

Mixed-Use Communities

- staff concurs with Dover Kohl recommendation
- Dover Kohl recommends changing to Mixed-Use Community

Rural Communities

- staff concurs with Dover Kohl recommendation
- staff recommends eliminating this area

Existing Acreage Subdivisions

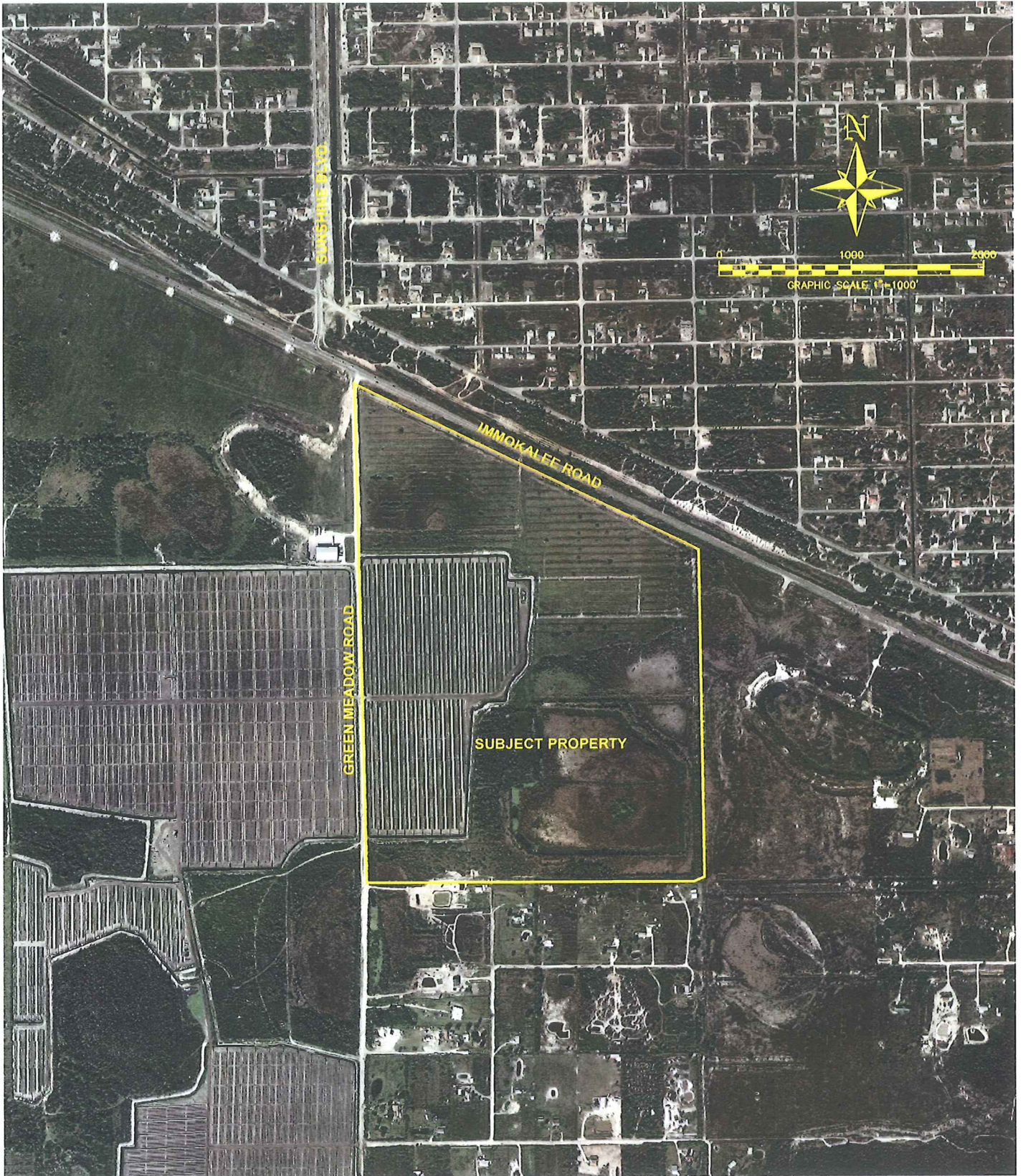
- staff concurs with Dover Kohl recommendation
- staff recommends adding this area

