# **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

## Kieanna Henry

who on oath says that he/she is the

<u>Asst. Legal Clerk</u> 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 LPA Public Hearing

in the

Court

was published in said newspaper in the issues of

### April 18, 2003

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.

Keenin Her

Sworn to and subscribed before me this

18th

day of April 2003

hv

# **Kieanna Henry**

personally known to me or who has produced

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

Notary Public

.

Print Name

COND ELOOR WRKS. CHTR. OMM. DEV

My commission Expires:

00:6 MA 158



Brenda Leighton MY COMMISSION # DD169005 EXPIRES February 14, 2007 BONDED THRU TROY FAIN INSURANCE, INC. ECEINED E CONNIX



# MEETING NOTICE LOCAL PLANNING AGENCY PUBLIC HEARING

PERMITTER

centeW \$

Notice is hereby given that the Lee County Local Planning Agency (LPA) will meet on Monday, April 28, 2003. The meeting will be held in the Board of County Commission Chambers at 2120 Main Street in downtown Fort Myers. The meeting will commence at 8:30 a.m.

### **AGENDA**

- 1. Call to Order; Certification of Affidavit of Publication
- 2. Pledge of Allegiance
- 3. Public Forum
- 4. Approval of Minutes from March 24, 2003
- 5. Plan Amendment Review
  - A. CPA2002-01 Amend the Future Land Use Element of the Lee Plan, text and Future Land Use Map series to incorporate the recommendations of the ALVA Inc. Community Planning effort, establish a new Vision Statement, Goal and subsequent Objectives and Policies.
  - B. CPA2002-04 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.
  - C. CPA 2002-06 Amend Table 1(b), Planning Community Year 2020 Allocations, by correcting the Outlying Suburban Allocation for the Alva Community.
  - D. CPA2002-08 Amend the Future Land Use Map series, Map 1, by updating the Conservation Lands land use categories.
  - E. CPA2002-13 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.
  - F. CPA2002-15 Update Table 2(a), Constrained Roads/State and County Roads, to eliminate Old 41, which is now a City of Bonita Springs road.
  - G. CPA2002-19 Amend the Capital Improvements Element (Tables 3 & 4) to reflect the latest adopted Capital Improvement Program.
- 6. Update on Lee County's Evaluation and Appraisal Report process.
- 7. Other Business
- 8. Adjournment

This meeting is open to the public and all interested parties are encouraged to attend. Interested parties may appear and be heard with respect to all proposed actions. Pursuant to Florida Statutes Section 163.3184(8)(b), 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 that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

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

PO# 900565

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

LEE COUNTY COMPREHENSIVE PLAN

# THE LEE PLAN

**BoCC Adoption Document** 

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

October 24, 2003

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

~	Text Amendment Map Amendment									
This	Document Contains the Following Reviews:									
	Staff Review									
1	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: April 18th 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 reallocated 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 that 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	Aye
MATT BIXLER	Aye
SUSAN BROOKMAN	Aye
DAN DELISI	Aye
RONALD INGE	Aye
GORDON REIGELMAN	Absent

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

# DATE OF TRANSMITTAL HEARING: June 25, 2003

A. BOARD REVIEW: The Board of County Commissioners provided no discussion concerning the proposed plan amendment. This item was approved on the consent agenda for the June 25, 2003 public hearing.

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

- **1. BOARD ACTION:** The Board of County Commissioners voted to transmit the proposed plan amendment to the Department of Community Affairs.
- **2. BASIS AND RECOMMENDED FINDINGS OF FACT:** The BoCC accepted the findings of fact advanced by staff and the LPA

# C. VOTE:

JOHN ALBION	AYE
ANDREW COY	AYE
BOB JANES	AYE
RAY JUDAH	AYE
DOUG ST. CERNY	AYE

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

DATE OF ORC REPORT: September 5, 2003

- A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS: The DCA had no objections, recommendations, or comments concerning this amendment.
- B. STAFF RESPONSE: Adopt the amendment as transmitted.

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

DATE OF ADOPTION HEARING: October 23, 2003

**D. BOARD REVIEW:** The Board of County Commissioners provided no discussion concerning the proposed plan amendment. This item was approved on the consent agenda for the October 23, 2003 public hearing.

# E. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

- **1. BOARD ACTION:** The Board of County Commissioners voted to adopt the proposed plan amendment.
- **2. BASIS AND RECOMMENDED FINDINGS OF FACT:** The BoCC accepted the findings of fact advanced by staff and the LPA.

## F. VOTE:

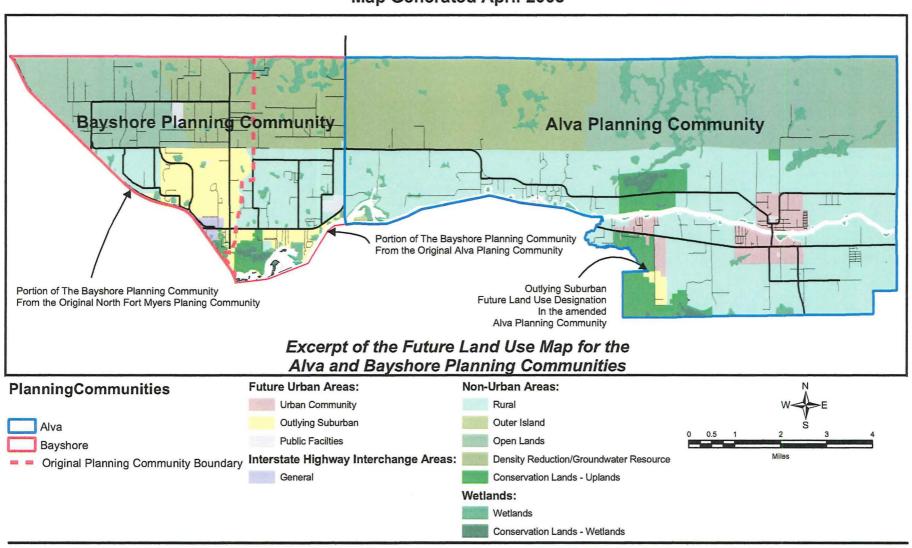
AYE
ABSENT
AYE
AYE
AYE

# 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
	Intensive Development	1,493		t	
	Central Urban	9,558		s, Fo uigh	
	Urban Community	13,077	519	Ayer: 1, Lel	
or,	Suburban	15,448		ort N Iand	
83	Outlying Suburban	4,931	<u>15</u>	a, Fc ne Is	<del>764</del> <u>749</u>
at	Industrial	96		uptiv s, Pi	
<i>e</i> 0	Public Facilities	2		ıl, Cı. Ayer	
ns	University Community	860		Coru ort A	
pı	Industrial Interchange			ape th F	
Residential By Future Land Use Category	General Interchange	53		re, C Sou m, E	12
e I	General Commercial Interchange	7		t Sto tibel, nghu	
tur	Industrial Commercial Interchange			surn. San ucki	
Fu	University Village Interchange		,	es, E trlos, rs, B	
y	New Community	1,644		Shor n Ca Mye	
91	Airport Commerce	9		yers r, Sa Fort	
tia	Airport			† M. rego rth ]	
ви	Rural	8,977	1,419	Boca Grande, Bonita Springs, Fort Myers Shores, Burnt Store, Cape Cort, Daniels Parkway, Ional McGregor, San Carlos, Sanibel, South Fo Acres, Southeast Lee County, North Fort Myers, Buckingham, Estero	1,251
id	Rural Community Preserve	3,046		ings na/ l unty	
Ses	Outer Island	215	5	t Spr y, Io e Co	
	Open Lands	2,091	175	onita kwa st Le	1,236
	Density Reduction/ Groundwater Resource	5,544	40	le, Ba s Par thea	1,837
	Wetlands			rand niels Sou	
Unincor	porated County Total Residential	67,051	2,173	ca G t, Da cres,	5,085
Comme	rcial	9,460	46	e Bo rport	104
Industri	al	6,311	26	in th	3
Non Regu	latory Allocations			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, Ional McGregor, San Carlos, Sanibel, South Fort Myers, Pine Island, Lehigh Acres, Southeast Lee County, North Fort Myers, Buckingham, Estero	
Public		58,676	3,587	prop Gat	1,462
Active A		34,145	6,098	are :ach,	1,321
Passive Conserv		65,522 79,488	14,633 2,236	nges rs Be	4,393 798
Vacant	ation	44,720	1,525	сћа: Муег	1,310
Total		365,373	30,324	No 1	14,476
I Utal		000,070	50,524		14,470

# Future Land Use Map Map 1 Page 1 of 5

Map Generated April 2003



# Future Land Use Map Acreage Totals By Planning Community

Eusterna Land Llas Catagory	Alva	Bayshore				
Future Land Use Category	Aiva	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			х			
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			
Total Future Land Use Map Acreages	33,777	5,848	8,647			

