



DOCC

**LEE COUNTY**  
SOUTHWEST FLORIDA

---

## Division Of Planning

### MEMORANDUM

**To:** Board of County Commissioners  
**From:** Paul O'Connor, AICP, Director  
**Subject:** 2002/2003 Regular Lee Plan Amendment Transmittal Hearings  
**Date:** June 11, 2003

Attached are the Agenda, Staff Reports, and Supporting Data for the 2002/2003 Regular Lee Plan Amendment Transmittal Hearing. The hearing will be held on June 25, 2003 starting at 9:30 A.M. in the chambers.

The Agenda starts with Consent items that are recommended for transmittal to the Department of Community Affairs for their review and comment. Planning Staff and the Local Planning Agency concur in their recommendations on these amendments. The Agenda includes one Administrative item, the Estero 60 Future Land Use Map amendment. Staff and the LPA are not recommending transmittal of this proposed amendment. The Agenda concludes with the proposed Caloosahatchee Shores Community Plan.

If you have any questions regarding any of these amendments, please feel free to call me directly at 479-8309.

**cc:** Mary Gibbs, AICP, Director of Community Development  
Tim Jones, Assistant County Attorney  
Lisa Pierce, Minutes  
Lee Cares  
Planning File

**2002/2003 REGULAR LEE PLAN AMENDMENTS  
TRANSMITTAL HEARING**

COMMISSION CHAMBERS, 2120 MAIN STREET

**JUNE 25, 2003**

**9:30 A.M.**

**AGENDA**

**1. CALL TO ORDER; CERTIFICATION OF AFFIDAVIT OF PUBLICATION**

**2. CONSENT AGENDA**

- **Public Comment on Consent Agenda**
- **Consent Items to be Pulled for Discussion by the Board**
- **Motion on the Balance of Items**
- **Consideration of Items Pulled for Discussion**

**A. CPA 2002-06 – Outlying Suburban Residential Allocations**

Amend Table 1(b), Planning Community Year 2020 Allocations, by correcting the Outlying Suburban Allocation for the Alva Community.

**B. CPA 2002-08 – Conservation Lands**

Amend the Future Land Use Map series, Map 1, by updating the Conservation Lands land use categories.

**C. CPA 2002-11 – Buckingham Potable Water**

Amend Goal 17, Buckingham, of the Future Land Use Element by adding language that allows water lines to be extended to serve the Buckingham Rural Community Preserve on a voluntary basis, with costs of extension to be paid by the petitioner. Amend Map 6, Future Water Service Areas, to show all of the Buckingham Rural Community Preserve to be within the Future Water Service Areas of the County. Amend Map 7, Future Sewer Service Areas, to add certain public facility sites (Gulf Coast Center and Tice Fire Station) to the Future Sanitary Sewer Service Area Map.

**D. CPA 2002-13 – Financially Feasible Transportation Map**

Amend the Transportation Maps of the Future Land Use Map Series and any related policy references to reflect the latest Lee County MPO 2020 Financially Feasible Transportation Plan map.

**E. CPA 2002-15 – Constrained Roads**

Update Table 2(a), Constrained Roads/State and County Roads, to eliminate Old 41, which is now a City of Bonita Springs road.

**F. CPA 2002-19 – Capital Improvements Program**

Amend the Capital Improvements Element (Tables 3 & 4) to reflect the latest adopted Capital Improvement Program.

**G. CPA 2002-22 – Policy 100.2.3 Text Update**

Amend Policy 100.2.3 of the Housing Element by replacing the outdated reference to the approval process of "Special Permit" with the current process of "Special Exception."

**3. ADMINISTRATIVE AGENDA**

**A. CPA 2002-02 – Estero 60**

Amend the Future Land Use Map series for a portion of a specified parcel of land located in Section 20, Township 46 South, Range 25 East to change the classification shown on Map 1, the Future Land Use Map, from "Rural" to "Outlying Suburban." Amend Lee Plan Policy 1.1.6 by limiting the density in the reclassified area to 2 dwelling units per acre. Also, amend Table 1(a), Note 6 to require central sewer service for development in the subject property.

**4. COMMUNITY PLAN AGENDA**

**A. CPA 2002-04 – Caloosahatchee Shores Community Plan**

Amend the Future Land Use Element of the Lee Plan, text and Future Land Use Map series to incorporate the recommendations of the Caloosahatchee Shores Community Planning effort, establish a new Goal, Vision Statement and subsequent Objectives and Policies.

**5. ADJOURN**

These meetings are open to the public and all interested parties are encouraged to attend. Interested parties may appear and be heard with respect to all proposed actions. Pursuant to Florida Statutes Section 163.3184(7), persons participating in the Comprehensive Plan Amendment process, who provide their name and address on the record, will receive a courtesy informational statement from the Department of Community Affairs prior to the publication of the Notice of Intent to find a plan amendment in compliance.

If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Further information may be obtained by contacting the Lee County Division of Planning at 479-8585.

In accordance with the Americans with Disabilities Act, reasonable accommodations will be made upon request. If you are in need of a reasonable accommodation, please contact Janet Miller at 479-8585 Extension 5910.

**CPA2002-06  
OUTLYING SUBURBAN  
RESIDENTIAL ALLOCATIONS  
BoCC SPONSORED  
AMENDMENT  
TO THE**

---

**LEE COUNTY COMPREHENSIVE PLAN**

---

**THE LEE PLAN**

---

**BoCC Public Hearing Document  
For the  
June 25, 2003 Public Hearing**

---

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

**June 9, 2003**

**LEE COUNTY  
DIVISION OF PLANNING  
STAFF REPORT FOR  
COMPREHENSIVE PLAN AMENDMENT  
CPA2002-06**



**Text Amendment**



**Map Amendment**

| This Document Contains the Following Reviews: |  |
|---|--|
| <input checked="" type="checkbox"/>           | Staff Review   |
| <input checked="" type="checkbox"/>           | Local Planning Agency Review and Recommendation                                  |
| <input type="checkbox"/>                      | Board of County Commissioners Hearing for Transmittal                            |
| <input type="checkbox"/>                      | Staff Response to the DCA Objections, Recommendations, and Comments (ORC) Report |
| <input type="checkbox"/>                      | Board of County Commissioners Hearing for Adoption                               |

STAFF REPORT PREPARATION DATE: April 18<sup>th</sup> 2003

**PART I - BACKGROUND AND STAFF RECOMMENDATION**

**A. SUMMARY OF APPLICATION**

**1. APPLICANT:**

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

**2. REQUEST:**

Amend Table 1(b), Planning Community Year 2020 Allocations, by correcting the Outlying Suburban Allocation for the Alva Community.

## **B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY**

### **1. RECOMMENDATION:**

Planning staff recommends the Board of County Commissioners transmit the proposed amendment to table 1(b). Staff recommends that Table 1(b) be revised to correct an error in the reallocations made in PAM/T 99-20 which allocated all residential acreage for the Outlying Suburban Future Land Use category in the Alva Planning Community to the new Bayshore Planning Community. The amended table will show an allocation of 15 acres for residential development in the Outlying Suburban category in the Alva Planning Community and an allocation of 749 residential acres in the Outlying Suburban category in the Bayshore Planning Community. (See Attachment 1)

### **2. BASIS AND RECOMMENDED FINDINGS OF FACT:**

- No change in the overall county accommodation is proposed
- No changes in any future land use category allocation are proposed.
- The previous amendments to the Planning Community Allocations removed all of the residential potential from lands designated Outlying Suburban in the Alva Community.
- Currently there are 4 acres of existing residential uses in the Alva Community designated Outlying Suburban.
- The Outlying Suburban area of the Alva Community has 53 acres of vacant land remaining for future development and 58 acres of agricultural uses which could be converted to other uses.
- Traffic Analysis Zone (TAZ) projections were formulated using the adopted Lee Plan Planning Community allocations as "control totals" and the zonal forecasts nest within each community.
- TAZ projections indicate that 9 additional units will be built in the Alva Planning Community in the Outlying Suburban area.
- Current development patterns in the Outlying Suburban area of Alva are at a density of 2 units per acre.
- The Bayshore Community is allocated 764 residential acres in the Outlying Suburban area and 295 acres of this allocation was from the original Alva Planning Community.
- There are 550 acres of residential uses in the Bayshore Planning Community in the area designated Outlying Suburban. Of these, 172 acres were in the original Alva Planning Community.
- There are currently 893 acres in agricultural use and 391 vacant acres remaining in the Outlying Suburban areas of the Bayshore Planning Community. Of these, 109 acres of agricultural use and 83 vacant acres are in the area that was previously in the Alva Planning Community.
- TAZ projections indicate that 129 additional units will be built in the Bayshore Planning Community in the Outlying Suburban area that was originally in the Alva Planning Community. Also, the current development patterns, in the Bayshore

Community, include a residential density of 1.5 units per acre in the Outlying Suburban areas; however, the area previously in the Alva Community has a density closer to 2 units per acre.

