

LEE COUNTY ORDINANCE NO. 10-15
(Buckingham Community Plan)
(CPA2007-49)

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "LEE PLAN," ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AMENDMENT CPA2007-49 (PERTAINING TO THE BUCKINGHAM COMMUNITY PLAN) APPROVED DURING THE COUNTY'S 2008-2009 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE; PROVIDING FOR PURPOSE, INTENT AND SHORT TITLE; AMENDMENTS TO ADOPTED TEXT, MAPS AND TABLES; LEGAL EFFECT OF "THE LEE PLAN"; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

WHEREAS, the Lee County Comprehensive Plan ("Lee Plan") Policy 2.4.1 and Chapter XIII, provides for adoption of amendments to the Plan in compliance with State statutes and in accordance with administrative procedures adopted by the Board of County Commissioners ("Board"); and,

WHEREAS, the Board, in accordance with §163.3181, Florida Statutes, and Lee County Administrative Code 13-6 provide an opportunity for private individuals to participate in the plan amendment public hearing process; and,

WHEREAS, the Lee County Local Planning Agency ("LPA") held public hearings pursuant to Florida Statutes and the Lee County Administrative Code on November 19, 2007, April 28, 2008, April 27, 2009, and June 3, 2009; and,

WHEREAS, the Board held a public hearings for the transmittal of the proposed amendment on September 24, 2009 and October 28, 2009. At the hearing, the Board approved a motion to send, and did later send, proposed amendment CPA2007-49 pertaining to the Buckingham Community Plan effort to the Florida Department of Community Affairs ("DCA") for review and comment; and,

WHEREAS, at the October 29, 2009 meeting, the Board announced its intention to hold a public hearing after the receipt of DCA's written comments commonly referred to as the "ORC Report." DCA issued their ORC Report on January 15, 2010; and;

WHEREAS, at a public hearing on March 3, 2010, the Board moved to adopt the proposed amendment to the Lee Plan adopting the Buckingham Community Plan as more particularly set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, THAT:

SECTION ONE: PURPOSE, INTENT AND SHORT TITLE

The Board of County Commissioners of Lee County, Florida, in compliance with Chapter 163, Part II, Florida Statutes, and with Lee County Administrative Code 13-6, conducted public hearings to review proposed amendments to the Lee Plan. The purpose of this ordinance is to adopt the amendments to the Lee Plan discussed at those meetings and approved by a majority of the Board of County Commissioners. The short title and proper reference for the Lee County Comprehensive Land Use Plan, as hereby amended, will continue to be the "Lee Plan." This amending ordinance may be referred to as the "2008-2009 Regular Comprehensive Plan Amendment Cycle CPA2007-49 Buckingham Community Plan Ordinance."

SECTION TWO: LEE PLAN AMENDMENT ADOPTION OF CPA2007-49: BUCKINGHAM COMMUNITY PLAN

The Lee County Board of County Commissioners amends the existing Lee Plan, adopted by Ordinance Number 89-02, as amended, by adopting an amendment, known as CPA2007-49. CPA2007-49 amends the Plan to incorporate the recommendations flowing from the Buckingham Community Planning effort by establishing a Goal and subsequent Objectives and Policies specific to the Buckingham Planning Community as set forth below.

The corresponding Staff Reports and Analysis including all attachments along with documents submitted by the applicant to support this amendment are adopted as "Support Documentation" for the Lee Plan.

To follow are amendments to the Lee Plan. Additional text is identified by underlining; deleted text is identified by strike thru.

II. FUTURE LAND USE

GOAL 17: BUCKINGHAM. To manage the future growth in the Buckingham area Community; to preserve the existing rural and agricultural land use pattern; to diversify the choice of housing for Lee County by maintaining and enhancing the historic and rural character; and to protect the unique historical and environmental values of the Buckingham Community. For the purposes of this plan, the precise boundaries of the Buckingham Community are indicated on the Future Land Use Map Series, Map 1, Page 2 of 8, Special Treatment Areas. To help maintain the rural and historic character, and create a visually attractive community, the Buckingham Community will draft and submit amendments to the Lee County Land Development Code to implement the intent of the Buckingham Community objectives and policies for Lee County to review and consider for adoption.