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	Commercia	l Industrial	Public/ Quasi Public	Active Ag	Passive Ag	Wetlands	Vacant	Residential	Total	Single Family	Duplex	Multi Family	Mobile Homes	RVs Non Transient
Alva Planni	ing Co	mmiii	nity.											*	
Traffic Anaylysis 2			шц												
Traffic Analytysis 2															
		Non-Resid	ential acrea	ges by year a	re not inc	luded on th	is report		0					0	
Summary for 1973									0.23	1	1	0	0	0	0
Summary for 1983				- 1		40.40			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 2															
		Non-Resid	ential acrea	ges by year a	re not inc	luded on th	is 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
						40.45	0	52.85	4.02	9	9	0	0	0	0
Summary For Alva  Bayshore P					14.52	43.45	<u> </u>								
	lannin Zone 109 -	g Con (original	nmuni ly in Nort	ty h Fort Mye	<u>rs)</u>				0						
Bayshore P	lannin Zone 109 -	g Con (original	nmuni ly in Nort	ty	<u>rs)</u>				0	1	1	0			
Bayshore P. Traffic Anaylysis 2  Summary for 1939	lannin Zone 109 -	g Con (original	nmuni ly in Nort	ty h Fort Mye	<u>rs)</u>				0.39	1	1	0	0	0	0
Bayshore P. Traffic Anaylysis 2 Summary for 1935 Summary for 1950	lannin Zone 109 -	g Con (original	nmuni ly in Nort	ty h Fort Mye	<u>rs)</u>				0.39 0.16	1	0	0	0	1	0
Bayshore P. Traffic Anaylysis 2 Summary for 1935 Summary for 1950 Summary for 1958	lannin Zone 109 -	g Con (original	nmuni ly in Nort	ty h Fort Mye	<u>rs)</u>				0.39 0.16 1.8	1	0	0	0	1 0	0 0
Bayshore P. Traffic Anaylysis 2 Summary for 1935 Summary for 1956 Summary for 1958 Summary for 1970	lannin Zone 109 -	g Con (original	nmuni ly in Nort	ty h Fort Mye	<u>rs)</u>				0.39 0.16 1.8 4.08	1 1	0 1 1	0 0	0 0	0 0	000000000000000000000000000000000000000
Summary for 1935 Summary for 1955 Summary for 1970 Summary for 1970 Summary for 1972	lannin Zone 109 -	g Con (original	nmuni ly in Nort	ty h Fort Mye	<u>rs)</u>				0.39 0.16 1.8 4.08 0.66	1 1 1 2	0 1 1 2	0 0 0	0 0 0	1 0 0 0	
Summary for 1935 Summary for 1955 Summary for 1970 Summary for 1970 Summary for 1972 Summary for 1973	lannin Zone 109 -	g Con (original	nmuni ly in Nort	ty h Fort Mye	<u>rs)</u>				0.39 0.16 1.8 4.08 0.66 1.5	1 1 1 2 1	0 1 1 2 1	0 0 0 0	0 0 0 0	1 0 0 0 0	
Summary for 1935 Summary for 1956 Summary for 1957 Summary for 1977 Summary for 1972 Summary for 1973 Summary for 1974	lannin Zone 109 -	g Con (original	nmuni ly in Nort	ty h Fort Mye	<u>rs)</u>				0.39 0.16 1.8 4.08 0.66 1.5 0.33	1 1 1 2 1	0 1 1 2 1	0 0 0 0 0	0 0 0 0 0	1 0 0 0 0 0	
Summary for 1935 Summary for 1956 Summary for 1957 Summary for 1977 Summary for 1972 Summary for 1973 Summary for 1974 Summary for 1975	lannin Zone 109 -	g Con (original	nmuni ly in Nort	ty h Fort Mye	<u>rs)</u>				0.39 0.16 1.8 4.08 0.66 1.5 0.33 2.88	1 1 1 2 1 1	0 1 1 2 1 1	0 0 0 0 0 0	0 0 0 0 0 0	1 0 0 0 0 0 0	
Summary for 1935 Summary for 1955 Summary for 1976 Summary for 1977 Summary for 1975 Summary for 1975 Summary for 1974 Summary for 1975 Summary for 1975 Summary for 1975 Summary for 1986	lannin Zone 109 -	g Con (original	nmuni ly in Nort	ty h Fort Mye	<u>rs)</u>				0.39 0.16 1.8 4.08 0.66 1.5 0.33 2.88 3.56	1 1 1 2 1 1 1 3	0 1 1 2 1 1 1 3	0 0 0 0 0 0	0 0 0 0 0 0 0	1 0 0 0 0 0 0 0	
Summary for 1935 Summary for 1956 Summary for 1957 Summary for 1977 Summary for 1972 Summary for 1974 Summary for 1975 Summary for 1975 Summary for 1975 Summary for 1980 Summary for 1981	lannin Zone 109 -	g Con (original	nmuni ly in Nort	ty h Fort Mye	<u>rs)</u>				0.39 0.16 1.8 4.08 0.66 1.5 0.33 2.88 3.56 0.99	1 1 1 2 1 1 1 3	0 1 2 1 1 1 3	0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	1 0 0 0 0 0 0 0 0	
Summary for 1935 Summary for 1955 Summary for 1956 Summary for 1970 Summary for 1972 Summary for 1973 Summary for 1974 Summary for 1975 Summary for 1975 Summary for 1980 Summary for 1981 Summary for 1982	lannin Zone 109 -	g Con (original	nmuni ly in Nort	ty h Fort Mye	<u>rs)</u>				0.39 0.16 1.8 4.08 0.66 1.5 0.33 2.88 3.56 0.99 0.38	1 1 1 2 1 1 1 3 1	0 1 1 2 1 1 1 3 1	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0	1 0 0 0 0 0 0 0 0 0	
Summary for 1935 Summary for 1956 Summary for 1957 Summary for 1977 Summary for 1972 Summary for 1974 Summary for 1975 Summary for 1975 Summary for 1975 Summary for 1980 Summary for 1981	lannin Zone 109 -	g Con (original	nmuni ly in Nort	ty h Fort Mye	<u>rs)</u>				0.39 0.16 1.8 4.08 0.66 1.5 0.33 2.88 3.56 0.99	1 1 1 2 1 1 1 3	0 1 2 1 1 1 3	0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0	1 0 0 0 0 0 0 0 0	
Summary for 1935 Summary for 1955 Summary for 1956 Summary for 1976 Summary for 1977 Summary for 1975 Summary for 1974 Summary for 1975 Summary for 1975 Summary for 1986 Summary for 1981 Summary for 1982 Summary for 1983	lannin Zone 109 -	g Con (original	nmuni ly in Nort	ty h Fort Mye	<u>rs)</u>				0.39 0.16 1.8 4.08 0.66 1.5 0.33 2.88 3.56 0.99 0.38 1.33 3.52	1 1 1 2 1 1 1 3 1 1 2 2 2 2	0 1 2 1 1 1 3 3 1 1 2 2	0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0	1 0 0 0 0 0 0 0 0 0 0 0	
Summary for 1935 Summary for 1935 Summary for 1956 Summary for 1976 Summary for 1977 Summary for 1972 Summary for 1974 Summary for 1975 Summary for 1986 Summary for 1981 Summary for 1982 Summary for 1983 Summary for 1984 Summary for 1985 Summary for 1985 Summary for 1986	lannin Zone 109 -	g Con (original	nmuni ly in Nort	ty h Fort Mye	<u>rs)</u>				0.39 0.16 1.8 4.08 0.66 1.5 0.33 2.88 3.56 0.99 0.38 1.33 3.52 1.45	1 1 2 1 1 1 3 1 1 2 2 2 2	0 1 2 1 1 1 3 1 1 2 2 2	0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0	1 0 0 0 0 0 0 0 0 0 0 0 0	
Summary for 1935 Summary for 1935 Summary for 1956 Summary for 1976 Summary for 1972 Summary for 1972 Summary for 1974 Summary for 1975 Summary for 1986 Summary for 1981 Summary for 1982 Summary for 1983 Summary for 1983 Summary for 1984 Summary for 1985 Summary for 1985	lannin Zone 109 -	g Con (original	nmuni ly in Nort	ty h Fort Mye	<u>rs)</u>				0.39 0.16 1.8 4.08 0.66 1.5 0.33 2.88 3.56 0.99 0.38 1.33 3.52 1.45 2.72	1 1 2 1 1 1 3 1 1 2 2 2 2 2	0 1 2 1 1 1 3 1 1 2 2 2	0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0	1 0 0 0 0 0 0 0 0 0 0 0 0 0	
Summary for 1935 Summary for 1935 Summary for 1956 Summary for 1957 Summary for 1977 Summary for 1972 Summary for 1974 Summary for 1975 Summary for 1980 Summary for 1981 Summary for 1982 Summary for 1983 Summary for 1985 Summary for 1985 Summary for 1986 Summary for 1986 Summary for 1987	lannin Zone 109 -	g Con (original	nmuni ly in Nort	ty h Fort Mye	<u>rs)</u>				0.39 0.16 1.8 4.08 0.66 1.5 0.33 2.88 3.56 0.99 0.38 1.33 3.52 1.45	1 1 2 1 1 1 3 1 1 2 2 2 2	0 1 2 1 1 1 3 1 1 2 2 2	0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0	1 0 0 0 0 0 0 0 0 0 0 0 0	

STAFF REPORT FOR CPA2002-06

April 18, 2003

I	Total			Existing Ac	reages l	By Use					F	Residenti	al Units by	Гуре	RVs
		Commercia	l Industrial	Quasi Public	ctive Ag	Passive Ag	Wetlands	Vacant	Residential	Total	Single Family	Duplex	Multi Family	Mobile Homes	Non Transient
Summary for 1998							8		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
Traffic Anaylysis Z			-												
		Non-Resid	ential acrea	ges by year at	e not inc	cluded on th	is 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
Traffic Anaylysis 2	Zone 117 -	(original	ly in Nort	h Fort Myer	<u>'s)</u>										
		Non-Resid	ential acrea	ges by year at	e not in	cluded on th	is 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	ā.								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		
Summary for 1984									2.72	7	7	0			
Summary for 1985									5.83	12	12	0			
Summary for 1986									6	5	5	0			
Summary for 1987									7.98	11	11	0			
Summary for 1988									16.1	13	13				

