



Lehigh Acres Community Plan

Updates to Lehigh Acres Community Plan & Land Use Map

Lehigh Acres Community Workshop
June 29, 2013



Lehigh Acres Planning How Did We Get Here?

The Promise...

- Lehigh Development Corp 1954

NOW! YOU CAN OWN A FULL ½ ACRE
IN **FABULOUS FLORIDA!**

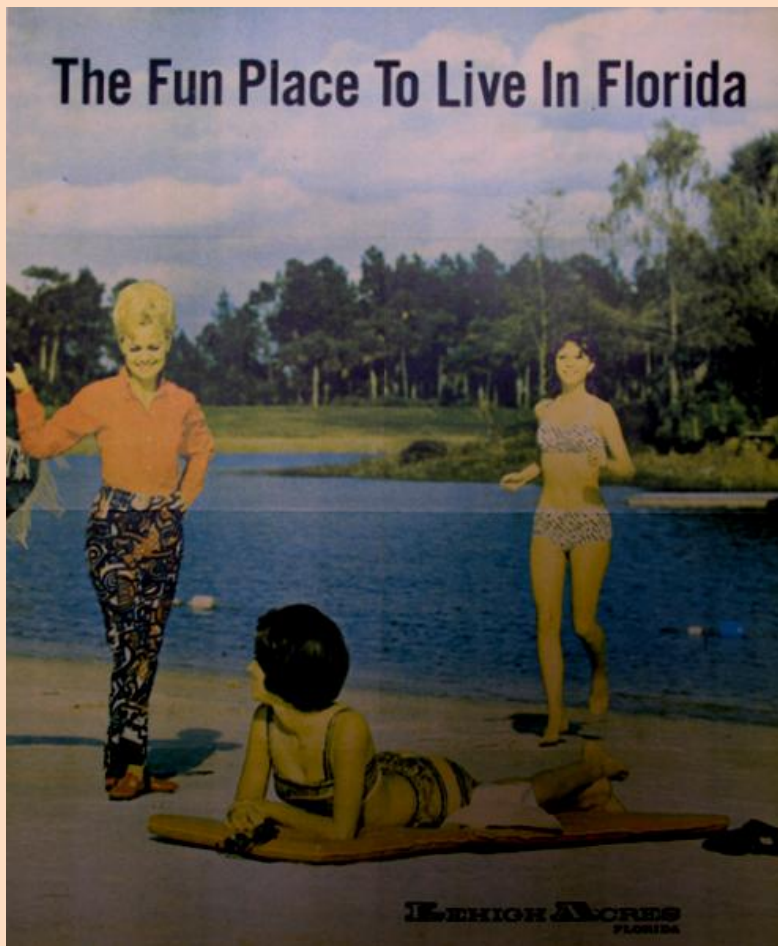
Only **\$10** down and **\$10** a Month—Total Price... **\$495**
No Interest or Carrying Charges...No Taxes 'Til Lot is Paid For!



FLORIDA LAND FOR PROFIT
Good Land Near a Growing City
Means Profit for Land-Owners

**10 BIG REASONS WHY
YOU SHOULD OWN A
HALF-ACRE IN LEHIGH ACRES**

**A REAL INVESTMENT
OPPORTUNITY** — Even if you're



Want to Trade Climates?
*Trade in YOUR Northern
Home for a Home
in Florida at*
LEHIGH ACRES



The "WHISTLER"
2 bedroom, 2 bath, screened porch

One of the 11 new models new on display from \$7,800 to \$19,000
For free transportation from Fort Myers call EDison 4-2500 ext. 141

TRUE VALUE GUARANTEED HOME TRADE IN PROGRAM

Now available in most Northern States. For information on how the
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Harry C. Powell, Jr., P. O. Box 573, LEHIGH ACRES, Florida 33936

LEHIGH ACRES

Lehigh Acres, east of Fort Myers, began as a postwar retirement community. This ad appeared in a 1960s magazine. Lee Ratner, a Chicago businessman, conceived the project in the previous decade. Ratner bought a 20,000-acre parcel in Lee County, called it Luckey Lee Ranch, and later subdivided it into affordable lots. The rest is history.

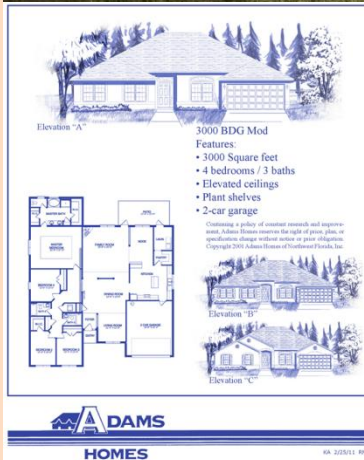
Planning in Lehigh Acres
How Did We Get Here?



The Promise...

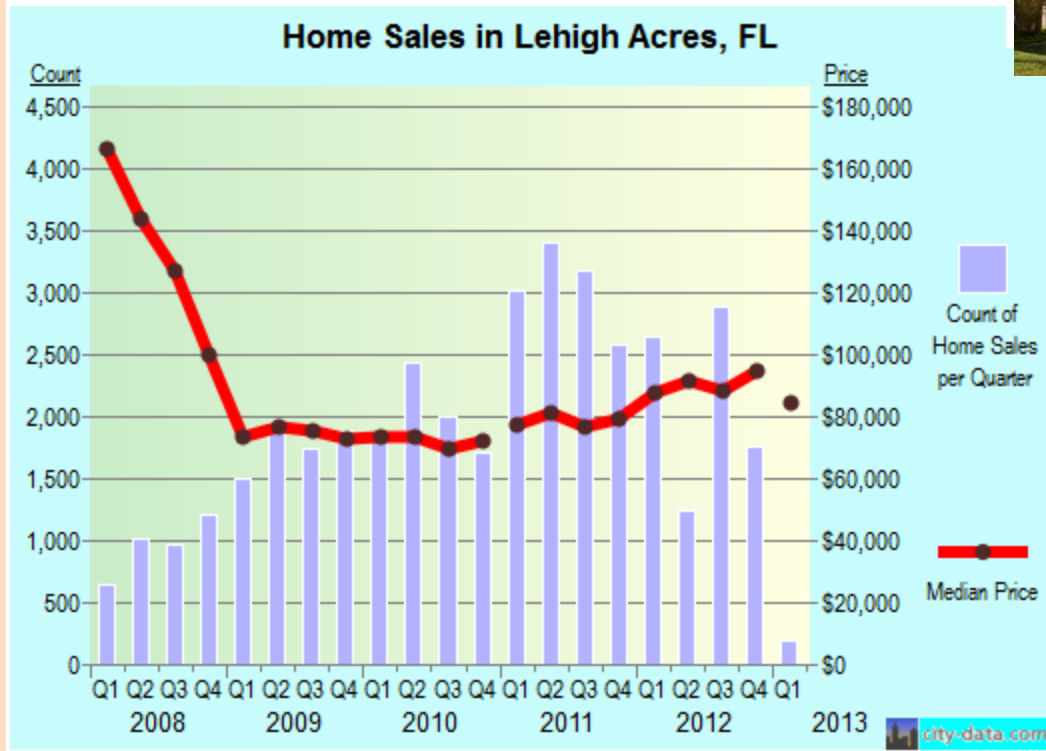
- Model Homes

Planning in Lehigh Acres
How Did We Get Here?