OBJECTIVE 17.1: LAND USE. The primary land use designation for the Buckingham area Community is "Rural Community Preserve." Other land use designations exist within the Buckingham Community, such as Rural, Sub-Outlying Suburban, Conservation Lands, and Wetlands. Public Facilities have also been designated as appropriate. ~~After the adoption of this amendment n~~No land in the Buckingham Community will be changed to a land use category more intense than

Rural Community Preserve (including Public Facilities) unless a finding of overriding public necessity is determined by three members of the Board of County Commissioners. Land use decisions will be guided by preserving the rural and agricultural land use pattern.

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

POLICY 17.1.2: The southeast and northeast quadrants of the intersection of Orange River Boulevard and Buckingham Road is designated as the commercial node for the Buckingham area Community. With the exception of the uses and the property identified in this policy, No new commercial activities development will be located outside of this commercial node. All new commercial developments in the node are required to provide a minimum of 30% open space. This commercial node is described as those lands 300 feet eastward from the easterly right-of-way of Buckingham Road and lying between Cemetery Road and a point 300 feet north of the intersection of Buckingham Road and Orange River Boulevard. Commercial uses permitted in agricultural zoning districts, such as Feed and Tack stores, are allowed outside of the commercial node if appropriate zoning approval is granted. Commercial boarding stables throughout the Rural Community Preserve will be allowed to give lessons and clinics if lawfully existing or appropriate zoning approval is granted. Commercial uses are permitted on the property zoned C-1 located at 9140 Buckingham Road.

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

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

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

1) Buildings must be set back a minimum of 100 feet from the RPD boundary.

2) The RPD must have a minimum of 10 acres in order to cluster homesites.

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

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

OBJECTIVE 17.2: TRANSPORTATION. To protect the rural character of the Buckingham area, the following restrictions apply:

- 4: ~~The existing publicly maintained Luckett Road segments currently functioning as local roads will be retained. Any proposal to change the functionality of Luckett Road, such as to provide Lehigh Acres with access to I-75 at the Luckett Road interstate interchange, will require an analysis (Alignment Study, including public input) of the impacts to the Buckingham Rural Community Preserve. This analysis will include the review of alignments including diverting the proposed collector or arterial corridor as far south as possible, starting east of Pangola, in order to skirt the Buckingham area.~~
- 2: ~~The extension of State Route 31 south of the Orange River is prohibited;~~
- 3: ~~The extension of Ellis Road is prohibited;~~
- 4: ~~The extension of Staley Road to State Route 82 is prohibited;~~
- 5: ~~No new east/west collector roadways will be planned or built within the Buckingham Rural Community Preserve;~~
- 6: ~~All future rights-of-way in Buckingham will be no greater than 100 feet (except for Buckingham Road and Luckett Road extensions);~~
- 7: ~~The extension and connection of Long Road to Ellis road is prohibited;~~

Lee County supports the community desire to protect the rural character of the Buckingham Community by keeping the majority of the roadways within the community to two lanes. For purposes of this objective, improvements related to bicycle, pedestrian and equestrian facilities or safety improvements, including but not limited to intersection and turn lane additions or improvements, will not be deemed an expansion of the roadway.

POLICY 17.2.1: Future multi-lane expansions within the Buckingham Community will be limited to the four-laning of Buckingham Road (except for the portion of Buckingham Road that is encompassed by the Lockett Road Extension). All other existing roadways within the boundaries of the Buckingham Community will remain in their two-lane configuration. This policy does not include bicycle, pedestrian and equestrian facilities or safety improvements on roadways within the boundaries of the Buckingham Community that may be deemed necessary by the Lee County Department of Transportation. As part of any future expansions of Buckingham Road or segments of Buckingham Road within the boundaries of the Buckingham Community, the Lee County Department of Transportation must have at least one public meeting within the community, and the Lee County Board of County Commissioners must have at least one public meeting after 5:00 p.m. regarding the proposed road expansion.

