

# DIVISION OF PLANNING



# LEE COUNTY

## MEMORANDUM

S O U T H W E S T F L O R I D A

**to:** Board of County Commissioners  
**from:** Paul O'Connor, AICP, Director  
**subject:** October 28, 2009 Comprehensive Plan Transmittal Hearing  
Status of Three Remaining Comp Plan Amendments  
**date:** October 23, 2009

The continuation of three proposed amendments, **Babcock, Buckingham, and the DR/GR**, and final action to officially transmit the 2008/2009 amendment package are scheduled for the October 28<sup>th</sup> public hearing, with October 29<sup>th</sup> as a backup day. Attached to this memo are the agenda and three documents with information regarding each amendment.

The first attachment is the latest draft of the staff recommended language for the new transportation policies addressing the impacts from the **Babcock Ranch Community** in Charlotte County. Through meetings between the developer, affected parties and county staff, revised policy language has been developed for the Board's consideration. In an attempt to reduce the concern that the amendment is in fact adopting specific roadway improvements, the tables that identified possible road way additions and improvements have been removed. Additional language has been added to emphasize the County's support of the proposed East-West connector as a priority and to stress transportation/mobility improvements as alternatives to simply widening roadways. This new language has also been attached to this memo.

Regarding the **Buckingham Community**, staff has exchanged language drafts and conducted several meetings with the Buckingham Community's representative to try to resolve the outstanding issues. Several areas of compromise have been identified and they have been incorporated in the second attached document as the Staff Recommended Language. Unfortunately, the community's latest proposal expanded rather than narrowed the list of issues. The community is proposing additional policies and continuing to propose policies that staff is not comfortable with transmitting. The remaining issues have been identified and the list is included in the second attached document. A revised Map 16, with an agreed upon revised Buckingham Community boundary, and staff recommended revisions to Table 1(b) the Year 2030 Allocation Table are also included.

The third amendment on the agenda will be the **Implementation of the DR/GR Study**. On October 26<sup>th</sup> at a Board Workshop, the consultants will present the components of the proposal and respond to Board questions. The third attachment to this memo is a revised DR/GR Map 17, the proposed "Rural Residential" overlay showing revised Mixed-Use Communities for the Fountains and the Ginn properties.

As always, I will adjust my schedule to meet with you to discuss any or all of the proposed amendments prior to the public hearings at your convenience.

**CONTINUED  
2008/2009 REGULAR LEE PLAN AMENDMENTS  
TRANSMITTAL HEARING**

**OCTOBER 28, 2009, 9:30 A.M.**

**COMMISSION CHAMBERS  
2120 MAIN STREET**

**AGENDA**

- 1. Call to order**
- 2. Administrative Agenda**
  - A. CPA2006-08 – Babcock Ranch Community**
  - B. CPA2007-49 – Buckingham Community Plan Update**
  - C. CPA2008-06 – Implement DR/GR Study**
- 3. Motion to Transmit 2008-2009 Round of Comprehensive Plan Amendments to the Florida Department of Community Affairs**
- 4. Motion to Adjourn**

**BUCKINGHAM COMMUNITY PLAN UPDATE  
STAFF RECOMMENDED LEE PLAN LANGUAGE  
CHANGES ARE SHOWN FROM THE EXISTING LEE PLAN TEXT  
IN STRIKE-THRU UNDERLINED FORMAT**

**GOAL 17: BUCKINGHAM.** To manage the future growth in the Buckingham area Community; to preserve the existing rural and agricultural land use pattern; to diversify the choice of housing for Lee County by maintaining and enhancing the historic and rural character; and to protect the unique historical and environmental values of the Buckingham Community. For the purposes of this plan, the precise boundaries of the Buckingham Community are indicated on the Future Land Use Map Series, Map 1, Page 2 of 6, Special Treatment Areas. To help maintain the rural and historic character, and create a visually attractive community, the Buckingham Community will draft and submit amendments to the Lee County Land Development Code to implement the intent of the Buckingham Community objectives and policies for Lee County to review and consider for adoption.

**OBJECTIVE 17.1: LAND USE.** The primary land use designation for the Buckingham area Community is “Rural Community Preserve.” Other land use designations exist within the Buckingham Community, such as Rural, Sub-Outlying Suburban, Conservation Lands, and Wetlands. Public Facilities have also been designated as appropriate. ~~After the adoption of this amendment n~~No land in the Buckingham Community will be changed to a land use category more intense than Rural Community Preserve (including Public Facilities) unless a finding of overriding public necessity is determined by three members of the Board of County Commissioners. Land use decisions will be guided by preserving the rural and agricultural land use pattern.

