



# Banks Engineering

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## AERIAL

# LAKE LINCOLN PROPERTY

LEE COUNTY, FLORIDA

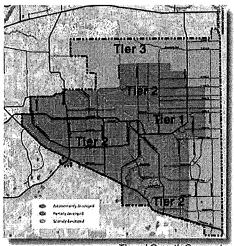
FILE NO. (S-T-R) 5/28/2009 SDJ 1"=1000'

## **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

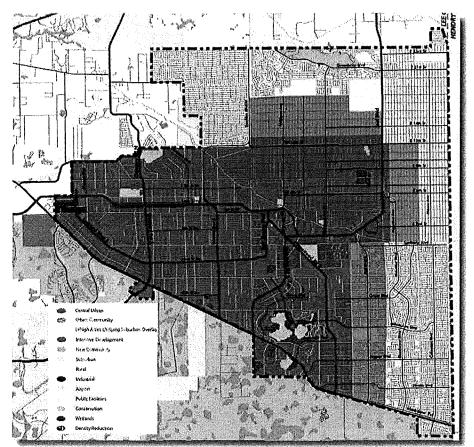
	Area 1	Area 2	Area 3	Totals
Estimated current population	44,601	23,435	13,213	81,249
Estimated additional population capacity	50,150	102,203	144,984	297,337
Total potential population capacity	94,751	125,638	158,197	378,586
Additional dwelling units (capacity)	17,116	34,881	49,483	101,480

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.

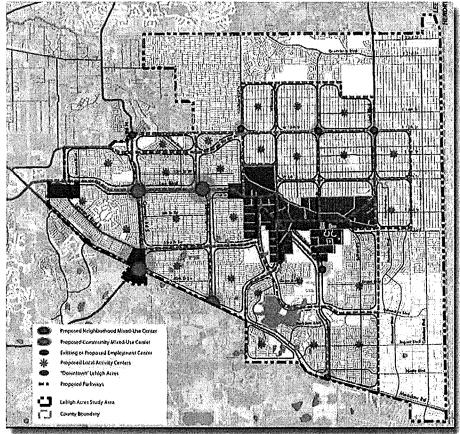
Acreage of current developed commercial land	297
Additional undeveloped commercial acreage	710
2030 projected commercial land acreage required	1,565
Current deficit of commercial land acreage	558
Current developed industrial land acreage	173
Additional undeveloped industrial land	84
2030 projected industrial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

Estimated 2030 Demand for Commercial and Industrial Land



17

Proposed Future Land Use



Community Structure



COURSE Ш

PLAN GOL CONGEPT

GINN SECTION 19 MASTER 出

SEC 19 TWP 465 RGE 26E Designed by: Orown by: Checked by: DJW/1196 Approved by: 6/17/02 1"=300"

PIN: 03552-000-003 PZPAP D~03552~10 File #: Sheet 1 of 2

SITE DEVELOPMENT NOTES

DEVIATION 3

SECTION -

DE HOTANO

#### LIST OF DEVIATIONS

- s fallows: v excavations will be measured from edge of povement of book of cur
- Deviation from LDC Section 10—328(f/4) which requires exconations to be sloped at low motivated to pre-vertical to a variet depth of four feel below the 4ry states water testie and two haddlessel to one vertical thereafter to above for low slope to confirm to the SPMMO permit to be obtained for the project.

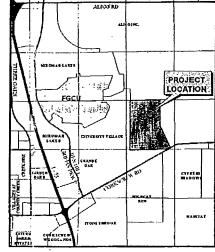
## APPROVED MasterConcept Plan

Site Plan # 02-039 Subject to conditions in Resolution Z-02-039 Case # DCI 2001-00060

### SURROUNDING ZONING AND LAND USE (TO 750')

EXISTING LAND USE VACANT CORKSCREW ROAD, VACANT VACANT FPL POWER LINES, VACANT

community development 2001-00060



LOCATION MAP

# PROPERTY DEVELOPMENT REGULATIONS

ZONING: AQ-2 EXISTING LAND USE: VACANT

ZONING: AG-2 EXISTING LAND USE: VACANT

	MAX.#	MAX.					MAX.	STORIES	BUILDING
LAND USE	UNITS	ACRES		PERIMETER	ROW	WATER	HT.(FT)	0.000	SEPARATIO
GOLF COURSE	27 HOLES	225	50° AVC	N/A	H/A	, a*	M/A	N/A	H/A
CLUBROUSE	30,000 SF		25"	25'	50	25'	45'	T 2	20.
CART BARN	12,750 SF		25'	25'	50"	25"	45"		20"
MAINTENANCE BUILDING	37,500 SF		25'	25	501	75'	72,		201
COLF COURSE RESTROOMS	3	450.55	_50'	75	50"	35.	75'	1	20"
CARETAKER'S RESIDENCE	1	2500 55	25'	25'	50"	25	35.	2	50.
OPEN SPACE									
INDICENOUS WETLANDS	83.23 AC					1			
INDICENOUS UPLANDS	95.72 AC								1
PLANTED INDIGENOUS UPLANDS	43,85 AC								

TAKE

NORTH

5CALE: Y= 300'

LEGEND

WETLAND PRESERVE

1 DEVIATION LOCATION INDEX

UPLAND PRESERVE

NO BUFFER

ZONING: AG-2 EXISTING LAND USE: VACANT

LAND USE SUMMARY

EAKE/EXCAVATION

NO BUFFER-

FUTURE FP&L SUBSTATION

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NO BUFFER-

ZONING AG2 EXISTING LAND USEFFL POWER LINES