

Change In Development between 1994 and 2005

	1994	2005	2020	Change between 1994 & 2005	Percent Increase
Total County Population	371,727	549,442	602,000	177,715	48%
Unincorporated Population (city limits as of Jan. 1994)	231,813	341,563	399,788	109,750	47%
Unincorporated Population (city limits as of Jan. 2004)	201,133	292,414	348,308	91,281	45%
Acreage Breakdown*					
Total Acres	364,420	364,420	364,420	0	0%
Wetlands	79,488	79,488	79,488	0	0%
Passive Agriculture**	76,501	66,819	65,522	-9,682	-13%
Active Agriculture**	31,708	29,623	34,145	-2,085	-7%
Residential	33,718	48,552	67,051	14,834	44%
Urban Residential	23,644	33,820	47,178	10,176	43%
Rural Residential	10,073	14,733	19,873	4,660	46%
Commercial	2,988	4,646	9,460	1,658	55%
Industrial	1,129	1,574	6,311	445	39%
Public	16,278	25,187	30,239	8,909	55%
Vacant (Publicly owned)	7,908	7,924	7,900	16	0%
Upland Preserves	5,615	9,650	20,537	4,035	72%
Vacant	109,087	90,957	43,767	-18,130	-17%
Developed Verses Undeveloped					
Vacant&Pasture	185,588	157,776	109,289	-27,812	-15%
Vacant&All AG	217,296	187,399	143,434	-29,897	-14%
Vacant with Ag and Preserves	222,911	197,049	163,971	-25,862	-12%
Vacant/Ag/ Preserves/Wetlands	302,399	276,537	243,459	-25,862	-9%
Developed	54,113	79,959	113,061	25,846	48%
Developed Per Person	0.27	0.27	0.32		

*Unincorporated Area

**Limited Data is available to track agricultural land conversion.

Development Patterns Between 1994 and 2005

Location of Vacant and Undeveloped Land								
Planning Community	Urban			Non-Urban			% of Vacant Land in the Urban Area	
	All Land	Vacant		All Land	Vacant			
		<u>1994</u>	<u>2005</u>		<u>1994</u>	<u>2005</u>	<u>1994</u>	<u>2005</u>
1	1,417	1,019	872	30,415	29,265	28,819	3%	3%
2	1,120	736	615	701	701	701	51%	47%
4	7,660	5,537	4,862	3,965	3,454	3,330	62%	59%
5	40	40	12	14,688	14,291	13,928	0%	0%
6	129	72	72	8	8	8	90%	90%
7	808	348	287	3,517	3,372	3,329	9%	8%
8	1,476	686	565	852	837	837	45%	40%
10	15,104	12,677	10,546	1,613	1,571	1,571	89%	87%
11	3,908	2,808	1,515	4,054	2,610	2,232	52%	40%
12	11,022	7,501	5,116	7,564	7,561	7,561	50%	40%
13	9,466	6,156	4,643	1,579	1,565	1,346	80%	78%
15	12,546	5,109	2,933	5	5	5	100%	100%
16	4,627	3,288	3,062	22,610	21,549	21,204	13%	13%
17	44,950	40,226	36,942	1,418	1,416	1,416	97%	96%
18	4,946	2,917	2,912	79,020	76,588	75,667	4%	4%
19	17,979	10,043	8,182	4,475	4,154	4,043	71%	67%
20	1,426	918	635	9,927	7,815	7,119	11%	8%
21	10,680	9,069	5,994	6,022	5,939	4,301	60%	58%
22	2,294	1,686	1,547	11,653	8,451	7,508	17%	17%
Total	151,597	110,837	91,312	204,086	191,151	184,925	37%	33%

This table is a generalized report and acknowledges a number of Issues

Notes:

1. There are 9,485 acres of land in parcels that are split into multiple Future Land Use Designations
2. Some non-developed public lands will be included due to limitations of the reporting capabilities.