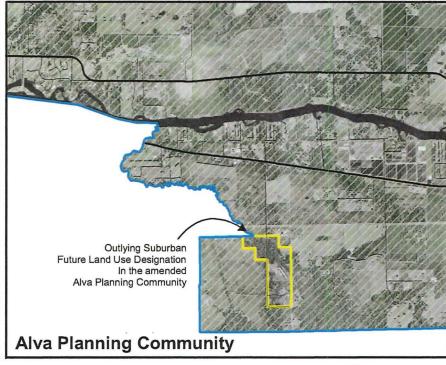
Total   Acres   Commercial Industrial   Quasi Public Active Ag   Pasive Ag   Wellands   Vacant   Residential   Single Family   Multi Family   Mobile Homes	RVs Non Transien
Summary for 1991   11.75   6	( ( ( ( ( ( ( ( ( ( ( ( ( ( ( ( ( ( (
Summary for 1997   11.79	0
Summary for 1997   Summary for 1998   13.54   7   7   0   0   0   0	0
Summary for 1995   13.54   9   9   0   0   0   0   0   0   0   0	0
Summary for 1994	0
Summary for 1998   3.02   6   6   0   0   0	(
Summary for 1996   6.13   6   6   0   0   0   0	
Summary for 1997   13.53	
Summary for 1995	C
Summary for 1995   0.69   2   2   0   0   0   0	C
Summary for 2000   Summary for 2001   Summary for 2002   Summary for 1956   Summary for 1966   Summary for 1967   Summary for 1976   Summary for 1977   Summary for 1978   Summary for 1976   Summary for 1976   Summary for 1977   Summary for 1978   Summary for	(
Summary for 2001	(
Summary for 2002   Summary for 2003   Summary for 2004   Summary for 1965   Summary for 1966   Summary for 1967   Summary for 1976   Summary for 1977   Summary for 1976   Summary for 1977   Summary for 1976   Summary for 1976   Summary for 1976   Summary for 1977   Summary for 1977   Summary for 1978   Summary for 1978   Summary for 1976   Summary for	(
TAZ #117 Total 1316.65 22.45 0 8.29 75.26 724 35.65 171.65 279.41 200 197 0 0 0 3  Traffic Anaylysis Zone 151 - (originally in North Fort Myers)    Non-Residential acreages by year are not included on this report   0	. (
TAZ #117 Total         1316.65         22.45         0         8.29         75.26         724         35.65         171.65         279.41         200         197         0         0         3           Traffic Anaylysis Zone 151 - (originally in North Fort Myers)           Non-Residential acreages by year are not included on this report         0<	(
Non-Residential acreages by year are not included on this report   0   0   0   0   0   0   0   0   0	(
Summary for 1958       0.94       2       2       0       0       0         Summary for 1961       1.37       2       2       0       0       0         Summary for 1962       1.87       3       1       2       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 1958       0.94       2       2       0       0       0         Summary for 1961       1.37       2       2       0       0       0         Summary for 1962       1.87       3       1       2       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 1961       1.37       2       2       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       1       0       0       0       0         Summary for 1971       2.57       2       2       0       0       0       0         Summary for 1974       1.01       2       2       0       0       0       0         Summary for 1974       0.39       2       2       0       0       0       0         Summary for 1974       0.39       2       2       0       0       0       0         Summary for 1974       0.99       1       1       0       0       0       0	(
Summary for 1962       1.87       3       1       2       0       0         Summary for 1963       4.35       8       8       0       0       0         Summary for 1964       2.09       3       3       0       0       0         Summary for 1965       0.6       1       1       0       0       0         Summary for 1971       2.57       2       2       0       0       0         Summary for 1975       1.03       2       2       0       0       0         Summary for 1975       0.39       2       2       0       0       0         Summary for 1976       0.99       1       1       0       0       0	(
Summary for 1964       2.09       3       3       0       0       0         Summary for 1965       0.6       1       1       0       0       0         Summary for 1971       2.57       2       2       0       0       0         Summary for 1975       1.01       2       2       0       0       0         Summary for 1975       0.39       2       2       0       0       0         Summary for 1976       0.99       1       1       0       0       0	0
Summary for 1965       0.6       1       1       0       0       0         Summary for 1971       2.57       2       2       0       0       0         Summary for 1972       1.03       2       2       0       0       0         Summary for 1975       0.39       2       2       0       0       0         Summary for 1976       0.99       1       1       0       0       0	(
Summary for 1971       2.57       2       2       0       0       0         Summary for 1975       1.03       2       2       0       0       0         Summary for 1975       1.01       2       2       0       0       0         Summary for 1976       0.39       2       2       0       0       0         Summary for 1976       0.99       1       1       0       0       0	(
Summary for 1975     1.03     2     2     0     0     0       Summary for 1974     1.01     2     2     0     0     0       Summary for 1975     0.39     2     2     0     0     0       Summary for 1976     0.99     1     1     0     0     0	(
Summary for 1974     1.01     2     2     0     0     0       Summary for 1975     0.39     2     2     0     0     0       Summary for 1976     0.99     1     1     0     0     0	(
Summary for 1974     1.01     2     2     0     0     0       Summary for 1975     0.39     2     2     0     0     0       Summary for 1976     0.99     1     1     0     0     0	(
Summary for 1975     0.39     2     2     0     0     0       Summary for 1976     0.99     1     1     0     0     0	(
Summary for 1976 0.99 1 1 0 0 0	(
	(
Summary for 1977 2.13 5 5 0 0 0 0	(
Summary for 1978 1.76 2 2 0 0 0	(
Summary for 1979 0.92 1 1 0 0 0	
Summary for 1982 1.77 2 2 0 0 0	(
Summary for 1986 0.95 1 1 0 0 0	
Summary for 1988 1.21 1 1 0 0 0	
Summary for 1985 0.5 1 1 0 0 0	
Summary for 1996 0.36 1 1 0 0 0	
Summary for 2000 0.51 1 1 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	
Traffic Anaylysis Zone 155 - (originally in Alva)	
Non-Residential acreages by year are not included on this report 0	
Summary for 194( 3.15 1 1 0 0 0	
Summary for 1958 9.01 1 1 0 0 0	

	T-4-1			Existing Ac	reages I	By Use					R	Residentia	al Units by	Гуре	RVs
	Total Acreage	Commercia	l Industrial	Public/ Quasi Public A	ctive Ag	Passive Ag	Wetlands	Vacant	Residential	Total	Single Family	Duplex	Multi Family	Mobile Homes	
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 1964									0.64	1	1	0	0	0	0
Summary for 1965									0.5	1	1	0	0	0	0
Summary for 1966									1.14	2	2	0	0	0	0
Summary for 1969									14.31	2	1	0	0	1	0
Summary for 1970									1.5	1	1	0	0	0	0
Summary for 1971									21.76	2	2	0	0	0	0
Summary for 1972						F			3.3	2	2	0	0	0	0
Summary for 1973									0.52	1	1	0	0	0	0
Summary for 1974					,				0.44	1	1	0	. 0	0	0
Summary for 1975								5	35.21	281	2	0	0	162	117
Summary for 1976						The state of the s			4.71	8	8	0	0	0	0
Summary for 1977									2.99	9	9	0	0	0	0
Summary for 1978									4.9	9	9	0	0	0	0
Summary for 1979									3.23	8	8	0	0	0	0
Summary for 1980				18					3.42	10	10	0	0	0	0
Summary for 1981									0.77	2	2	0	0	0	0
Summary for 1982	-								0.59	2	. 2	0	0	0	0
Summary for 1983									1.24	3	3	0	0	0	0
Summary for 1984									1.6	3	3	0	0	0	0
Summary for 1985									7.35	51	3	0	48	0	0
Summary for 1986					844-04				4.35	26	2	0	24	0	0
Summary for 1987									1.11	3	3	0	0	0	0
Summary for 1988			-						2.63	10	4	0	6	0	0
Summary for 1989									3.63	22	4	0	18	0	0
Summary for 1990									2.06	6	6	0	0	0	0
Summary for 1991									6.17	31	7	0	24	0	0
Summary for 1992									0.95	2	2	0	0	0	0
Summary for 1993									0.4	1	1	0	0	0	0
Summary for 1994									4.5	7	7	0	0	0	0
Summary for 1995									1.15	3	3	0	0	0	0
Summary for 1996									5.95	42	2	0	40	0	0
Summary for 1997					F.				0.74	2	2	0	0	0	0
Summary for 1998									2.08	3	3	0	0	0	0
Summary for 1999							N.		0.37	1	1	0	0	0	0
Summary for 2000									1.56	2	2	0	0	0	0
Summary for 2002									1.36	3	3	0	0	.0	0
TAZ #155 Total	394.25	2.27	0	23.8€	4.07	44.54	64.84	82.75	171.92	579	139	0	160	163	117
Summary For Baysho	2001.13	24.89	0	35.99	107.2	781.4€	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**

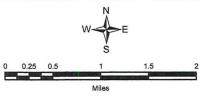
Date of Aerial: 2002

Planning Community Boudary

Split Between original Alva and North Fort Myers Planning Communities

Outlying Suburban Designation

Other FLUM Designations





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

LEE COUNTY COMPREHENSIVE PLAN

# THE LEE PLAN

BoCC Public Hearing Document For the October 23<sup>rd</sup> Adoption Hearing

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

> > September 5, 2003

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

	Text Amendment Map Amendment						
This	Document Contains the Following Reviews:						
1	Staff Review						
~	Local Planning Agency Review and Recommendation						
1	Board of County Commissioners Hearing for Transmittal						
<b>1</b>	Staff Response to the DCA Objections, Recommendations, and Comments (ORC) Report						
	Board of County Commissioners Hearing for Adoption						

STAFF REPORT PREPARATION DATE: April 18th 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. 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. 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 that the area in the Alva Planning Community which is more remote/rural and has inferior access (Attachment 5). 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

- 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:

Aye
Aye
Aye
Aye
Aye
Absent

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

DATE OF TRANSMITTAL HEARING: June 25, 2003

**A. BOARD REVIEW:** The Board of County Commissioners provided no discussion concerning the proposed plan amendment. This item was approved on the consent agenda for the June 25, 2003 public hearing.

# B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

- **1. BOARD ACTION:** The Board of County Commissioners voted to transmit the proposed plan amendment to the Department of Community Affairs.
- **2. BASIS AND RECOMMENDED FINDINGS OF FACT:** The BoCC accepted the findings of fact advanced by staff and the LPA

# C. VOTE:

JOHN ALBION	AYE
ANDREW COY	AYE
BOB JANES	AYE
RAY JUDAH	AYE
DOUG ST. CERNY	AYE

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

DATE OF ORC REPORT: September 5, 2003

- A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS: The DCA had no objections, recommendations, or comments concerning this amendment.
- B. STAFF RESPONSE: Adopt the amendment as transmitted.

