



BUCKINGHAM COMMUNITY PLAN

SEPTEMBER 2007

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COMMUNITY DEVELOPMENT

CPA 2007-00049

Buckingham Community Plan

Buckingham Community Planning Panel

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Submitted
September 2007

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Lee County Board of County Commissioners
 Department of Community Development
 Division of Planning
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APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT

(To be completed at time of intake)

DATE REC'D _____ REC'D BY: _____

APPLICATION FEE _____ TIDEMARK NO: _____

THE FOLLOWING VERIFIED:

Zoning Commissioner District

Designation on FLUM

(To be completed by Planning Staff)

Plan Amendment Cycle: Normal Small Scale DRI Emergency

Request No: _____

APPLICANT PLEASE NOTE:

Answer all questions completely and accurately. Please print or type responses. If additional space is needed, number and attach additional sheets. The total number of sheets in your application is: 59

Submit 6 copies of the complete application and amendment support documentation, including maps, to the Lee County Division of Planning. Additional copies may be required for Local Planning Agency, Board of County Commissioners hearings and the Department of Community Affairs' packages.

I, the undersigned owner or authorized representative, hereby submit this application and the attached amendment support documentation. The information and documents provided are complete and accurate to the best of my knowledge.

4/24/07

 DATE

[Signature]

 SIGNATURE OF OWNER OR AUTHORIZED REPRESENTATIVE

I. APPLICANT/AGENT/OWNER INFORMATION

Bill Burdette, Buckingham Community Planning Panel

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33905

CITY

STATE

ZIP

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TELEPHONE NUMBER

FAX NUMBER

Margaret Banyan, Ph.D., Johnson Engineering

AGENT*

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CITY

STATE

ZIP

239- 461- 2450

TELEPHONE NUMBER

239- 334- 3361

FAX NUMBER

OWNER(S) OF RECORD

ADDRESS

CITY

STATE

ZIP

TELEPHONE NUMBER

FAX NUMBER

Name, address and qualification of additional planners, architects, engineers, environmental consultants, and other professionals providing information contained in this application.

* This will be the person contacted for all business relative to the application.

II. REQUESTED CHANGE (Please see Item 1 for Fee Schedule)

A. TYPE: (Check appropriate type)

Text Amendment Future Land Use Map Series Amendment
(Maps 1 thru 21)
List Number(s) of Map(s) to be amended

B. SUMMARY OF REQUEST (Brief explanation):

Amending Buckingham Community Plan Goal 17 of the Lee Plan.

**III. PROPERTY SIZE AND LOCATION OF AFFECTED PROPERTY
(for amendments affecting development potential of property)**

1. Site Address: Please see Section 6

2. STRAP(s): Please see Section 6

B. Property Information

Total Acreage of Property: Please see Section 6

Total Acreage included in Request: Please see Section 6

Area of each Existing Future Land Use Category: N/A

Total Uplands: N/A

Total Wetlands: N/A

Current Zoning: N/A

Current Future Land Use Designation: N/A

Existing Land Use: N/A

C. State if the subject property is located in one of the following areas and if so how does the proposed change effect the area:

Lehigh Acres Commercial Overlay: N/A

Airport Noise Zone 2 or 3: N/A

Acquisition Area: N/A

Joint Planning Agreement Area (adjoining other jurisdictional lands): N/A

Community Redevelopment Area: N/A

D. Proposed change for the Subject Property:

Please see Section 3

E. Potential development of the subject property:

1. Calculation of maximum allowable development under existing FLUM:

Residential Units/Density N/A

Commercial intensity N/A

Industrial intensity N/A

2. Calculation of maximum allowable development under proposed FLUM:

Residential Units/Density N/A

Commercial intensity N/A

Industrial intensity N/A

IV. AMENDMENT SUPPORT DOCUMENTATION

At a minimum, the application shall include the following support data and analysis. These items are based on comprehensive plan amendment submittal requirements of the State of Florida, Department of Community Affairs, and policies contained in the Lee County Comprehensive Plan. Support documentation provided by the applicant will be used by staff as a basis for evaluating this request. To assist in the preparation of amendment packets, the applicant is encouraged to provide all data and analysis electronically. (Please contact the Division of Planning for currently accepted formats)

A. General Information and Maps

NOTE: For each map submitted, the applicant will be required to provide a reduced map (8.5" x 11") for inclusion in public hearing packets.

The following pertains to all proposed amendments that will affect the development potential of properties (unless otherwise specified).

1. Provide any proposed text changes. **Please see Section 3.**
2. Provide a Future Land Use Map showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources. **N/A**
3. Map and describe existing land *uses* (not designations) of the subject property and surrounding properties. Description should discuss consistency of current uses with the proposed changes. **N/A**
4. Map and describe existing zoning of the subject property and surrounding properties. **N/A**
5. The legal description(s) for the property subject to the requested change. **N/A**
6. A copy of the deed(s) for the property subject to the requested change. **N/A**
7. An aerial map showing the subject property and surrounding properties. **N/A**
8. If applicant is not the owner, a letter from the owner of the property authorizing the applicant to represent the owner. **Please see Section 1.**

B. Public Facilities Impacts

NOTE: The applicant must calculate public facilities impacts based on a maximum development scenario (see Part II.H.).

1. Traffic Circulation Analysis **N/A**
The analysis is intended to determine the effect of the land use change on the Financially Feasible Transportation Plan/Map 3A (20-year horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit the following information:

Long Range – 20-year Horizon: **N/A**
 - a. Working with Planning Division staff, identify the traffic analysis zone (TAZ) or zones that the subject property is in and the socio-economic data forecasts for that zone or zones;
 - b. Determine whether the requested change requires a modification to the socio-economic data forecasts for the host zone or zones. The land uses for the proposed change should be expressed in the same format as the socio-economic forecasts (number of units by type/number of employees by type/etc.);

- c. If no modification of the forecasts is required, then no further analysis for the long range horizon is necessary. If modification is required, make the change and provide to Planning Division staff, for forwarding to DOT staff. DOT staff will rerun the FSUTMS model on the current adopted Financially Feasible Plan network and determine whether network modifications are necessary, based on a review of projected roadway conditions within a 3-mile radius of the site;
- d. If no modifications to the network are required, then no further analysis for the long range horizon is necessary. If modifications are necessary, DOT staff will determine the scope and cost of those modifications and the effect on the financial feasibility of the plan;
- e. An inability to accommodate the necessary modifications within the financially feasible limits of the plan will be a basis for denial of the requested land use change;
- f. If the proposal is based on a specific development plan, then the site plan should indicate how facilities from the current adopted Financially Feasible Plan and/or the Official Trafficways Map will be accommodated.

Short Range – 5-year CIP horizon: N/A

- a. Besides the 20-year analysis, for those plan amendment proposals that include a specific and immediated development plan, identify the existing roadways serving the site and within a 3-mile radius (indicate laneage, functional classification, current LOS, and LOS standard);
- b. Identify the major road improvements within the 3-mile study area funded through the construction phase in adopted CIP's (County or Cities) and the State's adopted Five-Year Work Program;

Projected 2020 LOS under proposed designation (calculate anticipated number of trips and distribution on roadway network, and identify resulting changes to the projected LOS);

- c. For the five-year horizon, identify the projected roadway conditions (volumes and levels of service) on the roads within the 3-mile study area with the programmed improvements in place, with and without the proposed development project. A methodology meeting with DOT staff prior to submittal is required to reach agreement on the projection methodology;
- d. Identify the additional improvements needed on the network beyond those programmed in the five-year horizon due to the development proposal.

- 2. Provide an existing and future conditions analysis for: N/A
 - a. Sanitary Sewer
 - b. Potable Water
 - c. Surface Water/Drainage Basins
 - d. Parks, Recreation, and Open Space.

Analysis should include (but is not limited to) the following: **N/A**

- € Franchise Area, Basin, or District in which the property is located;
- € Current LOS, and LOS standard of facilities serving the site;
- € Projected 2020 LOS under existing designation;
- € Projected 2020 LOS under proposed designation;
- € Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements; and
- € Anticipated revisions to the Community Facilities and Services Element and/or Capital Improvements Element (state if these revisions are included in this amendment).

3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including: **N/A**
 - a. Fire protection with adequate response times;
 - b. Emergency medical service (EMS) provisions;
 - c. Law enforcement;
 - c. Solid Waste;
 - d. Mass Transit; and
 - e. Schools.

In reference to above, the applicant should supply the responding agency with the information from Section's II and III for their evaluation. This application should include the applicant's correspondence to the responding agency.

C. Environmental Impacts **N/A**

Provide an overall analysis of the character of the subject property and surrounding properties, and assess the site's suitability for the proposed use upon the following:

1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).
2. A map and description of the soils found on the property (identify the source of the information).
3. A topographic map with property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
4. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.
5. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

D. Impacts on Historic Resources N/A

List all historic resources (including structure, districts, and/or archeologically sensitive areas) and provide an analysis of the proposed change's impact on these resources. The following should be included with the analysis:

1. A map of any historic districts and/or sites, listed on the Florida Master Site File, which are located on the subject property or adjacent properties.
2. A map showing the subject property location on the archeological sensitivity map for Lee County.

E. Internal Consistency with the Lee Plan N/A

1. Discuss how the proposal affects established Lee County population projections, Table 1(b) (Planning Community Year 2020 Allocations), and the total population capacity of the Lee Plan Future Land Use Map.
2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective. **No additional Goals or objectives are affected.**
3. Describe how the proposal affects adjacent local governments and their comprehensive plans.
4. List State Policy Plan and Regional Policy Plan goals and policies which are relevant to this plan amendment.

F. Additional Requirements for Specific Future Land Use Amendments N/A

1. Requests involving Industrial and/or categories targeted by the Lee Plan as employment centers (to or from)
 - a. State whether the site is accessible to arterial roadways, rail lines, and cargo airport terminals,
 - b. Provide data and analysis required by Policy 2.4.4,
 - c. The affect of the proposed change on county's industrial employment goal specifically policy 7.1.4.
2. Requests moving lands from a Non-Urban Area to a Future Urban Area
 - a. Demonstrate why the proposed change does not constitute Urban Sprawl. Indicators of sprawl may include, but are not limited to: low-intensity, low-density, or single-use development; 'leap-frog' type development; radial, strip, isolated or ribbon pattern type development; a failure to protect or conserve natural resources or agricultural land; limited accessibility; the loss of large amounts of functional open space; and the installation of costly and duplicative infrastructure when opportunities for infill and redevelopment exist.

