



LEE COUNTY BOARD OF COUNTY COMMISSIONERS
COMPREHENSIVE PLAN AMENDMENT
and
ZONING HEARING
AGENDA

Wednesday, February 6, 2019

9:30AM

CPA2018-00002

ALICO CROSSING – ADOPTION

CPA2018-00004

PORTICO - TRANSMITTAL

REZ2017-00007
Z-18-030

U-HAUL FLOWERS

DCI2017-00010
Z-18-006

OAK VILLAGES RPD

**NOTICE OF PROPOSED AMENDMENT TO THE
LEE COUNTY COMPREHENSIVE LAND USE PLAN
(TRANSMITTAL HEARING)**

The Lee County Board of County Commissioners will hold a public hearing to consider proposed amendments to the Lee County Comprehensive Land Use Plan (Lee Plan) on Wednesday, February 6, 2019. The hearing will commence at 9:30 a.m., or as soon thereafter as can be heard, in the Board Chambers at 2120 Main Street in Downtown Fort Myers. At the hearing, the Board will consider the proposed amendments for transmittal to the Florida Department of Economic Opportunity:

CPA2018-00004 Portico: Amend the future land use designation from Sub-Outlying Suburban to Outlying Suburban on 589± acres located to the east of Buckingham Road, south of Palm Beach Boulevard. Amend Lee Plan Table 1(b) to correspond with the future land use change.

This transmittal hearing is the first step in a two step public hearing process to amend the Lee Plan. A second hearing will follow the Department of Economic Opportunity's review of the application.

Documentation for the Proposed Comprehensive Plan Amendment is available at <https://www.leegov.com/dcd/planning/cpa>. This meeting is open to the public. Interested parties may appear at the meeting and be heard with respect to the proposed plan amendment. A verbatim record of the proceeding will be necessary to appeal a decision made at this hearing.

It is the intent of the Board of County Commissioners that the provisions of this Comprehensive Plan Amendment may be modified as a result of consideration that may arise during Public Hearing(s). Such modifications shall be incorporated into the final version.

Lee County will not discriminate against individuals with disabilities. To request an accommodation, contact Joan LaGuardia, (239) 533-2314, Florida Relay Service 711, or ADArequests@leegov.com, at least five business days in advance.

CPA2018-00004

PORTICO

**Summary Sheet
Portico
CPA2018-00004**

Request:

Amend the Future Land Use Map designation on 536.82+/- acres from Sub-Outlying Suburban to Outlying Suburban and add a corresponding residential acreage in Table 1(b). Members of the LPA asked questions about traffic, impact fees, MPO funding, location of new lots, public benefit, affordable housing, and the potential impacts to existing residents.

Public Comments:

One member of the public objected and raised concerns about the quality of life in the area and the impacts to traffic and stormwater discharges into the adjacent neighborhood.

LPA Motion:

A motion to find the request consistent with the Lee Plan and to recommend that the Board of County Commissioners **transmit** CPA2018-00004 as proposed by Staff. The motion was passed 6-0 with one member abstaining.

VOTE:

DENNIS CHURCH	AYE
FRANK FEENEY	AYE
JAMES INK	AYE
KRISTINE SMALE	AYE
STAN STOUDE	AYE
JUSTIN THIBAUT	ABSTAIN
HENRY ZUBA	AYE

Staff Recommendation:

Staff recommends the Board of County Commissioners **transmit** the amendment, as proposed by staff, to the state reviewing agencies. Staff recommends that the parcels under separate ownership located within the Portico community be added to the amendment. The inclusion of these lands will not impact the existing residential use on the individual owner's parcels, nor will it provide any benefit to the owner of adjacent lands. It will create a uniform Future Land Use Map.

**STAFF REPORT FOR
CPA2018-04: PORTICO**

Privately Initiated Map and Text Amendments to the Lee Plan



Applicants:

Portico Master Property Assoc. Inc; Portico CDD; WCI Communities, LLC

Representative:

Morris-Depew Associates, Inc.

Size:

536.82 ± acres

Location:

Fort Myers Shores Planning District; Caloosahatchee Shores Community Plan Area

Commissioner

District: #5

Attachments:

FLUM Existing
FLUM Proposed
Table 1(b)

Hearing Dates:

LPA: 12/17/2018
BOCC: 2/6/2019

REQUEST

Amend the Future Land Use Map designation on 536.82+/- acres from Sub-Outlying Suburban to Outlying Suburban and add a corresponding residential acreage in Table 1(b).

PROJECT LOCATION

The subject property is located on the east side of Buckingham Road, about a mile south of Palm Beach Boulevard (State Road 80).

**FIGURE A
AERIAL LOCATION MAP**



AFFECT OF PROPOSED AMENDMENT

Under the current designation, a maximum of 1,074 dwelling units could be built. Amending the Future Land Use Map will allow up to 1,611 dwelling units on the subject property. This equates to a potential increase of 537 dwelling units on the subject property. A concurrent zoning request is to allow 1,600 dwelling units.

