

LEE COUNTY ORDINANCE NO. 18-06

**Babcock
(CPA2016-00013)**

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "LEE PLAN," ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AMENDMENT PERTAINING TO THE BABCOCK (CPA2016-00013) APPROVED DURING A PUBLIC HEARING; PROVIDING FOR PURPOSE, INTENT, AND SHORT TITLE; AMENDMENTS TO ADOPTED MAP AND TEXT; LEGAL EFFECT OF "THE LEE PLAN"; PERTAINING TO MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

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

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

WHEREAS, the Lee County Local Planning Agency ("LPA") held a public hearing on the proposed amendment in accordance with Florida Statutes and the Lee County Administrative Code on April 24, 2017; and,

WHEREAS, the Board held a public hearing for the transmittal of the proposed amendment on June 7, 2017. At that hearing, the Board approved a motion to send, and did later send, proposed amendment pertaining to Babcock (CPA2016-00013) to the reviewing agencies set forth in Section 163.3184(1)(c), F.S. for review and comment; and,

WHEREAS, at the June 7, 2017 meeting, the Board announced its intention to hold a public hearing after the receipt of the reviewing agencies' written comments; and,

WHEREAS, on February 7, 2018, the Board held a public hearing and adopted the proposed amendment to the Lee Plan set forth herein.

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

SECTION ONE: PURPOSE, INTENT AND SHORT TITLE

The Board of County Commissioners of Lee County, Florida, in compliance with Chapter 163, Part II, Florida Statutes, and with Lee County Administrative Code AC-13-6, conducted public hearings to review proposed amendments to the Lee Plan. The purpose of this ordinance is to adopt map and text amendments to the Lee Plan discussed at those meetings and approved by a majority of the Board of County Commissioners. The short title and proper reference for the Lee County Comprehensive Land Use Plan, as hereby amended, will continue to be the "Lee Plan." **This amending ordinance may be referred to as the "Babcock Ordinance (CPA2016-00013)."**

SECTION TWO: ADOPTION OF COMPREHENSIVE PLAN AMENDMENT

The Lee County Board of County Commissioners amends the existing Lee Plan, adopted by Ordinance Number 89-02, as amended, by adopting an amendment, which amends Objective 1.6, Goal 35, Policy 1.6.1, Tables 1(a) and 1(b), and Maps 1 and 4 known as Babcock (CPA2016-00013).

The corresponding Staff Reports and Analysis, along with all attachments and application submittals for this amendment are adopted as "Support Documentation" for the Lee Plan. Proposed amendments adopted by this Ordinance are attached as Exhibit A.

SECTION THREE: LEGAL EFFECT OF THE "LEE PLAN"

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

SECTION FOUR: MODIFICATION

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

SECTION FIVE: GEOGRAPHIC APPLICABILITY

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

SECTION SIX: SEVERABILITY

The provisions of this ordinance are severable and it is the intention of the Board of County Commissioners of Lee County, Florida, to confer the whole or any part of the powers herein provided. If any of the provisions of this ordinance are held unconstitutional by a court of competent jurisdiction, the decision of that court will not

affect or impair the remaining provisions of this ordinance. It is hereby declared to be the legislative intent of the Board that this ordinance would have been adopted had the unconstitutional provisions not been included therein.

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

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

SECTION EIGHT: EFFECTIVE DATE

The plan amendments adopted herein are not effective until 31 days after the State Land Planning Agency notifies the County that the plan amendment package is complete. If timely challenged, an amendment does not become effective until the State Land Planning Agency or the Administrative Commission enters a final order determining the adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before the amendment has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status.

THE FOREGOING ORDINANCE was offered by Commissioner Manning, who moved its adoption. The motion was seconded by Commissioner Kiker. The vote was as follows:

| | |
|-------------------|--------|
| John Manning | Aye |
| Cecil Pendergrass | Aye |
| Larry Kiker | Aye |
| Brian Hamman | Absent |
| Frank Mann | Nay |

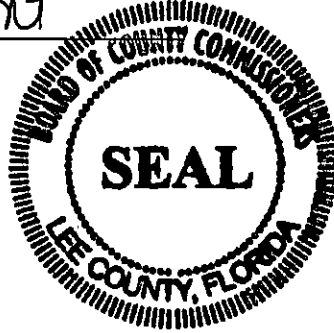
DONE AND ADOPTED this 7th day of February, 2018.

ATTEST:
LINDA DOGGETT, CLERK

LEE COUNTY BOARD OF
COUNTY COMMISSIONERS

BY: Missy Flint
Deputy Clerk

BY: [Signature]
Cecil Pendergrass, Chair



Commissioner Cecil L Pendergrass
Lee County Board of County Commissioners
District 2

DATE: 2/8/18

APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY

[Signature]
County Attorney's Office

Exhibit A: Adopted revisions to Objective 1.6, Goal 35, Policy 1.6.1, Tables 1(a) and 1(b), and Maps 1 and 4 (Adopted by BOCC February 7, 2018)

EXHIBIT A

**Note: Text depicted with underscore represents additions to the Lee Plan.
Strike-through text represents deletions from the Lee Plan.**

Text Amendments:

OBJECTIVE 1.6: NEW COMMUNITY. Designate on the Future Land Use Map areas which are suitable for the development of large-scale multi-use communities developed pursuant to an overall ~~master Pplanned Development~~. ~~This category is also considered a Future Urban Area.~~

POLICY 1.6.1: New Community areas are lands that are capable of being planned and developed as a cohesive unit in order to better achieve conservation of important environmental resources and to initiate areawide surface water management. New Community land must be located such that the area is capable of being developed with a balance of residential and nonresidential uses and that major impacts of the development are internalized and/or alleviated by infrastructure that is existing or will be funded privately. New Community areas will be developed as freestanding economic units and will not impose negative fiscal impacts on the county (other than those associated with the delay in placing property improvements on the tax rolls).