### C. BACKGROUND INFORMATION

The acreage allocation table (Lee Plan Table 1(b)) was amended by PAM/T 99-20 to adjust the allocations to address the creation of two new Planning Communities and changes in market conditions that occurred since Table 1(b) was adopted in 1998. This amendment created the new Bayshore Planning Community from the existing Alva and North Fort Myers Communities. The amendment did not alter the countywide allocation accommodation of the Lee Plan. Allocation adjustments required by changes in the planning community boundaries were based on the existing allocations, the existing landuse inventory, and the adopted TAZ projections. Allocation adjustments were also made to reflect market condition changes that became evident after the adoption of Table 1(b) in 1998.

During the codification process, staff identified an error in PAM/T 99-20 and asked the Board of County Commissioners to initiate an amendment to correct the misallocation. The staff report for PAM/T 99-20 included the following incorrect statement:

*"The area of the new Bayshore Planning Community currently in the Alva Planning Community has the following Future Land Use Map designations: Density Reduction/Groundwater Resources, Rural, Outlying Suburban, Public Facilities, and Wetlands. Since no property designated Outlying Suburban will remain in the Alva Community, the entire Outlying Suburban allocation, of 295 acres should be re-allocated to the Bayshore Community. "*

The staff analysis for PAM/T 99-20 overlooked the 145 acres of Outlying Suburban that is located in the Alva Planning Community south of the Caloosahatchee River just north of the Lehigh Acres Planning Community (See Attachment 2). This area has existing and potential residential development. This amendment addresses the error made in the previous amendment.

## **PART II - STAFF ANALYSIS**

### **A. STAFF DISCUSSION**

#### **Origin of Lee Plan Table 1(b) (Planning Community Allocations) and Map 16**

The Planning Community Allocations were adopted into the Lee Plan in the Lee Plan EAR Addendum cycle. The creation of this table and map was the topic of PAM/T 96-13, which addressed the need to replace the original "Year 2010 Overlay." The 2010 Overlay was a result of the 1989 Settlement Agreement between Lee County and the Department of Community Affairs (DCA). This agreement required the County to amend the Future Land Use Map Series by designating the proposed distribution, extent, and location of the generalized land uses required by Rule 9J-5.006(4)(a)1.-9 for the year 2010. This was accomplished by creating 115 sub-districts, generally nesting within the existing adopted Planning Districts and allocating, within each sub-district, the projected acreage totals for each generalized land use needed to accommodate the projected 2010 population. Policies added to the plan provided that no development approvals would be issued in a sub-district that would cause the allocated acreage for that land use category to be exceeded. The Overlay 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 to the extent and location of future commercial and industrial development.

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. There was a lack of a reliable existing land use database to monitor the use of land, which drew down the available acres in each sub-district. Finally, there was difficulty in explaining the concept and regulatory nature of the overlay to the public. A major effort was directed to resolve these problems. The *Sheridan vs. Lee County* Final Order required an amendment to the Lee Plan effecting the implementation of the "Year 2010 Overlay". Prior to this final order, the overlay was implemented at the building permit stage. The final order required all development order approvals to be consistent with the overlay. This amendment also required the Planning Division to create a parcel specific database to track the use of land in conjunction with the 2010 sub-district allocations. This requirement resolved the monitoring issue that was considered the largest obstacle in establishing a workable overlay. Other issues with the original overlay, however, could not be resolved in a principled and satisfactory manner. The 1994 Evaluation and Appraisal Report (EAR) included a proposal to remove the overlay from the Lee Plan. 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.

Lee County's 1996 EAR Addendum Cycle included a proposed replacement to the "Year 2010 Overlay." This amendment (PAM/T 96-13) proposed replacement of 115 sub-districts with twenty community-based districts (Planning Communities). In comparison, the average size of the 115 sub-districts was four thousand acres, while, the average size of the new Planning Communities is twenty thousand acres. The increase in size allowed for increased flexibility in the regulation. The acreage allocations for the Planning Communities only regulate residential, commercial, and industrial uses. The time horizon of the allocations was extended to the year 2020. The 2020 population forecast used for the allocations was also reduced from the 797,288 as adopted in the EAR to the Bureau of Economic and Business Research's (BEBR) mid-range population projection of 602,000. This amendment to the Lee Plan became effective on July 30, 1998.

Following the adoption of the Planning Community map and Allocation table, planning staff initiated a work program to further break down the residential, commercial, and industrial needs of the unincorporated areas into the existing traffic analysis zone boundaries. This allowed the county's transportation needs model to be run using land use data consistent with the adopted comprehensive plan. Since the planning community allocations are monitored semi-annually, the base data used for the TAZ project included an additional 2 years of development data. Breaking down the allocations from the Planning Community to the TAZ level with the aid of additional data gave the planning staff the opportunity to monitor the accuracy of the original Table 1(b) allocations. This table allocates residential acres by Lee Plan future land use categories as well as planning communities. The TAZ residential projections were also done by future land use categories. This analysis also included an additional 2 years of zoning/planned development approval information. This additional information allowed planning staff the opportunity to assess how actual development was occurring in comparison to the planning community allocations.

The Planning Community Map and Allocation Table (Map 16 and Table 1(b)) were amended during the 2000/2001 amendment cycle, which was adopted January 10, 2002 by the BoCC. This amendment was initiated to address events that occurred following the adoption of the original communities map and allocations. For example, in the spring of 2000, The MPO adopted new TAZ forecasts, two community planning efforts initiated and more were anticipated due to funding provided by the county for community plans, the City of Bonita Springs incorporated, and The City of Fort Myers annexed land outside of the Fort Myers Planning Community. The TAZ zonal data, which was overseen by planning staff, showed areas of the county where the allocations were not in keeping with actual development. Since the residential allocations are specific to Future Land Use categories as well as the planning

community, these allocations are for smaller geographic areas than the commercial and industrial allocations. The smaller sized areas reduce the flexibility of the allocations which has caused the residential allocations to require more frequent adjustments as development occurs. Each of the Lee Plan FLUM categories allows a range of densities for residential and therefore, new development may not replicate the assumptions used in developing the acreage allocations. The boundaries of the two community planning efforts were divided by exiting planning community boundaries on Map 16. The incorporated City of Bonita Springs also did not follow the Planning Community boundaries on Map 16. It was decided that the Planning Communities map and the allocation table should be "fine tuned" to reflect these changes. The major result of this amendment was the creation of the Bayshore and Estero Planning Communities and a number of re-allocations of acreages on Table 1(b). Since population projections were not changed from the time the original allocations were adopted, the allocation table was only amended to reflect market shifts, the adjustments to Map 16, and major Future Land Use Map amendments. The allocation changes did not increase or decrease the countywide accommodation of residential (population), commercial, or industrial development. Shifts in development location necessitated re-allocation of residential acreages between Future Land Use Map (FLUM) categories. Since FLUM categories assume different residential densities, to ensure the population accommodation of the Lee Plan remained consistent with the adopted population projection, the revised Table 1(b) does not have the same county wide residential acreage allocation as was originally adopted in 1998. Also, the allocation table regulates areas in the unincorporated portion of Lee County so the incorporation of Bonita Springs greatly reduced the acreage allocations on Table 1(b).