RECOMMENDATION

Staff recommends that the Board of County Commissioners **transmit** the amendment to designate the subject property as Outlying Suburban on the future land use map and to amend Table 1(b) based on the analysis and findings in this staff report. Staff further recommends that the amendment include designating the outparcels within the subject property boundary to Outlying Suburban. The resulting amendment would include a total of 577± acres.

PART 1 OVERVIEW

Concurrent Application Review:

The applicant has filed a companion rezoning application (DCI2018-00018) that is being reviewed concurrently with the plan amendment application. The applicant is seeking to amend the Portico RPD on the subject property to permit a maximum of 1,600 dwelling units.

Florida Statutes Chapter 163.3184(12) provides that “At the request of an applicant, a local government shall consider an application for zoning changes that would be required to properly enact any proposed plan amendment transmitted pursuant to this subsection.” This requires Lee County provide concurrent review of the rezoning request.

Staff notes that even with the recommended adoption of the proposed map and text amendments, the applicant must demonstrate consistency with the Lee Plan, including the proposed amendments, in order for the companion rezoning to receive a favorable recommendation.

PART 2 PROPERTY INFORMATION

History:

The subject property contains 536.82+/- acres and is a substantial portion of the Portico Residential Planned Development (RPD). The Portico RPD (Case No. DCI2004-00031, Zoning Ordinance Z-04-080) was originally approved for 1,178 residential units on 589 acres. In 2016, the schedule of uses was amended to replace 120 townhouses with 64 two-family dwelling units and a 22,000 square foot amenity site (Case No. ADD2016-00184). The Portico RPD is currently approved for a total of 1,122 residential units. A portion of the Portico RPD has been platted (Instrument #2006411756) and contains 380 lots. Based on the Lee County permitting records, 222 new residential permits have been issued for lands within the Portico RPD.

The subject property is located on the east side of Buckingham Road, about a mile south of Palm Beach Boulevard (State Road 80). The subject property is located in the Fort Myers Shores Planning Community and is currently in the Sub-Outlying Suburban future land use category.

Fort Myers Shores Vision Statement:

The Fort Myers Shores Planning Community has two components. The subject property is within the Caloosahatchee Shores area located east of I-75. The area is anticipated to grow and currently contains a variety of future land use categories.

Caloosahatchee Shores: This community is located south of the Caloosahatchee River, west of Hickey's Creek, and north of the Orange River; and along I-75 east to the Buckingham Rural Community Preserve, north of SR82 and west to I-75. This community contains three neighborhoods: Fort Myers Shores, Olga, and the Riverdale neighborhood around the intersection of Buckingham Road and SR 80. The Caloosahatchee Shores planning community has a more rural character, but is anticipated to grow substantially over the life of this plan. This area also has a mixture of future land use designations. The majority of land use designations are Suburban, Outlying Suburban, Rural or Urban Community; however, there are some lands designated public facility and industrial interchange.

Current Future Land Use Category- Sub-Outlying Suburban:

The subject property is designated as Sub-Outlying Suburban on the Future Land Use Map. The Sub-Outlying Suburban future land use category is limited to low density residential development with a maximum of two dwelling units per acre.

***POLICY 1.1.11:** The Sub-Outlying Suburban future land use category is characterized by low density residential areas. Generally the infrastructure needed for higher density development is not planned or in place. This future land use category will be placed in areas where higher densities would be incompatible or where there is a desire to retain a low-density community character. Industrial land uses are not permitted. The standard density range is from one dwelling unit per acre (1 du/acre) to two dwelling units per acre (2 du/acre). Bonus densities are not allowed. (Ordinance No. 07-09, 17-13)*

Surrounding Properties:

The surrounding properties are within the Outlying Suburban, Sub-Outlying Suburban, Suburban, Urban Community, Rural, Rural Community Preserves, Wetlands, and Public Facilities future land use categories and are zoned Residential Planned Development (RPD), Commercial Planned Development, Mixed Use Planned Development, Residential RS-1 and Agriculture (AG-2). Table 1 provides detailed information on the surrounding properties. Please also refer to Figure B that shows the locations of the surrounding neighborhoods.