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

# DATE OF ADOPTION HEARING:

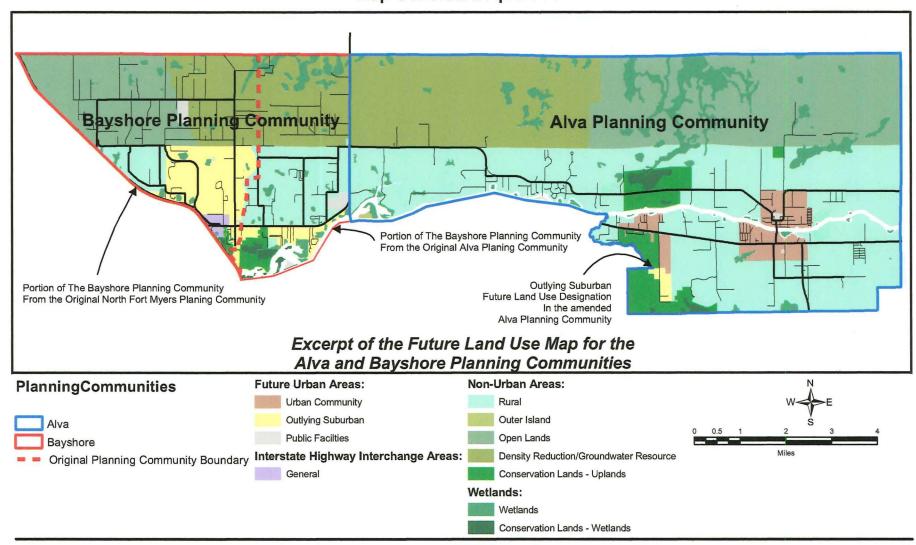
D.	BOARD REVIEW:	
E.	BOARD ACTION AND FINDINGS OF FACT SUMMARY:	
	1. BOARD ACTION:	
	2. BASIS AND RECOMMENDED FINDINGS OF FACT:	
F.	VOTE:	
	JOHN ALBION	
	ANDREW COY	
	BOB JANES	
•	RAY JUDAH	
	DOUG ST. CERNY	

# 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
	Intensive Development	1,493		<i>t</i> .	
	Central Urban	9,558		s, Fo tigh	
	Urban Community	13,077	519	fyer:	
ori	Suburban	15,448		ort N Iand	
8	Outlying Suburban	4,931	<u>15</u>	a, Fc ne Is	<del>764</del> <u>749</u>
at	Industrial	96		ptiv s, Pii	
) a	Public Facilities	2		l, Ca Iyer:	
Usi	University Community	860		Cora rrt N	
p	Industrial Interchange			ape ( th Fc	
Residential By Future Land Use Category	General Interchange	53		re, C Soui m, E	12
T a	General Commercial Interchange	7		Stor ibel, 18ha	
ur	Industrial Commercial Interchange			urnt San: uckir	
-ınt	University Village Interchange			ss, B rlos, s, Bi	
y I	New Community	1,644		shore 1 Ca Myer	
1 B	Airport Commerce	9		ers San	
ia	Airport			t My egor rth F	
tua	Rural	8,977	1,419	No changes are proposed in the Boca Grande, Bonita Springs, Fort Myers Shores, Burnt Store, Cape Coral, Captiva, Fort Myers, Fort Myers, Fort Myers, Pine Island, Lehigh Myers Beach, Gateway/ Airport, Daniels Parkway, Ional McGregor, San Carlos, Sanibel, South Fort Myers, Pine Island, Lehigh Acres, Southeast Lee County, North Fort Myers, Buckingham, Estero	1,251
ide	Rural Community Preserve	3,046			
ses	Outer Island	215	5		
I	Open Lands	2,091	175		1,236
	Density Reduction/ Groundwater Resource	5,544	40		1,837
	Wetlands			rand. riels Sout	
Unincor	porated County Total Residential	67,051	2,173	ca Gr Dar	5,085
Comme	cial	9,460	46	e Boo port,	104
Industri	al	6,311	26	n thu	3
Non Regu	latory Allocations			osed i	
Public		58,676	3,587	prop Gat	1,462
Active A		34,145	6,098	are; ach,	1,321
Passive A		65,522	14,633	1ges 's Bel	4,393
Conserv	ation	79,488	2,236	char Ayer	798
Vacant		44,720	1,525	No	1,310
Total		365,373	30,324		14,476

# Future Land Use Map Map 1 Page 1 of 5

**Map Generated April 2003** 



# Future Land Use Map Acreage Totals By Planning Community

Esstevas I am d Usa Catagory	Alva	Ва	yshore
Future Land Use Category	Alva	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
Total Future Land Use Map Acreages	33,777	5,848	8,647

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 A			2210272	uddi 1	9	india y oz		esidenti	al Units by	Гуре	
	Total Acreage	Commercia	l Industrial	Public/ Quasi Public	Active Ag	Passive Ag	Wetlands	Vacant	Residential	Total	Single Family	Duplex	Multi Family	Mobile Homes	RVs Non Transient
Alva Plann	ing Ca			*											
Traffic Anaylysis															
Truffic Thingingsis I	2012 100	_		ges by year a	us makim	alandad am the	a senso a seb		0					Г	
Summary for 1978		Non-Resu	ential acrea	ges by year a	re noi inc	iuueu on in	Sreport		0.23	1	1	0	0	0	0
Summary for 1983									0.23	1	1	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
Traffic Anaylysis						20.20	-	5.25							
Truffic Hungigsis	2010 100	Nam David	autial acres	ges by year a	wa natin	luded on th	ic warmant		0					T	1
Summary for 1978		INOH-INESHI	ential acrea	ges oy yeur u	ie mii mi	. i iii iii iii	STEPUTI		0.38	1	1	0	0	0	0
Summary for 1980									1.34	2	2	0	0		0
Summary for 1998									0.45	2	2	0	0		0
		4:							1.26	2	2	0	0		0
Summary for 1995 TAZ #188 Total	83.64	0	0	0	0	33.32	0	46.69	3.43	7	7	0	0		0
														.00	
Summary For Alva	115.04	0	0	0	14.52	43.45	0	52.85	4.02	9	9	0	0	0	0
Bayshore P	lannir	o Con	nmuni	hv/											
Traffic Anaylysis					rc)										
Trujjie mugigsis.	2016 105		•	ges by year a	_	والمراس المراس المراس	(a t		0						
Summary for 1939		Non-Nesta	entiai acrea,	ges by year a	re not inc	пиаса он т	is report		0.39	1	1	0	0	0	0
									0.39	1	0	0	0		
Summary for 1950 Summary for 1958											1	0	0		0
									1.8 4.08	1	1	0	0	0	0
Summary for 1970 Summary for 1972									0.66	2	2	0	0		0
Summary for 1973									1.5	1	1	0	0		0
Summary for 1974									0.33	1	1	0	0		0
Summary for 1975									2.88	1	1	0	0	7	0
Summary for 1980									3.56	3	3	0	0	0	0
Summary for 1981									0.99	1	1	0	0		0
Summary for 1982									0.38	1	1	0	0		-
Summary for 1983									1.33	2	2	0	0		0
Summary for 1985									3.52	2	2	0	0		0
Summary for 1986									1.45	2	2	0	0		1 0
Summary for 1987								_	2.72	2	2		0		1 0
											2	0			0
Summary for 1988	¥								0.75	2		0	0	-	0
Summary for 1990									0.5	1	0	0	0		0
Summary for 1991									0.43	1	1	0	0	0	0

STAFF REPORT FOR CPA2002-06

1	Existing Acreages By Use Total Public/										R	Residentia	al Units by T	Type	RVs
		Commercia	l Industrial (		ctive Ag	Passive Ag	Wetlands	Vacant	Residential	Total	Single Family	Duplex	Multi Family	Mobile Homes	
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
Traffic Anaylysis Z	Zone 111 -	(original	ly in North	Fort Myer	s)										
		Non-Reside	ential acreage	s by year ar	e not in	cluded on thi	s 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
Traffic Anaylysis 2	Zone 117 -	(original	ly in North	Fort Myer	<u>s)</u>								-		
		Non-Resid	ential acreage	s by year ar	e not in	cluded on thi	s report		0						
Summary for 1946									0.75	1	1	0	0	0	0
Summary for 195(									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 197(									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							2.00		16.1	13	13	0	0	0	0

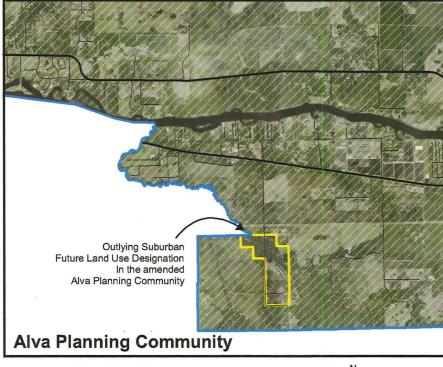
	Total			Existing Ac	reages l	By Use			- 1		R	esidentia	al Units by	Гуре	RVs
	Acreage	Commercia	l Industrial	Quasi Public	Active Ag	Passive Ag	Wetlands	Vacant	Residential	Total	Single Family	Duplex	Multi Family	Mobile Homes	
Summary for 1989									6.2	9	9	0	0	0	0
Summary for 1990									21.09	9	9	0	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 1998									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	1316.69	22.45	0	8.29	75.26	724	35.65	171.63	279.41	200	197	0	0	3	0
Traffic Anaylysis 2	Zone 151 -	(original	ly in Norti	i Fort Mye	rs)										
				ges by year a		cluded on th	is 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 1968									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 1973									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
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			
TAZ #151 Total	54.08	0	0	3.68	0	1.74	0	21.34	27.32	43	41	2	0		
Traffic Anaylysis	Zone 155 -	(original	ly in Alva)												
		Non-Resid	lential acrea	ges by year a	re not in	cluded on th	iis revort		0						
Summary for 1940									3.15	1	1	0	0	0	0
Summary for 1958									9.01	1	1	0			

