

Planning and Growth Management Division Case Report

#LU 09-0100003

Review Date: April 13, 2009

Applicant: City of Cape Coral
Department of Community Development
P.O. Box 150027
Cape Coral, FL 33915-0027
239-574-0552

Property Owner: Zemel Family Trust
1 Boland Drive
West Orange, NJ 07052
973-530-2015

Dorothy Lee Crawford
3653 Little Ellijay Road
Franklin, NC 28734

Thedford L. and Phyllis A. Warden
456 Little Ellijay Circle
Franklin, NC 28734

Allcoat, Inc.
1501-C 6th Avenue
Immokalee, FL 34142

Authorized Representative: Wyatt Daltry, AICP, Planner III
Department of Community Development
P.O. Box 150027
Cape Coral, FL 33915-0027
239-573-3160

Case Staff: Wyatt Daltry, AICP, Planner III

Reviewed By: Rick Sosnowski, AICP, Long Range Planning Coordinator

Request: The request involves a Large-Scale Future Land Use Map Amendment from Open Lands and Wetlands (Lee County classification) to Mixed Use Preserve, Class IV, Type D (MUP, IV-D) for 393.37 acres, Mixed Use Preserve, Class III, Type D (MUP, III-D) for 258.04 acres, to Mixed Use Preserve, Class II, Type D (MUP, II-D) for 128.79 acres, and to Mixed Use Preserve, Conservation (MUP, CONS) for 361.49 acres. Altogether, the area to be amended comprises 1,141.69 acres.

Also, the amendment involves placing the subject property into the Urban Services Reserve Area.

Location: Northeastern corner of City - eastern portion of subject area borders US 41; southern portion borders Durden Parkway.

Strap Number: 05-43-24-00-00001.0000
06-43-24-00-00003.0010
07-43-24-00-00001.0000

Parcel Area: 1,141.69± acres

Current Zoning: Agriculture (AG-2)

Urban Service Area: Reserve

Surrounding Zoning: North: Agriculture (AG-2 – County designation)
South: Single Family Residential (R-1B), Agriculture (AG-2, County designation), and PUD (County designation)
East: PUD (County designation), Residential Planned Development (RPD, County designation), General Commercial (C-1, County designation), Neighborhood Commercial (CN-2, County designation)
West: Agriculture (AG-2 - County designation)

Surrounding Future Land Use: North: Open Lands (County classification)
South: Suburban (County classification) and Single Family and Multi-Family by PDP (SM)
East: Suburban and Outlying Suburban (County classifications)
West: Open Lands, Wetlands, and Conservation Lands - Uplands (County Classifications)

Site Visits: April 9, 2009

City Water: No.

City Sewer: No.

Type of Access Roads: No access roads exist within the subject property. However US 41, a principal arterial roadway, and Durden Parkway, a collector road, access the subject properties. A road is proposed to access the entire property by linking the intersection of Durden and Andalusia (the SW corner of the subject property) to US 41.

Soil Types: Hallandale fine sand (Soil Type 6), Boca fine sand (Soil Type 13), Oldsmar sand (Soil Type 33), Isles fine sand, depressionnal (Soil Type 39), Wabasso sand, limestone substratum (Soil Type 42), Copeland sandy loam, depressionnal (Soil Type 45), Florida sand, depressionnal (Soil Type 51), Boca fine sand, slough (Soil Type 74), Pineda fine sand, limestone substratum (Soil Type 77)

Soil Limitations for Development:

Soil Type		Limitations	
		Dwellings without basements	Small commercial buildings
6	Hallandale fine sand	Severe (wetness)	Severe (wetness)
13	Boca fine sand	Severe (wetness)	Severe (wetness)
33	Oldsmar sand	Severe (wetness)	Severe (wetness)
39	Isles fine sand, depressional	Severe (ponding)	Severe (ponding)
42	Wabasso sand, limestone substratum	Severe (wetness)	Severe (wetness)
45	Copeland sandy loam, depressional	Severe (ponding)	Severe (ponding)
51	Floridana sand, depressional	Severe (ponding)	Severe (ponding)
74	Boca fine sand, slough	Severe (wetness, depth to rock)	Severe (wetness)
77	Pineda fine sand, limestone substratum	Severe (wetness)	Severe (wetness)

These severe limitations are typically overcome by using various engineering solutions, such as importing fill. The soil type, therefore, may not present an obstacle to the proposed Future Land Use Amendment; however, special feasibility studies may be required.