Future Limerock Mining Areas

- staff concurs with Dover Kohl recommendation
- staff recommends eliminating this area
- staff recommends adding this area

Priority Restoration

- Tier 1 (highest priority)
- Tier 2
- Tier 3
- Tier 4
- Tier 5
- Tier 6
- Tier 7
- DR/GR perimeter
- City Limits
- Mixed Use Overlay



Banks Engineering

Professional Engineers, Planners & Land Surveyors

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 FORT MYERS, FLORIDA 33966
 PHONE: (239) 939-5490 FAX: (239) 939-2523
 ENGINEERING LICENSE # EB 6469
 SURVEY LICENSE # LB 6690

AERIAL
LAKE LINCOLN PROPERTY
 LEE COUNTY, FLORIDA

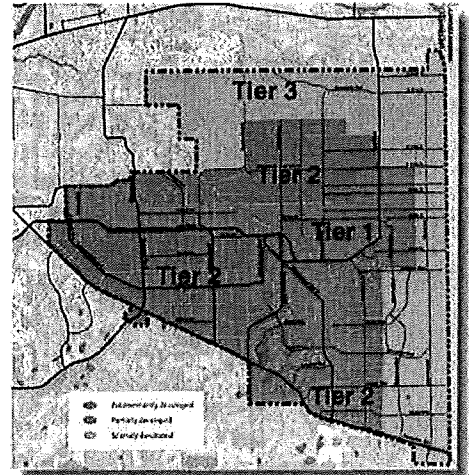
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
5/28/2009		_AER	SDJ	SDJ		1"=1000'	1	1	

Trends Evaluation

Estimates of the potential future population of Lehigh Acres were prepared as the basis for projecting future commercial, institutional and other land use needs.

Taking into consideration the existing constraints affecting Lehigh Acres, a 2030 base population of approximately 166,000 (an increase of about 84,500) permanent residents is projected with a corresponding population density of nearly 1,700 persons per square mile.

Based on present zoning, the bulk of the projected population growth could be easily accommodated within development Tiers 1 and 2, which combined have an additional population capacity of approximately 152,000 persons. If all growth were directed into these two tiers, their buildout would be achieved in 25-30 years.



Tiered Growth Concept

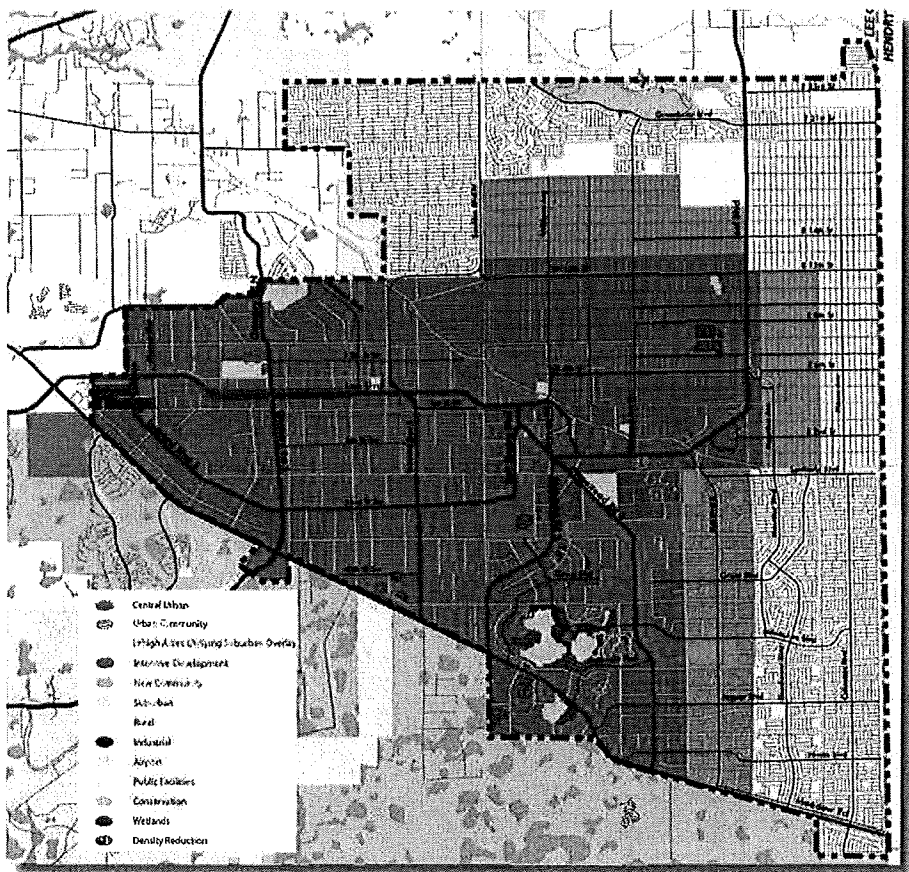
	Area 1	Area 2	Area 3	Totals
Estimated current population	44,601	23,435	13,213	81,249
Estimated additional population capacity	50,150	102,203	144,984	297,337
Total potential population capacity	94,751	125,638	158,197	378,586
Additional dwelling units (capacity)	17,116	34,881	49,483	101,480