**TABLE 1
SURROUNDING PROPERTIES INFORMATION**

	Future Land Use/ Maximum Standard Density	Zoning	Existing Use
North	Outlying Suburban- 3 units/acre; Suburban - 6 units/acre	RPD; RS-1	Undeveloped Hemingway Pointe RPD approved for 207 units on 75 acres (2.75 u/a); Drawdy Road; large lot residential/farming; Riverdale Shores residential (approx. 75 ft X 100 ft lots); Riverdale Shores Villas, Riverdale Shore Estates (approx. 80 ft x 135 ft lots); Hawks Preserve (approx. 75 ft X 120 ft lots); Reserve at Buckingham (approx. 75 ft X 121 ft lots)
North & East	Rural - 1 unit/acre; Wetlands-1 unit/20 acres; Sub-Outlying Suburban-2 units/ acre; Suburban- 6 units/acre	RPD/CPD	River Hall approved for 2,695 units on 1,978.44 acres and 45,000 square feet of commercial on 47.05 acres. (1.36 u/a)
South	Public Facilities Sub-Outlying Suburban -2 units/acre Urban Community*- 6 units/acre Rural Community Preserves -1 unit/acre	AG-2; RPD; RS-1; AG-2	School (Buckingham Exceptional Student Center); Buckingham 345 RPD approved for 690 units on 345 acres (2 u/a); Buckingham Chase f/k/a Tuscan Estates approved for 35 units on 18.9 acres (1.85 u/a) Lehigh Acres residential lots (approx. 80 ft X 130 ft); Large lot residential; undeveloped/agricultural uses
West	Suburban - 6 units/acre	MPD	Buckingham Road, Verandah RPD approved for 1,765 units on 1431.4 acres and 242,000 square feet of commercial on 24 acres (1.23 u/a); Oak View RPD approved for 30 units on 16.21 acres (3.7 u/a) and 10,000 SF residential amenities/public.

*Additional density may be approved through Bonus Density or Pine Island Transfer Development Units

PART 3

STAFF DISCUSSION AND ANALYSIS OF PROPOSED AMENDMENTS

The applicant has proposed to amend the future land use category of the subject property to Outlying Suburban to increase the number of allowable units within the Portico RPD. The request includes amending Table 1(b) to accommodate additional population in the Fort Myers Shores Outlying Suburban future land use category.

The Outlying Suburban future land Use designation is rural in nature and allows low density residential development. A maximum of three dwelling units an acre is permitted. No bonus density is permitted.

POLICY 1.1.6: The Outlying Suburban future land use category is characterized by its peripheral location in relation to established urban areas. In general, this category is rural in nature or contains existing low-density development. Some of the requisite infrastructure needed for higher density development is planned or in place. Industrial land uses are not permitted. The standard density range is from one dwelling unit per acre (1 du/acre) to three dwelling units per acre (3 du/acre). Bonus densities are not allowed. (Ordinance No. 91-19, 03-20, 07-09, 17-13)

The standards for commercial and industrial uses permitted are the same in both the Sub-Outlying Suburban and Outlying Suburban future land use categories. The area will remain designated as a future suburban area without increasing the allowable commercial and industrial intensities.

Under the current designation, a maximum of 1,074 dwelling units could be built. Amending the future land use map will allow up to 1,611 dwelling units on the subject property. This equates to an increase of 537 dwelling units on the subject property.

The subject property is in a transition area surrounded by property designated as Outlying Suburban, Sub-Outlying Suburban, Suburban, Public Facilities, Rural, Wetlands and Urban Community on the Future Land Use Map. As provided in Table 1, the area densities range from a maximum of one unit per twenty acres (Wetlands) to a standard density maximum of six units an acre (Urban Community). The proposed amendment is not out of character with the surrounding area.

If approved, the allowable densities in the area would transition from Palm Beach Boulevard south on Buckingham Road from the Suburban future land use category (6 units an acre) to the Rural Community Preserve future land use category (one unit an acre). Similarly, densities would range from Suburban (6 units an acre) to Rural/ Sub-Outlying Suburban future land use categories (1-2 units an acre) from the west side of Buckingham Road to east of the subject property.

It should be noted that in order to achieve the maximum number of units, the request includes platted portions of the Portico RPD. Some lots under separate ownership are not included. Changes are not proposed as part of the rezoning to the platted areas.

The subject property contains outparcels within the boundary which results in areas of land remaining in the Sub-Outlying Suburban future land use classification. This would create “spots” of Sub-Outlying Suburban within the Outlying Suburban designated area. Designating all lands within the Portico RPD to Outlying Suburban would be a more efficient use of land and would be easier to regulate.

Lee Plan Consistency

The proposed Outlying Suburban Future Land Use designation would allow residential development on the subject property consistent with Policy 5.1.5 that protects residential areas from any encroachment of uses that would be destructive to the character and integrity of the area. The request is also consistent with Lee Plan 5.1.2 since there are no existing physical constraints or hazards affecting development on the land.

Community Planning

Consistent with Policies 17.3.2, 17.3.3 and 17.3.4, the applicant conducted a public information meeting with the Caloosahatchee Shores planning community on August 13, 2018. The attendees asked zoning related questions about stormwater management, the development entrance on Buckingham Road, emergency access locations, lake setbacks, flooding, traffic, calculating density/wetlands and the public input process.

Residential uses are consistent with Goal 21 Caloosahatchee Shores Community Plan. Accommodating reasonable residential densities in Outlying Suburban areas will help to protect rural areas from urbanizing.

Goal 21: Caloosahatchee Shores Community Plan: Protect the existing character, natural resources and quality of life in Caloosahatchee Shores, while promoting new development, redevelopment and maintaining a more rural identity for the neighborhoods east of I-75 by establishing minimum aesthetic requirements, planning the location and intensity of future commercial and residential uses, and providing incentives for redevelopment, mixed use development and pedestrian safe environments.

