

RECEIVED  
OCT 13 2020**Lee County Homes Associates I, LLLP****Comprehensive Plan Amendment**

Lee Plan Consistency

Exhibits M11, M18, and M19

COMMUNITY DEVELOPMENT

The property subject to this application request is the existing Buckingham 345 Residential Planned Development, an approximately ±344 acres community located on Buckingham Road in eastern Lee County in the Fort Myers Shores Planning Community. The property is currently designated Sub-Outlying Suburban, and zoned Residential Planned Development.



**Figure 1. Location of Subject Property**

The subject property was originally approved as a residential planned development in December 2000 by Resolution Z-00-029. At that time, Resolution Z-00-029 authorized 640 single family units on approximately 325 acres. In 2005, the existing 325 acres was rezoned to add 20 acres to the overall project site, increase the density, and amend the property development regulations to permit a maximum density of 690 dwelling units per Resolution Z-05-074.

Lee County Home Associates I, LLLP is seeking a Comprehensive Plan Map Amendment to change the approximately 344 acres subject to Z-05-074 from Sub-Outlying Suburban to the Outlying Suburban future land use category. This amendment will allow an increase of 1 dwelling unit per acre for a maximum of 1,034 single family units; a 344 dwelling unit increase over the existing RPD previously approved for 690 dwelling units. A concurrent Planned Development Application (DCI2020-00010) was filed to permit the additional dwelling units.

The proposed Outlying Suburban FLU category will permit the planned development to act as a transition from the higher densities found in the adjacent, existing Verandah and Oak View planned developments for residential to the west and the existing Portico and River Hall residential communities to the north and east. Given the existing land uses in the immediate proximity to the subject property (Verandah, River Hall, Portico and Lehigh Acres) as well as the proximity to Buckingham Road, the proposed development will provide appropriate infill development and a more efficient use of the land and existing urban services.

### **Future Land Use**

The ±344 acre subject property is currently within the Sub-Outlying Suburban Future Land Use Category, the Fort Myers Shores Planning Community for population accommodation, and Caloosahatchee Shores Planning Community for long term planning and community visioning. The Lee County Comprehensive Plan (Lee Plan) outlines the permitted densities and intensities for each Future Land Use Category as well as additional planning requirements for development within the Planning Communities.

The requested Comprehensive Plan Amendment would reallocate the existing acreage within the Sub-Outlying Suburban FLU to Outlying Suburban category. Given the existing land uses in the immediate proximity to the existing developments (Verandah, Oak View, Buckingham Chase, River Hall, Portico, and Lehigh Acres) as well as the proximity to Buckingham Road, the additional units permitted per acre by the requested amendment will be consistent with the surrounding communities and provide an infill location for the additional units to promote more efficient use of the land and connection to existing infrastructure. A concurrent Planned Development Amendment Application (DCI2020-00010) was submitted to accompany this FLU Amendment to provide additional details regarding the development of the requested units.

### ***Outlying Suburban***

The Outlying Suburban Future Land Use is described by Policy 1.1.6:

*“...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 use is not permitted. The standard density range is from one dwelling unit per acre (1du/acre) to three dwelling units per acre (3 du/acre). Bonus densities are not allowed.”*

The subject property is surrounded by a mix of predominately residential uses. Infrastructure is present in the area to support development at 3 dwelling units per acre. An assortment of primarily single-family residential types are represented in the area at varying densities. South of the property is the Buckingham community, with a rural character and low density. Many of the single-family homes to the south are on large lots with densities of less than 1 unit per acre. This area has a future land use category of Rural Community Preserve, which allows a density of up to 1 unit per acre. The rural nature of the Outlying Suburban FLU makes it an appropriate transition from Rural Community Preserve. It should be noted, the existing enhanced buffer and wall as well as indigenous vegetation adjacent to the southern property boundary is being maintained as part of the concurrent planned development to address the transition between communities. West of the subject property is Verandah and Oak View, located in the Suburban future land use category with an allowed density is up to 6 units per acre. Verandah is a mixed use planned development permitting a variety of housing types and Oak View allows single family and two-family residential dwellings.