Drainage: Must comply with South Florida Water Management District and/or the City of Cape Coral Engineering Design Standards.

Natural Resources: Wooded parcels, some wetlands present. Approximately 32% of the property has been removed from several development opportunities for conservation purposes.

Animal Habitat: There has been no identification of protected species or species of special concern on site, though gopher tortoises and scrub jays could potentially be present. The City requires a protected species survey prior to the issuance of any building permits.

Impact Assessment Summary (at buildout):

The following calculations summarize approximate conditions for each municipal service analyzed. A more complete analysis of each service is included in the text that follows the calculations.

The area in question was recently annexed into the City of Cape Coral in October 2006. According to state statute (F.S. 171.062), newly annexed areas still retain County land use classifications and zoning designations. This proposed amendment includes the change of land classification from Open Lands and Wetlands, both County classifications, to three City classifications. As the proposed change involves the Mixed

Use Preserve, the following tables would best describe the background for the impact assessment summary.

Mixed Use Preserve, Class IV, Type D and CONS	
Acreage	492.29
Preserved Acreage (CONS)	98.92
Developable Acreage	393.37
80% Non-Residential	20% Residential

Mixed Use Preserve, Class III, Type D and CONS	
Acreage	339.17
Preserved Acreage (CONS)	81.13
Developable Acreage	258.04
80% Non-Residential	20% Residential

Mixed Use Preserve, Class II, Type D and CONS	
Acreage	310.23
Preserved Acreage (CONS)	181.44
Developable Acreage	128.79
80% Non-Residential	20% Residential

For each Class and Type of the Mixed Use Preserve, there are assumptions made about the non-residential/residential split, as befits a mixed use future land use classification. The aforementioned splits are consistent with the range permitted in the Future Land Use Element of the Comprehensive Plan in Policy 1.15.q. Furthermore, the Mixed Use Preserve involves a conservation element, which does not allow any non-residential development, and only permits very low-density (1 unit per 20 acres) residential development. Therefore, when determining the impacts caused by this development, the preserved acreage (361.49 acres) was removed from development calculations for non-residential development, with the exception of one dwelling unit per 20 acres.

For purposes of this impact assessment, two calculations have been made - one assuming an 80% non-residential/20% residential split, and the other assuming full development with non-residential uses. The residential densities for all land use classifications, except the Conservation classification, are assumed to be at the average density of 4.4 dwelling units per acre, while non-residential intensities for all classifications assume a floor-area-ratio of 0.25 FAR (or 6,797,102 square feet

/8,496,378 square feet at 100% non-residential). Residential potable water usage assumes 200 gallons per day per dwelling unit; residential wastewater generation assumes 250 gpd per dwelling unit as identified in the Infrastructure Element. Given that non-residential square footage involves light industrial, office and retail development, the assumption is that both potable water and wastewater impacts would equal approximately 0.3 gpd per square foot.

Type: **Dwelling Units**

Existing: 226 (138 acres of Wetlands designation x 0.05 du/acre = 6 dwelling units plus 1104 acres of Open Lands designation x .2 du/acre = 220 dwelling units)

Proposed at 80/20 Split: 704 (346 in MUP IV-D, 227 in MUP III-D, 113 in MUP II-D, 18 in CONS)

Net Change: +478

Proposed at Full non-residential: 18 in the Conservation component

Net Change 2: -208

Type: **Population***

Existing: 562

Proposed at 80/20 Split: 1,752

Net Change: +1,190

Proposed at Full non-residential: 44

Net Change 2: -518

* 2.49 persons/household = avg. household size; 2000 Census

Type: **Water Use**

Existing: 45,200-gal/day max

Proposed at 80/20: 2,179,931-gal/day max (140,800-gal/day max residential usage plus 2,039,131-gal/day non-residential)

Net Change: +2,134,731 gpd

Full non-residential: 2,548,913 gpd

Net Change 2: +2,503,713 gpd

Facility Capacity: 15 MGD

Funded Facility Capacity by 2009: 30.1 MGD

Permitted Usage: 16.9 MGD (average), 22.5 MGD (max)