**POLICY 17.1.1:** No property within the Buckingham Community will be rezoned to RVPD.

**POLICY 17.1.2:** The southeast and northeast quadrants of the intersection of Orange River Boulevard and Buckingham Road is designated as the commercial node for the Buckingham area Community. With the exception of the uses and the property identified in this policy, N~~no new commercial activities development~~ will be located outside of this commercial node. All new commercial developments in the node are required to provide a minimum of 30% open space. This commercial node is described as those lands 300 feet eastward from the easterly right-of-way of Buckingham Road and lying between Cemetery Road and a point 300 feet north of the intersection of Buckingham Road and Orange River Boulevard. Commercial uses permitted in agricultural zoning districts, such as Feed and Tack stores, are allowed outside of the commercial node if appropriate zoning approval is granted.

Commercial boarding stables throughout the Rural Community Preserve will be allowed to give lessons and clinics if lawfully existing or appropriate zoning approval is granted. Commercial uses are permitted on the property zoned C-1 located at 9140 Buckingham Road.

**POLICY 17.1.3:** Except for those clustered areas approved in accordance with Policy 17.1.5, Any all lots created in the Rural Community Preserve after the adoption of this amendment land use category must have a minimum area of 43,560 square feet, unless a Minimum Use Determination has been issued. Calculation of lot size must exclude any road right-of-way or easement areas, water management areas, and natural water bodies. Any residential planned development zoning granted in the Rural Community Preserve land use category will require a minimum size of one acre (43,560 square feet) for every residential lot.

**POLICY 17.1.4:** Bonus density is prohibited in the Rural Community Preserve.

**POLICY 17.1.5:** Clustering of residential development in the Rural Community Preserve requires residential planned development (RPD) zoning. Density in clustered developments will be based on upland acreage. Dwelling units must be located away from the property boundaries. Clustering of residential development is limited in the following fashion:

- 1) Buildings must be set back a minimum of 100 feet from the RPD boundary.
- 2) The RPD must have a minimum of 10 acres in order to cluster homesites.

**POLICY 17.1.6:** When possible, residential development adjacent to the Rural Community Preserve boundary should make appropriate transitions to the community with a graduated increase in density as development moves away from the Rural Community Preserve boundaries. Appropriate buffers will be established for projects adjacent to the Rural Community Preserve.

**POLICY 17.1.7:** To preserve the shoreline, a 50 foot set back is required from the Orange River. The setback will be measured from the mean high water line or from the top of bank of the Orange River, whichever is further landward. Docks are exempt from this setback requirement.

**OBJECTIVE 17.2: TRANSPORTATION.** To protect the rural character of the Buckingham area, the following restrictions apply: The Lee County Department of Transportation must have at least one public meeting in the Buckingham Community on any proposed road expansion or extension proposed within the community. The Lee County Board of County Commissioners must have at least one public meeting after 5:00 p.m. on

any proposed road expansion or extension within the community. All roadway extensions or expansions must consider the protection of the rural character of the Buckingham Community. For purposes of this objective, safety improvements such as intersection improvements and turn lane additions or improvements, will not be deemed an expansion or extension.

**POLICY 17.2.1:** The following restrictions will apply to future road plans:

1. ~~The existing publicly maintained Luckett Road segments currently functioning as local roads will be retained. Any proposal to change the functionality of Luckett Road, such as to provide Lehigh Acres with access to I-75 at the Luckett Road interstate interchange, will require an analysis (Alignment Study, including public input) of the impacts to the Buckingham Rural Community Preserve. This analysis will include the review of alignments including diverting the proposed collector or arterial corridor as far south as possible, starting east of Pangola, in order to skirt the Buckingham area.~~

Any proposal to change the adopted alignment of Luckett Road within the Buckingham Community will require analysis and public input. The analysis must consider the community's desire to have this alignment as far south as possible, starting east of Pangola, in order to skirt the Buckingham Community.

