

**Population and Demographics in the Caloosahatchee Shores Community:  
Historic Planning Efforts**

**Prepared for East Lee County Council (ELCC)  
Under Contract with Lee County Department of Community Development  
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**Districts and Communities: Caloosahatchee Shores, Fort Myers Shores, and East Lee County and the Challenge of Definition.** ‘Caloosahatchee Shores’ is an artificial construct in which neighborhoods and subdivisions have been combined to facilitate long-term planning. As a general observation, the neighborhoods that comprise the geographic boundaries of the Caloosahatchee Shores Community Plan, which is the subject of this report, and the area comprising the Fort Myers Shores Planning Community, which is *not* the subject of this report, meet these geographic criteria:

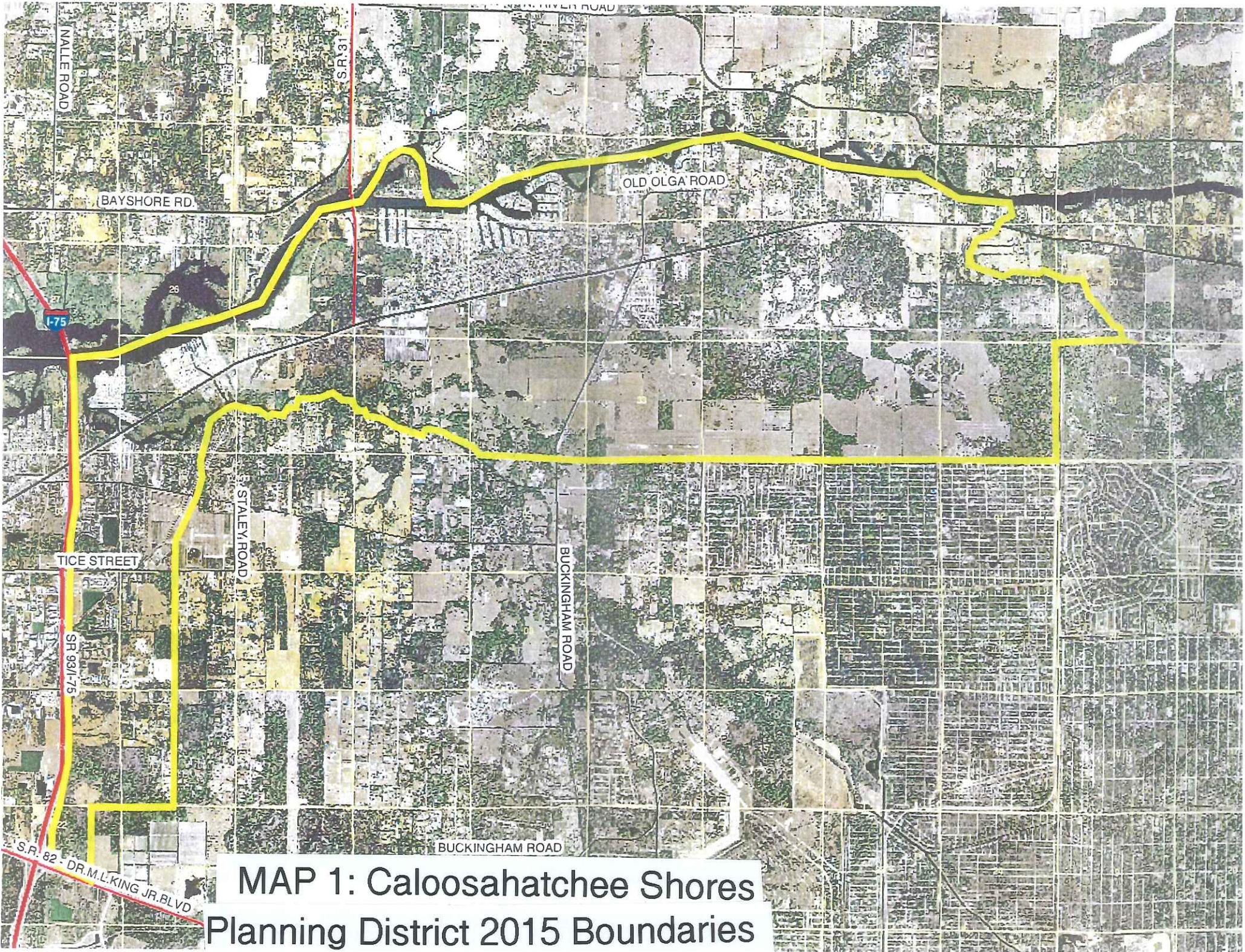
- They are located south of the Caloosahatchee River;
- They are located west of Hickey Creek;
- They are located north of Buckingham and Lehigh Acres; and
- They are located east of I-75.

In the first three criteria, ‘Caloosahatchee Shores’ and the Fort Myers Shores Planning Community share the same boundaries. The Fort Myers Shores Planning District, which first appeared in the Lee Plan in 1984, extends west of Interstate 75 to include the Tice neighborhood. The Caloosahatchee Shores community plan, first incorporated into the Lee County comprehensive plan (Lee Plan) in 2002, does not extend west of I-75.

**Map 1 “Caloosahatchee Shores Planning District 2015 Boundaries” shows an aerial view of the Caloosahatchee Shores district.**