Table 1(b)

The request to amend Table 1(b) is consistent with Goal 5 to provide sufficient land in appropriate locations on the Future Land Use Map to accommodate the 2030 projected population of Lee County. To maintain the 2030 Lee County adopted population accommodations, Table 1 (b) is being amended to increase the Outlying Suburban future land use category to 310 residential acres and to decrease Sub-Outlying Suburban future land use category to 472 residential areas within the Fort Myers Shore planning community. In order to make the population balance countywide, changes are also proposed as shown on the proposed Table 1 (b) located in Attachment 1.

Increasing the allowable population by one unit an acre on the subject property will not negatively impact the 2030 population allocations. In 2002, lands that were within the Suburban and Rural future land use categories were redesignated to Outlying Suburban in response to the adopted Caloosahatchee Shores Community Plan (CPA2002-04). This included an increase to the Table 1(b) Suburban allocation by 384 acres. In 2005, Table 1(b) was amended to accommodate residential development in the Outlying Suburban areas (CPA2004-15). Table 1(b) was amended to reduce the allocation of Urban Community acreage in the Fort Myers Shores planning community which resulted in less population being allocated to the community.

Transportation:

Access to the property is from Buckingham Road which is a paved two-lane arterial roadway that intersects with Palm Beach Boulevard/SR 80 to the north. SR 80 is a four-lane median divided arterial roadway that accesses I-75. I-75 is a six-lane median divided freeway maintained by the State. Buckingham Road also links to Cemetery Road and Orange River Boulevard. Both are paved two lane

collector roadways maintained by the county. SR 31 is located off of SR 80. SR 31 is an arterial roadway maintained by FDOT.

Buckingham Road will fail with or without development on the subject property. The 5 year analysis indicates that Orange River Blvd from SR 80 to Buckingham Road, SR 31 from SR 80 to SR 78 are projected to operate at LOS "F" with and without the project in the Year 2023. The Long Range 2040 Horizon LOS analysis indicates that Buckingham Road from Gunnery Road to SR 80, Cemetery Road from Buckingham Road to Goebel Dr, and Orange River Boulevard from SR 80 to Buckingham Road are projected to operate at LOS "F" with and without the project in Year 2040.

Transportation concurrency is not required per Florida Statutes Section 163.3180. Therefore, the request to designate the subject property to Outlying Suburban is consistent with Objectives 2.1, 2.2 and Policy 39.2.1.

Service Availability

There are adequate potable water, sanitary sewers, solid waste, police, fire/EMS, schools and mass transit services to accommodate the proposed amendment.

Mass Transit: The closest bus route is Route 100 along Palm Beach Boulevard located approximately a mile north of the Buckingham Road entrance into the Portico residential development. The property is not within ¼ mile of a fixed route corridor; however, a portion of the property is within the ¾ mile ADA corridor.

Utilities: The subject property has access to water and sewer services. It is within the Lee County Utilities future services area. Potable water and wastewater lines are in operation adjacent to the property on Portico Blvd. Potable water is available from the Olga Water Treatment Plant. Wastewater service will be provided by the City of Fort Myers Central Wastewater Treatment Plant.

Solid Waste: The subject property has access to solid waste services. Solid waste collection services will be provided by Lee County using the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill.

Fire: The Fort Myers Shores Fire Protection indicated they are capable of providing fire protection.

EMS: The subject property has access to EMS services. In a letter dated February 7, 2018, Lee County Emergency Medical Services indicates they will be able to serve the property from Medic 11 located 5.6 miles west of the property, and a second EMS facility located 8 miles from the property.

Police: The Lee County Sheriff will provide law enforcement services primarily from the Central District office in Fort Myers. The Sheriff indicated in a letter dated January 19, 2018 that the development of the subject property will not affect the ability of the Lee County Sheriff's Office to provide core services at this time.

Schools: There is adequate elementary school seat capacity to serve the subject property and the project's generation of middle and high school students can be served by the contiguous Concurrency Service area.

PART 3 CONCLUSIONS

The Outlying Suburban future land use category on the subject property will allow residential densities comparable with those allowed in the surrounding area. The subject property is in a transition area surrounded by properties that allow between 1 unit per 20 acres (Wetlands) and 6 units per acre (Urban Community).

The standards for commercial and industrial uses permitted are the same in both the Sub-Outlying Suburban and Outlying Suburban future land use categories. The area will remain designated as a future suburban area without increasing the allowable commercial and industrial intensities.

Density, design and mitigation are guided by Lee Plan policies that will be enforced through the planned development rezoning.

The amendments to change the Future Land Use Map designation of the subject property to Outlying Suburban and to Table 1(b) for population accommodation are consistent with the Lee Plan.

For the reasons discussed in this staff report, Staff recommends that the Board of County Commissioners *transmit* the proposed amendments. Staff further recommends that that all lands within the Portico boundary be designated to Outlying Suburban to avoid “spots” of Sub-Outlying Suburban and for ease of applying the regulation.

