DIVISION OF PLANNING LEE COUNTY

MEMORANDUM SOUTHWEST FLORIDA

to: Board of County Commissioners

from: Paul O'Connor, AICP, Director POC

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
ADOPTION HEARING

COMMISSION CHAMBERS, 2120 MAIN STREET
APRIL 11, 2007
9:30 A.M.

AGENDA

1. **Call to order; Certification of Affidavit of Publication**

2. **Consent Agenda:**
   - **Public comment on Consent Agenda**
   - **Items to be pulled for discussion by the Board**
   - **Motion to approve the balance of items**
   - **Consideration of items pulled for discussion**

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. **CPA2005-09 - Palm Beach Community Plan**
Amend the Future Land Use Element to add a Goal, Objectives, and Policies specific to the Palm Beach Community.
Sponsor: Board of County Commissioners/The East Lee County Council

C. **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.

D. **CPA2005-11 - Greenways Recreational Trail Master Plan**
Incorporate the Lee County Multi-Propose 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).
Sponsor: Board of County Commissioners.

E. **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.

F. **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.

G. **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.

H. **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.

I. **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.

J. **CPA2005-20 – Deletion of Policy 38.2.3**
Amend the Transportation Element to delete Policy 38.2.3.
Sponsor: Board of County Commissioners.

K. **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.

L. **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.

M. **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.

N. **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

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. **CPA2005-39 – 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.

S. **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.

T. **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.

U. **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.

V. **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.

W. **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.

X. **Adopt the following Ordinance, which incorporates the substance of the items on the consent agenda into the Lee Plan:**

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE LAND USE PLAN, COMMONLY KNOWN AS THE "LEE PLAN" ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AMENDMENTS APPROVED ON THE CONSENT AGENDA DURING THE COUNTY'S 2005/2006 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE; PROVIDING FOR AMENDMENTS TO ADOPTED TEXT, MAPS AND TABLES; PURPOSE AND SHORT TITLE; LEGAL EFFECT; GEOGRAPHICAL APPLICABILITY, SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

3. **Administrative Agenda – Adoption of Lee Plan Amendments**

A. **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.

B. **Adopt the following Ordinance, which incorporates the contents of CPA2005-05 into the Lee Plan:**

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "LEE PLAN," ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AMENDMENT CPA2005-05 (PERTAINING TO THE FUTURE LAND USE MAP CHANGE FOR AN 83±-ACRE PARCEL NORTH OF ALICO ROAD FROM INDUSTRIAL DEVELOPMENT TO INDUSTRIAL COMMERCIAL INTERCHANGE) APPROVED DURING THE COUNTY'S 2005/2006 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE; PROVIDING FOR AMENDMENTS TO ADOPTED MAPS; PURPOSE AND SHORT TITLE; LEGAL EFFECT OF "THE LEE PLAN"; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

C. **CPA2005-07 – Riverhall (fka Hawk's Haven)**
Amend the Future Land Use Map Series for 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 two 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. **Adopt the following Ordinance, which incorporates the contents of CPA2005-07 into the Lee Plan:**

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "LEE PLAN," ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AMENDMENT CPA2005-07 (PERTAINING TO AN AMENDMENT TO THE FUTURE LAND USE MAP SERIES FOR A PARCEL OF 1,727 ACRES TO CHANGE THE FUTURE LAND USE CLASSIFICATION SHOWN ON MAP 1 FROM "RURAL" AND "SUBURBAN" TO "OUTLYING SUBURBAN" AND "PUBLIC FACILITIES" AND ALSO AMENDING TABLE 1(a), FOOTNOTE 6, TO RESTRICT PERMISSIBLE DENSITY AND UNITS) APPROVED DURING THE COUNTY'S 2005/2006 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE; PROVIDING FOR AMENDMENTS TO ADOPTED TEXT, MAPS, AND

TABLES; PURPOSE AND SHORT TITLE; LEGAL EFFECT OF "THE LEE PLAN"; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

E. **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.

F. **Adopt the following Ordinance, which incorporates the contents of CPA 2005-17 into the Lee Plan:**

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "LEE PLAN," ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AMENDMENT CPA2005-17 (PERTAINING TO THE LONG RANGE TRANSPORTATION PLAN) APPROVED DURING THE COUNTY'S 2005/2006 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE; PROVIDING FOR AMENDMENTS TO ADOPTED TEXT AND MAPS; PURPOSE AND SHORT TITLE; LEGAL EFFECT OF "THE LEE PLAN"; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

G. **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.

H. **Adopt the following Ordinance, which incorporates the contents of CPA2005-25 into the Lee Plan:**

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "LEE PLAN," ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AMENDMENT CPA2005-25(PERTAINING TO CHANGING THE LEE PLAN HORIZON YEAR TO 2030) APPROVED DURING THE COUNTY'S 2005/2006 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE; PROVIDING FOR AMENDMENTS TO ADOPTED TEXT AND MAPS; PURPOSE AND SHORT TITLE; LEGAL EFFECT OF "THE LEE PLAN"; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

I. **CPA2005-26 – Update BEBR Population Projections**
Amend the Lee Plan text and tables to reflect the latest BEBR population projections. Amend Map 16 to reflect current City boundaries and amend Map 8 to reflect updated potable wellfield cones of influence.
Sponsor: Board of County Commissioners.

J. **Adopt the following Ordinance, which incorporates the contents of CPA2005-26 into the Lee Plan:**

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

K. **CPA2005-27 – Update Capital Improvement Element (CIE) Tables 3 and 4**
Amend the Capital Improvement Element (Tables 3 and 4) to reflect the latest adopted Capital Improvement Program.
Sponsor: Board of County Commissioners.

L. **Adopt the following Ordinance, which incorporates the contents of CPA2005-27 into the Lee Plan:**

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "LEE PLAN," ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AMENDMENT CPA2005-27 (PERTAINING TO TABLES 3 AND 4 OF THE CAPITAL IMPROVEMENT ELEMENT) APPROVED DURING THE COUNTY'S 2005/2006 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE; PROVIDING FOR AMENDMENTS TO ADOPTED TEXT AND TABLES; PURPOSE AND SHORT TITLE; LEGAL EFFECT OF "THE LEE PLAN"; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

M. **CPA2005-35 – New Urbanism Definitions**
Amend the Lee Plan Glossary to add new, and amend existing, definitions to incorporate the principles of New Urbanism.
Sponsor: Board of County Commissioners.

N. **Adopt the following Ordinance, which incorporates the contents of CPA2005-35 into the Lee Plan:**

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "LEE PLAN," ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AMENDMENT CPA2005-35 (PERTAINING TO THE INCORPORATION OF THE PRINCIPLES OF NEW URBANISM INTO THE LEE PLAN GLOSSARY) APPROVED DURING THE COUNTY'S 2005/2006 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE; PROVIDING FOR AMENDMENTS TO ADOPTED TEXT; PURPOSE AND SHORT TITLE; LEGAL EFFECT OF "THE LEE PLAN"; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

O. **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.

P. **Adopt the following Ordinance, which incorporates the contents of CPA2005-37 into the Lee Plan:**

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "LEE PLAN," ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AMENDMENT CPA2005-37 (PERTAINING TO NEW URBANISM) APPROVED DURING THE COUNTY'S 2005/2006 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE; PROVIDING FOR AMENDMENTS TO ADOPTED TEXT AND MAPS; PURPOSE AND SHORT TITLE; LEGAL EFFECT OF "THE LEE PLAN"; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

Q. **CPA2005-46 – Smart Growth Recommendations**
Amend the Lee Plan to incorporate the recommendations from the County's Smart Growth Initiative into the Lee Plan

R. **Adopt the following Ordinance, which incorporates the contents of CPA2005-46 into the Lee Plan:**

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "LEE PLAN," ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AMENDMENT CPA2005-46 (PERTAINING TO THE RECOMMENDATIONS FROM THE SMART GROWTH INITIATIVE) APPROVED DURING THE COUNTY'S 2005/2006 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE; PROVIDING FOR AMENDMENTS TO ADOPTED TEXT AND MAPS; PURPOSE AND SHORT TITLE; LEGAL EFFECT OF "THE LEE PLAN"; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

S. **CPA2005-47 – Housing Element Update**
Amend the Housing Element to reflect the findings of the most current Housing Needs Assessment.
Sponsor: Board of County Commissioners.

T. **Adopt the following Ordinance, which incorporates the contents of CPA2005-47 into the Lee Plan:**

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "LEE PLAN," ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AMENDMENT CPA2005-47 (PERTAINING TO THE HOUSING ELEMENT UPDATE) APPROVED DURING THE COUNTY'S 2005/2006 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE; PROVIDING FOR AMENDMENTS TO ADOPTED TEXT; PURPOSE AND SHORT TITLE; LEGAL EFFECT OF "THE LEE PLAN"; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

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. Pursuant to Florida Statutes Section 163.3184(7), persons participating in the Comprehensive Plan Amendment process, who provide their name and address on the record, will receive a courtesy informational statement from the Department of Community Affairs prior to the publication of the Notice of Intent to find a plan amendment in compliance.

If a person decides to appeal a decision made by the Board with respect to any matter considered at this hearing, he or she will need a record of the proceedings, and, 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.

In accordance with the Americans with Disabilities Act, reasonable accommodations will be made upon request. If you are in need of a reasonable accommodation, please contact Janet Miller at 479-8583.

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

COMMISSION CHAMBERS, 2120 MAIN STREET

CONTINUED FROM APRIL 11, 2007 TO MAY 16, 2007 9:30 A.M.

AGENDA

1. **Call to order; Certification of Affidavit of Publication**

2. **ADMINISTRATIVE AGENDA CONTINUED ITEMS**

   A. **CPA2005-07 – Riverhall (fka Hawk's Haven)**

   Amend the Future Land Use Map Series for 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 two 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.

   B. **Adopt the following Ordinance, which incorporates the contents of CPA2005-07 into the Lee Plan:**

   AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "LEE PLAN," ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AMENDMENT CPA2005-07 (PERTAINING TO AN AMENDMENT TO THE FUTURE LAND USE MAP SERIES FOR A PARCEL OF 1,727 ACRES TO CHANGE THE FUTURE LAND USE CLASSIFICATION SHOWN ON MAP 1 FROM "RURAL" AND "SUBURBAN" TO "OUTLYING SUBURBAN" AND "PUBLIC FACILITIES" AND ALSO AMENDING TABLE 1(a), FOOTNOTE 6, TO RESTRICT PERMISSIBLE DENSITY AND UNITS) APPROVED DURING THE COUNTY'S 2005/2006 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE; PROVIDING FOR AMENDMENTS TO ADOPTED TEXT, MAPS, AND TABLES; PURPOSE AND SHORT TITLE; LEGAL EFFECT OF "THE LEE PLAN"; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

C. **CPA2005-27 – Update Capital Improvement Element (CIE) Tables 3 and 4**

Amend the Capital Improvement Element (Tables 3 and 4) to reflect the latest adopted Capital Improvement Program.
Sponsor: Board of County Commissioners.