New Communities will not exceed a residential density of one unit per 2.5 gross acres (1 du/2.5 acres), except within the Gateway/Airport Planning Community, where residential densities of up to six dwelling units per gross acre may be permitted. Development within the New Community future land use category and must have at least the following characteristics:

1. The land will be developed under a well-conceived overall ~~master-plan~~ Planned Development;
2. The land can be served with all necessary facilities and services at no expense to the county. Uniform Community Development Districts and special taxing districts may be utilized toward achieving this objective;
3. Population, recreation, open space, educational, office, and research facilities are distributed in an orderly and attractive manner;
4. The land must be developed in such a manner as to protect environmentally sensitive areas;
5. The land must be developed as a free-standing community offering a complete range of land uses (e.g. a full mix of housing types for a range of household incomes, industrial and office employment centers, and community facilities such as fire departments, schools, law enforcement offices, public recreational areas, health care facilities, and community commercial areas). The mix of land uses will be evaluated through buildout of the New Community to ensure developments include both residential and non-residential uses¹;
6. Off-site impacts must be mitigated; ~~and~~;
7. On-site levels of service must meet the county-wide standards contained in this plan;
8. The land area must exceed a minimum of 2,000 acres to ensure an appropriate balance of land uses; and
9. The land must be developed consistent with Goal 35 if located within the North Olga Community Planning Area identified on Lee Plan Map 1, Page 2.

¹ Planned developments in the New Community future land use category in the North Olga Community Planning Area must have a minimum of 50,000 square feet of non-residential floor area under construction prior to construction of the 1,000th residential dwelling unit.

GOAL 35: NORTH OLGA COMMUNITY. To promote and support North Olga's unique rural character, heritage, economy, and quality of life, and natural resources ~~by establishing a participatory community planning efforts to guide North Olga's future.~~ For the purpose of this Goal, the North Olga Community boundaries are defined by Map 1, Page 2 of 8 of the Lee Plan.

OBJECTIVE 35.3: COMMERCIAL LAND USES. Existing and future county regulations, land use interpretations, policies, zoning approvals, and administrative actions should promote the rural character within the North Olga community boundaries and allow for non-residential land uses that serve and support the rural community, including uses permitted by Objective 35.11. County regulations will support a unified and attractive rural-oriented design theme in terms of landscaping architecture, lighting and signage.

POLICY 35.3.4: Opportunities for non-residential and mixed-use development that are compatible with the rural and agricultural character of the community may be permitted through the Planned Development rezoning process within the New Community future land use category in accordance with Objective 35.11.2.

OBJECTIVE 35.4: ECONOMIC DEVELOPMENT. Encourage future economic development opportunities in the North Olga Community including, but not limited to those industries that identify and promote the rural and agricultural-based quality of life for the residents and surrounding communities, retain and expand eco-tourism, agri-tourism, and where projects demonstrate a clustered and well-planned development footprint, and protection of natural resources and the rural character of the surrounding community.

OBJECTIVE 35.11: NEW COMMUNITY. Land designated as New Community on the Future Land Use Map within the North Olga Community will be developed as a unified Planned Development in order to achieve conservation and enhancement of important environmental resources; initiate areawide surface water management; prevent sprawling land use patterns; create critical hydrological and wildlife corridors and connections; and protect rural character of the surrounding community.

POLICY 35.11.1: Residential densities for land within the New Community future land use category may be permitted up to a maximum of 1 du/2.5 acres. In no case shall the unit count in the New Community future land use category in North Olga exceed 1,630 dwelling units.

POLICY 35.11.2: Non-residential intensities for lands within the New Community future land use category will be limited to a maximum permitted Floor Area Ratio (FAR) of 0.15. The FAR will be based upon the gross acreage dedicated to non-residential uses within the overall Planned Development boundary, including all uplands, wetlands, open space, rights-of-way, recreation areas, and/or lake. In no case shall the total commercial square footage in the New Community future land use category in North Olga exceed 1,170,000 square feet, in addition to 600 hotel rooms.

POLICY 35.11.3: Prior to development, a Planned Development rezoning must be approved, and include conditions and requirements that demonstrate the following:

a. Environmental Enhancements.

1. A minimum of 60 percent open space, inclusive of onsite preserve, to accommodate the following:
 - i. Water quality enhancement areas, including but not limited to natural systems-based stormwater management facilities, filter marshes, and wetland buffers to reduce the rate of run-off and associated nutrient loads;
 - ii. Existing regional flowways;
 - iii. Preservation of 90% of the onsite wetlands;
 - iv. Critical wildlife connection(s) to adjacent conservation areas through on-site preserve areas;
 - v. Roadway setbacks and perimeter buffers; and
 - vi. Passive recreational and civic areas that comply with the definition of open space, as set forth in the Land Development Code.
2. Open space areas must be platted in separate tracts, outside of privately owned lots, and dedicated to an appropriate maintenance entity. A Community Development District (CDD), Independent Special District (ISD), or a master property owners association must be created to accept responsibility for perpetually maintaining the open space areas identified in the Planned Development.
3. Record a conservation easement for a minimum of 50 percent of the Planned Development benefiting a public agency acceptable to Lee County, or Lee County itself, and dedicated to an appropriate maintenance entity. Land subject to conservation easement(s) can be used for on-site mitigation and will be recorded as development orders are issued. The timing of conservation easement(s) and restoration may be phased so long as the area dedicated to conservation easement is equal to or greater than the area of land approved for development on a cumulative basis.
4. Provide a protected species management plan to address human wildlife coexistence, including educational programs and development standards.
5. Provide wildlife crossings on-site and to adjacent wildlife habitat areas.
6. Provide recreational connections to adjacent public and private conservation and preserve land, subject to approval by the appropriate agencies, through the provision of publicly accessible trailheads and similar facilities within the development.
7. Incorporate Florida friendly plantings with the low irrigation requirements in common areas.