	T ( )			Existing A	creages E	By Use					R	esidentia	al Units by	Гуре	RVs
	Total Acreage	Commercia	l Industrial	Quasi Public	Active Ag	Passive Ag	Wetlands	Vacant	Residential	Total	Single Family	Duplex	Multi Family	Mobile Homes	
Summary for 1960	B					U			2.44	4	4	0	0	0	(
Summary for 1961									5.85	5	5	0	0	0	(
Summary for 1962					н				2.34	5	.5	0	0	0	(
Summary for 1964									0.64	1	1	0	0	0	(
Summary for 1965									0.5	1	1	0	0	0	(
Summary for 1966									1.14	2	2	0	0	0	(
Summary for 1969									14.31	2	1	0	0	1	(
Summary for 1970									1.5	1	1	0	0	0	
Summary for 1971									21.76	2	2	0	0	0	
Summary for 1972									3.3	2	2	0	0	0	
Summary for 1973									0.52	1	1	0	0	0	
Summary for 1974									0.44	1	1	0	0	0	
Summary for 1975									35.21	281	2	0	0	162	11
Summary for 1976									4.71	8	8	0	0	0	
Summary for 1977									2.99	9	9	0	0	0	
Summary for 1978									4.9	9	9	0	0	0	
Summary for 1979									3.23	8	8	0	0	0	
Summary for 1980									3.42	10	10	0	0	0	
Summary for 1981									0.77	2	2	0	0	0	
Summary for 1982									0.59	2	2	0	0	0	
Summary for 1983									1.24	3	3	0	0	0	
Summary for 1984									1.6	3	3	0	0	0	
Summary for 1985									7.35	51	3	0	48	0	
Summary for 1986									4.35	26	2	0	24	0	
Summary for 1987									1.11	3	3	0	0	0	
Summary for 1988									2.63	10	4	0	6	0	
Summary for 1989									3.63	22	4	0	18	0	
Summary for 1990									2.06	6	6	0	0	0	
Summary for 1991									6.17	31	7	0	24	0	
Summary for 1992									0.95	2	2	0	0	0	
Summary for 1993									0.4	1	1	0	0	0	
Summary for 1994							2		4.5	7	7	0	0	0	
Summary for 1995									1.15	3	3	0	0	0	
Summary for 1996									5.95	42	2	0	40	0	
Summary for 1997		*			-				0.74	2	2	0	0	0	
Summary for 1998									2.08	3	3	0	0	0	
Summary for 1999									0.37	1	1	0	0	0	
Summary for 2000									1.56	2	2	0	0		
Summary for 2002									1.36	3	3	0	0		
TAZ #155 Total	394.25	2.27	0	23.8€	4.07	44.54	64.84	82.75	171.92	579	139	0	160	163	11
Summary For Baysho	2001.13	24.89	0	35.99	107.2	781.4€	111.14	390.9	549.55	864	415	2	160	170	11

# Outlying Suburban Areas In the Bayshore and Alva Planning Communities

Map Generated April 2003





# **LEGEND**

Date of Aerial: 2002

Diam're Co

Planning Community Boudary

Split Between original Alva and North Fort Myers Planning Communities

Outlying Suburban Designation

Other FLUM Designations



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

LEE COUNTY COMPREHENSIVE PLAN

# THE LEE PLAN

DCA Transmittal Document

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

June 25, 2003

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

	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
	<b>Board of County Commissioners Hearing for Adoption</b>

STAFF REPORT PREPARATION DATE: April 18th 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

STAFF REPORT FOR CPA2002-06

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 that 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	Aye
MATT BIXLER	Aye
SUSAN BROOKMAN	Aye
DAN DELISI	Aye
RONALD INGE	Aye
GORDON REIGELMAN	Absent

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

DATE OF TRANSMITTAL HEARING: June 25, 2003

A. BOARD REVIEW: The Board of County Commissioners provided no discussion concerning the proposed plan amendment. This item was approved on the consent agenda for the June 25, 2003 public hearing.

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

- **1. BOARD ACTION:** The Board of County Commissioners voted to transmit the proposed plan amendment to the Department of Community Affairs.
- **2. BASIS AND RECOMMENDED FINDINGS OF FACT:** The BoCC accepted the findings of fact advanced by staff and the LPA

### C. VOTE:

JOHN ALBION	AYE
ANDREW COY	AYE
BOB JANES	AYE
RAY JUDAH	AYE
DOUG ST. CERNY	AYE

# 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:**

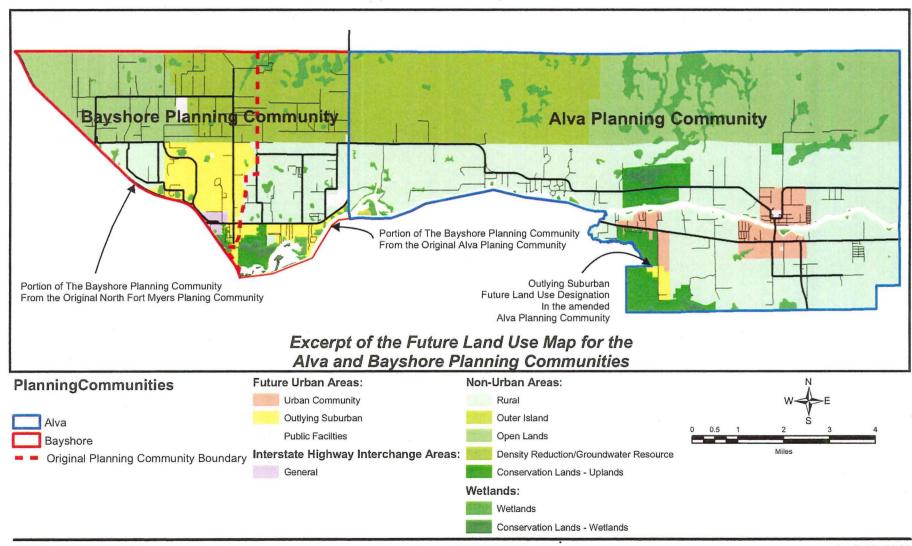
D.	BOARD REVIEW:
E.	BOARD ACTION AND FINDINGS OF FACT SUMMARY:
×	1. BOARD ACTION:
	2. BASIS AND RECOMMENDED FINDINGS OF FACT:
F.	VOTE:
	JOHN ALBION
	ANDREW COY
	BOB JANES
	RAY JUDAH
	DOUG ST. CERNY

# 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
	Intensive Development	1,493		#	
	Central Urban	9,558		s, Fo uigh	,
	Urban Community	13,077	519	fyer: , Lel	
010	Suburban	15,448		ort N land	
68	Outlying Suburban	4,931	<u>15</u>	a, Fc ne Is	<del>764</del> <u>749</u>
at	Industrial	96		uptiv s, Pi	
6	Public Facilities	2		I, Ca Iyer:	
Us	University Community	860		Cora	
p	Industrial Interchange			ape th Fo	
Residential By Future Land Use Category	General Interchange	53		Boca Grande, Bonita Springs, Fort Myers Shores, Burnt Store, Cape C ort, Daniels Parkway, Ional McGregor, San Carlos, Sanibel, South Fo Acres, Southeast Lee County, North Fort Myers, Buckingham, Estero	12
e I	General Commercial Interchange	7 .		Stoi ibel, 18ha	5° X
ur	Industrial Commercial Interchange			urnt San uckir	
-ut	University Village Interchange		*	es, B rlos,	
yl	New Community	1,644		Shor n Ca Myer	
<i>B</i> 1	Airport Commerce	9		ers , Sai	
ia	Airport			t My regor rth F	
еиз	Rural	8,977	1,419	For AcGi , Noi	1,251
id	Rural Community Preserve	3,046		ings, na/ N unty	
Ses	Outer Island	215	5	Spr 4, Ion	
1	Open Lands	2,091	175	onita kwa <sub>i</sub>	1,236
	Density Reduction/ Groundwater Resource	5,544	40	e, Bc Par theas	1,837
	Wetlands			rand niels Sout	
Unincor	porated County Total Residential	67,051	2,173	ca G , Da	5,085
Comme	cial	9,460	46	e Bo port Ac	104
Industri	al	6,311	26	in th	3
Non Regu	latory Allocations			No changes are proposed in the Boca Grande, Bonita Springs, Fort Myers Shores, Burnt Store, Cape Coral, Captiva, Fort Myers, Fort Myers, Fort Myers, Pine Island, Lehigh Myers Beach, Gateway/ Airport, Daniels Parkway, Ional McGregor, San Carlos, Sanibel, South Fort Myers, Pine Island, Lehigh Acres, Southeast Lee County, North Fort Myers, Buckingham, Estero	<b>新疆和</b>
Public		58,676	3,587	prop Gat	1,462
Active A		34,145	6,098	are :ach,	1,321
Passive A		65,522	14,633	nges rs Bt	4,393
Vacant	ation	79,488 44,720	2,236 1,525	chan Ayer:	798 1,310
Total		365,373	30,324	No	14,476
Total		.000,070	50,524		14,4/0

# Future Land Use Map Map 1 Page 1 of 5

Map Generated April 2003



# Future Land Use Map Acreage Totals By Planning Community

Esstering Land Lies Catagory	Alva	Bayshore					
Future Land Use Category	Alva	from Alva	from North Fort Myers				
Intensive Development			- 8				
Central Urban			*				
Urban Community	1,463	4					
Suburban							
Outlying Suburban	145	422	1,750				
Industrial	э						
Public Facilities	53	110	86				
University Community		5 A1	*				
Industrial Interchange	,						
General Interchange			141				
General Commercial Interchange	*						
Industrial Commercial Interchange							
University Village Interchange	,	**					
New Community			5				
Airport Commerce		0					
Airport			*				
Rural	14,287	2,198	729				
Rural Community Preserve		a	<				
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				
Total Future Land Use Map Acreages	33,777	5,848	8,647				

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

							inaivi	qual 1	rattic A	nnaiysi	is Zones					
	Existing Acreages By Use									Residential Units by Type						
	Total Acreage	Commercia	l Industrial Qu	Public/ asi 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-Resid	ential acreages	by year a	re not inc	luded on thi	s 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-Resid	ential acreages	bu year a	re not inc	luded on thi	s revort		0							
Summary for 1978				7, 7, 2, 1, 2		****			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	
D 1 D			•													
Bayshore P		And the second													4	
Traffic Anaylysis	Zone 109 -	- (original	ly in North F	ort Mye	<u>rs)</u>	· .										
		Non-Resid	ential acreages	by year a	re not inc	luded on thi	s report		0							
Summary for 1939									0.39	1	1	0	0	0.	0	
Summary for 1950									0.16	1	0	0	0	1	. 0	
Summary for 1958	1								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	