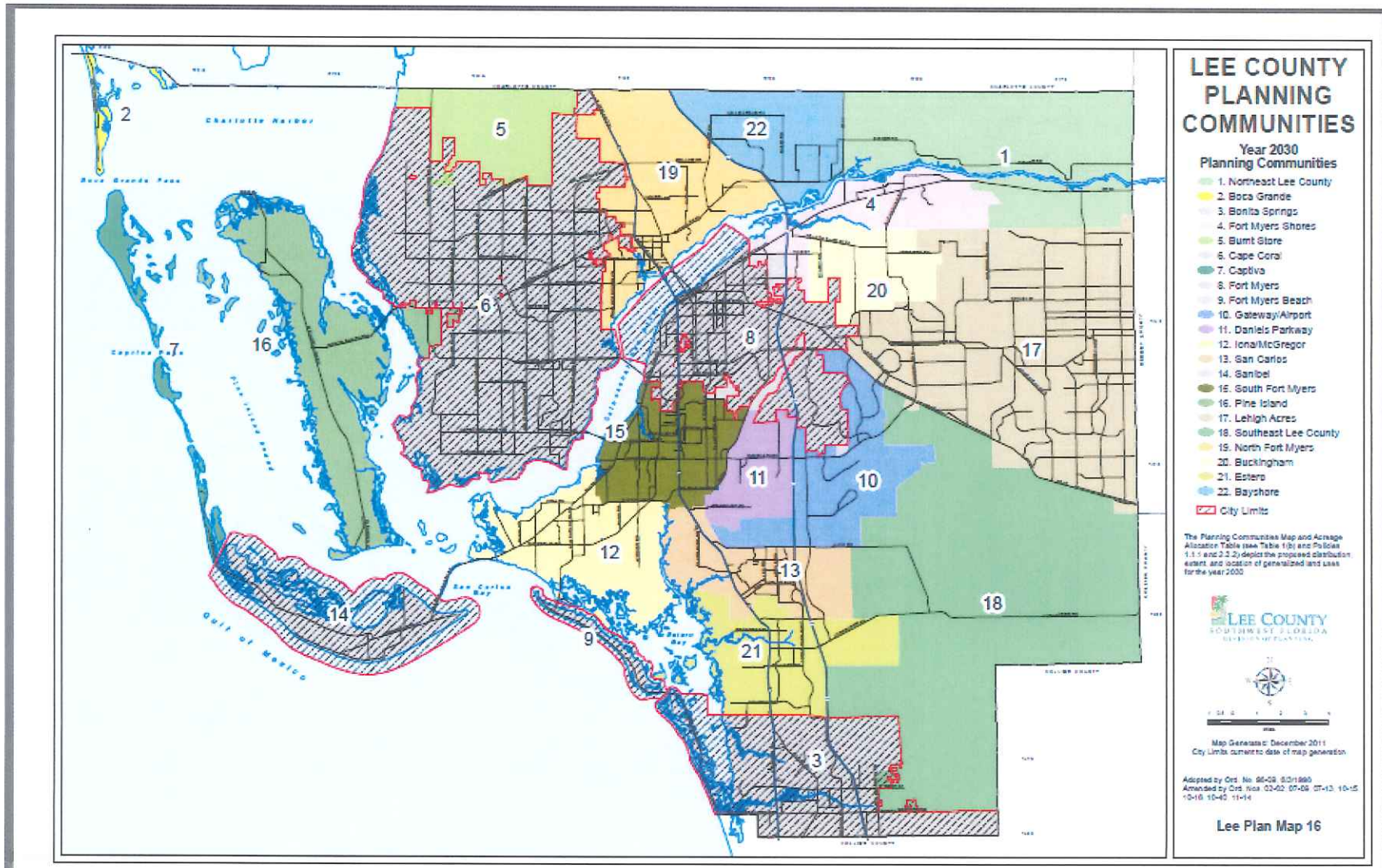
**Map 2 “Lee County Planning Communities” is a map from Lee County’s Planning Communities website illustrating the 22 planning communities, including municipalities.**





**MAP 1: Caloosahatchee Shores  
Planning District 2015 Boundaries**

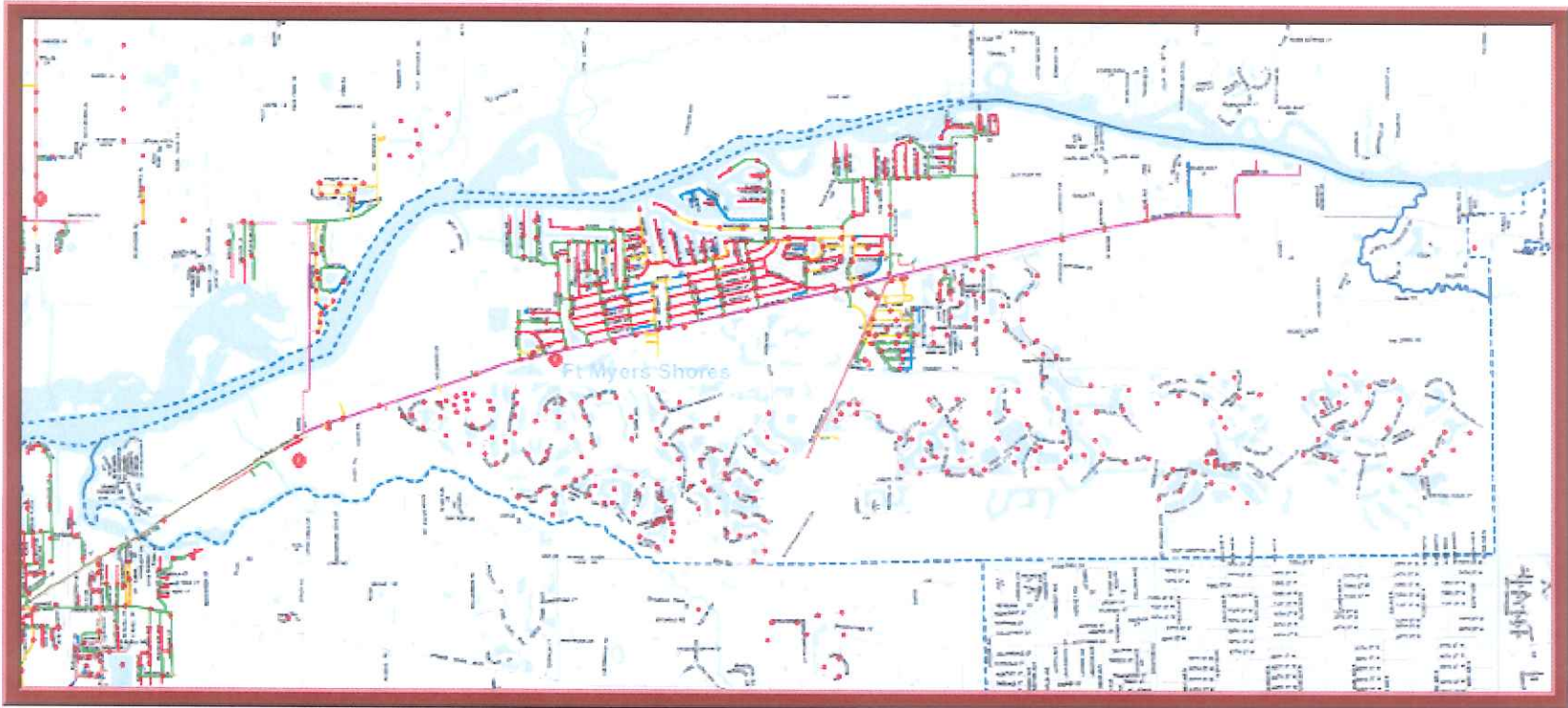




MAP 2: Lee County Planning Communities

**Fort Myers Shores Fire District (FMSFD):** Established in 1962 by an act of the Florida Legislature, the FMSFD preceded both the Fort Myers Shores planning community and the Caloosahatchee Shores community plan, and contributed a sense of identity to the area. According to the FMSFD website, the District protects 16 square miles out of one station, located at 12345 Palm Beach Boulevard, and is currently in the planning stages for a second station, which will be located at the entrance of the River Hall community. The Fort Myers Shores Fire District boundary lines stretch East to West from the Orange River bridge on Palm Beach Boulevard (State Road 80) east of I-75 to just west of the Hickey Creek bridge and North to South from the Caloosahatchee River to the southernmost sections of the Verandah neighborhood... essentially to the Orange River.