Planning Community	
ID Name	ID Name
1 Alva	13 San Carlos Park
2 Boca Grande	15 South Fort Myers
4 Fort Myers Shores	16 Pine Island
5 Burnt Store	17 Lehigh Acres
6 Cape Coral	18 Southeast Lee County
7 Captiva	19 North Fort Myers
8 Fort Myers	20 Buckingham
10 Gateway/Airport	21 Estero
11 Daniels Parkway	22 Bayshore
12 Iona McGregor	

Summary of Acreage Allocations and Residential Projections By Future Land Use Category

Residential Use	Acreage				Dwelling Units				Allocated Permanent Population
	Allocation	1994	2005	Available	Allocation	1994	2005	Available	
Intensive Development	1,493	942	1,129	364	12,017	7,671	9,186	2,831	23,270
Central Urban	9,558	6,890	8,762	796	49,386	33,785	44,175	5,211	95,731
Urban Community	13,077	3,925	6,902	6,175	53,785	5,174	24,055	29,730	104,815
Suburban	15,448	9,882	13,192	2,256	61,958	38,072	54,097	7,861	107,324
Outlying Suburban	4,931	1,848	3,150	1,781	19,274	3,920	11,883	7,391	29,950
Industrial	96	0	0	96	110	3	3	107	226
Public Facilities	2	1	1	1	4	2	2	2	1
University Community	860		119	741	5,574		502	5,072	11,936
Industrial Interchange									
General Interchange	53	34	41	12	19	72	72	-53	36
General Commercial Interchange	7	7	7	0	22	23	23	-1	46
Industrial Commercial Interchange			0	0					
University Village Interchange									
New Community	1,644	106	508	1,136	8,158	391	2,525	5,633	21,237
Airport Commerce	9	9	9	0	5	5	5		12
Airport									
Rural	8,977	4,034	6,180	2,797	14,390	3,007	8,230	6,160	24,128
Rural Community Preserve	3,046	2,057	2,732	314	1,280	1,049	1,366	-86	3,380
Outer Island	215	132	171	44	374	254	384	-10	138
Open Lands	2,091	1,115	1,666	425	554	302	387	167	1,216
Density Reduction/ Groundwater Resource	5,544	2,735	3,984	1,560	1,012	680	1,177	-165	1,945
Wetlands			0	0					
Unincorporated County Total	67,051	33,718	48,553	18,498	227,922	94,410	158,072	69,850	425,391

Other Uses	Acreage			
	Allocation	1994	2005	Available
Commercial	9,460	4,646	6,784	2,676
Industrial	6,311	1,574	1,744	4,567
Non Regulatory Allocations				
Public	58,676	29,801	42,761	15,915
Active AG	34,145	29,621	29,623	4,522
Passive AG	65,522	66,818	66,819	-1,297
Conservation	79,488	79,488	79,488	
Vacant	44,720	99,536	89,301	-54,816
Total				
	365,073	365,073	365,073	
Square Feet				
	Allocation	1994	2005	Available
Commercial	56,698,614	23,586,746	40,599,476	22,821,014

Lee County Totals

Permanent	Occupancy Rate	Persons Per Unit	Population
	74%	2.54	676,410
BEBR 2020 Population Estimate			602,000
Accommodation of population projection¹			125.00%