2. The extension of State Route 31 south of the Orange River is prohibited;.
3. The extension of Ellis Road is prohibited;.
4. The extension of Staley Road to State Route 82 is prohibited;.
5. No new east/west collector roadways will be planned or built within the Buckingham Rural Community Preserve;.
6. All future rights-of-way in the Buckingham Community will be no greater than 100 feet (except for Buckingham Road and Luckett Road extensions).
7. The extension and connection of Long Road to Ellis rRoad is prohibited. (Amended by Ordinance No. 94-30, 99-15, 00-22)

**POLICY 17.2.2:** The Lee County Department of Transportation will work with the Buckingham Community to identify issues, propose options, and develop a plan

directed at improving safety on roads, limiting the negative effects of traffic, and improving the overall functionality of roads within the Buckingham Community.

**OBJECTIVE 17.3: SEWER AND WATER PUBLIC FACILITIES AND UTILITIES.**

In order to discourage unwanted urban development, central sewer lines will not be extended into the Buckingham Rural Community Preserve, except in the areas identified by Map 7 as Future Sanitary Sewer Service Areas, the existing Resource may be extended along major roads of the Buckingham Rural Preserve upon request of property owners, with extension and connection fees paid by the person(s) requesting the water service. Connection to this expanded water service network will be on a voluntary basis. Under no circumstances will the availability of central water be accepted as justification for a density increase, or reduction of lot size requirements, within the Buckingham Rural Community Preserve. (Amended by Ordinance No. 00-22, 03-19) To protect the rural character of the Buckingham Community, public facilities and utilities will be designed to maintain or enhance the overall rural character of the community.

**POLICY 17.3.1:** In order to discourage unwanted urban development, central sewer lines will not be extended into the Rural Community Preserve, except to the areas identified by Lee Plan Map 7 as Future Sanitary Sewer Service Areas, the existing Resource Recovery Facility, the adjacent Lee County Parks and Recreation Facility, and any future public facility. Sewer lines may be extended to future public facilities after one or more public meetings are held in the community and a public hearing is held before the Board of County Commissioners. The County may also extend transmission/force mains through the Rural Community Preserve, if necessary. Under no circumstances will the availability of central sewer lines be accepted as justification for a density or intensity increase, or reduction of lot size requirements (except as provided in Policy 17.1.5), within the Rural Community Preserve.

**POLICY 17.3.2:** Central water lines may be extended along roads of the Rural Community Preserve upon request of property owners, with extension and connection fees paid by the person(s) receiving the water service. The County may also extend central water lines through the Rural Community Preserve, if necessary. Extension of public central water lines will require the Lee County Board of County Commissioners to hold at least one public meeting after 5:00 p.m. Connection to this expanded water service network will be on a voluntary basis. Under no circumstances will the availability of central water be accepted as justification for a density or intensity increase, or reduction of lot size requirements (except as provided in Policy 17.1.5), within the Rural Community Preserve.

**POLICY 17.3.3:** All new large developments (as defined in chapter 10 of the Land Development Code) must install utilities underground. Utilities include, but are not limited to, electricity, telephone, and cable lines.

**POLICY 17.3.4:** East County Water Control District is encouraged to continue to develop and maintain its infrastructure to minimize flooding, manage flows down the Orange River, and improve water quality. In addition, ECWCD is encouraged to work with the Lee County Emergency Operations Center to develop a system to warn residents in advance of large releases of water.

**POLICY 17.3.5:** If the Gulf Coast Center is acquired by Lee County, the development or redevelopment of the property must be developed in a manner that does not adversely impact the rural community. Any use must provide appropriate separation or buffering, traffic mitigation and control, and environmental protection.

**POLICY 17.3.6:** Detention and correctional facilities are prohibited within the Buckingham Community boundaries.

**POLICY 17.3.7:** No new landfills or resource recovery facilities are permitted in the Buckingham Community. Expansion of the Resource Recovery facilities located on the County property is permitted, including the introduction of new operations and facilities to address solid waste needs.

**OBJECTIVE 17.4: LANDSCAPING, BUFFERING, COMMUNITY AESTHETICS, AND QUALITY OF LIFE.** Adequate and appropriate landscaping, open space, and buffering must be provided as a means of protecting and enhancing the Buckingham Community's historic rural character and environmental values from developments, utilities, public services, roads, and land use changes or other improvements.

**POLICY 17.4.1:** Essential Service and Community Facilities must provide an appropriate native vegetative buffer to address compatibility issues and to enhance the Buckingham Community's rural and low density residential character. Buffering materials must be designed to enhance and protect the aesthetic values inherent to the Buckingham Community.