### **Proposed Changes**

This amendment addresses the error made in the last amendment to Table 1(b). PAM/T 99-20 incorrectly stated that with the creation of the Bayshore Planning Community, there would be no land designated "Outlying Suburban" in the Alva Planning Community. In fact, of the 805 acres in the original Alva Planning Community designated Outlying Suburban, 145 acres (18%) remained in the Alva Planning Community and 660 acres (82%) were in the area that became the Bayshore Planning Community (Attachment 3 – Future Land Use Map Acreage Breakdown). An amendment (CPA2000-09) reviewed and adopted concurrently with PAM/T 99-20 re-classified 239 acres in this area from Outlying Suburban to Conservation Lands. This change was part of a map amendment that is processed periodically to reflected purchases of land, by Lee County through the Conservation Lands Acquisition and Stewardship Program (Conservation 20/20), for preservation purposes. Planning staff was aware of that the River Run RPD was under review for purchase prior to the map change and had incorporated this status in the residential allocations. Therefore, the reclassification to Conservation Lands does not impact the Outlying Suburban allocations in

the Alva/Bayshore planning communities. It does changes the percentage analysis of this land use category from an 18/82 percent split to a 25/75 percent Alva/Bayshore split.

If a percentage split were applied to the original Alva allocation of Outlying Suburban residential, 74 acres would remain allocated to the Alva Planning Community and 211 acres would be allocated to the Bayshore Planning Community. However, only 4 acres are currently developed with residential uses in the Alva Planning Community's Outlying Suburban area (Attachment 4 – Existing Land Use Inventory). Therefore, an allocation of 74 acres would result in 70 acres remaining for future residential development. This allocation would accommodate residential uses on over 50% of the land in this portion of the Alva Planning Community. To utilize this allocation, much of the existing agricultural use in the area would need to be converted to residential use. Furthermore, this allocation could potentially accommodate 210 additional dwelling units in the area at a density of 3 units per acre. At the current density in the area, 2 units per acre, this allocation would accommodate 140 additional dwelling units. Given that this particular area of the county is somewhat remote and predominately agricultural in nature, the TAZ projections estimated that by the year 2020 only 18 additional units would be built in this area. Staff also notes that the last new dwelling unit built in this area was in 1995. Assuming the historic development patterns in this area will continue (2 du/acre), to accommodate the projected growth only 9 acres need to be allocated for the anticipated residential growth in the Alva Planning Community for the Outlying Suburban category. At a minimum, to accommodate the existing and projected growth this area requires a residential allocation of 13 acres. Staff recommends that 15 acres be allocated to the Alva Planning Community in the Outlying Suburban land use category allowing for some deviation from historical development trends and increased market demand.

The land in the Alva Planning Community designated Outlying Suburban that was included in the Bayshore Planning Community is forecast in the TAZ projections to increase by 129 dwelling for a total of 708 units by the year 2020 (Attachment 3). Within this area, 5 additional units have been built, since the TAZ projections were adopted in the spring of 2000. This area has also been developed at 2 units per acre, with the exception of one mobile home/RV park that was developed in the mid-1970's at a density closer to 8 units per acre. Assuming the historic development patterns continue, this area will require an additional allocation of 65 acres to accommodate the projected growth. Today, there are 579 units on 172 acres of land existing in this area as inventoried by the Planning Division. Therefore, the Outlying Suburban area of the Bayshore Planning Community that was previously in the Alva Planning Community requires an allocation of 237 acres for existing and projected residential uses. The original Alva Planning Community residential allocation for Outlying Suburban was 295 acres. The analysis of future needs demonstrates that only 250 acres are needed to accommodate the estimated growth. This growth estimate and land

accommodation need is based on the adopted MPO TAZ forecasts and historical development patterns. Given that the original Alva Outlying Suburban allocation for residential was 295 acres, there remains a difference of 45 acres between the need and allocation. While the purchase of the River Run RPD did reduce the total amount of land available for future residential development, this area has incurred more development interest than the Outlying Suburban area in the Alva Planning Community. Therefore, staff recommends that 43 additional acres be allocated to the Bayshore Planning Community (2 of the 45 acres have been recommended to be allocated to the Alva Planning Community).

**Additional Justification For The Proposed Alva/Bayshore Residential Allocation Split**

The Bayshore Planning Community has two areas designated Outlying Suburban. One is the area between SR 78 and the Caloosahatchee River and the other is located east of I-75, north of SR 78, along Pritchett Parkway (Attachments 2 & 5). The area south of SR 78 is the portion that was in the Alva Planning Community. As riverfront property in other areas of the county continues to develop, this area will be subject to increased development interest. The area north of SR 78 is the larger of the two areas with a total acreage of over 2,000 acres. This area has over 900 acres of existing agricultural uses and 390 acres of vacant land. The Bayshore Community Plan (Lee Plan Goal 20) does address non-residential uses within the community boundaries. Retail commercial development is allowed at a limited number of locations and restricted in the areas outside of the General Interchange area to minor commercial uses. Non-retail commercial uses are permitted elsewhere consistent to the Lee Plan and the Land Development Code. The plan also states no new industrial activities or rezonings are permitted. The plan clearly directs development to a more residential nature. One change in conditions that has occurred since the staff report for PAM/T 99-20 was issued is the application for a 1525 dwelling unit development in the area of Outlying Suburban along Pritchett Parkway. As currently proposed, this development will require a residential allocation of 453 acres. With the current residential allocation of 764 acres and existing inventory of 550 acres of residential development in the Outlying Suburban area of the Bayshore Planning Community, if approved, this development will not be able to "build out". By correcting the mistake of PAM/T 99-20, the Bayshore allocation will be reduced to 749 acres. While this proposed development is not approved and there is no guarantee that it will be built as proposed or by the year 2020, the application for a new residential development demonstrates that there is current interest to develop in this area of the county. Given the location, accessibility issues, and other amenities, the Outlying Suburban area of Bayshore is anticipated to develop sooner than the area in the Alva Planning Community which is more remote/rural and has inferior access (Attachment 5). Therefore, staff recommends that the balance of the residential allocation not needed to accommodate the TAZ forecasted growth remain in the Bayshore Planning Community.

## **B. CONCLUSIONS**

Map 16, the Planning Community Map, should be amended to correct an error from the staff report for PAM/T 99-20. This amendment will not alter the overall county population accommodation and will only effect the residential allocations on Table 1(b). Furthermore, this amendment only addresses the allocations for Outlying Suburban residential development in the Alva and Bayshore Planning Communities. The methodology used to formulate the proposed split of the 295 acre residential allocation is the same as was used in the PAM/T 99-20 staff analysis and is consistent with the adopted TAZ forecasts.

## **C. STAFF RECOMMENDATION**

Planning staff recommends that the Board of County Commissioners transmit the proposed amendment. Staff recommends that Lee Plan Table 1(b), the Planning Communities Acreage Allocation Table, be amended to correct an error made in the staff report for PAM/T 99-20. The proposed amendment will correct Table 1(b) by including a residential allocation for Outlying Suburban in the Alva Planning Community. The amended table will show an allocation of 15 acres for residential development in the Outlying Suburban category in the Alva Planning Community and an allocation of 749 residential acres in the Outlying Suburban category in the Bayshore Planning Community. (See Attachment 1)

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

PUBLIC HEARING DATE. April 28, 2003

**A. LOCAL PLANNING AGENCY REVIEW**

Staff made a brief presentation to outline the amendment followed by questions from the LPA. One member of the LPA asked if this amendment would be impacted by the ongoing Alva Community Planning efforts. Staff explained that no proposal was being made in that planning effort to adjust the residential allocations. The chairperson called for public comments and received none.