Avg. Daily Flow: 9.8 MGD

Capacity Available?: Yes

Type: **Sewage**

Existing: 56,500-gal/day max

Proposed at 80/20: 2,215,131-gal/day max (176,000-gal/day max residential usage plus 2,039,131-gal/day non-residential)
Net Change: +2,158,631 gpd
Full non-residential: 2,548,913 gpd
Net Change 2: +2,492,413 gpd
Facility Capacity: 15.1 MGD
Funded Facility Capacity by 2009: 28.4 MGD
Avg. Daily Flow: 11.0 MGD
Capacity Available?: Yes

Type: **Solid Waste**

Existing: 2,664-lbs./day max
Proposed at 80/20: 932,710-lbs./day max (8,304-lbs./day residential plus 924,406-lbs./day non-residential)
Net Change: +930,046 lbs./day
Full non-residential: 1,155,507 lbs/day
Net Change 2: +1,152,843 lbs/day
Facility Capacity: 1,836 ton/day
Existing Demand: 1,374 ton/day
Capacity Available: Yes

Type: **Traffic/Peak Hour Trips**

Existing: 168/AM peak and 223/PM peak
Proposed at 80/20: 6,825/AM peak and 11,133/PM peak
Net Change: +6,657AM peak and +10,910/PM peak
Full non-residential: 8,012/AM peak and 13,105/PM peak
Net Change 2: +7,844/AM peak and +12,882/PM peak
Facility Capacity: US 41 and Durden Parkway have an adopted Level of Service "D"

Capacity Available: Yes, with developer-induced road improvements to US 41.

Land Use Analysis:

Background:

The property owner wishes to develop the site with a mix of single-family residential, multi-family residential, office, retail, and industrial uses as permitted in the in the Mixed Use Preserve future land use classification. The current Open Lands and Wetlands future land use classifications not only do not permit such a mix of uses, but also represent the County's development intentions for the subject area.

In addition, the proposed area was recently annexed into the City of Cape Coral in October 2006. As a result, the subject properties had not been formally placed into a Urban Service Area. Part of the purpose of this amendment is to formally place the subject properties into the Urban Services Reserve Area.

The site is served by a principal arterial roadway, US 41, on the eastern side, while a collector roadway serves the western half of the subject property at present. The subject

properties represent a large portion of unplatted property – a rarity for the City of Cape Coral. As a result, this proposed large-scale future land use amendment represents a tremendous opportunity for a master planning effort.

Policy 1.15.r of the City's Future Land Use Element discusses the Mixed Use Preserve Future Land Use Classification. The City believes that the purpose of this classification is for the orderly and proper development of large, unplatted tracts such as this while simultaneously providing for concrete protections of environmentally sensitive lands. The Comprehensive Plan section of this analysis will discuss this in further detail.

Comprehensive Plan:

This large-scale land use amendment request was initiated by the City of Cape Coral to address mixed-use development involving both residential and non-residential uses. The following analysis will take place under Section 8.7.3 of the Land Use and Development Regulations.

The proposed amendment from Open Lands and Wetlands to Mixed Use Preserve, Class IV, Type D (MUP, IV-D), Mixed Use Preserve, Class III, Type D (MUP, III-D), and to Mixed Use Preserve, Class II, Type D (MUP, II-D) is appropriate based on Section 8.7.3 "Consistency with Comprehensive Plan and General Standards" of the *Cape Coral Land Use and Development Regulations* as follows:

1. The extent to which the value of the property is diminished by the proposed land use restriction or zoning to the property.

The proposed future land use change to the Mixed Use Preserve Future Land Uses involves a change from a rural and preservation land use classification to a mixed-use and preservation classification, representing an increase in density. The inventory of land for mixed-use development within the City is very small, particularly that of unplatted property, given the City's size. While the proposal does involve rural and preservation land use classifications, these current classifications are County designations, and must be changed now that the subject properties has been annexed into the City. As mixed-use development is underserved, this type of development could command premium prices. Since the intensity of development is increased, Staff feels that there would be no diminishing of the property's value.

2. The extent to which the removal of a proposed land use restriction or change depreciates the value of other properties in the area.

A Mixed Use land use on property historically has had the possibility to increase the values of nearby residential properties, in that the complexities involved in developing such mixed use developments requires that proper master planning techniques and best development practices are adhered to, thereby creating an upscale product. Such a product would improve the value of other properties in the area.