8. A binding commitment as part of the Planned Development to implement an environmental education program for homeowners, businesses and visitors to describe the local ecology, including but not limited to wildlife, plant communities, and native habitats, in addition to the design standards, restoration projects, and management programs/plans, incorporated into the development to address environmental protection.
 9. Incorporate energy efficiency and other low impact development (LID) performance standards within the development.
 10. Minimize impacts to natural areas and native habitat by concentrating development primarily in areas previously impacted by agricultural uses and other development activities.
- b. Water Quality & Hydrological Enhancements.
1. The stormwater management system must demonstrate through design or other means that water leaving the development meets current state and federal water quality standards. Outfall monitoring will be required on a quarterly basis for a minimum of 5 years from the date of acceptance of construction of the water management system by the South Florida Water Management District. Monitoring may be eliminated after 5 years if the water quality standards are met.
 2. Demonstrate an additional 50% water quality treatment beyond the treatment required by the SFWMD for the on-site stormwater management basins.
 3. Protect existing groundwater levels and improve existing wetland hydroperiods in onsite preserve areas, as applicable by SFWMD permits.
 4. Provide a lake management plan that requires best management practices for the following:
 - i. fertilizers and pesticides;
 - ii. erosion control and bank stabilization; and
 - iii. lake maintenance requirements and deep lake management for lakes exceeding 12 feet below lake surface (BLS).
 5. A site-specific ecological and hydrological plan, which includes at a minimum the following: preliminary excavation and grading plans, exotic removal and maintenance plan, supplemental planting plan, and success criteria for meeting established goals.
 6. A site-specific mitigation and enhancements to reduce discharge rates.
 7. Utilize reuse and surface water generated by the development to meet the irrigation demands of the recreation and development areas, to the extent such reuse is available.

8. Demonstrate that the proposed Planned Development will not result in significant detrimental impacts on present or future water resources.

c. Infrastructure Enhancements.

1. All development within the Planned Development must connect to centralized water and sewer services, with the exception of interim facilities used on a temporary basis during construction, and for unmanned essential services on a temporary basis until water and sewer service is extended to the development.
2. Written verification as to adequate public services for the Planned Development, from the sheriff, EMS, fire district, and Lee County School District, or via interlocal agreements with adjacent jurisdictions and/or special districts.
3. Civic space, recreational areas, and a variety of amenities distributed throughout the development for use by the general public, to be maintained by the property owners' association or similar entity.
4. Sufficient right-of-way to accommodate an 8-foot wide multi-purpose pathway along the roadway frontages, where the Planned Development abuts SR 31 and CR 78.

d. Community Character.

1. Transition to lower densities and intensities where adjacent to off-site conservation lands.
2. Enhanced buffers and setbacks along external roadways to preserve rural vistas and viewsheds that are at least 50% wider than the Land Development Code requirements.
3. Locate access points onto adjacent arterial roadways to minimize impact to the surrounding rural community.

VII. CONSERVATION AND COASTAL MANAGEMENT

POLICY 114.1.1: Development in wetlands is limited to very low density residential uses and uses of a recreational, open space, or conservation nature that are compatible with wetland functions. The maximum density in the Wetlands category is one unit per 20 acres, except that one single family residence will be permitted on lots meeting the standards in Chapter XIII of this plan, and except that owners of wetlands adjacent to Intensive Development, Central Urban, Urban Community, Suburban, New Community, and Outlying Suburban areas may transfer densities to developable contiguous uplands under common ownership in accordance with Footnotes ~~9b~~ and ~~9e~~ 8b of Table 1(a), Summary of Residential Densities. In Future Limerock Mining areas only (see Map 14), impacts to wetlands resulting from mining will be allowed by Lee County when those impacts are offset through appropriate mitigation, preferably within Southeast Lee County (see also Policy 33.1.3). Appropriate wetland mitigation may be provided by preservation of high quality indigenous habitat, restoration or reconnection of historic

flowways, connectivity to public conservation lands, restoration of historic ecosystems or other mitigation measures as deemed sufficient by the Division of Environmental Sciences. It is recommended that, whenever possible, wetland mitigation be located within Southeast Lee County. The Land Development Code will be revised to include provisions to implement this policy.

XII. GLOSSARY

FUTURE SUBURBAN AREAS - Those future urban categories on the Future Land Use Map that are designated primarily for single use developments: Suburban, Outlying Suburban, Sub-Outlying Suburban, Industrial Development, Airport, Tradeport, Commercial, Industrial Interchange, General Commercial Interchange, Industrial Commercial Interchange, University Village Interchange, University Community, Public Facilities, and New Community within the Gateway/Airport Planning Community.

FUTURE NON-URBAN AREAS - Those categories on the Future Land Use Map that are designated primarily for single use developments with a density equal to or less than 1 unit per acre: Rural, Rural Community Preserve, Coastal Rural, Outer Island, Open Lands, Wetlands, Conservation Lands (upland and wetland), New Community within the North Olga Planning Community and Density Reduction/Groundwater Resource.