D. **Adopt the following Ordinance, which incorporates the contents of CPA2005-27 into the Lee Plan:**

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "LEE PLAN," ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AMENDMENT CPA2005-27 (PERTAINING TO TABLES 3 AND 4 OF THE CAPITAL IMPROVEMENT ELEMENT) APPROVED DURING THE COUNTY'S 2005/2006 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE; PROVIDING FOR AMENDMENTS TO ADOPTED TEXT AND TABLES; PURPOSE AND SHORT TITLE; LEGAL EFFECT OF "THE LEE PLAN"; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

3. **MOTION TO FINIALIZE ALL ACTIONS TAKEN AT THE APRIL 11, 2007 ANDTHE MAY 16, 2007 ADOPTION HEARINGS**

4. **ADJOURN**

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. Pursuant to Florida Statutes Section 163.3184(7), persons participating in the Comprehensive Plan Amendment process, who provide their name and address on the record, will receive a courtesy informational statement from the Department of Community Affairs prior to the publication of the Notice of Intent to find a plan amendment in compliance.

If a person decides to appeal a decision made by the Board with respect to any matter considered at this hearing, he or she will need a record of the proceedings, and, 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.

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ADMINISTRATIVE AGENDA ITEMS

CPA2005-26
LANDUSE ACREAGE ALLOCATIONS PUBLICLY INITIATED AMENDMENT TO THE

LEE COUNTY COMPREHENSIVE PLAN

THE LEE PLAN

Publicly Initiated Application
and Lee County Staff Analysis

BoCC Public Hearing Document
for the
April 11th Adoption Hearing

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

March 4, 2007

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

☑ Text Amendment ☑ Map Amendment

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

STAFF REPORT PREPARATION DATE: November 14, 2006

PART I - BACKGROUND AND STAFF RECOMMENDATION

A. SUMMARY OF APPLICATION

1. **APPLICANT/REPRESENTITIVE:**
   LEE COUNTY BOARD OF COUNTY COMMISSIONERS
   REPRESENTED BY LEE COUNTY DCD/DIVISION OF PLANNING

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

B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY

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

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

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

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

1. For each Planning Community the County will maintain a parcel based database of existing land use. The database will be periodically updated at least twice every year, in September and March, for each Planning Community.

2. Project reviews for development orders must include a review of the capacity, in acres, that will be consumed by buildout of the development order. No development order, or extension of a development order, will be issued or approved if the project acreage, when added to the acreage contained in the updated existing land use database, exceeds the limitation established by Table

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

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

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

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

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

C. BACKGROUND INFORMATION

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

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

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

PART II - STAFF ANALYSIS

A. STAFF DISCUSSION

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

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

The Methodology Behind the Year 2010 Overlay

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

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

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

Problems with the Implementation of the Year 2010 Overlay

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

1. Sub-districts proved to be too small to allow needed flexibility. The average sub-district size is 4,000 acres (not including those totally located within one of the municipalities;

2. The sub-district boundaries, originally based on traffic analysis zones, were erroneous. Many existing and proposed developments (even parcels) cross sub-district lines;

3. How to treat quasi-public uses, such as churches and schools;

4. How to treat recreational facilities in residential developments;

5. How to treat platted subdivisions with existing roads, but few houses;

6. How to treat mineral extraction;

7. The treatment of DRIs with lengthy buildout periods;

8. How to treat large lot developments and in general developments that are vastly different from the assumptions in the Lee Plan; and,

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

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

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

Proposed Elimination of the Overlay by the 1994 EAR

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

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

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

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

Amendment to Replace the Year 2010 Overlay

Included in the 1996 EAR Addendum cycle was an amendment to configure a replacement mechanism for the Year 2010 Overlay that addressed many of the identified shortfalls of the overlay while keeping the Lee Plan in compliance with the minimum criteria rule and Florida Statutes. Many of the issues that were discussed during the negotiations mentioned above were incorporated. The replacement to the 2010 Overlay has three basic tenets: to simplify the overlay by reducing the number of districts; expanding the planning horizon to the year 2020 to be consistent with the rest of the plan; and, utilizing the April 1, 1995 Bureau of Economic and Business Research (BEBR) Mid-Range 2020 population projections[2] 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.

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

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

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

B. METHODOLOGY

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

Population

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

Residential Use

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

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

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

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

Commercial

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Industrial Use

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

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

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

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

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

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

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

Parks and Public

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

Active and Passive Agriculture

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

Vacant Land

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

Conservation Land

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

B. CONCLUSIONS

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

C. STAFF RECOMMENDATION

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

PART III - LOCAL PLANNING AGENCY REVIEW AND RECOMMENDATION

PUBLIC HEARING DATE. November 27, 2006

A. LOCAL PLANNING AGENCY REVIEW

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

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

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

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

B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY

1. **RECOMMENDATION:** LPA Recommends that the Board of County Commissioners transmit the proposed amendment.

2. **BASIS AND RECOMMENDED FINDINGS OF FACT:** The LPA advances the findings of fact made by staff.

C. VOTE:

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

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

DATE OF TRANSMITTAL HEARING: December 13, 2006

A. BOARD REVIEW:

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

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

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

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

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

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. **BOARD ACTION:** The Board made a motion to transmit this amendment with no changes to the commercial and industrial allocations for the Buckingham Planning Community. This motion was seconded and approved unanimously. Following the motion, the item was revisited to include not changing the residential allocations in the Buckingham Planning Community and for staff to work with the communities to revise the Buckingham Planning Community allocations prior to the adoption hearing. The motion was approved unanimously.

2. **BASIS AND RECOMMENDED FINDINGS OF FACT:** The Board accepted the findings of facts as advanced by the staff report with the added finding that the allocations for the Buckingham Planning Community were premature and that staff

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

C. VOTE:

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

D. STAFF DISCUSSION:

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

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

DATE OF ORC REPORT: March 2, 2007

A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS

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

OBJECTION:

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

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

B. STAFF RESPONSE

The DCA has objected to the omission of the date of the planning horizon year from the Future Land Use Map/Map Series. Staff has added a line to the title of the Future Land Use Map which states "Refer to Map 16 and Table 1(b) for Year 2030 Land Use Allocations", as well as a note to the Future Land Use Map (note 4) which states "The Year 2030 Planning Communities Map and Acreage Allocation Table (see Map 16 and Table 1(b) and Policies 1.1.1 and 2.2.2) depicts the proposed distribution, extent, and location of generalized land uses for the year 2030. Acreage totals are provided for land in each Planning Community in unincorporated Lee County" (attachment 5). The Planning Community Map has been

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

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

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

EMERGING TRENDS

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

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

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

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

BUCKINGHAM PLANNING COMMUNITY

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

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

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

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

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

ADJUSTMENTS TO BALANCE CHANGES

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

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

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

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

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

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

PROPOSED SUB-OUTLYING SUBURBAN CATEGORY

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

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

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

C. STAFF RECOMMENDATION:

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

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:

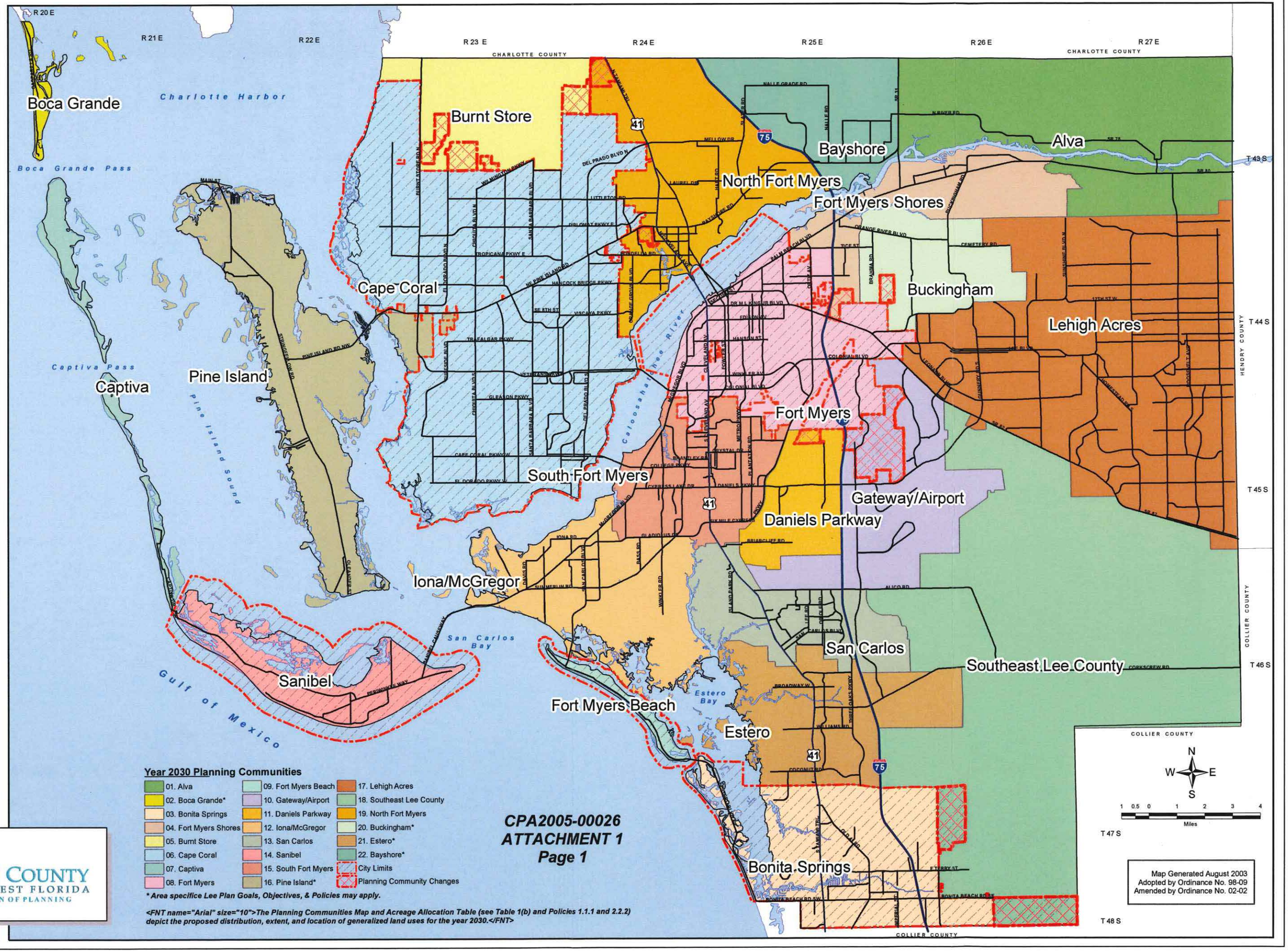
C. VOTE:

