085	2,660	2,178	482				
Active Agriculture			264	(264)			41	(41)				
Passive Agriculture			288	(288)	90		813	(813)				
Conservation (wetlands)	8,879	9,306	9,452	(146)	3,283	2,798	2,886	(88)				
Vacant	1,912	971	2,100	(1,128)	11	244	2,930	(2,686)				
Total	18,875	19,355	19,355		10,660	12,058	12,058					

TABLE 1(b)
Year 2030 Allocations

Future Land Use Classification	South Fort Myers				Pine Island				Lehigh Acres			
	Existing Allocation	Proposed Allocation	Inventoried Acreage	Remaining Allocation	Existing Allocation	Proposed Allocation	Inventoried Acreage	Remaining Allocation	Existing Allocation	Proposed Allocation	Inventoried Acreage	Remaining Allocation
Intensive Development	704	660	601	59	5	3		3				
Central Urban	2,778	3,140	2,778	362					3,052	8,200	3,205	4,995
Urban Community	920	860	784	77	526	500	384	116	8,037	13,269	2,797	10,472
Suburban	1,217	1,200	1,142	58	636	675	575	100				
Outlying Suburban					466	600	307	293				
Industrial Development	10	10	4	6								
Public Facilities												
University Community												
Industrial Interchange												
General Interchange												
General/Commercial Interchange												
Industrial/Commercial Interchange												
University Village Interchange												
New Community												
Airport												
Tradeport												
Rural					1,129	190	132	59	10	14	1	13
Rural Community Preserve												
Coastal Rural						1,300	820	480				
Outer Islands					37	45	41	4				
Open Lands												
Dens. Red. - Gdwtr. Res.												
Conservation Lands Uplands												
Wetlands												
Conservation Lands Wetlands												
Total Residential	5,629	5,870	5,308	562	2,799	3,313	2,259	1,054	11,099	21,483	6,003	15,480
Commercial	1,849	2,100	1,459	641	165	226	147	79	452	1,420	286	1,134
Industrial	723	900	430	470	64	64	36	28	216	300	105	195
Non Regulatory Allocations												
Public	3,394	3,500	3,103	397	1,722	2,100	1,388	712	13,738	15,000	2,318	12,682
Active Agriculture			114	(114)	2,313	2,400	2,467	(67)			95	(95)
Passive Agriculture			208	(208)	960	815	871	(56)			1,119	(1,119)
Conservation (wetlands)	128	188	188		13,703	14,767	14,782	(15)	-1,455	1,496	1,496	
Vacant	690	309	2,056	(1,747)	4,577	3,781	5,515	(1,734)	19,561	7,377	35,654	(28,276)
Total	12,413	12,867	12,867		26,303	27,466	27,466		46,521	47,076	47,076	

TABLE 1(b)
Year 2030 Allocations

Future Land Use Classification	Southeast Lee County				North Fort Myers				Buckingham				
	Existing Allocation	Proposed Allocation	Inventoried Acreage	Remaining Allocation	Existing Allocation	Proposed Allocation	Inventoried Acreage	Remaining Allocation	Existing Allocation	Proposed Allocation	Inventoried Acreage	Remaining Allocation	
Residential By Future Land Use Category	Intensive Development				371	360	304	56					
	Central Urban				2,498	2,600	2,074	526					
	Urban Community								51	150	48	102	
	Suburban				5,293	6,690	4,901	1,790					
	Outlying Suburban				610	500	308	192	49	66	1	65	
	Industrial Development												
	Public Facilities												
	University Community												
	Industrial Interchange												
	General Interchange	15	15	14	1	9	7	7					
	General/Commercial Interchange												
	Industrial/Commercial Interchange												
	University Village Interchange												
	New Community												
	Airport												
	Tradeport												
	Rural	702				383	500	374	126	57	100		100
	Rural Community Preserve									3,046	3,100	2,702	398
	Coastal Rural												
	Outer Islands												
Open Lands					45	45	22	23					
Dens. Red. - Gdwtr. Res.	3,573	4,000	2,125	1,875									
Conservation Lands Uplands													
Wetlands													
Conservation Lands Wetlands													
Total Residential	4,290	4,015	2,139	1,876	9,209	10,702	7,991	2,711	3,203	3,416	2,750	666	
Commercial	31	38	16	22	1,158	1,687	673	1,014	18	45	10	35	
Industrial	55	65	33	32	209	554	171	383	5	15		15	
Non Regulatory Allocations													
Public	7,700	12,000	7,984	4,016	2,015	4,000	2,873	1,127	2,114	4,000	1,690	2,310	
Active Agriculture	21,066	15,101	14,946	155	381	200	201	(1)	411	350	706	(356)	
Passive Agriculture	21,110	18,000	18,582	(582)	4,113	1,556	1,492	64	3,867	2,045	3,276	(1,231)	
Conservation (wetlands)	30,882	31,530	30,928	602	1,293	1,317	1,317		359	381	381		
Vacant	321	500	6,621	(6,121)	4,242	2,087	7,386	(5,300)	1,278	777	2,215	(1,438)	
Total	85,455	81,249	81,249		22,620	22,103	22,103		11,255	11,029	11,029		

TABLE 1(b)
Year 2030 Allocations

Future Land Use Classification		Estero				Bayshore			
		Existing Allocation	Proposed Allocation	Inventoried Acreage	Remaining Allocation	Existing Allocation	Proposed Allocation	Inventoried Acreage	Remaining Allocation
Residential By Future Land Use Category	Intensive Development								
	Central Urban								
	Urban Community	327	450	278	172				
	Suburban	1,572	1,700	1,404	296				
	Outlying Suburban	837	454	360	94	749	950	586	364
	Industrial Development								
	Public Facilities								
	University Community								
	Industrial Interchange								
	General Interchange	15	6	6		12	12	12	
	General/Commercial Interchange								
	Industrial/Commercial Interchange								
	University Village Interchange								
	New Community								
	Airport								
	Tradeport								
	Rural	900	635	536	99	1,251	1,350	1,030	320
	Rural Community Preserve								
	Coastal Rural								
	Outer Islands								
Open Lands					1,236	1,800	1,248	552	
Dens. Red. - Gdwtr. Res.					1,837	2,100	1,797	303	
Conservation Lands Uplands									
Wetlands									
Conservation Lands Wetlands									
Total Residential	3,651	3,245	2,584	661	5,085	6,212	4,672	1,540	
Commercial	1,399	1,700	309	1,391	104	139	48	91	
Industrial	87	87	1	86	3	5		5	
Non Regulatory Allocations									
Public	4,708	7,000	5,842	1,158	1,462	1,500	1,024	477	
Active Agriculture	833	125	75	50	1,321	900	899	1	
Passive Agriculture	90	200	1,023	(823)	4,393	4,000	3,924	76	
Conservation (wetlands)	3,626	5,068	5,313	(245)	798	882	882		
Vacant	5,794	809	3,088	(2,278)	1,310	530	2,720	(2,190)	
Total	20,188	18,234	18,234		14,476	14,168	14,168		