3. Requests involving lands in critical areas for future water supply must be evaluated based on policy 2.4.2.
 4. Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 2.4.3 of the Lee Plan Future Land Use Element.
- G. Justify the proposed amendment based upon sound planning principles. Be sure to support all conclusions made in this justification with adequate data and analysis.

Item 1: Fee Schedule

Map Amendment Flat Fee	\$2,000.00 each
Map Amendment > 20 Acres	\$2,000.00 and \$20.00 per 10 acres
Small Scale Amendment (10 acres or less)	\$1,500.00 each
Text Amendment Flat Fee	\$2,500.00 each

AFFIDAVIT

I, Bill Burdette, certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application. (PLEASE contact applicant before entering property).


Signature of owner or owner-authorized agent

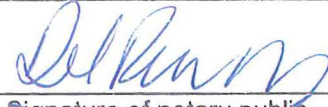
9/24/07
Date

Bill Burdette
Typed or printed name

STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was certified and subscribed before me this 24th day of September 2007, by Bill Burdette who is personally known to me or who has produced _____ as identification.




Signature of notary public
Debra L. Pendlebury
Printed name of notary public

Panel Member and Consultant Contact Information

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Planning Narrative

Planning History and Background

The Buckingham Community Plan is the product of the Buckingham Community Planning Panel (BCPP). The BCPP and the planning effort were formed in the attempt to carefully study the challenges and opportunities associated with the protection and preservation of a rural community while providing for limited growth and development.

This community plan was funded by the Board of County Commissioners through the Lee County Department of Community Development. Lee County allocates community planning funds through Administrative Code 13-3, which outlines the process by which communities are able to request up to \$50,000 for the purpose of planning. The BCPP requested and was approved for funding in July 2007. The Community Planning Agreement requires, as a deliverable, that the community plan include data and analysis to support recommended amendments to the Lee Plan. As a result, the purpose of this plan is twofold: 1) provide a document that guides future community decisions and 2) provide a document that fulfills the requirements of the Community Planning Agreement between the BCCP and Lee County.

The Buckingham Community Plan aims to guide the future growth, character, and quality of life in the Buckingham Planning Community. The means to guide future growth is through the amendment and adoption of goals, objectives, and policies into the Lee Plan. The Buckingham community is currently designated in the Lee Plan through Goal 17, which defines the area in the future land use map and sets out the vision for the Buckingham Rural Community Preserve and other items designed to preserve the community's rural integrity. The amended Goal 17 will provide the foundation for specific regulations to be adopted in the Lee County Land Development Code. These policies will provide direction on land use and infrastructure, thereby ensuring that future development remains consistent with the stated vision of the community. It encourages approved development to strive toward these goals.

Buckingham Physical and Community Characteristics

Physical Characteristics

The Buckingham community is a 16 square mile section of unincorporated Lee County, located east of the City of Fort Myers and west of unincorporated Lehigh Acres. The Buckingham community is 'sandwiched' between two high growth communities, which creates challenges for maintaining the rural character of the community.

External / Surrounding Neighborhood Characteristics

Development in Lehigh Acres affects the Buckingham community by creating the need for additional infrastructure to support increasing populations. These external pressures include:

- The perceived need to provide transportation routes between Lehigh Acres and major work centers in Fort Myers and Cape Coral
- The need for additional solid waste and waste water treatment facilities
- The need to manage water in Lehigh Acres, which has the effect of flooding the Orange River during the rainy season
- Perceived needs for additional residential development

Population Demographics ¹

Based on statistics from the 2000 Census, the population of Buckingham was 3,742 with 16.8% of individuals below the poverty line (compared with 12.4% in the United States). 64% of the community is in the labor force and travels an average of 25.6 minutes to work (very consistent with national percentages of 63.9% in labor force and 25.5 minutes mean travel time). The median household income in Buckingham was \$51,068 (compared with \$41,994 nationally). Buckingham boasts a high owner occupancy rate of 90.3%, compared to 76.5% in Lee County and 66.2% nationally.

Governance

Currently, Buckingham is part of unincorporated Lee County, meaning that it is formally governed by the Board of County Commissioners for Lee County. The initial development of Goal 17 in the Lee Plan was a product of early community efforts. In 1989 the Buckingham Preservation Committee was formed as a subcommittee of the fifty-year-old Buckingham Community Club. The Buckingham Preservation Committee is credited with the writing of the original community plan amendments (Goal 17), adopted in 1991. The Buckingham Conservancy, Inc. was incorporated as a Florida Non Profit Corporation in 1995. The core group of the Conservancy continues to meet from time to time as needed.²

Tensions and Planning

Underlying this plan and the process of development are some fundamental conflicts that create tensions that must be balanced in the planning process. These are:

- The rights of individuals to develop private property versus the rights of the community character as a whole
- The challenges associated with maintaining rural character in the midst of high growth

Planning Elements

The content of this plan was developed over the course of an eight-month period. Data were collected using the methods outlined in Section 4 of this document. The planning elements that appear below are based on the conclusions of the data collection, public participation, and community planning panel decisions.

Community Vision / Community Character

The Buckingham community shares a set of distinct values that center on its identity as a rural community with a unique history. The policies expressed in this plan are consistent with a rural community, and include the desire to maintain an agricultural land use pattern, maintain a diverse housing style, enhance the rural character, and protect its environmental and historical values.

The Lee Plan recognizes the Buckingham community values in their vision statement,

20. Buckingham - This Community is located between Lehigh Acres and the City of Fort Myers and Buckingham Road and the Orange River. It is considered the

¹ United States Government. 2000. *U.S. Census 2000*. United States Government. Data were accessed for Buckingham as a Census Defined Place.

² Blackburn, Don. 2007. *Personal Communication*. September 20, 2007. The Buckingham Community Club primarily managed the Cemetery and held a Christmas Party every year. It was made up of old family members who were born and raised in Buckingham.

Buckingham Rural Community Preserve. The property in this community is predominantly designated Rural Community Preserve with some pockets of Public Facilities, Rural, and Outlying Suburban. The residents will continue to work to maintain the rural nature of this area of the county. The residents have limited the commercial activity within the community to a node focused around the intersections of Buckingham Road and Cemetery Road and Buckingham Road and Orange River Boulevard. It is their preference that the majority of the communities commercial needs be met outside of their community. They also have concerns with any transportation projects which increase the volume of traffic through their community. The population of Buckingham will not change substantially during the life of this plan. (Added by Ordinance No. 99-15)³

Land Use and Development

One of the ways in which the Buckingham community protects its rural character is through the development of policies that encourage lower-density development. This is a challenge in the community due to its placement within two high density areas. As a result, the community confronts pressures to place utilities, residential development, and commercial operations within the community. The community addresses these pressures in several different ways as outlined below.

The Rural Community Preserve is accompanied by other land use categories that are smaller in size relative to the Rural Community Preserve. These include Public Facilities, Urban Community, and Outlying Suburban. Whereas Goal 17 previously was bound by the Rural Community Preserve, this plan extends those boundaries to meet the community planning boundaries as identified in the Lee Plan. A map of this boundary appears in Section 6 of this document.

Density and Lot Size

The community has used several strategies to limit dense development within its boundaries. The first strategy that limits density involves retaining the “Rural Community Preserve,” which is the primary future land use category within the Buckingham community. The Rural Community Preserve category is defined as,

POLICY 1.4.3: The Rural Community Preserves are established following special studies of Lee County's intact rural communities. Within these areas, special design approaches are to be used to maintain the existing rural character, for example: conservation easements, flexible road design standards (including relocation of future arterials not serving the rural community), special fencing and sign standards, and retention of historic rural uses. These areas are not to be programmed to receive urban-type capital improvements. Lands within this category are not intended to be converted to any Future Urban Areas; rather, they are to remain permanently rural in character and use. These areas are restricted to low density residential uses (with minimum lot size requirements), agricultural uses, and minimal non-residential uses that are needed to serve the rural community. Property in this category may not be rezoned to any RV district. Additional goals, objectives, policies, and standards for these areas may be included in this plan based on the special studies (see for example, Goal 17). Maximum

³ Lee County. 2005. *The Lee Plan*. Fort Myers, FL: Lee County Board of County Commissioners.

density is one dwelling unit per acre (1 du/acre). (Amended by Ordinance No. 91-19, 94-30) ⁴

The Buckingham community supports the rural character of the community by mandating that all new lots must have a minimum of 43,560 square feet or 1 acre. Beyond lot size, the community further limits density by constraining residential development to one unit per buildable acre (previously allowed higher densities are excluded). Whereas the Rural Community Preserve land use category in the county is constrained to one dwelling unit per acre, the Buckingham community density is to be based on buildable acres. Buildable areas will include no more than 20% wetlands, and exclude road right of ways, water management areas, or natural water bodies. The community acknowledges that other land use categories in the Buckingham Community may be entitled to higher densities.

Clustered Development

Another mechanism to preserve the rural character of the Buckingham community involves allowing clustered development. The purpose of clustering residential development is to preserve the maximum amount of open space possible within the community. "Clustering is defined as a form of development where the buildings in a project are grouped together into compact arrangements, or clusters, while other portions of the site are preserved as permanent open space."⁵ Clustered developments on larger lots (over 10 acres in size) allow residential housing to be moved closer together and create more open space on the perimeter of the property. The following figures illustrate the differences between non-clustered and clustered developments, where natural areas are preserved.