A. BRIAN BIGELOW	_____
TAMMARA HALL	_____
BOB JANES	_____
RAY JUDAH	_____
FRANKLIN B. MANN	_____

LEE COUNTY YEAR 2030 PLANNING COMMUNITIES

CHANGES TO REFLECT CHANGES IN CITY BOUNDARIES

(Lee Plan Map 16)



Year 2030 Planning Communities

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

** Area specifice Lee Plan Goals, Objectives, & Policies may apply.*

<FNT name="Arial" size="10">The Planning Communities Map and Acreage Allocation Table (see Table 1(b) and Policies 1.1.1 and 2.2.2) depict the proposed distribution, extent, and location of generalized land uses for the year 2030.</FNT>

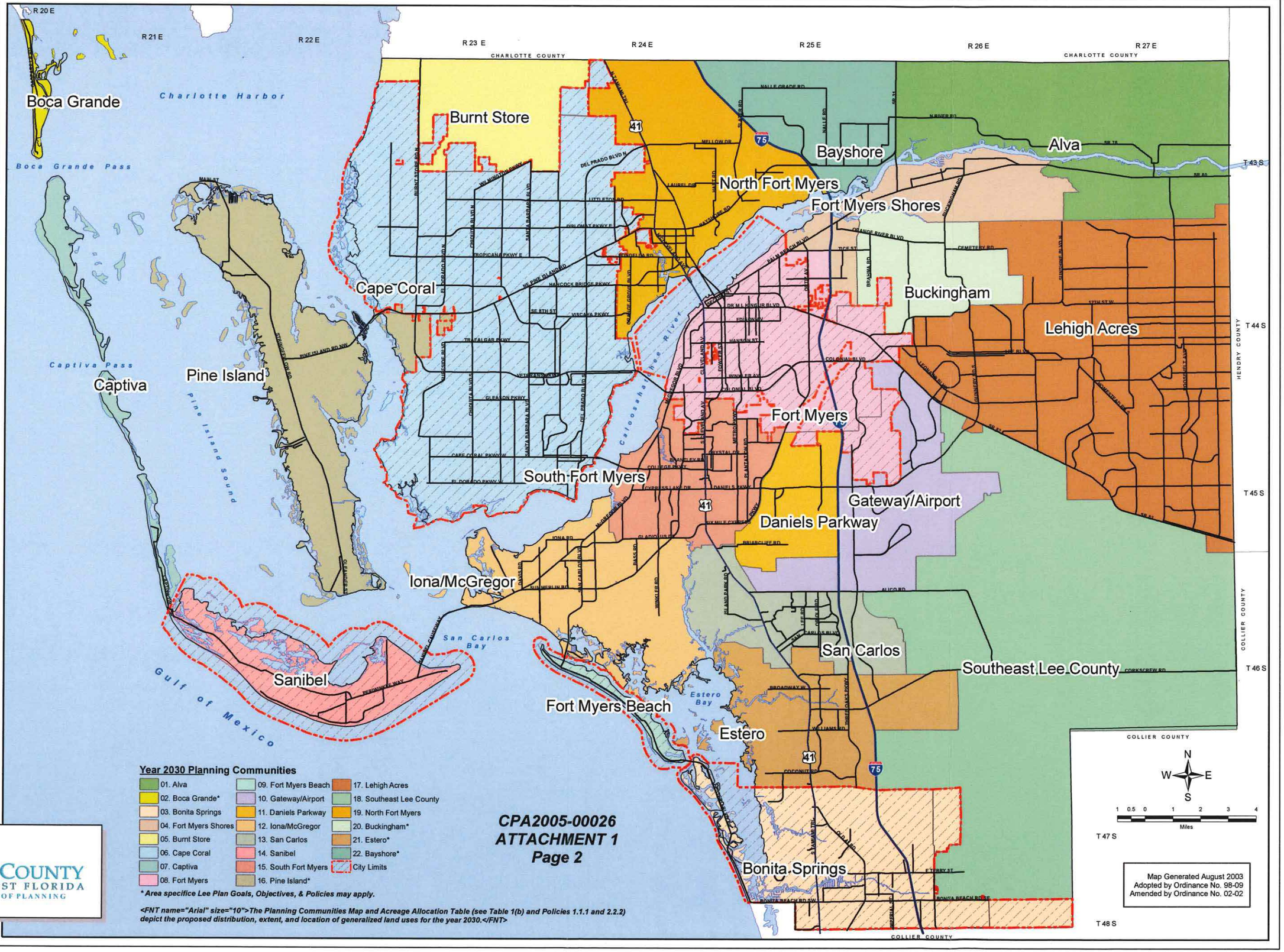
CPA2005-00026
ATTACHMENT 1
Page 1

LEE COUNTY
SOUTHWEST FLORIDA
DIVISION OF PLANNING

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

LEE COUNTY YEAR 2030 PLANNING COMMUNITIES

(Lee Plan Map 16)



Year 2030 Planning Communities

01. Alva	09. Fort Myers Beach	17. Lehigh Acres
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04. Fort Myers Shores	12. Iona/McGregor	20. Buckingham*
05. Burnt Store	13. San Carlos	21. Estero*
06. Cape Coral	14. Sanibel	22. Bayshore*
07. Captiva	15. South Fort Myers	City Limits
08. Fort Myers	16. Pine Island*	

** Area specifice Lee Plan Goals, Objectives, & Policies may apply.*

<FNT name="Arial" size="10">The Planning Communities Map and Acreage Allocation Table (see Table 1(b) and Policies 1.1.1 and 2.2.2) depict the proposed distribution, extent, and location of generalized land uses for the year 2030.</FNT>

CPA2005-00026
ATTACHMENT 1
Page 2

LEE COUNTY
SOUTHWEST FLORIDA
DIVISION OF PLANNING

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

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

	Future Land Use Classification	Lee County Totals			Alva			Boca Grande			Bonita Springs		
		Existing Allocation	Transmitted Allocation	Proposed Allocation	Existing Allocation	Transmitted Allocation	Proposed Allocation	Existing Allocation	Transmitted Allocation	Proposed Allocation	Existing Allocation	Transmitted Allocation	Proposed Allocation
Residential By Future Land Use Category	Intensive Development	~~1,484~~	~~1,320~~	1,325	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	Central Urban	~~9,558~~	~~14,772~~	14,787	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	Urban Community	~~12,893~~	~~18,615~~	18,706	~~519~~	~~520~~	520	~~437~~	~~485~~	485	~~0~~	~~0~~	0
	Suburban	~~15,448~~	~~16,635~~	16,635	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	Outlying Suburban	~~5,231~~	~~5,742~~	4,105	~~15~~	~~30~~	30	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	Sub-Outlying Suburban	~~0~~	~~0~~	1,531	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	Industrial Development	~~96~~	~~79~~	79	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	Public Facilities	~~2~~	~~1~~	1	~~0~~	~~0~~	0	~~1~~	~~0~~	0	~~0~~	~~0~~	0
	University Community	~~860~~	~~850~~	850	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	Industrial Interchange	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	General Interchange	~~53~~	~~42~~	42	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	General/Commercial Interchange	~~7~~	~~7~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	Industrial/Commercial Interchange	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	University Village Interchange	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	New Community	~~1,644~~	~~900~~	900	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	Airport	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	Tradeport	~~9~~	~~9~~	9	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	Rural	~~8,977~~	~~8,436~~	8,384	~~1,419~~	~~2,000~~	1,948	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	Rural Community Preserve	~~3,046~~	~~3,046~~	3,046	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	Coastal Rural	~~0~~	~~1,300~~	1,300		~~0~~	0		~~0~~	0		~~0~~	0
	Outer Islands	~~216~~	~~202~~	202	~~5~~	~~5~~	5	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	Open Lands	~~2,091~~	~~2,805~~	2,805	~~175~~	~~250~~	250	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	Density Reduction/Groundwater Resourse	~~5,544~~	~~6,794~~	6,905	~~40~~	~~600~~	711	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	Conservation Lands Uplands	~~0~~	~~0~~	0		~~0~~	0		~~0~~	0		~~0~~	0
	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
	Total Residential	~~67,159~~	~~81,555~~	81,612	~~2,173~~	~~3,405~~	3,464	~~438~~	~~485~~	485	~~0~~	~~0~~	0
	Commercial	~~9,460~~	~~12,763~~	12,763	~~46~~	~~57~~	57	~~56~~	~~52~~	52	~~0~~	~~0~~	0
	Industrial	~~6,311~~	~~6,620~~	6,620	~~26~~	~~26~~	26	~~14~~	~~3~~	3	~~0~~	~~0~~	0
	Non Regulatory Allocations												
	Public	~~58,676~~	~~82,192~~	82,192	~~3,587~~	~~7,100~~	7,100	~~537~~	~~421~~	421	~~0~~	~~0~~	0
	Active Agriculture	~~34,145~~	~~24,957~~	24,957	~~6,098~~	~~5,100~~	5,100	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	Passive Agriculture	~~65,414~~	~~45,859~~	45,859	~~14,633~~	~~13,549~~	13,549	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	Conservation (wetlands)	~~79,488~~	~~81,948~~	81,948	~~2,236~~	~~2,214~~	2,214	~~296~~	~~611~~	611	~~0~~	~~0~~	0
	Vacant	~~44,720~~	~~21,281~~	21,224	~~1,525~~	~~2,012~~	1,953	~~2~~	~~0~~	0	~~0~~	~~0~~	0
	Total	~~365,373~~	~~357,175~~	357,175	~~30,324~~	~~33,463~~	33,463	~~1,343~~	~~1,572~~	1,572	~~0~~	~~0~~	0
	Population Distribution*		495,000			5,090			1,531			0	

