



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

kwiktag®

022 564 763



(239) 479-8585

Bob Janes
District One

A. Brian Bigelow
District Two

Ray Judah
District Three

Tammy Hall
District Four

Frank Mann
District Five

Donald D. Stilwell
County Manager

David M. Owen
County Attorney

Diana M. Parker
County Hearing Examiner

December 21, 2006

Ray Eubanks, Administrator, Plan Review and Processing
Florida Department of Community Affairs
Bureau of State Planning
Plan Processing Section
2555 Shumard Oak Boulevard
Tallahassee, FL. 32399-2100

Re: Amendments to the Lee Plan
Transmittal Submission Package
2005/2006 Evaluation and Appraisal Amendment Cycle

Dear Mr. Eubanks:

In accordance with the provisions of F.S. Chapter 163.3184 and of 9J-11.006, this submission package constitutes the transmittal of the proposed 2005/2006 Evaluation and Appraisal Amendment Cycle to the Lee Plan. The Local Planning Agency held public hearings for these plan amendments on the following dates: May 22, 2006; June 26, 2006; July 24, 2006; August 28, 2006; September 25, 2006; October 23, 2006; and November 27, 2006. The Board of County Commissioners transmittal hearing for the plan amendments was held on December 13, 2006. Per 9J-11.006(1)(a)(3), Lee County is requesting that the Department review the proposed amendments and provide an Objections, Recommendations, and Comments (ORC) Report. The proposed amendments are not applicable to an area of critical state concern. The Board of County Commissioners has stated its intent to hold an adoption hearing in the Spring of 2006, after the receipt of the Departments ORC Report.

A summary of the plan amendment content and effect is attached to this letter. The name, title, address, telephone number, facsimile number, and email address of the person for the local government who is most familiar with the proposed amendments is as follows:

Mr. Paul O'Connor, AICP
Lee County Planning Division Director
P.O. Box 398
Fort Myers, Florida 33902-0398
(239)479-8585
Fax (239)479-8319
Email: oconnops@leegov.com

Included with this package, per 9J-11.006, are three copies of the proposed amendments, and supporting data and analysis. By copy of this letter and its attachments, I certify that these amendments have been sent to: the Regional Planning Council; the Florida Department of Transportation (FDOT); the Florida Department of Environmental Protection; Florida Department of State; the Florida Fish and Wildlife Conservation Commission; the Department of Agriculture and Consumer Services, Division of Forestry; and, the South Florida Water Management District.

Sincerely,
DEPT. OF COMMUNITY DEVELOPMENT
Division of Planning



Paul O'Connor, AICP
Director

All documents and reports attendant to this transmittal are also being sent, by copy of this cover, to:

David Burr
Director
Southwest Florida Regional Planning Council

Mike Rippe, District Director
FDOT District One

Executive Director
South Florida Water Management District

Plan Review Section
Department of Environmental Protection

Florida Department of State

Florida Fish and Wildlife Conservation Commission

The Department of Agriculture and Consumer Services, Division of Forestry

2005/2006 LEE PLAN EVALUATION AND APPRAISAL AMENDMENT CYCLE

SUMMARY OF PLAN AMENDMENT CONTENT AND EFFECT

CPA2005-05 – Three Oaks North

This privately sponsored amendment by Paul H. Freeman, Trustee, amends 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.”

CPA2005-07 – River Hall (FKA Hawk’s Haven)

This privately sponsored amendment by Hawks Haven Investment LLC amends the Future Land Use Map Series for a specified parcel (approximately 1,727 acres) located in Sections 25, 26, 27, 34, 35, and 36, Township 43 South, Range 26 East to change the Future Land Use classification shown on Map 1 from “Rural” and “Suburban” to “Outlying Suburban” and “Public Facilities.” It also amends Table 1(a), Footnote 6 to limit development in the plan amendment area to 2 units per acre and places a specific cap on residential development of 2,800 dwelling units on the specified property.

CPA2005-08 - Caloosahatchee Shores Community Plan

This amendment, offered by the East Lee County Council and sponsored by the Board, proposes a new Policy 21.1.4 that directs the Caloosahatchee Shores Community to draft enhanced code enforcement standards for possible inclusion in the Land Development Code. The proposed code enforcement standards, once drafted, will be reviewed by staff and processed as Land Development Code amendments.

CPA2005-09 - Palm Beach Community Plan

This Board sponsored amendment amends the Future Land Use Element to add a Goal, Objectives, and Policies that are specific to the Palm Beach Community.

CPA2005-10 – Airport Noise Boundaries and Number of Gas Pumps

This Board sponsored amendment proposes to amend the Future Land Use Element, Policies 1.2.2, 1.7.1, and 5.1.4, the Community Facilities and Services Element, Policy 66.3.11, and the Future Land Use Map Series, Map 1, Page 5 of 5, to incorporate the new airport noise zones in compliance with the revised FAR Part 150 Noise Study for the Southwest Florida International Airport. In addition, the amendment proposes to amend Table 5, Southwest Florida International Airport Proposed Development Schedule, to increase the allowable number of gas pumps from the current twelve (12) gas pumps to twenty-four (24) gas pumps.

CPA2005-11 – Greenways Recreational Trails Master Plan

This Board sponsored amendment incorporates the Lee County Multi-Purpose Recreational Trails and Greenways Master Plan into the Lee Plan. It revises 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). It incorporates 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. It also incorporates proposed new Map 22 (Lee County Greenways Multi-Purpose Recreational Trails Master Plan Map) into the Lee Plan.

CPA2005-12 – Captiva Community Plan

This amendment, offered by Captiva Community Planning Panel and sponsored by the Board, proposes to: amend the Future Land Use Element, by adding a new Objective 13.2, and Policy 13.2.1, and to amend Policy 6.1.2; amend the Procedures and Administration Element by adding a new standard to the Single Family Residence Provision; and, to amend the definition of Density.

The Captiva Planning Panel has identified the retention of existing commercial uses and the development of new commercial uses on the island as a priority. The high price of residential properties on the island has made the retention of existing commercial uses difficult and the creation of new commercial uses unlikely. The conversion over time of the commercial properties to residential on Andy Rosse Lane attests to this problem. These changes, which apply only to the Captiva Community, allow both commercial and residential uses on property that is currently commercially zoned, specifically in areas currently zoned C-1 and CT. These properties must be rezoned to Commercial Planned Development to take advantage of these provisions. The changes to the Single Family Residence Provision will allow those lots that are too small to meet Lee Plan density provisions to develop with a single residential unit along with commercial floor area.

CPA2005-13 – Community Planning

This amendment, offered by the Smart Growth Committee and sponsored by the Board, proposes to amend the Future Land Use Element to add a new goal, objective and two policies that address community planning activities. The new language supports both citizen and County initiated community planning efforts and assures coordination with County-wide and regional plans.

There was one contended proposed policy regarding water conservation issues. Staff contended that the policy should not be directed at community planning efforts because these plans are often driven by local community issues which may not include water conservation. The LPA recommended including the policy. At the LPA's review of a subsequent proposed amendment, CPA 2005-46, Smart Growth Recommendations, the same policy was included on a county-wide basis as Policy 54.1.13. The LPA recognized the duplicate policy and recommended that one of them should be eliminated, the Smart Growth Director agreed. This policy was kept as a county wide policy and dropped from CPA 2005-13.

CPA2005-16 – San Carlos/Estero Community Boundary

This Board sponsored amendment proposes to change 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. This amendment realigns the southern boundary of the San Carlos Planning Community to follow the fire district border between the Breckenridge neighborhood and the Estero Bay Buffer Preserve.

This change was initiated to address concerns raised by some San Carlos residents living along Pine Road.