Table Amendments:

Table 1(a): Summary of Residential Densities

Table 1(b): Year 2030 Allocations

Map Amendments:

Map 1, Page 1: Future Land Use Map

Map 4: Private Recreational Facilities Overlay

**TABLE 1(a)
SUMMARY OF RESIDENTIAL DENSITIES¹**

| FUTURE LAND USE CATEGORY | STANDARD OR BASE DENSITY RANGE | | BONUS DENSITY |
|---|--|---|--|
| | MINIMUM ² (Dwelling Units per Gross Acre) | MAXIMUM (Dwelling Units per Gross Acre) | MAXIMUM TOTAL DENSITY ³ (Dwelling Units per Gross Acre) |
| Intensive Development ¹⁴ | 8 | 14 | 22 |
| General Interchange ² | 8 | 14 | 22 |
| Central Urban ¹⁵ | 4 | 10 | 15 |
| Urban Community ^{4,5,16} | 1 | 6 | 10 |
| Suburban ¹⁷ | 1 | 6 | No Bonus |
| Outlying Suburban | 1 | 3 | No Bonus |
| Sub-Outlying Suburban | 1 | 2 | No Bonus |
| Rural ¹⁰ | No Minimum | 1 | No Bonus |
| Outer Islands | No Minimum | 1 | No Bonus |
| Rural Community Preserve ⁶ | No Minimum | 1 | No Bonus |
| Open Lands ⁷ | No Minimum | 1 du/5 acres | No Bonus |
| Density Reduction/Groundwater Resource | No Minimum | 1 du/10 acres | No Bonus |
| Wetlands ⁸ | No Minimum | 1 du/20 acres | No Bonus |
| New Community ¹² | <u>No Minimum</u> 4 | 6 | No Bonus |
| University Community ⁹ | 1 | 2.5 | No Bonus |
| Destination Resort Mixed Use Water Dependent ¹¹ | 6 | 9.36 | No Bonus |
| Burnt Store Marina Village ¹² | No Minimum | 160 Dwelling Units; 145 Hotel Units | No Bonus |
| Coastal Rural ¹⁸ | No Minimum | 1 du/2.7 acres | No Bonus |

CLARIFICATIONS AND EXCEPTIONS

¹See the glossary in Chapter XII for the full definition of “density”.

²Except in General Interchange future land use category adherence to minimum densities is not mandatory but is recommended to promote compact development.

³These maximum densities may be permitted by transferring density from non-contiguous land through the provisions of the Housing Density Bonus Program identified in chapter 2 of the Land Development Code.

⁴Within the Future Urban Areas of Pine Island Center, rezonings that will allow in excess of 3 dwelling units per gross acre must “acquire” the density above 3 dwelling units per gross acre utilizing TDUs that were created from Greater Pine Island—(see Policy 14.6), or transfer dwelling units in accordance with Policy 14.3.4

⁵In all cases on Gasparilla Island, the maximum density must not exceed 3 du/acre.

⁶Within the Buckingham area, new residential lots must have a minimum of 43,560 square feet.

⁷The maximum density of 1 unit per 5 acres can only be approved through the planned development process (see Policy 1.4.4), except in the approximately 135 acres of land lying east of US41 and north of Alico Road in the northwest corner of Section 5, Township 46, Range 25.

⁸Higher densities may be allowed under the following circumstances where wetlands are preserve on the subject site:

(a) If the dwelling units are relocated off-site through the provision of Transfer of Development Rights Ordinance (86-18, as amended or replaced); or

(b) Dwelling units may be relocated to developable contiguous uplands designated Intensive Development, Central Urban, Urban Community, Suburban, Outlying Suburban, Sub-Outlying Suburban, and New Community from preserved freshwater wetlands at the same underlying density as permitted for those uplands. Impacted wetlands will be calculated at the standard Wetlands density of 1 dwelling units per 20 acres. Planned Developments or Development Orders approved prior to October 20, 2010 are permitted the density approved prior to the adoption of CPA2008-18.

⁹Overall average density for the University Village sub-district must not exceed 2.5 du/acre. Clustered densities within the area may reach 15 du/acre to accommodate university housing.

¹⁰In the Rural category located in Section 24, Township 43 South, Range 23 East and south of Gator Slough, the maximum density is 1 du/2.25 acres.

¹¹Overall number of residential dwelling units is limited to 271 units in the Destination Resort Mixed Use Water Dependent district.

¹²The residential dwelling units and hotel development portions of this redevelopment project must be located outside of the designated Coastal High Hazard Area in accordance with Lee Plan, Map 5.

¹³See Policies 33.3.2, 33.3.3, and 33.3.4 for potential density adjustments resulting from concentration or transfer of development rights.

¹⁴The maximum total density may be increased to 30 du/acre utilizing Greater Pine Island TDUs.

¹⁵The maximum total density may be increased to 20 du/acre utilizing Greater Pine Island TDUs.

¹⁶The maximum total density may be increased to 15 du/acre utilizing Greater Pine Island TDUs.

¹⁷The maximum total density may be up to 8 du/acre utilizing Greater Pine Island TDUs.

¹⁸The standard maximum density is 1 du/2.7 acres unless the “Adjusted Maximum Density” of 1 du/acre is achieved in accordance with requirements of Policy 1.4.7 and Chapter 33 of the Land Development Code.