* Population for Unincorporated Area of Lee County

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

	Future Land Use Classification	Fort Myers Shores			Burnt Store			Cape Coral			Captiva		
		Existing Allocation	Transmitted Allocation	Proposed Allocation	Existing Allocation	Transmitted Allocation	Proposed Allocation	Existing Allocation	Transmitted Allocation	Proposed Allocation	Existing Allocation	Transmitted Allocation	Proposed Allocation
Residential By Future Land Use Category	Intensive Development	~~80~~	~~20~~	20	~~0~~	~~0~~	0	~~27~~	~~27~~	27	~~0~~	~~0~~	0
	Central Urban	~~208~~	~~210~~	225	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	Urban Community	~~449~~	~~630~~	637	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	Suburban	~~1,803~~	~~1,810~~	1,810	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	Outlying Suburban	~~300~~	~~535~~	40	~~20~~	~~20~~	20	~~2~~	~~2~~	2	~~435~~	~~500~~	500
	Sub-Outlying Suburban	~~0~~	~~0~~	367	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	Industrial Development	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	Public Facilities	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~1~~	~~1~~	1
	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	~~7~~	~~7~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	Industrial/Commercial Interchange	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	University Village Interchange	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	New Community	~~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	~~783~~	~~1,400~~	1,400	~~633~~	~~700~~	700	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	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
	Outer Islands	~~1~~	~~1~~	1	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~172~~	~~150~~	150
	Open Lands	~~0~~	~~0~~	0	~~588~~	~~590~~	590	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	Density Reduction/Groundwater Resourse	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	Conservation Lands Uplands		~~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
Total Residential		~~3,631~~	~~4,613~~	4,500	~~1,241~~	~~1,310~~	1,310	~~29~~	~~29~~	29	~~608~~	~~651~~	651
Commercial		~~257~~	~~400~~	400	~~26~~	~~50~~	50	~~17~~	~~17~~	17	~~112~~	~~125~~	125
Industrial		~~391~~	~~400~~	400	~~5~~	~~5~~	5	~~26~~	~~26~~	26		~~0~~	0
Non Regulatory Allocations													
Public		~~1,724~~	~~2,000~~	2,000	~~1,193~~	~~7,000~~	7,000	~~6~~	~~20~~	20	~~1,981~~	~~1,961~~	1,961
Active Agriculture		~~620~~	~~550~~	550	~~0~~	~~150~~	150	~~0~~	~~0~~	0	~~0~~	~~0~~	0
Passive Agriculture		~~4,375~~	~~2,500~~	2,500	~~6,987~~	~~109~~	109	~~10~~	~~0~~	0	~~0~~	~~0~~	0
Conservation (wetlands)		~~1,125~~	~~1,142~~	1,142	~~3,672~~	~~3,236~~	3,236	~~0~~	~~133~~	133	~~1,347~~	~~1,603~~	1,603
Vacant		~~33~~	~~113~~	226	~~1,569~~	~~871~~	871	~~25~~	~~34~~	34	~~5~~	~~0~~	0
Total		~~12,156~~	~~11,718~~	11,718	~~14,693~~	~~12,731~~	12,731	~~113~~	~~259~~	259	~~4,053~~	~~4,340~~	4,340
Population Distribution*			30,861			3,270			225			530	

* Population for Unincorporated Area of Lee County

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

	Future Land Use Classification	Fort Myers			Fort Myers Beach			Gateway/Airport			Daniels Parkway		
		Existing Allocation	Transmitted Allocation	Proposed Allocation	Existing Allocation	Transmitted Allocation	Proposed Allocation	Existing Allocation	Transmitted Allocation	Proposed Allocation	Existing Allocation	Transmitted Allocation	Proposed Allocation
Residential By Future Land Use Category	Intensive Development	~~297~~	~~250~~	250	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	Central Urban	~~545~~	~~230~~	230	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	Urban Community	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	Suburban	~~206~~	~~85~~	85	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	Outlying Suburban	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~1,352~~	~~1,700~~	1,700
	Sub-Outlying Suburban	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	Industrial Development	~~48~~	~~39~~	39	~~0~~	~~0~~	0	~~18~~	~~20~~	20	~~0~~	~~0~~	0
	Public Facilities	~~0~~	~~0~~	0	~~0~~	~~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	~~2~~	~~2~~	2
	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
	New Community	~~360~~	~~0~~	0	~~0~~	~~0~~	0	~~1,284~~	~~900~~	900	~~0~~	~~0~~	0
	Airport	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	Tradeport	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~9~~	~~9~~	9	~~0~~	~~0~~	0
	Rural	~~184~~	~~0~~	0	~~0~~	~~0~~	0	~~111~~	~~0~~	0	~~1,255~~	~~1,500~~	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
	Outer Islands	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	Open Lands	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~47~~	~~120~~	120
	Density Reduction/Groundwater Resourse	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~94~~	~~94~~	94	~~0~~	~~0~~	0
	Conservation Lands Uplands		~~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
Total Residential		~~1,640~~	~~604~~	604	~~0~~	~~0~~	0	~~1,516~~	~~1,023~~	1,023	~~2,656~~	~~3,322~~	3,322
Commercial		~~153~~	~~150~~	150	~~0~~	~~0~~	0	~~824~~	~~1,100~~	1,100	~~398~~	~~440~~	440
Industrial		~~733~~	~~300~~	300	~~0~~	~~0~~	0	~~3,096~~	~~3,100~~	3,100	~~10~~	~~10~~	10
Non Regulatory Allocations													
Public		~~750~~	~~350~~	350	~~0~~	~~0~~	0	~~6,136~~	~~7,500~~	7,500	~~1,854~~	~~2,416~~	2,416
Active Agriculture		~~279~~	~~0~~	0	~~0~~	~~0~~	0	~~569~~	~~0~~	0	~~254~~	~~20~~	20
Passive Agriculture		~~631~~	~~0~~	0	~~0~~	~~0~~	0	~~3,580~~	~~1,491~~	1,491	~~575~~	~~20~~	20
Conservation (wetlands)		~~1,006~~	~~748~~	748	~~0~~	~~0~~	0	~~3,482~~	~~2,809~~	2,809	~~1,918~~	~~1,719~~	1,719
Vacant		~~495~~	~~45~~	45	~~0~~	~~0~~	0	~~792~~	~~300~~	300	~~578~~	~~20~~	20
Total		~~5,687~~	~~2,197~~	2,197	~~0~~	~~0~~	0	~~19,995~~	~~17,323~~	17,323	~~8,243~~	~~7,967~~	7,967
Population Distribution*			5,744			0			11,582			16,488	

* Population for Unincorporated Area of Lee County

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

	Future Land Use Classification	Iona/McGregor			San Carlos			Sanibel			South Fort Myers		
		Existing Allocation	Transmitted Allocation	Proposed Allocation	Existing Allocation	Transmitted Allocation	Proposed Allocation	Existing Allocation	Transmitted Allocation	Proposed Allocation	Existing Allocation	Transmitted Allocation	Proposed Allocation
Residential By Future Land Use Category	Intensive Development	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~704~~	~~660~~	660
	Central Urban	~~462~~	~~375~~	375	~~15~~	~~17~~	17	~~0~~	~~0~~	0	~~2,778~~	~~3,140~~	3,140
	Urban Community	~~697~~	~~850~~	850	~~930~~	~~1,000~~	1,000	~~0~~	~~0~~	0	~~920~~	~~860~~	860
	Suburban	~~2,471~~	~~2,500~~	2,500	~~2,250~~	~~1,975~~	1,975	~~0~~	~~0~~	0	~~1,217~~	~~1,200~~	1,200
	Outlying Suburban	~~396~~	~~377~~	377	~~0~~	~~25~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	Sub-Outlying Suburban	~~0~~	~~0~~	0	~~0~~	~~0~~	25	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	Industrial Development	~~7~~	~~5~~	5	~~13~~	~~5~~	5	~~0~~	~~0~~	0	~~10~~	~~10~~	10
	Public Facilities	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	University Community	~~0~~	~~0~~	0	~~860~~	~~850~~	850	~~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
	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~~	0	~~160~~	~~90~~	90	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	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
	Outer Islands	~~1~~	~~1~~	1	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	Open Lands	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	Density Reduction/Groundwater Resourse	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	Conservation Lands Uplands		~~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
Total Residential		~~4,034~~	~~4,108~~	4,108	~~4,228~~	~~3,962~~	3,962	~~0~~	~~0~~	0	~~5,629~~	~~5,870~~	5,870
Commercial		~~782~~	~~1,100~~	1,100	~~1,613~~	~~1,944~~	1,944	~~0~~	~~0~~	0	~~1,849~~	~~2,100~~	2,100
Industrial		~~298~~	~~320~~	320	~~350~~	~~450~~	450	~~0~~	~~0~~	0	~~723~~	~~900~~	900
Non Regulatory Allocations													
Public		~~2,970~~	~~3,550~~	3,550	~~1,085~~	~~2,660~~	2,660	~~0~~	~~0~~	0	~~3,394~~	~~3,500~~	3,500
Active Agriculture			~~0~~	0		~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0
Passive Agriculture			~~0~~	0	~~90~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0
Conservation (wetlands)		~~8,879~~	~~9,306~~	9,306	~~3,283~~	~~2,798~~	2,798	~~0~~	~~0~~	0	~~128~~	~~188~~	188
Vacant		~~1,912~~	~~971~~	971	~~11~~	~~244~~	244	~~0~~	~~0~~	0	~~690~~	~~309~~	309
Total		~~18,875~~	~~19,355~~	19,355	~~10,660~~	~~12,058~~	12,058	~~0~~	~~0~~	0	~~12,413~~	~~12,867~~	12,867
Population Distribution*			34,538			36,963			0			58,363	