Some of the surrounding planned developments do have commercial uses and approximately one and a half miles north there is an existing commercial node at intersection of Buckingham Road and SR 80. The commercial node includes the local library branch, and existing businesses to serve the community such as a gas station and convenience store, fast food restaurant and retail. Similar uses exist on the remaining corners of the Buckingham Road and SR 80 intersection. These commercial uses are a short drive away from the proposed planned development and will provide needed services to the community. With the addition of more roof tops in the immediate area perhaps in the future the mass transit could be extended into the area to allow additional access to existing commercial uses. This area exhibits many of the qualities described by Policy 1.1.6 including low density and some requisite infrastructure in place.

#### *Transportation*

Buckingham Road is the only north/south arterial roadway intersecting with SR 80 east of Interstate 75. The entry to the Lee County Homes Property is just under approximately 1.3 miles south of the intersection of SR 80/Palm Beach Boulevard and Buckingham Road. This intersection supports commercial uses and public facilities at the periphery of urban development. As a roadway within the Strategic Intermodal System, SR 80 is considered a priority roadway for mobility of goods, services, and residents. Therefore, development along this roadway is expected to occur in support of a statewide economic vision as well as local municipal long-range planning efforts. Additionally, interconnecting roadways are expected to support the further distribution of goods, services, and residents.

#### *Development*

Several of the existing surrounding communities are within areas defined by the Lee Plan as "Future Urban Areas and Future Suburban Areas." Immediately to the southeast corner of the subject property is the platted community of Lehigh Acres. Within the Urban Community Future Land Use and having an allowed density of 6 dwelling units per acre, Lehigh Acres has been defined as a "Future Urban Area" by the Lee Plan. This portion of Lehigh Acres has a developed density of

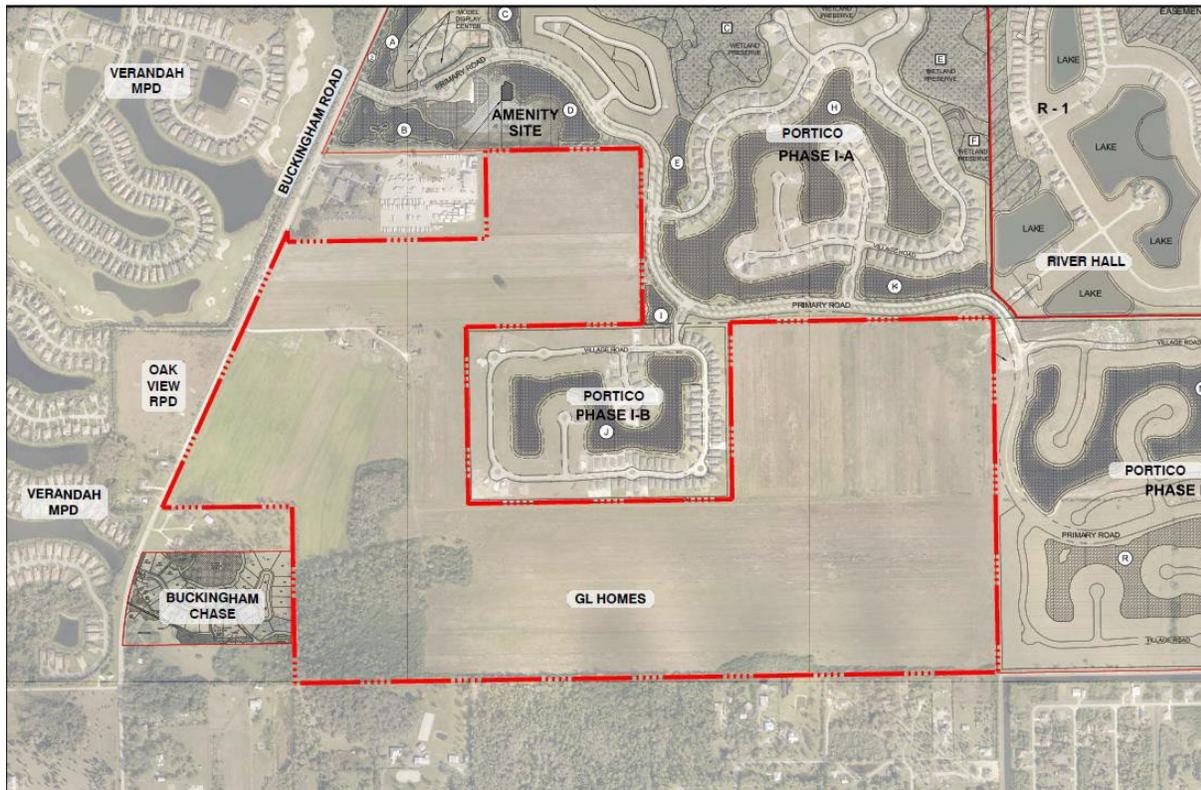
approximately 4 units per acre. To the west are the existing community of Verandah and planned community of Oak View within the Suburban FLU which is defined as a "Future Suburban Area" by the Lee Plan. Overall, the density in the area transitions between higher densities in the west and southeast (Suburban and Urban Community FLU) to the same density to the north (Outlying Suburban) and lower densities to the east and south (Rural and Rural Community Preserve) of the subject property. The proposed development of the subject property with the additional requested density will be consistent with the Outlying Suburban Future Land Use Category, the surrounding future land use categories and will provide infill to accommodate population growth between existing urban areas that have adequate public infrastructure in Lee County.