**Map 3 “Fire District Boundaries” on the succeeding page shows the District’s service area.**



**Map of the Fort Myers Shores Fire District**

## MAP 3: Fire District Boundaries

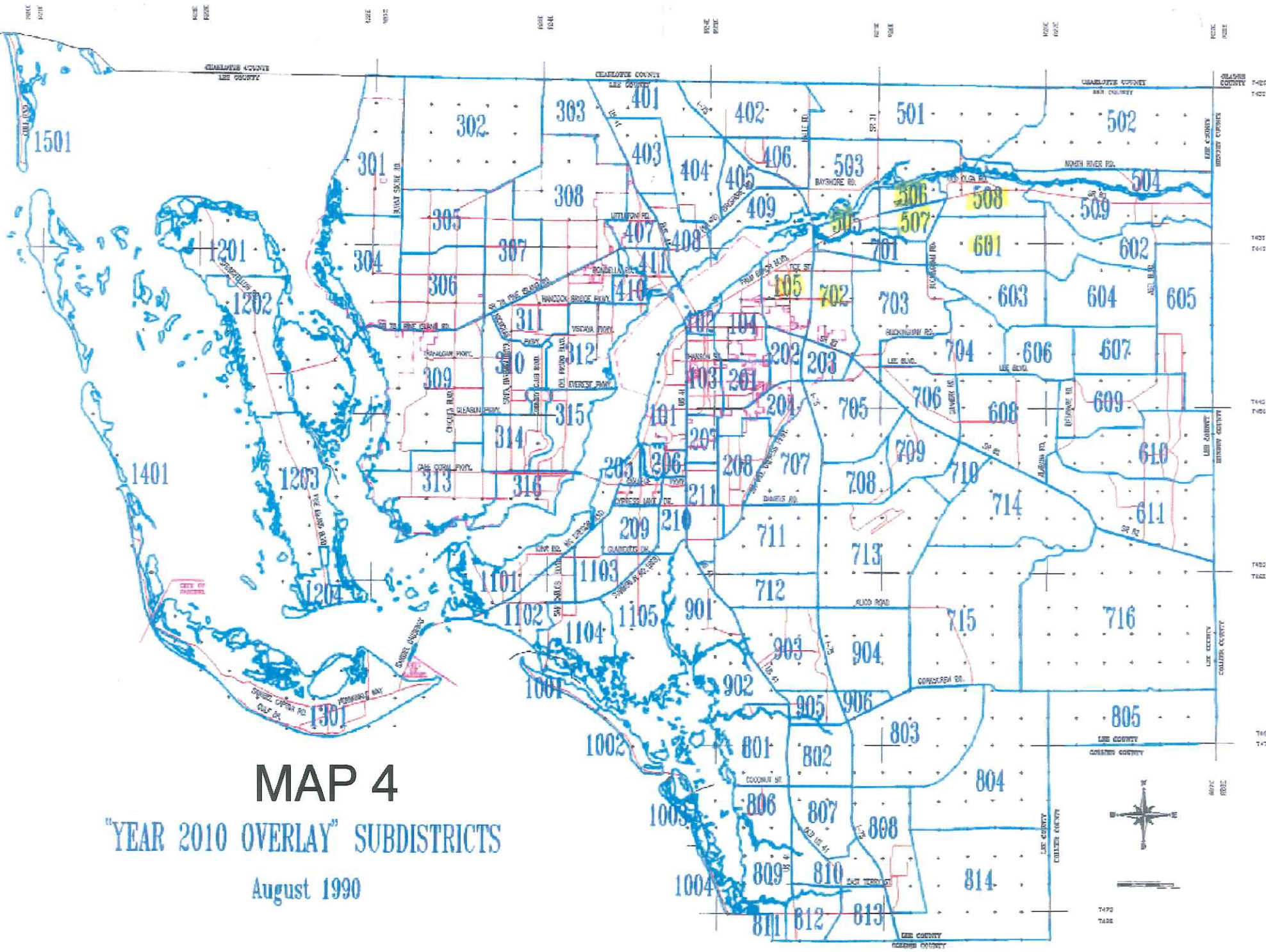


**1990 Lee Plan.** The 1990 Lee Plan, the first major amendment series following the landmark 1984 Lee Plan, divided Lee County into a series of “Year 2010 Overlay” subdistricts (see Map 4: “Year 2010 Overlay Subdistricts”), which correspond to the present day boundaries of the Caloosahatchee Shores plan.

<b>Subdistrict</b>	<b>Description</b>	<b>2010 Projected Dwelling Units</b>	<b>Projected Built-out Dwelling Units</b>
<b>505</b>	Florida Power & Light; Manatee Park; E of I-75, N of Orange River, W of Hwy 31	1,199	2,308
<b>506</b>	Fort Myers Shores	1,213	3,645
<b>507</b>	Olga	1,402	4,050
<b>508</b>	Hickey Creek	3,119	4,013
<b>601 (western portion)</b>	Buckingham (E of Buckingham Road)	5,199	7,783
<b>701 (part)</b>	Buckingham (W of Buckingham Road)	2,170	1,597
<b>702 (part)</b>	The I-75 Segment	3,471	5,394

**2002 Vanasse Daylor Plan.**

The 2002 Vanasse Daylor plan, which formed the statistical and narrative base for the Caloosahatchee Shores Community Plan (Goal 21, its subordinate objectives and policies) defines Caloosahatchee Shores as “consist[ing] of various residential neighborhoods and commercial strip development east of I-75” and further defines the community by what it is not--rural Alva, Buckingham, Bayshore and North Fort Myers, and the urban Palm Beach Boulevard corridor. “Caloosahatchee Shores,” according to the 2002 study “consists of scattered residential neighborhoods including historic Olga, Fort Myers Shores, Hickey’s Creek and several new residential developments and subdivisions currently under construction.” Those new subdivisions now include the Verandah and River Hall, two largely self-contained subdivisions on the south side of SR 80.



**MAP 4**  
 "YEAR 2010 OVERLAY" SUBDISTRICTS  
 August 1990

Map 16

The Lee Plan



According to the Vanasse Daylor study, the region’s historic economic engines had been “citrus farming, cattle grazing...[and] lumber production.” The Caloosahatchee and Orange River “provided excellent means of transportation of goods for sale and trade. Trading posts existed in Olga, Alva and Buckingham.” Those times have long passed. SR 80 has become a major commercial arterial connecting Fort Myers with Lehigh Acres, Hendry County and Florida’s interior. According to the Vanasse Daylor study:

In 1990, Lee County created a Community Redevelopment Area (CRA) for State Road 80 extending from the Fort Myers border east to the border of Alva. The CRA conducted planning studies in the early to mid-1990s for both Tice and the SR 80 corridor. Most of the problems identified by the studies still pervade the community today, and several frustrated residents commented that the only concrete accomplishment of the CRA was enhanced landscaping along the SR 80 corridor. The CRA’s attempt to address façade improvements for structures along the corridor through a matching grant program failed from lack of participation, and was ineffective in promoting redevelopment.

With development pressure building along SR 80 east of I-75, residents have a renewed interest in planning for growth in East Lee County. Business along State Road 80 can benefit from the new residential development to the east, coupled with the recent resurgence of redevelopment activity in historic downtown Fort Myers to the west. The key identity issue that the residents aimed to address in this plan is how to promote new development and redevelopment while maintaining some part of the historic rural identity of Olga and the surrounding communities of Alva and Buckingham.