* Population for Unincorporated Area of Lee County

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

	Future Land Use Classification	Pine Island			Lehigh Acres			Southeast Lee County			North Fort Myers		
		Existing Allocation	Transmitted Allocation	Proposed Allocation	Existing Allocation	Transmitted Allocation	Proposed Allocation	Existing Allocation	Transmitted Allocation	Proposed Allocation	Existing Allocation	Transmitted Allocation	Proposed Allocation
Residential By Future Land Use Category	Intensive Development	~~5~~	~~3~~	3	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~371~~	~~360~~	365
	Central Urban	~~0~~	~~0~~	0	~~3,052~~	~~8,200~~	8,200	~~0~~	~~0~~	0	~~2,498~~	~~2,600~~	2,600
	Urban Community	~~526~~	~~500~~	500	~~8,037~~	~~13,269~~	13,269	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	Suburban	~~636~~	~~675~~	675	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~5,293~~	~~6,690~~	6,690
	Outlying Suburban	~~466~~	~~600~~	600	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~610~~	~~500~~	382
	Sub-Outlying Suburban	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	140
	Industrial Development	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	Public Facilities	~~0~~	~~0~~	0	~~0~~	~~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	~~15~~	~~15~~	15	~~9~~	~~7~~	7
	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
	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	~~1,129~~	~~190~~	190	~~10~~	~~14~~	14	~~702~~	~~0~~	0	~~383~~	~~500~~	500
	Rural Community Preserve	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~		~~0~~	~~0~~	0
	Coastal Rural		~~1,300~~	1,300		~~0~~	0		~~0~~	0		~~0~~	0
	Outer Islands	~~37~~	~~45~~	45	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	Open Lands	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~45~~	~~45~~	45
	Density Reduction/Groundwater Resourse	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~3,573~~	~~4,000~~	4,000	~~0~~	~~0~~	0
	Conservation Lands Uplands		~~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
Total Residential		~~2,799~~	~~3,313~~	3,313	~~11,099~~	~~21,483~~	21,483	~~4,290~~	~~4,015~~	4,015	~~9,209~~	~~10,702~~	10,729
Commercial		~~165~~	~~226~~	226	~~452~~	~~1,420~~	1,420	~~31~~	~~38~~	38	~~1,158~~	~~1,687~~	1,687
Industrial		~~64~~	~~64~~	64	~~216~~	~~300~~	300	~~55~~	~~65~~	65	~~209~~	~~554~~	554
Non Regulatory Allocations													
Public		~~1,722~~	~~2,100~~	2,100	~~13,738~~	~~15,000~~	15,000	~~7,700~~	~~12,000~~	12,000	~~2,015~~	~~4,000~~	4,000
Active Agriculture		~~2,313~~	~~2,400~~	2,400		~~0~~	0	~~21,066~~	~~15,101~~	15,101	~~381~~	~~200~~	200
Passive Agriculture		~~960~~	~~815~~	815		~~0~~	0	~~21,110~~	~~18,000~~	18,000	~~4,113~~	~~1,556~~	1,556
Conservation (wetlands)		~~13,703~~	~~14,767~~	14,767	~~1,455~~	~~1,496~~	1,496	~~30,882~~	~~31,530~~	31,530	~~1,293~~	~~1,317~~	1,317
Vacant		~~4,577~~	~~3,781~~	3,781	~~19,561~~	~~7,377~~	7,377	~~321~~	~~500~~	500	~~4,242~~	~~2,087~~	2,060
Total		~~26,303~~	~~27,466~~	27,466	~~46,521~~	~~47,076~~	47,076	~~85,455~~	~~81,249~~	81,249	~~22,620~~	~~22,103~~	22,103
Population Distribution*			13,265			164,702			1,270			70,659	

* Population for Unincorporated Area of Lee County

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

	Future Land Use Classification	Buckingham			Estero			Bayshore		
		Existing Allocation	Transmitted Allocation	Proposed Allocation	Existing Allocation	Transmitted Allocation	Proposed Allocation	Existing Allocation	Transmitted Allocation	Proposed Allocation
Residential By Future Land Use Category	Intensive Development	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	Central Urban	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	Urban Community	~~51~~	~~51~~	135	~~327~~	~~450~~	450	~~0~~	~~0~~	0
	Suburban	~~0~~	~~0~~	0	~~1,572~~	~~1,700~~	1,700	~~0~~	~~0~~	0
	Outlying Suburban	~~49~~	~~49~~	0	~~837~~	~~454~~	454	~~749~~	~~950~~	0
	Sub-Outlying Suburban	~~0~~	~~0~~	49	~~0~~	~~0~~	0	~~0~~	~~0~~	950
	Industrial Development	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	Public Facilities	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	University Community	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	Industrial Interchange	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	General Interchange	~~0~~	~~0~~	0	~~15~~	~~6~~	6	~~12~~	~~12~~	12
	General/Commercial Interchange	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	Industrial/Commercial Interchange	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	University Village Interchange	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	New Community	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	Airport	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	Tradeport	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	Rural	~~57~~	~~57~~	57	~~900~~	~~635~~	635	~~1,251~~	~~1,350~~	1,350
	Rural Community Preserve	~~3,046~~	~~3,046~~	3,046	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	Coastal Rural		~~0~~	0		~~0~~	0		~~0~~	0
	Outer Islands	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	Open Lands	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~1,236~~	~~1,800~~	1,800
	Density Reduction/Groundwater Resourse	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~1,837~~	~~2,100~~	2,100
	Conservation Lands Uplands		~~0~~	0		~~0~~	0		~~0~~	0
	Wetlands	~~0~~	~~0~~	0	~~0~~	~~0~~	0	~~0~~	~~0~~	0
	Conservation Lands Wetlands		~~0~~	0		~~0~~	0		~~0~~	0
Total Residential		~~3,203~~	~~3,203~~	3,287	~~3,651~~	~~3,245~~	3,245	~~5,085~~	~~6,212~~	6,212
Commercial		~~18~~	~~18~~	18	~~1,399~~	~~1,700~~	1,700	~~104~~	~~139~~	139
Industrial		~~5~~	~~5~~	5	~~87~~	~~87~~	87	~~3~~	~~5~~	5
Non Regulatory Allocations										
Public		~~2,114~~	~~2,114~~	2,114	~~4,708~~	~~7,000~~	7,000	~~1,462~~	~~1,500~~	1,500
Active Agriculture		~~411~~	~~411~~	411	~~833~~	~~125~~	125	~~1,321~~	~~900~~	900
Passive Agriculture		~~3,867~~	~~3,619~~	3,619	~~90~~	~~200~~	200	~~4,393~~	~~4,000~~	4,000
Conservation (wetlands)		~~359~~	~~381~~	381	~~3,626~~	~~5,068~~	5,068	~~798~~	~~882~~	882
Vacant		~~1,278~~	~~1,278~~	1,194	~~5,794~~	~~809~~	809	~~1,310~~	~~530~~	530
Total		~~11,255~~	~~11,029~~	11,029	~~20,188~~	~~18,234~~	18,234	~~14,476~~	~~14,168~~	14,168
Population Distribution*			6,114			25,395			8,410	

* Population for Unincorporated Area of Lee County

Amendments to Table1(b) and Map 16

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

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

TABLE 1(b)
Year 2030 Allocations

Future Land Use Classification		Lee County Totals					Alva					Boca Grande				
		Existing Allocation	Transmitted Allocation	Proposed Allocation	Inventoried Acreage	Remaining Allocation	Existing Allocation	Transmitted Allocation	Proposed Allocation	Inventoried Acreage	Remaining Allocation	Existing Allocation	Transmitted Allocation	Proposed Allocation	Inventoried Acreage	Remaining Allocation
Residential By Future Land Use Category	Intensive Development	~~1,484~~	~~1,320~~	1,325	1,133	192										
	Central Urban	~~9,558~~	~~14,772~~	14,787	8,763	6,024										
	Urban Community	~~12,893~~	~~18,615~~	18,706	6,889	11,817	~~519~~	~~520~~	520	494	26	~~437~~	~~485~~	485	370	115
	Suburban	~~15,448~~	~~16,635~~	16,635	13,354	3,281										
	Outlying Suburban	~~5,231~~	~~5,742~~	4,105	2,618	1,487	~~15~~	~~30~~	30	5	25					
	Sub-Outlying Suburban			1,531	717	814										
	Industrial Development	~~96~~	~~79~~	79	63	16										
	Public Facilities	~~2~~	~~1~~	1	1							~~1~~				
	University Community	~~860~~	~~850~~	850	119	731										
	Industrial Interchange															
	General Interchange	~~53~~	~~42~~	42	41	1										
	General/Commercial Interchange	~~7~~	~~7~~													
	Industrial/Commercial Interchange															
	University Village Interchange															
	New Community	~~1,644~~	~~900~~	900	507	393										
	Airport															
	Tradeport	~~9~~	~~9~~	9	9											
	Rural	~~8,977~~	~~8,436~~	8,384	5,625	2,759	~~1,419~~	~~2,000~~	1,948	1,309	639					
	Rural Community Preserve	~~3,046~~	~~3,046~~	3,046	2,702	344										
	Coastal Rural		~~1,300~~	1,300	820	480										
	Outer Islands	~~216~~	~~202~~	202	175	27	~~5~~	~~5~~	5	1	4					
	Open Lands	~~2,091~~	~~2,805~~	2,805	1,508	1,297	~~175~~	~~250~~	250	93	157					
	Density Reduction/Groundwater Resourse	~~5,544~~	~~6,794~~	6,905	4,008	2,897	~~40~~	~~600~~	711	49	662					
	Conservation Lands Uplands															
	Wetlands															
	Conservation Lands Wetlands															
Total Residential		~~67,159~~	~~81,555~~	81,612	49,055	32,557	~~2,173~~	~~3,405~~	3,464	1,951	1,513	~~438~~	~~485~~	485	370	115
Commercial		~~9,460~~	~~12,763~~	12,763	4,624	8,139	~~46~~	~~57~~	57	34	23	~~56~~	~~52~~	52	51	1
Industrial		~~6,311~~	~~6,620~~	6,620	1,613	5,007	~~26~~	~~26~~	26	15	11	~~14~~	~~3~~	3	1	2
Non Regulatory Allocations																
Public		~~58,676~~	~~82,192~~	82,192	57,618	24,574	~~3,587~~	~~7,100~~	7,100	6,098	1,002	~~537~~	~~421~~	421	410	11
Active Agriculture		~~34,145~~	~~24,957~~	24,957	27,502	(2,545)	~~6,098~~	~~5,100~~	5,100	6,817	(1,717)				2	(2)
Passive Agriculture		~~65,414~~	~~45,859~~	45,859	54,070	(8,211)	~~14,633~~	~~13,549~~	13,549	13,399	150					
Conservation (wetlands)		~~79,488~~	~~81,948~~	81,948	81,830	118	~~2,236~~	~~2,214~~	2,214	2,214		~~296~~	~~611~~	611	611	
Vacant		~~44,720~~	~~21,281~~	21,224	80,872	(59,648)	~~1,525~~	~~2,012~~	1,953	2,935	(982)	~~2~~			126	(126)
Total		~~365,373~~	~~357,175~~	357,175	357,185		~~30,324~~	~~33,463~~	33,463	33,463		~~1,343~~	~~1,572~~	1,572	1,572	
Population Distribution*		**495,000**					**5,090**					**1,531**				