¹ Based on increment of population change between 1996 and 2020

Population Changes Between 1994 and 2005

Adjusted Population Estimate for BEBR Estimates																
Planning Community																
Year	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	Population Increase	CAGR	2020	Projected CAGR
Alva	2,579	2,650	2,656	2,756	2,809	2,901	3,036	3,110	3,172	3,249	3,313	3,392	812	2.86%	2,765	0.28%
Boca Grande	843	886	906	952	992	1,026	1,102	1,146	1,176	1,187	1,192	1,196	354	3.81%	1,360	2.36%
Bonita Springs	23,296	24,638	25,970	27,327	29,092	30,566	32,348	33,273	33,965	35,084	35,937	36,718	13,423	5.24%	32,064	1.45%
Fort Myers Shores	12,811	12,815	12,730	12,840	12,909	13,023	13,457	13,550	13,632	13,738	13,930	14,353	1,542	1.09%	19,175	1.91%
Burnt Store	1,196	1,378	1,531	1,622	1,748	1,877	2,033	2,241	2,415	2,434	2,465	2,632	1,436	10.92%	1,782	1.88%
Cape Coral	222	220	217	218	218	217	222	222	222	222	222	222	1	0.04%	206	-0.27%
Captiva	395	336	337	346	353	356	374	381	389	399	409	411	16	0.36%	860	4.52%
Fort Myers	4,289	4,340	4,342	4,388	4,431	4,454	4,769	4,805	4,833	4,869	4,916	4,946	657	1.39%	3,851	-0.39%
Fort Myers Beach	7,385	7,502	7,461	7,522	7,604	7,696	7,966	8,021	8,045	8,059	8,160	8,071	686	0.85%	7,143	-0.13%
Gateway/Airport	1,247	1,718	2,020	2,503	3,614	4,055	4,473	4,909	5,262	5,470	5,867	6,531	5,283	38.50%	10,554	28.69%
Daniels Parkway	6,484	6,776	7,150	7,517	7,830	8,178	8,902	9,441	9,939	10,750	11,579	12,130	5,646	7.92%	11,013	2.69%
Iona McGregor	20,048	19,716	20,465	21,550	22,276	23,269	24,548	26,138	26,894	27,725	29,022	30,210	10,162	4.61%	35,285	2.92%
San Carlos Park	18,092	18,878	19,345	20,021	20,460	20,801	21,797	22,283	22,810	23,607	24,675	25,412	7,320	3.68%	34,093	3.40%
South Fort Myers	44,092	44,350	44,435	45,227	45,610	46,587	48,494	50,368	52,535	53,310	55,373	56,125	12,033	2.48%	54,859	0.94%
Pine Island	8,581	8,686	8,688	8,869	9,013	9,131	9,462	9,601	9,772	9,966	10,169	10,288	1,707	1.81%	10,508	0.86%
Lehigh Acres	26,796	27,571	27,949	28,955	29,897	30,807	32,871	33,861	35,160	37,724	40,906	46,838	20,042	6.80%	91,734	9.32%
Southeast Lee County	815	828	842	860	886	909	981	1,005	1,042	1,071	1,095	1,115	300	3.35%	3,457	12.47%
North Fort Myers	39,746	41,944	42,892	43,444	43,725	44,006	45,440	45,833	46,750	47,079	47,374	47,452	7,707	1.76%	53,126	1.29%
Buckingham	2,798	2,871	2,931	3,078	3,219	3,313	3,497	3,613	3,727	3,872	3,975	4,031	1,232	4.00%	3,146	0.48%
Estero	5,698	6,066	6,509	7,079	7,888	9,230	11,254	13,650	16,747	18,992	20,786	22,044	16,346	26.08%	31,349	17.32%
Bayshore	4,399	4,497	4,532	4,740	4,796	4,871	5,037	5,117	5,192	5,272	5,342	5,474	1,075	2.22%	4,671	0.24%
Total	231,813	238,668	243,908	251,812	259,370	267,274	284,330	291,990	304,362	315,898	324,954	341,563	109,750	4.30%	399,798	2.79%
Total Unincorporated	201,133	206,528	210,477	216,963	222,674	229,012	241,751	251,275	261,669	270,935	282,611	294,801	93,669	4.23%	373,794	3.30%

Planning Community consisting totally of an incorporated area

CAGR - Compound Annual Growth Rate

Population Density for Total Planning Community						Persons Per Residential Acre		
Persons Per Square Mile (total community)						Persons Per Residential Acre		
Year	Land Area	1994	2005	Change	2020	1994	2005	Change
Alva	33,442	49	65	16	53	1.94	1.77	(0.17)
Boca Grande	1,965	274	390	115	443	3.11	3.23	0.12
Bonita Springs	-	-	-	-	-	-	-	-
Fort Myers Shores	11,721	700	784	84	1,047	7.16	7.04	(0.11)
Burnt Store	14,728	52	114	62	77	4.35	4.16	(0.19)
Cape Coral	138	1,027	1,032	4	955	8.09	8.13	0.03
Captiva	4,355	58	60	2	126	0.96	0.81	(0.14)
Fort Myers	2,331	1,178	1,358	180	1,057	10.12	10.03	(0.09)
Fort Myers Beach	-	-	-	-	-	-	-	-
Gateway/Airport	17,463	46	239	194	387	8.16	11.78	3.62
Daniels Parkway	7,997	519	971	452	881	4.13	5.00	0.87
Iona McGregor	19,423	661	995	335	1,163	9.45	8.92	(0.53)
San Carlos Park	11,718	988	1,388	400	1,862	9.95	9.72	(0.23)
South Fort Myers	12,880	2,191	2,789	598	2,726	10.26	10.60	0.35
Pine Island	27,484	200	240	40	245	4.89	4.54	(0.35)
Lehigh Acres	46,956	365	638	273	1,250	7.60	7.75	0.15
Southeast Lee County	84,920	6	8	2	26	0.66	0.53	(0.13)
North Fort Myers	22,934	1,109	1,324	215	1,483	6.40	6.07	(0.33)
Buckingham	11,353	158	227	69	177	1.36	1.45	0.09
Estero	18,444	198	765	567	1,088	7.08	8.48	1.39
Bayshore	14,168	199	247	49	211	1.21	1.17	(0.04)
Total Unincorporated	364,420	353	518	165	656	5.97	6.07	0.11

Planning Community consisting totally of an incorporated area

PPM - Persons per sq. mile