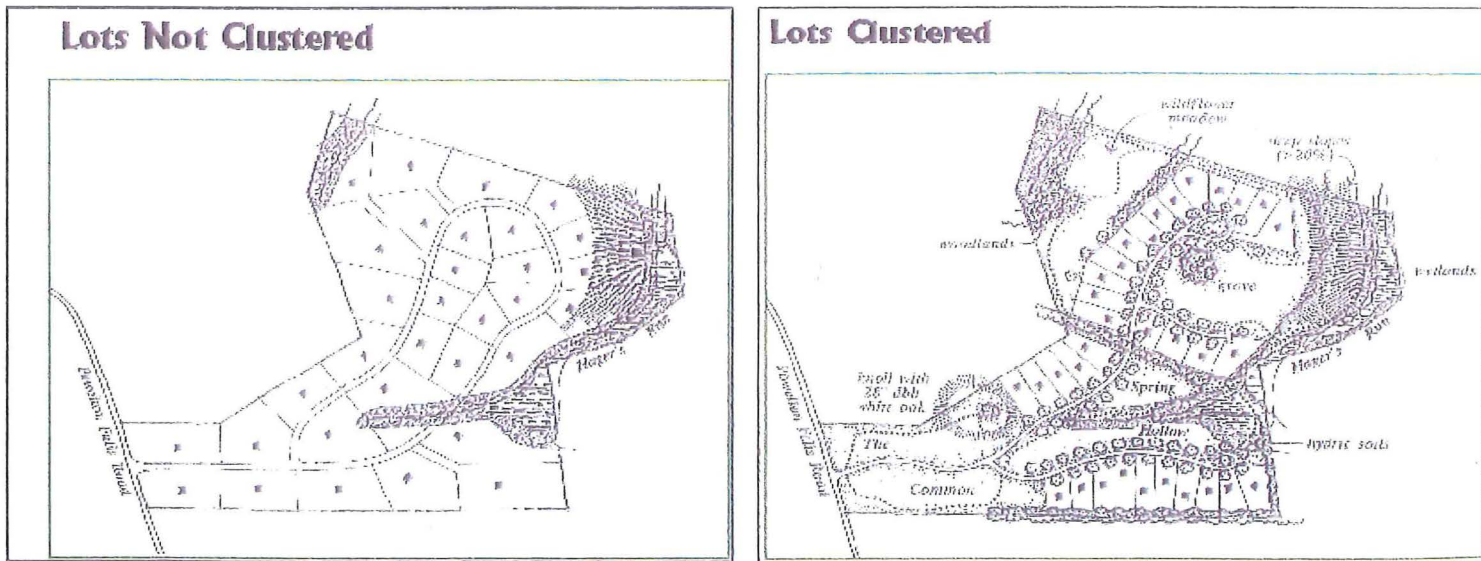


Figure 1 Source: Randall G. Arendt, *Conservation Design for Subdivisions: A Practical Guide to Creating Open Space Networks*, Island Press, 1996.

⁴ Ibid.

⁵ Bass, Beverly. 2006. *A Citizen's Guide to the Forest Conservation Act in Maryland*. Chesapeake Bay, MD: Chesapeake Bay Foundation. Website publication retrieved September 7, 2007 from http://www.cbf.org/citizenguides/final_forest_conserv_site/4fc_clustering.htm.

Transitional Densities and Development

Other efforts to preserve the rural character of the community involve the way in which surrounding developments transition to the Buckingham Rural Community Preserve and to the Buckingham community. These developments should be appropriately designed as to gradually decrease density (or the appearance of density) as they approach the boundaries of the community and the preserve. In addition, those developments that buttress the preserve should be single-family. This will provide a graduated aesthetic appropriate for the community and its surrounding areas.

Other Land Uses: Commercial and RVPD

Additional means to limit density and preserve the rural character in the Buckingham community involve limiting commercial development and prohibiting recreational vehicle developments. Consistent with the Lee Plan vision for the Buckingham community (see above), commercial properties, unless already zoned, are confined to the intersection of Orange River Boulevard and Buckingham Road. While commercial development should be limited, the community supports commercial activity as it relates to agricultural operations. For example, commercial nurseries should be allowed, as it supports the rural and agricultural character of the community. For this reason, the community supports commercial uses allowed in agricultural zoning districts. For a listing of these uses, see the Use Regulations Table in the Lee County Land Development Code Sec. 34-653.

In the spirit of retaining a historically rural community, Recreation Vehicle Planned Developments (RVPD) are also excluded within the Buckingham boundaries.⁶

Roads and Traffic

As a result of its physical location between the City of Fort Myers and the unincorporated area of Lehigh Acres, the Buckingham community experiences the pressure of traffic and roads. Many residents of Lehigh Acres travel west and southwest to work in other areas of Lee County, which requires travel through the Buckingham community. 63.1% of respondents to the May 2007 survey stated that traffic was their greatest safety concern. When asked to rank their concerns about specific roads, respondents ranked Buckingham Road as being their first concern, followed by Orange River Boulevard, Tice Street, Neal Road, Staley Road, and Cemetery Road (in rank order).

Road Development

In response to these community concerns, several restrictions on road development have been in place to limit traffic impacts. These are limitation on road extensions for: State Route 31 south of the Orange River, Ellis Road, Long Road, and Staley Road. There are also limitations on the planning and building of east/west collector roadways and constraining right-of-ways to no more than 80 feet on all roads except for Buckingham and Lockett Roads.

Recognizing that roads and traffic will continue to be an area of concern for the Buckingham community well into the future, the impacts from traffic must be minimized. The means for doing this

⁶ The Lee County Land Development Code Sec. 34-931 (c)(3) defines the principle use of a RVPD district as, "the principal use of a recreational vehicle planned development is recreational vehicle emplacement, although some ancillary commercial uses for the convenience of the development guests may also be permitted."

includes restricting collector roads and analyzing alternative routes. These traffic impacts should be accompanied by efforts to minimize light pollution and install landscaping that is consistent with the rural character of the community. At the same time, new institutional developments must be accompanied by road improvements designed to improve safety and accommodate increases in traffic.

Traffic Safety

External traffic from other areas outside the Buckingham community have a large impact on the safety of the roads within the community. Buckingham roads must be improved to increase safety for travelers. However, in no way should the community desire for increased road safety serve as a justification for increasing traffic volume from other areas outside the community.

Public Facilities and Utilities

The Buckingham community, as one of the less developed areas of the county, is often targeted for the placement of public facilities and utilities. An overuse of the community in this way, however, will ultimately diminish its rural character. At the same time, certain facilities are part of the community's history. Public facilities and utilities within the Buckingham community should be appropriately balanced to preserve the rural character of the community while providing only the appropriate infrastructure to other parts of the county. This section addresses the limitations on utility provision, outlines the appropriate facilities for the community, and recognizes the value of historic public facilities in the community.

Utility Placement and Management

As a means to limit urban development, the Buckingham community limits central sewer and commercial natural gas lines. These limitations exclude central sewer in those areas that have previously been identified in Map 7 (see Section 6) or are within the existing Resource Recovery Facility and the Lee County Parks and Recreation facility. Central water is allowable, but only if paid for and requested by private property owner(s). Natural gas lines that serve residential purposes are also allowed within the community. In addition, utilities that accompany new developments must consider the preservation of the rural character by ensuring that all developments for which a development order are required to install utilities (e.g., electricity, gas, telephone, and cable lines) underground.

In addition to utility placement, the management of utilities has significant impacts on the community. Of particular concern is the need for management of water in the surrounding areas. The East County Water Control District (ECWCD) is responsible for water management in the Lehigh Acres community. During the rainy season the district will release large quantities of water into the Orange River. These large water releases tend to cause flooding and water quality impacts downriver. The ECWCD should consider the impacts of water management outside its district and is encouraged to develop storm water retention and control systems and take steps to improve water quality.

Appropriate Facilities and Utilities

As noted above, the Buckingham community is one of the few locations in the county that offers opportunities to place large scale facilities. The placement of any new public facilities and utilities in the community must consider the rural character of the community. There is a range of appropriate

public facilities and utilities that may be considered in the community. Those that are inappropriate are detention and correctional facilities, water treatment, sewage treatment, reclamation facilities, landfills, industrial facilities, and resource recovery facilities, FEMA trailers, and immediate emergency aftermath facilities.

Of particular concern is Gulf Coast Center (previously known as Sunland Training Center), a large tract of land located at 5820 Buckingham Road. Gulf Coast Center currently operates as a vocational service under the Agency for Persons with Disabilities through the State of Florida. Gulf Coast Center is scheduled to close December 31, 2010. The site upon which the center is located is a large tract of land. As with all public facilities, the Buckingham community supports the conversion of the center to be consistent with the community character. In no way should those facilities and utilities noted above as inappropriate be located at the Gulf Coast Center site.

Public Service Facilities

Of particular importance to the community are those public facilities that provide a historically important service. These facilities include the Buckingham Army Airfield, the Buckingham airparks, the Mosquito Control District headquarters, and the Lee County Gun Range (operated by the Lee County Sheriff's Office). The Buckingham Army Airfield and the Buckingham airfields have historic importance to the community. The airfield was instituted in the community by the U.S. Army 1942 as a gunnery school. The airfield was previously intended to be the Buckingham Air Base, and was to house 3000 men.⁷ The Lee County Mosquito Control currently operates the airfield. The Lee County Gun Range sits on property owned by Lee County, bordering the Mosquito Control facilities and the Lee County Sheriff's Office Aviation unit uses the airfield. Also of significance are the airparks in the community, with many residents owning and operating planes. Residents expressed that these facilities are highly valued and should be protected. New developments should not put at risk any historically or otherwise valued public service facility that is recognized in this planning document.

Landscaping, Buffering, Community Aesthetics, and Quality of Life

Maintaining a rural character for the community depends in part on its appearance. The community is not interested in defining the appearance of 'rural', but could more practically identify what is not rural in character. Given that there are a variety of uses within the Buckingham community, mitigating these 'non rural' uses through buffering, landscaping, and other regulations is important.

For example, several facilities in Buckingham, such as electrical substations and resource recovery facilities are not consistent with 'rural character'. These facilities must be buffered to enhance the aesthetic in the community using native planting materials. Similarly, the waste-to-energy incinerator that operates in the Buckingham community was installed in the community with the understanding that there would be no trash or otherwise unsightly affects outside the facility boundaries. Regular trash pickup on those roads affected by the incinerator as well as vegetative buffers to minimize the industrial appearance of this facility must be maintained.

To maintain the rural aesthetic, residential developments must not install walls as boundaries, but may build berms that provide the appropriate buffering as might be required by Lee County. Light pollution

⁷ Southwest Florida Online. 2007. *Florida Aviation and Southwest Florida - 1910 to 1996*. Website retrieved 9/5/07 from: <http://members.aol.com/browne/aviation.html>.

also causes a negative impact on the rural character of the community and must be minimized in residential developments, commercial developments, and roads.

Finally, the quality of life in the Buckingham community is tied to the Orange River. To the extent possible, the Orange River should be maintained in its natural state. Residential uses should minimize their impacts and build no new residential buildings or screen enclosures closer than 50 feet from the top of the bank of the river.

Environment, Open Space and Parks

The maintenance of the natural environment, open spaces, and parks is an essential feature of the Buckingham community. The community is one of the few areas in Lee County that provides the extent of open space and diversity of opportunities for enjoyment. However, the community maintains a strong desire to ensure that recreational and environmental uses are directed towards its historic roots in agriculture.

Recreational uses therefore, should focus on naturalized parks, hiking, and horse riding trails that ultimately will form an interconnected system. Property acquisition in the future therefore, should be directed towards developing this interconnected system.

Additionally, in the spirit of a rural community, the recreational uses in the area should be carefully managed to ensure that commercial recreational uses are not allowed on the Orange River.