**B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY**

1. **RECOMMENDATION:** The Local Planning Agency recommends that the Board of County Commissioners transmit the proposed amendment to the Florida Department of Community Affairs.
2. **BASIS AND RECOMMENDED FINDINGS OF FACT:** The LPA concurred with the findings of fact as contained in the staff report

**C. VOTE:**

|                  |               |
|------------------|---------------|
| NOEL ANDRESS     | <u>Aye</u>    |
| MATT BIXLER      | <u>Aye</u>    |
| SUSAN BROOKMAN   | <u>Aye</u>    |
| DAN DELISI       | <u>Aye</u>    |
| RONALD INGE      | <u>Aye</u>    |
| GORDON REIGELMAN | <u>Absent</u> |

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

**DATE OF TRANSMITTAL HEARING:** June 25, 2003

**A. BOARD REVIEW:**

**B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:**

**1. BOARD ACTION:**

**2. BASIS AND RECOMMENDED FINDINGS OF FACT:**

**C. VOTE:**

**JOHN ALBION**

**ANDREW COY**

**BOB JANES**

**RAY JUDAH**

**DOUG ST. CERNY**

|       |
|-------|
| _____ |
| _____ |
| _____ |
| _____ |
| _____ |
| _____ |

**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:**

**D. BOARD REVIEW:**

**E. BOARD ACTION AND FINDINGS OF FACT SUMMARY:**

**1. BOARD ACTION:**

**2. BASIS AND RECOMMENDED FINDINGS OF FACT:**

**F. VOTE:**

**JOHN ALBION**

**ANDREW COY**

**BOB JANES**

**RAY JUDAH**

**DOUG ST. CERNY**

|       |
|-------|
| _____ |
| _____ |
| _____ |
| _____ |
| _____ |
| _____ |

Proposed Table 1(b)  
Planning Community Year 2020 Allocations (portion of entire table)

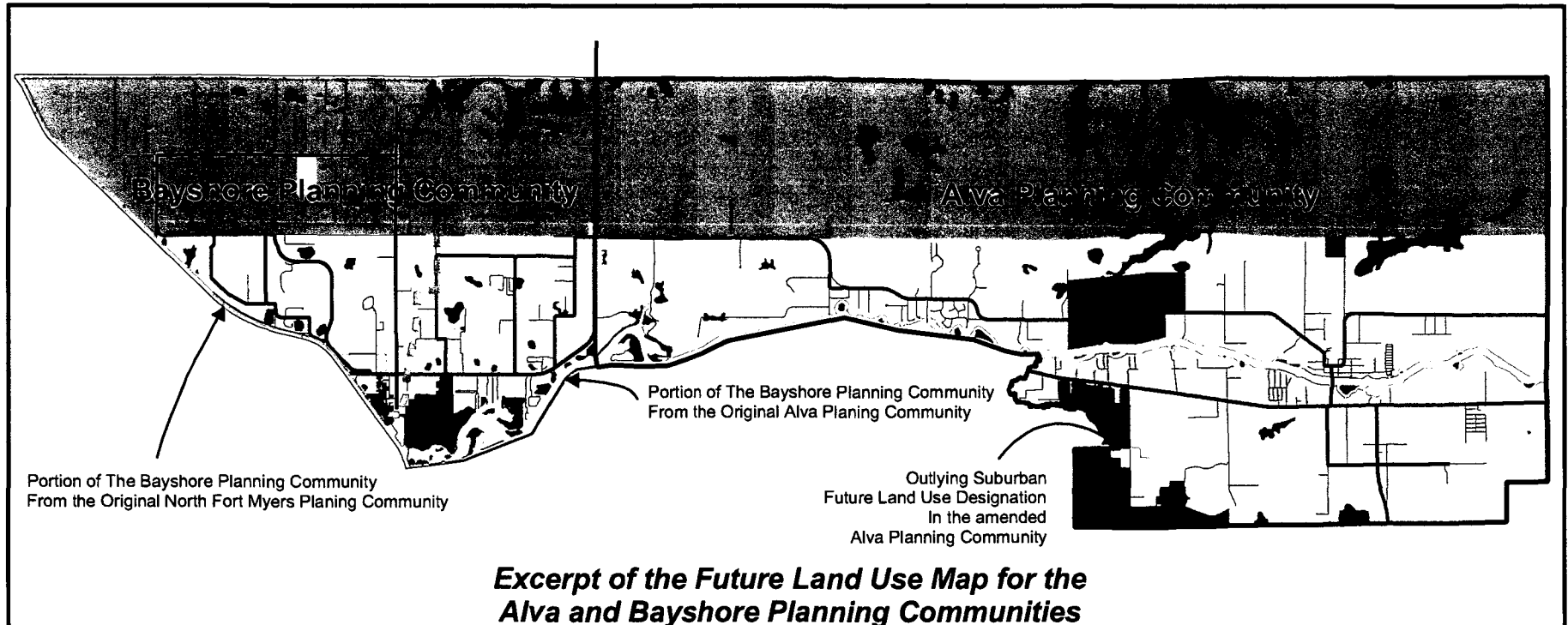
| Future Land Use Category                       |   | Lee County Totals | Alva   | All other Planning Communities  | Bayshore |
|--|---|-------------------|--------|---|----------|
| <i>Residential By Future Land Use Category</i> | Intensive Development                   | 1,493             |        | <i>No changes are proposed in the Boca Grande, Bonita Springs, Fort Myers Shores, Burnt Store, Cape Coral, Captiva, Fort Myers, Fort Myers Beach, Gateway/ Airport, Daniels Parkway, Iona/ McGregor, San Carlos, Sanibel, South Fort Myers, Pine Island, Lehigh Acres, Southeast Lee County, North Fort Myers, Buckingham, Estero</i> |          |
|  | Central Urban                           | 9,558             |        |   |          |
|  | Urban Community                         | 13,077            | 519    |   |          |
|  | Suburban                                | 15,448            |        |   |          |
|  | Outlying Suburban                       | 4,931             | 15     |   | 764 749  |
|  | Industrial                              | 96                |        |   |          |
|  | Public Facilities                       | 2                 |        |   |          |
|  | University Community                    | 860               |        |   |          |
|  | Industrial Interchange                  |                   |        |   |          |
|  | General Interchange                     | 53                |        |   | 12       |
|  | General Commercial Interchange          | 7                 |        |   |          |
|  | Industrial Commercial Interchange       |                   |        |   |          |
|  | University Village Interchange          |                   |        |   |          |
|  | New Community                           | 1,644             |        |   |          |
|  | Airport Commerce                        | 9                 |        |   |          |
|  | Airport                                 |                   |        |   |          |
|  | Rural                                   | 8,977             | 1,419  |   | 1,251    |
|  | Rural Community Preserve                | 3,046             |        |   |          |
|  | Outer Island                            | 215               | 5      |   |          |
|  | Open Lands                              | 2,091             | 175    |   | 1,236    |
|  | Density Reduction/ Groundwater Resource | 5,544             | 40     |   | 1,837    |
|  | Wetlands                                |                   |        |   |          |
| Unincorporated County Total Residential        |   | 67,051            | 2,173  |   | 5,085    |
| Commercial                                     |   | 9,460             | 46     |   | 104      |
| Industrial                                     |   | 6,311             | 26     |   | 3        |
| Public   |   | 58,676            | 3,587  |   | 1,462    |
| Active AG                                      |   | 34,145            | 6,098  |   | 1,321    |
| Passive AG                                     |   | 65,522            | 14,633 |   | 4,393    |
| Conservation                                   |   | 79,488            | 2,236  |   | 798      |
| Vacant   |   | 44,720            | 1,525  |   | 1,310    |
| Total  |   | 365,373           | 30,324 |   | 14,476   |

# Future Land Use Map

## Map 1

### Page 1 of 5

Map Generated April 2003



#### Planning Communities

- Alva
- Bayshore
- Original Planning Community Boundary

#### Future Urban Areas:

- Urban Community
- Outlying Suburban
- Public Facilities

#### Interstate Highway Interchange Areas:

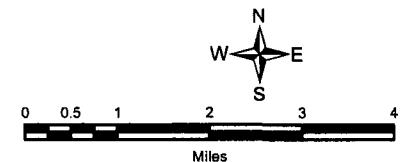
- General

#### Non-Urban Areas:

- Rural
- Outer Island
- Open Lands
- Density Reduction/Groundwater Resource
- Conservation Lands - Uplands