**POLICY 17.4.2:** Lee County will continue, through Lee County Solid Waste Collection Agreements, to require all current and future solid waste collection contractors to perform weekly litter collection along approximately one and one half miles of Buckingham Road, in the vicinity of the Resource Recovery Facility.

**POLICY 17.4.3:** Within the Buckingham Community, residential walls are prohibited as boundaries for housing subdivisions or large residential developments. Berms are allowed in accordance with the Lee County Land Development Code, but must be designed to be undulating.

**POLICY 17.4.4:** Residential and commercial lighting must be designed to reduce light pollution and light trespass in the Buckingham Community.

**POLICY 17.4.5:** Lee County is discouraged from approving any deviation that would result in a reduction of landscaping, buffering, or signage guidelines.

**OBJECTIVE 17.5: ENVIRONMENT, OPEN SPACE AND PARKS.** The Buckingham Community values its rural environment and has a goal of protecting open space for the present and future generations.

**POLICY 17.5.1:** Lee County will work with the Buckingham Community to develop a plan for an interconnected system of parks, hiking, and horse riding trails within the Buckingham Community.

**POLICY 17.5.2:** The Orange River has areas where it is narrow, with fluctuating levels of water flow and surrounding low density residential uses. Any access to the Orange River, except for single family docks, will be reviewed through the Planned Development zoning process to insure consistency with surrounding areas. Docks, except for single family docks, approved prior to [the date of adoption] may remain but may not be expanded unless the expansion complies with this policy.

**POLICY 17.5.3:** The removal of invasive exotic plants, as defined by the state or county, is required for all new development within the Rural Community Preserve.

**OBJECTIVE 17.6:** It is the policy of Lee County to protect the historical agricultural uses within the Buckingham Community. These uses include a variety of agricultural applications such as tree farms, citrus farms, stables, cattle, cows, goats, and other livestock and crops of varying sizes. Lee County will accommodate existing agriculture uses into the future.

**POLICY 17.6.1:** Lee County will, when asked by the Property Appraiser, advise the Property Appraiser that it is the intent of the Lee Plan to protect and maintain agriculture in the Buckingham Community.

**POLICY 17.6.2:** Growing of crops for alternative energy sources on an experimental basis, such as *Jatropha curcas*, will be considered an agricultural use.

**OBJECTIVE 17.7: PUBLIC PARTICIPATION.** Lee County will encourage and solicit public input and participation prior to and during the review and adoption of county regulations, Land Development Code provisions, Lee Plan provisions, and zoning approvals that affect the Buckingham Community.



**POLICY 17.7.1:** As a courtesy, Lee County will register citizen groups and civic organizations within the Buckingham Planning Community that desire notification of pending review of Land Development Code amendments and Lee Plan amendments. Upon registration, Lee County will provide registered groups with documentation regarding these pending amendments through mail, email, or other electronic means. This notice is a courtesy only and is not jurisdictional. Accordingly, the County's failure to mail/email or to timely provide the notice, or failure of a group to receive notice, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

**POLICY 17.7.2:** The owner or agent of a requested zoning action (planned development, conventional rezoning, special exception, or variance requests) within or adjacent to the Buckingham Planning Community, or with access to Buckingham Road must conduct one public informational session within the Buckingham Community where the agent will provide a general overview of the project for any interested citizens. Lee County encourages zoning staff to participate in such public workshops. This meeting must be conducted before the application can be found sufficient. The applicant is fully responsible for providing the meeting space, providing notice of the meeting, and providing security measures as needed. Subsequent to this meeting, the applicant must provide County staff with a meeting summary document that contains the following information: the date, time, and location of the meeting; a list of attendees; a summary of the concerns or issues that were raised at the meeting; and a proposal for how the applicant will respond to any issues that were raised.

## Unresolved Issues with the Buckingham Planning Panel:

The following is a list of issues that the Buckingham Panel wants included in the transmittal. Staff does not recommend transmittal of these proposed issues for a variety of reasons.

### LAND USE:

Expansion of the land area controlled by the provisions of Goal 17.

Requiring a finding of overriding public necessity by a **super majority** of the Board for land use changes, versus the current requirement of three members of the Board.

A new definition of "Legal Lots" versus the current process of obtaining a Minimum Use Determinations that is already included in the Administrative Chapter of the Lee Plan.