CPA2005-17 – Long Range Transportation Plan

This Board sponsored amendment proposes to amend the Transportation Element to update Policy 36.1.1 and the Transportation Map series, Map 3, to reflect the new 2030 Metropolitan Planning Organization (MPO) Long Range Transportation Plan. In keeping with the recommendations of the Evaluation and Appraisal Report and the MPO's federal mandates, this change incorporates text and maps that update the Lee Plan's Transportation Element to the new planning horizon of 2030. The 3 maps, the Lee County 2030 Financially Feasible Highway Plan, the Future Functional Classification Map, and the Future Maintenance were adopted by the MPO on December 7, 2005, and revised on March 17, 2006.

CPA2005-18 – LOS Standards For SIS/FIHS/TRIP Funded Roads

This Board sponsored amendment proposes to amend the Transportation Element to update Policy 37.1.1 to reflect new State Level of Service (LOS) standards for Strategic Intermodal System (SIS), Florida Intrastate Highway System (FIHS), and Transportation Regional Incentive Program (TRIP) funded roads. For the basic State and County arterials and collectors included in Policies 37.1.1 and 95.1.3, staff is proposing an expansion of facility types to reflect the categories included in the Country's existing roadway functional classification list.

CPA2005-19 – FDOT Quality LOS Handbook

This amendment, sponsored by the Board, amends the Transportation Element to update Policy 37.1.4 to refer to the 2002 Florida Department of Transportation (FDOT) Quality LOS Handbook. This changes updates the primary documents used by the County to calculate roadway level of service conditions to the current referenced FDOT handbook.

CPA2005-20 – Deletion of Policy 38.2.3

This board sponsored amendment amends the Transportation Element by deleting Policy 38.2.3. This action was first recognizes in the Evaluation and Appraisal Report. As currently written, Policy 38.2.3 requires that the Board make a finding of "overriding need" to include a County Roadway improvement within a municipality unless that municipality is a full participant in the County's road impact fee ordinance. Only the City of Fort Myers is a full participant in the County's road impact fee ordinance. All of the municipalities, except Sanibel, currently have enacted some form of road impact fees. Transportation staff believes this policy no longer serves its intended function and causes unnecessary Board action to maintain and improve the County's road system.

CPA2005-21 – Update Reference to the LeeScape Master Plan

This Board sponsored amendment amends the Transportation Element to update Objective 40.3 to refer to the latest version of the LeeScape (Lee County Roadway Landscape) Master Plan. The original LeeScape plan was adopted on October 27, 1998. A revised LeeScape plan was adopted on August 28, 2001. This amendment updates the referenced adoption date in the policy.

CPA2005-22 – Mass Transit Update

This Board sponsored amendment updates the Transportation Element Mass Transit Sub-Element's Goals, Objectives and Policies as identified in the most recent Evaluation and Appraisal Report. During the Evaluation and Appraisal Report process, mass transit staff identified a number of needed updates to the goals, objectives and policies of the Mass Transit Sub-Element. The updates correct outdated references and reflect current County practices regarding the County's mass transit system. Staff concurs with the additional recommendation of the Local Planning Agency.

CPA2005-23 – Ports, Aviation and Related Facilities Update

This Board sponsored amendment updates 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. During the Evaluation and Appraisal Report process, Port Authority staff identified a number of needed updates to the goals, objectives and policies of the Ports, Aviation and Related Facilities Sub-Element. The updates correct outdated references and reflect current County practices regarding the County's ports and aviation systems. Staff concurs with the additional recommendation of the Local Planning Agency.

CPA2005-24– Update Transportation Concurrency Policies

This Board sponsored amendment amends the Transportation Element to update transportation concurrency related Objectives and Policies to reflect current County policy and recent changes in state law.

CPA2005-25 – Change Lee Plan Horizon to the year 2030

This Board sponsored amendment updates the Lee Plan to change the references from the year 2020 to the year 2030 and updates the Vision Statements to the year 2030. The Evaluation and Appraisal Report recommended that the planning horizon of the Lee Plan be extended to the Year 2030. Current text that references the 2020 planning horizon is being changed to the new planning horizon date of 2030. Additionally, the amendment proposed to delete any text that is date sensitive for which the time frame has passed or the intent of the text has been satisfied. The Local Planning Agency accepted the recommended changes, as proposed by staff.

CPA2005-26 – Landuse Acreage Allocation

This is a Board sponsored amendment that amends the Lee Plan text and tables to reflect the latest BEBR population projections. It also amends Map 16 to reflect current city boundaries.

CPA2005-27 – Update CIE Tables 3 and 4

This amendment, sponsored by the Board, amends the Capital Improvements Element (Tables 3 & 4) to reflect the latest adopted Capital Improvement Program (CIP). Florida Statutes require that the CIP be adopted into the comprehensive plan on a yearly basis. The proposed tables reflect the CIP adopted by the Board this past September.

CPA2005-28 – Conservation Lands Update

This Board sponsored amendment updates the Future Land Use Map Series, Map 1, by adding new conservation properties to, and removing erroneously designated properties from, the Conservation Lands future land use categories to more accurately identify conservation lands.

CPA2005-29 – Public Facilities Update

This Board sponsored amendment updates the Future Land Use Map Series, Map 1, the Future Land Use Map, by adding new publicly owned property to, and removing erroneous designated lands from, the Public Facilities future land use category to more accurately identify publicly owned lands.

CPA2005-33 – Police and Justice Sub-Element Update

This board sponsored amendment updates the Community Facilities and Services Element, Police and Justice Sub-Element Objective 69.1, Policies 69.2.2 and 69.2.3 to delete the referenced date and to acknowledge the ongoing nature of the objective and to reflect the existing status of substation facilities.

CPA2005-35 – New Urbanism Definitions

This Board sponsored amendment amends the Lee Plan Glossary to incorporate new and amend existing definitions in order to incorporate the principles of New Urbanism. Fifteen new definitions are being added and 3 existing definitions are being amended.

CPA2005-37 – New Urbanism

This Board sponsored amendment amends 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. This amends 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 can be applied.

CPA2005-39 – Commercial FLUM Category

This Board sponsored amendment amend Goal 1 of the Future Land Use Element, the Future Land Use Map Series, Map 1, and Table 1(a), by adding a new “commercial only” future land use category. In addition, a new definition is being added to the Glossary to define Floor Area Ratio, as a way to establish limitations on intensity. At this time there are no specific areas being proposed for the new category.

CPA2005-40 – Sub-Outlying Suburban FLUM Category

This amendment, sponsored by the Board, amends Goal 1 of the Future Land Use Element, the Future Land Use Map series, Map 1, and Table 1(a), Summary of Residential Densities, by adding a new future land use category having a maximum density of 2 dwelling units per acre. There are several areas on the Future Land Use Map that are designated Outlying Suburban that have an additional limitation reducing the density to a maximum of 2 dwelling units per acre. This new category will eliminate the need to look to Table 1(a) footnotes to see where this 2 unit per acre limitation applies.

CPA2005-41 – Manatee Protection Plan

This Board sponsored amendment amends the Future Land Use Element, Objective 8.2 and the Conservation and Coastal Management Element, Objectives 107.7, 128.5 and 128.6, and their subsequent policies to incorporate the "boating facility siting element" of the Manatee Protection Plan, as required by Florida Statute 370.12.(2)(t)(3).

CPA2005-42 – Economic Element Update

This Board sponsored amendment updates the Economic Element as the element has not been updated since its creation in 1993. Economic Development staff identified a number of needed updates to the goals, objectives and policies of the Economic Element. The updates correct outdated references and reflect current County practices regarding the County's efforts to promote economic development.

CPA2005-43 – Single Family Residence Provision Update

This Board sponsored amendment amends the Procedures and Administration Element by updating the Single-Family Residence Provision. Currently two different county offices are involved in approving applications for Minimum Use Determinations. The Department of Community Development performs the review if an application for a building permit is also being requested. The County Attorney's Office issues the determination, following an application for review and a recommendation from Community Development staff, if no building permit application has been requested. This amendment would move all reviews to the Department of Community Development. It also makes it clear that a future land use category's standard density is to be used for Minimum Use Determinations, not bonus density or some other means to increase density, i.e. Open Lands ability to increase density to 1 dwelling unit per 5 acres utilizing Residential Planned Development zoning. Staff concurs with the Local Planning Agency's recommendation to not alter the access and drainage requirements.