#### Wetlands:

- Wetlands
- Conservation Lands - Wetlands



# **Future Land Use Map Acreage Totals By Planning Community**

| Future Land Use Category                  | Alva          | Bayshore     |                       |
|---|---------------|--------------|-----------------------|
|   |               | from Alva    | from North Fort Myers |
| Intensive Development                     |               |              |                       |
| Central Urban                             |               |              |                       |
| Urban Community                           | 1,463         |              |                       |
| Suburban                                  |               |              |                       |
| Outlying Suburban                         | 145           | 422          | 1,750                 |
| Industrial                                |               |              |                       |
| Public Facilities                         | 53            | 110          | 86                    |
| University Community                      |               |              |                       |
| Industrial Interchange                    |               |              |                       |
| General Interchange                       |               |              | 141                   |
| General Commercial Interchange            |               |              |                       |
| Industrial Commercial Interchange         |               |              |                       |
| University Village Interchange            |               |              |                       |
| New Community                             |               |              |                       |
| Airport Commerce                          |               |              |                       |
| Airport                                   |               |              |                       |
| Rural                                     | 14,287        | 2,198        | 729                   |
| Rural Community Preserve                  |               |              |                       |
| Outer Island                              | 19            |              |                       |
| Open Lands                                | 7,245         |              | 3,560                 |
| Density Reduction/Groundwater Resource    | 6,645         | 2,178        | 2,089                 |
| Upland Conservation Lands                 | 1,508         | 239          | 39                    |
| Wetlands                                  | 2,175         | 570          | 242                   |
| Wetland Conservation Lands                | 237           | 131          | 11                    |
| <b>Total Future Land Use Map Acreages</b> | <b>33,777</b> | <b>5,848</b> | <b>8,647</b>          |

Note: Acreage totals on the Future Land Use Map Table do not match acreage totals from the existing land use inventory due to rights of way and other lands not identified with a STRAP number.

# EXISTING LANDUSE INVENTORY

For the Outlying Suburban Areas of the Alva and Bayshore Planning Communities  
Summarized by year for individual Traffic Annalysis Zones

|   | Existing Acreages By Use   |            |            |                     |           |            |          |        |             | Residential Units by Type |               |        |              |              |                   |  |
|---|--|------------|------------|---------------------|-----------|------------|----------|--------|-------------|---------------------------|---------------|--------|--------------|--------------|-------------------|--|
|   | Total Acreage  | Commercial | Industrial | Public/Quasi Public | Active Ag | Passive Ag | Wetlands | Vacant | Residential | Total                     | Single Family | Duplex | Multi Family | Mobile Homes | RVs Non Transient |  |
| Alva Planning Community                                       |  |            |            |                     |           |            |          |        |             |                           |               |        |              |              |                   |  |
| Traffic Anaylysis Zone 163 - (portion)                        |  |            |            |                     |           |            |          |        |             |                           |               |        |              |              |                   |  |
|   | Non-Residential acreages by year are not included on this report |            |            |                     |           |            |          |        | 0           |                           |               |        |              |              |                   |  |
| Summary for 1973  |  |            |            |                     |           |            |          |        | 0.23        | 1                         | 1             | 0      | 0            | 0            | 0                 |  |
| Summary for 1983  |  |            |            |                     |           |            |          |        | 0.36        | 1                         | 1             | 0      | 0            | 0            | 0                 |  |
| TAZ #163 Total  | 31.4   | 0          | 0          | 0                   | 14.52     | 10.13      | 0        | 6.16   | 0.59        | 2                         | 2             | 0      | 0            | 0            | 0                 |  |
| Traffic Anaylysis Zone 188                                    |  |            |            |                     |           |            |          |        |             |                           |               |        |              |              |                   |  |
|   | Non-Residential acreages by year are not included on this report |            |            |                     |           |            |          |        | 0           |                           |               |        |              |              |                   |  |
| Summary for 1978  |  |            |            |                     |           |            |          |        | 0.38        | 1                         | 1             | 0      | 0            | 0            | 0                 |  |
| Summary for 1980  |  |            |            |                     |           |            |          |        | 1.34        | 2                         | 2             | 0      | 0            | 0            | 0                 |  |
| Summary for 1993  |  |            |            |                     |           |            |          |        | 0.45        | 2                         | 2             | 0      | 0            | 0            | 0                 |  |
| Summary for 1995  |  |            |            |                     |           |            |          |        | 1.26        | 2                         | 2             | 0      | 0            | 0            | 0                 |  |
| TAZ #188 Total  | 83.64  | 0          | 0          | 0                   | 0         | 33.32      | 0        | 46.69  | 3.43        | 7                         | 7             | 0      | 0            | 0            | 0                 |  |
| Summary For Alva  | 115.04   | 0          | 0          | 0                   | 14.52     | 43.45      | 0        | 52.85  | 4.02        | 9                         | 9             | 0      | 0            | 0            | 0                 |  |
| Bayshore Planning Community                                   |  |            |            |                     |           |            |          |        |             |                           |               |        |              |              |                   |  |
| Traffic Anaylysis Zone 109 - (originally in North Fort Myers) |  |            |            |                     |           |            |          |        |             |                           |               |        |              |              |                   |  |
|   | Non-Residential acreages by year are not included on this report |            |            |                     |           |            |          |        | 0           |                           |               |        |              |              |                   |  |
| Summary for 1935  |  |            |            |                     |           |            |          |        | 0.39        | 1                         | 1             | 0      | 0            | 0            | 0                 |  |
| Summary for 1950  |  |            |            |                     |           |            |          |        | 0.16        | 1                         | 0             | 0      | 0            | 1            | 0                 |  |
| Summary for 1955  |  |            |            |                     |           |            |          |        | 1.8         | 1                         | 1             | 0      | 0            | 0            | 0                 |  |
| Summary for 1970  |  |            |            |                     |           |            |          |        | 4.08        | 1                         | 1             | 0      | 0            | 0            | 0                 |  |
| Summary for 1972  |  |            |            |                     |           |            |          |        | 0.66        | 2                         | 2             | 0      | 0            | 0            | 0                 |  |
| Summary for 1973  |  |            |            |                     |           |            |          |        | 1.5         | 1                         | 1             | 0      | 0            | 0            | 0                 |  |
| Summary for 1974  |  |            |            |                     |           |            |          |        | 0.33        | 1                         | 1             | 0      | 0            | 0            | 0                 |  |
| Summary for 1975  |  |            |            |                     |           |            |          |        | 2.88        | 1                         | 1             | 0      | 0            | 0            | 0                 |  |
| Summary for 1980  |  |            |            |                     |           |            |          |        | 3.56        | 3                         | 3             | 0      | 0            | 0            | 0                 |  |
| Summary for 1981  |  |            |            |                     |           |            |          |        | 0.99        | 1                         | 1             | 0      | 0            | 0            | 0                 |  |
| Summary for 1982  |  |            |            |                     |           |            |          |        | 0.38        | 1                         | 1             | 0      | 0            | 0            | 0                 |  |
| Summary for 1983  |  |            |            |                     |           |            |          |        | 1.33        | 2                         | 2             | 0      | 0            | 0            | 0                 |  |
| Summary for 1985  |  |            |            |                     |           |            |          |        | 3.52        | 2                         | 2             | 0      | 0            | 0            | 0                 |  |
| Summary for 1986  |  |            |            |                     |           |            |          |        | 1.45        | 2                         | 2             | 0      | 0            | 0            | 0                 |  |
| Summary for 1987  |  |            |            |                     |           |            |          |        | 2.72        | 2                         | 2             | 0      | 0            | 0            | 0                 |  |
| Summary for 1988  |  |            |            |                     |           |            |          |        | 0.75        | 2                         | 2             | 0      | 0            | 0            | 0                 |  |
| Summary for 1990  |  |            |            |                     |           |            |          |        | 0.5         | 1                         | 0             | 0      | 0            | 1            | 0                 |  |
| Summary for 1991  |  |            |            |                     |           |            |          |        | 0.43        | 1                         | 1             | 0      | 0            | 0            | 0                 |  |