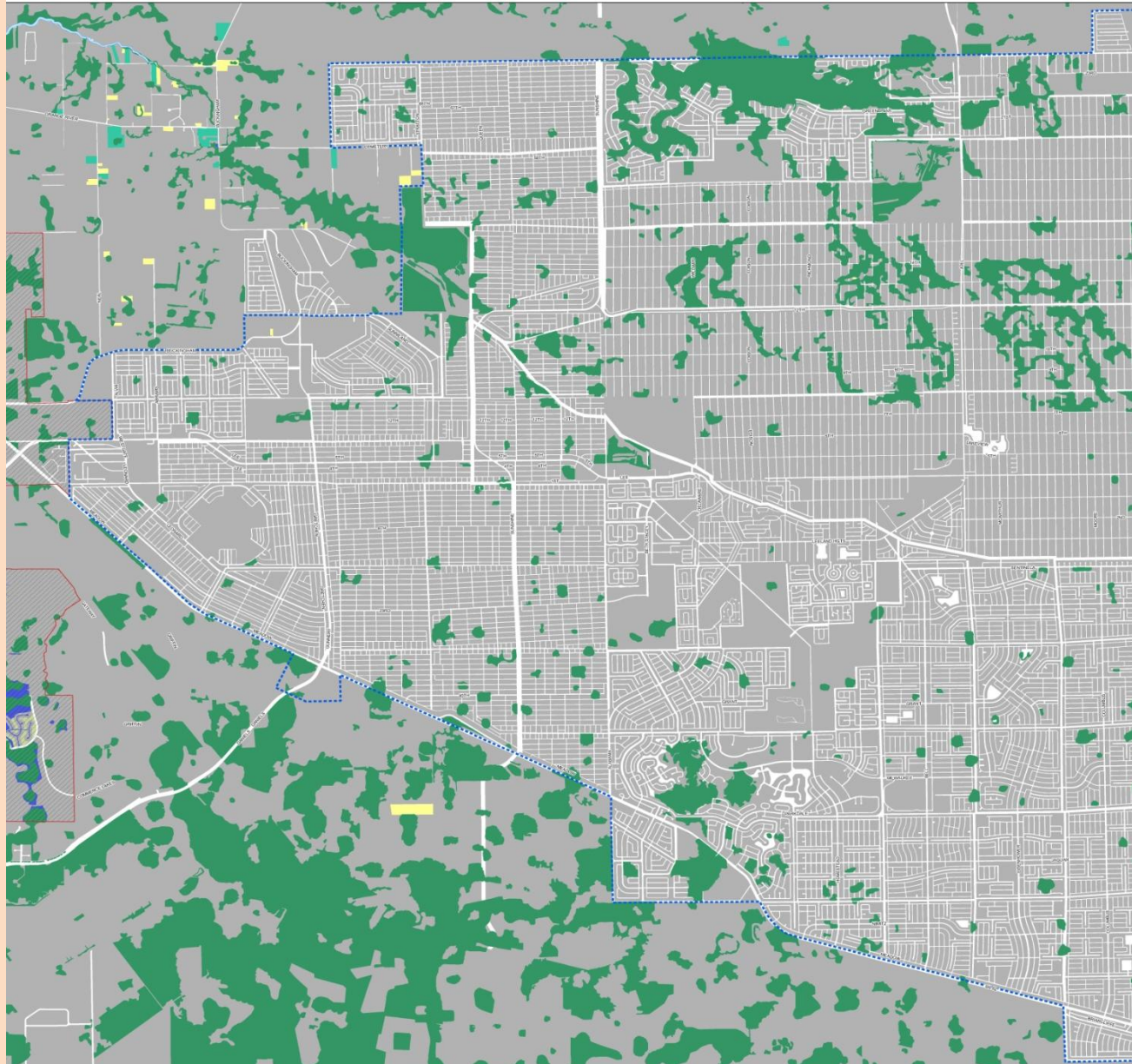
Promise Broken...

- Foreclosures & Housing Crash



Lehigh Acres Grows...

- 1949-54 – Lehigh Development Corp: The Plat

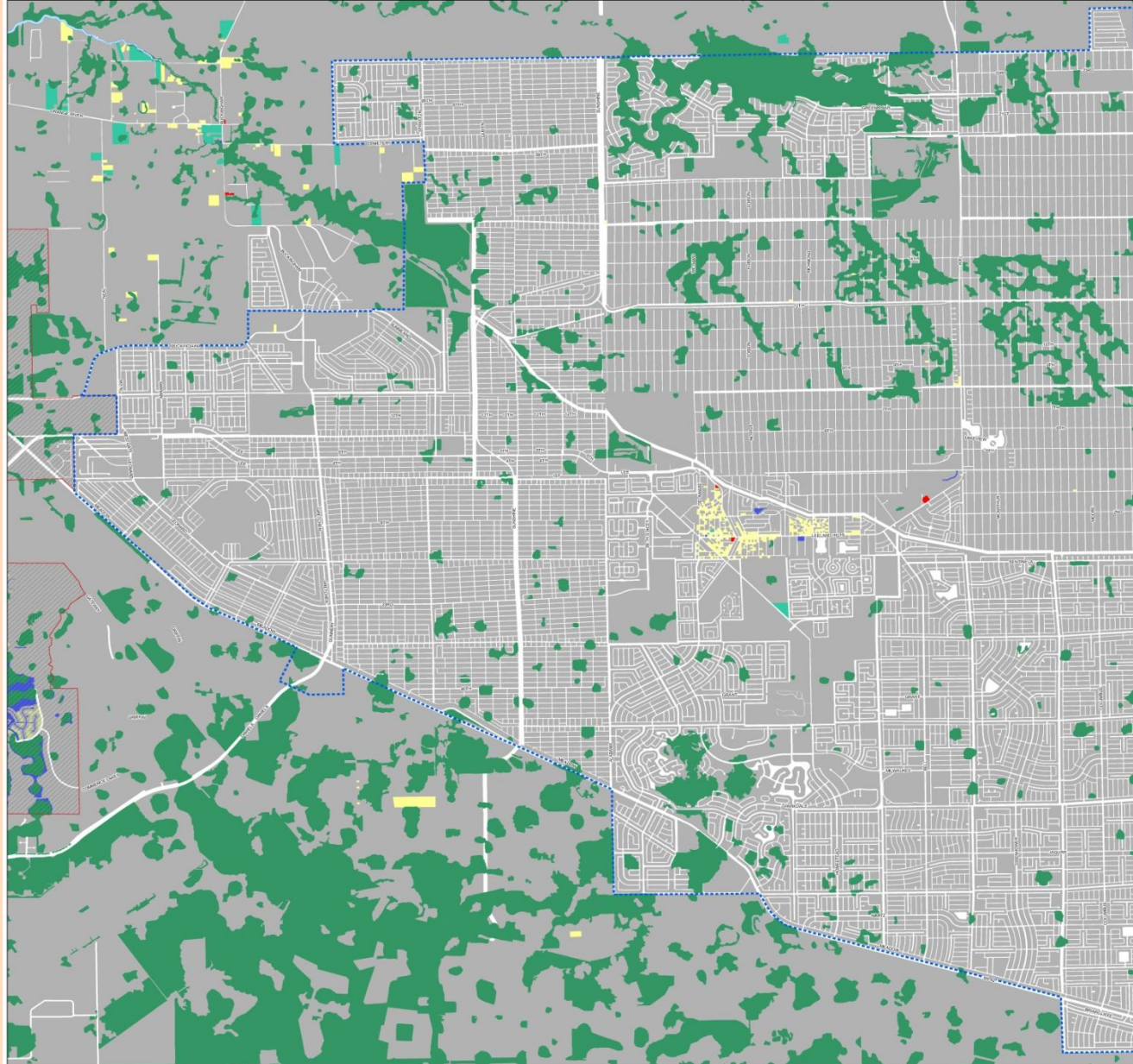


Planning in Lehigh Acres
How Did We Get Here?



Lehigh Acres Grows...