CPA2005-45 – Beach and Dune Management Plans

This Board sponsored amendment amends the Conservation and Coastal Management Element, Policy 113.3.1 to update the list of critical erosion areas identified in the Beach and Dune Management Plans. The Department of Environmental Protection (DEP) maintains a list of critically eroded beaches in Florida. This policy update is necessary to accurately reflect the DEP list of critically eroded beaches in Lee County.

CPA2005-46 – Smart Growth Recommendations

This Board sponsored amendments amends the Lee Plan to incorporate the recommendations from the County's Smart Growth Initiative into the Lee Plan.

CPA2005-47 – Housing Element Update

This Board sponsored amendment updates the Housing Element by reflecting the findings of the most current Housing Needs Assessment. In August 2005, Lee County updated the 1997 Housing Needs Assessment. These changes are based on the analysis of existing Goals, Objectives and Policies and further the recommendations of the 2005 Housing Needs Assessment included in the Evaluation and Appraisal Report.

NEWS-PRESS
Published every morning - Daily and
Sunday
Fort Myers, Florida
Affidavit of Publication

STATE OF FLORIDA
COUNTY OF LEE

Before the undersigned authority, personally appeared
Elisha Wells
who on oath says that he/she is the
Legal Assistant of the News-Press, a
daily newspaper, published at Fort Myers, in Lee County,
Florida; that the attached copy of advertisement, being a
Display

In the matter of
Notice of Proposed Amendment
In the court was published in said newspaper in the
issues of
December 6, 2006

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

Elisha Wells

Sworn to and subscribed before me this

14th day of December 2006 by

Elisha Wells
personally known to me or who has produced

as identification, and who did or did not take an
oath.

Notary Public *Gladys D. Vanderbeck*

Print Name **Gladys D. Vanderbeck**

My commission Expires **December 13, 2008**

NOTICE OF PROPOSED AMENDMENT TO THE LEE COUNTY COMPREHENSIVE LAND USE PLAN (Transmittal Hearing)

In compliance with the Florida Statutes, notice is hereby given
that the Lee County Board of County Commissioners will hold
public hearings to consider proposed amendments to the Lee
County Comprehensive Land Use Plan on Wednesday,
December 13, 2006. The hearing will be held in the Board of
County Commissioners Hearing Chamber in the renovated
Courtroom at 2120 Main Street in Downtown Fort Myers. The
hearing will commence at 9:30 a.m. At this hearing, the Board
will review the proposed amendments for transmittal to the
Florida Department of Community Affairs (DCA). The agenda of
this hearing is set forth below:

1. Call to Order, Certification of Affidavit of Publication

2. Consent Agenda

A. CPA2005-08 - Colossus Shores - Shores Community Plan

Adopt a new Policy 21.1.1 directing the
Colossus Shores Community to draft enhanced
code amendment standards for possible inclusion in
the Land Development Code.
Sponsor: Board of County Commissioners/The East
Lee County Council

B. CPA2005-10 - Airport Noise Boundaries and Number of Gas Pumps

Amend the Future Land Use Element Policies 1.2.2,
1.2.3, and 5.1.4 and the Community Facilities and
Use Map Series, Map 1, to reflect the
revised FAR Part 150 Noise Study for the Southwest
Florida International Airport. Incorporate proposed
pump locations to increase the number of gas
pumps allowed from twelve (12) to twenty-two (22).
Sponsor: Board of County Commissioners/Port
Board

C. CPA2005-12 - Copiva Community Plan

Amend Goal 13, Policy 6.1.2, Chapter XII Single
Family-Residence Provision and the definition of
Density, specific to the Copiva Community, to
incorporate the recommendations of the Copiva Island
Community Planning Study.
Sponsor: Board of County Commissioners/Copiva
Community Planning Panel

D. CPA2005-13 - Community Planning

Amend the Future Land Use Element to evaluate
incorporating community planning policies into the Lee
County Comprehensive Land Use Plan.
Sponsor: Board of County Commissioners/Smart
Growth Committee

E. CPA2005-16 - San Carlos/Estero Community Boundary

Amend the Future Land Use Map Series, Map 10, to
adjust the boundary between the Estero and San Carlos Planning
Communities west of U.S. 41.

F. CPA2005-17 - Long Range Transportation Plan

Amend the Transportation Element to update Policy
36.1.1 and the Transportation Map Series, Map 3, to
reflect the new 2030 MPO Long Range Transportation
Plan.
Sponsor: Board of County Commissioners

G. CPA2005-18 - LOS Standards for SIS/FHS/ TRIP Funded Roads

Amend the Transportation Element to update Policy
37.1.1 to reflect new State LOS standards for SIS/
FHS/TRIP funded roads.
Sponsor: Board of County Commissioners

H. CPA2005-19 - FDOT Quality LOS Handbook

Amend the Transportation Element to update Policy
37.1.1.4 to reflect the 2002 FDOT Quality LOS
Handbook.
Sponsor: Board of County Commissioners

I. CPA2005-20 - Deletion of Policy 38.2.3

Amend the Transportation Element to delete Policy
38.2.3.
Sponsor: Board of County Commissioners

J. CPA2005-21 - Update Reference to the Leescape Master Plan

Amend the Transportation Element to update Objective
40.3 to refer to the latest version of the Leescape (Lee
County Roadway Landscape) Master Plan.
Sponsor: Board of County Commissioners

K. CPA2005-22 - Mass Transit Update

Amend the Transportation Element Mass Transit Sub-
Element's Goals, Objectives and Policies as identified
in the most recent Evaluation and Appraisal Report.
Sponsor: Board of County Commissioners

L. CPA2005-23 - Ports, Aviation and Related Facilities Update

Amend the Transportation Element Ports, Aviation and
Related Facilities Sub-Element's Goals, Objectives and
Policies as identified in the most recent Evaluation and
Appraisal Report.
Sponsor: Board of County Commissioners

M. CPA2005-25 - Change Lee Plan Horizon to the year 2030

Amend the Lee Plan to change the horizon from the
year 2020 to the year 2030 and update the Vision
Statements to the year 2030.
Sponsor: Board of County Commissioners

N. CPA2005-27 - Update CIE Tables 3 and 4

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

O. CPA2005-28 - Conservation Lands Update

Amend the Future Land Use Map Series, Map 1, to
update the Conservation Lands Element 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 Public Facilities
Element's land use category by adding and/or
removing lands to more accurately identify publicly
owned lands.
Sponsor: Board of County Commissioners

Q. CPA2005-31 - Police and Justice Sub-Element Update

Amend the Community Facilities and Services Element
Police and Justice Sub-Element Objectives 6.2.1 to delete
the referenced date and to acknowledge the ongoing
nature of the objective. In addition amend Policies
6.2.2 and 6.2.3 to reflect the existing status of
substation facilities.
Sponsor: Board of County Commissioners

R. CPA2005-35 - New Urbanism Design

Amend the Future Land Use Element to update the
New Urbanism Design Element's Objectives and Policies
and amend existing definitions to incorporate the principles
of New Urbanism.
Sponsor: Board of County Commissioners

S. CPA2005-39 - Commercial FLUM Category

Amend Goal 1 of the Future Land Use Element, the
Future Land Use Map Series, Map 1, and Table 1(a) to
add a new "Commercial" category, having a
maximum density of 4 dwelling units per acre.
Sponsor: Board of County Commissioners