The June 2007 Community Survey showed that residents are concerned about eradication of invasive exotic plant species. 88.7 percent of survey respondents strongly agreed or agreed that invasive exotic plants should be eradicated. Through the planning process, the panel and community members agreed that it is up to the Lee County code and individual residents to pursue eradication.

Agriculture

Agriculture and small family farms are important to this history and culture of Buckingham. This plan identifies two primary elements important of preserving the rural character of the community.

Agricultural Uses

The Buckingham community, in encouraging agricultural uses, wishes to allow small scale commercial and non-commercial agricultural operations. Several agricultural uses are noteworthy:

- 1) Absent clear guidelines that define small-scale commercial agricultural uses, those uses that are approved in agricultural zoning districts should be allowed. For example, allowable uses would include both nursery growing operations as well as retail nurseries operated in the community.
- 2) Small family farms are important activities in Buckingham and serve to expand the lifestyle options available in Lee County. However, some small family farms may not desire a commercial agricultural operation or match criteria for commercial agricultural operations. Thus, the community agrees that owner-occupied farms of no more than ten acres should be regarded as viable agricultural activity.
- 3) The community is interested in encouraging equestrian related activities in Buckingham. Currently, stables are allowed only to give lessons and clinics to boarders. This plan seeks to

support equestrian related activities by allowing stables to provide lessons and clinics to non-boarders as well.

Tax exemptions

While the Buckingham community is interested in encouraging small family farms, taxing policies affect individual property owners ability to sustain operations. The Lee County Property Appraiser plays an important role in maintaining the rural character of the community. The Buckingham community encourages the Lee County Property Appraiser to develop policies that continue to encourage small family farms through favorable interpretations of the agricultural tax exemptions. Specifically, the Property Appraiser is encouraged to give full consideration to Goal 17 in assessing land value and granting agricultural exemptions. There should also be recognition and full consideration given to property that is in an agricultural or conservation easement. The Property Appraiser is encouraged to establish a tax classification that specifically meets the criteria of small family farms and equestrian facilities in Buckingham. Furthermore, should a family farm lose or relinquish its agricultural exemption, the affected property would be assessed and taxed under the Save Our Homes cap rate, with the same base year as the homestead application. Finally, crops grown for research and education purposes should be considered legitimate agricultural activity.

Conclusions

As demonstrated in Section 4 of this document, there is widespread support for the Lee Plan Amendments the accompany this plan. The process was transparent, enjoyed considerable public participation, and incorporated many items generated from community members. This plan represents the central goal of the community to maintain its rural nature while being a good steward of land and community resources.

Lee Plan Amendments

GOAL 17: BUCKINGHAM. To manage the future growth in the Buckingham area; to preserve the existing agricultural land use pattern; to diversify the choice of housing for Lee County by maintaining and enhancing the historic rural character; and to protect the unique historical and environmental values of the Buckingham Community. The boundaries of the Buckingham community shall be extended to the Buckingham Planning Community boundaries. For the purposes of this plan, the precise boundaries of Buckingham are indicated on ~~the Future Land Use Map~~ Map 16 of the Lee Plan. (Added by Ordinance No. 91-19, Amended by Ordinance No. 93-25, 94-30)

OBJECTIVE 17.1: LAND USE. The primary land use designation for the Buckingham area is "Rural Community Preserve." Other smaller land use designations exist in the boundaries, such as public facilities, urban community, and outlying suburban. Existing public facilities have also been designated as appropriate. After the adoption of this amendment, no land in Buckingham will be changed to a land use category more intense than Rural Community Preserve (including Public Facilities) unless property is within a pre-existing higher density or a finding of overriding public necessity is determined by three members of the Board of County Commissioners. (Amended by Ordinance No. 00-22)

POLICY 17.1.1: No property within ~~the Buckingham~~ Buckingham community will be rezoned to RVPD. (Amended by Ordinance No. 00-22)

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. No new commercial ~~activities~~ development (as defined by F.S. 380.04) 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. In no way should this policy be construed to prohibit the designation of or commercial uses allowed in agricultural zoning districts. (Amended by Ordinance No. 94-30, 98-09, 00-22)

POLICY 17.1.3: Any lot created in the Rural Community Preserve land use category after the adoption of this amendment must have a minimum area of 43,560 square feet. Existing lots are excluded. 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. (Amended by Ordinance No. 00-22).

Policy 17.1.4: Density within the Buckingham community will be no more than one unit per buildable acre. Densities allowable prior to the adoption of this amendment are excluded. A buildable acre will not include more than 20% wetlands and will exclude road right of ways, water management areas, or natural water bodies. Bonus density is prohibited within the Buckingham community.

Policy 17.1.5: Clustering of residential development is allowed in the Buckingham community only with residential planned development (RPD) zoning. In no case will clustered developments exceed the overall density of 1 unit per buildable acre. Density in clustered developments will be based on buildable acreage and be moved away from the property boundaries. No additional commercial space will be granted, regardless of clustered development. Clustering of residential development is achieved by limiting the areas of property available for residential homesites in the following fashion.

- 1) Homesites must be no less than 100 feet away from the RPD boundary.
- 2) The RPD must have a minimum of 10 acres in order to cluster homesites.

Policy 17.1.6: Residential development along the Buckingham community boundary should make appropriate transitions to the community by allowing only single-family homes with a graduated density as development moves away from the planning community boundaries.

Policy 17.1.7: To preserve the shoreline, all new residential buildings, including attached screen enclosures will be no closer than 50 feet from the top of bank of the Orange River.

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

1. The existing publicly maintained Lockett Road segments currently functioning as local roads will be retained. Any proposal to change the functionality of Lockett Road, such as to provide Lehigh Acres with access to I-75 at the Lockett Road interstate interchange, will require an analysis (Alignment Study, including public input) of the impacts to the ~~Buckingham Rural Community Preserve~~ Buckingham community. 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~~ Buckingham community;
6. All ~~future~~ rights-of-way in Buckingham will be no greater than ~~100-80~~ feet (except for Buckingham Road and Lockett Road extensions);
7. The extension and connection of Long Road to Ellis ~~road~~ Road is prohibited. (Amended by Ordinance No. 94-30, 99-15, 00-22)

Policy 17.2.1: Lee County will make every effort to design and construct roads that support traffic routes around, and not through, Buckingham. Lee County will also make every effort to reduce traffic and its affects through the Buckingham community. This includes, but is not limited to, restricting the number of collector roads, analyzing alternative routes, limiting light

pollution, and installing landscaping compatible with the rural character of the Buckingham community.

Policy 17.2.2: Any future institutional or school sites affecting the Buckingham community will be accompanied by road improvements, including sidewalks, to accommodate increased traffic and improve safety.

OBJECTIVE 17.3: PUBLIC FACILITIES AND UTILITIES. To protect the rural character of the Buckingham community, public facilities and utilities that detract or diminish the overall community character are prohibited.

Policy 17.3.1: ~~SEWER AND WATER.~~ In order to discourage unwanted urban development, central sewer lines will not be extended into the ~~Buckingham Rural Community Preserve~~Buckingham community, except in the areas identified by Map 7 as Future Sanitary Sewer Service Areas, the existing Resource Recovery Facility, and the adjacent Lee County Parks and Recreation Facility.

Policy 17.3.2: Central water lines 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~~Buckingham community. (Amended by Ordinance No. 00-22, 03-19)

Policy 17.3.3: Residential natural gas lines are allowed within the Buckingham community. All other fuel transmission lines, including commercial natural gas lines are prohibited.

Policy 17.3.4: All new large developments for which a local development order is required, shall install utilities underground. Utilities include, but not limited to, electricity, telephone, and cable lines.

Policy 17.3.5: The Buckingham community recognizes the historic value of the Buckingham Army Airfield, the residential airparks, and the public service contributions of the Mosquito Control District and other public safety uses of the airfield. The Buckingham Community supports the Mosquito Control District in limiting its activities to those consistent with its purpose and the provision of other public services.

Policy 17.3.6: The Buckingham community encourages Lee County to acquire Gulf Coast Center for uses consistent with and appropriate to those values of historic rural character and environmental protection expressed in Goal 17 of the Lee Plan. No temporary or emergency operation disaster aftermath facilities will be allowed, including FEMA trailers.

Policy 17.3.7: Detention and correctional facilities are prohibited within the Buckingham community boundaries.

Policy 17.3.8: Additional water treatment, sewage treatment, reclamation facilities, landfills, industrial facilities, and resource recovery facilities are prohibited in the Buckingham community.

Policy 17.3.9: East County Water Control District is encouraged to continue to develop and maintain its infrastructure to minimize flooding and manage flows down the Orange River. In addition, ECWCD is encouraged to develop a system to warn residents in advance of large releases of water. ECWCD is also encouraged to develop means to improve water quality.

OBJECTIVE 17.4 LANDSCAPING, BUFFERING, ~~AND~~ COMMUNITY AESTHETICS, AND QUALITY OF LIFE. As a means for protecting and enhancing the Buckingham community's historic rural character and environmental values, developments, utilities, public services, road, and land use changes or improvements shall provide appropriate landscaping, buffering, and community aesthetics to ensure that a rural lifestyle is preserved.

Policy 17.4.1: Public facilities are required to establish and maintain an appropriate vegetative buffer using native materials. Buffering materials must be designed to enhance and protect the aesthetic values inherent to the Buckingham community. This includes electrical facilities, substations, distribution and transmission lines; resource recovery facilities; and telephone facilities should install and maintain buffers that obscure unsightly facilities.

Policy 17.4.2: Lee County will mitigate the negative aesthetic effects of the waste-to-energy incinerator in the Buckingham community by regularly providing trash pick up on affected roads and establishing and maintaining an appropriate vegetative buffer.

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 should be designed to be undulating.

Policy 17.4.4: Residential and commercial lighting should be designed to reduce light pollution and light trespass in the Buckingham community.

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 develop a plan for an interconnected system of parks, hiking, and horse riding trails within the Buckingham community.

Policy 17.5.2: Any access to the Orange River within the Buckingham community that is to be developed by Lee County will be limited to non-commercial residential use.

Policy 17.5.3: The removal of exotic plants, as defined by the state or county, is encouraged within the Buckingham community.

OBJECTIVE 17.6. AGRICULTURE. In order to preserve and promote the existing agricultural land use pattern in the Buckingham Community, all policies in the Buckingham Plan shall consider and be applied in a manner that will protect agricultural activity and small family farms.

Policy 17.6.1: Lee County will work closely with the Property Appraiser to insure that the Goal, Objectives and Polices of the Buckingham Plan are given full consideration in assessing the value of land in Buckingham and in the granting of agricultural exemptions.

Policy 17.6.2: The Buckingham Community Plan recognizes the land use of small family farm of no more than ten acres, where the owner resides on the property, and stipulates that it can be a viable commercial activity.