Requiring Planned Development zoning for projects located **adjacent** to the Buckingham Community.

Requiring a 100 foot setback for projects located **adjacent** to the Buckingham Community.

Delegate the authority to the Development Services Director to administratively approve minor subdivisions consisting of minimum 2.5 acre lots located on substandard roads (less than category D).

### TRANSPORTATION:

Requiring Board of County Commission to schedule and hold meetings in the Buckingham Community after 5:30 p.m. concerning any proposed road expansion or extension into the Buckingham planning area. *Staff is recommending staff attended meetings in the community with Board meetings downtown after 5:00 P.M.*

Requiring that no future rights of way in the Buckingham Community will be greater than 80 feet versus the current restriction of 100 feet.

### PUBLIC FACILITIES AND UTILITIES:

Public facilities and utilities will not impose an **economic burden** on residents within the Rural Community Preserve and the community is requesting **connection waivers** from state mandated connection requirements. *Staff notes that this process is already addressed in State Statutes on a case by case basis.*

New petroleum, methane, or fuel transmission lines are presumed to be incompatible with the Buckingham Community and require notification and a public meeting in the Community. A public hearing would also be required and the Board of County Commissioners would have to make a finding that the presumption of incompatibility has been overcome. Notice of the public hearing shall be provided to all landowners within 2,000 feet of the proposed fuel transmission line. Any transmission line must be located in a manner that does not bisect existing residential and agricultural uses and does not adversely impact the Rural Community Preserve. *Staff notes that no data or analysis has been submitted to support this proposed policy.*

The panel desires to maintain the **historic uses** of the Buckingham Army Airfield and any new uses must be approved through the planned development zoning process with a public meeting with the community prior to the application being found sufficient. Minutes of the meeting must be taken and made part of the record. *Staff is concerned that the historic use was an Army training facility and the use of the field has evolved over time. Future uses will continue to evolve and staff does not want to limit the field to past uses.*

No uses on the Gulf Coast Center parcels will be permitted that will increase the **ambient** noise levels or allow **industrial uses** within five hundred (500) feet of the Buckingham Community.

Expanded water treatment, sewage treatment or reclamation facility must be reviewed and approved as a planned development and located a minimum of three hundred (300) feet from the property boundary.

New requirement for essential services and community facilities to be approved utilizing the **Planned Development** zoning process and located underground, when possible.

The panel wants the County to provide direction to the Property Appraiser regarding: small family farms; community farms; and, agricultural or conservation easements when assessing property in Buckingham.

**CPA2007-00049  
LEE COUNTY  
PLANNING  
COMMUNITIES  
PROPOSED  
Year 2030**

**Planning Communities**

-  City Limits
-  Areas Proposed to Change
-  1. Alva
-  2. Boca Grande\*
-  3. Bonita Springs
-  4. Fort Myers Shores
-  5. Burnt Store
-  6. Cape Coral
-  7. Captiva
-  8. Fort Myers
-  9. Fort Myers Beach
-  10. Gateway/Airport
-  11. Daniel Parkway
-  12. Iona/McGregor
-  13. San Carlos
-  14. Sanibel
-  15. South Fort Myers
-  16. Pine Island\*
-  17. Lehigh Acres
-  18. Southeast Lee County
-  19. North Fort Myers
-  20. Buckingham\*
-  21. Estero\*
-  22. Bayshore\*

\* Area specific Lee Plan Goals, Objectives, & Policies may apply.