T. CPA2005-40 - Sub-Outlying Suburban FLUM Category

Amend Goal 1 of the Future Land Use Element, the
Future Land Use Map Series, Map 1, and Table 1(a) to
add a new "Sub-Outlying Suburban" category, having a
maximum density of 4 dwelling units per acre.
Sponsor: Board of County Commissioners

U. CPA2005-41 - Monrovia Protection Plan

Amend the Conservation and Open Space Element
and the Future Land Use Element to incorporate the
Monrovia Protection Plan, required by F.S.
§ 370.12(2)(b).
Sponsor: Board of County Commissioners

V. CPA2005-43 - Economic Element Update

Amend the Lee Plan Economic Element for general
updates of the element that have not been adopted since its
creation in 1993.
Sponsor: Board of County Commissioners

W. CPA2005-43 - Single-Family-Residence Provision Update

Amend the Future Land Use Element by
updating the Single-Family-Residence Provision.
Sponsor: Board of County Commissioners

X. CPA2005-45 - Beach and Dune Management Plans

Amend Policy 113.3.1 in order to update the list of
critical erosion areas under Beach and Dune
Management Plans.
Sponsor: Board of County Commissioners

Y. CPA2005-47 - Housing Element Update

Amend the Lee Plan to update the Housing Element
Needs Assessment.
Sponsor: Board of County Commissioners

3. Administrative Agenda

A. CPA2005-02 - Webb's Backlog Item

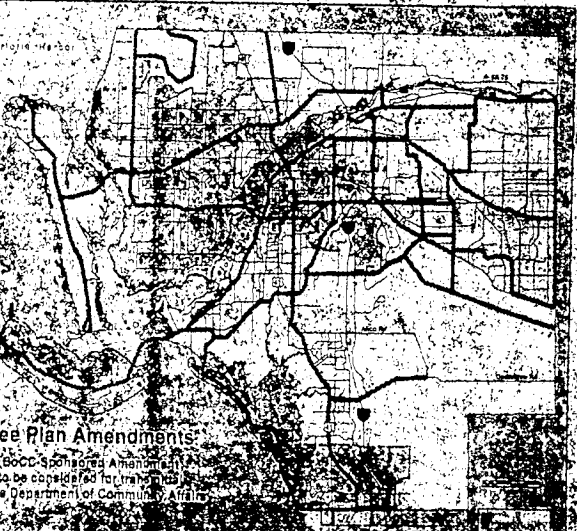
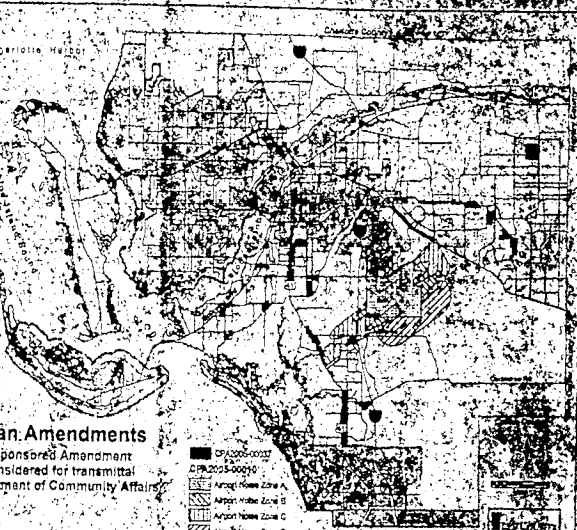
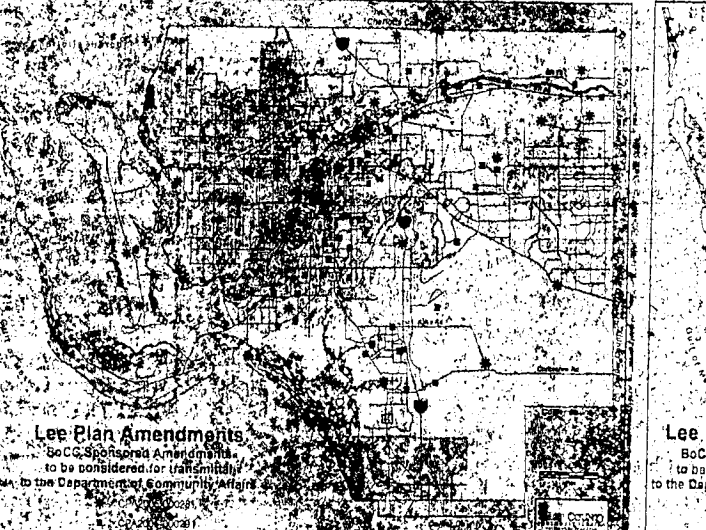
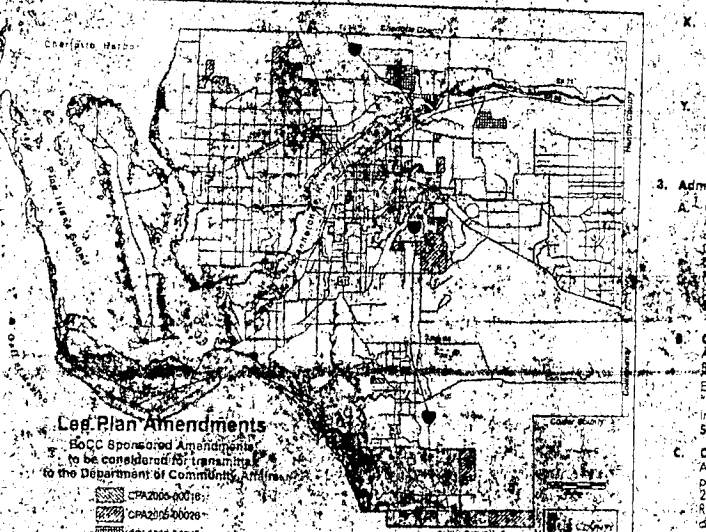
Amend the Future Land Use Map Series, Map 1, to
change #15.3.3.1 and #15.3.3.2.
Sponsor: Board of County Commissioners

B. CPA2005-03 - Three Oaks North

Amend the Future Land Use Map Series, Map 1, to
change #15.3.3.1 and #15.3.3.2.
Sponsor: Board of County Commissioners

C. CPA2005-07 - River Hall (aka Hawk's Haven)

Amend the Future Land Use Map Series, Map 1, to
change #15.3.3.1 and #15.3.3.2.
Sponsor: Board of County Commissioners



CPA2005-26
LANDUSE ACREAGE ALLOCATIONS
PUBLICLY INITIATED
AMENDMENT
TO THE

LEE COUNTY COMPREHENSIVE PLAN

THE LEE PLAN

**Publicly Initiated Application
and Lee County Staff Analysis**

DCA Transmittal Hearing Document

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

December 18, 2006

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



Text Amendment



Map Amendment

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

STAFF REPORT PREPARATION DATE: November 14, 2006

PART I - BACKGROUND AND STAFF RECOMMENDATION

A. SUMMARY OF APPLICATION

1. APPLICANT/REPRESENTATIVE:

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

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

B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY

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

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

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

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

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

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

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

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

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

C. BACKGROUND INFORMATION

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

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

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

PART II - STAFF ANALYSIS

A. STAFF DISCUSSION

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

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

The Methodology Behind the Year 2010 Overlay

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

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

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

Problems with the Implementation of the Year 2010 Overlay

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

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

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

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

Proposed Elimination of the Overlay by the 1994 EAR

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

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

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

Amendment to Replace the Year 2010 Overlay

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

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

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

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

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

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

B. METHODOLOGY

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

Population

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

Residential Use

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

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

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

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

Commercial

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

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

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

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

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

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

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

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

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

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

The next aspect of the allocation of commercial acreage for the year 2030 is to disaggregate the total need between the planning communities. Each community is not necessarily self-supporting in its commercial needs therefore some areas may grow faster commercially than they do residually 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:

BRIAN BIGELOW	<hr/> AYE <hr/>
TAMMARA HALL	<hr/> AYE <hr/>
BOB JANES	<hr/> AYE <hr/>
RAY JUDAH	<hr/> AYE <hr/>
FRANK MANN	<hr/> AYE <hr/>

D. STAFF DISCUSSION:

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

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

DATE OF ORC REPORT:

A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS

B. STAFF RESPONSE

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

DATE OF ADOPTION HEARING:

A. BOARD REVIEW:

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. BOARD ACTION:

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

C. VOTE:

BRIAN BIGELOW

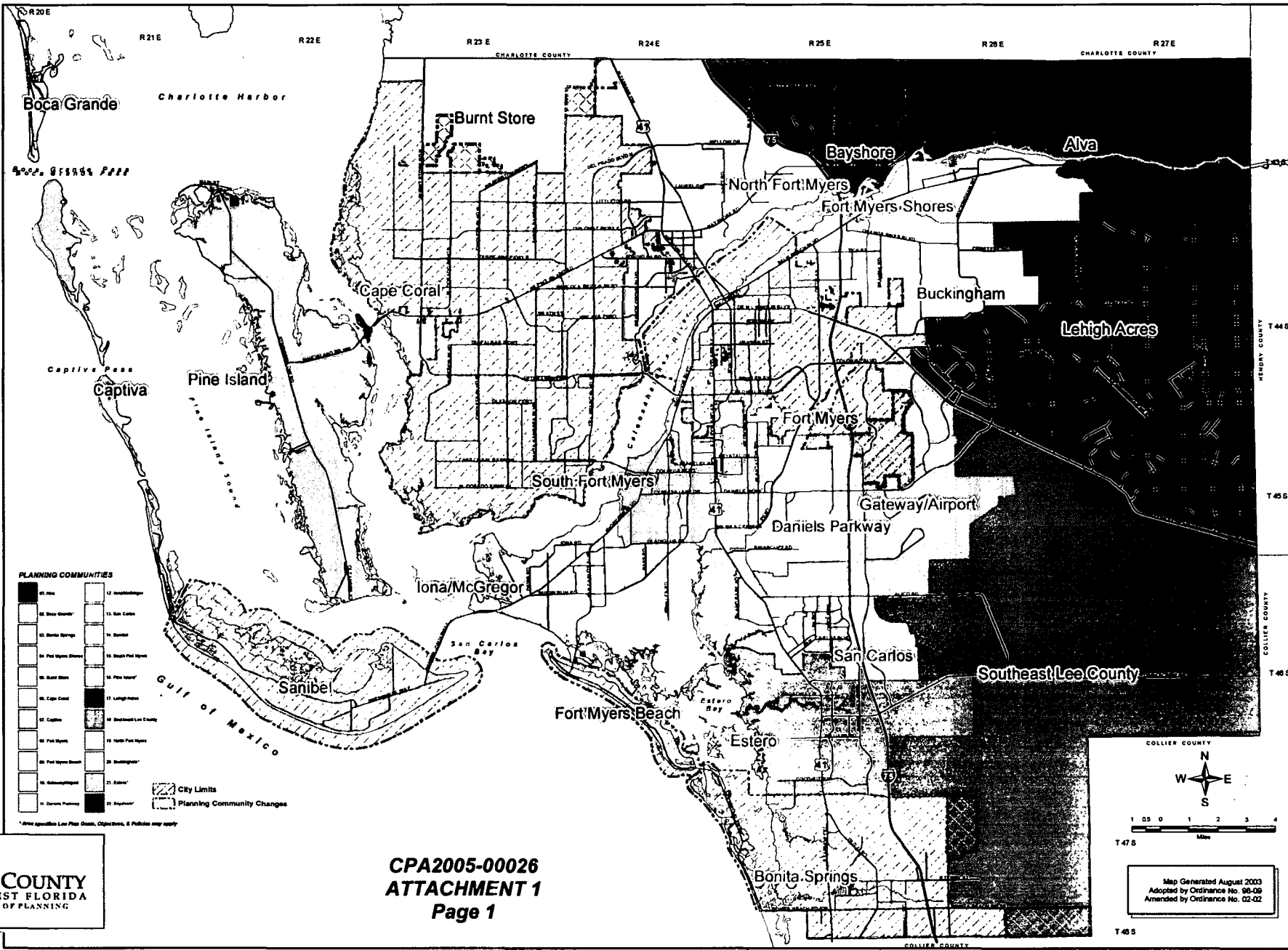
TAMMARA HALL

BOB JANES

RAY JUDAH

FRANK MANN

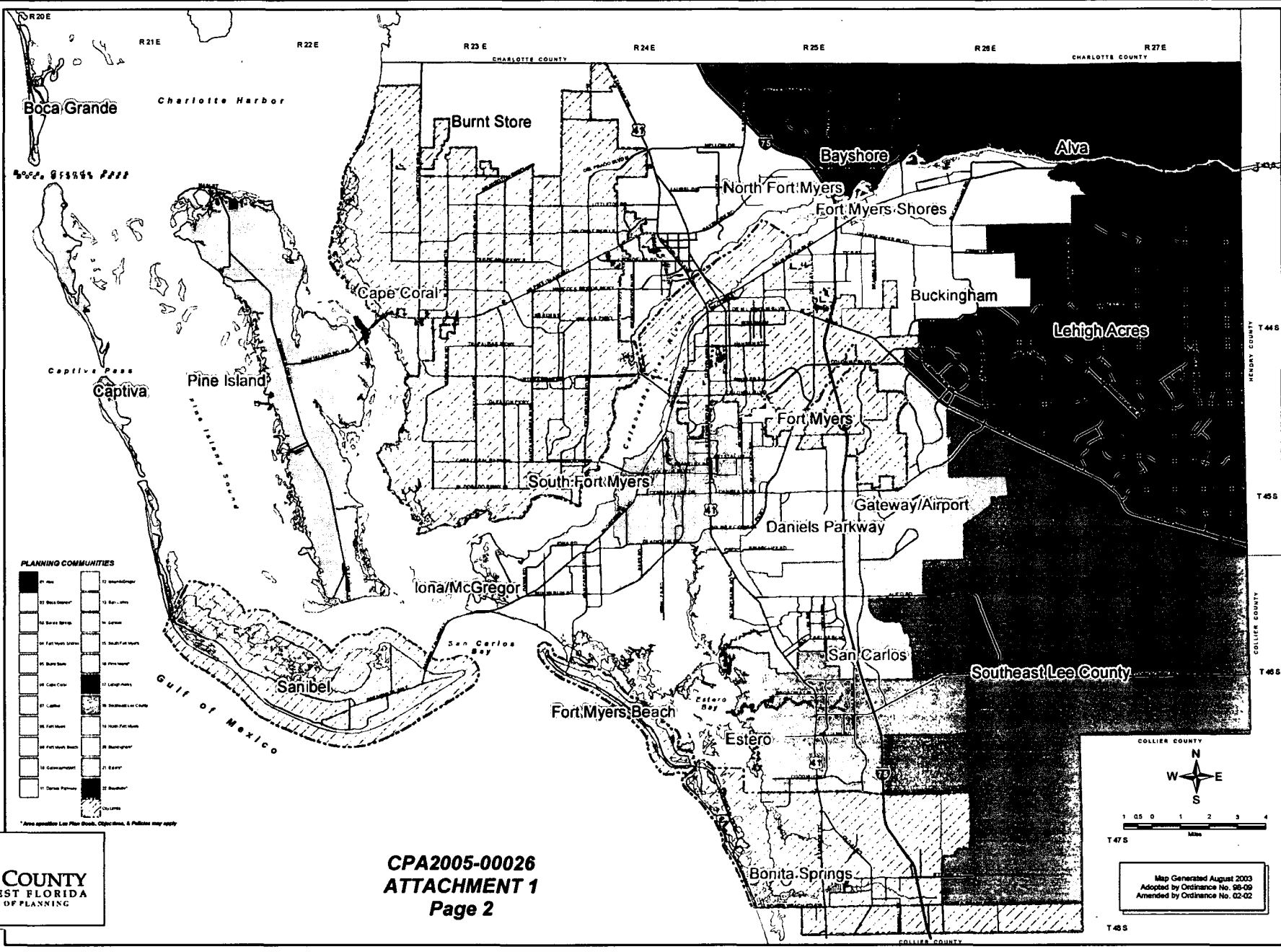
LEE COUNTY PLANNING COMMUNITIES MAP



CPA2005-00026
ATTACHMENT 1
Page 1

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

LEE COUNTY PLANNING COMMUNITIES
 (From Planning Map 16)