|   | Existing Acreages By Use   |            |            |                     |           |            |          |        |             | Residential Units by Type |               |        |              |              |                   |
|---|--|------------|------------|---------------------|-----------|------------|----------|--------|-------------|---------------------------|---------------|--------|--------------|--------------|-------------------|
|   | Total Acreage  | Commercial | Industrial | Public/Quasi Public | Active Ag | Passive Ag | Wetlands | Vacant | Residential | Total                     | Single Family | Duplex | Multi Family | Mobile Homes | RVs Non Transient |
| Summary for 1993  |  |            |            |                     |           |            |          |        | 5.11        | 2                         | 2             | 0      | 0            | 0            | 0                 |
| Summary for 1994  |  |            |            |                     |           |            |          |        | 9.79        | 6                         | 5             | 0      | 0            | 1            | 0                 |
| Summary for 1995  |  |            |            |                     |           |            |          |        | 3.05        | 1                         | 1             | 0      | 0            | 0            | 0                 |
| Summary for 1996  |  |            |            |                     |           |            |          |        | 1           | 1                         | 1             | 0      | 0            | 0            | 0                 |
| Summary for 1998  |  |            |            |                     |           |            |          |        | 19.84       | 1                         | 0             | 0      | 0            | 1            | 0                 |
| Summary for 2001  |  |            |            |                     |           |            |          |        | 1           | 1                         | 1             | 0      | 0            | 0            | 0                 |
| TAZ #109 Total  | 214.59   | 0.17       | 0          | 0.16                | 27.87     | 11.18      | 0.89     | 107.1  | 67.22       | 38                        | 34            | 0      | 0            | 4            | 0                 |
| <b><u>Traffic Anaylysis Zone 111 - (originally in North Fort Myers)</u></b> |  |            |            |                     |           |            |          |        |             |                           |               |        |              |              |                   |
|   | Non-Residential acreages by year are not included on this report |            |            |                     |           |            |          |        | 0           |                           |               |        |              |              |                   |
| Summary for 1991  |  |            |            |                     |           |            |          |        | 0.53        | 1                         | 1             | 0      | 0            | 0            | 0                 |
| Summary for 1992  |  |            |            |                     |           |            |          |        | 0.76        | 1                         | 1             | 0      | 0            | 0            | 0                 |
| Summary for 1996  |  |            |            |                     |           |            |          |        | 1.76        | 1                         | 1             | 0      | 0            | 0            | 0                 |
| Summary for 2001  |  |            |            |                     |           |            |          |        | 0.63        | 1                         | 1             | 0      | 0            | 0            | 0                 |
| TAZ #111 Total  | 21.52  | 0          | 0          | 0                   | 0         | 0          | 9.76     | 8.08   | 3.68        | 4                         | 4             | 0      | 0            | 0            | 0                 |
| <b><u>Traffic Anaylysis Zone 117 - (originally in North Fort Myers)</u></b> |  |            |            |                     |           |            |          |        |             |                           |               |        |              |              |                   |
|   | Non-Residential acreages by year are not included on this report |            |            |                     |           |            |          |        | 0           |                           |               |        |              |              |                   |
| Summary for 1946  |  |            |            |                     |           |            |          |        | 0.75        | 1                         | 1             | 0      | 0            | 0            | 0                 |
| Summary for 1950  |  |            |            |                     |           |            |          |        | 6.1         | 2                         | 2             | 0      | 0            | 0            | 0                 |
| Summary for 1955  |  |            |            |                     |           |            |          |        | 3.21        | 1                         | 1             | 0      | 0            | 0            | 0                 |
| Summary for 1956  |  |            |            |                     |           |            |          |        | 4.87        | 1                         | 1             | 0      | 0            | 0            | 0                 |
| Summary for 1957  |  |            |            |                     |           |            |          |        | 18.62       | 1                         | 1             | 0      | 0            | 0            | 0                 |
| Summary for 1958  |  |            |            |                     |           |            |          |        | 6.92        | 2                         | 2             | 0      | 0            | 0            | 0                 |
| Summary for 1964  |  |            |            |                     |           |            |          |        | 2.91        | 1                         | 1             | 0      | 0            | 0            | 0                 |
| Summary for 1965  |  |            |            |                     |           |            |          |        | 1           | 1                         | 1             | 0      | 0            | 0            | 0                 |
| Summary for 1966  |  |            |            |                     |           |            |          |        | 7.4         | 3                         | 3             | 0      | 0            | 0            | 0                 |
| Summary for 1967  |  |            |            |                     |           |            |          |        | 2.2         | 1                         | 1             | 0      | 0            | 0            | 0                 |
| Summary for 1968  |  |            |            |                     |           |            |          |        | 3.51        | 1                         | 1             | 0      | 0            | 0            | 0                 |
| Summary for 1970  |  |            |            |                     |           |            |          |        | 1.37        | 1                         | 1             | 0      | 0            | 0            | 0                 |
| Summary for 1971  |  |            |            |                     |           |            |          |        | 6.19        | 2                         | 2             | 0      | 0            | 0            | 0                 |
| Summary for 1974  |  |            |            |                     |           |            |          |        | 16.62       | 3                         | 3             | 0      | 0            | 0            | 0                 |
| Summary for 1975  |  |            |            |                     |           |            |          |        | 7.05        | 3                         | 3             | 0      | 0            | 0            | 0                 |
| Summary for 1978  |  |            |            |                     |           |            |          |        | 6.52        | 9                         | 9             | 0      | 0            | 0            | 0                 |
| Summary for 1979  |  |            |            |                     |           |            |          |        | 1.29        | 5                         | 5             | 0      | 0            | 0            | 0                 |
| Summary for 1980  |  |            |            |                     |           |            |          |        | 12.4        | 11                        | 11            | 0      | 0            | 0            | 0                 |
| Summary for 1981  |  |            |            |                     |           |            |          |        | 1.8         | 4                         | 4             | 0      | 0            | 0            | 0                 |
| Summary for 1982  |  |            |            |                     |           |            |          |        | 0.26        | 1                         | 1             | 0      | 0            | 0            | 0                 |
| Summary for 1983  |  |            |            |                     |           |            |          |        | 13.78       | 6                         | 5             | 0      | 0            | 1            | 0                 |
| Summary for 1984  |  |            |            |                     |           |            |          |        | 2.72        | 7                         | 7             | 0      | 0            | 0            | 0                 |
| Summary for 1985  |  |            |            |                     |           |            |          |        | 5.83        | 12                        | 12            | 0      | 0            | 0            | 0                 |
| Summary for 1986  |  |            |            |                     |           |            |          |        | 6           | 5                         | 5             | 0      | 0            | 0            | 0                 |
| Summary for 1987  |  |            |            |                     |           |            |          |        | 7.98        | 11                        | 11            | 0      | 0            | 0            | 0                 |
| Summary for 1988  |  |            |            |                     |           |            |          |        | 16.1        | 13                        | 13            | 0      | 0            | 0            | 0                 |

|                  | Existing Acreages By Use |            |            |                     |           |            |          |        |             | Residential Units by Type |               |        |              |              |                   |
|------------------|--------------------------|------------|------------|---------------------|-----------|------------|----------|--------|-------------|---------------------------|---------------|--------|--------------|--------------|-------------------|
|                  | Total Acreage            | Commercial | Industrial | Public/Quasi Public | Active Ag | Passive Ag | Wetlands | Vacant | Residential | Total                     | Single Family | Duplex | Multi Family | Mobile Homes | RVs Non Transient |
| Summary for 1985 |                          |            |            |                     |           |            |          |        | 6.2         | 9                         | 9             | 0      | 0            | 0            | 0                 |
| Summary for 1990 |                          |            |            |                     |           |            |          |        | 21.09       | 9                         | 9             | 0      | 0            | 0            | 0                 |
| Summary for 1991 |                          |            |            |                     |           |            |          |        | 11.79       | 6                         | 6             | 0      | 0            | 0            | 0                 |
| Summary for 1992 |                          |            |            |                     |           |            |          |        | 5.84        | 7                         | 7             | 0      | 0            | 0            | 0                 |
| Summary for 1993 |                          |            |            |                     |           |            |          |        | 13.54       | 9                         | 9             | 0      | 0            | 0            | 0                 |
| Summary for 1994 |                          |            |            |                     |           |            |          |        | 9.67        | 7                         | 7             | 0      | 0            | 0            | 0                 |
| Summary for 1995 |                          |            |            |                     |           |            |          |        | 3.02        | 6                         | 6             | 0      | 0            | 0            | 0                 |
| Summary for 1996 |                          |            |            |                     |           |            |          |        | 6.13        | 6                         | 6             | 0      | 0            | 0            | 0                 |
| Summary for 1997 |                          |            |            |                     |           |            |          |        | 13.53       | 6                         | 6             | 0      | 0            | 0            | 0                 |
| Summary for 1998 |                          |            |            |                     |           |            |          |        | 5.23        | 6                         | 5             | 0      | 0            | 1            | 0                 |
| Summary for 1999 |                          |            |            |                     |           |            |          |        | 0.69        | 2                         | 2             | 0      | 0            | 0            | 0                 |
| Summary for 2000 |                          |            |            |                     |           |            |          |        | 5.91        | 5                         | 5             | 0      | 0            | 0            | 0                 |
| Summary for 2001 |                          |            |            |                     |           |            |          |        | 4.43        | 6                         | 5             | 0      | 0            | 1            | 0                 |
| Summary for 2002 |                          |            |            |                     |           |            |          |        | 8.94        | 8                         | 8             | 0      | 0            | 0            | 0                 |
| TAZ #117 Total   | 1316.65                  | 22.45      | 0          | 8.29                | 75.26     | 724        | 35.65    | 171.63 | 279.41      | 200                       | 197           | 0      | 0            | 3            | 0                 |