Policy 17.6.3: If a small family farm loses its agricultural exemption, the Property Appraiser will utilize appropriate formulas for applying the homestead exemption to the former agricultural land.

Policy 17.6.4: The Property Appraiser will give full consideration to any agricultural or conservation easements when assessing property in Buckingham.

Policy 17.6.5: Crops grown for alternative energy sources on an experimental basis, such as *Jatropha curcas*, shall be considered as a commercial agricultural activity by the Property Appraiser.

Policy 17.6.6: Boarding stables will be allowed to give lessons and clinics to non-boarders by right if the owner or operator resides on site, if no clinics are held after 7PM, and the operation does not create a use, road access or drainage nuisance to it neighbors.

Data Collection Methods and Public Participation

Several methods were used to collect data in preparation of this plan and amendments. These included data and document(s) research, interviews, surveys, and meeting

Community and Subcommittee Meetings

The Buckingham Community Planning Panel collected information from community members over a series of community meetings in which participants identified the main issues facing the Buckingham community. Community meetings were publicly advertised through a series of email lists and public notices in the Lehigh News Star (copies of the advertisements appear later in this Section 4).

The issues identified in earlier meetings were researched and developed through a series of subcommittee meetings. Subcommittees focused on the following:

Infrastructure, Land Use, and Development Meetings

- Tuesday April 17th at 5pm at the Riverdale Library Branch
- Tuesday April 24th at 5pm at the Buckingham Community Center

Agriculture, Open Space, Environmental, Quality of Life Meetings

- Thursday April 19th at 5pm Location Tice Fire Station 1
- Wednesday April 25th at 5pm Location Tice Fire Station 1

Traffic and Roads Meetings

- Monday April 16th at 6pm at Kelly Tractor
- Monday April 23rd at 6pm at Kelly Tractor

Subcommittees were charged with developing preliminary policies that were needed above and beyond the previously existing Goal 17. These items were again presented at the May 2007 Community Planning meeting where citizens gave comments and feedback on the policies.

Each of the meetings had substantial attendance, as documented later in this Section 4.

Interviews

Interviews and representation by experts and stakeholders were also conducted to further understand existing policies and issues in the community.

- Lehigh Acres President Bo Turbeville (review proposed boundaries, transition areas, and common interests)
- Lee County Mosquito Control (Carmen McKinney)
- Tice Fire Department (represented by Gordon Brandt)
- Lee County Sheriff's Office Training Division (Capt. Stephan Pierce)
- Lee County Port Authority (Bill Horner)
- State of Florida Department of Transportation (Jeffrey R. Leopold, Aaron Smith)
- Lee County Department of Transportation (Sarah Clarke)
- Florida Power and Light (Karl Kauffman)

- University of Florida IFAS (Institute of Food and Agricultural Sciences)
- 20/20 Conservation Program (represented by Bill Burdette)
- Regional Planning Council (David Burr)
- Lehigh Villages developer (Max Lummis)
- Waterman Development Group (Sean Martin)
- Heidt and Associates, Inc. (Walter Fluegel)
- Community members and residents

Surveys

Two surveys were conducted within the community. Each survey was designed to collect unique information from the community. The first was to identify problems and issues, the second was to identify support (or lack of support) for proposed amendments.

- June 2007 Buckingham Community Survey. Letters were mailed to all property owners in the Buckingham planning area inviting them to participate in an on-line survey. Participants visited the www.PlanBuckingham.org website to access the survey. Those who did not have access were mailed a copy of the survey. Consultant entered paper surveys, analyzed all results, and presented survey findings. The June 2007 survey had 365 respondents. The results from the June 2007 survey appears in later in this Section 4.
- August / September 2007 Lee Plan Amendment Survey. Letters were mailed to all property owners in the Buckingham planning area inviting them to participate in a second on-line survey. This survey posted the Lee Plan Amendments as drafted by the Buckingham Community Planning Panel and asked participants to give feedback on specific areas of the plan that they favored. In order to take part, participants visited the www.PlanBuckingham.org website to access the survey link. Those who did not have access were mailed a copy of the survey. Consultant entered paper surveys, analyzed all results, and presented survey findings. 78 respondents provided feedback. The results from the August / September 2007 survey appears later in this Section 4.

Public Notice(s)

SATURDAY, JULY 7, 2007

Local History

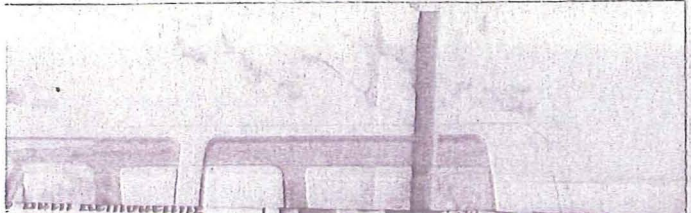
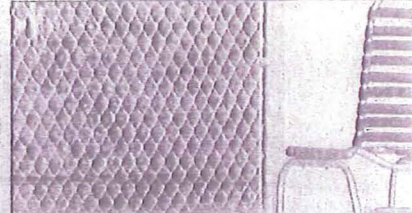
<p>AMATEUR RADIO CLUB</p>  <p>...ns • New Construction ...ly Homes & Duplexes ...r Small Projects ...sed & Insured</p> <p>For Free Estimates 3580 • Cell: (239) 424-0141</p>	<p>IN THE SWIM</p>  <p>Buckingham Community Planning Panel Meetings</p> <p>July 12, 2007 at 6 PM Rivendale Library, 14561 State Road 80 239-461-3130</p> <p>July 26, 2007 & Sept. 13, 2007 at 7 PM Buckingham Community Center 4940 Buckingham Road</p>
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Figure 2: July 7 2007 Meeting Notice

Buckingham Community Planning Panel Meetings

July 26, 2007 at 7 PM
Buckingham Community Center
4940 Buckingham Road

September 13, 2007 at 7 PM
Buckingham Community Center
4940 Buckingham Road

NEWS STAR, A SECTION, WEDNESDAY, JULY 18, 2007

OBITUARIES

Emma Jean Lee

Our Lord and Savior, Jesus Christ, reached down from Heaven to take Emma Jean Lee, 78, of Lehigh Acres, Fla., home to be with him on July 13, 2007, at her daughter's residence.

In lieu of flowers consider a donation to the memory of Jean Lee Baptist Church of Lehigh Acres, FL 33901. Please visit your local chapter of the American Cancer Society.

Figure 3: July 18, 2007 Meeting Notice

Buckingham Community Planning Panel Meeting

Aug. 23rd & Sept. 17th, 2007 at 7 PM
 Buckingham Community Center
 4940 Buckingham Road

Obituaries

Orva C. Valenze
 Orva M. Valenze, 84, beloved wife of William A. Valenze, joined our Lord on July 13, 2007.
 She was born Aug. 23, 1922, to Goldwin G. Clark and

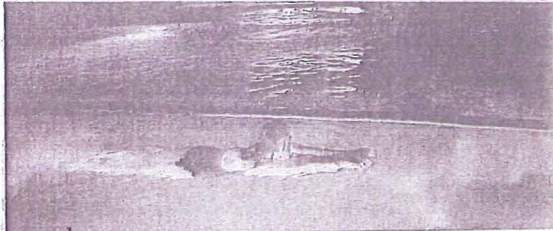
Point/Champlain, N.Y. area. Orva was employed at Miner Institute as the executive assistant to the president for 26 years before retiring on Jan. 7, 1983. Following her retirement,

Lehigh Acres. Prior to her husband Willie's death, both were active members of the North Country Golf Club in Rouses Point, N.Y., and the Elk's Club in Plattsburgh, N.Y., and

Lehigh Acres. Donations may be made to the American Cancer Society P.O. Box 22718 Oklahoma City, Okla 73123-1718. Funeral arrangements by Anderson's Funeral Home in

Figure 4: August 18 2007 Meeting Notice

C2 | NEWS STAR, A SECTION, WEDNESDAY, SEPTEMBER 5, 2007



Gateway Charter swim team member, Ally Benton, 15, practices with teammates.

Dedicated swimmers up before dawn each school day

By Annabelle Tometich

through Friday. The girls team is composed of two members, and the boys' squad has three.
 "I love swimming, and I've been swimming for a long time just regular at home, so I thought it would be cool to come try it out," a towel-wrapped Benton said after practice.
 "The first day, it was hard. It's so early and I was so tired in the morning, but at

down the street from the campus, which was only available from 5 to 7 a.m.
 Wagner never worried that the early practice time might keep potential swimmers away — he actually thinks of it as an advantage.
 "Any kids that would come out, but that don't have an interest in being here at 5 a.m. probably have no interest in being here in the long run anyway," Wagner said.

meas we want!"
 get showered, get dressed and then leave for school. The bell rings at 7:40.
 Wagner said spirits are pretty glum when his squad first arrives on deck, but once they hit the water, they're ready to go.
 "How you guys feeling?" Wagner yelled to his team.
 "Super," junior Jonathan Ponce said from the far lane.
 "Really, come on!" ques-

WEEK TWO FOOTBALL GAMES

Lehigh (0-1) vs. Cape Coral (1-0)

Quick facts: The Lightning suffered a tough loss at the hands of Fort Myers last week.

The 42-19 loss was the 11th consecutive time the Lightning have fallen to the Green Wave.

Cape Coral should prove to be another difficult test for the Lightning, but if Lehigh's offense can continue to improve, the team could pull off the upset and get its first win of the season.
News Star pick: Lehigh 14, Cape Coral 28

Riverdale (1-0) at Ida Baker (1-0)

Quick facts: Ida Baker is coming off its first varsity win yard run.

But turnovers — three interceptions by senior quarterback Jose Vidal — allowed Fort Myers to maintain all of the game's momentum.

"We gave up the big plays," Lehigh coach Matt Perkowski said. "We weren't physical, and we made too many mistakes. That's it."

Fort Myers senior running back Kai Oliveira rushed for 88 yards on 19 carries and caught

0 are slim as the Raiders are coming to town.

Riverdale had an impressive 21-13 outing against Cypress Lake last week and will likely improve to 2-0 this week.

Look for the Raiders to have this game in hand by half time.
News Star pick: Riverdale 45, Ida Baker 10

East Lee County (0-1) vs. Mariner (1-0)

Quick facts: The Jaguars opened up the season with a poor showing against Ida Baker.

The Jaguars lost their first varsity game 42-0.

Unfortunately for East Lee County, things are bound to get a bit tougher from here on

the Jaguars' best chance of getting a win this season.