3. The suitability of the property for the land use restriction imposed on the property.

This is an ideal location for many reasons. The subject property consists of three large unplatted tracts located between a principal arterial roadway and a collector roadway. The principal roadway is a federal highway, and has direct access to the Interstate Highway System. Due to these transportation connections, the subject properties are quite able to provide the necessary access for retail, office, and industrial development within a mixed-use umbrella. Also, the preservation features provided within the Mixed Use Preserve Future Land Use Classification would provide for stringent preservation methods to be used in the future development of the site. While utilities are not available immediately, the City's Utility Expansion Plan provides for the full extension of utilities to the properties found south of the subject properties in the next couple of decades. The time to provide advanced planning for development issues and utility expansion is now, as nearby properties will be served in a decade.

4. The character of the neighborhood, existing uses, zoning of nearby and surrounding properties, and compatibility of the proposed land use restriction.

The surrounding neighborhood is zoned a mixture of agricultural, residential and commercial designations. The surrounding areas to the west and north, the agricultural/preservation lands, are undeveloped. Single family subdivisions are located east and south of the subject property. Some sporadic commercial development is located along US 41 to the east. As a result, the proposed land use amendment request is compatible with character of the surrounding neighborhood.

5. The relative gain to the community as compared to the hardship, if any imposed, by the proposed land use restriction.

Additional acreage for mixed use development, given the lack of such use in the City's inventory, is a valuable asset to the community. There is no hardship imposed both by the preservation aspect of the proposed future land use classification, nor is one imposed by the removal of the existing County land use classifications.

6. The community need for the use proposed by the land use restriction.

The intended use of the property is that of a mixed-use development, through specific land use policies and zoning designations within the Mixed Use Preserve. The City has a responsibility to try to provide the means to offer a variety of housing stock and retail or office opportunities to its citizens. Furthermore, the efficient use patterns permitted by mixed use development are needed within the City, particularly in areas where the City would wish to have a more urbanized character.

7. Length of time the property proposed to be rezoned has been vacant, as zoned, when considered in the context of the City of Cape Coral Comprehensive Land Use Plan for the development of the proposed property and surrounding property;

The property was recently annexed into the City of Cape Coral. The underlying County zoning and land use designations have been in place since the annexation process for the subject property had begun in 2004, so the vacant properties have had these designations for the past five years at least.

8. The extent to which the proposed land use restriction promotes the health, safety, morals, or general welfare of this community.

The proposed amendment intends to allow for the development of a mixed use residential/office/retail/industrial development, which would have little to no effect in the general welfare of the community. There would be no effect on the health, safety, morals, or general welfare of the community.

9. The extent to which the proposed land use will impact the level of service standards for public facilities.

As the proposed amendment involves a change of land use from a rural land use classification, it cannot be helped that there will be an increase in development impacts. As it pertains to potable water and wastewater utilities, the proposed amendment will be absorbed by the budgeted increases in potable water and wastewater capacity for the 2008-2009 Fiscal Year. As for transportation, a traffic study was commissioned by the property owner to determine the traffic impacts of this proposed land use amendment to the nearby road network. It is expected that one segment of US 41 will reach a level of service standard "F" by 2015, and that an additional neighboring segment of US 41 will fail by 2030. Improvements to US 41 will need to be undertaken as part of the eventual development of this site.

10. Whether the proposed land use restriction, removal of restriction is consistent with the City of Cape Coral Comprehensive Land Use Plan.

Based on the aforementioned, the proposed future land use amendment is consistent with the City of Cape Coral's Comprehensive Plan.

As mentioned before, the Mixed Use Preserve has a conservation component which makes it very well suited in combining the flexibility needed in developing a mixed use product with the idea of protecting nearby naturally sensitive lands. Please see Policy 1.15.q. for details.

Lastly, this amendment will also formally place the Urban Services Reserve Area designation on the subject property. As the resolution of annexation issues pertaining to the subject property have only recently occurred, this amendment window was the first time to place the property in the City's Urban Service Area system. In the future, Staff will determine the time when it is appropriate for the property to be placed in the Urban Services Infill or Transition Areas. When that time occurs, an additional amendment will be undertaken to formally place the subject property into one of those service areas.