Public Infrastructure for all Urban Services is available to service the existing communities, as well as the subject property and the additional proposed density. A separate Public Facilities Analysis has been completed and demonstrates urban services will also be available to service the requested additional units.

### **Growth Management**

Goal 2 of the Lee Plan establishes land use policy to support projects that propose an economically feasible plan for development. Specifically, the objectives and policies supporting this goal encourages contiguous and compact growth patterns in locations where adequate public facilities exist. The proposed planned development will have a compact design that clusters the residential development areas to promote central amenities, open space and a meandering street network thereby reducing the impact of the overall development.

Additionally, more compact designs reduce the linear length of utilities and pavements that must be installed to serve the same number of homes and reduce future maintenance costs. The residential properties surrounding the subject property to the north, east and west have a similar clustered pattern. The only exceptions are the large residential lots immediately south of the site within the Buckingham community. The proposed compact and clustered design that will be established as part of the concurrent RPD will allow a development pattern consistent with the surrounding area and promote a rural feel, common along Buckingham Road.



**Figure 2. Existing and Planned Residential Developments**

The subject property will have access to all required urban services. A separate Public Facilities analysis has been prepared and submitted supporting the requested amendment. The analysis demonstrates adequate capacity to serve the additional 344 dwelling units within the 2030-time horizon of the Lee Plan consistent with Objective 2.2 and Policy 2.2.1, which seek to ensure the requested development will be located in an area with adequate public infrastructure.

### **General Development Standards**

Goal 4 of the Lee Plan establishes that land development regulations will be developed that balance service availability and protection of natural resources. Water, sewer and environmental standards are specifically outlined in the standards supporting Objective 4.1.

#### *Water*

The subject property is within the service area for Lee County Utilities as demonstrated on Lee Plan Map 6. Consistent with this standard and Policies 53.1.2 and 95.1.3, there is adequate capacity at the Olga Water Treatment Facility to service the existing residential units as well as the proposed 344 dwelling units. A Letter of Availability from Lee County Utilities is included in the supporting materials to the application.