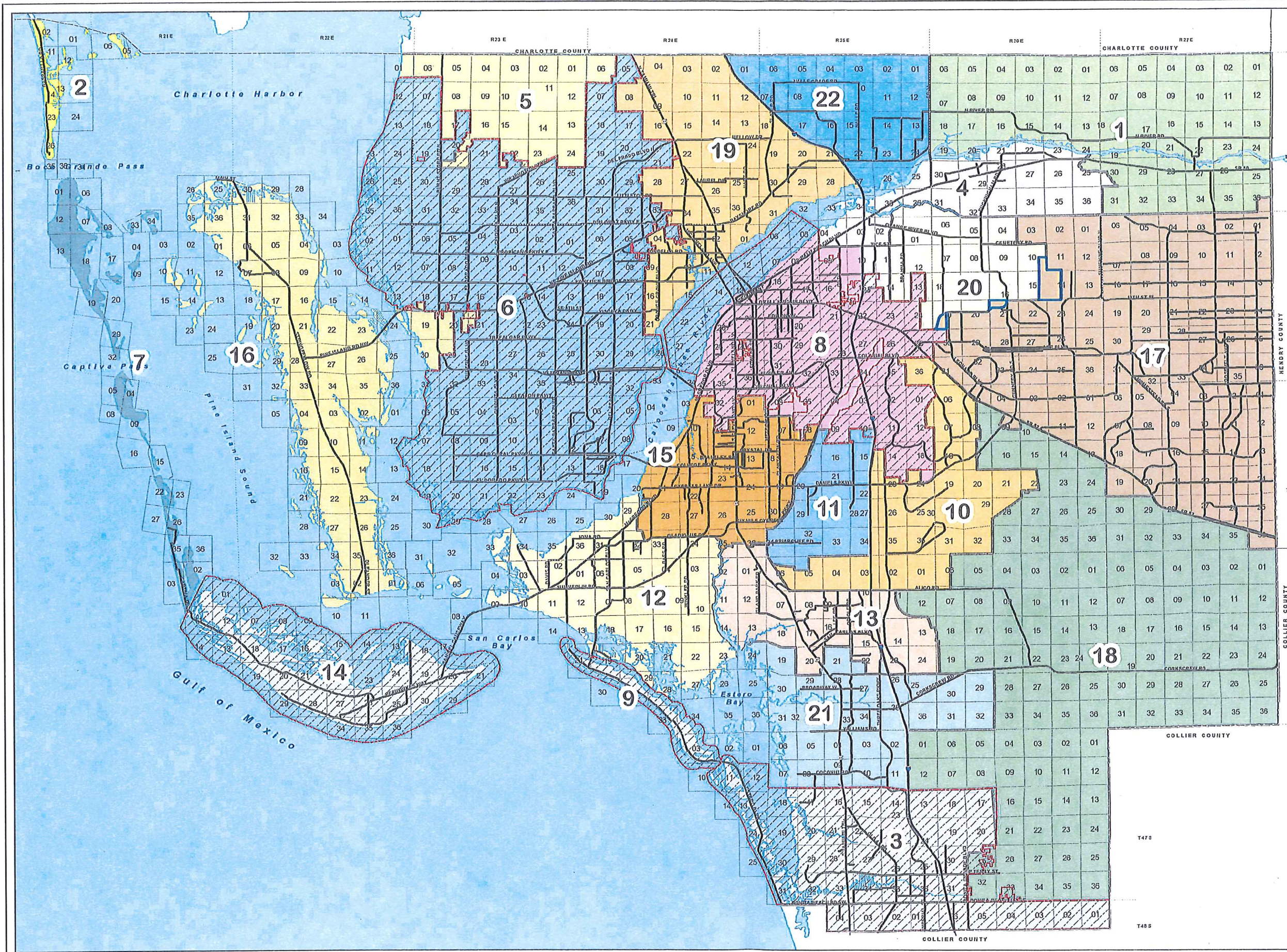
The Planning Communities Map and Acreage Allocation Table (see Table 1(b) and Policies 1.1.1 and 2.2.2) depict the proposed distribution, extent, and location of generalized land uses for the year 2030.



Map Generated: October 2009  
City Limits current to date of map generation

Last Amended: August 13, 2007  
Adopted by Ordinance No. 98-09  
Amended by Ordinance No. 02-02, 03-01, 03-02, 03-04, 03-21, 07-09, 07-13