* Population for Unincorporated Area of Lee County

TABLE 1(b)
Year 2030 Allocations

Future Land Use Classification		Bonita Springs					Fort Myers Shores					Burnt Store				
		Existing Allocation	Transmitted Allocation	Proposed Allocation	Inventoried Acreage	Remaining Allocation	Existing Allocation	Transmitted Allocation	Proposed Allocation	Inventoried Acreage	Remaining Allocation	Existing Allocation	Transmitted Allocation	Proposed Allocation	Inventoried Acreage	Remaining Allocation
Residential By Future Land Use Category	Intensive Development						~~80~~	~~20~~	20	9	11					
	Central Urban						~~208~~	~~210~~	225	194	31					
	Urban Community						~~449~~	~~630~~	637	287	350					
	Suburban						~~1,803~~	~~1,810~~	1,810	1,241	569					
	Outlying Suburban						~~300~~	~~535~~	40		40	~~20~~	~~20~~	20	17	3
	Sub-Outlying Suburban								367	5	363					
	Industrial Development															
	Public Facilities															
	University Community															
	Industrial Interchange															
	General Interchange															
	General/Commercial Interchange						~~7~~	~~7~~								
	Industrial/Commercial Interchange															
	University Village Interchange															
	New Community															
	Airport															
	Tradeport															
	Rural						~~783~~	~~1,400~~	1,400	330	1,070	~~633~~	~~700~~	700	568	132
	Rural Community Preserve															
	Coastal Rural															
	Outer Islands						~~1~~	~~1~~	1	1						
	Open Lands											~~588~~	~~590~~	590	108	482
	Density Reduction/Groundwater Resourse															
	Conservation Lands Uplands															
	Wetlands															
	Conservation Lands Wetlands															
Total Residential							~~3,631~~	~~4,613~~	4,500	2,067	2,433	~~1,241~~	~~1,310~~	1,310	693	617
Commercial							~~257~~	~~400~~	400	235	165	~~26~~	~~50~~	50	19	31
Industrial							~~391~~	~~400~~	400	58	342	~~5~~	~~5~~	5	4	1
Non Regulatory Allocations																
Public							~~1,724~~	~~2,000~~	2,000	1,437	563	~~1,193~~	~~7,000~~	7,000	6,891	109
Active Agriculture							~~620~~	~~550~~	550	621	(71)		~~150~~	150	75	75
Passive Agriculture							~~4,375~~	~~2,500~~	2,500	3,815	(1,315)	~~6,987~~	~~109~~	109	352	(243)
Conservation (wetlands)							~~1,125~~	~~1,142~~	1,142	1,142		~~3,672~~	~~3,236~~	3,236	3,236	
Vacant							~~33~~	~~113~~	226	2,343	(2,117)	~~1,569~~	~~871~~	871	1,461	(590)
Total							~~12,156~~	~~11,718~~	11,718	11,718		~~14,693~~	~~12,731~~	12,731	12,731	
Population Distribution*									**30,861**					**3,270**		

* Population for Unincorporated Area of Lee County

TABLE 1(b)
Year 2030 Allocations

Future Land Use Classification		Cape Coral					Captiva					Fort Myers				
		Existing Allocation	Transmitted Allocation	Proposed Allocation	Inventoried Acreage	Remaining Allocation	Existing Allocation	Transmitted Allocation	Proposed Allocation	Inventoried Acreage	Remaining Allocation	Existing Allocation	Transmitted Allocation	Proposed Allocation	Inventoried Acreage	Remaining Allocation
Residential By Future Land Use Category	Intensive Development	~~27~~	~~27~~	27	27							~~297~~	~~250~~	250	192	58
	Central Urban											~~545~~	~~230~~	230	211	19
	Urban Community															
	Suburban											~~206~~	~~85~~	85	80	5
	Outlying Suburban	~~2~~	~~2~~	2	1	1	~~435~~	~~500~~	500	431	69					
	Sub-Outlying Suburban															
	Industrial Development											~~48~~	~~39~~	39	34	5
	Public Facilities						~~1~~	~~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~~	150	132	18					
	Open Lands															
	Density Reduction/Groundwater Resourse															
	Conservation Lands Uplands															
	Wetlands															
	Conservation Lands Wetlands															
Total Residential		~~29~~	~~29~~	29	27	2	~~608~~	~~651~~	651	564	87	~~1,640~~	~~604~~	604	517	87
Commercial		~~17~~	~~17~~	17	4	13	~~112~~	~~125~~	125	104	21	~~153~~	~~150~~	150	66	84
Industrial		~~26~~	~~26~~	26	14	12						~~733~~	~~300~~	300	176	124
Non Regulatory Allocations																
Public		~~6~~	~~20~~	20	9	11	~~1,981~~	~~1,961~~	1,961	1,682	279	~~750~~	~~350~~	350	300	50
Active Agriculture												~~279~~			52	(52)
Passive Agriculture		~~10~~			10	(10)						~~631~~			25	(25)
Conservation (wetlands)			~~133~~	133	133		~~1,347~~	~~1,603~~	1,603	1,603		~~1,006~~	~~748~~	748	748	
Vacant		~~25~~	~~34~~	34	62	(28)	~~5~~			387	(387)	~~495~~	~~45~~	45	313	(268)
Total		~~113~~	~~259~~	259	259		~~4,053~~	~~4,340~~	4,340	4,340		~~5,687~~	~~2,197~~	2,197	2,197	
Population Distribution*				**225**					**530**					**5,744**		

* Population for Unincorporated Area of Lee County

TABLE 1(b)
Year 2030 Allocations

Future Land Use Classification		Fort Myers Beach					Gateway/Airport					Daniels Parkway				
		Existing Allocation	Transmitted Allocation	Proposed Allocation	Inventoried Acreage	Remaining Allocation	Existing Allocation	Transmitted Allocation	Proposed Allocation	Inventoried Acreage	Remaining Allocation	Existing Allocation	Transmitted Allocation	Proposed Allocation	Inventoried Acreage	Remaining Allocation
Residential By Future Land Use Category	Intensive Development															
	Central Urban															
	Urban Community															
	Suburban															
	Outlying Suburban											~~1,352~~	~~1,700~~	1,700	1,047	653
	Sub-Outlying Suburban															
	Industrial Development						~~18~~	~~20~~	20	14	6					
	Public Facilities															
	University Community															
	Industrial Interchange															
	General Interchange											~~2~~	~~2~~	2	2	
	General/Commercial Interchange															
	Industrial/Commercial Interchange															
	University Village Interchange															
	New Community						~~1,284~~	~~900~~	900	507	393					
	Airport															
	Tradeport						~~9~~	~~9~~	9	9						
	Rural						~~111~~					~~1,255~~	~~1,500~~	1,500	1,318	182
	Rural Community Preserve															
	Coastal Rural															
	Outer Islands															
	Open Lands											~~47~~	~~120~~	120	38	82
	Density Reduction/Groundwater Resourse						~~94~~	~~94~~	94	38	56					
	Conservation Lands Uplands															
	Wetlands															
	Conservation Lands Wetlands															
Total Residential							~~1,516~~	~~1,023~~	1,023	568	455	~~2,656~~	~~3,322~~	3,322	2,404	918
Commercial							~~824~~	~~1,100~~	1,100	178	922	~~398~~	~~440~~	440	77	363
Industrial							~~3,096~~	~~3,100~~	3,100	263	2,837	~~10~~	~~10~~	10		10
Non Regulatory Allocations																
Public							~~6,136~~	~~7,500~~	7,500	7,031	469	~~1,854~~	~~2,416~~	2,416	2,292	124
Active Agriculture							~~569~~			31	(31)	~~254~~	~~20~~	20	96	(76)
Passive Agriculture							~~3,580~~	~~1,491~~	1,491	4,578	(3,087)	~~575~~	~~20~~	20	295	(275)
Conservation (wetlands)							~~3,482~~	~~2,809~~	2,809	2,799	10	~~1,918~~	~~1,719~~	1,719	1,719	
Vacant							~~792~~	~~300~~	300	1,876	(1,576)	~~578~~	~~20~~	20	1,085	(1,065)
Total							~~19,995~~	~~17,323~~	17,323	17,323		~~8,243~~	~~7,967~~	7,967	7,967	
Population Distribution*									**11,582**					**16,488**		

* Population for Unincorporated Area of Lee County

TABLE 1(b)
Year 2030 Allocations

Future Land Use Classification		Iona/McGregor					San Carlos					Sanibel				
		Existing Allocation	Transmitted Allocation	Proposed Allocation	Inventoried Acreage	Remaining Allocation	Existing Allocation	Transmitted Allocation	Proposed Allocation	Inventoried Acreage	Remaining Allocation	Existing Allocation	Transmitted Allocation	Proposed Allocation	Inventoried Acreage	Remaining Allocation
Residential By Future Land Use Category	Intensive Development															
	Central Urban	~~462~~	~~375~~	375	287	88	~~15~~	~~17~~	17	15	2					
	Urban Community	~~697~~	~~850~~	850	669	181	~~930~~	~~1,000~~	1,000	779	221					
	Suburban	~~2,471~~	~~2,500~~	2,500	2,283	217	~~2,250~~	~~1,975~~	1,975	1,729	246					
	Outlying Suburban	~~396~~	~~377~~	377	257	120		~~25~~								
	Sub-Outlying Suburban								25		25					
	Industrial Development	~~7~~	~~5~~	5	5		~~13~~	~~5~~	5	6	(1)					
	Public Facilities															
	University Community						~~860~~	~~850~~	850	119	731					
	Industrial Interchange															
	General Interchange															
	General/Commercial Interchange															
	Industrial/Commercial Interchange															
	University Village Interchange															
	New Community															
	Airport															
	Tradeport															
	Rural						~~160~~	~~90~~	90	29	61					
	Rural Community Preserve															
	Coastal Rural															
	Outer Islands	~~1~~	~~1~~	1		1										
	Open Lands															
	Density Reduction/Groundwater Resourse															
	Conservation Lands Uplands															
	Wetlands															
	Conservation Lands Wetlands															
Total Residential		~~4,034~~	~~4,108~~	4,108	3,500	608	~~4,228~~	~~3,962~~	3,962	2,677	1,285					
Commercial		~~782~~	~~1,100~~	1,100	579	521	~~1,613~~	~~1,944~~	1,944	328	1,616					
Industrial		~~298~~	~~320~~	320	102	218	~~350~~	~~450~~	450	204	246					
Non Regulatory Allocations																
Public		~~2,970~~	~~3,550~~	3,550	3,070	480	~~1,085~~	~~2,660~~	2,660	2,178	482					
Active Agriculture					264	(264)				41	(41)					
Passive Agriculture					288	(288)	~~90~~			813	(813)					
Conservation (wetlands)		~~8,879~~	~~9,306~~	9,306	9,452	(146)	~~3,283~~	~~2,798~~	2,798	2,886	(88)					
Vacant		~~1,912~~	~~971~~	971	2,100	(1,129)	~~11~~	~~244~~	244	2,930	(2,686)					
Total		~~18,875~~	~~19,355~~	19,355	19,355		~~10,660~~	~~12,058~~	12,058	12,058						
Population Distribution*				**34,538**					**36,963**							