PLANNING COMMUNITIES

01. Boca Grande	12. Sanibel
02. Burnt Store	13. San Carlos
03. Cape Coral	14. Sanibel
04. Captiva	15. Sanibel
05. Fort Myers Beach	16. Sanibel
06. Fort Myers	17. Sanibel
07. Fort Myers Shores	18. Sanibel
08. Gateway/Airport	19. Sanibel
09. Daniels Parkway	20. Sanibel
10. San Carlos	21. Sanibel
11. Sanibel	22. Sanibel

* Areas outside Lee Plan Shaded. Obstacles, & Pollution may apply



CPA2005-00026
 ATTACHMENT 1
 Page 2

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

TABLE 1(b)
Year 2020 2030 Allocations

		Lee County Totals		Alva		Boca Grande		Bonita Springs		Fort Myers Shores		Burnt Store	
Future Land Use Classification		Existing Allocation	Proposed Allocation	Existing Allocation	Proposed Allocation	Existing Allocation	Proposed Allocation	Existing Allocation	Proposed Allocation	Existing Allocation	Proposed Allocation	Existing Allocation	Proposed Allocation
Residential By Future Land Use Category	Intensive Development	1,484	1,320	0	0	0	0	0	0	80	20	0	0
	Central Urban	9,658	14,772	0	0	0	0	0	0	208	210	0	0
	Urban Community	12,803	18,615	519	520	437	485	0	0	449	630	0	0
	Suburban	15,448	16,635	0	0	0	0	0	0	1,803	1,810	0	0
	Outlying Suburban	5,234	5,742	15	30	0	0	0	0	300	535	20	20
	Industrial Development	96	79	0	0	0	0	0	0	0	0	0	0
	Public Facilities	2	1	0	0	1	0	0	0	0	0	0	0
	University Community	860	850	0	0	0	0	0	0	0	0	0	0
	Industrial Interchange	0	0	0	0	0	0	0	0	0	0	0	0
	General Interchange	53	42	0	0	0	0	0	0	0	0	0	0
	General/Commercial Interchange	7	7	0	0	0	0	0	0	7	7	0	0
	Industrial/Commercial Interchange	0	0	0	0	0	0	0	0	0	0	0	0
	University Village Interchange	0	0	0	0	0	0	0	0	0	0	0	0
	Mixed Use Interchange	0		0		0		0		0		0	
	New Community	1,644	900	0	0	0	0	0	0	0	0	0	0
	Airport	0	0	0	0	0	0	0	0	0	0	0	0
	Tradeport	9	9	0	0	0	0	0	0	0	0	0	0
	Rural	8,977	8,436	1,419	2,000	0	0	0	0	783	1,400	633	700
	Rural Community Preserve	3,046	3,046	0	0	0	0	0	0	0	0	0	0
	Coastal Rural		1,300		0		0		0		0		0
	Outer Islands	216	202	5	5	0	0	0	0	1	1	0	0
	Open Lands	2,094	2,805	175	250	0	0	0	0	0	0	588	590
	Density Reduction/Groundwater Resource	5,544	6,794	40	600	0	0	0	0	0	0	0	0
	Conservation Lands Uplands		0		0		0		0		0		0
	Wetlands	0	0	0	0	0	0	0	0	0	0	0	0
	Conservation Lands Wetlands		0		0		0		0		0		0
Total Residential		67,159	81,555	2,473	3,405	438	485	0	0	3,631	4,613	1,241	1,310
Commercial		9,460	12,763	46	57	56	52	0	0	257	400	26	50
Industrial		6,314	6,620	26	26	14	3	0	0	391	400	5	5
Non Regulatory Allocations													
Public		58,676	82,192	3,587	7,100	637	421	0	0	1,724	2,000	1,193	7,000
Active Agriculture		34,145	24,957	6,098	5,100	0	0	0	0	620	550	0	150
Passive Agriculture		65,414	45,859	14,633	13,549	0	0	0	0	4,375	2,500	6,987	109
Conservation (wetlands)		79,488	81,948	2,236	2,214	296	611	0	0	1,125	1,142	3,672	3,236
Vacant		44,720	21,281	1,526	2,012	2	0	0	0	33	113	1,569	871
Total		365,373	357,175	30,324	33,463	1,343	1,572	0	0	12,156	11,718	14,693	12,731

TABLE 1(b)
Year 2020 2030 Allocations

		Cape Coral		Captiva		Fort Myers		Fort Myers Beach		Gateway/Airport		Daniels Parkway	
Future Land Use Classification		Existing Allocation	Proposed Allocation	Existing Allocation	Proposed Allocation	Existing Allocation	Proposed Allocation	Existing Allocation	Proposed Allocation	Existing Allocation	Proposed Allocation	Existing Allocation	Proposed Allocation
Residential By Future Land Use Category	Intensive Development	27	27	0	0	297	250	0	0	0	0	0	0
	Central Urban	0	0	0	0	545	230	0	0	0	0	0	0
	Urban Community	0	0	0	0	0	0	0	0	0	0	0	0
	Suburban	0	0	0	0	206	85	0	0	0	0	0	0
	Outlying Suburban	2	2	435	500	0	0	0	0	0	0	1,352	1,700
	Industrial Development	0	0	0	0	48	39	0	0	18	20	0	0
	Public Facilities	0	0	4	1	0	0	0	0	0	0	0	0
	University Community	0	0	0	0	0	0	0	0	0	0	0	0
	Industrial Interchange	0	0	0	0	0	0	0	0	0	0	0	0
	General Interchange	0	0	0	0	0	0	0	0	0	0	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
	Mixed Use Interchange	0	0	0	0	0	0	0	0	0	0	0	0
	New Community	0	0	0	0	360	0	0	0	1,284	900	0	0
	Airport	0	0	0	0	0	0	0	0	0	0	0	0
	Tradeport	0	0	0	0	0	0	0	0	0	0	0	0
	Rural	0	0	0	0	184	0	0	0	111	0	1,255	1,500
	Rural Community Preserve	0	0	0	0	0	0	0	0	0	0	0	0
	Coastal Rural	0	0	0	0	0	0	0	0	0	0	0	0
	Outer Islands	0	0	172	150	0	0	0	0	0	0	0	0
	Open Lands	0	0	0	0	0	0	0	0	0	0	47	120
	Density Reduction/Groundwater Resource	0	0	0	0	0	0	0	0	94	94	0	0
	Conservation Lands Uplands	0	0	0	0	0	0	0	0	0	0	0	0
	Wetlands	0	0	0	0	0	0	0	0	0	0	0	0
	Conservation Lands Wetlands	0	0	0	0	0	0	0	0	0	0	0	0
Total Residential		29	29	608	651	1,640	604	0	0	1,516	1,023	2,556	3,322
Commercial		17	17	112	125	153	150	0	0	824	1,100	398	440
Industrial		26	26	0	0	733	300	0	0	3,096	3,100	40	10
Non Regulatory Allocations													
Public		6	20	1,981	1,961	750	350	0	0	6,136	7,500	1,854	2,416
Active Agriculture		0	0	0	0	279	0	0	0	569	0	254	20
Passive Agriculture		10	0	0	0	631	0	0	0	3,580	1,491	575	20
Conservation (wetlands)		0	133	1,347	1,603	1,006	748	0	0	3,482	2,809	1,818	1,719
Vacant		25	34	6	0	495	45	0	0	792	300	578	20
Total		113	259	4,053	4,340	5,687	2,197	0	0	10,995	17,323	8,243	7,967