**Traffic Analysis Zone 151 - (originally in North Fort Myers)**

|                  |  |   |   |      |   |      |   |       |       |    |    |   |   |   |   |
|------------------|--|---|---|------|---|------|---|-------|-------|----|----|---|---|---|---|
|                  | Non-Residential acreages by year are not included on this report |   |   |      |   |      |   |       | 0     |    |    |   |   |   |   |
| Summary for 1958 |  |   |   |      |   |      |   |       | 0.94  | 2  | 2  | 0 | 0 | 0 | 0 |
| Summary for 1961 |  |   |   |      |   |      |   |       | 1.37  | 2  | 2  | 0 | 0 | 0 | 0 |
| Summary for 1962 |  |   |   |      |   |      |   |       | 1.87  | 3  | 1  | 2 | 0 | 0 | 0 |
| Summary for 1963 |  |   |   |      |   |      |   |       | 4.35  | 8  | 8  | 0 | 0 | 0 | 0 |
| Summary for 1964 |  |   |   |      |   |      |   |       | 2.09  | 3  | 3  | 0 | 0 | 0 | 0 |
| Summary for 1965 |  |   |   |      |   |      |   |       | 0.6   | 1  | 1  | 0 | 0 | 0 | 0 |
| Summary for 1971 |  |   |   |      |   |      |   |       | 2.57  | 2  | 2  | 0 | 0 | 0 | 0 |
| Summary for 1972 |  |   |   |      |   |      |   |       | 1.03  | 2  | 2  | 0 | 0 | 0 | 0 |
| Summary for 1974 |  |   |   |      |   |      |   |       | 1.01  | 2  | 2  | 0 | 0 | 0 | 0 |
| Summary for 1975 |  |   |   |      |   |      |   |       | 0.39  | 2  | 2  | 0 | 0 | 0 | 0 |
| Summary for 1976 |  |   |   |      |   |      |   |       | 0.99  | 1  | 1  | 0 | 0 | 0 | 0 |
| Summary for 1977 |  |   |   |      |   |      |   |       | 2.13  | 5  | 5  | 0 | 0 | 0 | 0 |
| Summary for 1978 |  |   |   |      |   |      |   |       | 1.76  | 2  | 2  | 0 | 0 | 0 | 0 |
| Summary for 1979 |  |   |   |      |   |      |   |       | 0.92  | 1  | 1  | 0 | 0 | 0 | 0 |
| Summary for 1982 |  |   |   |      |   |      |   |       | 1.77  | 2  | 2  | 0 | 0 | 0 | 0 |
| Summary for 1986 |  |   |   |      |   |      |   |       | 0.95  | 1  | 1  | 0 | 0 | 0 | 0 |
| Summary for 1988 |  |   |   |      |   |      |   |       | 1.21  | 1  | 1  | 0 | 0 | 0 | 0 |
| Summary for 1989 |  |   |   |      |   |      |   |       | 0.5   | 1  | 1  | 0 | 0 | 0 | 0 |
| Summary for 1996 |  |   |   |      |   |      |   |       | 0.36  | 1  | 1  | 0 | 0 | 0 | 0 |
| Summary for 2000 |  |   |   |      |   |      |   |       | 0.51  | 1  | 1  | 0 | 0 | 0 | 0 |
| TAZ #151 Total   | 54.08  | 0 | 0 | 3.68 | 0 | 1.74 | 0 | 21.34 | 27.32 | 43 | 41 | 2 | 0 | 0 | 0 |

**Traffic Analysis Zone 155 - (originally in Alva)**

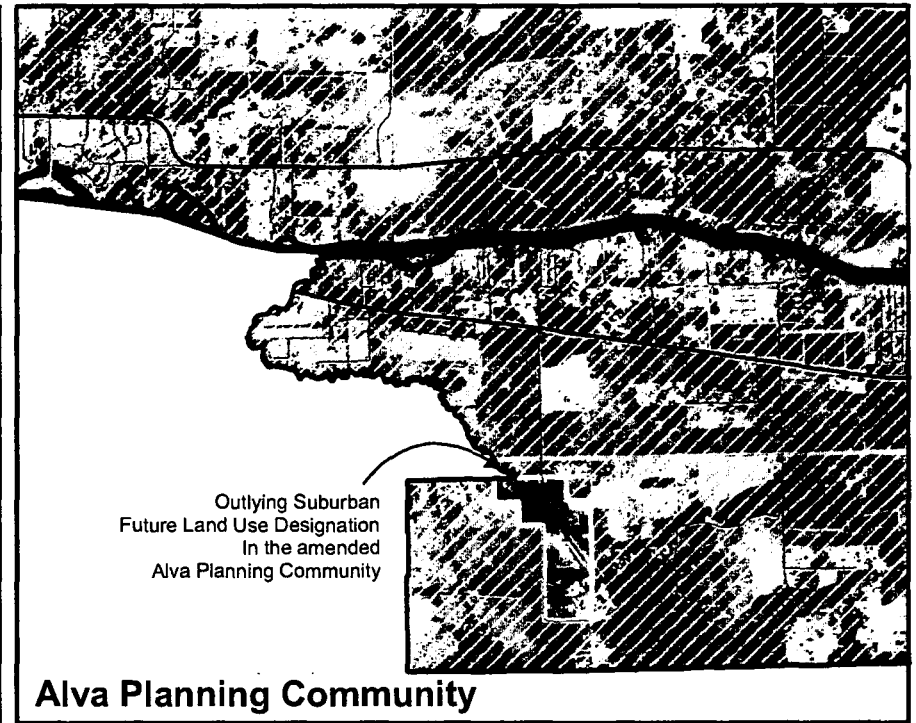
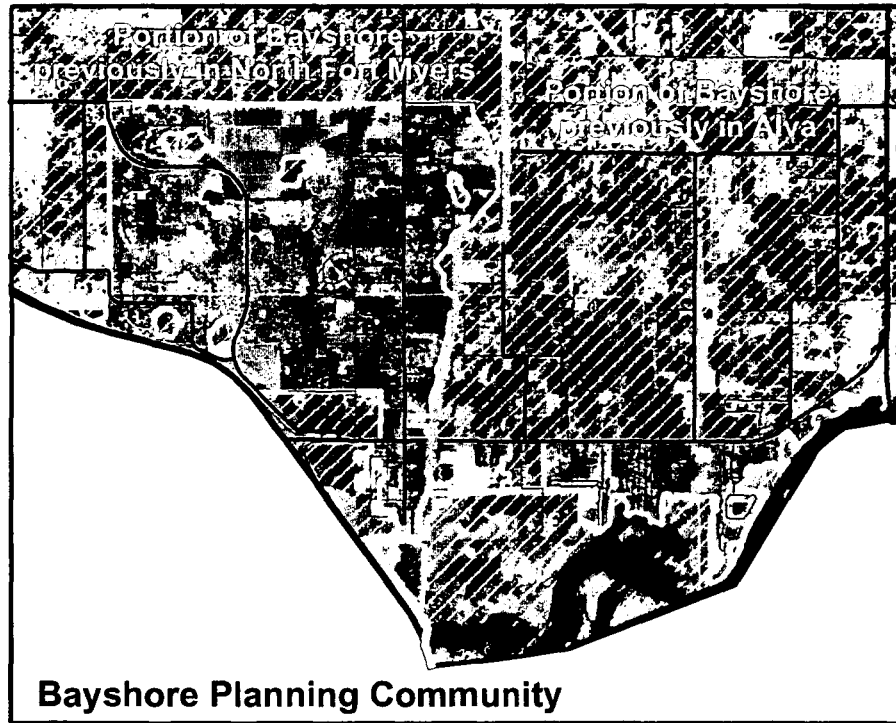
|                  |  |  |  |  |  |  |  |  |      |   |   |   |   |   |   |
|------------------|--|--|--|--|--|--|--|--|------|---|---|---|---|---|---|
|                  | Non-Residential acreages by year are not included on this report |  |  |  |  |  |  |  | 0    |   |   |   |   |   |   |
| Summary for 1940 |  |  |  |  |  |  |  |  | 3.15 | 1 | 1 | 0 | 0 | 0 | 0 |
| Summary for 1958 |  |  |  |  |  |  |  |  | 9.01 | 1 | 1 | 0 | 0 | 0 | 0 |