STAFF REPORT FOR CPA2002-06

April 18, 2003

- 1	Tatal			Existing Ac	creages B	y Use					RVs				
	Total Acreage	Commercia	l Industrial	Quasi Public	Active Ag	Passive Ag	Wetlands	Vacant	Residential	Total	Single Family	Duplex	Multi Family	Mobile Homes	
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	Ö
Summary for 1996					× 24			*	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
Traffic Anaylysis Z	Zone 111 -	(original	ly in Nort	h Fort Myei	r <u>s)</u>										
	1	Von-Resid	ential acrea	ges by year a	re not inci	luded on thi	s report		0						
Summary for 1991					(4)	1.0			0.53	. 1	1	0	0	0	0
Summary for 1992		У.							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
Traffic Anaylysis Z	Zone 117 -	(original	ly in Nort	h Fort Mye	rs)										
	1	Von-Resid	ential acrea	ges by year a	re not inc	luded on thi	is report		0				Ī		
Summary for 1946	-			A					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
Summary for 1985	*								5.83	12	·12	0	0	0	0
Summary for 1986							,		. 6	5	5	0	0		0
Summary for 1987									7.98	11	11	0	0		0
Summary for 1988									16.1	13	13	0	0	0	0

	Existing Acreages By Use Total Public/									Residential Units by Type						
*	Acreage	Commercia	al Industrial		Active Ag	Passive Ag	Wetlands	Vacant	Residential	Total 5	Single Family	Duplex	Multi Family	Mobile Homes	200000000000000000000000000000000000000	
Summary for 1989									6.2	9	9	0	.0	0	0	
Summary for 1990	8			-			2.7.26	2 2 2	21.09	9	9	0	0	0	0	
Summary for 1991						5(*)			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.				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					343				5.91	5	5	0	0	0	0	
Summary for 2001						* 1		-	4.43	6	5	0	. 0	1	0	
Summary for 2002						_		5° 5° 8	8.94	8	8	0	.0	0	0	
TAZ #117 Total	1316.69	22.45	0	8.29	75.26	724	35.65	171.63	279.41	200	197	0	0	3	0	
Traffic Anaylysis	Zone 151 ·	- (original	lly in North	Fort Mye	rs)											
		Non-Resid	dential acreas	res by year a	re not inc	luded on thi	s report		0							
Summary for 1958									0.94	2	2	0	0	0	0	
Summary for 1961					2				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						9	E		2.57	2	2	0	0	0	0	
Summary for 1973									1.03	2	2	. 0	0	0	0	
Summary for 1974		>					591		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							SF 8	8	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 Anaylysis	Zone 155	- (original	lly in Alva)													
			dential acrea		re not inc	luded on th	is report		0							
Summary for 1940				., 11,001 10		(1)			3.15	1	1	0	0	0	0	
Summary for 1958			200						9.01	1	1	0	0	0	0	

	Tatal			Existing A	creages B	y Use	×				a R	esidenti	al Units by T	ype	D17-
,	Total Acreage	Commercia	l Industrial		Active Ag	Passive Ag	Wetlands	Vacant 1	Residential	Total S	ingle Family	Duplex	Multi Family	Mobile Homes	RVs Non Transien
Summary for 1960									2.44	4	4	. 0	0	0	(A)
Summary for 1961									5.85	5	5	0	0	0	
Summary for 1962			60° 0 0 0	-			× ,		2.34	. 5	5	0	0	0	(
Summary for 1964					/		***	N 8 18 7	0.64	1	1	0	0	0	
Summary for 1965									0.5	1	1	0	0	0	
Summary for 1966				8 8 9	-	E 10 W	7		1.14	2	2	0	0	0	
Summary for 1969		*****						65	14.31	2	- 1	0	0	1	
Summary for 197(			160			4,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			1.5	1	1	0	0	0	
Summary for 1971				993	70				21.76	2	2	0	0	0	
Summary for 1972									3.3	2	. 2	0	0	0	
Summary for 1973									0.52	1	1	0	0	0	(
Summary for 1974							***************************************		0.44	1	1	0	0	0	(
Summary for 1975		*							35.21	281	2	0	0	162	11:
Summary for 1976									4.71	8	8	0	0	0	(
Summary for 1977									2.99	9	9	0	0	0	
Summary for 1978									4.9	9	9	0	0	0	(
Summary for 1979									3.23	8	8	0	0	0	
Summary for 1980				35%				*	3.42	10	10	0	0	0	
Summary for 1981						•			0.77	2	. 2	0	0	0	(
Summary for 1982									0.59	2	2	0	0	0	
Summary for 1983						7	* ·	- 1	1.24	3	3	0	0	0	
Summary for 1984									1.6	3	3	0	0	0	
Summary for 1985									7.35	51.	3	0	48	0	
Summary for 1986									4.35	26	2	0	24	0	
Summary for 1987							7		1.11	3	3	0	0	0	
Summary for 1988		7							2.63	10	4	0	6	0	
Summary for 1989									3.63	22	4	0	18	0	
Summary for 1990									2.06	6	6	. 0	0	0	
Summary for 1991						_	V		6.17	31	7	0	24	. 0	
Summary for 1992		. —							0.95	2	2	0	0	0	
Summary for 1993							1		0.4	1	1	0	0	0	
Summary for 1994									4.5	7	7	0	0	0	
Summary for 1995				Œ		(g)			1.15	3	3	0	0	0	
Summary for 1996									5.95	42	2	0	40	0	
Summary for 1997					8				0.74	2	2	0	0	0	
Summary for 1998					_				2.08	3	3	0	0	0	
Summary for 1999				,			3		0.37	1	1	0	0	0	. (
Summary for 2000									1.56	2	2	0	0	0	
Summary for 2002				9					1.36	3	3	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		163	11
Summary For Baysho	2001.13	24.89	0	35.99	107.2							2		170	

# Outlying Suburban Areas In the Bayshore and Alva Planning Communities

Map Generated April 2003





# **LEGEND**

Date of Aerial: 2002

Plannin

Planning Community Boudary

S

Split Between original Alva and North Fort Myers Planning Communities

Outlying Suburban Designation

1///

Other FLUM Designations



# 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:							
~	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: April 18th 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. 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 Shifts in development location necessitated re-allocation of industrial development. 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 that 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	Aye
MATT BIXLER	Aye
SUSAN BROOKMAN	Aye
DAN DELISI	Aye
RONALD INGE	Aye
GORDON REIGELMAN	Absent

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

DATE OF TRANSMITTAL HEARING: \_\_Iune 25, 2003

-

## 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:

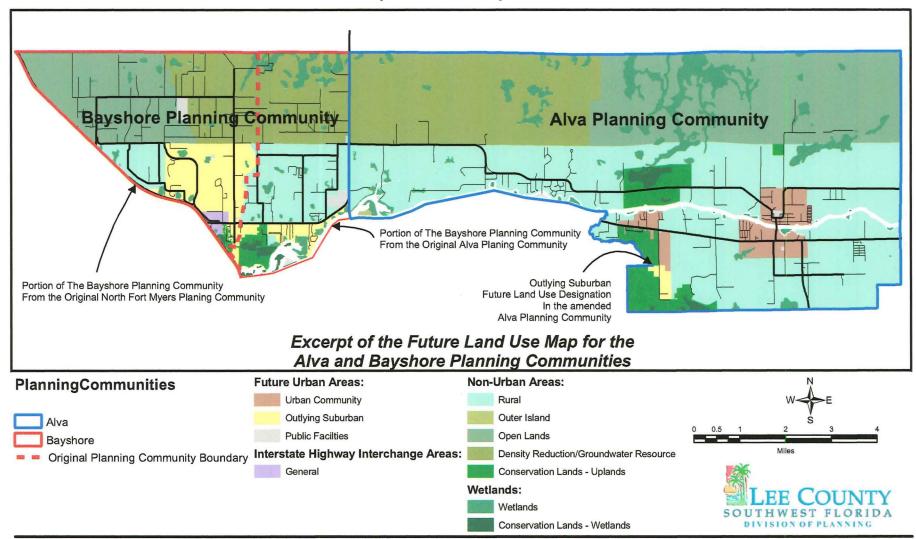
D.	BOARD REVIEW:	
E.	BOARD ACTION AND FINDINGS OF FACT ST	UMMARY:
	1. BOARD ACTION:	
	2. BASIS AND RECOMMENDED FINDINGS (	OF FACT:
_		,
F.	VOTE:	
	JOHN ALBION	
	ANDREW COY	
	BOB JANES	8
	RAY JUDAH	
	DOUG ST. CERNY	

## 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
	Intensive Development	1,493		#	
	Central Urban	9,558		s, Fo	
	Urban Community	13,077	519	fyer:	
0u	Suburban	15,448		ort A sland	
68	Outlying Suburban	4,931	<u>15</u>	a, Fu	<del>764</del> <u>749</u>
at	Industrial	96		aptic s, Pi	
6	Public Facilities	2		ıl, Cı Ayer	
Us	University Community	860		Coru	
pi	Industrial Interchange			ape th F	
an	General Interchange	53		re, C Sou Im, E	12
e I	General Commercial Interchange	7		t Sto iibel, ngha	
Residential By Future Land Use Category	Industrial Commercial Interchange			urni San ucki	
Ful	University Village Interchange			es, E trlos, trs, B	
y	New Community	1,644		Shor n Ca Mye	
91	Airport Commerce	9		yers r, Sa Fort	
tia	Airport			Springs, Fort Myers Shores, Burnt Store, Cape C Ional McGregor, San Carlos, Sanibel, South Fo County, North Fort Myers, Buckingham, Estero	
eni	Rural	8,977	1,419		1,251
id	Rural Community Preserve	3,046		ings na/ I unty	
Ses	Outer Island	215	5	Spr y, Ioi e Co	
	Open Lands	2,091	175	No changes are proposed in the Boca Grande, Bonita Springs, Fort Myers Shores, Burnt Store, Cape Coral, Captiva, Fort Myers, Fort Myers, Fort Myers, Pine Island, Lehigh Myers Beach, Gateway/ Airport, Daniels Parkway, Ional McGregor, San Carlos, Sanibel, South Fort Myers, Pine Island, Lehigh Acres, Southeast Lee County, North Fort Myers, Buckingham, Estero	1,236
	Density Reduction/ Groundwater Resource	5,544	40		1,837
	Wetlands			rand niels Sou	
Unincor	porated County Total Residential	67,051	2,173	ca G , Da	5,085
Comme	rcial	9,460	46	e Bo Port	104
Industri	al	6,311	26	in th	3
Non Regu	latory Allocations			rroposed in the Gateway/ Air	
Public		58,676	3,587	prop. Gatı	1,462
Active A		34,145	6,098	are ;	1,321
Passive		65,522	14,633	ıges	4,393
Conserv Vacant	ation	79,488 44,720	2,236 1,525	o changes are p Myers Beach,	798 1,310
Total		365,373	30,324	No	14,476
Total		303,373	30,324		14,4/0