#### *Sewer*

The subject property is within an area of the County in which an interlocal agreement has been

implemented with the City of Fort Myers for wastewater treatment. According to the Lee County 2019 Concurrency Report there is adequate capacity to service the approved 690 dwelling units as well as the proposed 344 dwelling units consistent with this standard and Policies 56.1.2 and 95.1.3. The applicant has obtained a Letter of Availability from Lee County Utilities and is included in the supporting materials to the application.

#### *Environmental Factors*

The site has been cleared and maintained. Only limited areas of indigenous habitat remain. The previously approved Buckingham 345 RPD had an Environmental Resources Permit, 36-05939-P which expired; the Residential Planned Development demonstrate no changes are proposed to the previously preserved areas. Therefore, a waiver was requested from Lee County Planning Staff for the required environmental assessment.

### **Residential Land Uses**

Goal 5 provides for sufficient land to be provided in appropriate locations on the Future Land Use Map to accommodate the projected population of Lee County. The subject property is located within a "Future Suburban Area" which are areas of the county that are expected to grow within the 2030 time horizon of the Lee Plan. The policy statements of Objective 5.1 and its supporting Policies establish the required consistency with the various elements of the Lee Plan and evaluation criteria for residential developments most appropriately implemented at the time of zoning.

The Residential Planned Development is consistent with these criteria. The submittal of the zoning application demonstrates the proposed development is consistent with Policy 5.1.1. The subject property is not in a location of flood, storm or hurricane hazards, airport noise or unstable geologic conditions. Therefore, the requested additional 344 dwelling units will not be endangered consistent with Policy 5.1.2. The requested density is appropriately considered low-density; however, it is within approximately one mile of existing commercial development, schools and existing mass transit consistent with policy 5.1.3. The residential planned development demonstrates appropriate open space, buffering, landscaping and amenities are provided consistent with 5.1.6 and 5.1.7.

Finally, as previously discussed, the subject property is in an area surrounded by existing residential development. The requested increase in density is consistent with the adjacent Portico residential subdivision and provides for additional infill development in an area where public facilities are available. Therefore, the additional units will not be destructive to the character and integrity of the residential environment consistent with policy 5.1.5.

### **Caloosahatchee Shores Community Plan**

The subject property is identified on Lee Plan Map 16 as being within the Fort Myers Shores Planning Community. However, Goal 21 and Lee Plan Map 1 page 2 of 8 has this area of the County being known as Caloosahatchee Shores. Consistent with this map, the following analysis demonstrates consistency of the requested amendment with the Caloosahatchee Shores Community Plan.

The stated goal of the Caloosahatchee Shores Community Plan is “to protect the existing character, natural resources and quality of life in Caloosahatchee Shores, while promoting new development, redevelopment and maintaining a more rural identify 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.” This goal is supported by Objective 21.1 and 2.1.3 which establish residential uses need to maintain the existing rural character of Caloosahatchee Shores. The requested amendment will support this goal by enabling additional dwelling units to support population growth in a location that is already identified for development. No additional impacts will occur to lands identified as low density or contributing to the rural identity. Additionally, while the stated goal is to maintain “a more rural identity for the neighborhoods east of I-75” many of these neighborhoods are within Future Land Use categories that are identified by the Lee Plan as Suburban and have densities above 1 unit per acre.

The residential planned development demonstrates through landscaping buffering, clustering of homes, the allocation of open space and preservation of indigenous areas that the rural character of the surrounding area is maintained. It is expected that the perspective of a rural community will be maintained for the traveling public along Buckingham Road consistent with Objective 21.1 and 21.3 and their supporting policies through design of the concurrent residential planned development.

Policy 21.6.3 requires a public meeting to be held with the Caloosahatchee Shores Community to provide a general overview of the project. The applicant hosted a single meeting on July 6, 2020, hosted in which the requested Comprehensive Plan Amendment and Planned Development were presented to the community. A summary of the meeting is provided as part of this submittal.