- 1959 – First Development

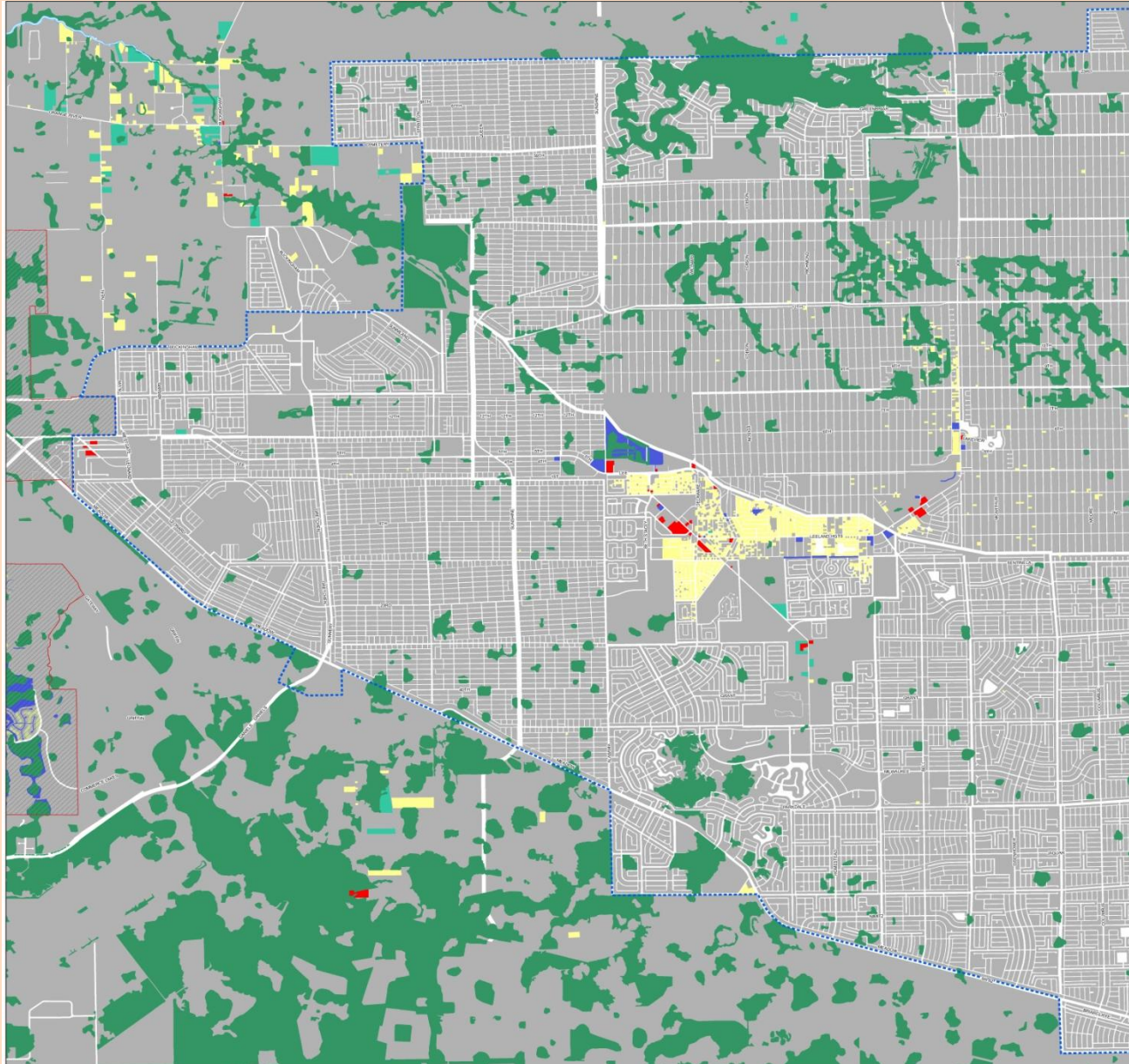


Planning in Lehigh Acres
How Did We Get Here?



Lehigh Acres Grows...

- 1969 – 4,394 Population

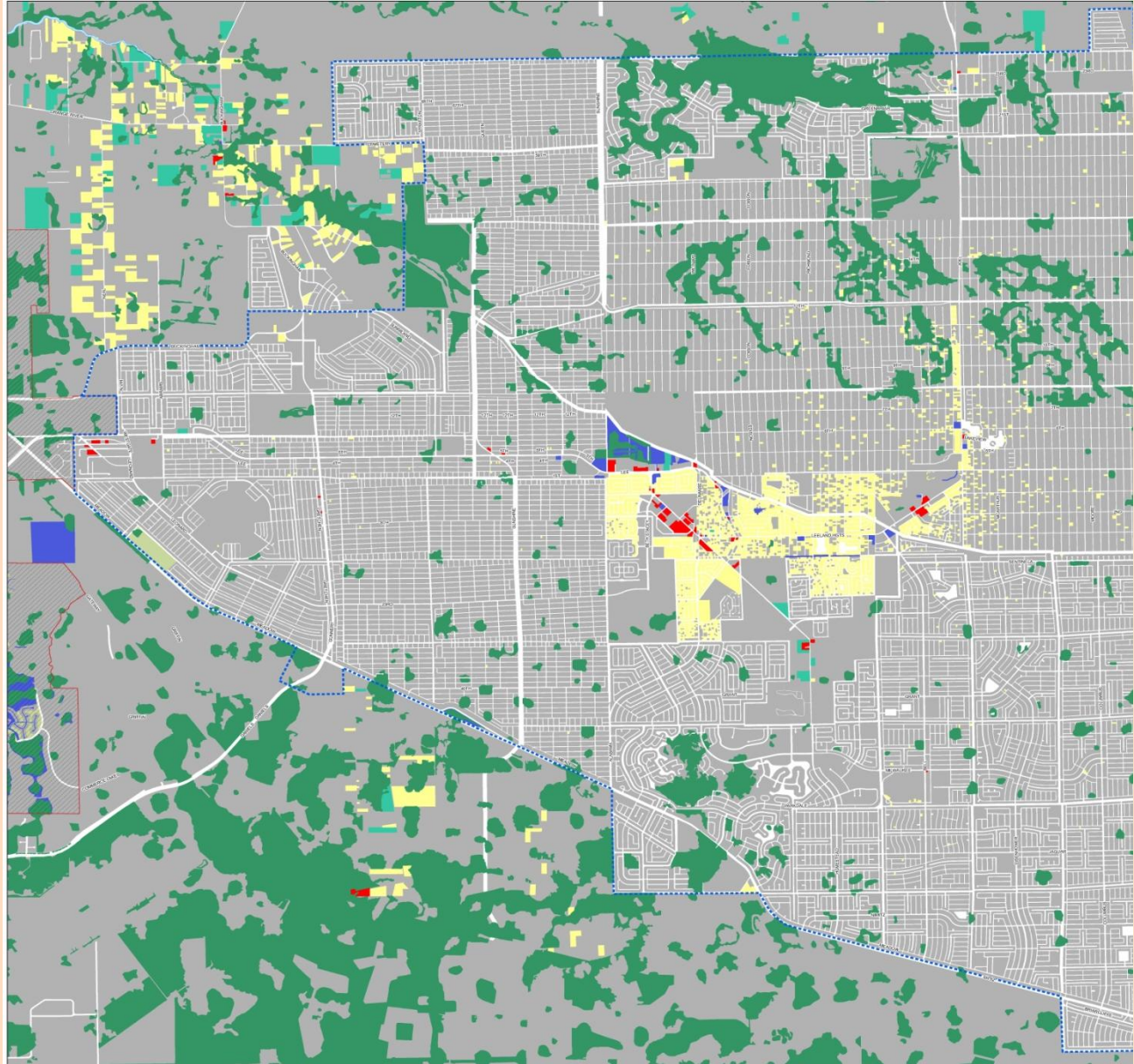


Planning in Lehigh Acres
How Did We Get Here?



Lehigh Acres Grows...

- 1979 – 9,604 Population

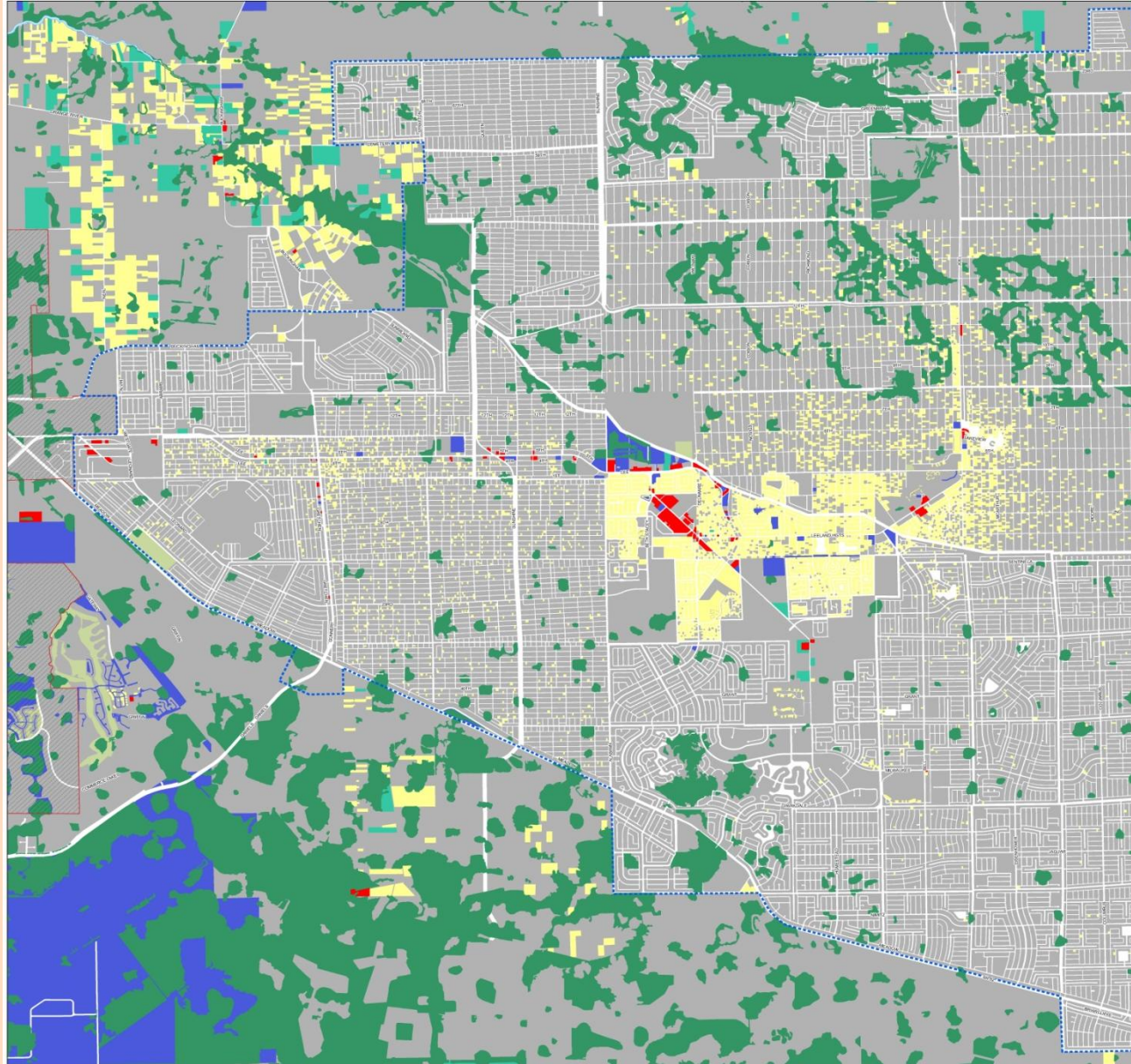


Planning in Lehigh Acres
How Did We Get Here?