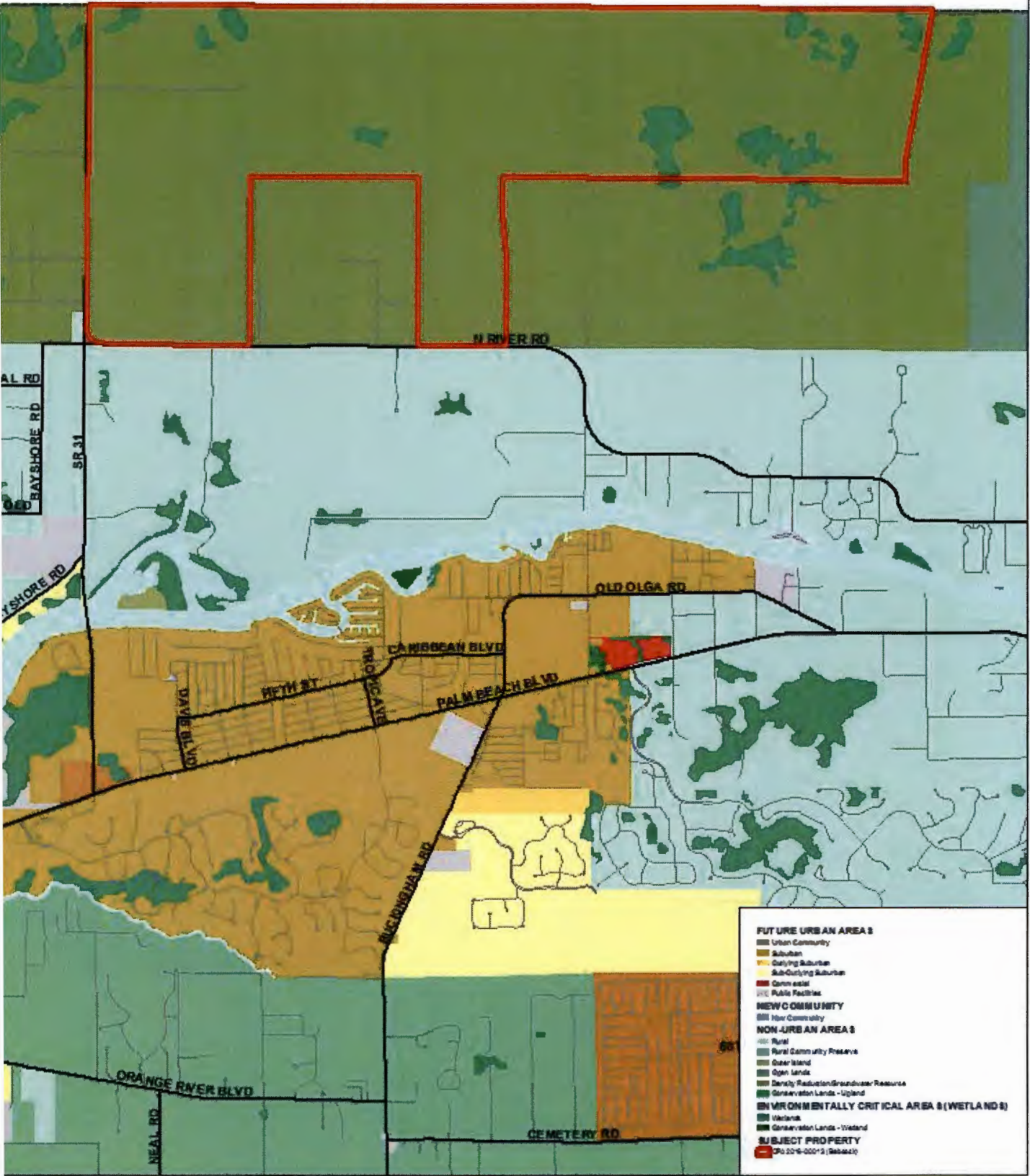
¹⁹Maximum density in the New Community future land use category is limited to 1 du/2.5 acres in the North Olga Community in accordance with Policy 1.6.1.