## Future Land Use Map Map 1 Page 1 of 5

**Map Generated April 2003** 



## Future Land Use Map Acreage Totals By Planning Community

uture Land Use Category	Alva	Bayshore				
uture Land Ose Category	Alva	from Alva	from North Fort Myer			
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	R					
Outer Island	19					
Open Lands	7,245	9.	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			
otal Future Land Use Map Acreages	33,777	5,848	8,647			

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			Public/											RVs
	Acreage	Commercia	l Industrial	Quasi Public	Active Ag	Passive Ag	Wetlands	Vacant	Residential	Total	Single Family	Duplex	Multi Family	Mobile Homes	Non Transient
Alva Plann															
Traffic Anaylysis	<u>Zone 163 -</u>	(portion)													
		Non-Resid	ential acreas	res by year a	re not inc	luded on th	s 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-Resid	ential acreas	ges by year a	re not inc	luded on th	is 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 P	Zone 109 -	(original		Fort Mye		luded on th	is renort		0						
Summary for 1939		TYOU I REDIN	Crisina wording	co o y your u	70 1101 1710	thinett off bits	Бторот		0.39	1	1	0	0	0	0
Summary for 1950									0.16	1	0	0		1	0
Summary for 1958									1.8	1	1	0		0	0
Summary for 1970		8							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

STAFF REPORT FOR CPA2002-06

	Tetal			Existing Ac	reages ]	By Use					R	Residenti	al Units by	Гуре	RVs
	Total Acreage	Commercia	l Industrial	Quasi PublicA	ctive Ag	Passive Ag	Wetlands	Vacant	Residential	Total	Single Family	Duplex	Multi Family	Mobile Homes	
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
Traffic Anaylysis Zone 111 - (originally in North Fort Myers)															
		Non-Resid	ential acrea;	ges by year ar	e not in	cluded on th	is 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
Traffic Anaylysis Z	Zone 117 -	(original	ly in Nortl	Fort Myers	<u>s)</u>										
		Non-Resid	ential acrea	ges by year ar	e not in	cluded on t	is 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
Summary for 1964									2.91	1	1	0		0	0
Summary for 1965									1	1	1	0	0	0	0
Summary for 1966									7.4	3	3	0			0
Summary for 1967									2.2	1	1	0			0
Summary for 1968									3.51	1	1	0		0	0
Summary for 197(									1.37	1	1	0		0	0
Summary for 1971									6.19	2	2	0			0
Summary for 1974									16.62	3	3	0	0	0	0
Summary for 1975									7.05	3	3	0			0
Summary for 1978									6.52	9	9	0		0	0
Summary for 1979									1.29	5	5	0	<del>                                     </del>	-0	0
Summary for 1980									12.4	11	11	0			0
Summary for 1981									1.8	4	4	0			0
Summary for 1982									0.26	1	1	0			0
Summary for 1983									13.78	6	5	0			0
Summary for 1984									2.72	7	7	0			0
Summary for 1985									5.83	12	12	0			0
Summary for 1986									6	5	5	0	<del>                                     </del>		. 0
Summary for 1987									7.98	11	11	0	1		0
Summary for 1988									16.1	13	13				

	Total			Existing Ac	reages E	By Use					R	lesidentia	al Units by	Гуре	RVs
	Acreage	Commercia	l Industrial		Active Ag	Passive Ag	Wetlands	Vacant	Residential	Total	Single Family	Duplex	Multi Family	Mobile Homes	
Summary for 1989									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	1316.69	22.45	. 0	8.29	75.26	724	35.65	171.63	279.41	200	197	0	0	3	0
Traffic Anaylysis 2	Zone 151 -	(original	ly in North	Fort Mye	rs)										
		Non-Resid	ential acreag	res by year at	re not inc	cluded on th	is 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 1973									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			
Summary for 2000									0.51	1	1	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 Anaylysis Z	Zone 155 -	(original	ly in Alva)												
		Non-Resid	ential acreag	res by year a	re not inc	cluded on th	is report		0						
Summary for 1940									3.15	1	1	0	0	0	0
Summary for 1958									9.01	1	1	0	7		

	Tatal			Existing A	reages B	y Use					R	esidentia	al Units by	Гуре	RVs
	Total Acreage	Commercia	al Industrial	Quasi Public	Active Ag	Passive Ag	Wetlands	Vacant 1	Residential	Total S	Single Family	Duplex	Multi Family	Mobile Homes	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 1964									0.64	1	1	0	0	0	0
Summary for 1965									0.5	1	1	0	0	0	0
Summary for 1966									1.14	2	2	0	0	0	0
Summary for 1969									14.31	2	1	0	0	1	C
Summary for 197(									1.5	1	1	0	0	0	C
Summary for 1971				-					21.76	2	2	0	0	0	0
Summary for 1972									3.3	2	2	0	0	0	C
Summary for 1973									0.52	1	1	0	0	0	C
Summary for 1974									0.44	1	1	0	0	0	0
Summary for 1975									35.21	281	2	0	0	162	117
Summary for 1976									4.71	8	8	0	0	0	C
Summary for 1977									2.99	9	9	0	. 0	0	C
Summary for 1978									4.9	9	9	0	0	0	(
Summary for 1979									3.23	8	8	0	0	0	(
Summary for 1980									3.42	10	10	0	0	0	
Summary for 1981									0.77	2	2	0	0	0	. (
Summary for 1982									0.59	2	2	0	0	0	
Summary for 1983									1.24	3	3	0	0	0	(
Summary for 1984				-					1.6	3	3	0	0	0	(
Summary for 1985									7.35	51	3	0	48		
Summary for 1986									4.35	26	2	0	24		
Summary for 1987									1.11	3	3	0	0	0	
Summary for 1988									2.63	10	4	0	6		
Summary for 1989			-						3.63	22	4	0	18		
Summary for 1990									2.06	6	6	0	0		
Summary for 1991									6.17	31	7	0	24		
Summary for 1992									0.95	2	2	0	0		
Summary for 1993									0.4	1	1	0	0	1	
Summary for 1994									4.5	7	7	0	0		
Summary for 1995									1.15	3	3	0	0		
Summary for 1996									5.95	42	2	0	40		<del>'</del>
Summary for 1997									0.74	2	2	0	0		
Summary for 1998									2.08	3	3	0	0	1	
Summary for 1999									0.37	1	1	0	0		<del>'</del>
Summary for 2000			· · · · · · · · · · · · · · · · · · ·						1.56	2	2	0			<u> </u>
Summary for 2002									1.36	3	3	0			
TAZ #155 Total	394.25	2.27	0	23.86	4.07	44.54	64.84	82.75	171.92	579	139	0			111
														-	117
Summary For Baysho	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**

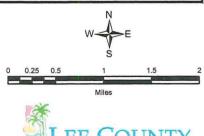
Date of Aerial: 2002

Planning Community Boudary

Split Between original Alva and North Fort Myers Planning Communities

Outlying Suburban Designation

Other FLUM Designations





# CPA2002-06 BoCC SPONSORED AMENDMENT TO THE

#### LEE COUNTY COMPREHENSIVE PLAN

#### THE LEE PLAN

LPA Public Hearing Document For the April 28<sup>th</sup>, 2003 Public Hearing

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

> > April 18, 2003

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

1	Text Amendment Map Amendment
This	Document Contains the Following Reviews:
1	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
18	Board of County Commissioners Hearing for Adoption

STAFF REPORT PREPARATION DATE: April 18th 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. REOUEST:

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 reallocated 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 This table allocates residential acres by Lee Plan future land use 1(b) allocations. 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. 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 reclassified 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". 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 that 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

**RONALD INGE** 

**GORDON REIGELMAN** 

A.	LOCAL PLANNING AGENCY REVIEW
В.	LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY
	1. RECOMMENDATION:
	2. BASIS AND RECOMMENDED FINDINGS OF FACT:
C.	VOTE:
	NOEL ANDRESS
	MATT BIXLER
	SUSAN BROOKMAN
	DAN DELISI

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

#### **DATE OF TRANSMITTAL HEARING:**

A.	BOARD REVIEW:									
В.	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:**

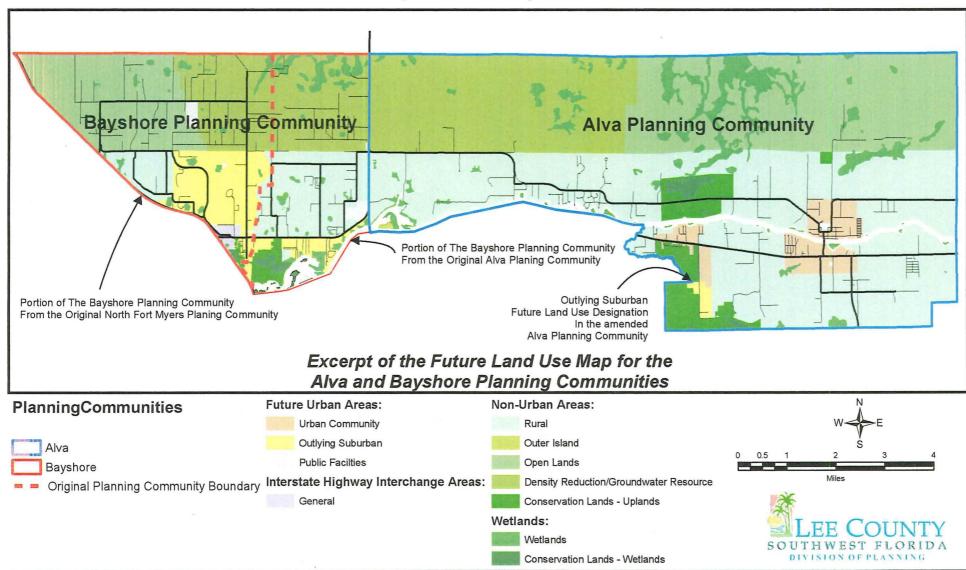
D.	BOARD REVIEW:												
E.	. BOARD ACTION AND FINDINGS OF FACT SUMMARY:												
	1. BOARD ACTION:												
		OMMENDED FINDINGS C	OF FACT:										
F.	VOTE:												
	Jo	OHN ALBION	<u></u>										
	A	NDREW COY											
	В	OB JANES											
	R	AY JUDAH											
	D	OUG ST. CERNY											