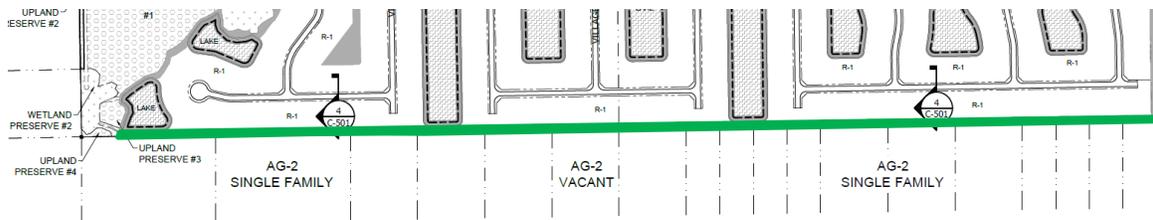
### **Buckingham Community Plan**

The subject property’s location adjacent to the Buckingham Community and along Buckingham Road necessitates a discussion of the Buckingham Community Plan, Goal 20 of the Lee Plan. Policy 20.1.6 calls for residential development adjacent to the Rural Community Preserve, when possible, to make:

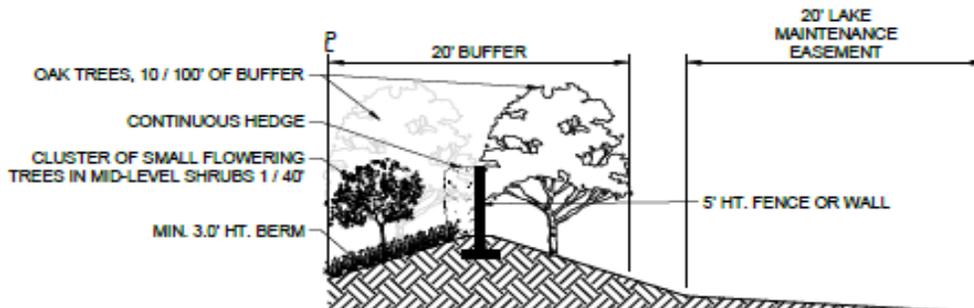
*“appropriate transitions to the Community Plan area with a graduated increase in intensity as development moves away from the Rural Community Preserve boundary. Appropriate buffers will be established for projects adjacent to the Rural Community Preserve ...”*

As noted, the Outlying Suburban FLU is deemed to be rural in nature and is an appropriate transitional future land use to the Rural Community Preserve. The overall density of the subject property is proposed to be three units per acre. The concurrent planned development demonstrates the proposed lots sizes promote a density that gradually increases farther away from the Rural Community Preserve (RCP) consistent with Policy 20.1.6. The minimum lot size adjacent to the southern property boundary is 6,500 square feet; which is larger than the lots currently approved in Z-05-057. Smaller lots are proposed within the development; however they are located farther north; thereby gradually increasing the density across the property through

the clustering of units and two minimum lot sizes. The larger lots located closer to the RCP also provide an internal transition between the larger project area and the portion adjacent to the Rural Community Preserve. The concurrent planned development also includes an enhanced buffer adjacent to the southern property boundary; which includes 10 oak trees per 100 linear feet and shrubs planted to create an unbroken hedge. Shrubs will have an installed height 36 inches while oak trees installed height will be 10 feet. An 8' tall berm and fence or wall is also included in the enhanced buffer to provide visual separation between the proposed development and RCP. This enhanced buffer is consistent with Policy 20.1.6 which states that "appropriate buffers will be established adjacent to the Rural Community Preserve future land use category boundary during the zoning process" by providing a visual and physical separation between the density of the subject property and the Rural Community Preserve.