Lehigh Acres Grows...

- 1989 – 13,611 Population

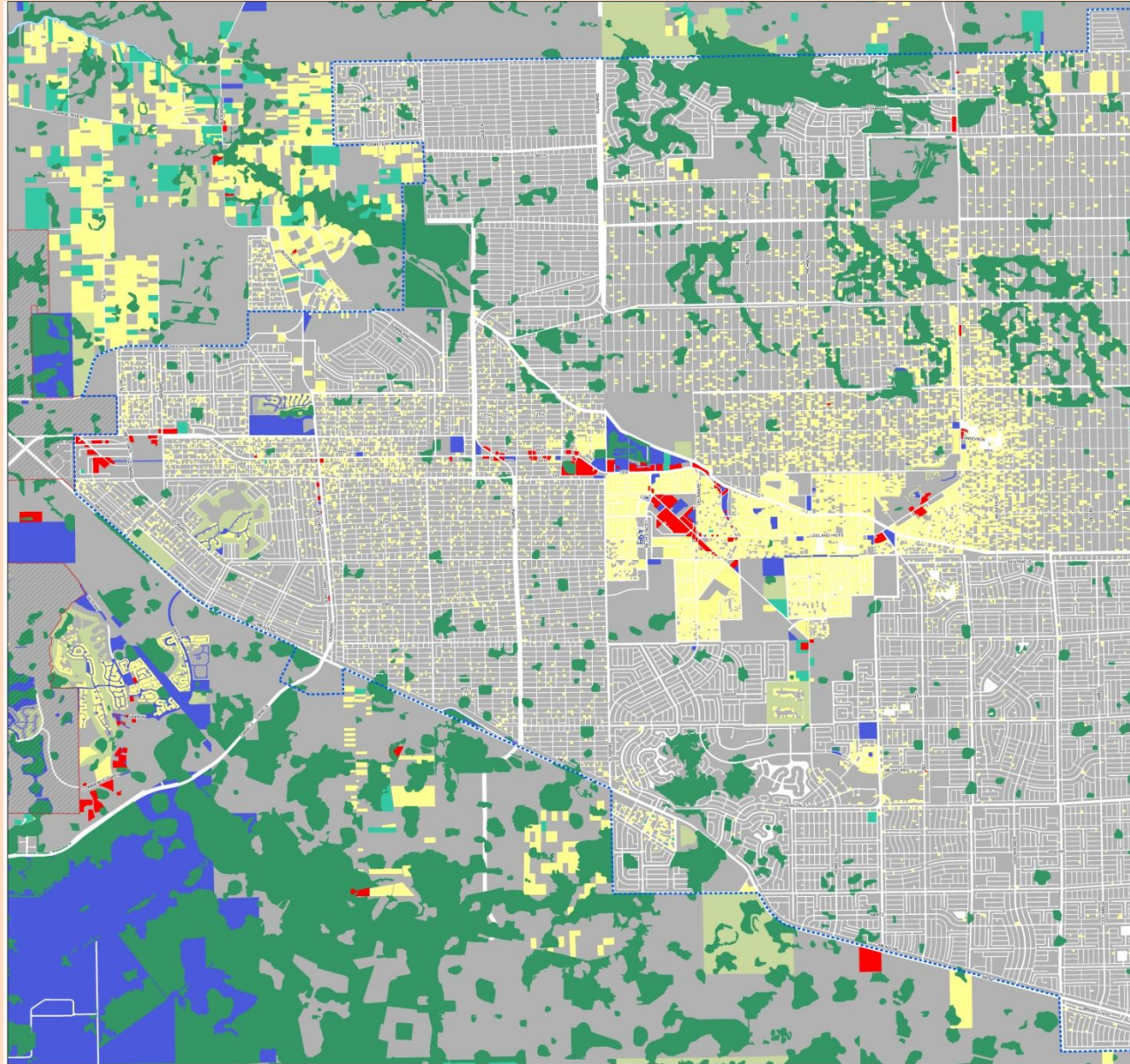


Planning in Lehigh Acres
How Did We Get Here?



Lehigh Acres Grows...

- 1999 – 33,430 Population

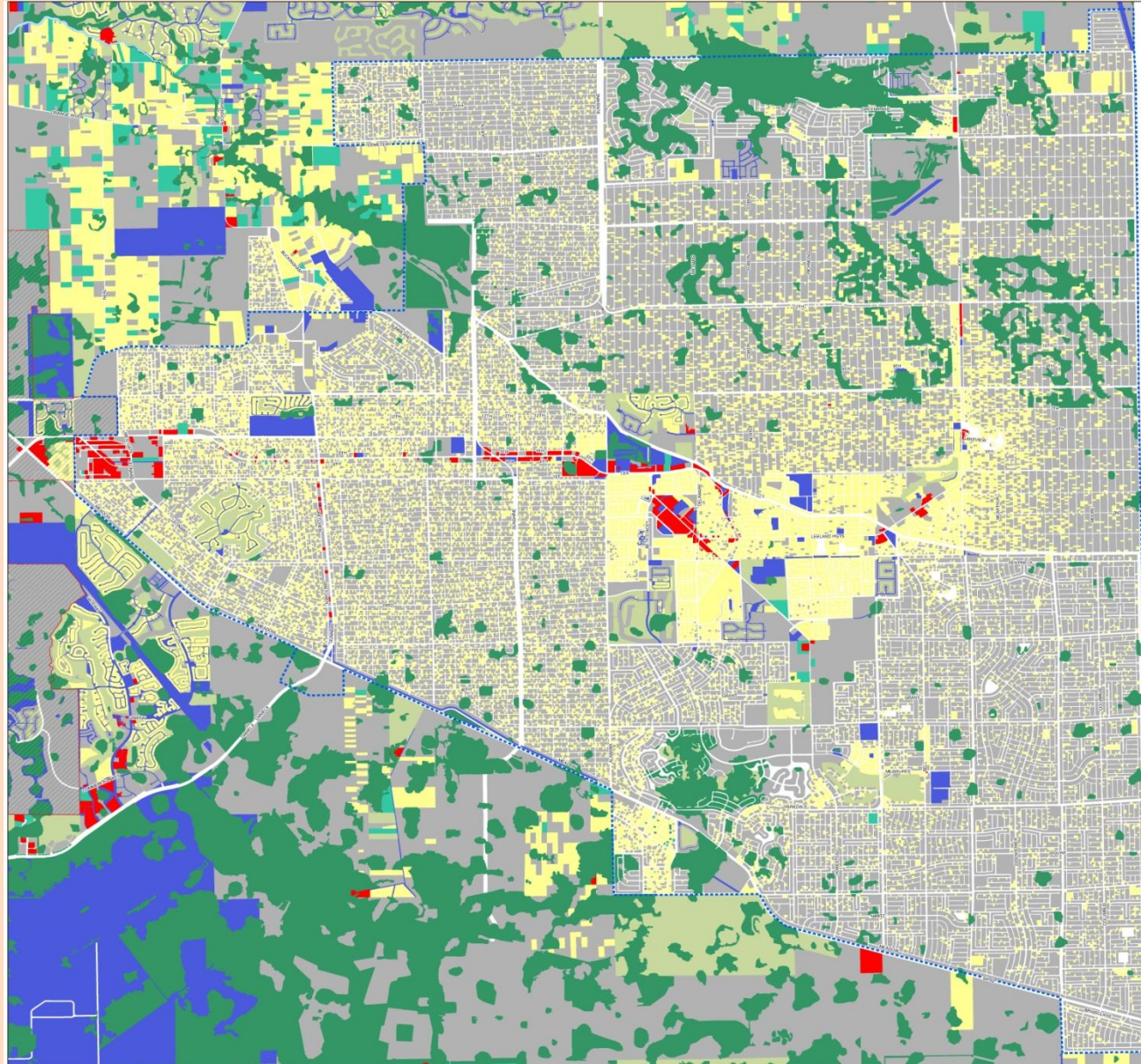


Planning in Lehigh Acres
How Did We Get Here?