POLICY 17.2.2: Future extensions of roadways into or through the boundaries of the Buckingham Community will be limited to the Lockett Road Extension on the alignment and in the configuration as adopted by the Board of County Commissioners on June 3, 2008. During the June 3rd meeting the Board recognized the potential to avoid bisecting the Heritage Lakes parcel by shifting the alignment to the east, and that this could be accomplished if the Heritage Lakes parcel is ultimately acquired through the Conservation 20/20 program. If the Heritage Lakes parcel is acquired, a revision in the alignment will be coordinated with CLASAC. Any proposal to further change the adopted alignment of the Lockett Road Extension within the Buckingham Community (beyond the one discussed above) will require analysis and public input. The Lee County Department of Transportation must have at least one public meeting within the community, and the Lee County Board of County Commissioners must have at least one public meeting after 5:00 p.m. regarding the proposed road changes. The analysis must consider the community's desire to have this alignment as far south as possible, starting east of Pangola, in order to skirt the Buckingham Community. In addition, specific roadway extensions are prohibited as follows:

1. The extension of State Road 31 south of the Orange River is prohibited.
2. The extension of Ellis Road is prohibited.
3. The extension of Staley Road to State Road 82 is prohibited.
4. The extension and connection of Long Road to Ellis Road is prohibited.
5. No new east/west collector roadways will be planned or built within the Rural Community Preserve.

POLICY 17.2.3: The Lee County Department of Transportation will work with the Buckingham Community to identify issues, propose options, and develop a plan directed at improving safety on roads, limiting the negative effects of traffic, and improving the overall functionality of roads within the Buckingham Community to the extent practicable and consistent with the balance of applicable policies.

OBJECTIVE 17.3: SEWER AND WATER PUBLIC FACILITIES AND UTILITIES. In order to discourage unwanted urban development, central sewer lines will not be extended into the Buckingham Rural Community Preserve, except in the areas identified by Map 7 as Future Sanitary Sewer Service Areas, the existing Resource may be extended along major roads of the Buckingham Rural Preserve upon request of property owners, with extension and connection fees paid by the person(s) requesting the water service. Connection to this expanded water service network will be on a voluntary basis. Under no circumstances will the availability of central water be accepted as justification for a density increase, or reduction of lot size requirements, within the Buckingham Rural Community Preserve. To protect the rural character of the Buckingham Community, public facilities and utilities will be designed to maintain or enhance the overall rural character of the community.

POLICY 17.3.1: In order to discourage unwanted urban development, central sewer lines will not be extended into the Rural Community Preserve, except to the areas identified by Lee Plan Map 7 as Future Sanitary Sewer Service Areas, the existing Resource Recovery Facility, the adjacent Lee County Parks and Recreation Facility, and any future public facility. Sewer lines may be extended to future public facilities after one or more public meetings are held in the community and a public hearing is held before the Board of County Commissioners. The County may also extend transmission/force mains through the Rural Community Preserve, if necessary. Under no circumstances will the availability of central sewer lines be accepted as justification for a density or intensity increase, or reduction of lot size requirements (except as provided in Policy 17.1.5), within the Rural Community Preserve. The County will consider waivers to Lee County Utility's central sewer mandatory connection requirement in the Buckingham Community. A waiver may not be granted unless the landowner has the approval of the Health Department, and the request is in accordance with section 381.00655(2)(b), F.S.

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

or reduction of lot size requirements (except as provided in Policy 17.1.5), within the Rural Community Preserve.

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

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

POLICY 17.3.5: Any development or redevelopment of the property must be developed in a manner that does not adversely impact the rural community. Any use must provide appropriate separation, buffering, traffic mitigation and control, and environmental protection.

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

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

POLICY 17.3.8: Lee County Staff will continue to participate in the selection of proper locations and routes for electrical and natural gas transmission lines, and utilities facilities, such as electrical substations and power plants, by facilitating public input from the affected communities. However, the final determination of location and transmission line routes is determined by the State of Florida.

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

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

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

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

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

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

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

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

POLICY 17.5.2: The Orange River has areas where it is narrow, with fluctuating levels of water flow and surrounding low density residential uses. Any access to the Orange River, except for single family docks, will be reviewed through the Planned Development zoning process to insure consistency with surrounding areas. Docks, except for single family docks, approved prior to March 3, 2010 may remain but may not be expanded unless the expansion complies with this policy.