**PROPOSED  
Lee Plan Map 16**



**PROPOSED**  
**TABLE 1(b)**  
**Year 2030 Allocations**

Future Land Use Classification	Lee County Totals	Alva	Boca Grande	Bonita Springs	Fort Myers Shores	Burnt Store	Cape Coral	Capitva	Fort Myers	Fort Myers Beach	Gateway/ Airport	Daniels Parkway	Iona/ McGregor
<b>Residential By Future Land Use Category</b>													
Intensive Development	1,367	0	0	0	20	0	27	0	250	0	0	0	0
Central Urban	14,787	0	0	0	225	0	0	0	230	0	0	0	375
Urban Community	18,425	520	485	0	637	0	0	0	0	0	0	0	850
Suburban	16,623	0	0	0	1,810	0	0	0	85	0	0	0	2,488
Outlying Suburban	4,105	30	0	0	40	20	2	500	0	0	0	1,700	377
Sub-Outlying Suburban	1,548	0	0	0	367	0	0	0	0	0	0	0	0
Industrial Development	79	0	0	0	0	0	0	0	38	0	20	0	5
Public Facilities	1	0	0	0	0	0	0	0	1	0	0	0	0
University Community	850	0	0	0	0	0	0	0	0	0	0	0	0
Destination Resort Mixed Use Water Dependent	8	0	0	0	0	0	0	0	0	0	0	0	0
Burnt Store Marina Village	4	0	0	0	0	4	0	0	0	0	0	0	8
Industrial Interchange	0	0	0	0	0	0	0	0	0	0	0	0	0
General Interchange	42	0	0	0	0	0	0	0	0	0	0	2	0
General/Commercial Interchange	0	0	0	0	0	0	0	0	0	0	0	0	0
Industrial/Commercial Interchange	0	0	0	0	0	0	0	0	0	0	0	0	0
University Village Interchange	0	0	0	0	0	0	0	0	0	0	0	0	0
New Community	900	0	0	0	0	0	0	0	0	0	900	0	0
Airport	0	0	0	0	0	0	0	0	0	0	0	0	0
Tradeport	9	0	0	0	0	0	0	0	0	0	9	0	0
Rural	8,313	1,948	0	0	1,400	636	0	0	0	0	0	1,500	0
Rural Community Preserve	3,100	0	0	0	0	0	0	0	0	0	0	0	0
Coastal Rural	1,300	0	0	0	0	0	0	0	0	0	0	0	0
Outer Islands	202	5	0	0	1	0	0	150	0	0	0	0	1
Open Lands	2,805	250	0	0	0	590	0	0	0	0	0	120	0
Density Reduction/Groundwater Resource	6,905	711	0	0	0	0	0	0	0	0	94	0	0
Conservation Lands Uplands	0	0	0	0	0	0	0	0	0	0	0	0	0
Wetlands	0	0	0	0	0	0	0	0	0	0	0	0	0
Conservation Lands Wetlands	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Residential</b>	<b>81,373</b>	<b>3,464</b>	<b>485</b>	<b>0</b>	<b>4,500</b>	<b>1,250</b>	<b>29</b>	<b>651</b>	<b>604</b>	<b>0</b>	<b>1,023</b>	<b>3,322</b>	<b>4,104</b>
<b>Commercial</b>	<b>12,763</b>	<b>57</b>	<b>52</b>	<b>0</b>	<b>400</b>	<b>50</b>	<b>17</b>	<b>125</b>	<b>150</b>	<b>0</b>	<b>1,100</b>	<b>440</b>	<b>1,100</b>
<b>Industrial</b>	<b>6,620</b>	<b>26</b>	<b>3</b>	<b>0</b>	<b>400</b>	<b>5</b>	<b>26</b>	<b>0</b>	<b>300</b>	<b>0</b>	<b>3,100</b>	<b>10</b>	<b>320</b>
<b>Non-Regulatory Allocations</b>													
Public	81,853	7,100	421	0	2,000	7,000	20	1,961	350	0	7,500	2,416	3,550
Active Agriculture	24,957	5,100	0	0	550	150	0	0	0	0	0	0	0
Passive Agriculture	45,859	13,549	0	0	2,500	109	0	0	0	0	1,491	20	0
Conservation (wetlands)	81,948	2,214	611	0	1,142	3,236	133	1,603	748	0	2,809	1,719	9,306
Vacant	21,802	1,953	0	0	226	831	34	0	45	0	300	20	975
<b>Total</b>	<b>357,175</b>	<b>33,463</b>	<b>1,572</b>	<b>0</b>	<b>11,718</b>	<b>12,731</b>	<b>259</b>	<b>4,340</b>	<b>2,197</b>	<b>0</b>	<b>17,323</b>	<b>7,967</b>	<b>19,555</b>
Population Distribution*	495,000	5,090	1,531	0	30,861	3,270	225	550	5,744	0	11,582	16,488	34,538
* Population for Unincorporated Area of Lee County													