Lehigh Acres Grows...

- 2009 – 86,784 Population



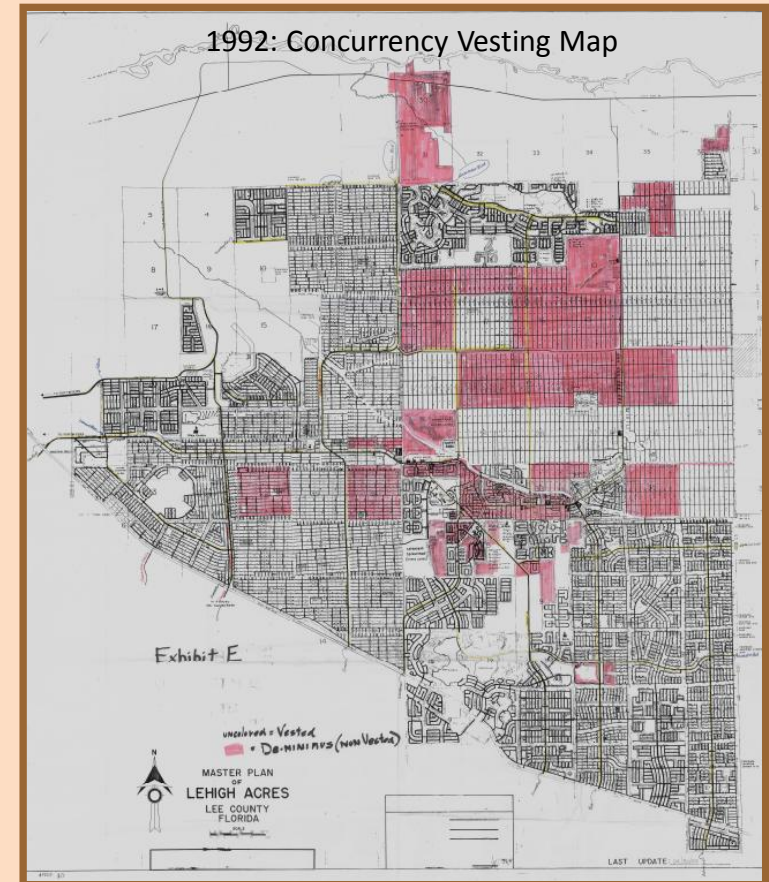
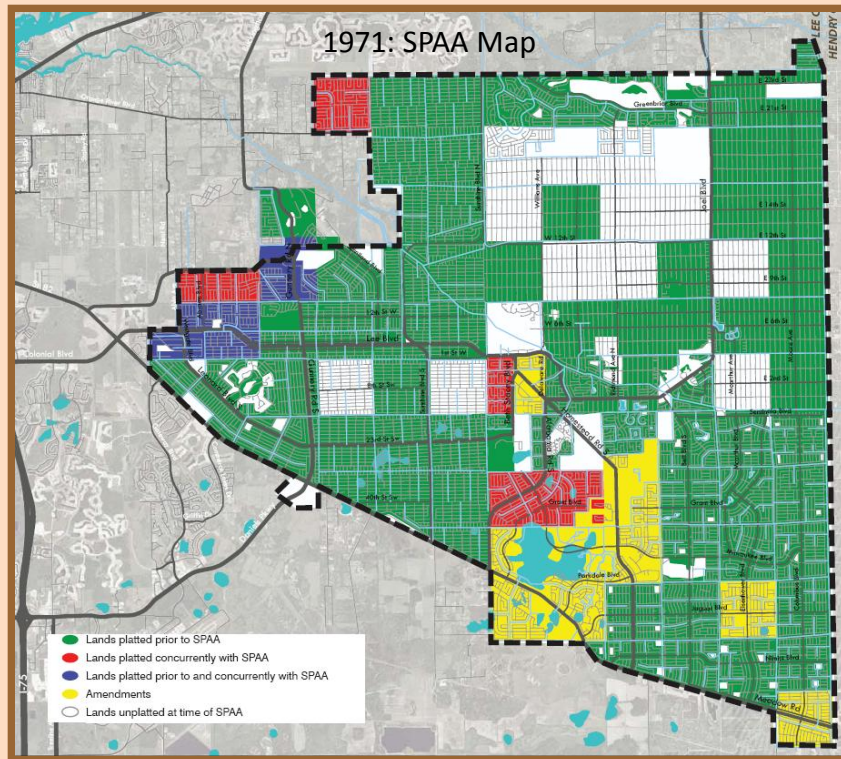
Planning in Lehigh Acres
How Did We Get Here?



Lehigh Acres Plans

Legal Parameters...

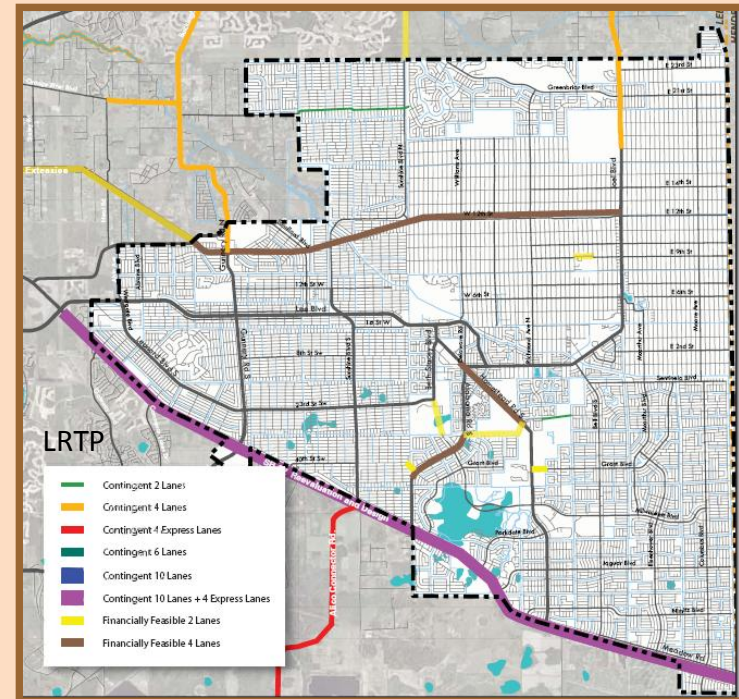
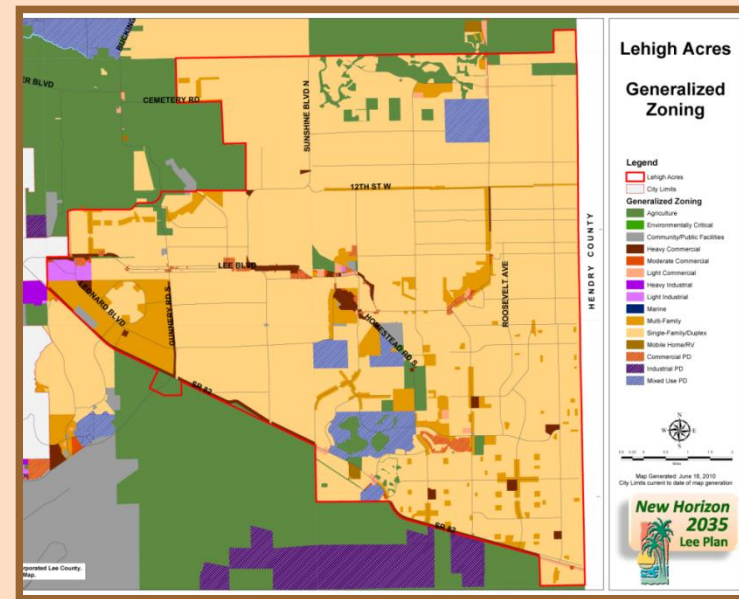
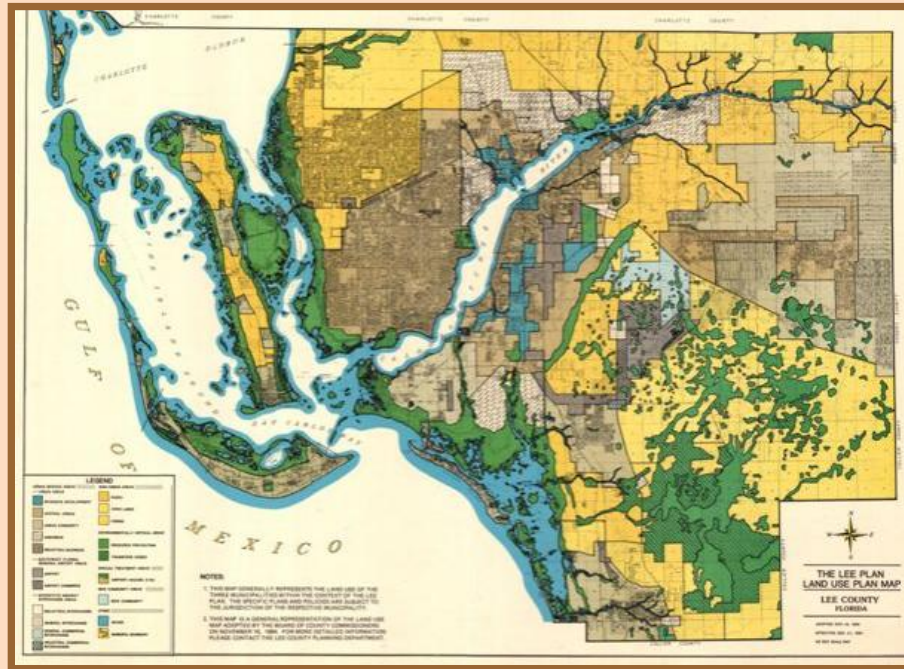
- 1954: Lehigh Acre Plat
- 1971: Subdivision & Platting Assurance Agreement
- 1988: Stipulation & Settlement Agreement
- 1992: SSA-Concurrency Vesting Agreement