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

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

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

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

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

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

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

SECTION THREE: AMENDMENT OF LEE PLAN MAPS

Lee Plan Map 16 is hereby amended to reflect the precise boundary of the Buckingham Planning Community as identified on attached Exhibit A.

SECTION FOUR: AMENDMENT TO YEAR 2030 ALLOCATION TABLE

Lee Plan Table 1(b) pertaining to the Year 2030 Allocation is amended as indicated on Exhibit B with underlining identifying additional text and strike thru indicating deleted text.

SECTION FIVE: LEGAL EFFECT OF THE "LEE PLAN"

No public or private development will be permitted except in conformity with the Lee Plan. All land development regulations and land development orders must be consistent with the Lee Plan as amended.

SECTION SIX: GEOGRAPHIC APPLICABILITY

The Lee Plan is applicable throughout the unincorporated area of Lee County, Florida, except in those unincorporated areas included in joint or interlocal agreements with other local governments that specifically provide otherwise.

SECTION SEVEN: SEVERABILITY

The provisions of this ordinance are severable and it is the intention of the Board of County Commissioners of Lee County, Florida, to confer the whole or any part of the powers herein provided. If any of the provisions of this ordinance are held unconstitutional by a court of competent jurisdiction, the decision of that court will not affect or impair the remaining provisions of this ordinance. It is hereby declared to be the legislative intent of the Board that this ordinance would have been adopted had the unconstitutional provisions not been included therein.

SECTION EIGHT: INCLUSION IN CODE, CODIFICATION, SCRIVENERS' ERROR

It is the intention of the Board of County Commissioners that the provisions of this ordinance will become and be made a part of the Lee County Comprehensive Plan. Sections of this ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section," "article," or other appropriate word or phrase in order to accomplish this intention; and regardless of whether inclusion in the code is accomplished, sections of this ordinance may be renumbered or relettered. The correction of typographical errors that do not affect the intent, may be authorized by the County Manager, or his or her designee, without need of public hearing, by filing a corrected or recodified copy with the Clerk of the Circuit Court.

SECTION NINE: EFFECTIVE DATE

The plan amendments adopted herein are not effective until a final order is issued by the DCA or Administrative Commission finding the amendment in compliance with Section 163.3184(9), Florida Statutes, or until the Administrative Commission issues a final order determining the adopted amendment to be in compliance in accordance with 163.3184(10), Florida Statutes, whichever occurs earlier. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before the amendment has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status. A copy of such resolution will be sent to the DCA, Bureau of Local Planning, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100.

Commissioner Mann made a motion to adopt the foregoing ordinance, seconded by Commissioners Judah. The vote was as follows:

Robert P. Janes	Aye*
Brian Bigelow	Aye
Ray Judah	Aye
Tammara Hall	Aye
Frank Mann	Aye

*By telephone.

DONE AND ADOPTED this 3rd day of March, 2010

ATTEST:
CHARLIE GREEN, CLERK

LEE COUNTY
BOARD OF COUNTY COMMISSIONERS

BY: *Charlie Green*
Deputy Clerk

BY: *Tammara Hall*
Tammara Hall, Chairwoman

DATE: 3/3/10

Approved as to form by:

Dawn E. Perry-Lehnert
Dawn E. Perry-Lehnert
County Attorney's Office

- Attachments:
- A. Map 16
 - B. Table 1(b) Year 2030 Allocation Table



S:\LUDPL\Lee Plan\Ord 10-15 - CPA2007-49 - Buckingham Community Plan DPL

LEE COUNTY PLANNING COMMUNITIES

Year 2030
Planning Communities

1. Alva

2. Boca Grande*

3. Bonita Springs

4. Fort Myers Shores

5. Burnt Store

6. Cape Coral

7. Captiva

8. Fort Myers

9. Fort Myers Beach

10. Gateway/Airport

11. Daniel Parkway

12. Iona/McGregor

13. San Carlos

14. Sanibel

15. South Fort Myers

16. Pine Island*

17. Lehigh Acres

18. Southeast Lee County

19. North Fort Myers

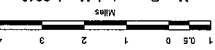
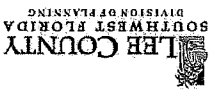
20. Buckingham*

21. Estero*

22. Bayshore*

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

The Planning Communities Map and Average Allocation Table (see Table 1(b) and Policies 1.1, 1.1 and 2.2) depict the proposed distribution, extent, and location of generalized land uses for the year 2030.