TABLE 1(b)
Year 2020 2030 Allocations

		Iona/McGregor		San Carlos		Sanibel		South Fort Myers		Pine Island		Lehigh Acres	
Future Land Use Classification		Existing Allocation	Proposed Allocation	Existing Allocation	Proposed Allocation	Existing Allocation	Remaining Allocation	Existing Allocation	Proposed Allocation	Existing Allocation	Proposed Allocation	Existing Allocation	Proposed Allocation
Residential By Future Land Use Category	Intensive Development			0	0	0	0	704	660	6	3	0	0
	Central Urban	462	375	45	17	0	0	2,778	3,140	0	0	3,052	8,200
	Urban Community	687	850	830	1,000	0	0	820	860	526	500	8,037	13,269
	Suburban	2,474	2,500	2,250	1,975	0	0	1,217	1,200	636	675	0	0
	Outlying Suburban	386	377	0	25	0	0	0	0	466	600	0	0
	Industrial Development	7	5	13	5	0	0	10	10	0	0	0	0
	Public Facilities	0	0	0	0	0	0	0	0	0	0	0	0
	University Community	0	0	860	850	0	0	0	0	0	0	0	0
	Industrial Interchange	0	0	0	0	0	0	0	0	0	0	0	0
	General Interchange	0	0	0	0	0	0	0	0	0	0	0	0
	General/Commercial Interchange	0	0	0	0	0	0	0	0	0	0	0	0
	Industrial/Commercial Interchange	0	0	0	0	0	0	0	0	0	0	0	0
	University Village Interchange	0	0	0	0	0	0	0	0	0	0	0	0
	Mixed Use Interchange	0		0		0		0		0		0	
	New Community	0	0	0	0	0	0	0	0	0	0	0	0
	Airport	0	0	0	0	0	0	0	0	0	0	0	0
	Tradeport	0	0	0	0	0	0	0	0	0	0	0	0
	Rural	0	0	160	90	0	0	0	0	1,120	190	10	14
	Rural Community Preserve	0	0	0	0	0	0	0	0	0	0	0	0
	Coastal Rural		0		0		0		0		1,300		0
	Outer Islands	1	1	0	0	0	0	0	0	37	45	0	0
	Open Lands	0	0	0	0	0	0	0	0	0	0	0	0
	Density Reduction/Groundwater Resource	0	0	0	0	0	0	0	0	0	0	0	0
	Conservation Lands Uplands		0		0		0		0		0		0
	Wetlands	0	0	0	0	0	0	0	0	0	0	0	0
	Conservation Lands Wetlands		0		0		0		0		0		0
Total Residential		4,034	4,108	4,228	3,962	0	0	5,620	5,870	2,790	3,313	11,099	21,483
Commercial		782	1,100	1,613	1,944	0	0	1,840	2,100	166	226	452	1,420
Industrial		298	320	350	450	0	0	723	900	64	64	216	300
Non Regulatory Allocations													
Public		2,970	3,550	1,085	2,660	0	0	3,394	3,500	1,722	2,100	13,738	15,000
Active Agriculture			0		0	0	0	0	0	2,313	2,400		0
Passive Agriculture			0	90	0	0	0	0	0	960	815		0
Conservation (wetlands)		8,870	9,306	3,283	2,798	0	0	428	188	13,703	14,767	1,455	1,496
Vacant		1,012	971	44	244	0	0	690	309	4,677	3,781	10,664	7,377
Total		48,875	19,355	10,660	12,058	0	0	12,413	12,867	26,303	27,466	46,624	47,076

TABLE 1(b)
Year 2020 2030 Allocations

		Southeast Lee County		North Fort Myers		Buckingham		Estero		Bayshore	
Future Land Use Classification		Existing Allocation	Proposed Allocation	Existing Allocation	Proposed Allocation	Existing Allocation	Proposed Allocation	Existing Allocation	Proposed Allocation	Existing Allocation	Proposed Allocation
Residential By Future Land Use Category	Intensive Development	0	0	374	360	0	0	0	0	0	0
	Central Urban	0	0	2,498	2,600	0	0	0	0	0	0
	Urban Community	0	0			51	51	327	450	0	0
	Suburban	0	0	6,293	6,690	0	0	1,672	1,700	0	0
	Outlying Suburban	0	0	610	500	40	49	837	454	740	950
	Industrial Development	0	0	0	0	0	0	0	0	0	0
	Public Facilities	0	0	0	0	0	0	0	0	0	0
	University Community	0	0	0	0	0	0	0	0	0	0
	Industrial Interchange	0	0	0	0	0	0	0	0	0	0
	General Interchange	45	15	0	7	0	0	45	6	12	12
	General/Commercial Interchange	0	0	0	0	0	0	0	0	0	0
	Industrial/Commercial Interchange	0	0	0	0	0	0	0	0	0	0
	University Village Interchange	0	0	0	0	0	0	0	0	0	0
	Mixed Use Interchange	0		0		0		0		0	
	New Community	0	0	0	0	0	0	0	0	0	0
	Airport	0	0	0	0	0	0	0	0	0	0
	Tradeport	0	0	0	0	0	0	0	0	0	0
	Rural	702	0	383	500	67	57	900	635	1,251	1,350
	Rural Community Preserve	0		0	0	3,046	3,046	0	0	0	0
	Coastal Rural		0		0		0		0		0
	Outer Islands	0	0	0	0	0	0	0	0	0	0
	Open Lands	0	0	45	45	0	0	0	0	1,236	1,800
	Density Reduction/Groundwater Resource	3,573	4,000	0	0	0	0	0	0	1,837	2,100
	Conservation Lands Uplands		0		0		0		0		0
	Wetlands	0	0	0	0	0	0	0	0	0	0
	Conservation Lands Wetlands		0		0		0		0		0
Total Residential		4,200	4,015	9,200	10,702	3,203	3,203	3,654	3,245	6,085	6,212
Commercial		34	38	1,158	1,687	48	18	1,300	1,700	104	139
Industrial		55	65	200	554	5	5	87	87	3	5
Non Regulatory Allocations											
Public		7,700	12,000	2,015	4,000	2,114	2,114	4,708	7,000	1,462	1,500
Active Agriculture		21,066	15,101	384	200	441	411	833	125	1,324	900
Passive Agriculture		21,110	18,000	4,113	1,556	3,867	3,619	90	200	4,393	4,000
Conservation (wetlands)		30,882	31,530	1,293	1,317	359	381	3,626	5,068	798	882
* Vacant		324	500	4,242	2,087	1,278	1,278	5,794	809	1,310	530
Total		85,455	81,249	22,620	22,103	11,265	11,029	20,188	18,234	14,476	14,168

Amendments to Table1(b) and Map 16

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

- P M/T 98-07 – This amendment created a new Future Land Use Map designation “Mixed Use Interchange” and amended the allocation to reflect this change.
- P B 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 Iva 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 “irport” 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 nalysis Zonal Data project. This helped staff refine existing uses at the T Z 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.
- CP 2002-00006 – This amendment corrected an oversight from the 1999 amendment where the Bayshore Community was split from the Iva 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 Iva designated Outlying Suburban.
- CP 2004-00015 – This amendment was required to address changes in the Fort Myers Shores Planning Community due to the adoption of the Caloosahatchee Shores Community Plan. This plan redesignated lands from Rural and Suburban to Outlying Suburban. Since no Outlying Suburban designation previously existed in the Fort Myers Shores Planning Community, there was no allocation for residential uses in Outlying Suburban. This amendment made changes to the residential acreage allocations between the Future Land Use Categories but did not alter the overall population accommodation of the Fort Myers Shores Planning Community.