Lehigh Acres Plans...

County-wide Planning

- 1962: Zoning Map
- 1984: Lee Plan
- 2000s: LRTP
- 2011: New Horizon Vision
- Current: Lee Plan Update



Lehigh Acres Plans...

Planning Studies & Advocacy

- 1996: Commercial Land Use Study
- 2000: Caloosahatchee Water Management Plan
- 2004: Lehigh Acres Population Growth Model
- 2004: Lehigh Acres Community Planning Corporation
- 2006: Lehigh Acres Comprehensive Planning Study
- 2010: Lehigh Acres Community Working Group



**Lehigh Acres
Community Planning
Panel, Inc**

CORPORATION NON-FOR-PROFIT 2004 FLORIDA



Lehigh Acres Commercial Land Use Study

Prepared by:
Spreckels Planning Associates
1617 Hershey Street, Suite 207
Fort Myers, Florida 33901
(941) 334-4800

With:
David Plummer & Associates, Inc.
1531 Hershey Street
Fort Myers, Florida 33901
(941) 332-2817

For:
Lee County Community Redevelopment Agency
1837 Jackson Street
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Fort Myers, Florida 33902
(941) 335-2510

Population Model to Forecast Population Growth of Lehigh Acres Over Time to Build-out

Prepared for:
**Wayne E. Daltrey, FAICP
Smart Growth Director
Office of the Lee County Manager**

By:
Van Buskirk, Ryffel and Associates, Inc.

April 2004

South Florida Water Management District



April 2000
**Caloosahatchee Water
Management Plan**
Planning Document



LEHIGH ACRES COMPREHENSIVE PLANNING STUDY

Submitted to:
Lee County
Community Development Department

Prepared by:
Wallace Roberts & Todd, LLC

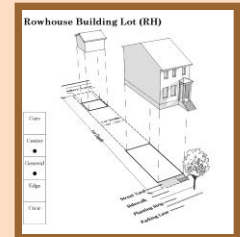
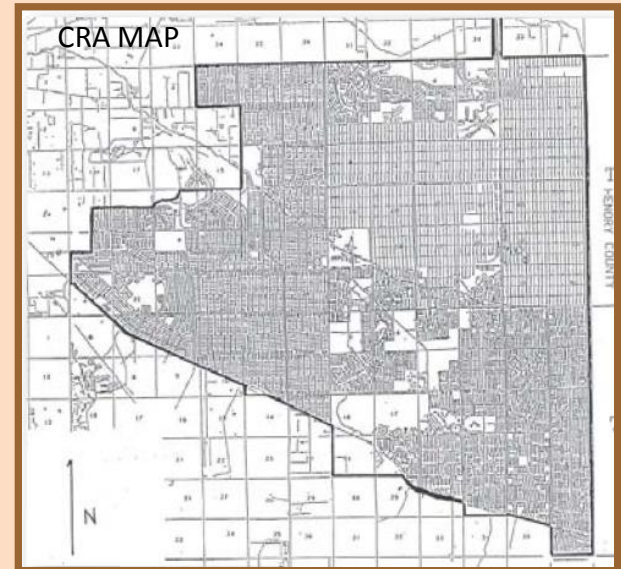
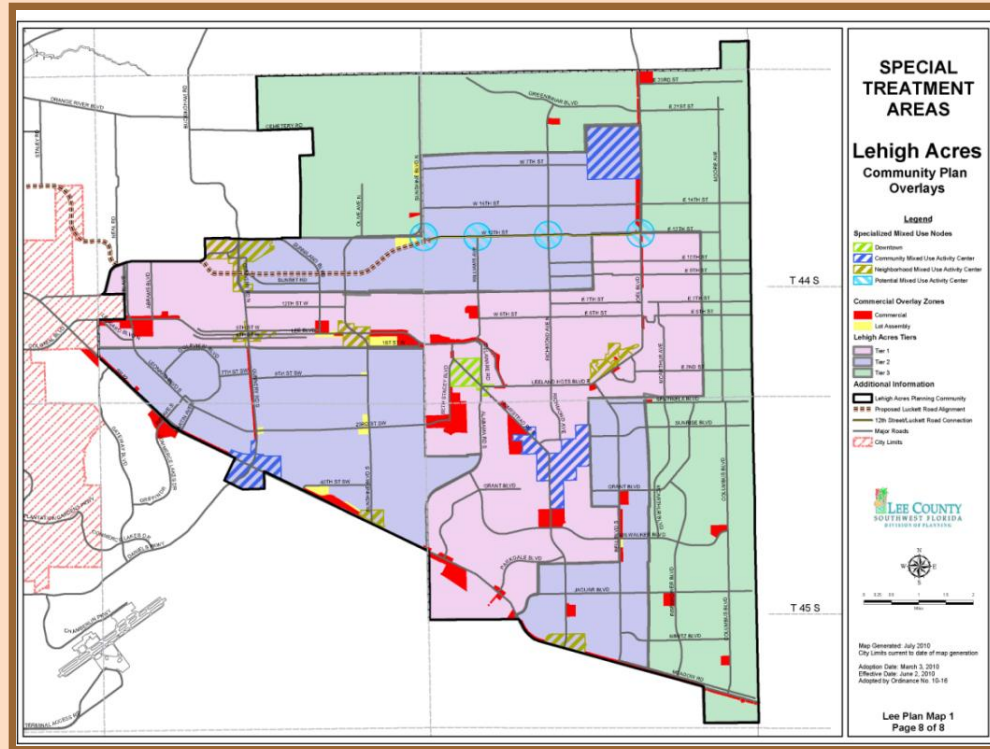
Final - March 2009



Lehigh Acres Plans...

Community Plan Implementation

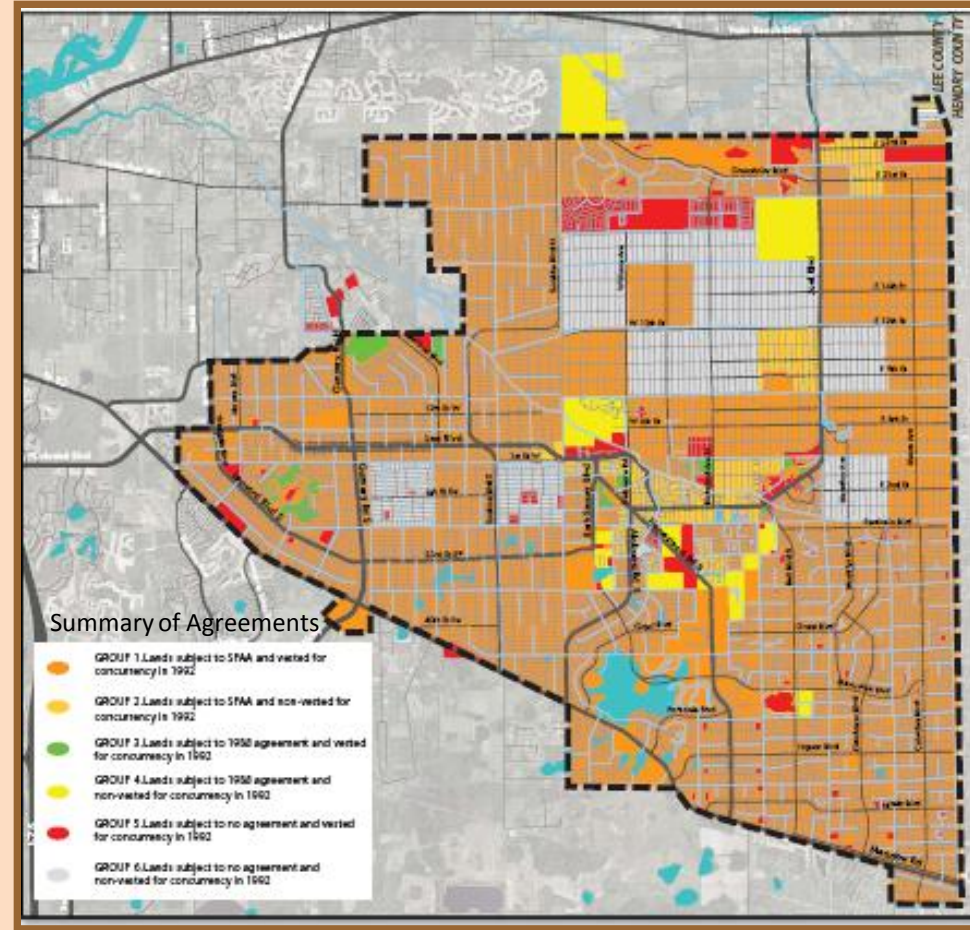
- 1993-2000 : CRA
- 2010: Lee Plan Goal 32
- 2011: General Community-wide LDC
- 2013: Central Lehigh Acres Mixed-Use Centers
- Current: Mixed-Use Design & Planning Study