Map Generated: March 2010
City Limits current to date of map generation
Adopted by Ordinance No. 98-09
Amended by Ordinance No.
02-02, 03-01, 03-02, 03-04, 03-21, 07-09, 07-13

Lee Plan Map 16

AS AMENDED
By Board of County Commissioners
March 3, 2010

EXHIBIT A

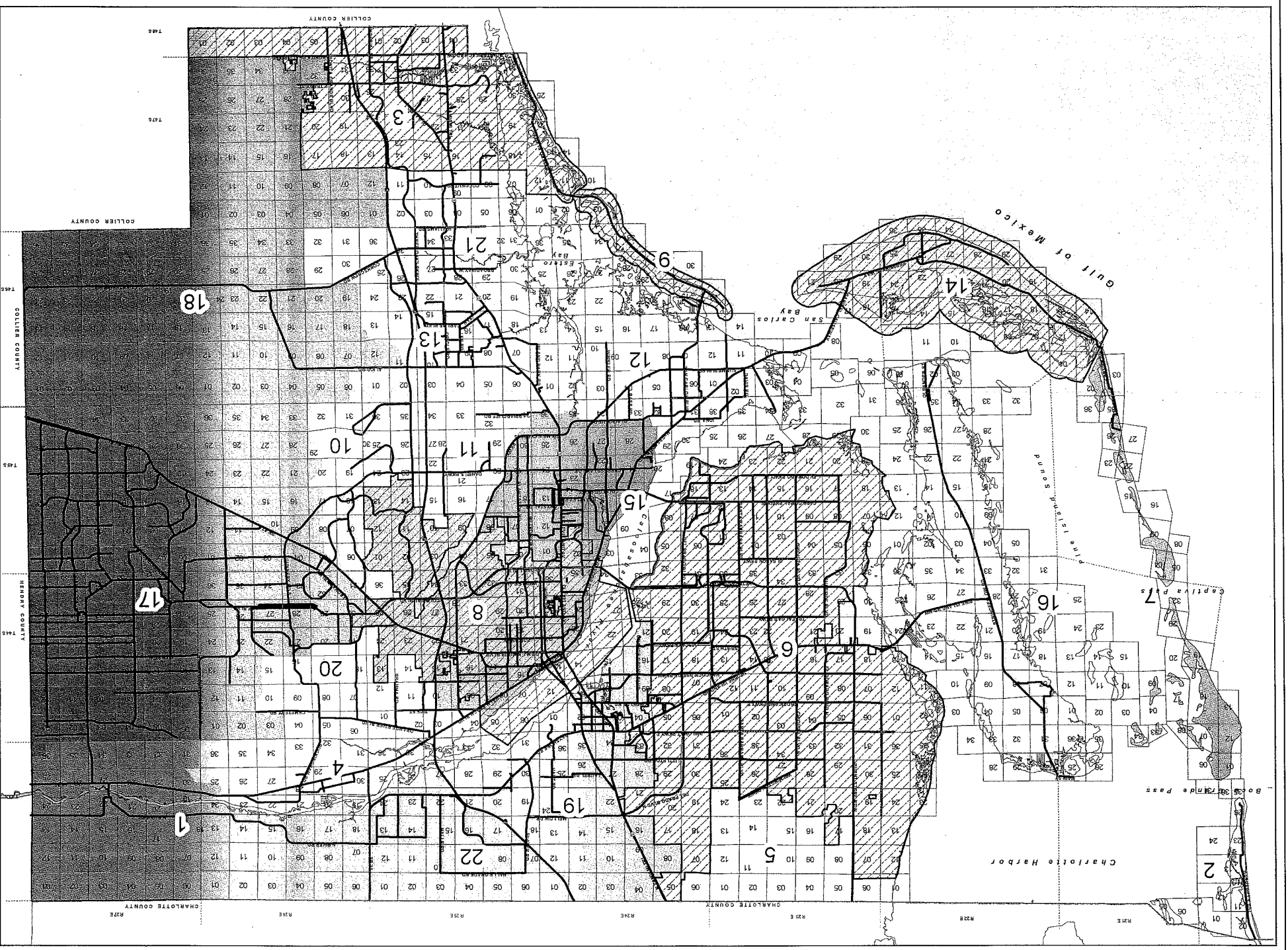


EXHIBIT B

PROPOSED
TABLE 1(b)
Year 2030 Allocations

Proposed Changes per CPA2007-49, CPA2008-06 and CPA2008-07

Future Land Use Classification	Lee County Totals		Alva	Boca Grande	Boca Springs	Fort Myers Shores	Burnt Store	Cape Coral	Capitva	Fort Myers	Fort Myers Beach	Gateway/ Airport	Daniels Parkway	Iona/ McGregor
	Existing	Proposed												
Intensive Development	1,325	1,327	0	0	0	20	0	27	0	250	0	0	0	0
Central Urban	14,787	14,787	0	0	0	225	0	0	0	230	0	0	0	375
Urban Community	48,622	18,425	520	485	0	637	0	0	0	0	0	0	0	850
Suburban	46,623	16,623	0	0	0	1,810	0	0	0	0	0	0	0	2,488
Outlying Suburban	4,105	4,105	30	0	0	40	20	2	500	0	0	0	1,700	377
Sub-Outlying Suburban	1,531	1,548	0	0	0	367	0	0	0	0	0	0	0	0
Industrial Development	79	79	0	0	0	0	0	0	0	39	0	20	0	5
Public Facilities	4	4	1	0	0	0	0	0	1	0	0	0	0	0
University Community	850	850	0	0	0	0	0	0	0	0	0	0	0	0
Destination Resort Mixed Use Water Dependent	8	8	0	0	0	0	0	0	0	0	0	0	0	8
Burnt Store Marina Village	4	4	0	0	0	4	0	0	0	0	0	0	0	0
Industrial Interchange	0	0	0	0	0	0	0	0	0	0	0	0	0	0
General Interchange	42	42	0	0	0	0	0	0	0	0	0	0	2	0
General/Commercial Interchange	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Industrial/Commercial Interchange	0	0	0	0	0	0	0	0	0	0	0	0	0	0