News Star pick: East Lee Mariner 35

Gateway (1-0) vs. Moore Haven (0-0)

Quick facts: Gateway has already beaten Moore Haven this year in a scrimmage game in which the Griffins won by score of 40-6.

This game probably won't be as big a blowout, but Gateway still will come out it with a win.

The Griffins are coming off a huge 51-6 win on the road against Academy at the Lake.

If the Griffins can continue to put big numbers on offense, they could end up having a very successful season.

Buckingham Community Planning Panel Meeting

September 13, 2007 at 7 PM
 Buckingham Community Center
 4940 Buckingham Road

Figure 5: September 5 2007 Meeting Notice

Notifications to Residents

Buckingham Community Planning Panel, Inc.
A FLORIDA NOT FOR PROFIT CORPORATION

Buckingham
Community
Planning Panel

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Michael Rippe
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Gloria Vernay
Director
ghvcountrylady@aol.com

May 11, 2007

Dear Neighbor:

In order to plan for the future, the members of Buckingham have organized a planning panel. With your input, the panel will identify common issues and identify strategies to resolve community concerns.

The Planning Process

The Buckingham Community Planning Panel has requested funding from the Lee County Board of County Commissioners to update the existing community plan to be incorporated into the Lee County Comprehensive Plan. This plan will identify goals, objectives, and policies that will guide the future decisions.

We are working with Johnson Engineering who will collect information and draft the community plan documents. The community plan must be submitted to Lee County government by September 2007.

What We Need

Fill out the Survey. Because this plan will affect all homeowners, residents, investors, businesses, and other stakeholders, the Planning Panel needs your input. Please visit the link to the Buckingham Community Planning Panel survey located at www.planbuckingham.org. In order to meet the deadline, it is important for you to fill out the survey no later than **midnight, May 23, 2007**.

If you do not have access to the internet, or would prefer to fill the survey out by hand, please contact Margaret Banyan at 239-461-2450 or mbanyan@johnsoneng.com for a paper copy.

Attend Meetings. In addition, the Planning Panel would like your input at meetings. The Planning Panel meets at 7pm every fourth Thursday at the Buckingham Community Center located at 4940 Buckingham Road. If you have questions about the survey, the planning process, or involvement opportunities, please contact any one of our members.

Sincerely,

The Buckingham Community Planning Panel

Dear Neighbor:

The Buckingham Community Planning Panel has been working on developing a community plan and amendments to the Lee Plan. The purpose of the plan will be to identify goals, objectives, and policies that will guide the community future.

After numerous subcommittee and full panel meetings, the Planning Panel has developed draft amendments to the Lee Plan. At this point, we need your input, recommendations, or comments on that draft.

Please go to the Buckingham Community Planning Panel website at: www.planbuckingham.org to view the draft document and give us feedback through a link to the Survey Monkey website.

In order for the Planning Panel to make fully informed decisions, the deadline for comments is no later than August 31, 2007 at midnight.

Consistent with the earlier survey process, if you do not have access to the internet, or would prefer to fill the survey out by hand, please contact Tammy Peacock 239-461-3339 or tpeacock@johnsoneng.com for a paper copy that can be faxed or mailed back.

The Planning Panel will meet to discuss community feedback and revisions on August 23 at 7pm at the Buckingham Community Center at 4930 Buckingham Road. Please join us if you are available.

Sincerely,

Buckingham Community Planning Panel

Meeting Attendance

Feb 22 Meeting

Name	Email	Phone
Jerry Sanders	TJSanders3@earthlink.net	694-8220
Gordon Braudt		694-6680
Karl Kauffman	KARL.GUMP@AOL.COM	693-2696
Bonnie Kauffman	BESCHUTZEN@AOL.COM	693-2696
Chris Bundschu	chrisbundschu@bundscho.com	694-8991
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Mike Rippe	rippemj@earthlink.net	694-0451
Kimberly Simpson	RKSIMPSON@COMCAST.NET	337-1764
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Paula Smith Cox	MUSTANG2PC@Excite.com	694-8489
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Rose Caskey		693-1165
Carol Scherrer		694-6006
Glenn Scherrer		694-6006
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Richard Teddlund	1101 Long Rd	694-3111
Brandy Evans	brandyevans@earthlink.net	898-0299
Don Blackburn	donblackburn@Vias.com	850-0214
Eliza Boyd	geboyd64@earthlink.net	693-3321
Spencer Clark	gkeplinski@yahoo.com	694-6261
Dave Burr	dyb51@earthlink.net	694-1077
Tom & Sue Losky	sklosky@comcast.net	694-1631

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CARL & AMBER FRICKE	CAFAB44@MSH.COM	694-5278
MIKE ROEDER	MROEDER@KROTT-LAW.COM	334-2722
Eridie and Sawyer SMITH	deridie@aol.com	464-7155
Cindy Cooper	C.COOPER05@comcast.net	694-4322
Richard + Peggy SCHMIDT	SCHMIDT_RICHARD@EARTHLINE.NET	239-699-2295
Jim McKeever	MCKEEVER@LCMCD.ORG	239-699-2074

NAME	EMAIL	TELEPHONE #
KEN + MARILEE PUTMAN	Shortsbros@aol.com	690-1858
LAURA J. HAGEN		694-5394

SIGN IN

3/22/07

2007
3/22/07

Name	Email
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Tim Barrett	
Kristine Barrett	
Steven Hebert	LeeCountyHomes@AOL.com
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James Hagen	JHAGEN@HAGEN-PALEN.COM
Janet Hagen	
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Michael Borko	MEBorko@GATE.net
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MIKE ROETSER	Mfreder@Knott-law.com

20076761 Buckingham

4/17/07

Sign-in Infrastructure / Land Use Subcommittee

Sanger C. Smith

Pill, Sordette

Jim McKeever

mckeever@LCMCD.ORG

Chris Bundschuh

Bruce Strayhorn

Don Blackburn

ORIGINAL

Buckingham Planning Panel MAY 24, 2007

<u>NAME</u>	<u>PHONE</u>	<u>EMAIL</u>
KARL & Davin Kitzberger	694-6795	KARLK445
JAY JAMES	872-0079	
MARIL McLean	694-4199	
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Jessica Canaway	693-9210	
DONALD WATERS	334-1811	
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Bob & Judy Rouse	693-5539	CA MUSTANG351@AOL.COM
William Townsend	693-7248	RROUSE@UFL.EDU
		15291bill@earthlink.net

<u>NAME</u>	<u>PHONE</u>	<u>EMAIL</u>
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DANIELS Burr	694-2102	snookdq@earthlink.net
Karen Whaley	694-1001	
MIKE ROEDER	334-2972	mroeden@knottlaw.com
Tony Pellicci	694-0244	pellicci@leegov.com
Michael Borke	693-6533	
Terni Lodge	489-5690	tlodge@c21sunbelt.com

June 28, 2007 Buckingham Mtg.
Attendance

	NAME	Phone	Email
✓	Tony Pellicer	694-0266	pellicia@leegov.com
✓	Egg Schmidt	694-3245	Schmidt_rick@ig
added ✓	Richard Schmidt	"	@earthlink.net
added ✓	Jeff Gerberik	694-5230	surfgerber@aol.com
✓	Carl & Amber Fricke	694-5278	CAF4344@msn.com
✓	Martha & Jim Scott	644-6409	
added ✓	Donald Pracht	694-6680	Gordon@gksandt.net
added ✓	Sue & Lenny Barshinger	693-3821	usa @sue4simple.com
	Fred & Charlotte Stump	"	
✓	Don Blackburn		donblackburn@yahoo.com
added ✓	Dick Workman		Coastplan@earthlink.net

Buckingham Community Planning Panel
7-12-2007

<u>NAME</u>	<u>PHONE</u>	<u>EMAIL</u>
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Jack i Kothi Lunie	694-3709	grovelydude@earthlink.net
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JoAnne Awdolsey	693-0734	Dubbwrd12@earthlink.net
Jean Brown	694-4577	BROWNJE@LEE.GOV.CON
George Kaplinski	694-6261	
Sarah Clark	694-6261	
RICHARD SCHMIDT	694-2245	SCHMIDT_PUCHPISG-@EARTHINK.NET
Kerri Goldsmith	694-1418	kagoldsmith@earthlink.net

Buckingham Community Planning Panel
7/26/2007

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Charmen McKinley	694-2174	mckinley@lcmcd.org
Jessica Cavanaugh	693-9210	



Updated in
e-mail list
8/2/07

8/23/07

PLANNING PANEL MEETING

NAME	PHONE	EMAIL
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George Kubiwski	694-6261	
BOB MURRAY	985-1200	

**BUCKINGHAM COMMUNITY PLANNING PANEL
SEPT. 13, 2007 MEETING**

<u>NAME</u>	<u>PHONE NO.</u>	<u>EMAIL</u>
PATRICK McWILLIAMS	239-229-7016	Patrick.mcwilliams@je.com
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Tim Mann	693 6188	Tim@METRON.FL.COM
Bill Burdette	436 1404	bill@burdetteinc.com
Tommy Coif	565 5657	TommyLCoif@40L.com
MIKE ROEDER		

Buckingham Planning Panel Mtg 9/13/07

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George Kaplinski		gkaplinski
Bob Phelps		RADphelps1@ ^{Carroll Co. West}
Albert T Mosley Sr	694-1064	NA
Helen Louise Mosley	694-1064	NA
Michael Berko		
Richard Schaudt	694-2295	SCHAUDT@ ^{Carroll Co. West} carrollco.west.vt.gov
Karl Kalfman	693-2696	kalkman@ ^{Carroll Co. West} carrollco.west.vt.gov
Tommy Cook	565-5877	TommyL.Cook@ ^{Carroll Co. West} carrollco.west.vt.gov

June 2007 Community Survey Results

Q1. Do you presently live in Buckingham?

answer options	Response Percent	Response Count
Year-round	82.70%	302
Part time	2.70%	10
I do not live in Buckingham	15.10%	55
	answered question	365
	skipped question	0

Q2. What is the approximate size of your property?

answer options	Response Percent	Response Count
Less than one acre	23.20%	84
1-2 acres	29.00%	105
3-5 acres	25.70%	93
More than 5 acres	23.20%	84
	answered question	362
	skipped question	3

Q3. What are the primary uses of your property? (Please check all that apply)

answer options	Response Percent	Response Count
Vacant	8.80%	32
Residential	84.90%	308
Farm	6.30%	23
Horse Ranch/boarding stables	10.50%	38
Other livestock/Ranch	14.10%	51
Plant growers/ nursery sales	3.90%	14
Trucking, tractor service	0.80%	3
Retail or business	1.40%	5
Home office	9.40%	34
Other (please specify)	7.70%	28
	answered question	363
	skipped question	2