Lehigh Acres Plans...

Legacy

- Size:
 - 18,000 acres / 96 square miles
- Platted Parcels:
 - ~ 125,000
 - ~ 123,000 Residential
 - ¼ acre lots
 - ½ acre lots
 - ~ 2,000 Other
- Population:
 - Current: 86,784
 - Build out: 350,000
- Land Use Categories:
 - Urban Community – 70%
 - 1 – 6 du/a
 - Up to 10 du/a
 - Central Urban
 - 4 – 10 du/a
 - Up to 15 du/a
 - Intensive
 - 8 – 14 du/a
 - Up to 22 du/a



1971: SPAA Map



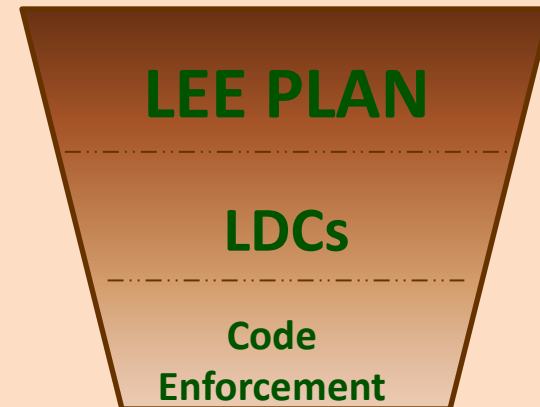


Lehigh Acres Planning Updating the Plan

Lehigh Acres Plans...

Planning Process

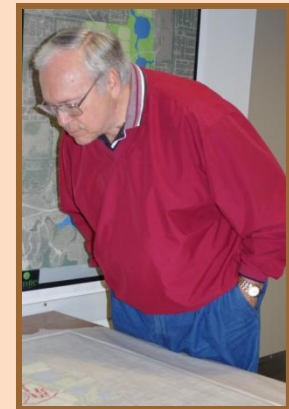
- Community Plan
 - Vision
 - Conditions /Needs
- Goal 32
 - Future Direction
 - Planning principles
- LDC
 - Standards
 - Rules



Lehigh Acres Plans...

Key Moved

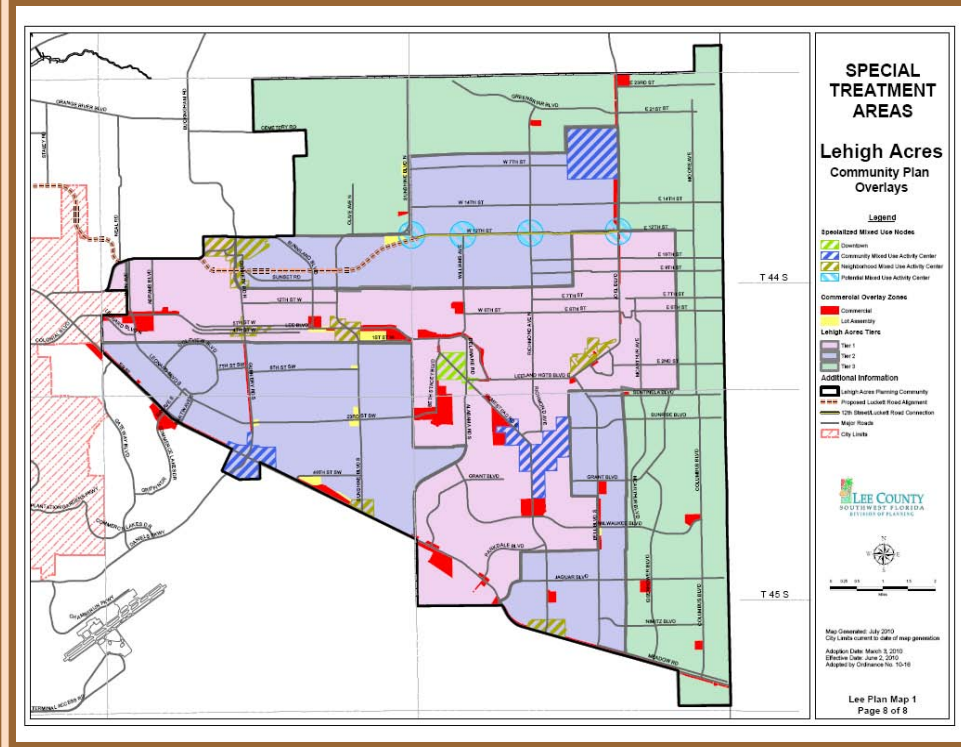
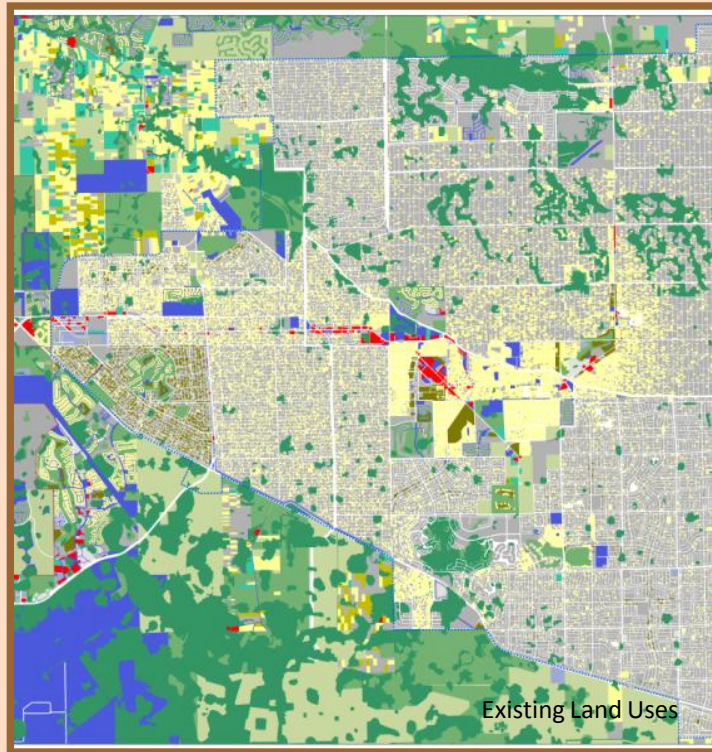
- Community meeting requirements
 - Communities common goal



Lehigh Acres Plans...

Key Deletions

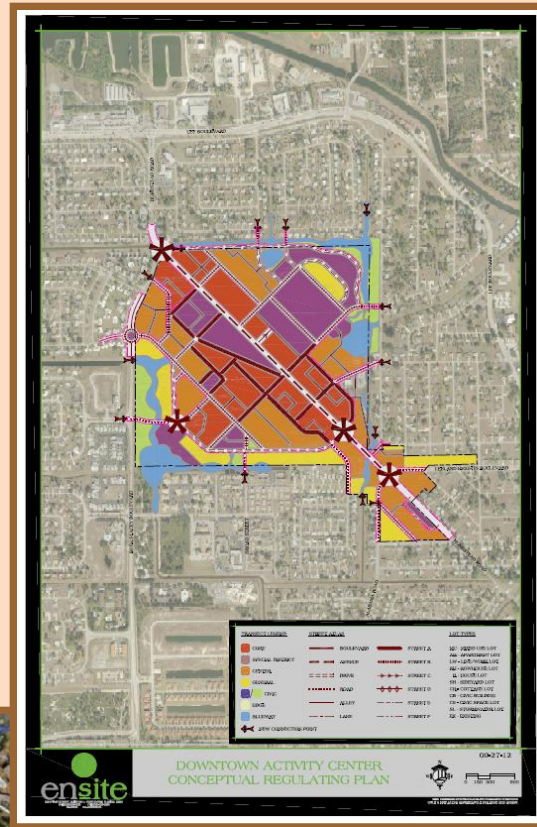
- Tier policies & map
- Site location standards



Lehigh Acres Plans...