PART 4 ATTACHMENTS

Attachment 1:

- Existing Future Land Use Map
- Proposed Future Land Use Map
- Proposed Table 1(b)

Electronic File: <https://www.leegov.com/dcd/planning/cpa/compplansearch?case=CPA2018-00004>

**PART 5
LOCAL PLANNING AGENCY
REVIEW AND RECOMMENDATION**

DATE OF PUBLIC HEARING: December 17, 2018

A. LOCAL PLANNING AGENCY REVIEW:

The Applicant presented an overview of their map and text amendment requests and consistency with the Lee Plan. Staff provided a brief presentation for the proposed amendments which covered consistency with the Lee Plan and the recommendation to include the parcels under separate ownership located within the Portico community. The inclusion of these lands will not impact the existing residential use on the individual owner's parcels, nor will it provide any benefit to the owner of adjacent lands. It will create a uniform Future Land Use Map.

One member of the public objected and raised concerns about the quality of life in the area and the impacts to traffic and stormwater discharges into the adjacent neighborhood.

Members of the LPA asked questions about traffic, impact fees, MPO funding, location of new lots, public benefit, affordable housing, and potential impacts to the existing residents.

B. LOCAL PLANNING AGENCY RECOMMENDATION:

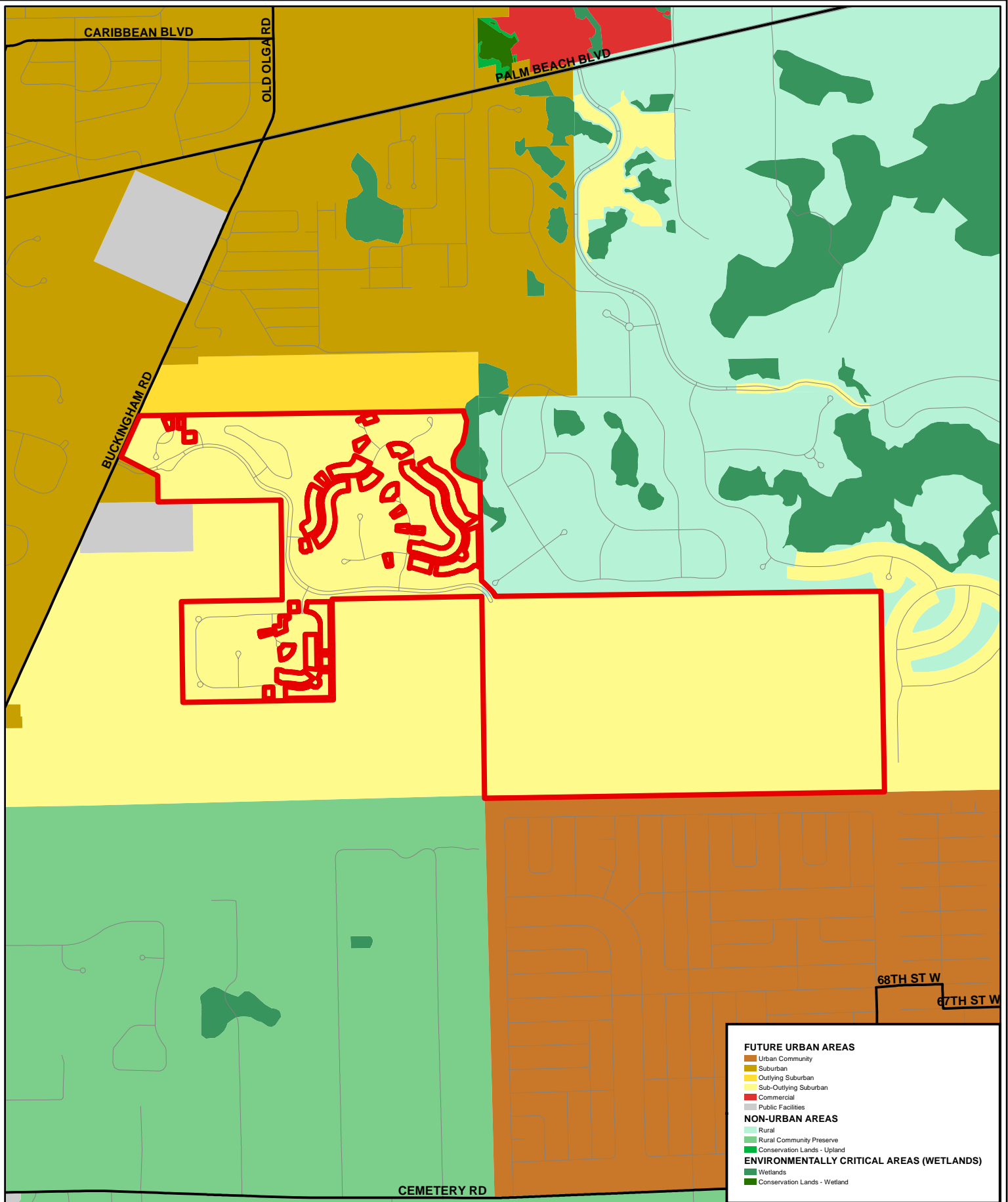
A motion was made to find the request consistent with the Lee Plan and to recommend that the Board of County Commissioners transmit CPA2018-00004 as proposed by Staff. The motion passed 6 to 0 with one member abstaining.