## 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
	Intensive Development	1,493		t	
	Central Urban	9,558		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	
	Urban Community	13,077	519	fyer: , Lek	
0110	Suburban	15,448		ort N land	
60	Outlying Suburban	4,931	<u>15</u>	a, Fc 1e Is	<del>764</del> <u>749</u>
at	Industrial	96		ptiv 3, Pin	
0	Public Facilities	2		l, Ca	
Usi	University Community	860		Cora rt N	
d	Industrial Interchange			ape (h Fo	
Residential By Future Land Use Category	General Interchange	53		Springs, Fort Myers Shores, Burnt Store, Cape ( Jona/ McGregor, San Carlos, Sanibel, South Fo County, North Fort Myers, Buckingham, Estero	12
T a	General Commercial Interchange	7		Stor ibel,	
ur	Industrial Commercial Interchange			urmt Sanı ıckin	
-nt	University Village Interchange			ss, B rlos,	
y	New Community	1,644		Shor 1 Ca. Ayer	
1 B	Airport Commerce	9		iers ; , San ort N	
ia	Airport			t My egor th F	
ent	Rural	8,977	1,419	For 1cGr Non	1,251
ide	Rural Community Preserve	3,046		ings, ua/ N inty,	
ses	Outer Island	215	5	Spri, Ior	
Y	Open Lands	2,091	175	nita cway t Lee	1,236
	Density Reduction/ Groundwater Resource	5,544	40	e, Bo Parl heasi	1,837
	Wetlands			and iiels Sout	
Unincor	porated County Total Residential	67,051	2,173	Boca Grande, Bonita s ort, Daniels Parkway Acres, Southeast Lee	5,085
Comme	rcial	9,460	46	e Boc port, Ac	104
Industri	al	6,311	26	n thu	3
Non Regu	latory Allocations			o changes are proposed in the Boca Grande, Bonita Springs, Fort Myers Shores, Burnt Store, Cape Coral, Captiva, Fort Myers, F. 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	
Public		58,676	3,587	ropo Gate	1,462
Active A		34,145	6,098	ате р исh,	1,321
Passive .		65,522	14,633	ges t	4,393
Conserv	ation	79,488	2,236	han? yers	798
Vacant		44,720	1,525	No ci	1,310
Total		365,373	30,324	4	14,476

## Future Land Use Map Map 1 Page 1 of 5

Map Generated April 2003



## Future Land Use Map Acreage Totals By Planning Community

Testeres I en d'Une Coteners	Alva	Ва	yshore
Future Land Use Category	Alva	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
Total Future Land Use Map Acreages	33,777	5,848	8,647

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

			Su	<u>mmarize</u>	ed by	vear for	<u>indivi</u>	dual Ti	raffic A1	nnalysi	s Zones				
	Total		1	Existing A	creages	By Use				Residential Units by Type					
	Acreage	Commercia	l Industrial (		Active Ag	Passive Ag	Wetlands	Vacant	Residential	Total	Single Family	Duplex	Multi Family	Mobile Homes	Non Transient
Alva Plann	ing Co	mmur	nity						·						
Traffic Anaylysis	Zone 163	- (portion	1)												
		Non-Reside	ential acreage	s by year ar	e not inc	uded on the	is 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-Reside	ential acreage	es by year ar	e not inc	luded on th	is 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
Traffic Anaylysis	Zone 109		<b>illy in Nort</b> ential acreage			luded on th	is report		0						
Summary for 1939									0.39	1	1	0	0	0	0
Summary for 1950									0.16	1	0	0	0	1	0
Summary for 1958									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		0		0	0
Summary for 1981									0.99	1	1	0		0	0
Summary for 1982									0.38	1	1	0			0
Summary for 1983									1.33	2	2	0		0	
Summary for 1985									3.52	2	2	0			
Summary for 1986									1.45	. 2	2	0			
Summary for 1987									2.72	2	2	0	0	0	0
Summary for 1988									0.75	2	2	0	0	0	
Summary for 1990								м.	0.5	1		0			
Summary for 1991									0.43	1	1	0	0	0	0

STAFF REPORT FOR CPA2002-06

April 18, 2003

	Total			Existing A	creages	By Use	,				R	Residenti	al Units by	Type	RVs
	Total Acreage	Commercia	l Industrial	Quasi Public A	ctive Ag	Passive Ag	Wetlands	Vacant	Residential	Total	Single Family	Duplex	Multi Family	Mobile Homes	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
Traffic Anaylysis															
		Non-Resid	ential acrea	ges by year ar	e not inc	cluded on th	is 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
Traffic Anaylysis	Zone 117	- (origina	illy in No	rth Fort M	<u>yers)</u>										
		Non-Resid	ential acrea	ges by year ar	e not inc	cluded on th	is report		0		v				
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
Summary for 1971									6.19	2	2	0	0		-
Summary for 1974									16.62	3	3	0	0		-
Summary for 1975									7.05	3	3	0	0		
Summary for 1978									6.52	9	9	0	0		
Summary for 1979									1.29	5	5	0	0		
Summary for 1980									12.4	11	11	0			
Summary for 1981									1.8	4	4	0	0		
Summary for 1982									0.26	1	1	0	0		
Summary for 1983									13.78	6	5	0	0	-	
Summary for 1984									2.72	7	7	0	0		+
Summary for 1985									5.83	12	12	0	0		
Summary for 1986					***				6	5	5	0	0		
Summary for 1987									7.98	11	11	0	0		
Summary for 1988									16.1	13			0		
SUMMARY for 1988									16.1	13	13	0	0	0	0

	Total			Existing A	creages	By Use					R	esidenti	al Units by	Туре	RVs
	Total Acreage	Commercia	l Industrial	Quasi Public	Active Ag	Passive Ag	Wetlands	Vacant	Residential	Total	Single Family	Duplex	Multi Family	Mobile Homes	Non Transient
Summary for 1989				~					6.2	9	9	0	0	0	0
Summary for 1990									21.09	9	9	0	0	0	0
Summary for 1991	9								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	1316.69	22.45	0	8.29	75.26	724	35.65	171.63	279.41	200	197	0	0	3	0
Traffic Anaylysis	<b>Zone</b> 151	- (origin	ally in No	rth Fort M	yers)										
		Non-Resid	ential acrea	ges by year a	re not inc	cluded on th	is 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 1973									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		
Summary for 1989									0.5	1	1	0		0	0
Summary for 1996									0.36	1	1	0			
Summary for 2000							т		0.51	1	1	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 Anaylysis	<b>Zone 155</b>	- (origin	ally in Al	va)											
-		Non-Resid	lential acrea	ges by year a	re not in	cluded on th	is report		0						
Summary for 1940									3.15	1	1	0		0	C
Summary for 1958									9.01	1	1	0	0	0	0

	Existing Acreages By Use Total Public/								Residential Units by Type							
	Acreage	Commercia	l Industrial	Quasi Public A	ctive Ag	Passive Ag	Wetlands	Vacant	Residential	Total	Single Family	Duplex	Multi Family	Mobile Homes	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 1964									0.64	1	1	0	0	0	0	
Summary for 1965									0.5	1	1	0	0	0	0	
Summary for 1966									1.14	2	2	0	0	0	0	
Summary for 1969									14.31	2	1	0	0	1	0	
Summary for 1970									1.5	1	1	0	0	0	0	
Summary for 1971									21.76	2	2	0	0	0	0	
Summary for 1972									3.3	2	2	0	0	0	0	
Summary for 1973									0.52	1	1	0	. 0	0	0	
Summary for 1974									0.44	. 1	1	0	0	0	0	
Summary for 1975									35.21	281	2	0	0	162	117	
Summary for 1976									4.71	8	8	0	0	0	0	
Summary for 1977									2.99	9	9	0	0	0	0	
Summary for 1978									4.9	9	9	0	0	0	0	
Summary for 1979									3.23	8	8	0	0	0	0	
Summary for 1980									3.42	10	10	0	0	0	0	
Summary for 1981									0.77	2	2	0	0	0	0	
Summary for 1982									0.59	2	2	0	0	0	0	
Summary for 1983									1.24	3	3	0	0	0	0	
Summary for 1984									1.6	3	3	0	0	0	0	
Summary for 1985									7.35	51	3	0	48	0	0	
Summary for 1986									4.35	26	2	0	24	0	0	
Summary for 1987									1.11	3	3	0	0	0	0	
Summary for 1988									2.63	10	4	0	6	0	0	
Summary for 1989									3.63	22	4	0	18	0	0	
Summary for 1990									2.06	6	6	0	0	0	0	
Summary for 1991									6.17	31	7	0	24	0	0	
Summary for 1992									0.95	2	2	0	0	0	0	
Summary for 1993									0.4	1	1	0	0	0	0	
Summary for 1994									4.5	7	7	0	0	0	0	
Summary for 1995									1.15	3	3	0	C	0	0	
Summary for 1996									5.95	42	2	0	40	0	0	
Summary for 1997									0.74	2	2	0	C	0	0	
Summary for 1998									2.08	3	3	0				
Summary for 1999									0.37	1	1	0		-		
Summary for 2000									1.56	2	2	0				
Summary for 2002									1.36	3	3	0				
TAZ #155 Total	394.25	2.27	0	23.86	4.07	44.54	64.84	82.75	171.92	579	139	0				
Summary For Baysho	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