* Population for Unincorporated Area of Lee County

TABLE 1(b)
Year 2030 Allocations

Future Land Use Classification		South Fort Myers					Pine Island					Lehigh Acres				
		Existing Allocation	Transmitted Allocation	Proposed Allocation	Inventoried Acreage	Remaining Allocation	Existing Allocation	Transmitted Allocation	Proposed Allocation	Inventoried Acreage	Remaining Allocation	Existing Allocation	Transmitted Allocation	Proposed Allocation	Inventoried Acreage	Remaining Allocation
Residential By Future Land Use Category	Intensive Development	~~704~~	~~660~~	660	601	59	~~5~~	~~3~~	3		3					
	Central Urban	~~2,778~~	~~3,140~~	3,140	2,778	362						~~3,052~~	~~8,200~~	8,200	3,205	4,995
	Urban Community	~~920~~	~~860~~	860	784	77	~~526~~	~~500~~	500	384	116	~~8,037~~	~~13,269~~	13,269	2,797	10,472
	Suburban	~~1,217~~	~~1,200~~	1,200	1,142	58	~~636~~	~~675~~	675	575	100					
	Outlying Suburban						~~466~~	~~600~~	600	307	293					
	Sub-Outlying Suburban															
	Industrial Development	~~10~~	~~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~~	190	132	59	~~10~~	~~14~~	14	1	13
	Rural Community Preserve															
	Coastal Rural							~~1,300~~	1,300	820	480					
	Outer Islands						~~37~~	45	45	41	4					
	Open Lands															
	Density Reduction/Groundwater Resourse															
	Conservation Lands Uplands															
	Wetlands															
	Conservation Lands Wetlands															
Total Residential		~~5,629~~	~~5,870~~	5,870	5,308	562	~~2,799~~	~~3,313~~	3,313	2,259	1,054	~~11,089~~	~~21,483~~	21,483	6,003	15,480
Commercial		~~1,849~~	~~2,100~~	2,100	1,459	641	~~165~~	~~226~~	226	147	79	~~452~~	~~1,420~~	1,420	286	1,134
Industrial		~~723~~	~~900~~	900	430	470	~~64~~	~~64~~	64	36	28	~~216~~	~~300~~	300	105	195
Non Regulatory Allocations																
Public		~~3,394~~	~~3,500~~	3,500	3,103	397	~~1,722~~	~~2,100~~	2,100	1,388	712	~~13,738~~	~~15,000~~	15,000	2,318	12,682
Active Agriculture					114	(114)	~~2,313~~	~~2,400~~	2,400	2,467	(67)				95	(95)
Passive Agriculture					208	(208)	~~960~~	~~815~~	815	871	(56)				1,119	(1,119)
Conservation (wetlands)		~~128~~	~~188~~	188	188		~~13,703~~	~~14,767~~	14,767	14,782	(15)	~~1,455~~	~~1,496~~	1,496	1,496	
Vacant		~~690~~	~~309~~	309	2,056	(1,747)	~~4,577~~	~~3,781~~	3,781	5,515	(1,734)	~~19,561~~	~~7,377~~	7,377	35,654	(28,277)
Total		~~12,413~~	~~12,867~~	12,867	12,867		~~26,303~~	~~27,466~~	27,466	27,466		~~46,521~~	~~47,076~~	47,076	47,076	
Population Distribution*				**58,363**					**13,265**					**164,702**		

* Population for Unincorporated Area of Lee County

TABLE 1(b)
Year 2030 Allocations

Future Land Use Classification		Southeast Lee County					North Fort Myers					Buckingham				
		Existing Allocation	Transmitted Allocation	Proposed Allocation	Inventoried Acreage	Remaining Allocation	Existing Allocation	Transmitted Allocation	Proposed Allocation	Inventoried Acreage	Remaining Allocation	Existing Allocation	Transmitted Allocation	Proposed Allocation	Inventoried Acreage	Remaining Allocation
Residential By Future Land Use Category	Intensive Development						~~371~~	~~360~~	365	304	61					
	Central Urban						~~2,498~~	~~2,600~~	2,600	2,074	526					
	Urban Community											~~51~~	~~51~~	135	48	87
	Suburban						~~5,293~~	~~6,690~~	6,690	4,901	1,790					
	Outlying Suburban						~~610~~	~~500~~	382	192	190	~~49~~	~~49~~			
	Sub-Outlying Suburban								140	126	14			49	1	48
	Industrial Development															
	Public Facilities															
	University Community															
	Industrial Interchange															
	General Interchange	~~15~~	~~15~~	15	14	1	~~9~~	~~7~~	7	7						
	General/Commercial Interchange															
	Industrial/Commercial Interchange															
	University Village Interchange															
	New Community															
	Airport															
	Tradeport															
	Rural	~~702~~					~~383~~	~~500~~	500	374	126	~~57~~	~~57~~	57		57
	Rural Community Preserve											~~3,046~~	~~3,046~~	3,046	2,702	344
	Coastal Rural															
	Outer Islands															
	Open Lands						~~45~~	~~45~~	45	22	23					
	Density Reduction/Groundwater Resourse	~~3,573~~	~~4,000~~	4,000	2,125	1,875										
	Conservation Lands Uplands															
	Wetlands															
	Conservation Lands Wetlands															
Total Residential		~~4,290~~	~~4,015~~	4,015	2,139	1,876	~~9,209~~	~~10,702~~	10,729	8,001	2,728	~~3,203~~	~~3,203~~	3,287	2,750	537
Commercial		~~31~~	~~38~~	38	16	22	~~1,158~~	~~1,687~~	1,687	673	1,014	~~18~~	~~18~~	18	10	8
Industrial		~~55~~	~~65~~	65	33	32	~~209~~	~~554~~	554	171	383	~~5~~	~~5~~	5		5
Non Regulatory Allocations																
Public		~~7,700~~	~~12,000~~	12,000	7,984	4,016	~~2,015~~	~~4,000~~	4,000	2,873	1,127	~~2,114~~	~~2,114~~	2,114	1,690	424
Active Agriculture		~~21,066~~	~~15,101~~	15,101	14,946	155	~~381~~	~~200~~	200	201	(1)	~~411~~	~~411~~	411	706	(295)
Passive Agriculture		~~21,110~~	~~18,000~~	18,000	18,582	(582)	~~4,113~~	~~1,556~~	1,556	1,492	64	~~3,867~~	~~3,619~~	3,619	3,276	343
Conservation (wetlands)		~~30,882~~	~~31,530~~	31,530	30,928	602	~~1,293~~	~~1,317~~	1,317	1,317		~~359~~	~~381~~	381	381	
Vacant		~~321~~	~~500~~	500	6,621	(6,121)	~~4,242~~	~~2,087~~	2,060	7,386	(5,326)	~~1,278~~	~~1,278~~	1,194	2,215	(1,021)
Total		~~85,455~~	~~81,249~~	81,249	81,249		~~22,620~~	~~22,103~~	22,103	22,113		~~11,255~~	~~11,029~~	11,029	11,029	
Population Distribution*				**1,270**					**70,659**					**6,114**		

* Population for Unincorporated Area of Lee County

FUTURE LAND USE MAP

(Lee Plan Map 1 Page 1 of 5)

1. This map generally represents the future land use maps of the five municipalities within the context of the Lee Plan. The specific plans and policies are subject to the jurisdiction of the respective municipalities.
2. This map is a general representation of the Future Land Use Map as adopted by the Board of County Commissioners On: September 17, 1990

Revised By:

ADOPTING ORDINANCE	DATE OF ADOPTION	EFFECTIVE DATE
89-02	1/31/1989	3/1/1989
90-09	3/7/1990	3/14/1990
90-43	9/6/1990	9/17/1990
90-44	9/12/1990	9/17/1990
91-10	4/3/1991	4/10/1991
91-19	7/9/1991	7/18/1991
92-35	8/7/1992	8/18/1992
92-41	9/15/1992	9/21/1992
92-47	10/27/1992	11/9/1992
92-48	10/27/1992	11/9/1992
92-51	12/8/1992	12/21/1992
93-05	2/22/1993	2/26/1993
93-25	9/20/1993	1/24/1994
94-23	8/29/1994	11/14/1994
94-29	10/26/1994	1/9/1995
94-30	11/1/1994	7/25/1996
95-27	12/20/1995	1/20/1996
96-19	10/2/1996	11/2/1996
97-05	3/5/1997	4/2/1997
97-17	8/26/1997	9/30/1997
97-13	8/24/1997	7/25/1997
97-22	11/25/1997	12/26/1997
98-02	1/13/1998	2/13/1998
98-09	6/3/1998	7/30/1998
99-02	4/13/1999	2/4/2000
98-26	11/24/1998	12/25/1998
99-15	11/22/1999	1/18/2000
99-16	11/22/1999	1/19/2000
99-17	11/22/1999	1/19/2000
99-18	11/22/1999	1/19/2000
99-19	11/22/1999	12/23/1999
00-08	5/4/2000	6/26/2000
00-16	8/8/2000	9/8/2000
00-22	11/1/2000	12/26/2000
01-24	12/13/2001	1/13/2002
02-02, 03, 04, 05, 06	1/10/2002	3/27/2002
02-29	10/21/2002	1/9/2003
03-01, 02, 03, 04, 05, 06, 07	1/9/2003	4/1/2003
03-12	5/6/2003	6/6/2003
03-19, 03-20, 03-21	10/23/2003	1/21/2004
03-26	12/15/2003	3/12/2004
04-14	9/20/2004	12/7/2004
04-15	9/22/2004	10/22/2004
05-19, 05-21	10/12/2005	01/09/2006
05-20	10/12/2005	11/15/2006

3. Please see the Lee Plan for additional information regarding special restrictions, overlays, or allowances in addition to the requirements of the land use categories.
4. The Planning Communities Map and Acreage Allocation Table (see Map 16 and Table 1(b) and Policies 1.1.1 and 2.2.2) depicts the proposed distribution, extent, and location of generalized land uses for the year 2030. Acreage totals are provided for land in each Planning Community in unincorporated Lee County.