Development Impact Analysis:

Infrastructure

Potable Water:

With the proposed Mixed Use Preserve land use designations, 704 residential dwelling units and 6,797,102 square feet of non-residential space will consume 2,179,931 gallons of potable water per day. This assumes a development pattern of 80% of the

developable land being used for non-residential uses and the other 20% being developed residentially. This is an increase of 2,134,731 gallons per day from its current land use designations of Open Lands and Wetlands.

(200 gallons/day/dwelling unit x 704 dwelling units) = 140,800 gallons/day residential, plus
(0.3 gallons/day/square feet x 6,797,102 square feet) = 2,039,131 gallons/day non-residential equals 2,179,931 gallons/day

Assuming a 100% non-residential development scenario, these impacts increase to:

(200 gallons/day/dwelling unit x 0 dwelling units) = 0 gallons/day residential, plus
(0.3 gallons/day/square feet x 8,496,378 square feet) = 2,548,913 gallons/day non-residential

The city has a water production capacity of 15.1 million gallons per day (MGD), with an average daily flow of 9.8 MGD. Future updates to the potable water system in Cape Coral will include an increase of potable water production capacity to 30.1 MGD by 2008. Currently, the City has been permitted water withdrawals not to exceed an average of 16.93 million gallons per day. The City is in the process of updating its water withdrawal permit with the South Florida Water Management District. Adequate reserve capacity exists to satisfy the project consumption range of 2,179,931 to 2,548,913 gallons per day with the proposed Mixed Use Preserve land use designations.

Wastewater:

With the proposed Mixed Use Preserve land use designations, 704 residential dwelling units and 6,797,102 square feet of non-residential space will generate 2,215,131 gallons of wastewater per day. This is an increase of 2,158,631 gallons per day from its current land use designations of Open Lands and Wetlands.

(250 gallons/day/dwelling unit x 704 dwelling units) = 176,000 gallons/day residential, plus
(0.3 gallons/day/square feet x 6,797,102 square feet) = 2,039,131 gallons/day non-residential equals 2,215,131 gallons/day

Assuming a 100% non-residential development scenario, these impacts increase to:

(200 gallons/day/dwelling unit x 0 dwelling units) = 0 gallons/day residential, plus
(0.3 gallons/day/square feet x 8,496,378 square feet) = 2,548,913 gallons/day non-residential

The city has two treatment facilities with a combined total capacity of 15.1 MGD. The annual average daily flow in FY 2008 was 11.0 MGD. Future updates to the wastewater system in Cape Coral will include an increase of wastewater generation capacity to 28.4 MGD by 2008. Adequate reserve capacity exists to satisfy the projected generation range of 2,215,131 to 2,548,913 gallons per day with the proposed Mixed Use Preserve land use designations.

Solid Waste:

With the proposed Mixed Use Preserve land use designation, 704 residential dwelling units and 6,797,102 square feet of non-residential space is projected to generate a maximum of 932,710 pounds of solid waste per day, an increase of 930,046 pounds per day from its current land use.

$(4.74 \text{ lbs/day/person} \times 1,752 \text{ people}) = 8,304 \text{ lbs./day residential, plus}$
 $(0.136 \text{ lbs/day/sq ft} \times 6,797,102 \text{ square feet}) = 924,406 \text{ lbs./day non-residential; equals}$
932,710 lbs./day

Assuming a 100% non-residential development scenario, these impacts increase to:

$(4.74 \text{ lbs/day/person} \times 0 \text{ people}) = 0 \text{ lbs./day residential, plus}$
 $(0.136 \text{ lbs/day/sq ft} \times 8,496,378 \text{ square feet}) = \underline{1,155,507 \text{ lbs./day}}$

Currently, most household waste other than recyclable or horticultural waste is processed by a Lee County waste-to-energy facility. It is currently receiving approximately 1,384 tons per day. The waste-to-energy facility was recently expanded to its current capacity of 1,836 tons per day. The storage capacity of the facility will be able to satisfactorily serve the proposed land use designation.

In addition, the City Council entered into a ten-year interlocal agreement with Lee County, whereby Lee County commits to accepting all of the waste from the City during that period. This interlocal agreement gives Lee County the ability to make the necessary capital investment in facilities with the confidence that the City of Cape Coral will continue to use the facility for the ten-year period. In return, the City benefits by having the ability to increase its contribution to the waste stream.