University Village Interchange	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New Community	900	900	0	0	0	0	0	0	0	0	0	900	0	0
Airport	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tradeport	9	9	0	0	0	0	0	0	0	0	0	9	0	0
Rural	8,328	8,313	1,948	0	0	1,400	636	0	0	0	0	0	1,500	0
Rural Community Preserve	3,046	3,100	0	0	0	0	0	0	0	0	0	0	0	0
Coastal Rural	4,300	1,300	0	0	0	0	0	0	0	0	0	0	0	0
Outer Islands	202	202	5	0	0	1	0	150	0	0	0	0	0	1
Open Lands	2,805	2,805	250	0	0	0	590	0	0	0	0	0	120	0
Density Reduction/Groundwater Resource	6,905	6,905	711	0	0	0	0	0	0	0	0	94	0	0
Conservation Lands Uplands	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Conservation Lands Wetlands	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Residential	81,464	81,373	3,464	485	0	4,500	1,250	29	651	604	0	1,023	3,322	4,104
Commercial	42,763	12,763	57	52	0	400	50	17	125	150	0	1,100	440	1,100
Industrial**	6,620	13,801	26	3	0	400	5	26	0	300	0	3,100	10	320
Non Regulatory Allocations														
Public	82,192	81,863	7,100	421	0	2,000	7,000	20	1,961	350	0	7,500	2,416	3,550
Active Agriculture	24,867	17,776	5,100	0	0	550	150	0	0	0	0	0	20	0
Passive Agriculture	45,859	45,859	13,549	0	0	2,500	109	0	0	0	0	1,491	20	0
Conservation (Wetlands)	81,948	2,214	611	0	0	1,142	3,236	133	1,603	748	0	2,809	1,719	9,306
Vacant	21,372	1,953	0	0	0	226	931	34	0	45	0	300	20	975
Total	367,176	33,463	1,572	0	0	11,718	12,731	259	4,340	2,197	0	17,323	7,967	19,355
Population Distribution*	495,000	495,000	5,090	1,531	0	30,861	3,270	225	630	5,744	0	11,582	16,488	34,538