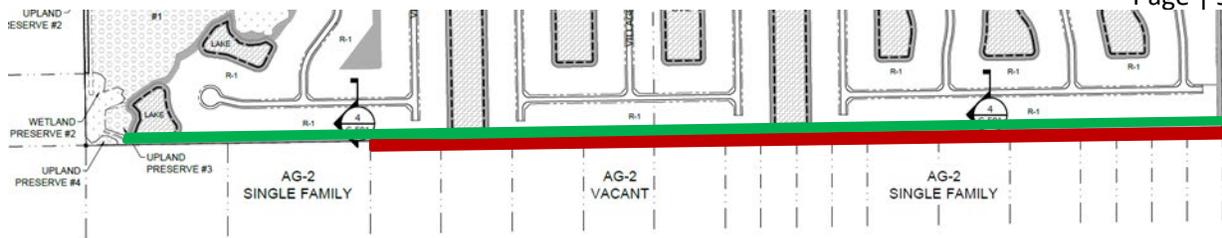


**Figure 3: 20-foot Enhanced Landscape Buffer**



**Figure 4. Cross section of 20-foot Enhanced Buffer**

Additionally, there are existing conditions adjacent to the southern property boundary that promote physical separation between the project and the RCP beyond the enhanced buffer. An approximately 30 foot drainage easement exists adjacent to the southern boundary of the subject parcel within the RCP. The drainage easement is shown on the Unrecorded Plat of Rancho 80 and Riverdale Ranches both plats are in Unrecorded Plat Book 2. Figure 5 demonstrates the area where the drainage easements are present, shown in red. In comparison, the area of the enhanced buffer is shown in green. The drainage easements provide addition physical separation and further transition between the proposed development tracts and development in the RCP as intended in Policy 20.1.6. Collectively, the drainage easement and enhanced buffer promotes 50 feet in width of separation between the proposed lots of the Residential Planned Development and the lots within the RCP.



**Figure 5: Area subject to a 30-foot drainage easement in Red.**

The “graduated increase in density” is most appropriately considered as part of the overall project at three units per acre, rather than comparing the minimum lot size for the single row of homes adjacent to the southern property boundary. Still, if that row of homes is considered on its own, it should also include the small area of indigenous vegetation and stormwater management at the southwest corner as well as the 20 foot enhanced buffer along the remainder of the southern boundary as well as the 30 foot drainage easement adjacent to the southern property boundary and within the Rural Community Preserve.

Policy 20.1.6, when read as a whole and in context, makes it clear that the gradual increase of density away from the Rural Community Preserve is encouraged and buffers can be provided and conditioned at the time of zoning to promote compatibility with the Rural Community Preserve. The proposed future land use amendment is consistent with this policy as the Outlying Suburban FLU permits buffering and the concurrent planned development demonstrates enhanced buffer further demonstrating consistency with Policy 20.1.6.

Policy 20.1.8 requires a public meeting to be held within the Buckingham Community to provide a general overview of the project, when a property proposed for rezoning takes direct access to Buckingham Road. The applicant on July 7, 2020, hosted one community meeting in which the requested Comprehensive Plan Amendment and Planned Development Amendment were presented to the community. The applicant is providing a summary of the meeting outcome with this submittal.

## **Transportation**

A detailed transportation analysis has been prepared by Ted Treesh of TR Transportation Consultants, Inc and is attached in the supporting materials to this application request. The same methodology used to complete the Portico Comprehensive Plan Amendment traffic study was employed to evaluate the impacts of the proposed future land use change.

The increase in density of 1 dwelling unit per acre, as discussed previously, permits 344 additional dwelling units. The traffic analysis is based on the 344 dwelling unit increase. The short term analysis of impacts on the transportation impacts concluded:

*“that no changes are required to the Adopted Work Programs of either FDOT or Lee County due to the change in Future Land Use categories on the subject site. Improvements are identified as being necessary in 2025 due to the Background Traffic Conditions, which include residential dwelling units that are currently approved in both*

*the Portico project as well as the Buckingham 345 project.”*

Further analysis of the long term impacts resulted in recommendations of widening several roadway segments, however these recommendations are based on the background traffic conditions not on the additional traffic from the proposed comprehensive plan amendment. Improvements of the roadway segments are required regardless of the additional 344 dwelling units.