VOTE:

DENNIS CHURCH	<u>AYE</u>
FRANK FEENEY	<u>AYE</u>
JAMES INK	<u>AYE</u>
KRISTINE SMALE	<u>AYE</u>
STAN STOUDE	<u>AYE</u>
JUSTIN THIBAUT	<u>ABSTAIN</u>
HENRY ZUBA	<u>AYE</u>

ATTACHMENT 1:

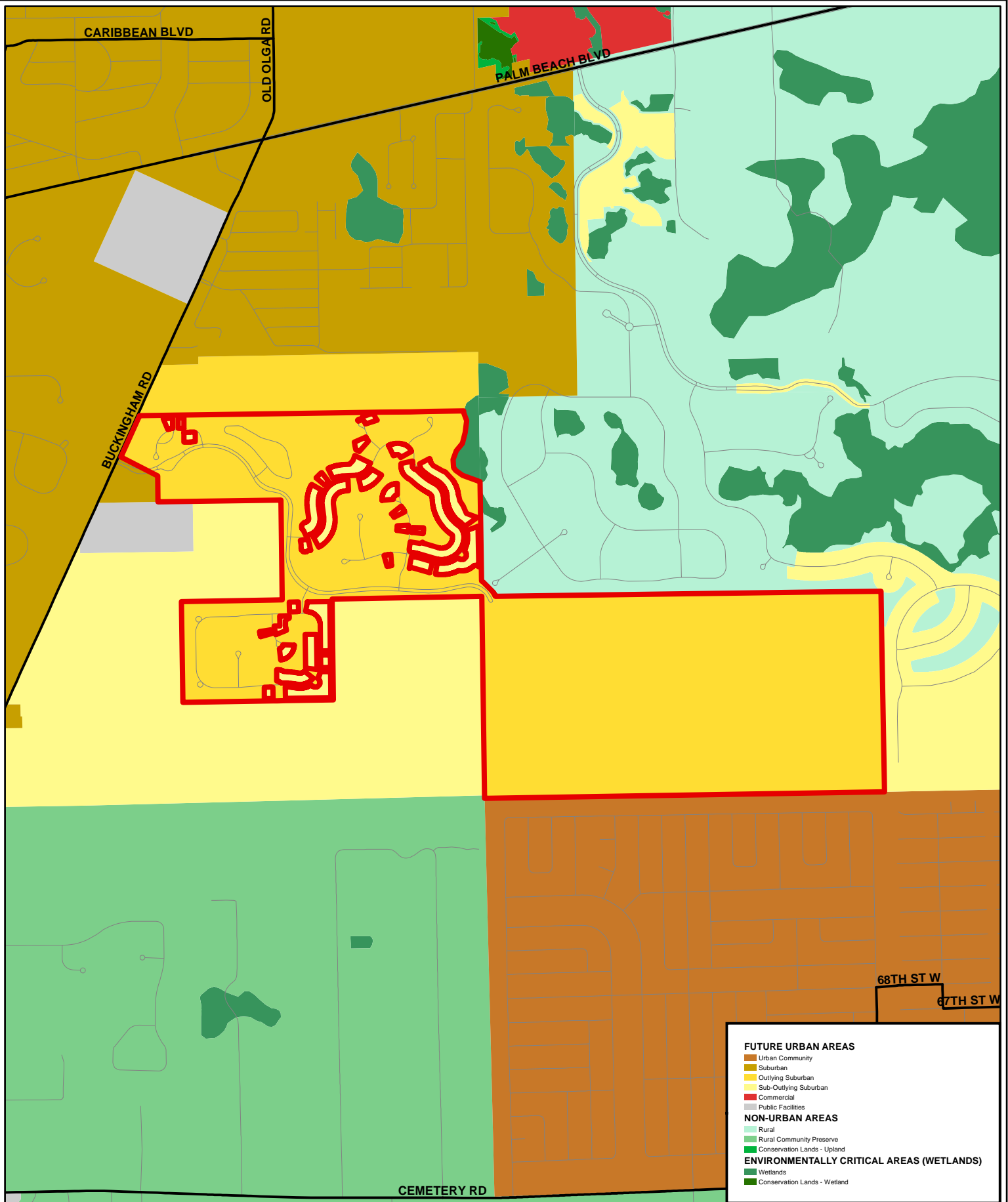
**Existing Future Land Use Map
Proposed Future Land Use Map
Staff Proposed Future Land Use Map
Proposed Table 1(b)**