**PROPOSED**  
**TABLE 1(b)**  
**Year 2030 Allocations**

Future Land Use Classification	Residential By Future Land Use Category											
	San Carlos	Sanibel	South Fort Myers	Pine Island	Lehigh Acres		Southwest Lee County	North Fort Myers	Buckingham		Bayshore	
					Adopted	Proposed		Myers	Adopted	Proposed	Estero	
Intensive Development	0	0	660	3	0	42	0	365	0	0	0	0
Central Urban	17	0	3,140	0	8,200	8,200	0	2,600	0	0	0	0
Urban Community	1,000	0	860	500	43,269	13,013	0	0	54	110	450	0
Suburban	1,975	0	1,200	675	0	0	0	6,650	0	0	1,700	0
Outlying Suburban	0	0	0	600	0	0	0	382	0	0	454	0
Sub-Outlying Suburban	25	0	0	0	0	0	0	140	48	66	0	950
Industrial Development	5	0	10	0	0	0	0	0	0	0	0	0
Public Facilities	0	0	0	0	0	0	0	0	0	0	0	0
University Community	860	0	0	0	0	0	0	0	0	0	0	0
Designation Resort Mixed Use Water Dependent	0	0	0	0	0	0	0	0	0	0	0	0
Burnt Store Marina Village	0	0	0	0	0	0	0	0	0	0	0	0
Industrial Interchange	0	0	0	0	0	0	0	0	0	0	0	0
General Interchange	0	0	0	0	0	0	15	7	0	0	0	12
General/Commercial Interchange	0	0	0	0	0	0	0	0	0	0	0	0
Industrial/Commercial Interchange	0	0	0	0	0	0	0	0	0	0	0	0
University Village Interchange	0	0	0	0	0	0	0	0	0	0	0	0
New Community	0	0	0	0	0	0	0	0	0	0	0	0
Airport	0	0	0	0	0	0	0	0	0	0	0	0
Tradeport	0	0	0	0	0	0	0	0	0	0	0	0
Rural	90	0	0	190	44	14	0	500	54	50	635	1,350
Rural Community Preserve	0	0	0	0	0	0	0	0	3,046	3,100	0	0
Coastal Rural	0	0	0	1,300	0	0	0	0	0	0	0	0
Outer Islands	0	0	0	45	0	0	0	0	0	0	0	0
Open Lands	0	0	0	0	0	0	0	45	0	0	0	1,800
Density Reduction/Groundwater Resource	0	0	0	0	0	0	4,000	0	0	0	0	2,100
Conservation Lands Uplands	0	0	0	0	0	0	0	0	0	0	0	0
Wetlands	0	0	0	0	0	0	0	0	0	0	0	0
Conservation Lands Wetlands	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Residential</b>	<b>3,962</b>	<b>0</b>	<b>5,870</b>	<b>3,313</b>	<b>24,483</b>	<b>21,269</b>	<b>4,015</b>	<b>10,729</b>	<b>3,203</b>	<b>3,326</b>	<b>3,245</b>	<b>6,212</b>
<b>Commercial</b>	<b>1,944</b>	<b>0</b>	<b>2,100</b>	<b>226</b>	<b>4,420</b>	<b>1,420</b>	<b>38</b>	<b>1,687</b>	<b>48</b>	<b>18</b>	<b>1,700</b>	<b>139</b>
<b>Industrial</b>	<b>450</b>	<b>0</b>	<b>900</b>	<b>64</b>	<b>300</b>	<b>300</b>	<b>65</b>	<b>554</b>	<b>5</b>	<b>5</b>	<b>87</b>	<b>5</b>
<b>Non Regulatory Allocations</b>												
Public	2,660	0	3,500	2,100	45,000	15,239	12,000	4,000	2,144	1,486	7,000	1,500
Active Agriculture	0	0	0	2,400	0	0	15,101	200	444	411	125	900
Passive Agriculture	0	0	0	815	0	0	18,000	1,566	3,648	3,619	200	4,000
Conservation (Wetlands)	2,798	0	188	14,767	4,486	1,541	31,530	1,317	384	336	5,068	882
Vacant	244	0	309	3,781	7,377	8,085	500	2,060	4,278	1,000	809	530
<b>Total</b>	<b>12,058</b>	<b>0</b>	<b>12,867</b>	<b>27,466</b>	<b>47,976</b>	<b>47,904</b>	<b>81,249</b>	<b>22,103</b>	<b>44,949</b>	<b>10,201</b>	<b>18,234</b>	<b>14,168</b>
Population Distribution*	36,963	0	56,363	13,265	464,702	164,695	1,270	70,689	6,144	9,117	25,395	8,410
* Population for Unincorporated Area of Lee County												