

BUCKINGHAM PLANNING COMMUNITY

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

In the interim, staff has taken a close look at the development within lands designated Urban Community in the Buckingham Planning Community, see Lee Plan Map 16. This is the area north, west, and south of Buckingham Road. It consists of portions of the Buckingham Park-South Section plat and the resubdivision of Block B, Buckingham Park-Northwest Section replat. This area is not within the Buckingham Planning Area as depicted on Map 1 page 2 of the Future Land Use Map Series. The "South Section" is primarily vacant and under common ownership. There are 5 developed parcels in this area under separate ownership which are already developed with residential uses and a house of worship. The replat of Block B, in the "Northwest Section", is a subdivision of smaller $\frac{1}{4}$ acre± lots. This subdivision is 210 total acres with less than 140 acres contained in platted lots. The remaining land is either road rights-of-way or a dedicated drainage canal. There are currently 41 acres of residential use inventoried in this subdivision and the trend since 1996 has been nearly 3.5 acres of new residential uses each year. Also, based on outstanding residential permits this trend will continue at least for this year as well. Accommodating this trend in the construction activity for this subdivision requires an increase in the residential allocation in the Buckingham Community for the Urban Community category from the existing 51 acres to 135 acres. While the "South Section" area may be transitioning from the current 1953 plat to a more contemporary style of development, the replat of "Block B" is well established and not expected to change. Therefore, staff recommends that the Allocation table reflect an amount of development that is anticipated in the existing active development by the year 2030. Staff also contacted a representative of the major property owner in the Buckingham Park-South Section plat who stated they would wait to comment until the final staff report was issued.

Staff was also directed to not transmit any changes to the commercial component in the Buckingham Planning Community. Since the allocation is required to demonstrate how Lee

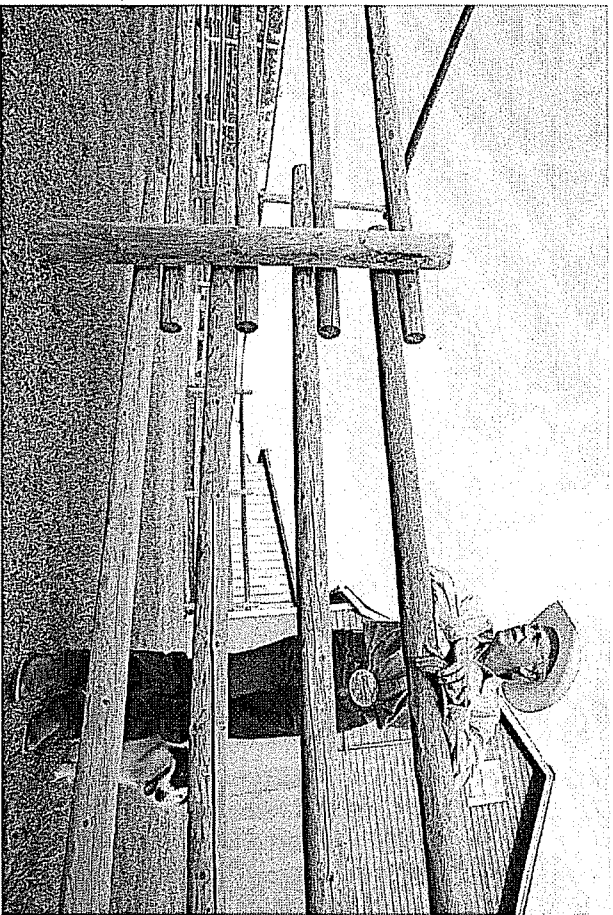
County will accommodate the anticipated growth through the time horizon of the plan, staff is recommending that the commercial allocation only be increased to provide for the same level of commercial uses per resident as is currently allowed by the allocation table. In the Buckingham Planning Community,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

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

ADJUSTMENTS TO BALANCE CHANGES

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

The current Table 1(b) proposal for the Central Urban residential allocation in the Fort Myers Shores Planning Community is 210 acres, an increase of 2 acres from the adopted allocation. There are currently 194 acres of residential use in this area which equates to an available acreage allocation of 16 acres. There are 178 acres of undeveloped uplands in the Fort Myers Shores Planning Community designated Central Urban. The area in question is near the interchange of I-75 and SR 80 and much of this vacant land is expected to develop with non-residential uses. However, increasing the residential allocation to 225 acres does not seem unreasonable. This will increase the population accommodation by 184 people. One change



KEEP RURAL PRESERVE IN BUCKINGHAM COMMUNITY

SAY NO TO:

URBAN SPRAWL

WATER/SEWER TREATMENT PLANTS

FEMA TRAILERS

THANKS!!! for coming to the meeting at Kelley Tractor - we were excited and pleased to see so many friends and neighbors there. The Panel and County Staff were surprised by the turn-out but we knew Buckingham residents would show up in force once they knew something was going on. Now we need to work together to protect our way of life and let everyone know how we feel about changes being made or proposed. Remember the squeaky wheel gets the oil. Here is how YOU can help:

- ★ Plan to attend the PUBLIC HEARING in March or April. We do not exact date yet but plan to get the word out with flyers, e-mails, and updated signs. The address is 2120 Main Street in the Commission Chambers. We will try to request special date/time.
- ★ Write letters expressing your wishes to "Keep it rural" to Commissioner Frank Mann, District 5. His address is P.O. Box 398, Fort Myers, FL 33902-0398. Please copy all other Commissioners on your letters for greater impact.
- ★ Call, fax, or e-mail your Commissioner or fax him at (239) 533-2225 (phone), (239) 485-2092 (fax), or dist5@leegov.com. Copy all commissioners on all correspondence.
- ★ Keep informed by going to www.lee-county.com and review the plan at www.planbuckingham.net.