Q4. Commercial buildings should be regulated to have uniform architectural styles.

answer options	Response Percent	Response Count
Strongly agree	34.30%	119
Agree	39.80%	138
Disagree	19.60%	68
Strongly disagree	6.30%	22
	answered question	347
	skipped question	18

Q6. I would support a policy to eradicate invasive exotic plant species.

answer options	Response Percent	Response Count
Strongly agree	38.10%	134
Agree	50.60%	178
Disagree	8.20%	29
Strongly disagree	3.10%	11
	answered question	352

Q7. Please rank/prioritize the need for the following open space improvements (please rank, with #1 being the greatest concern).

answer options	1	2	3	4	
Greenways and trails	56	136	81	34	307
Recreation parks	41	70	118	73	302
Equestrian trails	26	47	64	171	308
Preserve areas	214	51	39	23	327
					answered question
					349
					skipped question
					16

Q8. I am most concerned about traffic on the following roads (please rank, with #1 being the greatest concern).

answer options	1	2	3	4	5	6	Response Count
Cemetery Road	51	59	57	35	35	60	297
Buckingham Road	160	101	30	22	14	1	328
Staley Road	17	28	36	86	86	39	292
Tice Street	12	21	28	57	77	94	289
Orange River							
Boulevard	83	90	116	14	14	2	319
Neal Road	23	13	37	74	58	88	293
							answered question
							349
							skipped question
							16

Q9. There are sufficient stores and businesses to serve the Buckingham Community.

answer options	Response Percent	Response Count
Strongly agree	34.40%	118
Agree	38.50%	132
Disagree	19.00%	65
Strongly Disagree	8.20%	28
		answered question
		343
		skipped question
		22

Q10. I am most concerned about the following public safety problems (please rank, with #1 being the greatest concern).

answer options	1	2	3	4	5	6	Response Count
Personal security	61	52	85	60	21	1	280
Property security	43	134	72	28	14	1	292
Traffic	202	37	62	12	6	1	320
ATV/off-road vehicles	14	42	27	94	80	17	274
Code enforcement	19	29	30	62	118	19	277
None	5	2	3	6	5	75	96
							answered question
							346
							skipped question
							19

Q11. The density of development outside of Buckingham should gradually decrease as it gets closer to Buckingham.

answer options	Response Percent	Response Count
Strongly agree	58.90%	205
Agree	27.90%	97
Disagree	5.50%	19
Strongly disagree	2.60%	9
Don't know	5.20%	18
	answered question	348
	skipped question	17

Q12. I think new developments in Buckingham should be able to cluster homes on smaller lots in order to preserve larger areas of undeveloped land, as long as total density is not more than 1 home per acre.

answer options	Response Percent	Response Count
Strongly agree	20.40%	70
Agree	40.70%	140
Disagree	15.10%	52
Strongly disagree	23.80%	82
	answered question	344
	skipped question	21

Q13. It's okay to extend municipal water service in Buckingham, as long as connecting is voluntary.

answer options	Response Percent	Response Count
Strongly agree	22.40%	78
Agree	51.00%	178
Disagree	11.20%	39
Strongly disagree	15.50%	54
	answered question	349
	skipped question	16

Q14. It's okay to extend municipal sewer service in Buckingham, as long as connecting is voluntary.

answer options	Response Percent	Response Count
Strongly agree	20.10%	70
Agree	50.10%	175
Disagree	12.90%	45
Strongly disagree	16.90%	59
	answered question	349
	skipped question	16

Q15. Homes and businesses should not be built within 50 feet of the Orange River.

answer options	Response Percent	Response Count
Strongly agree	55.90%	195
Agree	36.70%	128
Disagree	3.20%	11
Strongly disagree	4.30%	15
	answered question	349
	skipped question	16

Q16. Lee County should acquire Gulf Coast Center for the following purposes (select as many as appropriate).

answer options	Response Percent	Response Count
Conservation/ nature preserve	68.60%	218
Community center	48.40%	154
Recreation park	54.10%	172
IFAS agricultural research	35.50%	113
Schools	21.40%	68
Emergency Operations Center	34.30%	109
Other (please specify)	8.80%	28
	answered question	318
	skipped question	47

Q17. I am concerned about Lehigh Acres traffic being routed through Buckingham.

answer options	Response Percent	Response Count
Strongly agree	85.00%	294
Agree	11.30%	39
Disagree	2.00%	7
Strongly disagree	1.70%	6
	answered question	346
	skipped question	19

Q18. Development should be discouraged if it interferes with Buckingham Airport or Mosquito Control Operations

answer options	Response Percent	Response Count
Strongly agree	54.40%	185
Agree	39.10%	133
Disagree	4.10%	14
Strongly disagree	2.40%	8
	answered question	340
	skipped question	25

Lee Plan Amendment Survey Results

Q1. GOAL 17: BUCKINGHAM.

answer options	Response Percent	Response Count
I support this Goal as stated	85.90%	67
I support this Goal with changes	11.50%	9
I do not support this Goal	2.60%	2
Comments		7
answered question		78
skipped question		5

Q2. OBJECTIVE 17.1: POLICY 17.1.1-Policy 17.1.4:

answer options	Response Percent	Response Count
I support Objective 17.1 and Policies 17.1.1 through 17.1.4	76.70%	56
I support Objective 17.1 and Policies 17.1.1 -- 17.1.4 with revisions	16.40%	12
I do not support Objective 17.1 and Policies 17.1.1 through 17.1.4	6.90%	5
answered question		73
skipped question		10

Q3. Policy 17.1.5: -- Policy 17.1.8.

answer options	Response Percent	Response Count
I support Policies 17.1.5 through 17.1.8	64.90%	48
I support Policies 17.1.5 through 17.1.8 with revisions	24.30%	18
I do not support Policies 17.1.5 through 17.1.8	10.80%	8
answered question		74
skipped question		9

Q4. OBJECTIVE 17.2 and POLICIES

answer options	Response Percent	Response Count
I support Objective 17.2 and Policies	74.00%	54
I support Objective 17.2 and Policies with revisions	16.40%	12
I do not support Objective 17.2 and Policies	9.60%	7
answered question		73
skipped question		10

Q5. OBJECTIVE 17.3 and Policies

answer options	Response Percent	Response Count
I support Objective 17.3 and Policies	76.40%	55
I support Objective 17.3 and Policies with revisions	18.10%	13
I do not support Objective 17.3 and Policies	5.60%	4
answered question		72
skipped question		11

Q6. OBJECTIVE 17.4 and POLICIES

answer options	Response Percent	Response Count
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I support Objective 17.4 and Policies	85.50%	59
I support Objective 17.4 and Policies with revisions	11.60%	8
I do not support Objective 17.4 and Policies	2.90%	2
	answered question	69
	skipped question	14

Q7. OBJECTIVE 17.5 AND POLICIES

answer options	Response Percent	Response Count
I support Objective 17.5 and Policies	88.40%	61
I support Objective 17.5 and Policies with revisions	10.10%	7
I do not support Objective 17.5 and Policies	1.50%	1
	answered question	69
	skipped question	14

Q8. OBJECTIVE 17.6. AND POLICIES

answer options	Response Percent	Response Count
I support Objective 17.6 and Policies	75.40%	52
I support Objective 17.6 and Policies with revisions	17.40%	12
I do not support Objective 17.6 and Policies	7.30%	5
	answered question	69
	skipped question	14

September 21, 2007

Mr. Fredrick Gaske, Director
Florida Division of Historical Resources
Florida Department of State Division of Historical Resources
500 S. Bronough Street
Tallahassee, FL 32399

Re: Buckingham Community Plan Comprehensive Plan Amendment

Dear Mr. Gaske:

We are in the process of preparing an application for a Comprehensive Plan Amendment for the Buckingham Community. The community has drafted text amendments to the Lee County Comprehensive Plan to amend the existing Buckingham Community plan.

The Comprehensive Plan Amendment application requires that we provide letters for the various providers of service to this area establishing the adequacy/provision of existing and proposed support facilities to this site. Johnson Engineering will file this application on Monday September 24, 2007 after which Jim Mudd, County Planner, will receive comments. Please provide comments regarding this plan amendment to:

Jim Mudd
Lee County Community Development
1500 Monroe Street
Fort Myers, FL 33901

We appreciate your attention to this matter. If you have any questions, or require additional information, please contact Jim Mudd (239) 533-8180 or myself at: (239) 334-0046.

Very truly yours,

JOHNSON ENGINEERING, INC.



Margaret Banyan, Ph.D
Community Planner

MEB:tem:20076761

September 21, 2007

Mr. Lindsey Sampson, Director
Lee County Solid Waste Department
10500 Buckingham Road
Fort Myers, Florida 33905

Re: Buckingham Community Plan Comprehensive Plan Amendment

Dear Mr. Sampson:

We are in the process of preparing an application for a Comprehensive Plan Amendment for the Buckingham Community. The community has drafted text amendments to the Lee County Comprehensive Plan to amend the existing Buckingham Community Plan.

The Comprehensive Plan Amendment application requires that we provide letters for the various providers of service to this area establishing the adequacy/provision of existing and proposed support facilities to this site. Johnson Engineering will file this application on Monday September 24, 2007 after which Jim Mudd, County Planner, will receive comments. Please provide comments regarding this plan amendment to:

Jim Mudd
Lee County Community Development
1500 Monroe Street
Fort Myers, Florida 33901

We appreciate your attention to this matter. If you have any questions, or require additional information, please contact Jim Mudd (239) 533-8180 or myself at: (239) 334-0046.

Very truly yours,

JOHNSON ENGINEERING, INC.



Margaret Banyan, Ph.D
Community Planner

MEB:tem:20076760

September 21, 2007

Ms. Derek C.S. Burr, AICP, Long Range Planner
Lee County School District
Planning, Growth and School Capacity Department
3308 Canal Street
Fort Myers, Florida 33916

Re: Buckingham Community Plan Comprehensive Plan Amendment

Dear Ms. Burr:

We are in the process of preparing an application for a Comprehensive Plan Amendment for the Buckingham Community. The community has drafted text amendments to the Lee County Comprehensive Plan to amend the existing Buckingham Community Plan.

The Comprehensive Plan Amendment application requires that we provide letters for the various providers of service to this area establishing the adequacy/provision of existing and proposed support facilities to this site. Johnson Engineering will file this application on Monday September 24, 2007 after which Jim Mudd, County Planner, will receive comments. Please provide comments regarding this plan amendment to:

Jim Mudd
Lee County Community Development
1500 Monroe Street
Fort Myers, Florida 33901

We appreciate your attention to this matter. If you have any questions, or require additional information, please contact Jim Mudd (239) 533-8180 or myself at: (239) 334-0046.