|                      | Existing Acreages By Use |            |            |                     |           |            |          |        |             | Residential Units by Type |               |        |              |              |                   |
|----------------------|--------------------------|------------|------------|---------------------|-----------|------------|----------|--------|-------------|---------------------------|---------------|--------|--------------|--------------|-------------------|
|                      | Total Acreage            | Commercial | Industrial | Public/Quasi Public | Active Ag | Passive Ag | Wetlands | Vacant | Residential | Total                     | Single Family | Duplex | Multi Family | Mobile Homes | RVs Non Transient |
| Summary for 1960     |                          |            |            |                     |           |            |          |        | 2.44        | 4                         | 4             | 0      | 0            | 0            | 0                 |
| Summary for 1961     |                          |            |            |                     |           |            |          |        | 5.85        | 5                         | 5             | 0      | 0            | 0            | 0                 |
| Summary for 1962     |                          |            |            |                     |           |            |          |        | 2.34        | 5                         | 5             | 0      | 0            | 0            | 0                 |
| Summary for 1963     |                          |            |            |                     |           |            |          |        | 0.64        | 1                         | 1             | 0      | 0            | 0            | 0                 |
| Summary for 1964     |                          |            |            |                     |           |            |          |        | 0.5         | 1                         | 1             | 0      | 0            | 0            | 0                 |
| Summary for 1965     |                          |            |            |                     |           |            |          |        | 1.14        | 2                         | 2             | 0      | 0            | 0            | 0                 |
| Summary for 1966     |                          |            |            |                     |           |            |          |        | 14.31       | 2                         | 1             | 0      | 0            | 1            | 0                 |
| Summary for 1967     |                          |            |            |                     |           |            |          |        | 1.5         | 1                         | 1             | 0      | 0            | 0            | 0                 |
| Summary for 1968     |                          |            |            |                     |           |            |          |        | 21.76       | 2                         | 2             | 0      | 0            | 0            | 0                 |
| Summary for 1969     |                          |            |            |                     |           |            |          |        | 3.3         | 2                         | 2             | 0      | 0            | 0            | 0                 |
| Summary for 1970     |                          |            |            |                     |           |            |          |        | 0.52        | 1                         | 1             | 0      | 0            | 0            | 0                 |
| Summary for 1971     |                          |            |            |                     |           |            |          |        | 0.44        | 1                         | 1             | 0      | 0            | 0            | 0                 |
| Summary for 1972     |                          |            |            |                     |           |            |          |        | 35.21       | 281                       | 2             | 0      | 0            | 162          | 117               |
| Summary for 1973     |                          |            |            |                     |           |            |          |        | 4.71        | 8                         | 8             | 0      | 0            | 0            | 0                 |
| Summary for 1974     |                          |            |            |                     |           |            |          |        | 2.99        | 9                         | 9             | 0      | 0            | 0            | 0                 |
| Summary for 1975     |                          |            |            |                     |           |            |          |        | 4.9         | 9                         | 9             | 0      | 0            | 0            | 0                 |
| Summary for 1976     |                          |            |            |                     |           |            |          |        | 3.23        | 8                         | 8             | 0      | 0            | 0            | 0                 |
| Summary for 1977     |                          |            |            |                     |           |            |          |        | 3.42        | 10                        | 10            | 0      | 0            | 0            | 0                 |
| Summary for 1978     |                          |            |            |                     |           |            |          |        | 0.77        | 2                         | 2             | 0      | 0            | 0            | 0                 |
| Summary for 1979     |                          |            |            |                     |           |            |          |        | 0.59        | 2                         | 2             | 0      | 0            | 0            | 0                 |
| Summary for 1980     |                          |            |            |                     |           |            |          |        | 1.24        | 3                         | 3             | 0      | 0            | 0            | 0                 |
| Summary for 1981     |                          |            |            |                     |           |            |          |        | 1.6         | 3                         | 3             | 0      | 0            | 0            | 0                 |
| Summary for 1982     |                          |            |            |                     |           |            |          |        | 7.35        | 51                        | 3             | 0      | 48           | 0            | 0                 |
| Summary for 1983     |                          |            |            |                     |           |            |          |        | 4.35        | 26                        | 2             | 0      | 24           | 0            | 0                 |
| Summary for 1984     |                          |            |            |                     |           |            |          |        | 1.11        | 3                         | 3             | 0      | 0            | 0            | 0                 |
| Summary for 1985     |                          |            |            |                     |           |            |          |        | 2.63        | 10                        | 4             | 0      | 6            | 0            | 0                 |
| Summary for 1986     |                          |            |            |                     |           |            |          |        | 3.63        | 22                        | 4             | 0      | 18           | 0            | 0                 |
| Summary for 1987     |                          |            |            |                     |           |            |          |        | 2.06        | 6                         | 6             | 0      | 0            | 0            | 0                 |
| Summary for 1988     |                          |            |            |                     |           |            |          |        | 6.17        | 31                        | 7             | 0      | 24           | 0            | 0                 |
| Summary for 1989     |                          |            |            |                     |           |            |          |        | 0.95        | 2                         | 2             | 0      | 0            | 0            | 0                 |
| Summary for 1990     |                          |            |            |                     |           |            |          |        | 0.4         | 1                         | 1             | 0      | 0            | 0            | 0                 |
| Summary for 1991     |                          |            |            |                     |           |            |          |        | 4.5         | 7                         | 7             | 0      | 0            | 0            | 0                 |
| Summary for 1992     |                          |            |            |                     |           |            |          |        | 1.15        | 3                         | 3             | 0      | 0            | 0            | 0                 |
| Summary for 1993     |                          |            |            |                     |           |            |          |        | 5.95        | 42                        | 2             | 0      | 40           | 0            | 0                 |
| Summary for 1994     |                          |            |            |                     |           |            |          |        | 0.74        | 2                         | 2             | 0      | 0            | 0            | 0                 |
| Summary for 1995     |                          |            |            |                     |           |            |          |        | 2.08        | 3                         | 3             | 0      | 0            | 0            | 0                 |
| Summary for 1996     |                          |            |            |                     |           |            |          |        | 0.37        | 1                         | 1             | 0      | 0            | 0            | 0                 |
| Summary for 1997     |                          |            |            |                     |           |            |          |        | 1.56        | 2                         | 2             | 0      | 0            | 0            | 0                 |
| Summary for 1998     |                          |            |            |                     |           |            |          |        | 1.36        | 3                         | 3             | 0      | 0            | 0            | 0                 |
| TAZ #155 Total       | 394.25                   | 2.27       | 0          | 23.86               | 4.07      | 44.54      | 64.84    | 82.75  | 171.92      | 579                       | 139           | 0      | 160          | 163          | 117               |
| Summary For Bayshore | 2001.13                  | 24.89      | 0          | 35.99               | 107.2     | 781.46     | 111.14   | 390.9  | 549.55      | 864                       | 415           | 2      | 160          | 170          | 117               |




# Outlying Suburban Areas In the Bayshore and Alva Planning Communities

Map Generated April 2003



## LEGEND

Date of Aerial: 2002

-  Planning Community Boudary
-  Split Between original Alva and North Fort Myers Planning Communities
-  Outlying Suburban Designation
-  Other FLUM Designations