Key Additions/ Changes

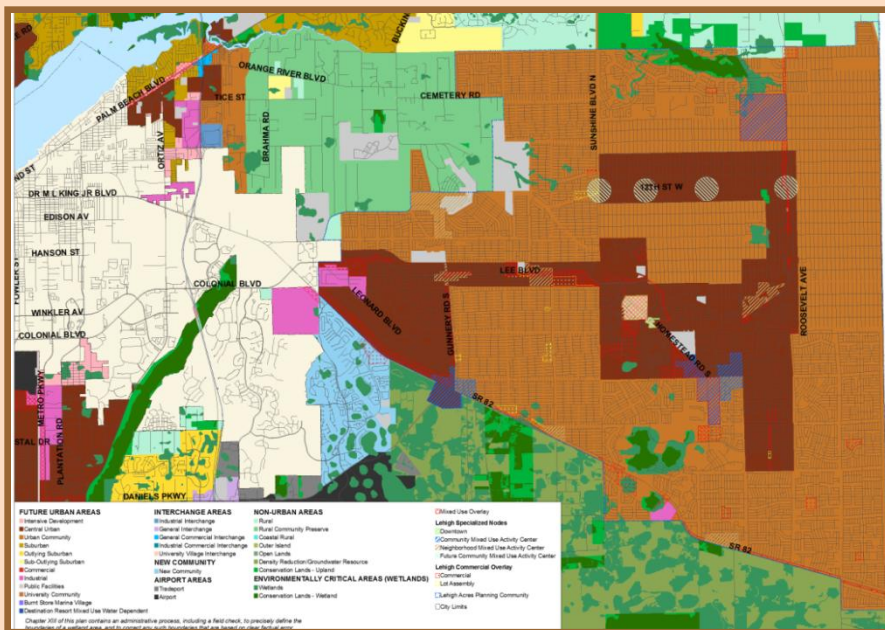
- Mixed-Use Practices
 - Land Use
 - Transportation
 - Parks
 - CIP
- Urban Practices
 - Densities
 - Incentives



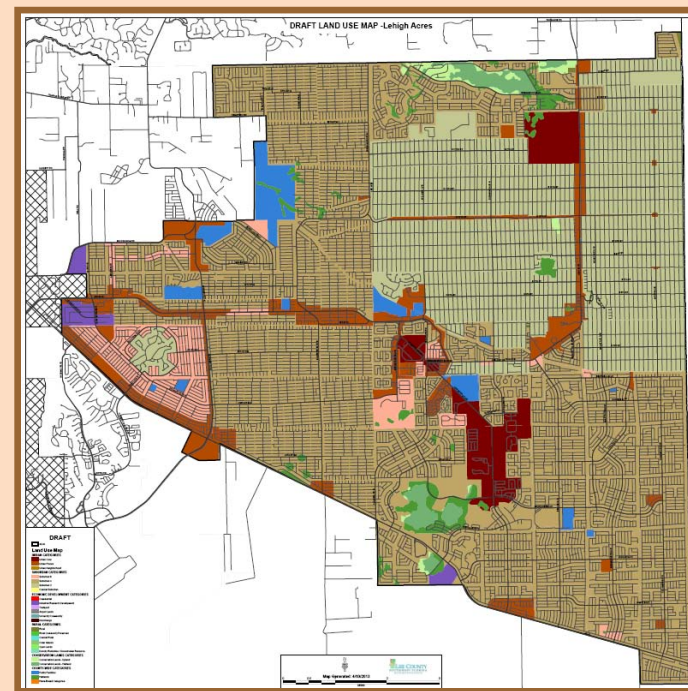
Lehigh Acres Plans...

Key Modifications

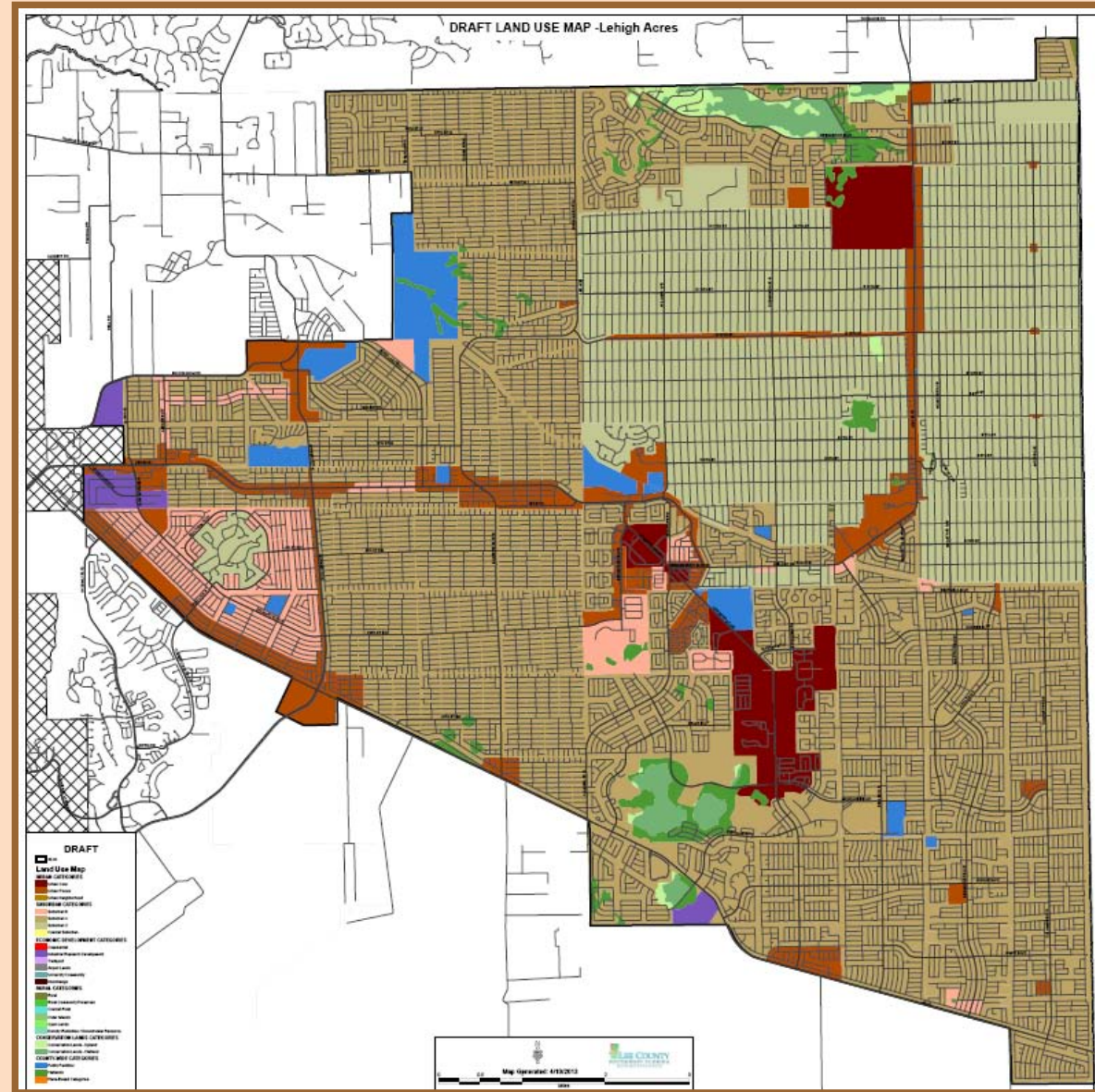
- Land Use Classifications
 - Based on the plat & nodal plan
 - Dominant – Suburban
 - Nodes – Urban



- Urban Community
 - 1 – 6 du/a, Up to 10 du/a
- Central Urban
 - 4 – 10 du/a, Up to 15 du/a



- Suburban 2
 - 0 – 2 du/a
- Suburban 4
 - 0 – 4 du/a
- Suburban 6
 - 0 – 6 du/a, Up to 10 du/a
- Urban Places
 - 8- 18 du/a, Up to 25 du/a
- Urban Core
 - 15 – 25 du/a, Up to 40 du/a



Next Meeting East County Library

Topic: Draft 1
Design & Planning Study
9:30 am – 11:30 am
August 3 or 10



Lehigh Acres Planning...

Staff Contacts

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