Very truly yours,

JOHNSON ENGINEERING, INC.



Margaret Banyan, Ph.D
Community Planner

MEB:tem:20076760

September 21, 2007

Mr. Wayne Gale, Director
Lee County Mosquito Control District
15191 Homestead Road
Lehigh Acres, Florida 33971

Re: Buckingham Community Plan Comprehensive Plan Amendment

Dear Mr. Gale:

We are in the process of preparing an application for a Comprehensive Plan Amendment for the Buckingham Community. The community has drafted text amendments to the Lee County Comprehensive Plan to amend the existing Buckingham Community Plan.

The Comprehensive Plan Amendment application requires that we provide letters for the various providers of service to this area establishing the adequacy/provision of existing and proposed support facilities to this site. Johnson Engineering will file this application on Monday September 24, 2007 after which Jim Mudd, County Planner, will receive comments. Please provide comments regarding this plan amendment to:

Jim Mudd
Lee County Community Development
1500 Monroe Street
Fort Myers, Florida 33901

We appreciate your attention to this matter. If you have any questions, or require additional information, please contact Jim Mudd (239) 533-8180 or myself at: (239) 334-0046.

Very truly yours,

JOHNSON ENGINEERING, INC.



Margaret Banyan, Ph.D
Community Planner

MEB:tem:20076760

September 21, 2007

Mr. S. Ivan Velez, P.E.
Deputy Director
Lee County Utilities
1500 Monroe Street
Fort Myers, Florida 33901

Re: Buckingham Community Plan Comprehensive Plan Amendment

Dear Mr. Velez:

We are in the process of preparing an application for a Comprehensive Plan Amendment for the Buckingham Community. The community has drafted text amendments to the Lee County Comprehensive Plan to amend the existing Buckingham Community Plan.

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Very truly yours,

JOHNSON ENGINEERING, INC.



Margaret Banyan, Ph.D
Community Planner

MEB:tem:20076760

September 21, 2007

Captain Mike Clifton
Commander of Facilities and Project Development
Lee County Sheriff's Office
14750 Six Mile Cypress Parkway
Fort Myers, Florida 33912

Re: Buckingham Community Plan Comprehensive Plan Amendment

Dear Captain Clifton:

We are in the process of preparing an application for a Comprehensive Plan Amendment for the Buckingham Community. The community has drafted text amendments to the Lee County Comprehensive Plan to amend the existing Buckingham Community Plan.

The Comprehensive Plan Amendment application requires that we provide letters for the various providers of service to this area establishing the adequacy/provision of existing and proposed support facilities to this site. Johnson Engineering will file this application on Monday September 24, 2007 after which Jim Mudd, County Planner, will receive comments. Please provide comments regarding this plan amendment to:

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1500 Monroe Street
Fort Myers, Florida 33901

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Very truly yours,

JOHNSON ENGINEERING, INC.



Margaret Banyan, Ph.D
Community Planner

MEB:tem:20076760

September 21, 2007

Chief Gregory A. Bradley
Tice Fire & Rescue District
9351 Workmen Way
Fort Myers, FL 33905

Re: Buckingham Community Plan Comprehensive Plan Amendment

Dear Chief Bradley:

We are in the process of preparing an application for a Comprehensive Plan Amendment for the Buckingham Community. The community has drafted text amendments to the Lee County Comprehensive Plan to amend the existing Buckingham Community Plan.

The Comprehensive Plan Amendment application requires that we provide letters for the various providers of service to this area establishing the adequacy/provision of existing and proposed support facilities to this site. Johnson Engineering will file this application on Monday September 24, 2007 after which Jim Mudd, County Planner, will receive comments. Please provide comments regarding this plan amendment to:

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Lee County Community Development
1500 Monroe Street
Fort Myers, FL 33901

We appreciate your attention to this matter. If you have any questions, or require additional information, please contact Jim Mudd (239) 533-8180 or myself at: (239) 334-0046.

Very truly yours,

JOHNSON ENGINEERING, INC.



Margaret Banyan, Ph.D
Community Planner

MEB:tem:20076761

September 21, 2007

Deputy Chief Kim Dickerson, EMS Ground Operations Manager
Lee County Emergency Medical Services
Lee County Division of Public Safety
14752 Six Mile Cypress Parkway
Fort Myers, FL 33912

Re: Buckingham Community Plan Comprehensive Plan Amendment

Dear Deputy Chief Dickerson:

We are in the process of preparing an application for a Comprehensive Plan Amendment for the Buckingham Community. The community has drafted text amendments to the Lee County Comprehensive Plan to amend the existing Buckingham Community Plan.

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Jim Mudd
Lee County Community Development
1500 Monroe Street
Fort Myers, FL 33901

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Very truly yours,

JOHNSON ENGINEERING, INC.



Margaret Banyan, Ph.D
Community Planner

MEB:tem:20076761

September 21, 2007

Mr. Terry Kelly
Emergency Management Coordinator
Lee County Emergency Management
2665 Ortiz Ave.
Fort Myers, FL 33905

Re: Buckingham Community Plan Comprehensive Plan Amendment

Dear Mr. Kelly:

We are in the process of preparing an application for a Comprehensive Plan Amendment for the Buckingham Community. The community has drafted text amendments to the Lee County Comprehensive Plan to amend the existing Buckingham Community Plan.

The Comprehensive Plan Amendment application requires that we provide letters for the various providers of service to this area establishing the adequacy/provision of existing and proposed support facilities to this site. Johnson Engineering will file this application on Monday September 24, 2007 after which Jim Mudd, County Planner, will receive comments. Please provide comments regarding this plan amendment to:

Jim Mudd
Lee County Community Development
1500 Monroe Street
Fort Myers, FL 33901

We appreciate your attention to this matter. If you have any questions, or require additional information, please contact Jim Mudd (239) 533-8180 or myself at: (239) 334-0046.

Very truly yours,

JOHNSON ENGINEERING, INC.



Margaret Banyan, Ph.D
Community Planner

MEB:tem:20076761

September 21, 2007

Mr. Mike Horsting, AICP
Transit Planner
Lee County Transit Division
6035 Landing View Road
Fort Myers, FL 33907

Re: Buckingham Community Plan Comprehensive Plan Amendment

Dear Mr. Horsting:

We are in the process of preparing an application for a Comprehensive Plan Amendment for the Buckingham Community. The community has drafted text amendments to the Lee County Comprehensive Plan to amend the existing Buckingham Community plan.

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Jim Mudd
Lee County Community Development
1500 Monroe Street
Fort Myers, FL 33901

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Very truly yours,

JOHNSON ENGINEERING, INC.

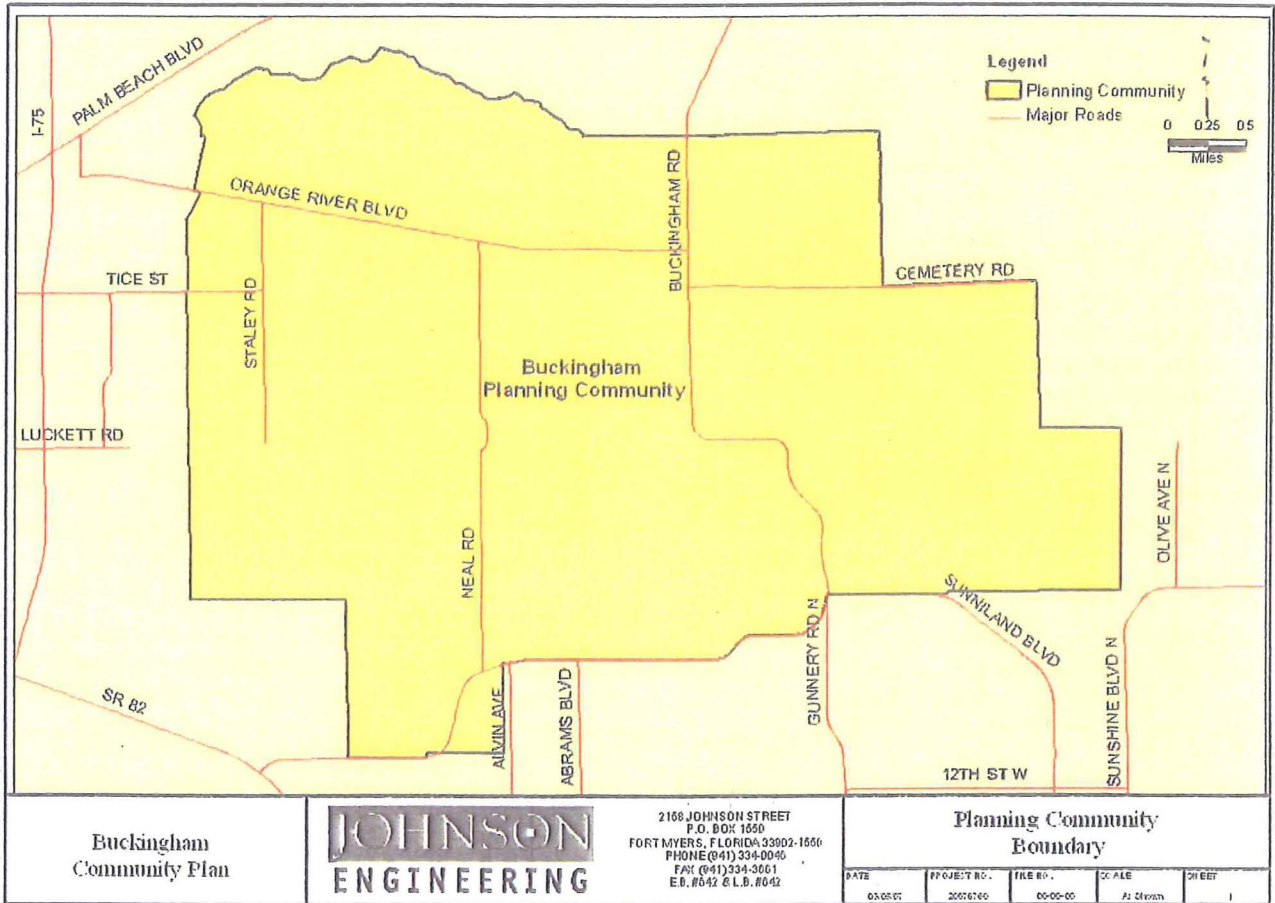


Margaret Banyan, Ph.D
Community Planner

MEB:tem:20076761

Maps

Community Planning and Planning Community Boundary Map



Map 7