“No changes are needed to the 2040 Long Range Transportation Plan since the proposed Comprehensive Plan Amendment does not cause the need for any additional roadway capacity.”

In addition to the conclusions reached by Ted Treesh of TR Transportation Consultants, Inc, the Lee Plan establishes in Policy 39.2.2 “Future Suburban areas will have an emphasis on movement by motor vehicle” through a series of criteria. The requested Outlying Suburban FLU is identified as a “future Suburban Area” as are the Suburban and Sub-Outlying Suburban FLU categories surrounding the subject property. Consistent with Policy 39.2.2, the subject property utilizes Buckingham Road for vehicular connectivity. The desired pedestrian and vehicular interconnectivity will be constructed to support the maximum 1,034 dwelling units. While the planned development is a little over a mile from an existing transit stop and route, the future build out of this subdivision, with the requested infill units, as well as the other permitted surrounding subdivisions, will assist with increasing the area’s density to a level that will support mass transit options.

## **Resource Protection**

The Lee Plan has established Goal 107 and its supporting objectives and policies to ensure the protection of wetland and upland habitats as well as species diversity. The Planned Development master plan will demonstrate that the previous preserved areas shown on the Buckingham 345 master plan and approved as part of Environmental Resources Permit 36-05939-P remain preserved. The requested additional units will not negatively impact or alter the existing approved preservation areas and open space will be provided consistent with Lee County’s policies to protect natural resources.

## **Population**

On March 3, 2005, a Planned Development was approved for Buckingham 345 permitting residential development. Resolution Z-05-074 approved 690 dwelling units. At 2.35 persons per unit the approved planned development accommodates a population of approximately 1,622 people. The proposed amendment would allow up to 1,034 residential units, a net increase of 344 units from the existing Planned Development.

The additional 344 residential units results in a theoretical increase of 811 people. While this is a reasonable estimate for planning purposes it is not precise since future trends in persons per household and occupancy rates are unknown.

According to the U.S. Census in 2010, Lee County had a population of 618,754. The Florida Office of Economic and Demographic Research (OEDR) projects a countywide population of 892,108 in

2030 and 999,851 in 2040. In the context of the existing and projected population for the subject property, the population increase of 811 people is the minimum. The proposed population increase is an estimated 1% increase beyond the OEDR projected population for Lee County. This is well within accepted error ranges and represents no real additional population increase for the Lee Plan's Future Land Use Map. The most recent growth management legislation suggests that establishment of minimum development intensity is appropriate methodology for local government planning efforts. The proposed amendment is consistent with that directive.

Also, to be considered is Future Land Use Policy 1.7.6 which establishes the Planning Communities Map and Acreage Allocation Table (Table 1(b)). This mechanism directs itself toward Lee County's ability to issue development orders and serves to ensure that actual development approvals do not exceed that amount needed for the population forecasted through the planning timeframe. To be consistent with both the local government's adopted plan and the State's directive regarding the need to establish minimum development capacity, an amendment to Table 1(b) is proposed.

### **Planning Communities and Acreage Allocation**

Policy 1.7.6 provides for the proposed distribution, extent, and location of generalized land uses for the year 2030. The proposed Comprehensive Plan Amendment would revise Table 1(b) to recognize the future land use map amendment. The approved planned development, existing infrastructure, and proposed comprehensive plan amendment provides for a suburban level of density which is more consistent with the type of development existing and proposed in this area of the Fort Myers Shores Planning Community. Consistent with the vision for the Caloosahatchee Shores Planning Community, the proposal seeks to promote infill. It is noted that Lee County is unable to issue final development orders or extensions which would allow acreage in Table 1(b) to be exceeded.