LEE COUNTY
SOUTHWEST FLORIDA
DIVISION OF PLANNING

R 20 E | R 21 E | R 22 E | R 23 E | R 24 E | R 25 E | R 26 E | R 27 E

CHARLOTTE COUNTY

T 43 S | T 44 S | T 45 S | T 46 S | T 47 S | T 48 S

HENDRY COUNTY

COLLIER COUNTY

Charlotte Harbor | Boca Grande Pass | Gasparilla Sound | Pine Island Sound | Caloosahatchee River | San Carlos Bay | Estero Bay | Gulf of Mexico

CPA2005-00026
ATTACHMENT 5

FUTURE URBAN AREAS
- Intensive Development
- Central Urban
- Urban Community
- Suburban
- Outlying Suburban
- Industrial Development
- Public Facilities
- University Community

INTERCHANGE AREAS
- Industrial Interchange
- General Interchange
- General Commercial Interchange
- Industrial Commercial Interchange
- University Village Interchange

NEW COMMUNITY
- New Community

AIRPORT AREAS
- Tradeport
- Airport

NON-URBAN AREAS
- Rural
- Rural Community Preserve
- Coastal Rural
- Outer Island
- Open Lands
- Density Reduction/Groundwater Resource
- Conservation Lands - Uplands

ENVIRONMENTALLY CRITICAL AREAS (WETLANDS)
- Wetlands
- Conservation Lands - Wetlands

Chapter XIII of this plan contains an administrative process, including a field check, to precisely define the boundaries of a wetland area, and to correct any such boundaries that are based on clear factual error.

N W E S

1 0.5 0 1 2 3 4 Miles

Map Generated March 2007

TABLE 1(b)
Year 2030 Allocations

	Future Land Use Classification	Lee County Totals	Alva	Boca Grande	Bonita Springs	Fort Myers Shores	Burnt Store	Cape Coral	Captiva	Fort Myers	Fort Myers Beach	Gateway/ Airport	Daniels Parkway
Residential By Future Land Use Category	Intensive Development	1,325	0	0	0	20	0	27	0	250	0	0	0
	Central Urban	14,787	0	0	0	225	0	0	0	230	0	0	0
	Urban Community	18,706	520	485	0	637	0	0	0	0	0	0	0
	Suburban	16,635	0	0	0	1,810	0	0	0	85	0	0	0
	Outlying Suburban	4,105	30	0	0	40	20	2	500	0	0	0	1,700
	Sub-Outlying Suburban	1,531	0	0	0	367	0	0	0	0	0	0	0
	Industrial Development	79	0	0	0	0	0	0	0	39	0	20	0
	Public Facilities	1	0	0	0	0	0	0	1	0	0	0	0
	University Community	850	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	42	0	0	0	0	0	0	0	0	0	0	2
	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
	New Community	900	0	0	0	0	0	0	0	0	0	900	0
	Airport	0	0	0	0	0	0	0	0	0	0	0	0
	Tradeport	9	0	0	0	0	0	0	0	0	0	9	0
	Rural	8,384	1,948	0	0	1,400	700	0	0	0	0	0	1,500
	Rural Community Preserve	3,046	0	0	0	0	0	0	0	0	0	0	0
	Coastal Rural	1,300	0	0	0	0	0	0	0	0	0	0	0
	Outer Islands	202	5	0	0	1	0	0	150	0	0	0	0
	Open Lands	2,805	250	0	0	0	590	0	0	0	0	0	120
	Density Reduction/Groundwater Resourse	6,905	711	0	0	0	0	0	0	0	0	94	0
	Conservation Lands Uplands	0	0	0	0	0	0	0	0	0	0	0	0
	Wetlands	0	0	0	0	0	0	0	0	0	0	0	0
	Conservation Lands Wetlands	0	0	0	0	0	0	0	0	0	0	0	0
Total Residential		81,612	3,464	485	0	4,500	1,310	29	651	604	0	1,023	3,322
Commercial		12,763	57	52	0	400	50	17	125	150	0	1,100	440
Industrial		6,620	26	3	0	400	5	26	0	300	0	3,100	10
Non Regulatory Allocations													
Public		82,192	7,100	421	0	2,000	7,000	20	1,961	350	0	7,500	2,416
Active Agriculture		24,957	5,100	0	0	550	150	0	0	0	0	0	20
Passive Agriculture		45,859	13,549	0	0	2,500	109	0	0	0	0	1,491	20
Conservation (wetlands)		81,948	2,214	611	0	1,142	3,236	133	1,603	748	0	2,809	1,719
Vacant		21,224	1,953	0	0	226	871	34	0	45	0	300	20
Total		357,175	33,463	1,572	0	11,718	12,731	259	4,340	2,197	0	17,323	7,967
Population Distribution*		495,000	5,090	1,531	0	30,861	3,270	225	530	5,744	0	11,582	16,488

* Population for Unincorporated Area of Lee County

TABLE 1(b)
Year 2030 Allocations

	Future Land Use Classification	Iona/McGregor	San Carlos	Sanibel	South Fort Myers	Pine Island	Lehigh Acres	Southeast Lee County	North Fort Myers	Buckingham	Estero	Bayshore
Residential By Future Land Use Category	Intensive Development	0	0	0	660	3	0	0	365	0	0	0
	Central Urban	375	17	0	3,140	0	8,200	0	2,600	0	0	0
	Urban Community	850	1,000	0	860	500	13,269	0	0	135	450	0
	Suburban	2,500	1,975	0	1,200	675	0	0	6,690	0	1,700	0
	Outlying Suburban	377	0	0	0	600	0	0	382	0	454	0
	Sub-Outlying Suburban	0	25	0	0	0	0	0	140	49	0	950
	Industrial Development	5	5	0	10	0	0	0	0	0	0	0
	Public Facilities	0	0	0	0	0	0	0	0	0	0	0
	University Community	0	850	0	0	0	0	0	0	0	0	0
	Industrial Interchange	0	0	0	0	0	0	0	0	0	0	0
	General Interchange	0	0	0	0	0	0	15	7	0	6	12
	General/Commercial Interchange	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
	University Village Interchange	0	0	0	0	0	0	0	0	0	0	0
	New Community	0	0	0	0	0	0	0	0	0	0	0
	Airport	0	0	0	0	0	0	0	0	0	0	0
	Tradeport	0	0	0	0	0	0	0	0	0	0	0
	Rural	0	90	0	0	190	14	0	500	57	635	1,350
	Rural Community Preserve	0	0	0	0	0	0		0	3,046	0	0
	Coastal Rural	0	0	0	0	1,300	0	0	0	0	0	0
	Outer Islands	1	0	0	0	45	0	0	0	0	0	0
	Open Lands	0	0	0	0	0	0	0	45	0	0	1,800
	Density Reduction/Groundwater Resourse	0	0	0	0	0	0	4,000	0	0	0	2,100
	Conservation Lands Uplands	0	0	0	0	0	0	0	0	0	0	0
	Wetlands	0	0	0	0	0	0	0	0	0	0	0
	Conservation Lands Wetlands	0	0	0	0	0	0	0	0	0	0	0
Total Residential		4,108	3,962	0	5,870	3,313	21,483	4,015	10,729	3,287	3,245	6,212
Commercial		1,100	1,944	0	2,100	226	1,420	38	1,687	18	1,700	139
Industrial		320	450	0	900	64	300	65	554	5	87	5
Non Regulatory Allocations												
Public		3,550	2,660	0	3,500	2,100	15,000	12,000	4,000	2,114	7,000	1,500
Active Agriculture		0	0	0	0	2,400	0	15,101	200	411	125	900
Passive Agriculture		0	0	0	0	815	0	18,000	1,556	3,619	200	4,000
Conservation (wetlands)		9,306	2,798	0	188	14,767	1,496	31,530	1,317	381	5,068	882
Vacant		971	244	0	309	3,781	7,377	500	2,060	1,194	809	530
Total		19,355	12,058	0	12,867	27,466	47,076	81,249	22,103	11,029	18,234	14,168
Population Distribution*		34,538	36,963	0	58,363	13,265	164,702	1,270	70,659	6,114	25,395	8,410

* Population for Unincorporated Area of Lee County

CONES OF INFLUENCE

(Lee Plan Map 6)

R 20 E | R 21 E | R 22 E | R 23 E | R 24 E | R 25 E | R 26 E | R 27 E

CHARLOTTE COUNTY

T 43 S

T 44 S

T 45 S

T 47 S

T 48 S

HENDRY COUNTY

COLLIER COUNTY

Charlotte Harbor

Boca Grande Pass

Captiva Pass

Pine Island Sound

San Carlos Bay

Gulf of Mexico

Estero Bay

Caloosahatchee River

LEE COUNTY
SOUTHWEST FLORIDA
DIVISION OF PLANNING

Travel Times

- 6-Months
- 5-Years
- 1-Year
- 10-Years
- Permitted Wells

CPA2005-00026
ATTACHMENT 7

N
W E
S

0 .75 .375 0 .75 1.5 2.25 3
Miles

Map Generated March 2007

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

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

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

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

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

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

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

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

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

SECTION ONE: PURPOSE, INTENT AND SHORT TITLE

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

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

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

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

SECTION THREE: LEGAL EFFECT OF THE "LEE PLAN"

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

SECTION FOUR: GEOGRAPHIC APPLICABILITY

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

SECTION FIVE: SEVERABILITY

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

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

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

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

SECTION SEVEN: EFFECTIVE DATE

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

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

Robert P. Janes

Brian Bigelow

Ray Judah

Tammy Hall

Frank Mann

DONE AND ADOPTED this 11th day of April 2007.

ATTEST:
CHARLIE GREEN, CLERK

BY:_____
Deputy Clerk

LEE COUNTY
BOARD OF COUNTY COMMISSIONERS

BY:_____
Robert P. Janes, Chair

DATE:_____

Approved as to form by:

_____
Donna Marie Collins
County Attorney's Office