TABLE 1(b)
Year 2030 Allocations

		Lee County Totals				Alva				Boca Grande			
Future Land Use Classification		Existing Allocation	Proposed Allocation	Inventoried Acreage	Remaining Allocation	Existing Allocation	Proposed Allocation	Inventoried Acreage	Remaining Allocation	Existing Allocation	Proposed Allocation	Inventoried Acreage	Remaining Allocation
Residential By Future Land Use Category	Intensive Development	1,484	1,320	1,133	187								
	Central Urban	9,558	14,772	8,763	6,009								
	Urban Community	12,893	18,615	6,882	11,733	519	520	494	26	437	485	370	115
	Suburban	15,448	16,635	13,354	3,281								
	Outlying Suburban	5,231	5,742	3,324	2,418	15	30	5	25				
	Industrial Development	96	79	63	16								
	Public Facilities	2	1	1						1			
	University Community	860	850	119	731								
	Industrial Interchange												
	General Interchange	53	42	41	1								
	General/Commercial Interchange	7	7	7									
	Industrial/Commercial Interchange												
	University Village Interchange												
	New Community	1,644	900	507	393								
	Airport												
	Tradeport	9	9	9									
	Rural	8,977	8,436	5,625	2,811	1,419	2,000	1,309	691				
	Rural Community Preserve	3,046	3,046	2,702	344								
	Coastal Rural		1,300	820	480								
	Outer Islands	216	202	175	27	5	5	1	4				
	Open Lands	2,091	2,805	1,508	1,297	175	250	93	157				
	Dens. Red. - Gdwtr. Res.	5,544	6,794	4,008	2,786	40	600	49	551				
	Conservation Lands Uplands												
	Wetlands												
	Conservation Lands Wetlands												
Total Residential		67,159	81,555	49,045	32,510	2,173	3,405	1,951	1,454	438	485	370	115
Commercial		9,460	12,763	4,624	8,139	46	57	34	23	56	52	51	1
Industrial		6,311	6,620	1,613	5,007	26	26	15	11	14	3	1	2
Non Regulatory Allocations													
Public		58,676	82,192	57,618	24,574	3,587	7,100	6,098	1,002	537	421	410	11
Active Agriculture		34,145	24,957	27,502	(2,545)	6,098	5,100	6,817	(1,717)			2	(2)
Passive Agriculture		65,414	45,859	54,070	(8,211)	14,633	13,549	13,399	150				
Conservation (wetlands)		79,488	81,948	81,830	118	2,236	2,214	2,214		296	611	611	
Vacant		44,720	21,282	80,873	(59,591)	1,525	2,012	2,935	(924)	2		126	(126)
Total		365,373	357,176	357,176		30,324	33,463	33,463		1,343	1,572	1,572	

TABLE 1(b)
Year 2030 Allocations

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

TABLE 1(b)
Year 2030 Allocations

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

TABLE 1(b)
Year 2030 Allocations

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

TABLE 1(b)
Year 2030 Allocations

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

TABLE 1(b)
Year 2030 Allocations

	Future Land Use Classification	South Fort Myers				Pine Island				Lehigh Acres			
		Existing Allocation	Proposed Allocation	Inventoried Acreage	Remaining Allocation	Existing Allocation	Proposed Allocation	Inventoried Acreage	Remaining Allocation	Existing Allocation	Proposed Allocation	Inventoried Acreage	Remaining Allocation
Residential By Future Land Use Category	Intensive Development	704	660	601	59	5	3		3				
	Central Urban	2,778	3,140	2,778	362					3,052	8,200	3,205	4,995
	Urban Community	920	860	784	77	526	500	384	116	8,037	13,269	2,797	10,472
	Suburban	1,217	1,200	1,142	58	636	675	575	100				
	Outlying Suburban					466	600	307	293				
	Industrial Development	10	10	4	6								
	Public Facilities												
	University Community												
	Industrial Interchange												
	General Interchange												
	General/Commercial Interchange												
	Industrial/Commercial Interchange												
	University Village Interchange												
	New Community												
	Airport												
	Tradeport												
	Rural					1,129	190	132	59	10	14	1	13
	Rural Community Preserve												
	Coastal Rural						1,300	820	480				
	Outer Islands					37	45	41	4				
	Open Lands												
	Dens. Red. - Gdwtr. Res.												
	Conservation Lands Uplands												
	Wetlands												
	Conservation Lands Wetlands												
Total Residential		5,629	5,870	5,308	562	2,799	3,313	2,259	1,054	11,099	21,483	6,003	15,480
Commercial		1,849	2,100	1,459	641	165	226	147	79	452	1,420	286	1,134
Industrial		723	900	430	470	64	64	36	28	216	300	105	195
Non Regulatory Allocations													
Public		3,394	3,500	3,103	397	1,722	2,100	1,388	712	13,738	15,000	2,318	12,682
Active Agriculture				114	(114)	2,313	2,400	2,467	(67)			95	(95)
Passive Agriculture				208	(208)	960	815	871	(56)			1,119	(1,119)
Conservation (wetlands)		128	188	188		13,703	14,767	14,782	(55)	1,455	1,496	1,496	
Vacant		690	309	2,056	(1,747)	4,577	3,781	5,515	(1,734)	19,561	7,377	35,654	(28,276)
Total		12,413	12,867	12,867		26,303	27,466	27,466		46,521	47,076	47,076	

TABLE 1(b)
Year 2030 Allocations

		Southeast Lee County				North Fort Myers				Buckingham			
Future Land Use Classification		Existing Allocation	Proposed Allocation	Inventoried Acreage	Remaining Allocation	Existing Allocation	Proposed Allocation	Inventoried Acreage	Remaining Allocation	Existing Allocation	Proposed Allocation	Inventoried Acreage	Remaining Allocation
Residential By Future Land Use Category	Intensive Development					371	360	304	56				
	Central Urban					2,498	2,600	2,074	526				
	Urban Community									51	51	48	3
	Suburban					5,293	6,690	4,901	1,790				
	Outlying Suburban					610	500	308	192	49	49	1	48
	Industrial Development												
	Public Facilities												
	University Community												
	Industrial Interchange												
	General Interchange	15	15	14	1	9	7	7					
	General/Commercial Interchange												
	Industrial/Commercial Interchange												
	University Village Interchange												
	New Community												
	Airport												
	Tradeport												
	Rural	702				383	500	374	126	57	57		57
	Rural Community Preserve									3,046	3,046	2,702	344
	Coastal Rural												
	Outer Islands												
	Open Lands					45	45	22	23				
	Dens. Red. - Gdwtr. Res.	3,573	4,000	2,125	1,875								
	Conservation Lands Uplands												
	Wetlands												
	Conservation Lands Wetlands												
Total Residential		4,290	4,015	2,139	1,876	9,209	10,702	7,991	2,711	3,203	3,203	2,750	453
Commercial		31	38	16	22	1,158	1,687	673	1,014	18	18	10	8
Industrial		55	65	33	32	209	554	171	383	5	5		5
Non Regulatory Allocations													
Public		7,700	12,000	7,984	4,016	2,015	4,000	2,873	1,127	2,114	2,114	1,690	424
Active Agriculture		21,066	15,101	14,946	155	381	200	201	(1)	411	411	706	(295)
Passive Agriculture		21,110	18,000	18,582	(582)	4,113	1,556	1,492	64	3,867	3,619	3,276	343
Conservation (wetlands)		30,882	31,530	30,928	602	1,293	1,317	1,317		359	381	381	
Vacant		321	500	6,621	(6,121)	4,242	2,087	7,386	(5,300)	1,278	1,278	2,215	(937)
Total		85,455	81,249	81,249		22,620	22,103	22,103		11,255	11,029	11,029	

TABLE 1(b)
Year 2030 Allocations

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