Due to the inter-relationship between the residential acreage included in Table 1(b) and the forthcoming Planned Development Amendment, the applicant intends to provide a strikethrough/underline version of Table 1(b) at the time of submittal of the response to the first insufficiency. This will ensure the acreage proposed accurately reflects the area proposed for residential development through the zoning process.

### **Additional Requirements for Specific Future Land Use Map Amendment**

#### Urban Sprawl

The basis for evaluation of whether a comprehensive plan amendment discourages the proliferation of urban sprawl was significantly revised by the 2011 Florida Legislature. Under the Community Planning Act, Rule 9J-5 of the Florida Administrative Code was repealed and with it the detailed urban sprawl methodology. In its place the Legislature adopted the following key provisions.

*163.3177(5)(a) Each local government comprehensive plan must include at least two planning periods, one covering at least the first 5-year period occurring after the plan's adoption and one covering at least a 10-year period.*

*Additional planning periods for specific components, elements, land use amendments, or projects shall be permissible and accepted as part of the planning process.*

*1673.3177(6)(a)4 The element shall accommodate at least the minimum amount of land required to accommodate the medium projections of the University of Florida's Bureau of Economic and Business Research for at least a 10-year planning period unless otherwise limited under s. 380.05, including related rules of the Administration Commission.*

Note that the law has shifted from providing maximum land use allocations to an emphasis on ensuring minimum land use allocations.

The urban sprawl test is carried out through the following provisions. The proposed Comprehensive Plan amendment achieves all of the following factors and therefore it must be concluded it discourages the proliferation of urban sprawl.

*163.3177(6)(a)9.b. The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:*

*(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.*

*(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.*

*(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.*

*(IV) Promotes conservation of water and energy.*

*(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.*

*(VI) Preserves open space and natural lands and provides for public open space and recreation needs.*

*(VII) Creates a balance of land uses based upon demands of residential population for the nonresidential needs of an area.*

*(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in FS. 163.316*

The proposed Comprehensive Plan Amendment discourages urban sprawl in accordance with Sections I, II, VI, AND VII above referenced Florida Statute. The proposed density increase will not impact natural resources or ecosystems because the proposed planned development will maintain the previously approved wetland areas and provide the require open space. Also, public utilities are already present adjacent to the property and will be extended to the project boundaries to reach the proposed single family lots. The project is centralized in an area of Lee County that is accessible to urban services and public transit as demonstrated in the Public Facilities Narrative and the attached Service Availability Letters from local service providers. The subject property is located within an area that is central to other residential communities, schools, and commercial uses which is consistent and creates a balance of residential and commercial land uses that continues to prevent urban sprawl.

### **Adjacent Local Governments**

The Lee County Home Associates I, LLLP Comprehensive Plan Amendments are distant from and will have no effect on other local governments.

### **Relevant Regional Policy Plan Goals and Policies**

When the Florida Legislature enacted the Community Planning Act of 2011 (Chapter 2011-139, Laws of Florida) the consistency requirement between local comprehensive plans and the state comprehensive plan was eliminated.

The following goals and strategies from the Southwest Florida Strategic Regional Policy Plan are relevant to the amendment.

*Goal 1: Supply a variety of housing types in various price ranges to ensure that all residents have access to decent and affordable housing.*

The increase in residential density will provide additional options for housing types in this area of Lee County and thereby further this goal.

*Strategy: Maintain the physical infrastructure to meet growth demands.*

Central water and wastewater services are already provided to the subject property. The required improvements to these systems already provide the capacity necessary for the proposed amendment. The Amendment is also supportive of the following strategies and goal:

*Strategy: Maintain and improve the natural, historic, cultural and tourist-related resources as primary regional economic assets.*

*Strategy: Ensure sustainable volumes of natural resources for economic productivity.*

*Goal 2: The diversity and extent of the Region's protected natural systems will increase consistently beyond that existing in 2001.*

The concurrent residential planned development is preserving contiguous uplands and wetlands consistent with the strategies and goal above.