Hurricane Evacuation:

The proposed amendment would result in an increase in potential dwelling units in this area. Projected evacuation times for this area, which is within the County NW 4/5 Evacuation Zone, would be increased due to the increased densities in the proposed land use category, assuming an 80/20 development scenario.

Should the property develop fully with non-residential uses, however, then there would be an overall decrease in projected evacuation times for the subject properties.

Park Lands:

The levels of service standards for parkland and facilities are based on permanent population. Since the proposed land use designation does include dwelling units, the amendment will increase the demand for parks by 4.76 acres, which would be paid for with park impact fees.

Stormwater:

Phase I of the City's Surface Water Management Plan is complete and adopted. Commercial uses are required to adhere to South Florida Water Management District

criteria for water quality and quantity. The permitting process ensures that provisions are made to address stormwater runoff consistent with the requirements of the South Florida Water Management District and the adopted portion of the City's Surface Water Management Plan.

Endangered Species:

No burrowing owl sites or active gopher tortoise burrows were observed on site during staff's field inspection. The City will require a protected species survey prior to issuance of a site plan and/or building permit. If any protected species habitat were present, the city's current permitting procedures assure proper protection and/or mitigation for nests or burrows identified on site prior to development.

School Facilities:

Based on the assumption that 226 residences are permitted with the current future land use classification, the current school facility impacts are that of 68 public school students. The proposed amendment would have the impact of adding 15 public school students, assuming that residential development would be developed as multi-family residential product. Thus, the net impact of the amendment is to increase the impact on school facility capacity at buildout by 15 students. This impact may be found using the following calculations below:

Single Family Residential Dwelling Unit Student Generation Coefficient: .299
Multi-Family Residential Dwelling Unit Student Generation Coefficient: .118

*Note: the coefficient determines the number of students generated per dwelling unit, per the Lee County School Board

Existing: 226 single family dwelling units *.299 = 68 students
Proposed: 704 multi-family dwelling units *.118 = 83 students
Net change: +15 students

However, to obtain the greatest possible impact on public school impacts, we can assume that the proposed amendment would produce 704 single family dwelling units. In such a situation, 142 additional students would be generated, as determined below:

Existing: 226 single family dwelling units *.299 = 68 students
Proposed: 704 single family dwelling units *.299 = 210 students
Net change: +142 students

Traffic Analysis:

The proposed land use amendment would increase the number of trips during the morning peak hour from an existing potential of 168 trips to 6,825 trips, an increase of 6,657 trips. For the afternoon peak hour, the number of trips would increase from 223 trips to 11,133 trips, an increase of 10,910 trips. Using a 100% non-residential development scenario, the increases are 7,844 trips for the AM peak and 12,882 for the PM peak. The amendment of the future land use classification of the subject site from Open Lands and Wetlands to Mixed Use Preserve would degrade the level of service

(LOS) for a segment of US 41 by 2015, and for two segments of US 41 by the year 2030. However, this would be mitigated by developer-provided improvements to the nearby road network.

Recommendation:

In analyzing the property, the fact that the property consists of large, unplatted tracts adjacent to a principal arterial roadway (US 41) makes the properties highest and best use that of a mixed use district. In that some environmentally sensitive wetlands are nearby, the City feels that the use of the Mixed Use Preserve future land use classification would represent an opportunity for the City to prepare for the development of a mixed use district while simultaneously protecting the environment.

This future land use amendment represents the second of three steps to bring the subject property into full compliance with the rest of the City. The first step was the actual act of annexation. The third step, not discussed here, will be the eventual development and rezoning of the subject property. However, it is this step which will further provide the City, the State of Florida, and nearby local governments with the means to prepare for development of this magnitude. This proposal represents an opportunity for master planning in northern Lee County and southern Charlotte County, as the likely impacts of this amendment will be far-flung.

As it pertains to the City, the conversion of 1,141.69 acres (780.2 developable, non-protected) of rural land to a designation which allows non-residential uses will greatly help the City redress its commercial use imbalance. This proposed amendment will help provide for non-residential uses which would serve Northern Cape Coral, southern Charlotte County, and North Fort Myers. This proposed amendment may provide the opportunity for varied housing stock within Northern Cape Coral, as this is a mixed use district. The proposed amendment is consistent with the planned infrastructure of the City of Cape Coral.

The Planning and Growth Management Division recommends **Transmittal** of this large-scale land use map amendment to the pertinent agencies for their review.