* Population for Unincorporated Area of Lee County
** See Policy 33.1.4

EXHIBIT B

PROPOSED

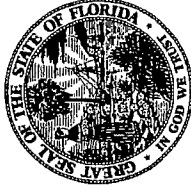
TABLE 1(b)

Year 2030 Allocations

Proposed Changes per CPA2007-49, CPA2008-06 and CPA2008-07

Future Land Use Classification	Residential By Future Land Use Category																																	
	Intensive Development	Central Urban	Urban Community	Suburban	Outlying Suburban	Suburban	Outlying Suburban	Industrial Development	Public Facilities	University Community	Destination Resort Mixed Use Water Dependent	Burnt Store Marina Village	Industrial Interchange	General Interchange	General/Commercial Interchange	Industrial/Commercial Interchange	University Village Interchange	New Community	Airport	Tradeport	Rural	Rural Community Preserve	Coastal Rural	Outer Islands	Open Lands	Density Reduction/Croundwater Resource	Conservation Lands Uplands	Wetlands	Conservation Lands Wetlands					
San Carlos	0	17	1,000	1,975	0	1,975	0	5	0	850	0	0	0	0	0	0	0	0	0	0	90	0	0	0	0	0	0	0	0	0				
Sanibel	0	3,140	860	1,200	0	675	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
South Fort Myers	42	8,200	13,269	0	0	0	0	0	0	0	14	45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Pine Island	0	8,200	13,013	0	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Lehigh Acres	0	8,200	13,269	0	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
South Fort Myers	0	8,200	13,013	0	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Southwest Lee County	0	2,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	500	0	0	0	0	0	0	0	0	0				
North Fort Myers	0	365	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	500	0	0	0	0	0	0	0	0	0				
Buckingham	0	0	54	0	0	0	0	0	0	0	67	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Estero	0	0	140	0	0	0	0	0	0	0	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Bayshore	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Total Residential	3,962	5,870	3,313	24,483	21,269	4,016	10,729	3,203	3,226	3,245	6,212	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Commercial	1,944	2,100	226	1,420	1,420	38	1,687	18	1,700	139	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Industrial **	450	900	64	300	300	66	7,246	554	5	87	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Non Regulatory Allocations	2,660	3,500	2,100	15,000	15,289	12,000	12,000	4,000	2,114	1,486	7,000	1,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Public	2,660	3,500	2,100	15,000	15,289	12,000	12,000	4,000	2,114	1,486	7,000	1,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Active Agriculture	0	0	2,400	0	0	0	16,104	200	444	411	125	900	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Passive Agriculture	0	0	815	0	0	0	18,000	1,556	3,619	200	4,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Conservation (Wetlands)	2,798	188	14,767	1,486	1,541	31,630	31,630	1,317	384	936	5,068	882	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Vacant	244	309	3,781	7,377	8,065	500	500	2,060	4,278	1,000	809	530	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	12,058	12,867	27,466	47,904	47,904	81,249	81,249	22,103	14,029	10,201	14,168	8,410	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Population Distribution*	36,963	0	58,363	13,265	164,702	164,699	1,270	70,659	6,114	9,117	25,395	8,410	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

* Population for Unincorporated Area of Lee County
 ** See Policy 33.1.4



FLORIDA DEPARTMENT OF STATE

CHARLIE CRIST
Governor

STATE LIBRARY AND ARCHIVES OF FLORIDA

KURT S. BROWNING
Secretary of State

March 15, 2010

Honorable Charlie Green
Clerk of Court
Lee County
Post Office Box 2469
Fort Myers, Florida 33902-2469

Attention: Ms. Marcia Wilson, Deputy Clerk

Dear Mr. Green:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated March 11, 2010 and certified copies of Lee County Ordinance Nos. 10-03 through 10-21, which were received in this office on March 12, 2010.

Sincerely,

Liz Cloud
Program Administrator

LC/srd

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