Estimated Additional Population Capacity (at full buildout)

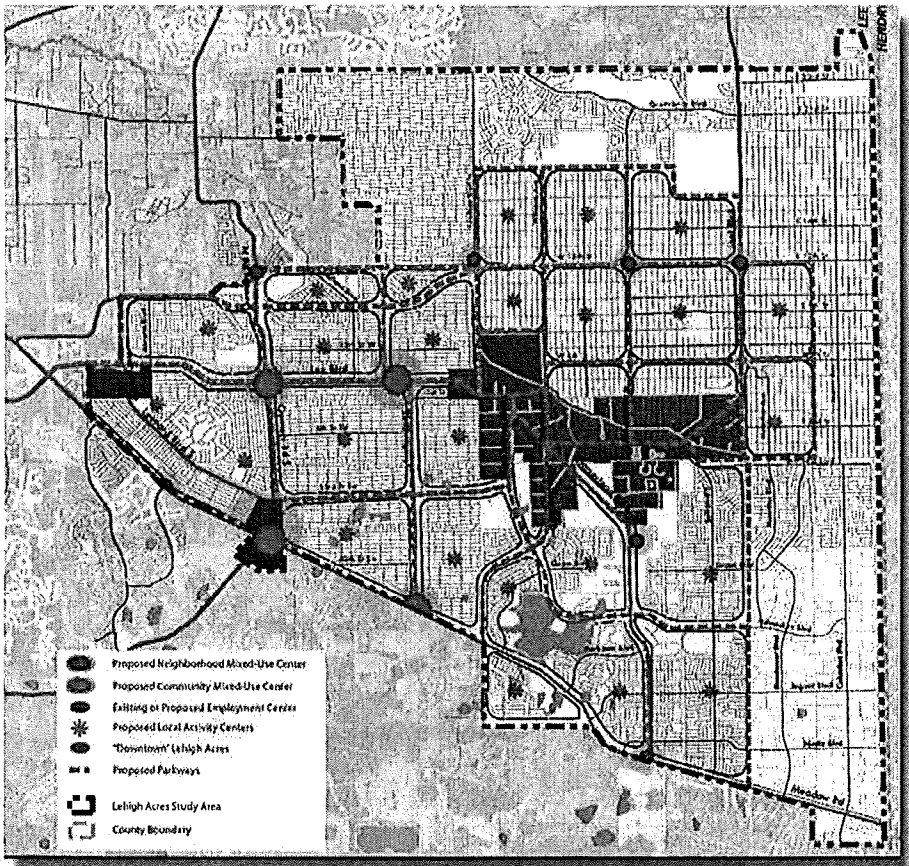
Today, limited nonresidential development is distributed over the older residential service area in Lehigh Acres, while areas outside the water service boundary are almost entirely without nonresidential development. The infrastructure constraints, if unmitigated, will lead to the intensification of both residential and nonresidential development within the existing water service boundary. The total projected deficit of commercial and industrial land, shown in the following table, may never be completely met within Lehigh Acres, particularly for regional-serving commercial retail and intense employment generators.

Acreage of current developed commercial land	297
Additional undeveloped commercial acreage	710
2030 projected commercial land acreage required	1,565
Current deficit of commercial land acreage	558
Current developed industrial land acreage	173
Additional undeveloped industrial land	84
2030 projected industrial land acreage required	701
Current deficit of industrial land acreage	444

Estimated 2030 Demand for Commercial and Industrial Land



Proposed Future Land Use



Community Structure