Map Generated November 2018

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Feet

CPA2018-00004 - Portico
EXISTING LEE PLAN
FUTURE LAND USE MAP



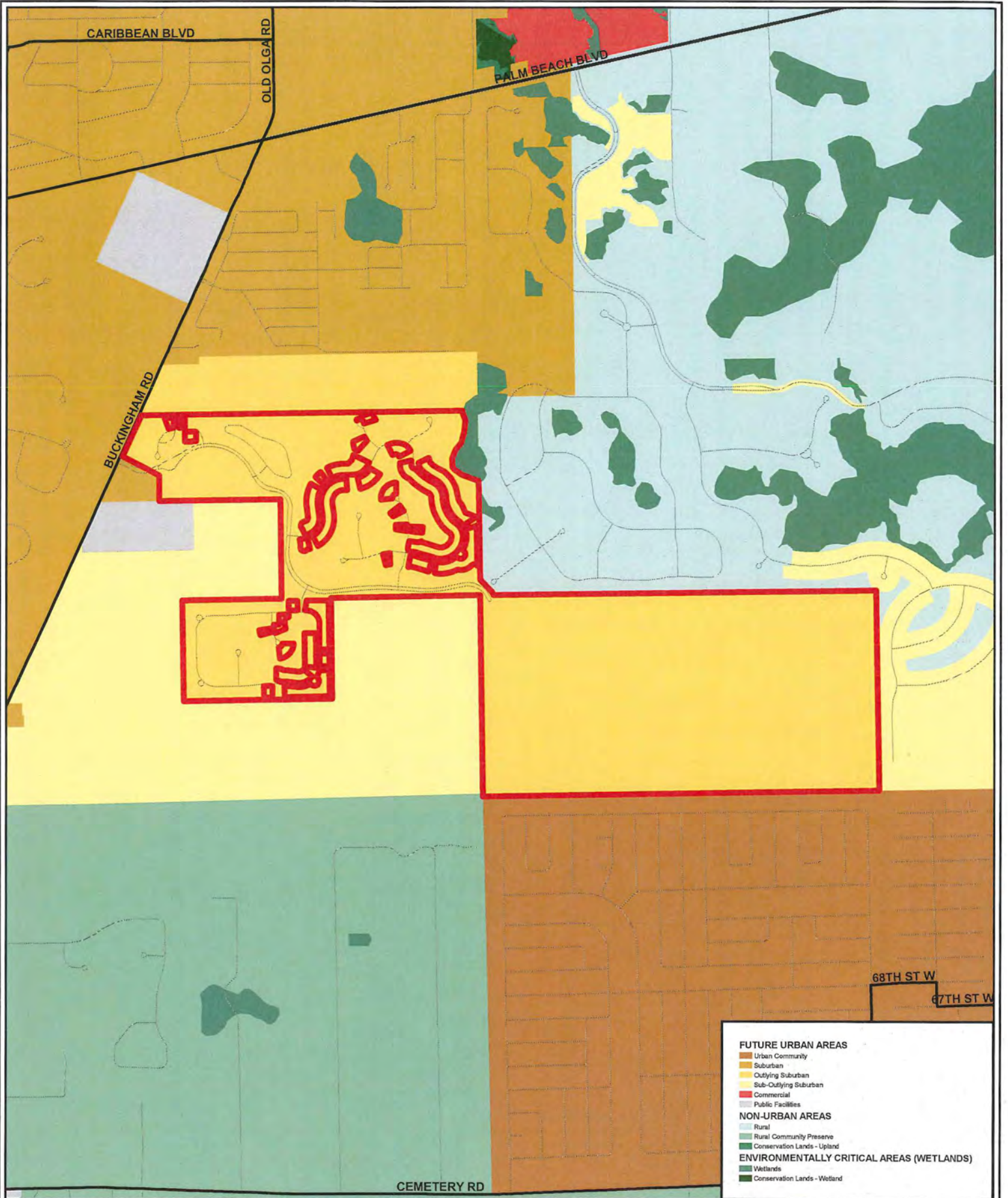
FUTURE URBAN AREAS	
■	Urban Community
■	Suburban
■	Outlying Suburban
■	Sub-Outlying Suburban
■	Commercial
■	Public Facilities
NON-URBAN AREAS	
■	Rural
■	Rural Community Preserve
■	Conservation Lands - Upland
ENVIRONMENTALLY CRITICAL AREAS (WETLANDS)	
■	Wetlands
■	Conservation Lands - Wetland

Lee County
Southwest Florida

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Map Generated November 2018



CPA2018-00004 - Portico
PROPOSED LEE PLAN
FUTURE LAND USE MAP



Map Generated December 2018

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**CPA2018-00004 - Portico
STAFF PROPOSED LEE PLAN
FUTURE LAND USE MAP**