TABLE 1(b)
Year 2030 Allocation

| Future Land Use Category | Lee County Totals | | Northeast Lee County | | Boca Grande | Bonita Springs | Fort Myers Shores | Burnt Store | Cape Coral | Captiva | Fort Myers | Fort Myers Beach | Gateway/Airport |
|--|-------------------|----------------|----------------------|---------------|--------------|----------------|-------------------|---------------|------------|--------------|--------------|------------------|-----------------|
| | Existing | Proposed | Existing | Proposed | | | | | | | | | |
| Residential By Future Land Use Category | | | | | | | | | | | | | |
| Intensive Development | 1,376 | 1,376 | | | | | 20 | | 27 | | 250 | | |
| Central Urban | 44,766 | 14,766 | | | | | 225 | | | | 230 | | |
| Urban Community | 18,084 | 17,483 | 520 | 520 | 485 | | 637 | | | | | | 250 |
| Suburban | 16,623 | 16,623 | | | | | 1,810 | | | | 85 | | |
| Outlying Suburban | 3,957 | 3,957 | 30 | 30 | | | 40 | 20 | 2 | 500 | | | |
| Sub-Outlying Suburban | 1,548 | 1,548 | | | | | 367 | | | | | | |
| Commercial | | | | | | | | | | | | | |
| Industrial | 79 | 79 | | | | | | | | | 39 | | 20 |
| Public Facilities | 1 | 1 | | | | | | | | 1 | | | |
| University Community | 850 | 850 | | | | | | | | | | | |
| Destination Resort Mixed Use Water Dependent | 8 | 8 | | | | | | | | | | | |
| Burnt Store Marina Village | 4 | 4 | | | | | | 4 | | | | | |
| Industrial Interchange | | | | | | | | | | | | | |
| General Interchange | 125 | 125 | | | | | | | | | | | 11 |
| General Commercial Interchange | | | | | | | | | | | | | |
| Industrial Commercial Interchange | | | | | | | | | | | | | |
| University Village Interchange | | | | | | | | | | | | | |
| Mixed Use Interchange | | | | | | | | | | | | | |
| New Community | 900 | 2,100 | | 1,200 | | | | | | | | | 900 |
| Airport | | | | | | | | | | | | | |
| Tradeport | 9 | 9 | | | | | | | | | | | 9 |
| Rural | 8,313 | 8,313 | 1,948 | 1,948 | | | 1,400 | 636 | | | | | |
| Rural Community Preserve | 3,100 | 3,100 | | | | | | | | | | | |
| Coastal Rural | 1,300 | 1,300 | | | | | | | | | | | |
| Outer Island | 202 | 202 | 5 | 5 | | | 1 | | | 150 | | | |
| Open Lands | 2,805 | 2,805 | 250 | 250 | | | | 590 | | | | | |
| Density Reduction/ Groundwater Resource | 6,905 | 6,905 | 711 | 711 | | | | | | | | | 94 |
| Conservation Lands Upland | | | | | | | | | | | | | |
| Wetlands | | | | | | | | | | | | | |
| Conservation Lands Wetland | | | | | | | | | | | | | |
| Unincorporated County Total Residential | 80,955 | 81,554 | 3,464 | 4,664 | 485 | | 4,500 | 1,250 | 29 | 651 | 604 | | 1,284 |
| Commercial | 12,793 | 12,793 | 57 | 177 | 52 | | 400 | 50 | 17 | 125 | 150 | | 1,100 |
| Industrial | 13,801 | 13,801 | 26 | 26 | 3 | | 400 | 5 | 26 | | 300 | | 3,100 |
| Non Regulatory Allocations | | | | | | | | | | | | | |
| Public | 82,313 | 82,313 | 7,100 | 7,100 | 421 | | 2,000 | 7,000 | 20 | 1,961 | 350 | | 7,500 |
| Active AG | 17,027 | 17,027 | 5,100 | 5,100 | | | 550 | 150 | | | | | |
| Passive AG | 45,585 | 44,265 | 13,549 | 12,229 | | | 2,500 | 109 | | | | | 1,241 |
| Conservation | 81,933 | 81,933 | 2,214 | 2,214 | 611 | | 1,142 | 3,236 | 133 | 1,603 | 748 | | 2,798 |
| Vacant | 22,768 | 23,489 | 1,953 | 1,953 | | | 226 | 931 | 34 | | 45 | | 300 |
| Total | 357,175 | 357,175 | 33,463 | 33,463 | 1,572 | | 11,718 | 12,731 | 259 | 4,340 | 2,197 | | 17,323 |
| Population Distribution (unincorporated Lee County) | 495,000 | 495,000 | 5,090 | 9,266 | 1,531 | | 30,861 | 3,270 | 225 | 530 | 5,744 | | 15,115 |

TABLE 1(b)
Year 2030 Allocation

| Future Land Use Category | Daniels Parkway | Iona/McGregor | San Carlos | Sanibel | South Fort Myers | Pine Island | Lehigh Acres | | Southeast Lee County | North Fort Myers | Buckingham | Estero | Bayshore |
|--|-----------------|---------------|---------------|---------|------------------|---------------|----------------|----------------|----------------------|------------------|---------------|---------------|---------------|
| | | | | | | | Existing | Proposed | | | | | |
| Intensive Development | | | | | 660 | 3 | 42 | 42 | | 365 | | 9 | |
| Central Urban | | 375 | 17 | | 3,140 | | 8,179 | 8,179 | | 2,600 | | | |
| Urban Community | | 850 | 1,000 | | 860 | 500 | 12,422 | 11,821 | | | 110 | 450 | |
| Suburban | | 2,488 | 1,975 | | 1,200 | 675 | | | | 6,690 | | 1,700 | |
| Outlying Suburban | 1,552 | 377 | | | | 600 | | | | 382 | | 454 | |
| Sub-Outlying Suburban | | | 25 | | | | | | | 140 | 66 | | 950 |
| Commercial | | | | | | | | | | | | | |
| Industrial | | 5 | 5 | | 10 | | | | | | | | |
| Public Facilities | | | | | | | | | | | | | |
| University Community | | | 850 | | | | | | | | | | |
| Destination Resort Mixed Use Water Dependent | | 8 | | | | | | | | | | | |
| Burnt Store Marina Village | | | | | | | | | | | | | |
| Industrial Interchange | | | | | | | | | | | | | |
| General Interchange | 32 | | | | | | | | 15 | 31 | | 6 | 30 |
| General Commercial Interchange | | | | | | | | | | | | | |
| Industrial Commercial Interchange | | | | | | | | | | | | | |
| University Village Interchange | | | | | | | | | | | | | |
| Mixed Use Interchange | | | | | | | | | | | | | |
| New Community | | | | | | | | | | | | | |
| Airport | | | | | | | | | | | | | |
| Tradeport | | | | | | | | | | | | | |
| Rural | 1,500 | | 90 | | | 190 | 44 | 14 | | 500 | 50 | 635 | 1,350 |
| Rural Community Preserve | | | | | | | | | | | 3,100 | | |
| Coastal Rural | | | | | | 1,300 | | | | | | | |
| Outer Island | | 1 | | | | 45 | | | | | | | |
| Open Lands | 120 | | | | | | | | | 45 | | | 1,800 |
| Density Reduction/ Groundwater Resource | | | | | | | | | 4,000 | | | | 2,100 |
| Conservation Lands Upland | | | | | | | | | | | | | |
| Wetlands | | | | | | | | | | | | | |
| Conservation Lands Wetland | | | | | | | | | | | | | |
| Unincorporated County Total Residential | 3,204 | 4,104 | 3,962 | | 5,870 | 3,313 | 20,657 | 20,056 | 4,015 | 10,753 | 3,326 | 3,254 | 6,230 |
| Commercial | 440 | 1,100 | 1,944 | | 2,100 | 226 | 4,420 | 1,300 | 68 | 1,687 | 18 | 1,700 | 139 |
| Industrial | 10 | 320 | 450 | | 900 | 64 | 300 | 300 | 7,246 | 554 | 5 | 87 | 5 |
| Non Regulatory Allocations: | | | | | | | | | | | | | |
| Public | 2,477 | 3,550 | 3,059 | | 3,500 | 2,100 | 15,289 | 15,289 | 12,000 | 4,000 | 1,486 | 7,000 | 1,500 |
| Active AG | 20 | | | | | 2,400 | | | 7,171 | 200 | 411 | 125 | 900 |
| Passive AG | 20 | | | | | 815 | | | 18,000 | 1,532 | 3,619 | 200 | 4,000 |
| Conservation | 1,733 | 9,306 | 2,969 | | 188 | 14,767 | 4,541 | 1,541 | 31,359 | -1,317 | 336 | 5,068 | 864 |
| Vacant | 63 | 975 | 594 | | 309 | 3,781 | 8,697 | 2,418 | 470 | 2,060 | 1,000 | 800 | 530 |
| Total | 7,967 | 19,355 | 12,978 | | 12,867 | 27,466 | 47,904 | 47,904 | 80,329 | 22,103 | 10,201 | 18,234 | 14,168 |
| Population Distribution (unincorporated Lee County) | 16,375 | 34,538 | 36,963 | | 58,363 | 13,265 | 160,405 | 156,229 | 1,270 | 71,001 | 6,117 | 25,577 | 8,760 |