While this passage undoubtedly summarizes the concerns expressed by residents of Caloosahatchee Shores at the beginning of the new century, public participation in 2014 and 2015 revealed that public concerns have evolved. Among the major concerns expressed were these issues:

1. The uncertainty caused by a perceived lack of a built-out planning population for East Lee County, including the massive platted lands community of Lehigh Acres.



2. The eventual widening of SR 80 and its impact on the community.
3. The impact of residential and commercial growth along the SR 80 corridor.

**Population Assumptions in the 2002 Report**

The Vanasse Daylor report could not have foreseen the length or intensity of the Great Recession that began in 2008, but it did make clear that major development was poised to occur on the south side of SR 80 in the long run. Growth, it predicted, would be limited in Fort Myers Shores: “[T]he current Lee County Comprehensive plan projected only a minimal increase in population for the Caloosahatchee Shores Community....[which it] designates...as part of the ‘Fort Myers Shores Planning Community,’ which also includes a small area west of I-75. The Fort Myers Shores Community is projected to increase in population from 12,000, as was estimated in the base year of the Comprehensive Plan, to 15,000 people by the year 2020 (Table 1). According to census data, this slow growth rate is fairly accurate (Table 2).” [p. 24].

**TABLE 1: 2020 Population Projections for the Ft. Myers Shores Community From the 2002 Caloosahatchee Shores Community Plan**

Year	Population
1998	12,617
1999	12,867
2020 (Forecast)	15,135

Source: Lee County Department of Community Development

**TABLE 2: Census Projections for the Caloosahatchee Shores Community From the 2002 Caloosahatchee Shores Community Plan**

Year	Population
1990	11,830
2000	14,135

Source: US Census Bureau

The anticipated growth was to take place in three developments—*Hawk’s Haven* (now River Hall), *Verandah*, and *Buckingham 320*. According to the 2002 Vanasse Daylor report:

What the tables show are that even if there are no new developments proposed in this community, there will be a[n] 85% increase in population over the next ten years, [i.e. by 2012] based upon built-out projections of Verandah, Hawks Haven, and Buckingham 320.

**TABLE 3: Permitted Increase in Residential Units  
From the 2002 Caloosahatchee Shores Community Plan**

	Development	# Multi-family	# Single Family	Total DU
1	Hawk's Haven	250	1,348	1,598
2	Verandah	375	1,125	1,500
3	Buckingham 320	320	320	640
<b>Total New Units</b>		<b>945</b>	<b>2,739</b>	<b>3,728</b>

The 2002 report projected a population increase of 9,562 permanent residents based upon the three developments at their 2002 entitlements, assuming a multiplier of 2.02 for multi-family units ( $945 * 2.2 = 1,909$ ) and 2.74 for single family ( $2,793 * 2.74 = 7,653$ ).

The 2002 Report declared this growth to be “significant for a number of reasons” and cited three reasons, which are still valid and were reinforced by public participation in 2014 and 2015:

1. **[Compatibility with surrounding communities]** “First, the idea of creating a community plan originated with the rezoning of the 320-acre property originally proposed for a total of 1,320 units. Residents rallied against the rezoning based on concerns for residential density, compatibility with the surrounding communities, and the Buckingham Rural Preserve land use category which is directly to the south of the property. Therefore, one common theme that was reiterated by residents throughout the planning process was that **growth and development are acceptable as long as the density is compatible with existing density, and the rapid increase in development does not place an undue burden on the existing communities.**”



2. **[Enhanced shopping opportunities]** “The second theme we heard constantly throughout the planning process was a desire for increased and **enhanced shopping opportunities within the community**. Residents expressed concern about having to go outside the community for much of their shopping needs, creating situations where residents drive longer distances and create more traffic on the roads in their community and surrounding communities. The population increase is significant in that it has created the expectation and hope that larger retail establishments will now, with an increased customer base, locate larger shopping opportunities in the area.”
  
3. **[Protect rural character]** “Finally, with the increased population and desire for more regional-type shopping opportunities, residents wanted to **retain some of their historic rural identity**. In the following plan amendment, we have attempted to do that by locating the increased retail designation at the largest intersection and closest to I-75, created a change that aims to locate higher density residential development away from Buckingham Road, which is presently rural in nature, and establish policies to address community character to ensure that new development promote the vision of the community.”

### **The Built-out Planning Scenario in Caloosahatchee Shores and East Lee County (2007)**

In 2007, in preparation for the New Horizons 2035 major update of the Lee Plan, Lee County staff conducted a detailed projection of Lee County’s built-out population, based upon a comprehensive analysis of the Lee Plan’s Future Land Use Map (FLUM) designations for unincorporated Lee County, including data for the municipalities of Fort Myers, Cape Coral, Sanibel, Fort Myers Beach, and Bonita Springs. (The Village of Estero, incorporated in 2014, was included in the unincorporated Lee County totals.)

## The Built-out Scenario Tables

The Scenario Tables<sup>1</sup> for Fort Myers Shores, Alva, Buckingham, and Lehigh Acres are presented in 16 columns:

Col 1: **PC/ FLUMC category**. These categories are taken directly from the Lee Plan FLUM. They are abbreviated as follows, with the numeral '4' assigned to Fort Myers Shores:

- **'4 City'**: *Incorporated City*. On the Fort Myers Shores table, there are **335.43 acres** (see Column 15) which are located within Fort Myers City limits on the south end of the I-75 Segment.)
- **'4CLU'**: *Conservation Land Upland*. **19.94 acres** on the FMS table.
- **'4CLW'**: *Conservation Land Wetland*. **23.24 acres**.
- **'4CU'**: *Central Urban*. **425.02 acres**, some of which is located in Tice.
- **'4GCI'**: *General Commercial Interchange*. **42.32 acres** at the SR 80/ I-75 intersection, which is partly in Tice.
- **'4II'**: *Industrial Interchange*. **251.63 acres** at the intersection of Lockett Road and I-75.
- **'4INT'**: *Intensive Development*. **110.81 acres**, all of them in Tice.
- **'4OI'**: *Outer Island*. **43.76 acres**. Wetlands.
- **'4OS'**: *Outlying Suburban*. **78.49 acres** along the southern edge of Drawdy Road, south of SR 80.
- **'4PF'**: *Public Facilities*. **518.03 acres**, including the Power Plant.
- **'4R'**: *Rural*. **3,714.92 acres**, including River Hall.
- **'4RPA'**: This appears to mean *Resource Protection Area*, but it is not keyed to the Future Land Use Map and no color is assigned. **174.82 acres**.
- **'4S'**: *Suburban*. **4,259.33 acres**, roughly 15% of which is located in Tice. This is the dominant FLUM designation for existing residential developments in Fort Myers Shores and the Verandah.
- **'4SOS'**: *Sub-outlying Suburban*. **993.07 acres**.

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<sup>1</sup> These tables are untitled in the 2007 staff version.



- **'4UC': Urban Community. 1,120.44 acres**, all in the I-75 Dogleg.

Cols. 2 & 3: **Min Density** and **Max Density** are taken from the Lee Plan. Suburban densities *in these columns* in Fort Myers Shores, for example, are the same as in North Fort Myers or any other part of unincorporated Lee County. These figures show residential units per acre *when developed as residential*.

Col 4: **Units per Acre**. An assigned density, usually in the middle of the range—i.e. between the Col. 2 minimum and the Col. 2 maximum.

Col 5: **[Dwelling] Units per Acre (DUPA)**. This is as inventoried by Lee County staff. For example, in the 'Suburban' FLUM category, 3.53 is the real density for existing (not proposed) lands when illustrated as Suburban in the Fort Myers Shores planning district (but not in other districts, which may have different coefficients based upon historic residential development patterns) that have been developed for residential uses.

Col 6: **Anticipated DUPA**. This is staff's *projected*—i.e. future—DUPA for future residential development in that district.

Col 7: **% Residential Lee Plan**. These are as provided by Lee Plan guidelines—e.g. .89 (89%) of the land mass in Suburban will be developed for residential uses. It is unclear whether roads, drainage works, and other infrastructure have been subtracted to reach this figure.

Col 8: **% Net Res**. This is a reality-based staff adjustment to Col. 7. For example, the Lee Plan says 89% residential allocation in the Suburban within FM Shores, but staff adjusted it based upon observation of existing development patterns and cut it to 62%.

Col 9: **Assumed Residential Acreage**. This is how many acres are available for residential development in a FLUM district (e.g. Suburban) in that planning community (e.g. FM Shores).

Col 10: **Vacant Acres**. Self-explanatory. This is where new (greenfield) development is planned to occur.

Col 11: **Potential Res Acres** and Col 12: **Potential New Units**: Column 8 \* Column 11=Column 12. This is what could reasonably be built at time of buildout given existing FLUM designations.

Col 13: **[Existing] Units**: This shows what was in the ground in 2007. For example, in 2007 there were 6,690 units in the FM Shores planning district, which includes Tice. To have a study area without Tice, it is necessary to apply an arbitrary factor to remove Tice from the calculation.

Col 14: **Total Units**=Col 12+Col 13. This number is very important for planning purposes and is the basis for level of service and impact fee calculations.

Col 15: **Occupied Units**. This is total units less vacant and seasonal.

Col 16: **Permanent Population**. 51,244 in Fort Myers Shores planning district, which can be reduced by about 8000 to account for Tice.

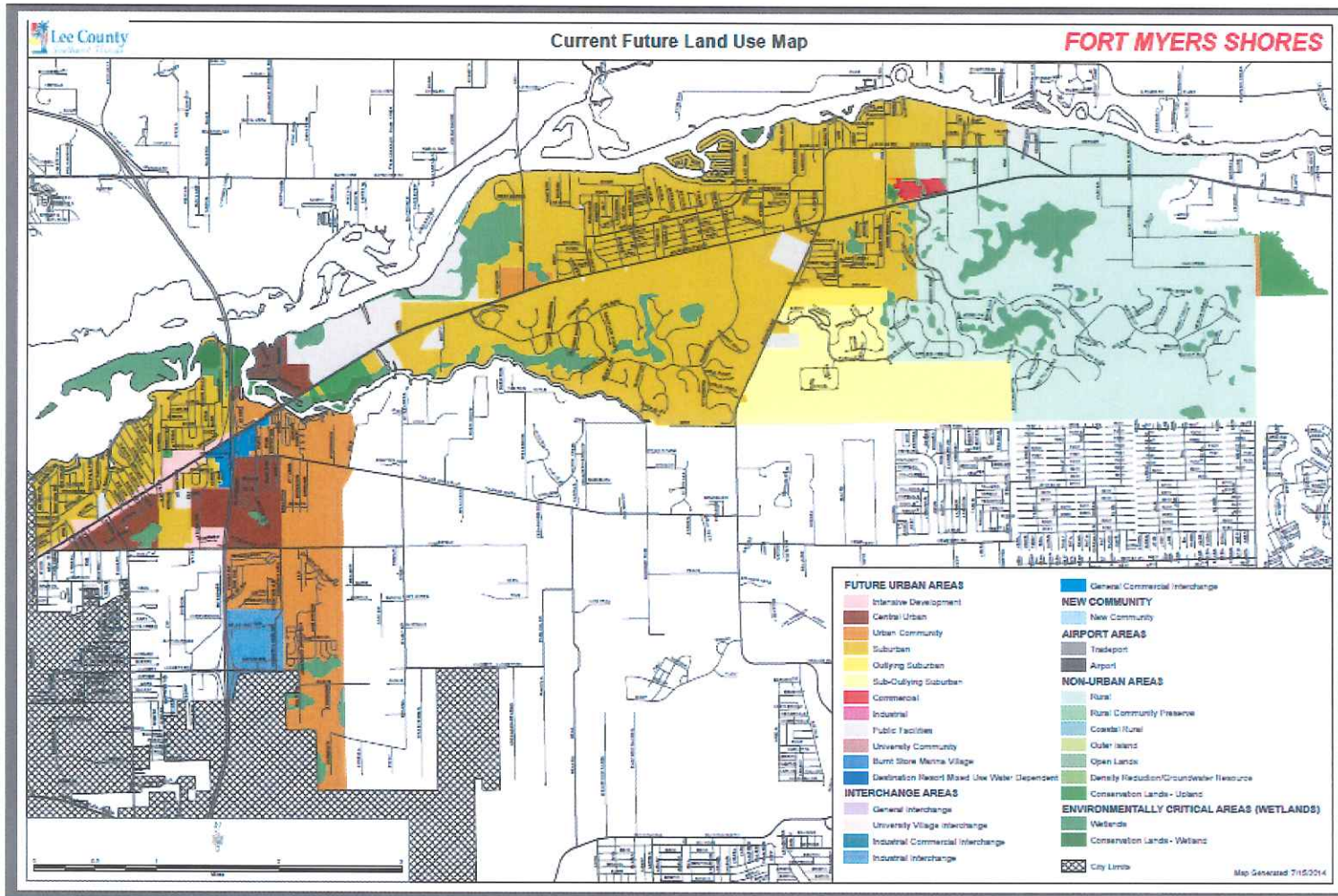
Col 17: **Acreage** and Col 18: **Residential**: The total acreage within each FLUM category, and the total acreage projected as in residential use at time of built-out.

The built-out estimates assume that future residential development will occur at densities no lower or higher than the ranges established in the Lee Plan FLUM in force at that time—for example, future densities within the Suburban district will range between 1.0 and 6.0, with an assumed overall density of 3.6. Staff further refined its projections by allocating a portion of the designated land use (e.g. 'Suburban') for future residential use. For example, the 'Suburban' FLUM district were assumed to be 62% residential at buildout. This methodology, which relies upon informed, but arbitrary, assumptions, is a valuable planning tool and an indispensable starting point and a useful starting point for predicting service/ infrastructure needs in Calooshatchee Shores and East Lee County.



**MAP 5: 'Current FLUM Fort Myers Shores'** appears on the next page of this report. It is keyed to the 'Built-out Scenarios Tables' which follow on the succeeding four pages:

- **TABLE 4: Built-out Scenario Table Fort Myers Shores (2007)**
- **TABLE 5: Built-out Scenario Table Alva (2007)**
- **TABLE 6: Built-out Scenario Table Buckingham (2007)**
- **TABLE 7: Built-out Scenario Table Lehigh Acres (2007)**



MAP 5: Current FLUM Fort Myers Shores



PC/ FLUMC	Min Density	Max Density	Units Per Acre	DUPA	Anticipated DUPA	Percent Residential Lee Plan	% Net Res	Assumed Res Acres	Vacant Acres	Potential Res Acres	Potential New Units	Units	Total Units	Occupied Units	Permanent Population	Acreage	Residential
4CITY			4.00	0.00	4.00	0.58	0.00	195	335	195	782	0	782	657	1,668	335.43	0.00
4CLU	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0	0	0	19.94	0.00
4CLW	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0	0	0	23.24	0.00
4CU	4.00	10.00	5.75	5.84	5.75	0.75	0.79	124	178	124	715	1,136	1,851	1,555	3,950	425.02	194.40
4GCI	0.00	0.00	3.25	0.00	3.25	0.00	0.00	0	18	0	0	0	0	0	0	42.32	0.00
4II	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	143	0	0	0	0	0	0	251.63	0.00
4INT	8.00	14.00	7.50	3.70	7.50	0.40	0.11	35	31	31	232	33	265	222	565	110.81	8.93
4OI	0.00	1.00	0.30	1.00	0.30	1.00	0.02	43	0	0	0	1	1	1	2	43.76	1.00
4OS	1.00	3.00	5.15	0.00	5.15	1.00	0.00	78	78	78	401	0	401	337	856	78.49	0.00
4PF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0	0	0	518.03	0.00
4R	0.00	1.00	0.70	0.60	0.70	0.90	0.30	3,013	2,605	2,605	1,823	199	2,022	1,699	4,315	3,714.92	330.38
4RPA	0.00	0.05	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0	0	0	174.82	0.00
4S	1.00	6.00	3.60	3.53	3.60	0.89	0.62	2,550	2,245	2,245	8,080	4,382	12,462	10,468	26,590	4,259.33	1,240.85
4SOS	1.00	2.00	5.15	0.89	5.15	0.60	1.00	591	989	591	3,045	4	3,049	2,562	6,506	993.07	4.50
4UC	1.00	6.00	3.90	3.26	3.90	0.84	0.53	654	577	577	2,249	935	3,184	2,675	6,793	1,120.44	286.73
<b>Fort Myers Shores</b>									<b>7,197.74</b>			<b>6,690</b>	<b>24,018</b>	<b>20,175</b>	<b>51,244</b>	<b>12,111.25</b>	<b>2,066.79</b>

TABLE 4: Built-out Scenario Table – Fort Myers Shores (2007)

PC/ FLUMC	Min Density	Max Density	Units Per Acre	DUPA	Anticipated DUPA	Percent Residential Lee Plan	% Net Res	Assumed Res Acres	Vacant Acres	Potential Res Acres	Potential New Units	Units	Total Units	Occupied Units	Permanent Population	Acreage	Residential
1CLU	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0	0	0	1,522.28	0.00
1CLW	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0	0	0	176.33	0.00
1DRGR	0.00	0.10	0.23	0.29	0.23	0.75	0.17	5,120	6,610	5,120	1,178	14	1,192	1,060	2,842	6,891.42	48.83
1OI	0.00	1.00	0.30	0.83	0.30	0.75	0.04	33	12	12	4	1	5	4	11	45.05	1.20
1OL	0.00	0.20	0.25	0.27	0.25	0.75	0.07	6,310	7,228	6,310	1,578	25	1,603	1,426	3,822	8,537.15	92.77
1OS	1.00	3.00	1.00	1.88	1.00	1.00	0.84	118	117	117	117	10	127	113	302	122.98	5.33
1PF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	12	0	0	0	0	0	0	60.04	0.00
1R	0.00	1.00	0.70	0.59	0.70	0.85	0.48	11,081	11,832	11,081	7,757	771	8,528	7,590	20,340	14,575.99	1,308.66
1RPA	0.00	0.05	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0	0	0	91.57	0.00
1UC	1.00	6.00	2.00	1.21	2.00	0.70	0.78	520	817	520	1,040	597	1,637	1,457	3,904	1,449.04	494.41
<b>Alva</b>									<b>26,628.03</b>			<b>1,418</b>	<b>13,090</b>	<b>11,650</b>	<b>31,222</b>	<b>33,471.85</b>	<b>1,951.20</b>

TABLE 5: Built-out Scenario Table – Alva (2007)



PC/ FLUMC	Min Density	Max Density	Units Per Acre	DUPA	Anticipated DUPA	Percent Residential Lee Plan	% Net Res	Assumed Res Acres	Vacant Acres	Potential Res Acres	Potential New Units	Units	Total Units	Occupied Units	Permanent Population	Acreage	Residential
20CITY			1.00	0.00	1.00	0.58	0.00	184	316	184	184	0	184	173	487	316.45	0.00
20CLU	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0	0	0	458.71	0.00
20CLW	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0	0	0	44.80	0.00
20PF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0	0	0	1,059.83	0.00
20R	0.00	1.00	0.80	0.00	0.80	0.45	0.00	75	165	75	60	0	60	56	158	165.74	0.00
20RCP	0.00	1.00	0.80	0.51	0.80	0.45	0.84	1,319	5,733	1,319	1,055	1,366	2,421	2,276	6,395	8,934.86	2,701.97
20UC	1.00	6.00	4.00	3.34	4.00	0.84	0.89	150	181	150	599	159	758	713	2,003	234.98	47.59
<b>Buckingham</b>									<b>6,396.56</b>			<b>1,525</b>	<b>3,423</b>	<b>3,218</b>	<b>9,042</b>	<b>11,215.37</b>	<b>2,749.56</b>

TABLE 6: Built-out Scenario Table – Buckingham (2007)

PC/ FLUMC	Min Density	Max Density	Units Per Acre	DUPA	Anticipated DUPA	Percent Residential Lee Plan	% Net Res	Assumed Res Acres	Vacant Acres	Potential Res Acres	Potential New Units	Units	Total Units	Occupied Units	Permanent Population	Acreage	Residential
17CLU	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0	0	0	179.47	0.00
17CLW	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0	0	0	637.25	0.00
17CU	4.00	10.00	3.70	4.14	3.70	0.89	0.68	7,553	7,362	7,362	27,238	13,272	40,510	37,269	93,919	12,087.89	3,204.91
17DRGR	0.00	0.10	0.10	0.00	0.10	0.10	0.00	35	351	35	4	0	4	3	8	350.71	0.00
17ID	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	123	0	0	0	0	0	0	176.13	0.00
17PF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0	0	0	417.85	0.00
17R	0.00	1.00	2.00	0.93	2.00	0.60	0.02	112	142	112	223	1	224	206	519	187.68	1.07
17RPA	0.00	0.05	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0	0	0	504.70	0.00
17UC	1.00	6.00	3.00	2.80	3.00	0.94	0.76	27,831	28,888	27,831	83,492	7,844	91,336	84,029	211,753	32,582.31	2,796.76
<b>Lehigh Acres</b>									<b>36,865.50</b>			<b>21,117</b>	<b>132,074</b>	<b>121,508</b>	<b>306,199</b>	<b>47,123.99</b>	<b>6,002.74</b>

TABLE 7: Built-out Scenario Table – Lehigh Acres (2007)



The 2007 Lee County built-out model yielded these results:

**TABLE 8: Built-out Populations for FM Shores, East Lee County, and Lee County**

	Fort Myers Shores <sup>2</sup>	East Lee County <sup>3</sup>	Countywide
<b>Existing (residential) units 2007</b>	6,690		
<b>Built-out units</b>	24,018		
<b>Occupied units at build-out</b>	29,175		
<b>Permanent population</b>	51,244	388,767	1,429,927
<b>(Tice)</b>	(8,940)	NA	NA
<b>Permanent population less Tice</b>	42,304	NA	NA

The built-out population of the Caloosahatchee Shores *Planning Community* may be less than 51,244 when the built-out Tice neighborhood (ca. 8,940)<sup>4</sup> is subtracted, but there may be a countervailing increase if lands, such as the River Hall subdivision, are developed at densities exceeding their Rural designation.

**East Lee County.** When the built-out population of Caloosahatchee Shores—minus Tice— is combined with the prospective population of Alva, Buckingham, and Lehigh Acres, the built-out population is 388,767. This is a realistic long-term assumption because the community that will dominate East Lee County, in area and population, is Lehigh Acres, one of the largest platted lands subdivisions in Florida history. Land-sales subdivisions, such as this one, create many

<sup>2</sup> Includes Tice

<sup>3</sup> Includes Fort Myers Shores, Alva, Buckingham, and Lehigh Acres planning districts

<sup>4</sup> Tice’s current population is approximately 4,470, an estimate used at a 2014 mini-charrette sponsored by Lee County. If this figure were doubled, Tice would have a built-out population of 8,940. This figure was then subtracted from the Fort Myers Shores *planning* community built-out population of 51,244 to yield a built out population for the Caloosahatchee Shores community of 42,304. This is an arbitrary, if educated, allocation which does not affect the overall Lee County built-out population.

long-range problems, but they have one undeniable virtue for land use planning—their built-out scenarios are beyond doubt. Densities; street patterns, and the location of non-residential uses, and the ultimate population—barring some form of heroic intervention – can be anticipated with surprising accuracy from the earliest days of development. Platted lands communities pose a constant challenge to elected officials to respond with appropriate levels of infrastructure and services in a timely matter with no reliable assurance as to when and where new residents will build new houses and move to the community. While most new residents choose to build their houses in areas served by potable water, sanitary sewer, and similar amenities, some choose to build in the hinterland where infrastructure is limited and roads are poorly maintained. For the other portions of the East Lee County mega-community, especially for those whose livelihood depends upon Highway 80, Lehigh Acres will determine future patterns of development, and of public infrastructure and services.

#### **Growth in Lee County since 2000**

The 2000 and 2010 US Census shows the general direction of growth in Lee County. In 2000, Lee County had a total permanent population of 440,888 including five municipalities with a combined population of 195,916; in 2010, Lee County's permanent population was 618,754, an increase of 40.3% over the 2000 count. In 2014, the University of Florida Bureau of Economic and Business Research (BEBR) estimated that the County's permanent population has increased to 653,485, an additional 34,731, or 5.6% over the 2010 population. These figures are particularly compelling in light of the economic lull caused by the Great Recession, which straddled the year 2010. Lee County is rapidly approaching the half-way point to ultimate buildout, assuming that the built-out point is not increased by further amendments to the FLUM that would accommodate an even higher ultimate population. Growth in the Caloosahatchee Shores neighborhoods has lacked the countywide level of velocity. For example, the Fort Myers Shores Census Designated Place (CDP), which includes the Fort Myers Shores subdivision, actually lost population from 5,793 in the 2000 census to 5,487 in 2010, a decrease of 306. The challenge to Caloosahatchee Shores, and to all of Lee County, is to manage growth to assure that the eventual population is served by appropriate levels of infrastructure and services.



**TABLE 9: Lee County Population in 2000, 2010 and 2014**

	2014 BEBR Est.	2010 US Census	2000 US Census	% of Built-out (2014)
<b>Bonita Springs</b>	45,819	43,914	32,797	
<b>Cape Coral</b>	163,599	154,305	102,286	
<b>Estero<sup>5</sup></b>	0	0	0	
<b>Fort Myers</b>	69,437	62,298	48,208	
<b>Fort Myers Beach</b>	6,250	6,277	6,561	
<b>Sanibel</b>	6,490	6,469	6,064	
<b>Total Municipalities</b>	291,595	273,263	195,916	
<b>Unincorporated Lee County</b>	361,890	345,491	244,974	
<b>LEE COUNTY TOTAL</b>	<b>653,485</b>	<b>618,754</b>	<b>440,888</b>	<b>45.7%</b>

**Lee County’s 2030 Projections.** In July 2014, Lee County staff estimated that **unincorporated** Lee County would have a 2030 population of 495,000, of which 30,861 would reside in Fort Myers Shores. See **TABLE 10: “Year 2030 Allocations”** on the next two pages of this report. A second table, **TABLE 11: “Fort Myers Shores 2030 Allocations,”** distributes the total Fort Myers Shores population, which includes Tice, as 46.7% ‘existing’ (14,415) and 53.3% ‘remaining.’

It is uncertain whether Lee County proposes to issue updated 2035 projections to accompany the forthcoming 2035 New Horizons Plan or 2040 projections and when they may be available.

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<sup>5</sup> Estero was incorporated as a city in 2014. As a Census Designated Place (CDP) it had a population of 22,612 and 9,503 in 2010 and 2000, respectively.

# TABLE 10: Year 2030 Calculations

Future Land Use Classification	Lee County Totals	Alva	Boca Grande	Bonita Springs	Fort Myers Shores	Burnt Store	Cape Coral	Captiva	Fort Myers	Fort Myers Beach	Gateway/Airport	Daniels Parkway
Intensive Development	1,376	0	0	0	20	0	27	0	250	0	0	0
Central Urban	14,766	0	0	0	225	0	0	0	230	0	0	0
Urban Community	18,425	520	485	0	637	0	0	0	0	0	0	0
Suburban	16,623	0	0	0	1,810	0	0	0	85	0	0	0
Outlying Suburban	4,105	30	0	0	40	20	2	500	0	0	0	1,700
Sub-Outlying Suburban	1,548	0	0	0	367	0	0	0	0	0	0	0
Industrial Development	79	0	0	0	0	0	0	0	39	0	20	0
Public Facilities	1	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
Destination Resort Mixed Use Water Dependent	8	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
Industrial Interchange	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
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	900	0	0	0	0	0	0	0	0	0	900	0
Airport	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
Rural	8,313	1,948	0	0	1,400	636	0	0	0	0	0	1,500
Rural Community Preserve	3,100	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
Outer Islands	202	5	0	0	1	0	0	150	0	0	0	0
Open Lands	2,805	250	0	0	0	590	0	0	0	0	0	120
Density Reduction/Groundwater Resource	6,905	711	0	0	0	0	0	0	0	0	94	0
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>81,361</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>Commercial</b>	<b>12,793</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>Industrial</b>	<b>13,801</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>Non Regulatory Allocations</b>												
Public	82,252	7,100	421	0	2,000	7,000	20	1,961	350	0	7,500	2,416
Active Agriculture	17,027	5,100	0	0	550	150	0	0	0	0	0	20
Passive Agriculture	45,859	13,549	0	0	2,500	109	0	0	0	0	1,491	20
Conservation (wetlands)	81,948	2,214	611	0	1,142	3,236	133	1,603	748	0	2,809	1,719
Vacant	22,134	1,953	0	0	226	931	34	0	45	0	300	20
<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>Population Distribution*</b>	<b>495,000</b>	<b>5,090</b>	<b>1,531</b>	<b>0</b>	<b>30,861</b>	<b>3,270</b>	<b>225</b>	<b>530</b>	<b>5,744</b>	<b>0</b>	<b>11,582</b>	<b>16,488</b>

\* Population for Unincorporated Area of Lee County



# TABLE 10: Year 2030 Calculations

Future Land Use Classification		Iona/ McGregor	San Carlos	Sanibel	South Fort Myers	Pine Island	Lehigh Acres	Southeast Lee County	North Fort Myers	Buckingham	Estero	Bayshore
Residential By Future Land Use Category	Intensive Development	0	0	0	660	3	42	0	365	0	9	0
	Central Urban	375	17	0	3,140	0	8,179	0	2,600	0	0	0
	Urban Community	850	1,000	0	860	500	13,013	0	0	110	450	0
	Suburban	2,488	1,975	0	1,200	675	0	0	6,690	0	1,700	0
	Outlying Suburban	377	0	0	0	600	0	0	382	0	454	0
	Sub-Outlying Suburban	0	25	0	0	0	0	0	140	66	0	950
	Industrial Development	5	5	0	10	0	0	0	0	0	0	0
	Public Facilities	0	0	0	0	0	0	0	0	0	0	0
	University Community	0	850	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
	Burnt Store Marina Village	0	0	0	0	0	0	0	0	0	0	0
	Industrial Interchange	0	0	0	0	0	0	0	0	0	0	0
	General Interchange	0	0	0	0	0	0	15	7	0	6	12
	General/Commercial Interchange	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
	University Village Interchange	0	0	0	0	0	0	0	0	0	0	0
	New Community	0	0	0	0	0	0	0	0	0	0	0
	Airport	0	0	0	0	0	0	0	0	0	0	0
	Tradeport	0	0	0	0	0	0	0	0	0	0	0
	Rural	0	90	0	0	190	14	0	500	50	635	1,350
	Rural Community Preserve	0	0	0	0	0	0	0	0	3,100	0	0
	Coastal Rural	0	0	0	0	1,300	0	0	0	0	0	0
	Outer Islands	1	0	0	0	45	0	0	0	0	0	0
	Open Lands	0	0	0	0	0	0	0	45	0	0	1,800
Density Reduction/Groundwater Resource	0	0	0	0	0	0	4,000	0	0	0	2,100	
Conservation Lands Uplands	0	0	0	0	0	0	0	0	0	0	0	
Wetlands	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	
<b>Total Residential</b>		4,104	3,962	0	5,870	3,313	21,248	4,015	10,729	3,326	3,254	6,212
<b>Commercial</b>		1,100	1,944	0	2,100	226	1,420	68	1,667	18	1,700	139
<b>Industrial</b>		320	450	0	900	64	300	7,246	554	5	87	5
<b>Non Regulatory Allocations</b>												
Public		3,550	3,059	0	3,500	2,100	15,289	12,000	4,000	1,486	7,000	1,500
Active Agriculture		0	0	0	0	2,400	0	7,171	200	411	125	900
Passive Agriculture		0	0	0	0	815	0	18,000	1,556	3,619	200	4,000
Conservation (wetlands)		9,306	2,969	0	188	14,767	1,541	31,359	1,317	336	5,068	882
Vacant		975	594	0	309	3,781	8,106	470	2,060	1,000	800	530
<b>Total</b>		19,355	12,978	0	12,867	27,466	47,904	80,329	22,103	10,201	18,234	14,168
Population Distribution*		34,538	36,963	0	58,363	13,265	164,517	1,270	70,659	6,117	25,577	8,410

\* Population for Unincorporated Area of Lee County

**TABLE 11: Fort Myers Shores 2030 Allocations**

<b>Fort Myers Shores</b>		Allocation	Existing	Remaining
<b>R e s i d e n t i a l  U s e  C a t e g o r y</b>	Intensive Development	20	9	11
	Central Urban	225	195	30
	Urban Community	637	284	353
	Suburban	1,810	1,240	570
	Outlying Suburban	40	3	37
	Sub-Outlying Suburban	367	0	367
	Commercial	0	0	0
	Industrial Development	0	0	0
	Public Facilities	0	0	0
	University Community	0	0	0
	Industrial Interchange	0	0	0
	General Interchange	0	0	0
	General/Commercial Interchange	0	1	(1)
	Industrial/Commercial Interchange	0	0	0
	University Village Interchange	0	0	0
	New Community	0	0	0
	Airport	0	0	0
	Tradeport	0	0	0
	Rural	1,400	339	1,061
	Rural Community Preserve	0	0	0
Coastal Rural	0	0	0	
Outer Islands	1	1	0	
Open Lands	0	0	0	
Density Reduction/Groundwater Resourse	0	0	0	
Conservation Lands Upland	0	0	0	
Wetlands	0	0	0	
Conservation Lands Wetland	0	0	0	
<b>Total Residential</b>		<b>4,500</b>	<b>2,072</b>	<b>2,428</b>
<b>Commercial</b>		<b>400</b>	<b>236</b>	<b>164</b>
<b>Industrial</b>		<b>400</b>	<b>58</b>	<b>342</b>
<b>Non Regulatory Allocations</b>				
Public		2,000	2,301	(301)
Active Agriculture		550	554	(4)
Passive Agriculture		2,500	2,387	113
Conservation (wetlands)		1,142	1,018	124
Vacant		226	2,888	(2,662)
<b>Total</b>		<b>11,718</b>	<b>11,514</b>	<b>204</b>
<b>Population Distribution</b>		<b>30,861</b>	<b>14,415</b>	<b>16,446</b>