TABLE 1(b)
Year 2030 Allocation

Future Land Use Category	Lee County Totals		Northeast Lee County	Boca Grande	Bonita Springs	Fort Myers Shores		Burnt Store	Cape Coral	Captiva	Fort Myers	Fort Myers Beach	Gateway/Airport	Daniels Parkway	
	Existing	Proposed				Existing	Proposed								
<i>Residential By Future Land Use Category</i>	Intensive Development	1,361	1,361			5	5		27		250				
	Central Urban	14,766	14,766			225	225				230				
	Urban Community	17,021	16,663	520	485	637	637						250		
	Suburban	16,623	16,623			1,810	1,810				85				
	Outlying Suburban	3,843	4,113	30		40	310	20	2	500				1,438	
	Sub-Outlying Suburban	1,955	1,880			547	472						227		
	Commercial														
	Industrial	79	79									39		20	
	Public Facilities	1	1							1					
	University Community	850	850												
	Destination Resort Mixed Use Water Dependent	8	8												
	Burnt Store Marina Village	4	4					4							
	Industrial Interchange														
	General Interchange	151	151											11	58
	General Commercial Interchange														
	Industrial Commercial Interchange														
	University Village Interchange														
	Mixed Use Interchange														
	New Community	2,100	2,100	1,200										900	
	Airport														
	Tradeport	9	9											9	
	Rural	8,313	8,313	1,948			1,400	1,400	636						1,500
	Rural Community Preserve	3,100	3,100												
Coastal Rural	1,300	1,300													
Outer Island	202	202	5			1	1			150					
Open Lands	2,805	2,805	250					590						120	
Density Reduction/ Groundwater Resource	6,905	6,905	711										94		
Conservation Lands Upland															
Wetlands															
Conservation Lands Wetland															
Unincorporated County Total Residential	81,396	81,233	4,664	485		4,665	4,860	1,250	29	651	604		1,511	3,116	
Commercial	12,793	12,793	177	52		400	400	50	17	125	150		1,100	440	
Industrial	13,801	13,801	26	3		400	400	5	26		300		3,100	10	
Non Regulatory Allocations															
Public	82,565	82,565	7,100	421		2,000	2,000	7,000	20	1,961	350		7,752	2,477	
Active AG	17,027	17,027	5,100			550	550	150						20	
Passive AG	43,786	43,591	12,229			2,500	2,305	109					1,241	20	
Conservation	81,933	81,933	2,214	611		1,142	1,142	3,236	133	1,603	748		2,947	1,733	
Vacant	23,874	24,232	1,953			61	61	931	34		45		300	151	
Total	357,175	357,175	33,463	1,572		11,718	11,718	12,731	259	4,340	2,197		17,951	7,967	
Population Distribution (unincorporated Lee County)	495,000	495,000	9,266	1,531		30,861	33,348	3,270	225	530	5,744		18,332	16,375	

TABLE 1(b)
Year 2030 Allocation

Future Land Use Category	Iona/ McGregor	San Carlos	Sanibel	South Fort Myers	Pine Island	Lehigh Acres		Southeast Lee County	North Fort Myers	Buckingham	Estero	Bayshore	
						Existing	Proposed	Proposed					
<i>Residential By Future Land Use Category</i>	Intensive Development			660	3	42	42		365		9		
	Central Urban	375	17		3,140	8,179	8,179		2,600				
	Urban Community	850	1,000		860	500	11,359	11,001		110	450		
	Suburban	2,488	1,975		1,200	675			6,690		1,700		
	Outlying Suburban	377				600			382		454		
	Sub-Outlying Suburban		25						140	66		950	
	Commercial												
	Industrial	5	5		10								
	Public Facilities												
	University Community		850										
	Destination Resort Mixed Use Water Dependent	8											
	Burnt Store Marina Village												
	Industrial Interchange												
	General Interchange								15	31		6	30
	General Commercial Interchange												
	Industrial Commercial Interchange												
	University Village Interchange												
	Mixed Use Interchange												
	New Community												
	Airport												
	Tradeport												
	Rural		90			190	14	14		500	50	635	1,350
	Rural Community Preserve										3,100		
	Coastal Rural					1,300							
	Outer Island	1				45							
	Open Lands									45			1,800
	Density Reduction/ Groundwater Resource								4,000				2,100
Conservation Lands Upland													
Wetlands													
Conservation Lands Wetland													
Unincorporated County Total Residential	4,104	3,962		5,870	3,313	19,594	19,236	4,015	10,753	3,326	3,254	6,230	
Commercial	1,100	1,944		2,100	226	1,300	1,300	68	1,687	18	1,700	139	
Industrial	320	450		900	64	300	300	7,246	554	5	87	5	
Non Regulatory Allocations													
Public	3,550	3,059		3,500	2,100	15,289	15,289	12,000	4,000	1,486	7,000	1,500	
Active AG					2,400			7,171	200	411	125	900	
Passive AG					815			17,521	1,532	3,619	200	4,000	
Conservation	9,306	2,969		188	14,767	1,541	1,541	31,210	1,317	336	5,068	864	
Vacant	975	594		309	3,781	9,880	10,238	470	2,060	1,000	800	530	
Total	19,355	12,978		12,867	27,466	47,904	47,904	79,701	22,103	10,201	18,234	14,168	
Population Distribution (unincorporated Lee County)	34,538	36,963		58,363	13,265	153,011	150,524	1,270	71,001	6,117	25,577	8,760	

To view the Portico application materials, please click on the link below:

[Click Here](#)