- FUTURE URBAN AREA 2**
- Urban Community
 - Suburban
 - Outlying Suburban
 - Sub-Outlying Suburban
 - Common estate
 - Public Facilities
- NEW COMMUNITY**
- New Community
- NON-URBAN AREA 2**
- Rural
 - Rural Community Preserve
 - Open Lands
 - Open Lands
 - Density Reduction/Grassland Resource
 - Conservation Lands - Upland
- ENVIRONMENTALLY CRITICAL AREA 2 (WETLAND 2)**
- Wetlands
 - Conservation Lands - Wetland
- SUBJECT PROPERTY**
- CP 2016-00013 (Subject)

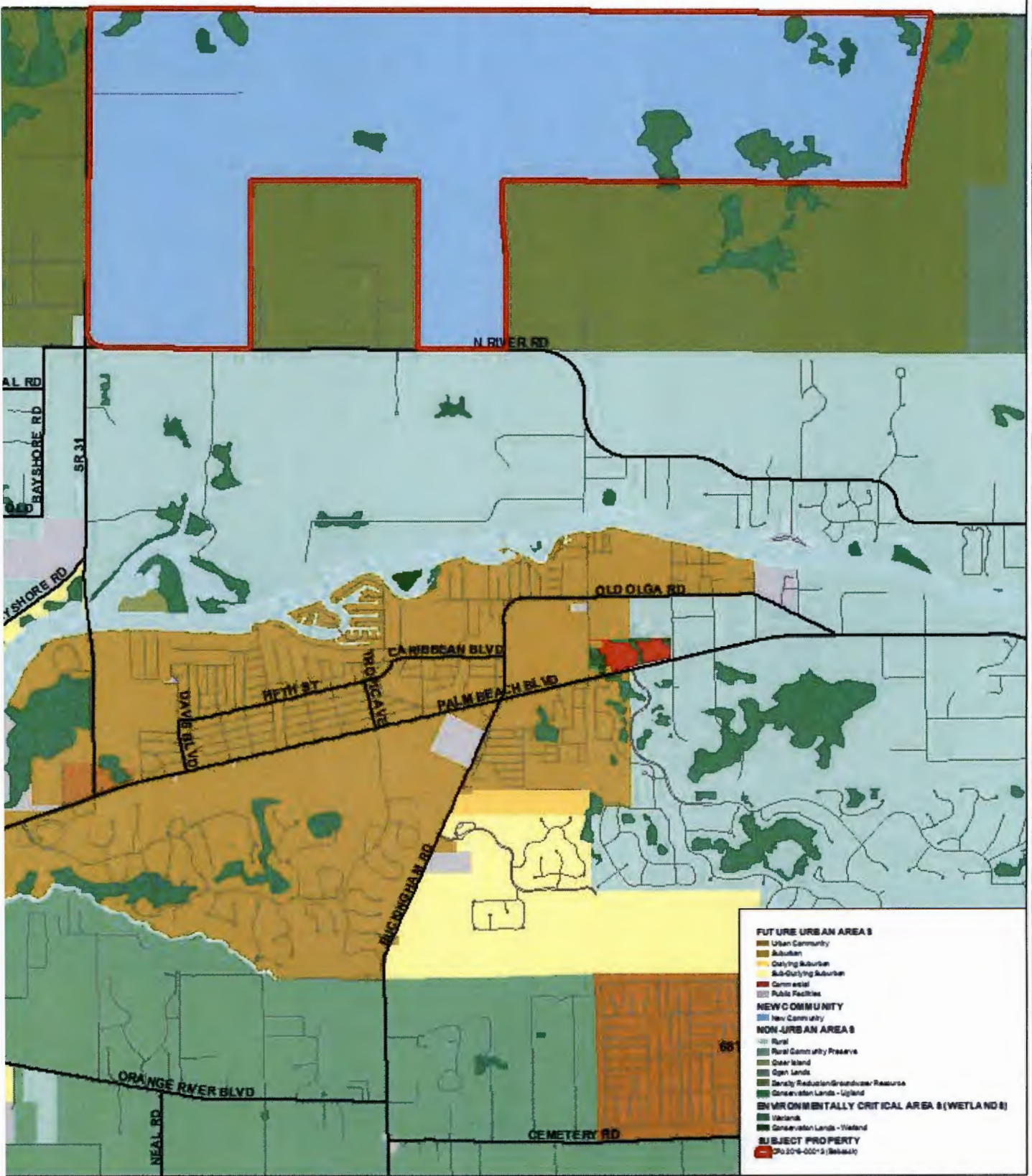
Lee County
Southwest Florida

0.2 0 0.4 0.8
Miles

Generated March 2017



CPA2016-00013
Babcock
EXISTING LEE PLAN
FUTURE LAND USE MAP

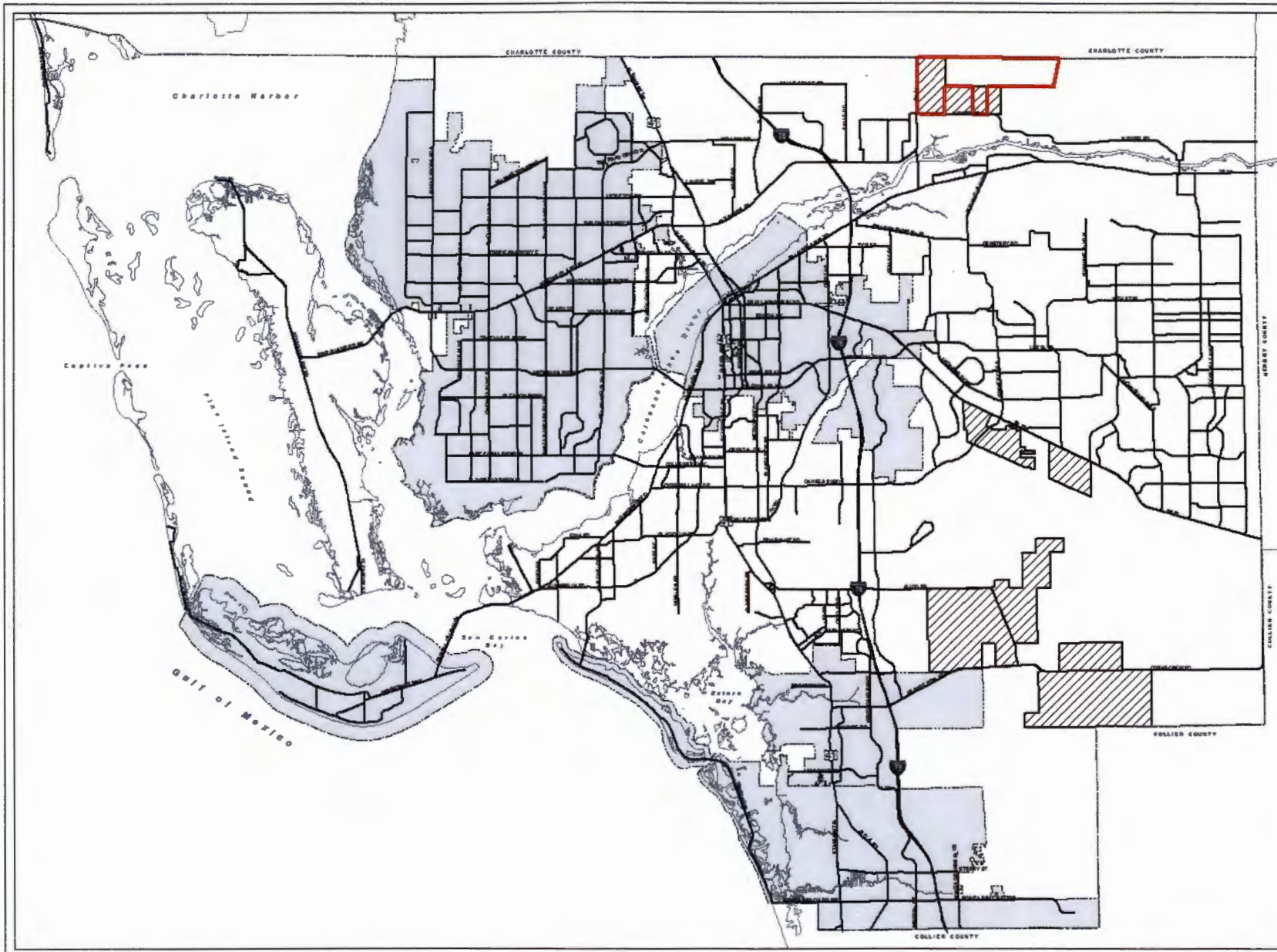


Lee County
Southwest Florida

Generalized March 2017



CPA2016-00013
Babcock
PROPOSED LEE PLAN
FUTURE LAND USE MAP



PRIVATE RECREATIONAL FACILITIES OVERLAY MAP

LEGEND

- County Line
- Major Roads
- Minor Roads
- ▨ Private Rec recreational Facilities
- ⊞ City Limits

CPA2016-00013

BABCOCK

- ▭ Remove from Private Recreational Facilities

Lee County
Southwest Florida



Map Generated: March 2017
City Limits current to date of map generation

Adopted By Ord. No. 99-10, 11/22/99
Amended By Ord. Nos. 10-21, 10-43

Lee Plan Map 4



FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

February 9, 2018

Honorable Linda Doggett
Clerk of the Circuit Courts
Lee County
Post Office Box 2469
Fort Myers, Florida 33902-2469

Attention: Ms. Missy Flint

Dear Ms. Doggett:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Ordinance No. 18-06, which was filed in this office on February 9, 2018.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb