

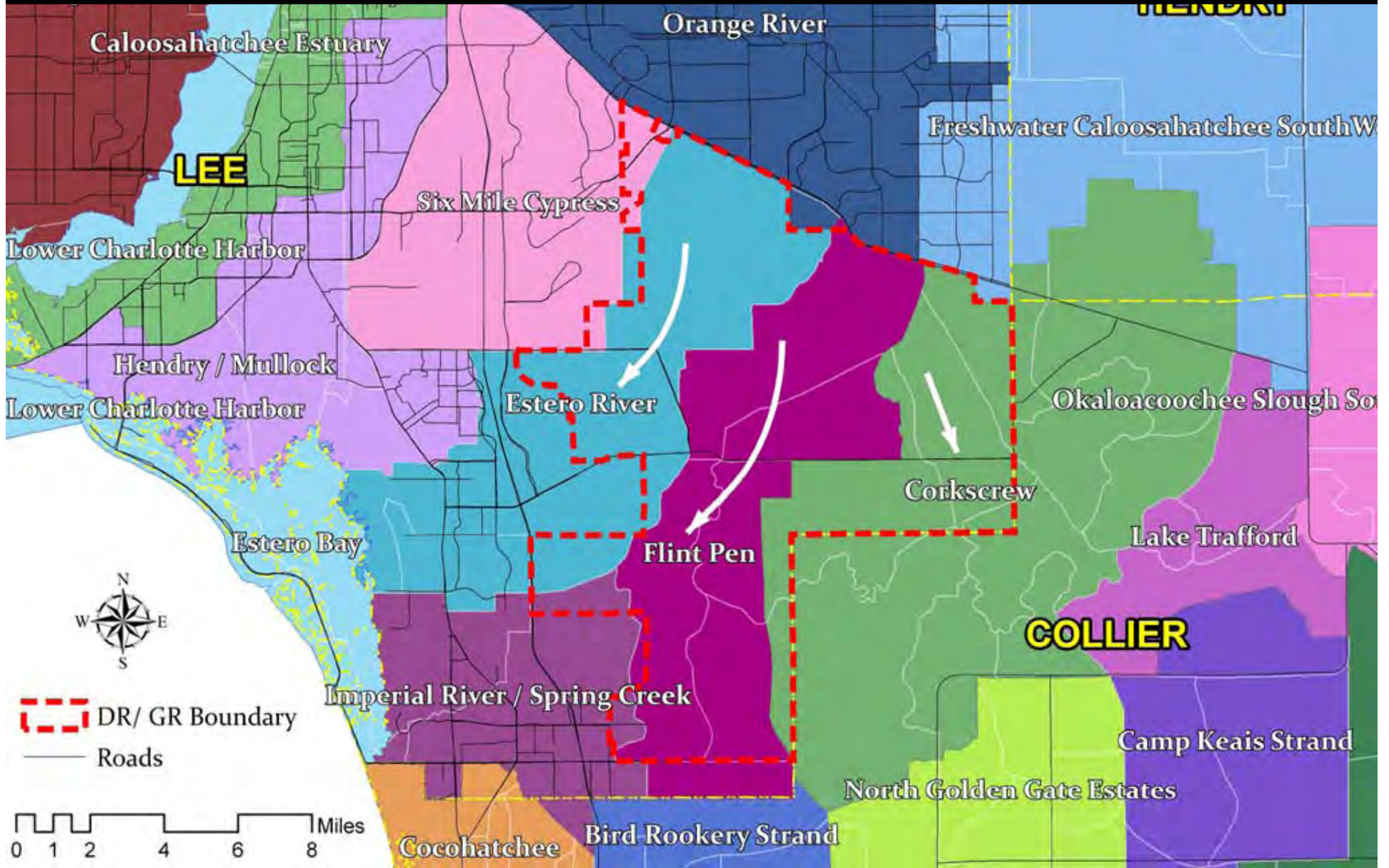
# THE LEE PLAN

“Density Reduction / Groundwater Resource”  
area



1989

# dr/gr drains into estero bay



**Conservation:** Large-Scale Ecosystem Integrity Must Be Restored & Maintained

So what does DR/GR mean, anyhow?



# regional importance of Lee County's dr/gr

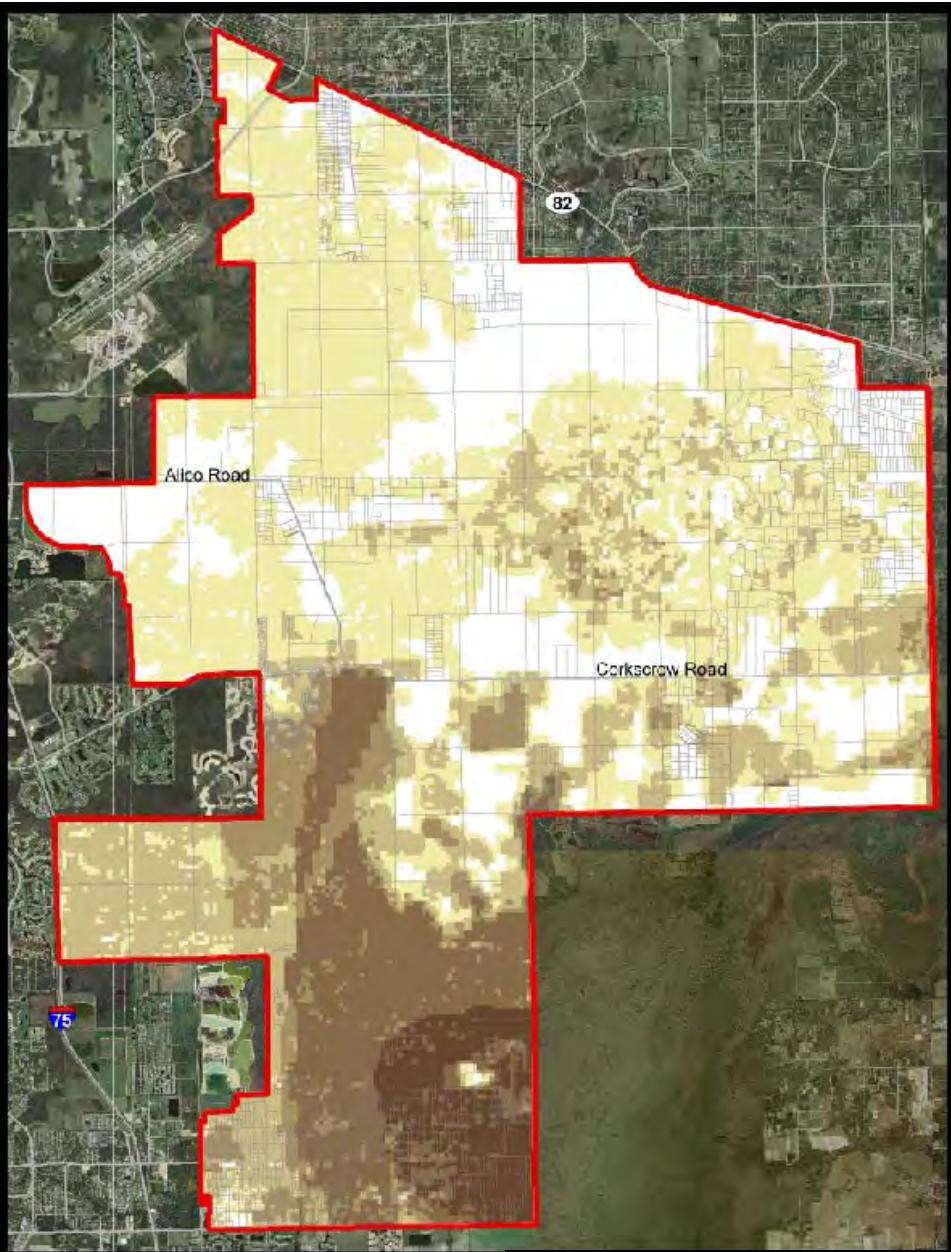
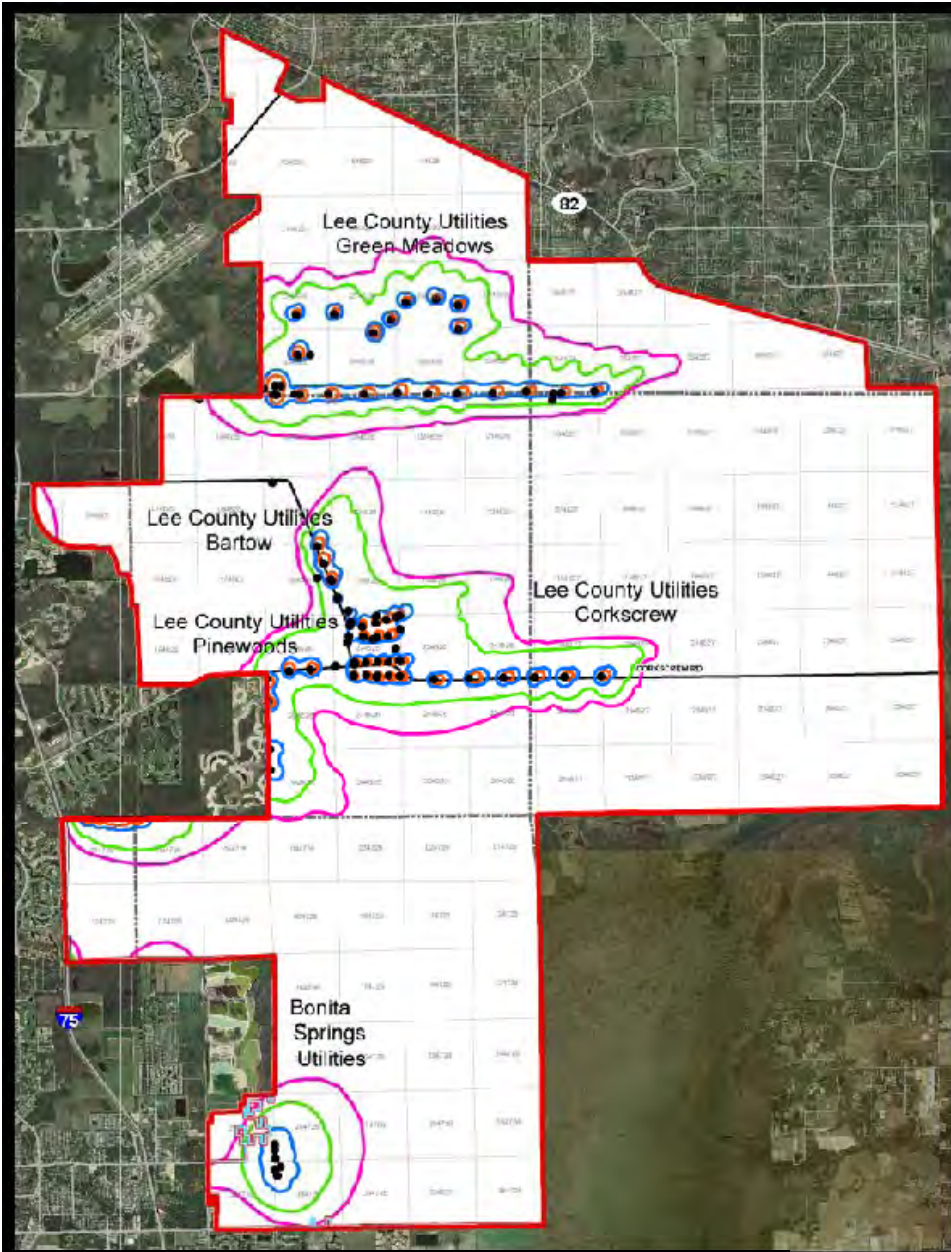


DR/GR  
Lee County, FL

Over 83,000 acres



Lake Okeechobee  
Florida



wellfield protection zones

species richness

Source of water for 40% of Unincorporated Lee County

moderate
  high

protect large stretches of animal habitat



Conservation: Large-Scale Ecosystem Integrity Must Be Restored & Maintained

# flowway protection & restoration



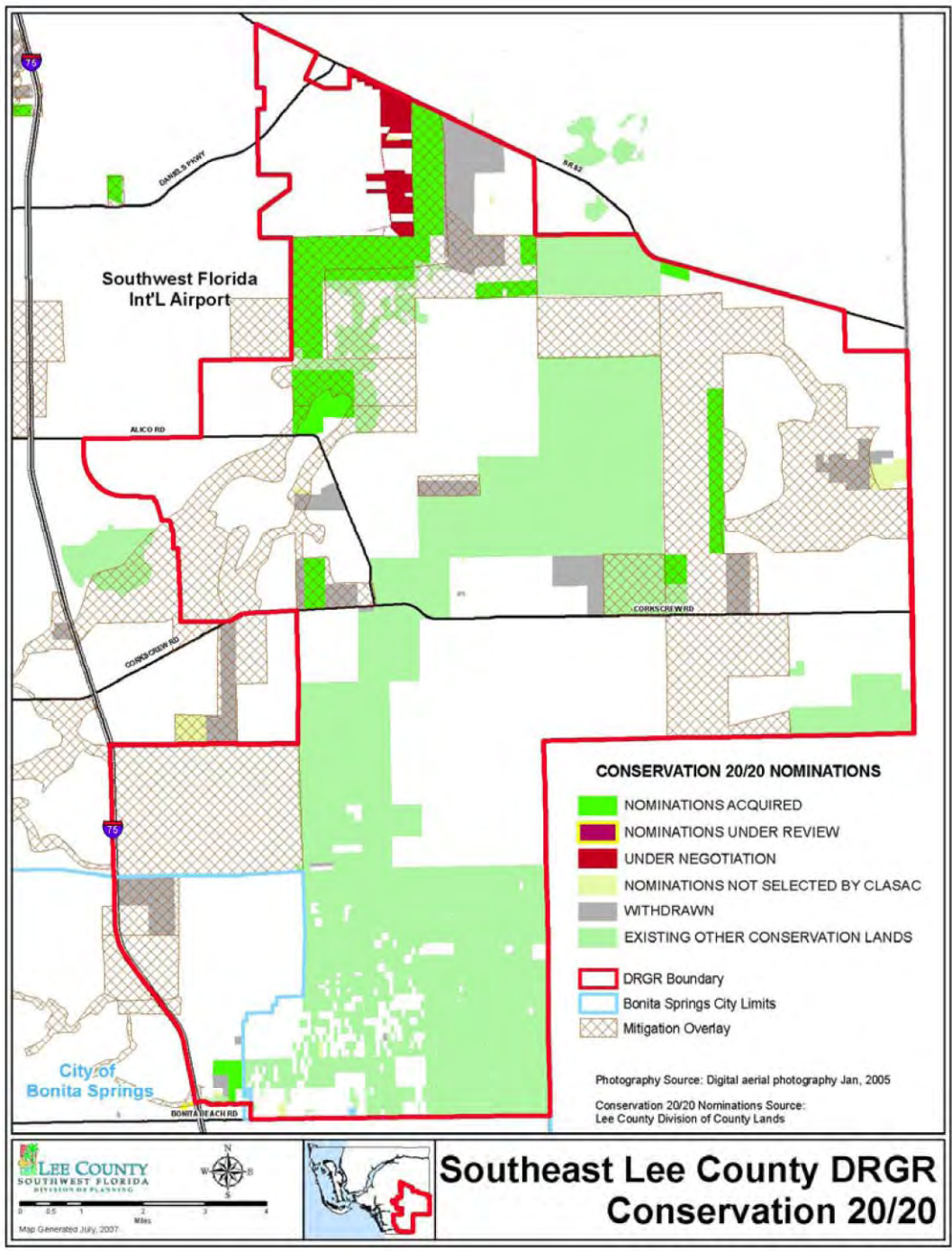
**Conservation:** Maintain Viable Watersheds

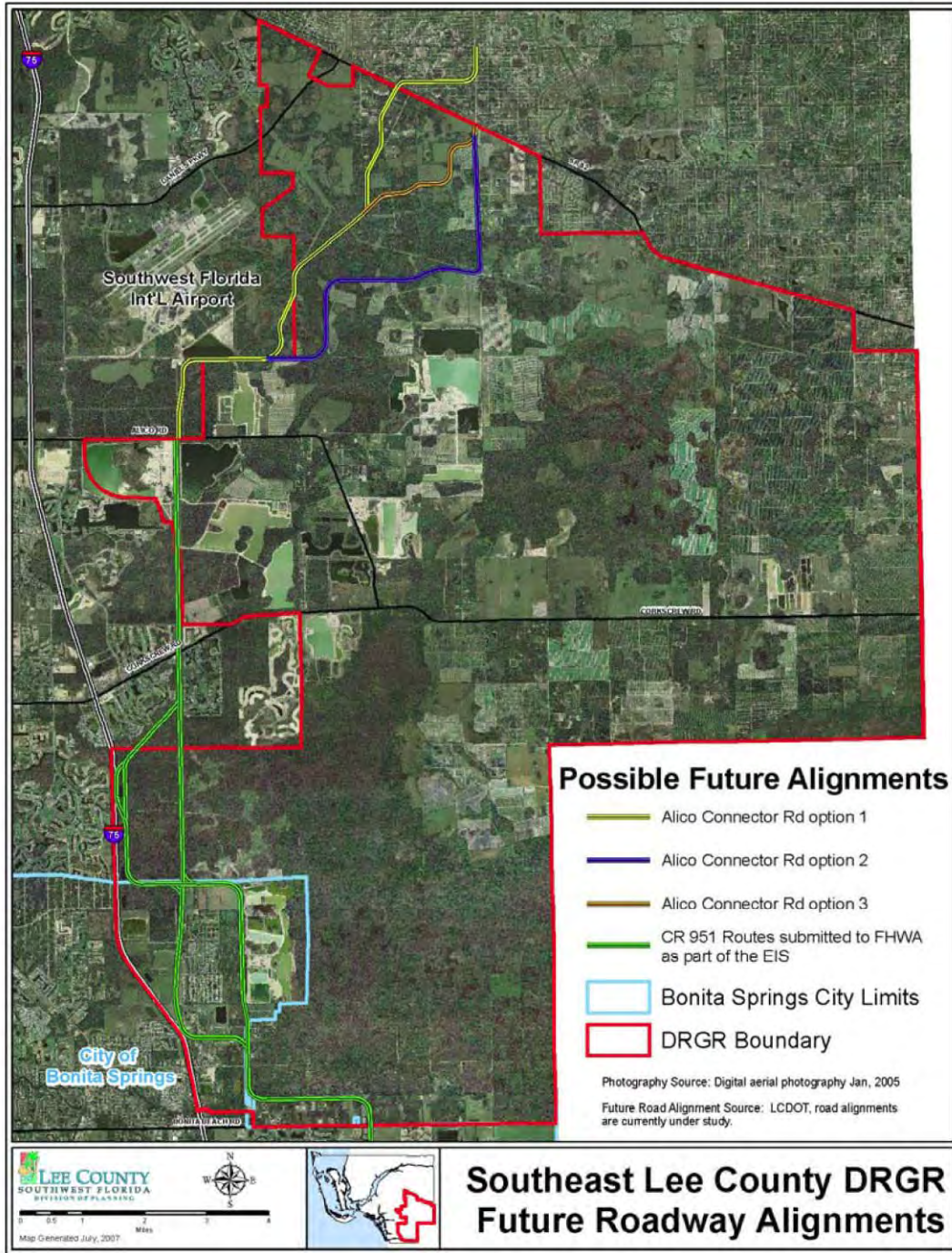
# important agricultural area



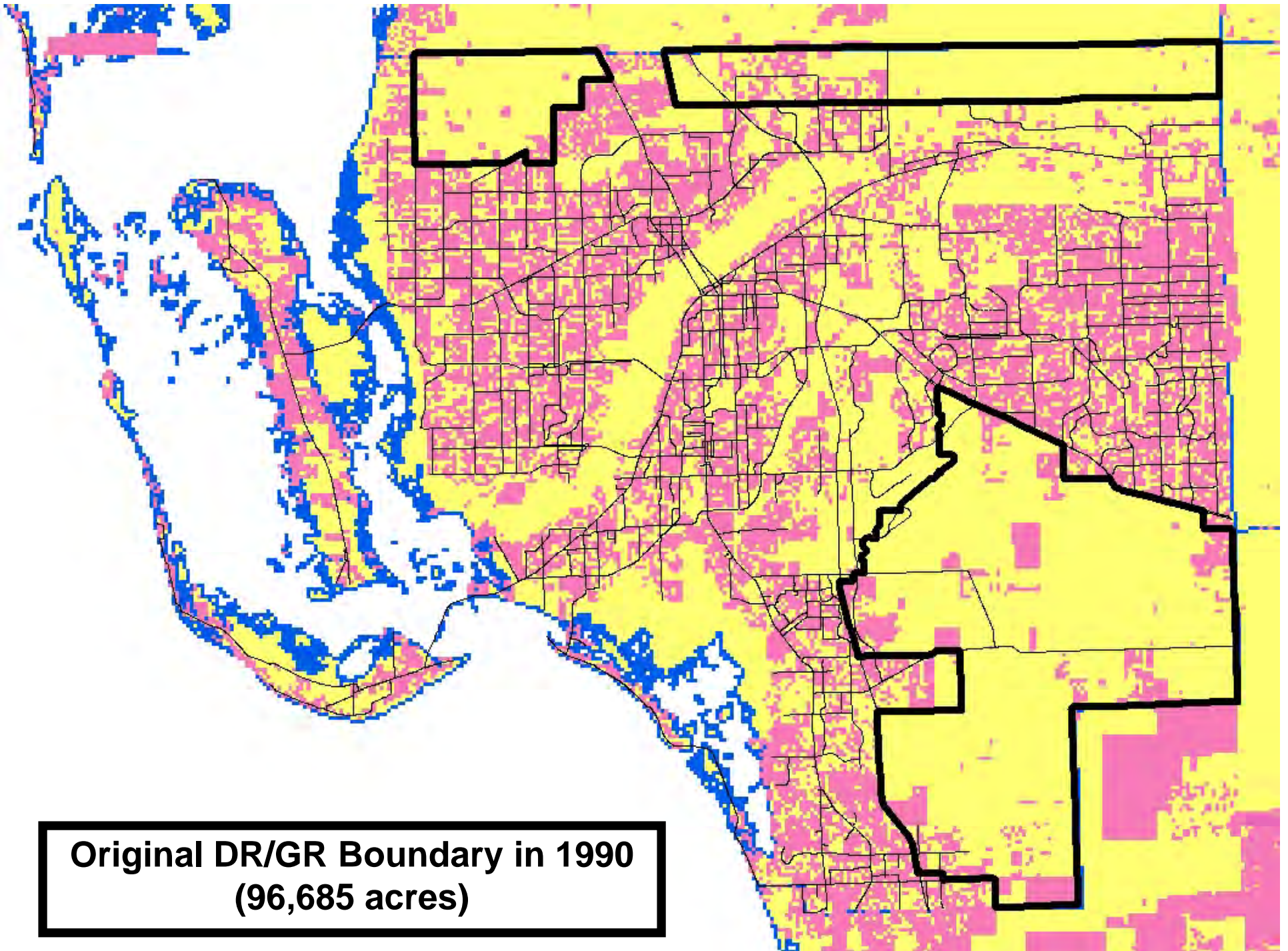
**Conservation:** Retain & Improve Ecologically- Responsible Farming

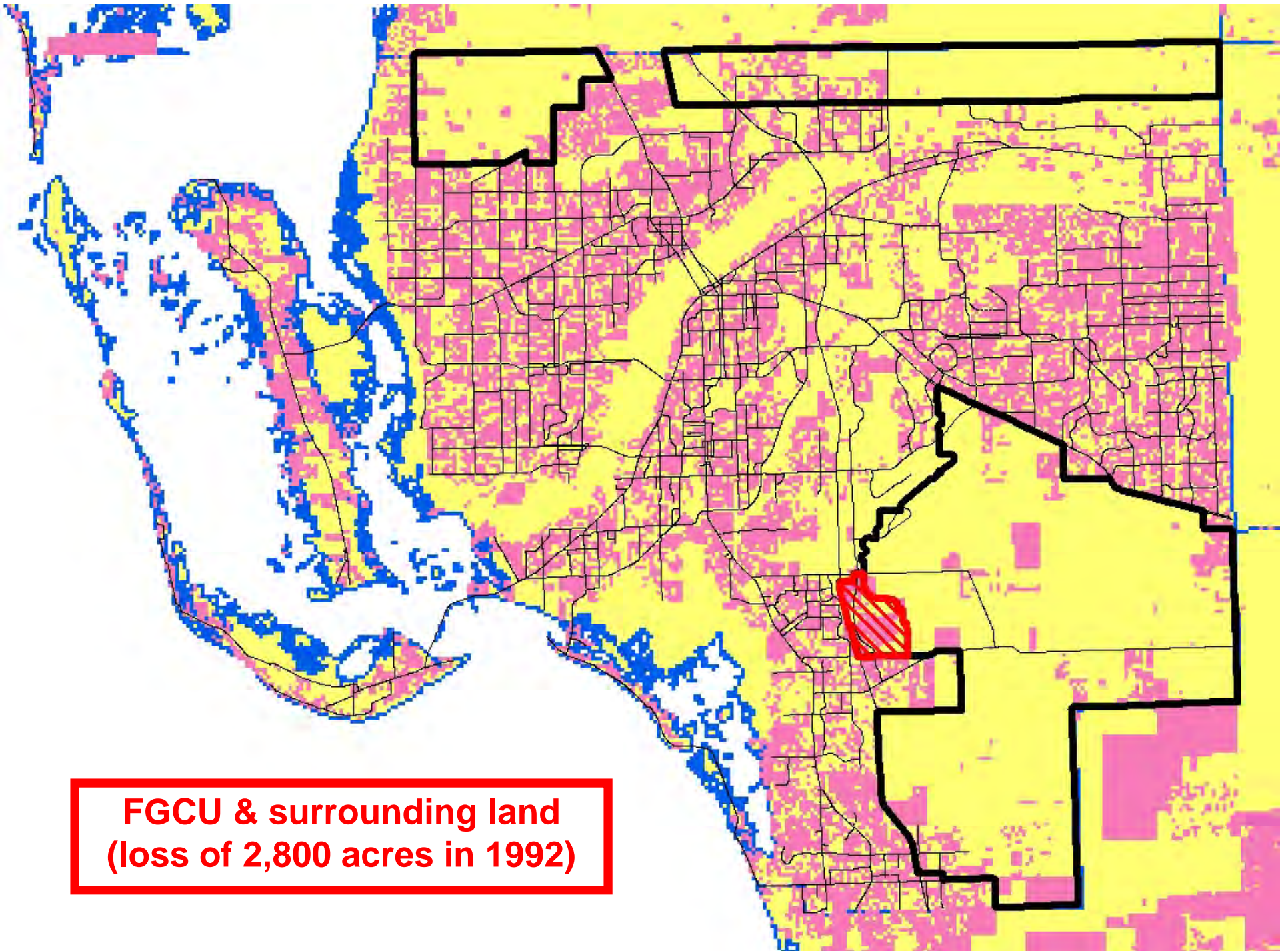




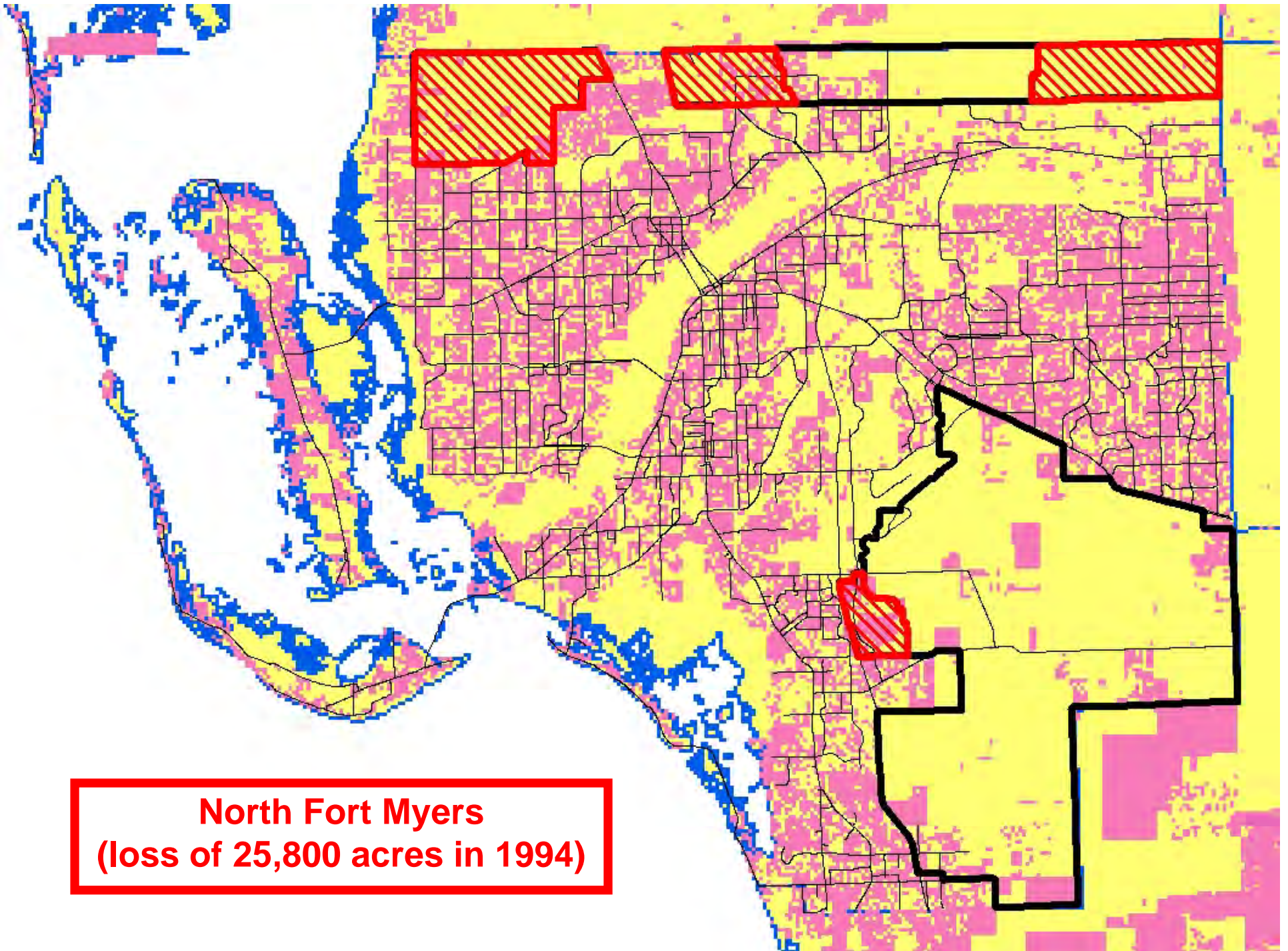


Proposed roads...

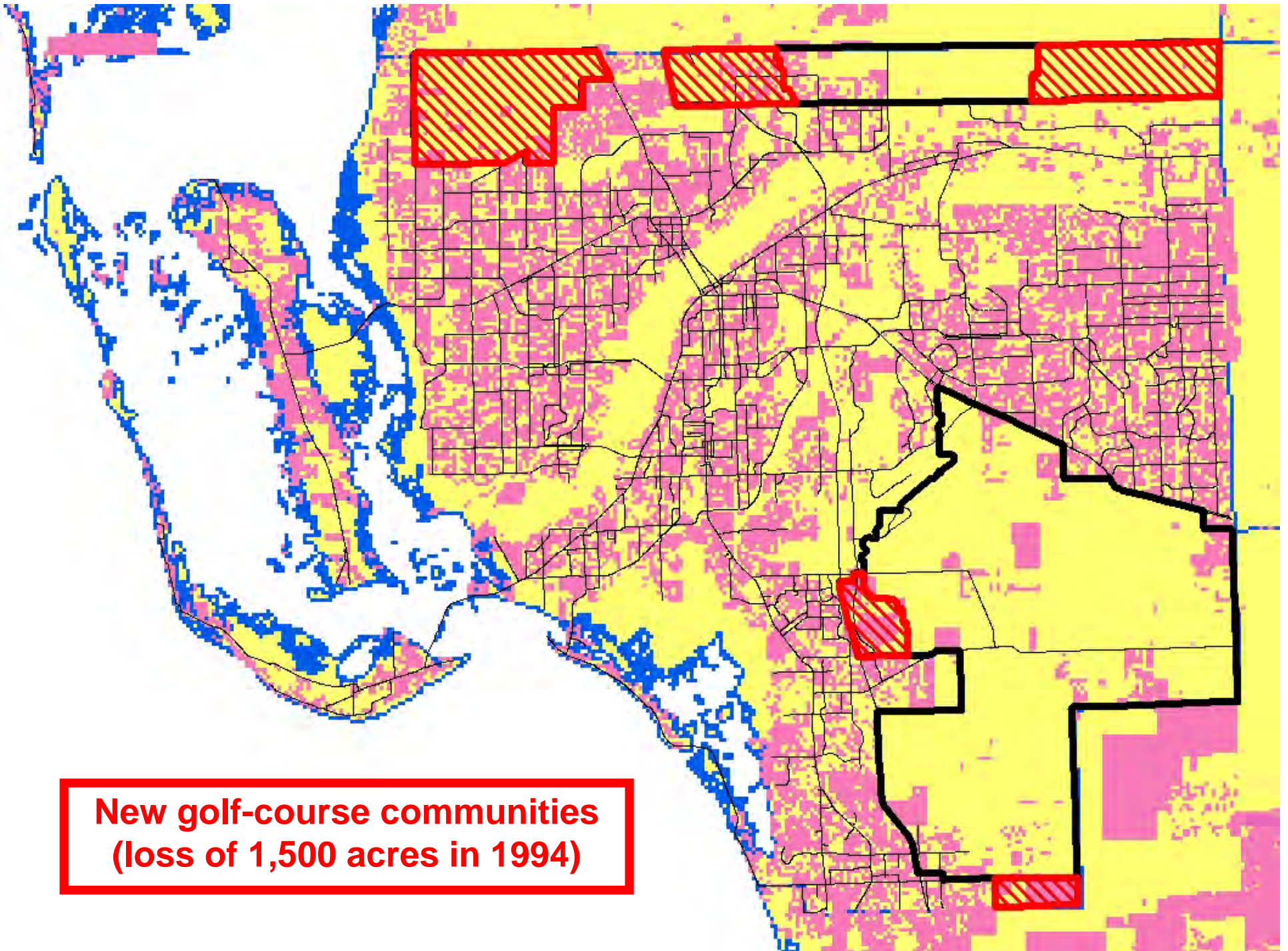




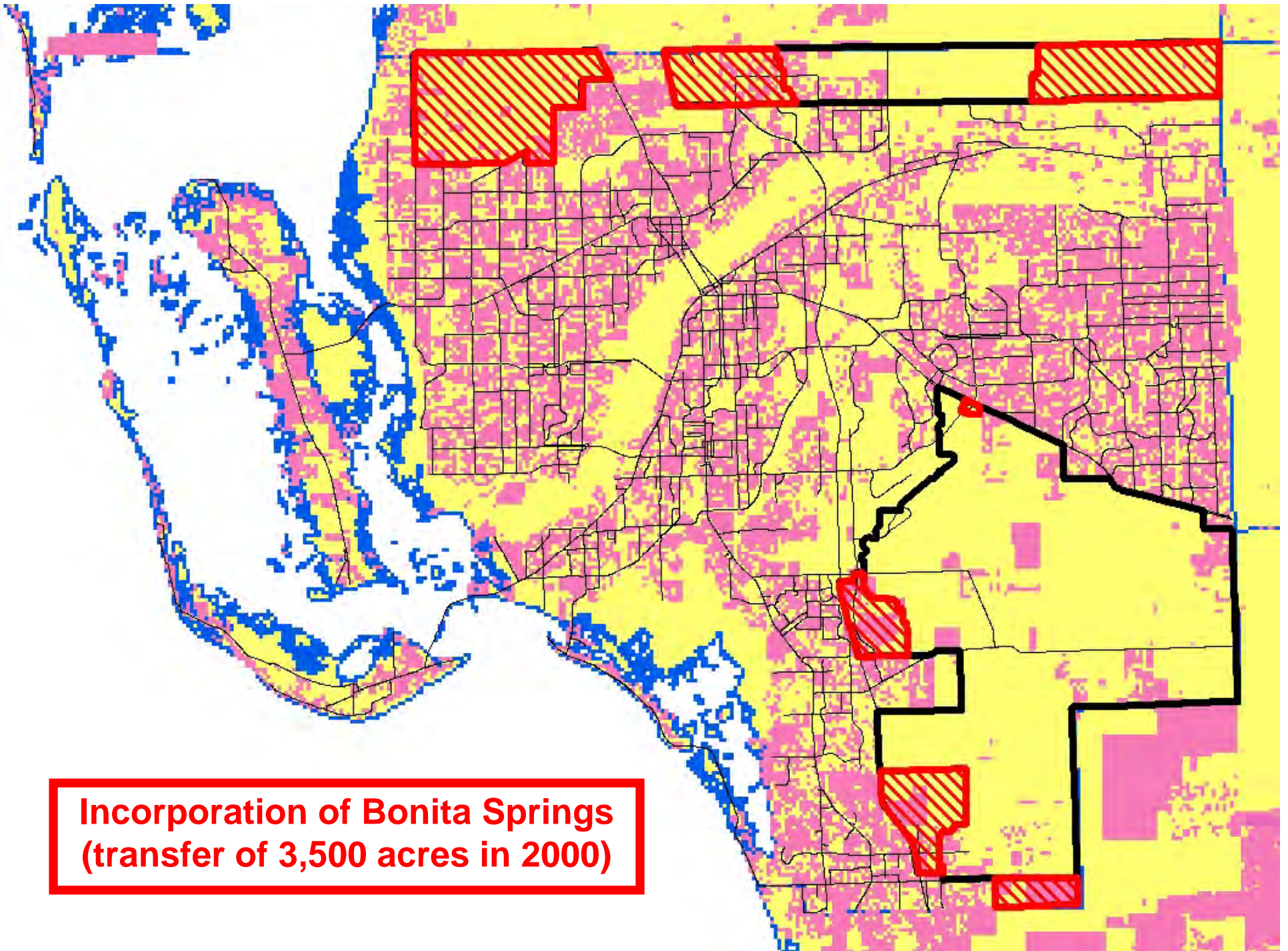
**FGCU & surrounding land  
(loss of 2,800 acres in 1992)**



**North Fort Myers  
(loss of 25,800 acres in 1994)**



**New golf-course communities  
(loss of 1,500 acres in 1994)**



**Incorporation of Bonita Springs  
(transfer of 3,500 acres in 2000)**

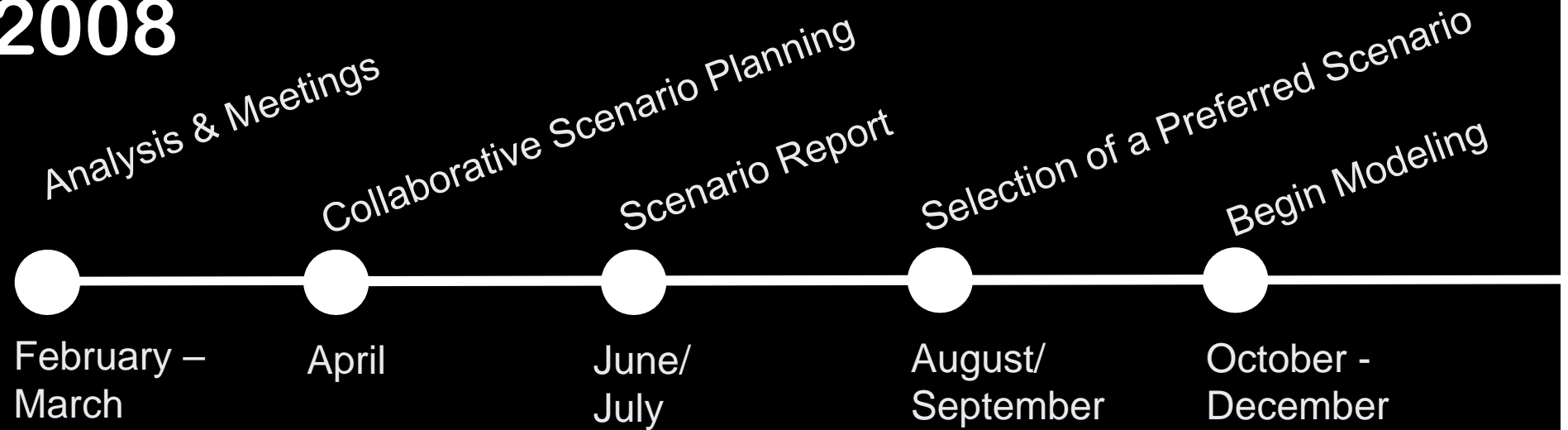
# dr/gr project goal

To establish the **optimal** way for the various DR/GR land uses to co-exist including:

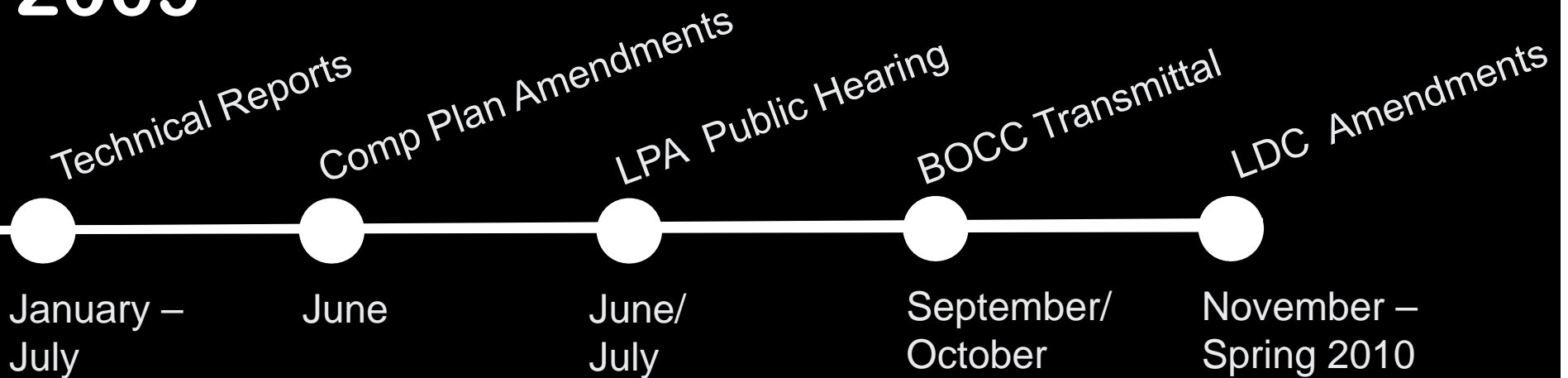
- water resource protection
- endangered species conservation
- agriculture
- residential uses
- mining



# 2008



# 2009





# FLORIDA ROCK INDUSTRIES, INC.

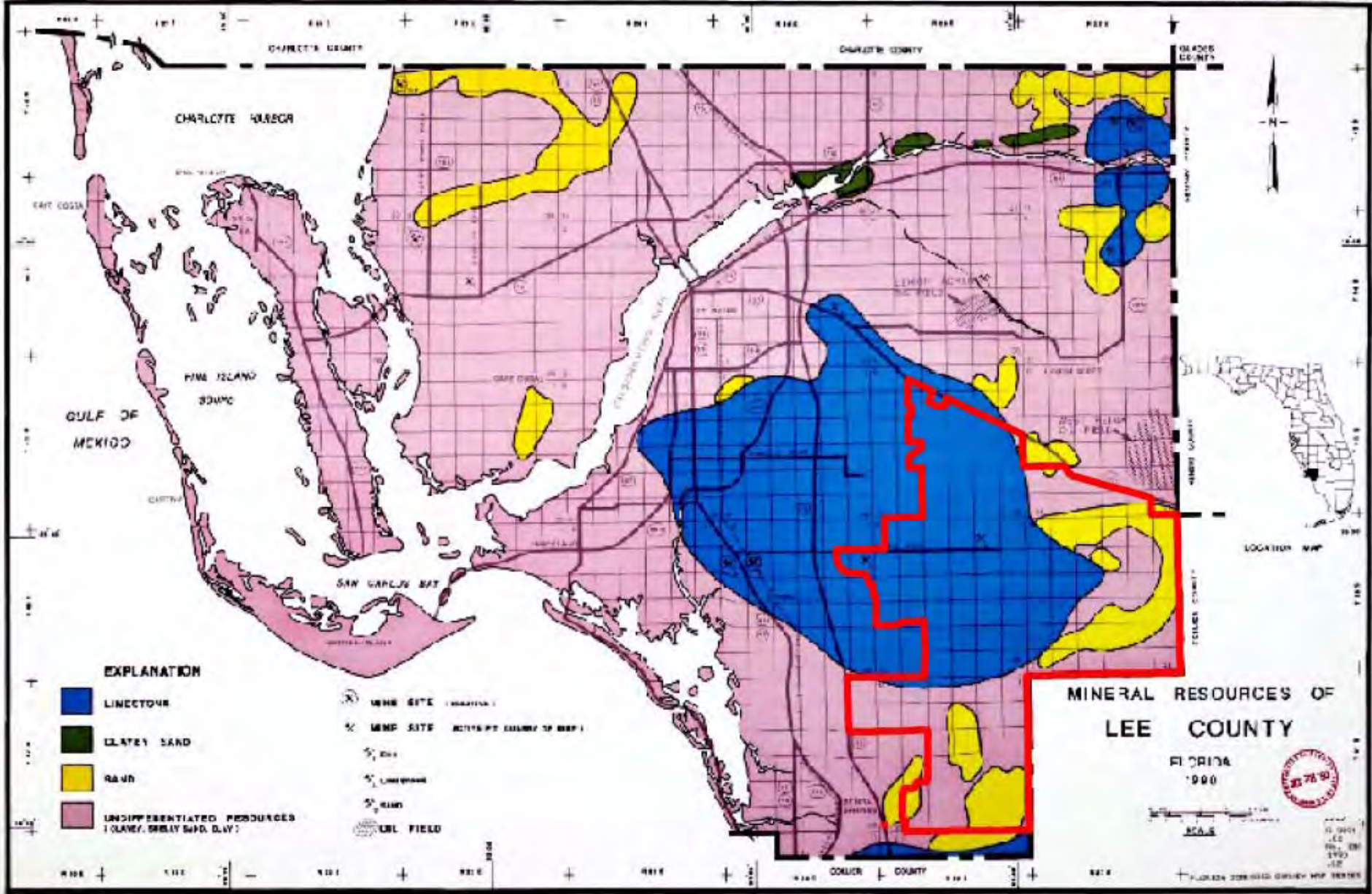
Auger Log  
Core Log

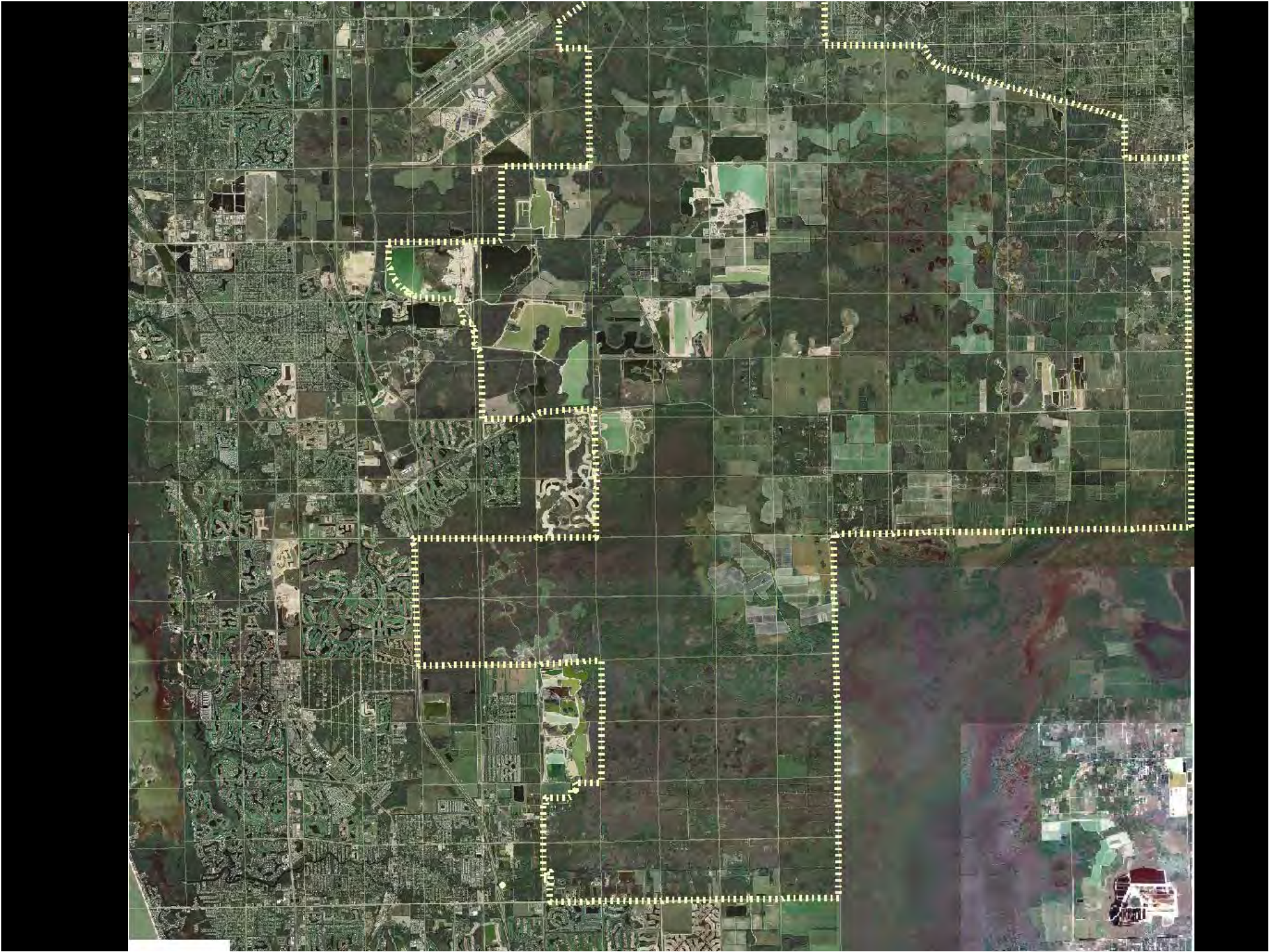
Jacksonville, Florida

Geology Department

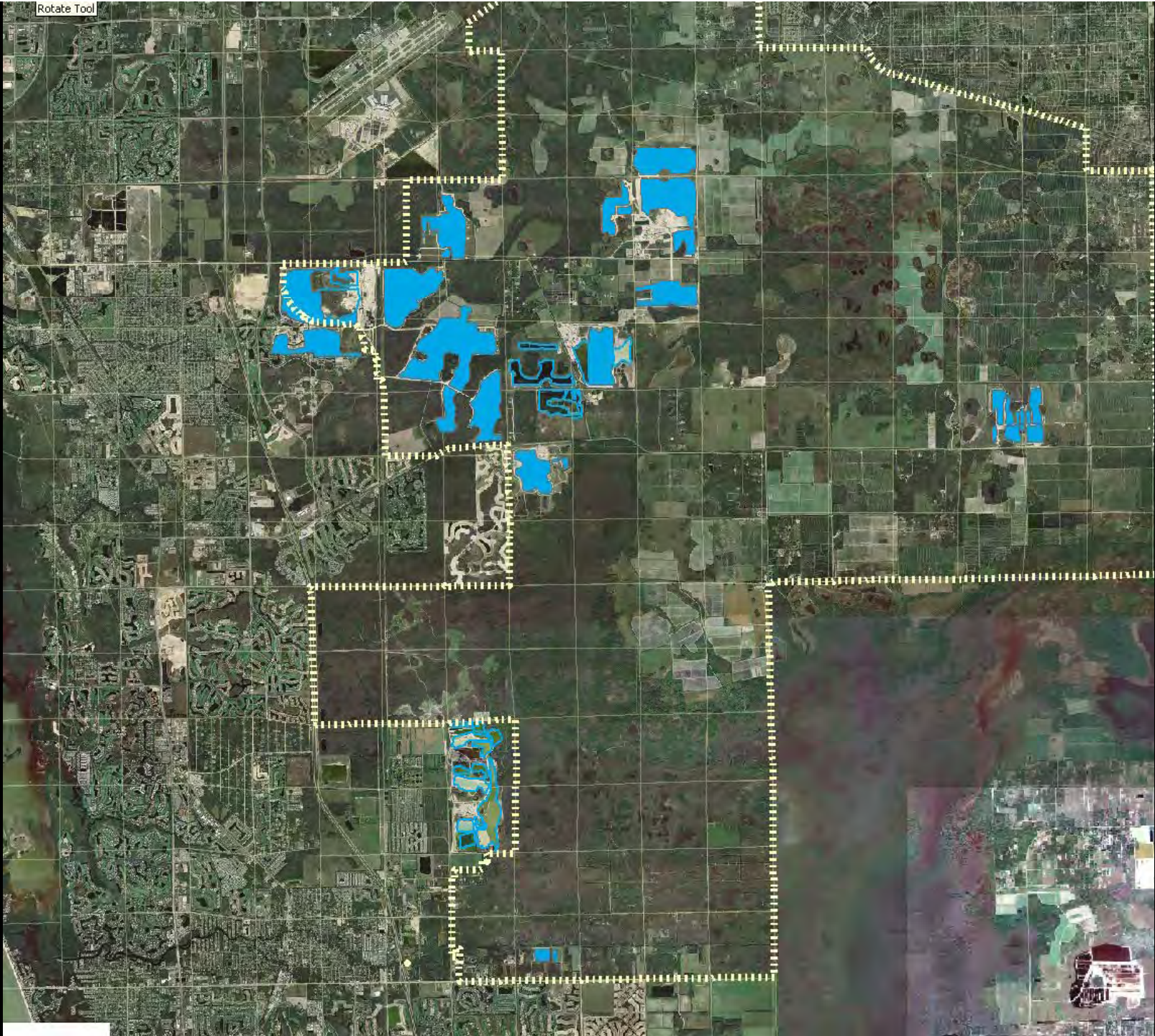
Driller/Geologist: J. D. WALKER Date 11/16/99 Hole No. H 133  
 County LCC State FL Location Table R. 266 Sect 11 Water \_\_\_\_\_

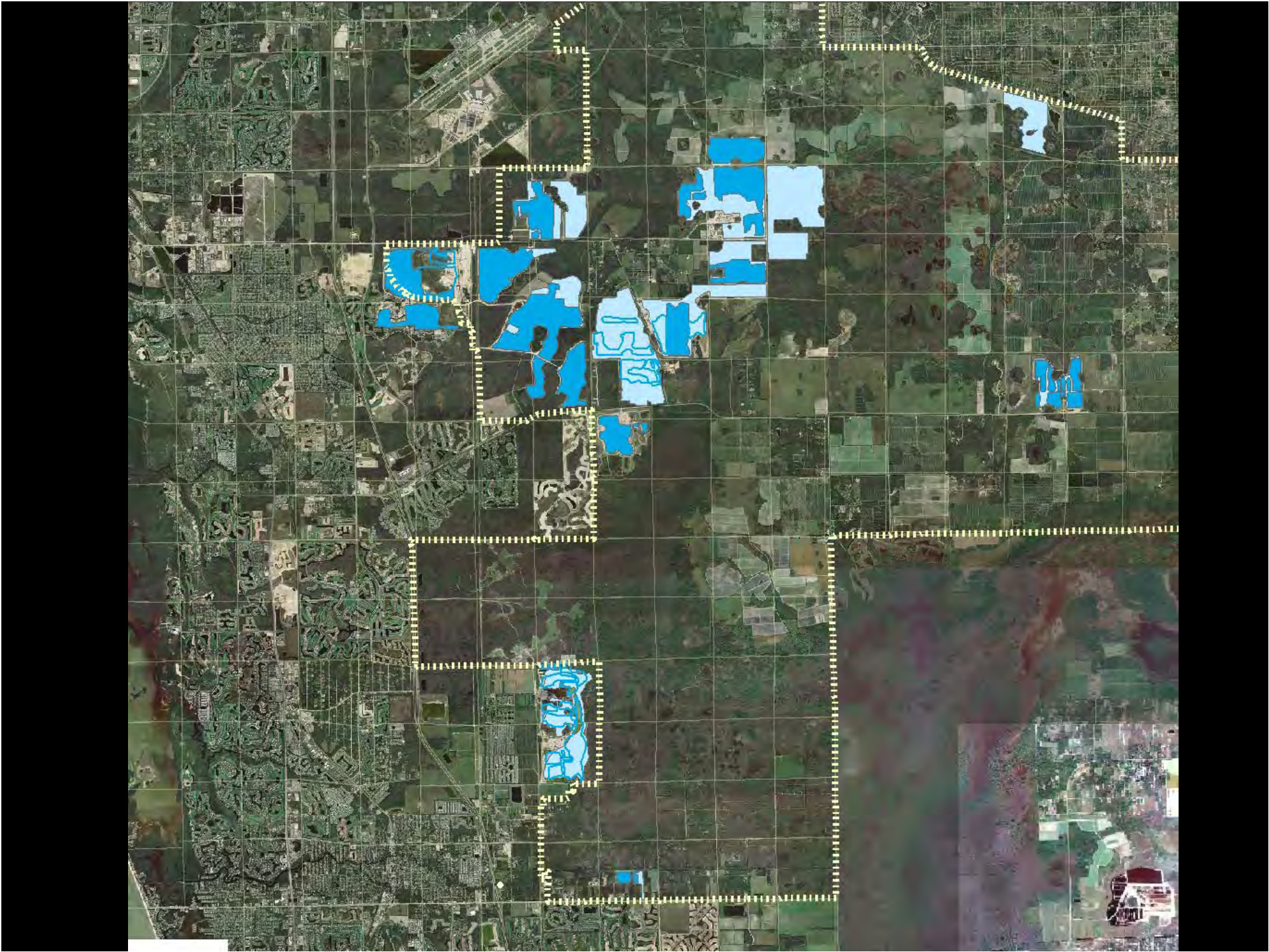
DEPTH	LITHOLOGIC DESCRIPTION	GEO SKETCH	REC	% REC	REMARKS
10	UNCONSOLIDATED SANDS				
20					
30					
40	ROCK				
50					
60					
61	CLAY				

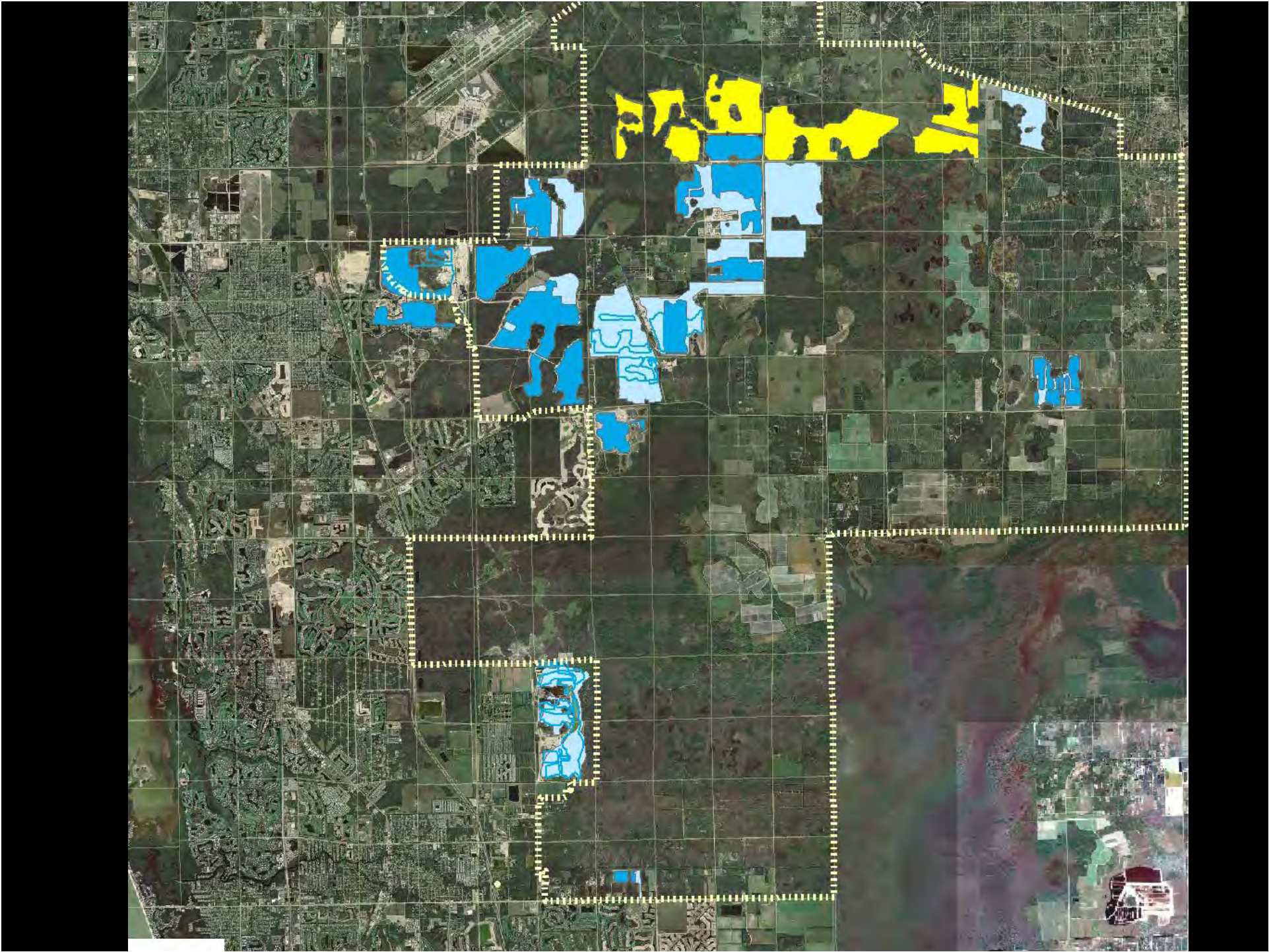




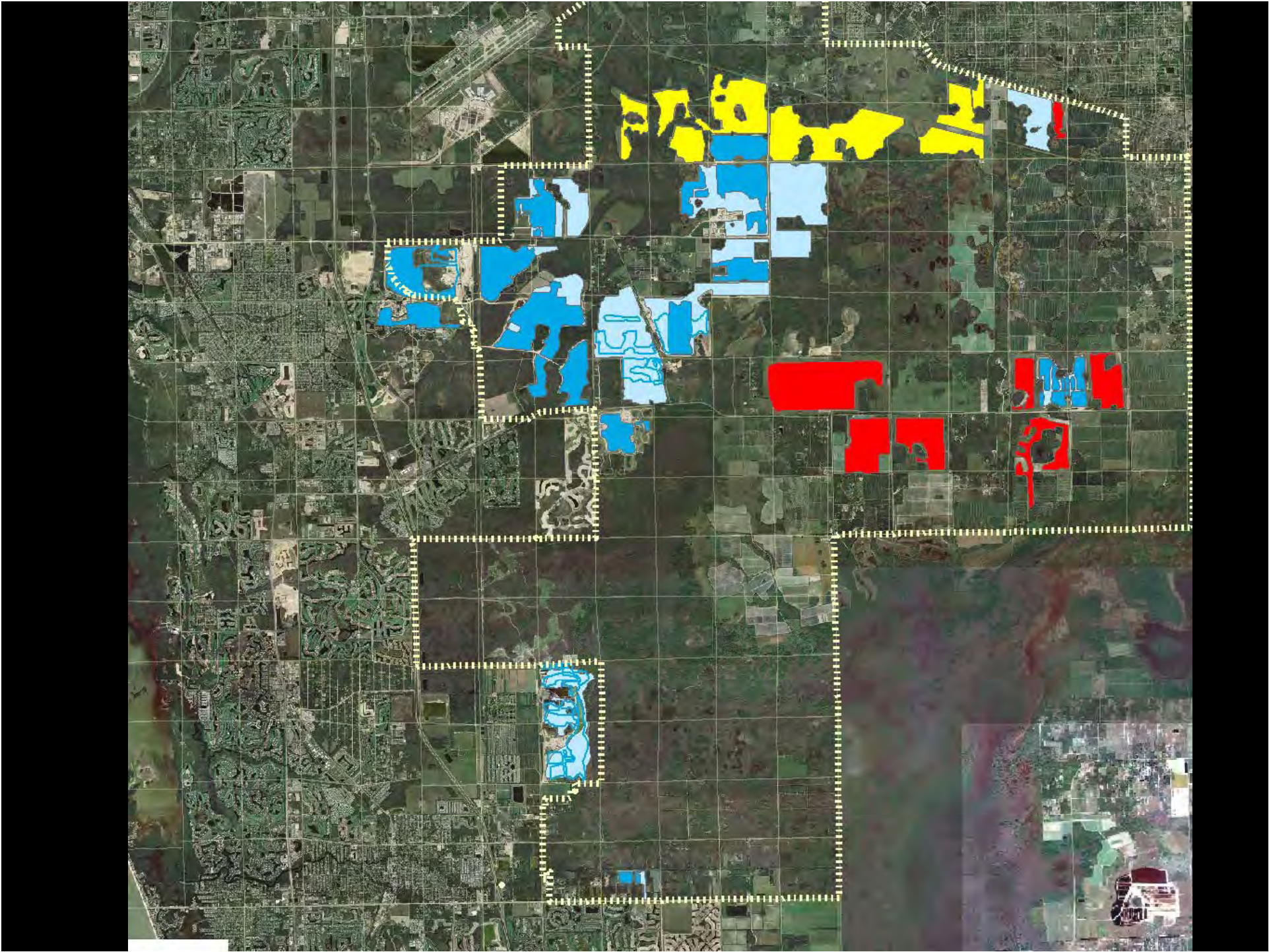
Rotate Tool











**mining is important to our economy –  
but side-effects need to be minimized**



**Actual limerock mining in the DR/GR:**

1980-2006: 3,597 acres

**Projected need for additional mining:**

2007-2030: 4,397 acres

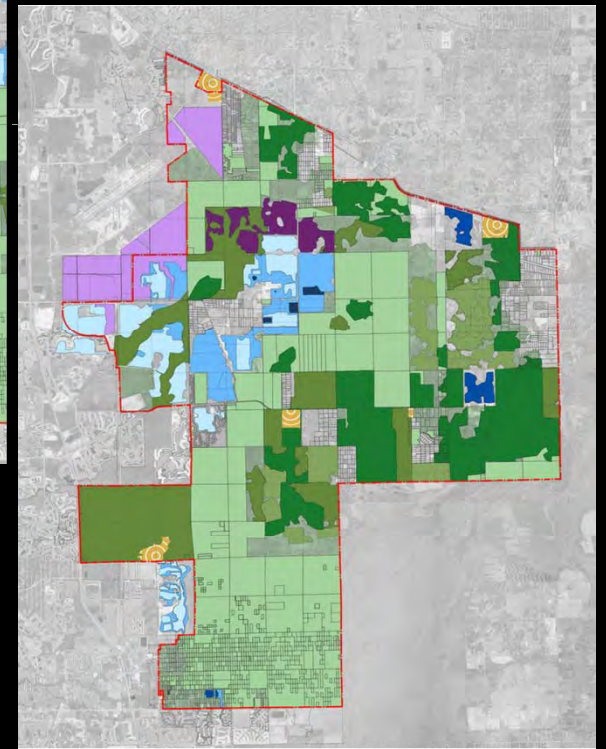
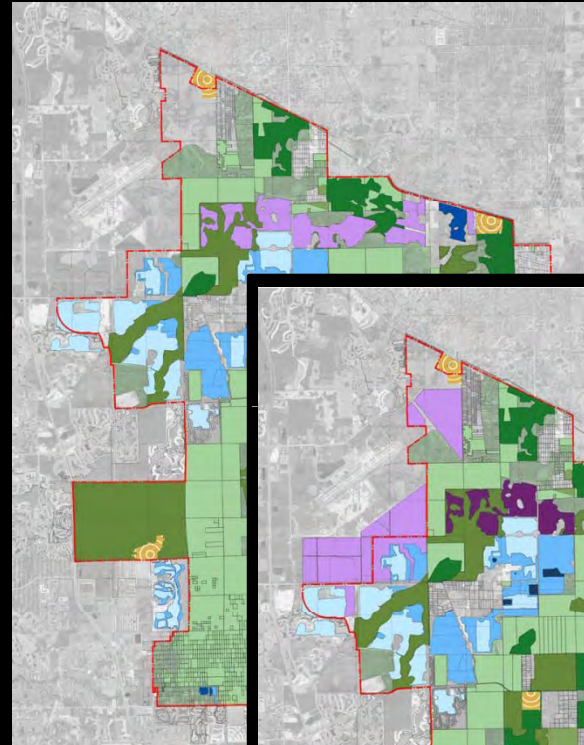
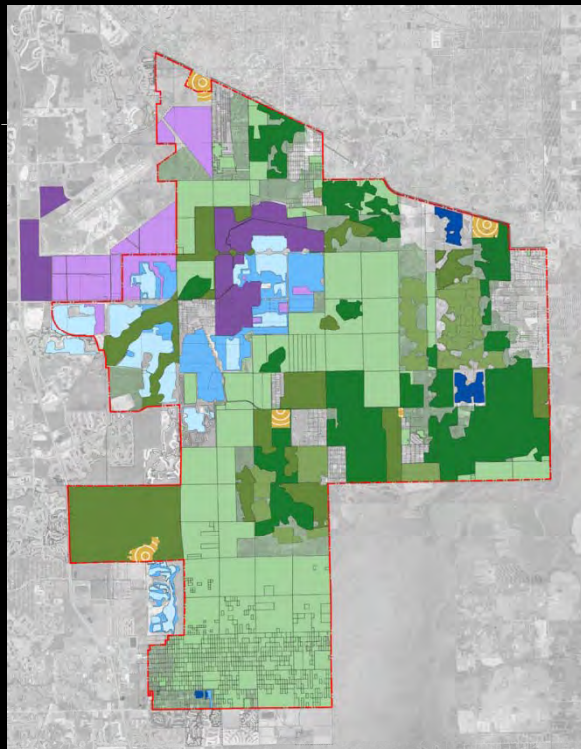
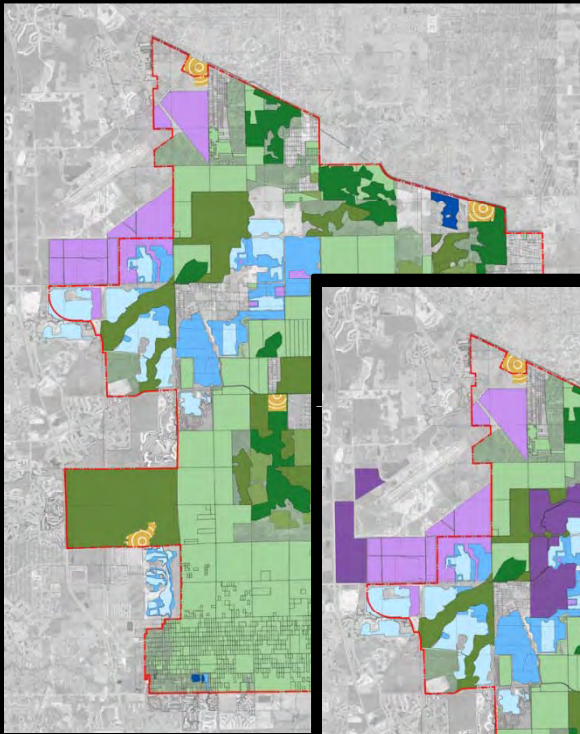
**Mining already approved:**

3,576 acres

**Additional acres needed through 2030:**

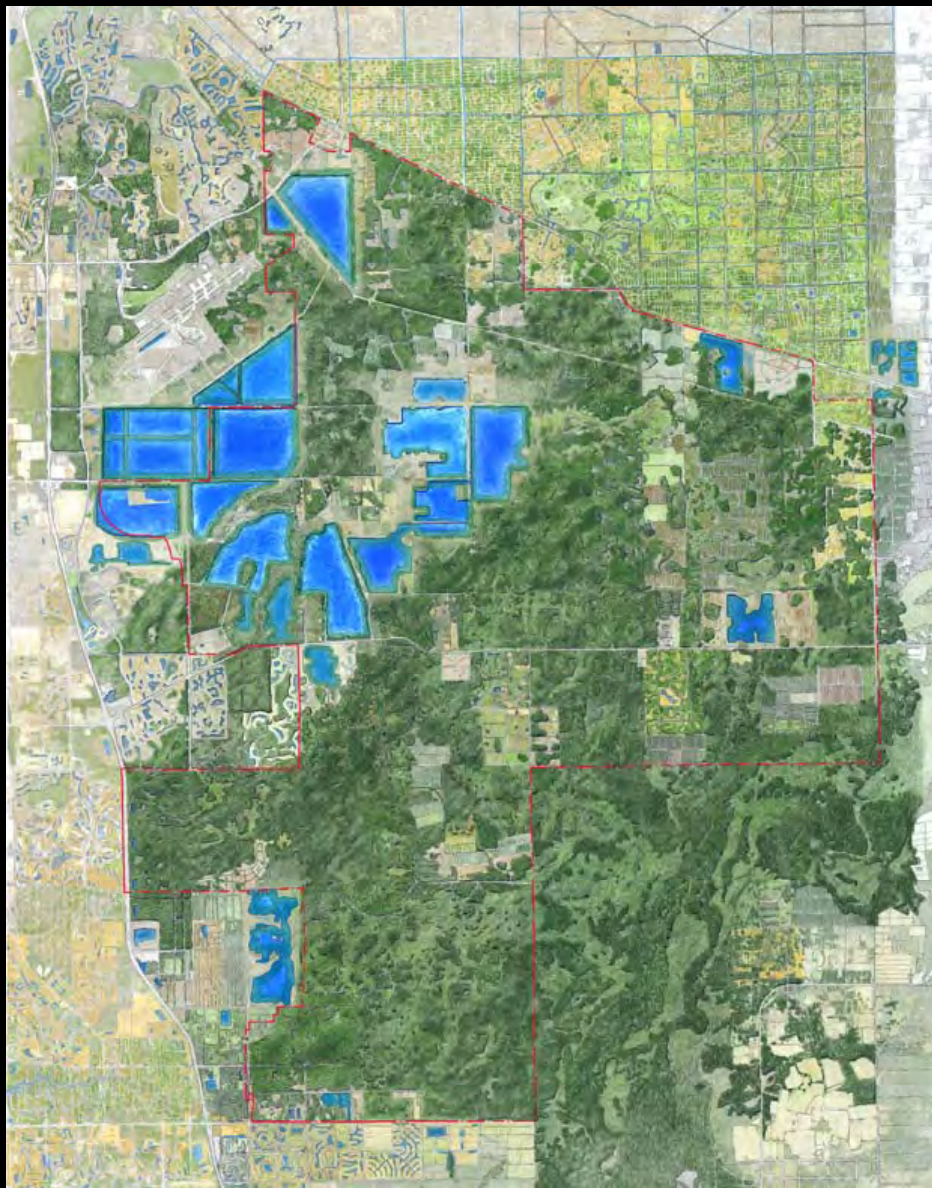
821 acres

# scenarios

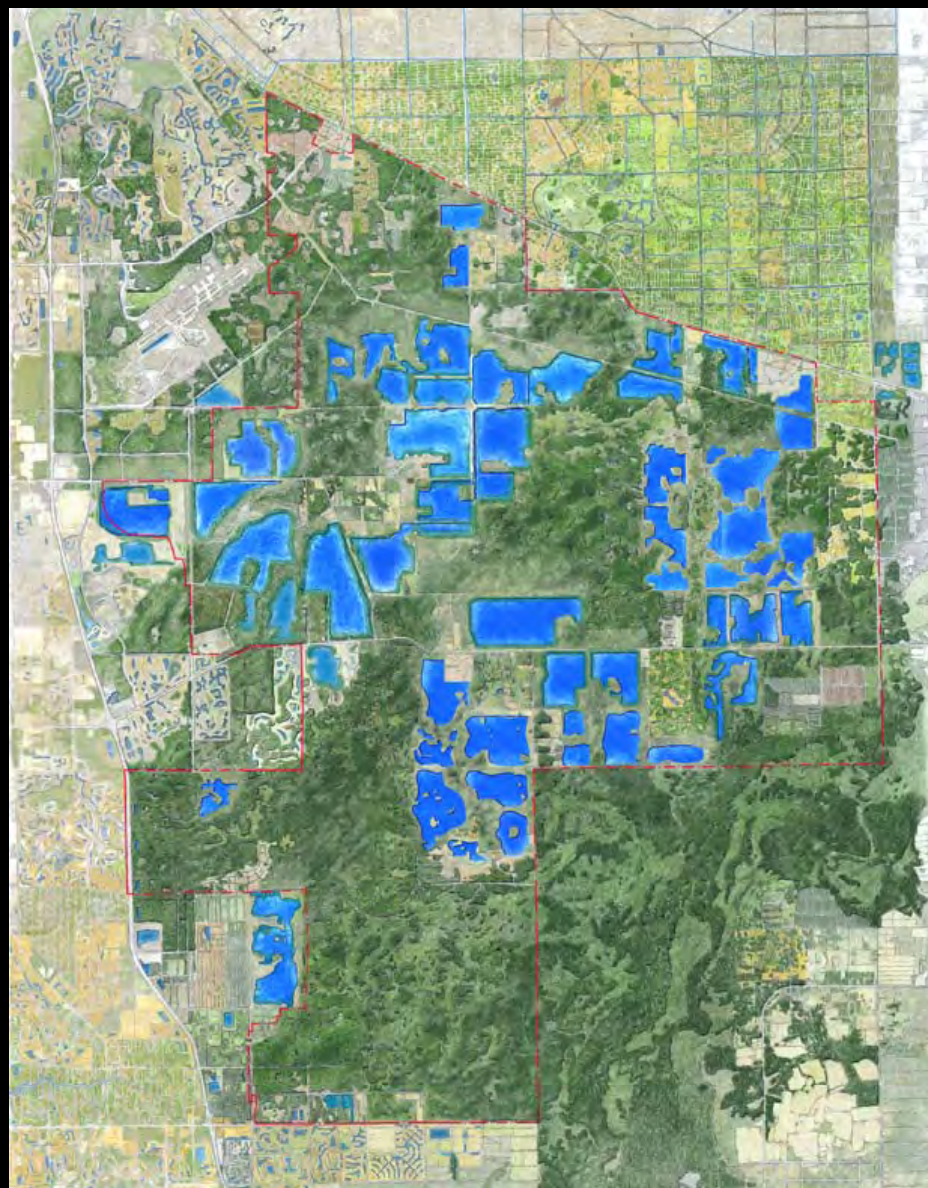


Presented to the BOCC in September 2008

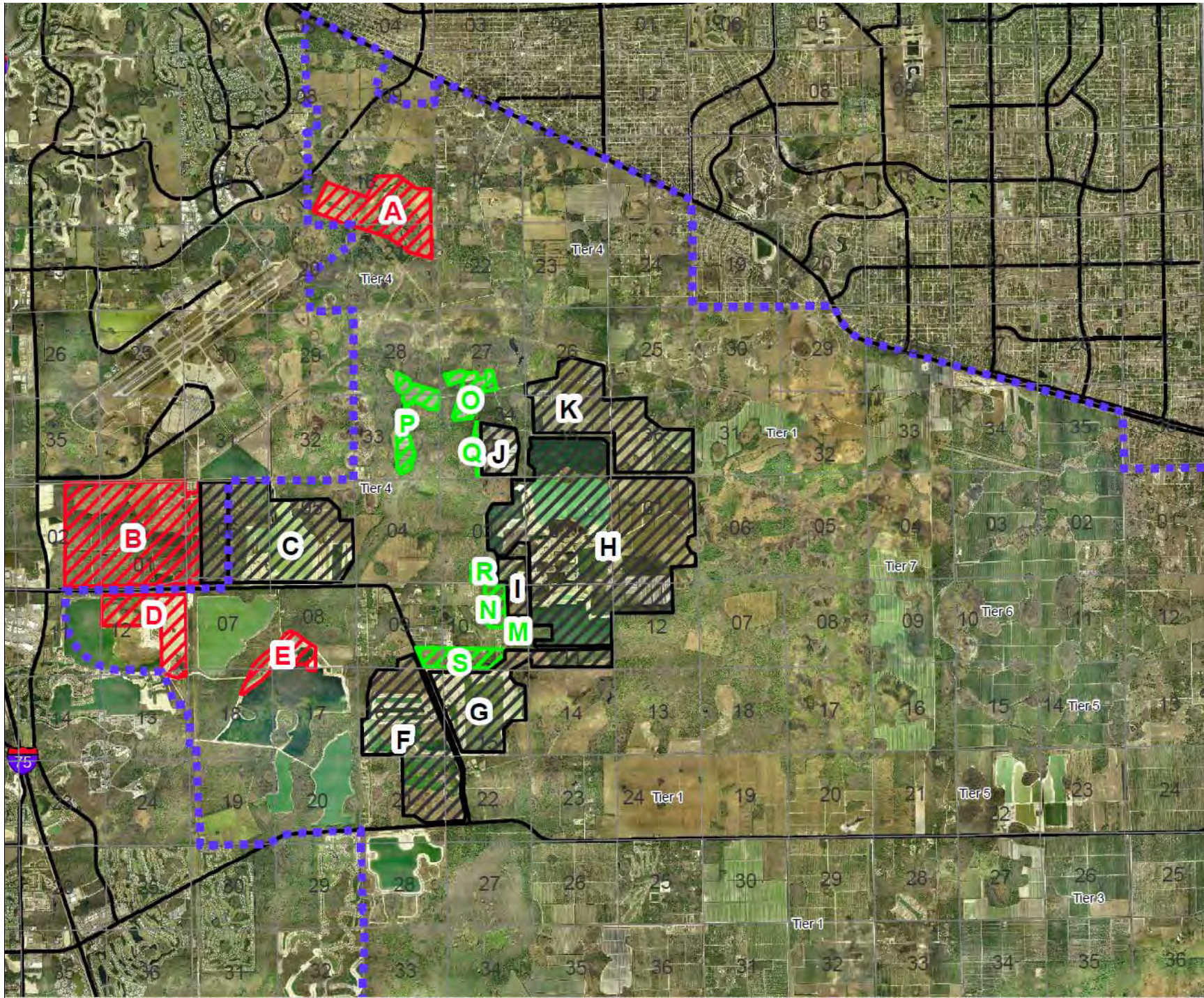
# traditional mining area vs. mining throughout



Concentrated Mining



Unconcentrated Mining







Each home can be on a ten-acre lot



mechanism to  
minimize impact  
of residential  
development

TRANSFERABLE DEVELOPMENT RIGHTS  
IN SOUTHEAST LEE COUNTY



PLANNING FOR THE DENSITY REDUCTION /  
GROUNDWATER RESOURCE AREA (DR/GR)

DOVER, KOHL & PARTNERS  
town planning

LEE COUNTY, FLORIDA  
Submitted July 2009



agriculture, wetlands, residences and mines



existing development rights (1 unit per 10 acres)



proposed alternative

# interior of dr/gr: large-lot zoning



Redlands Farming District, Outside Miami

# interior of dr/gr: compact community



Hammond's Ferry, South Carolina

near lehigh: strip-style, isolated uses



near lehigh: walkable, mixed uses





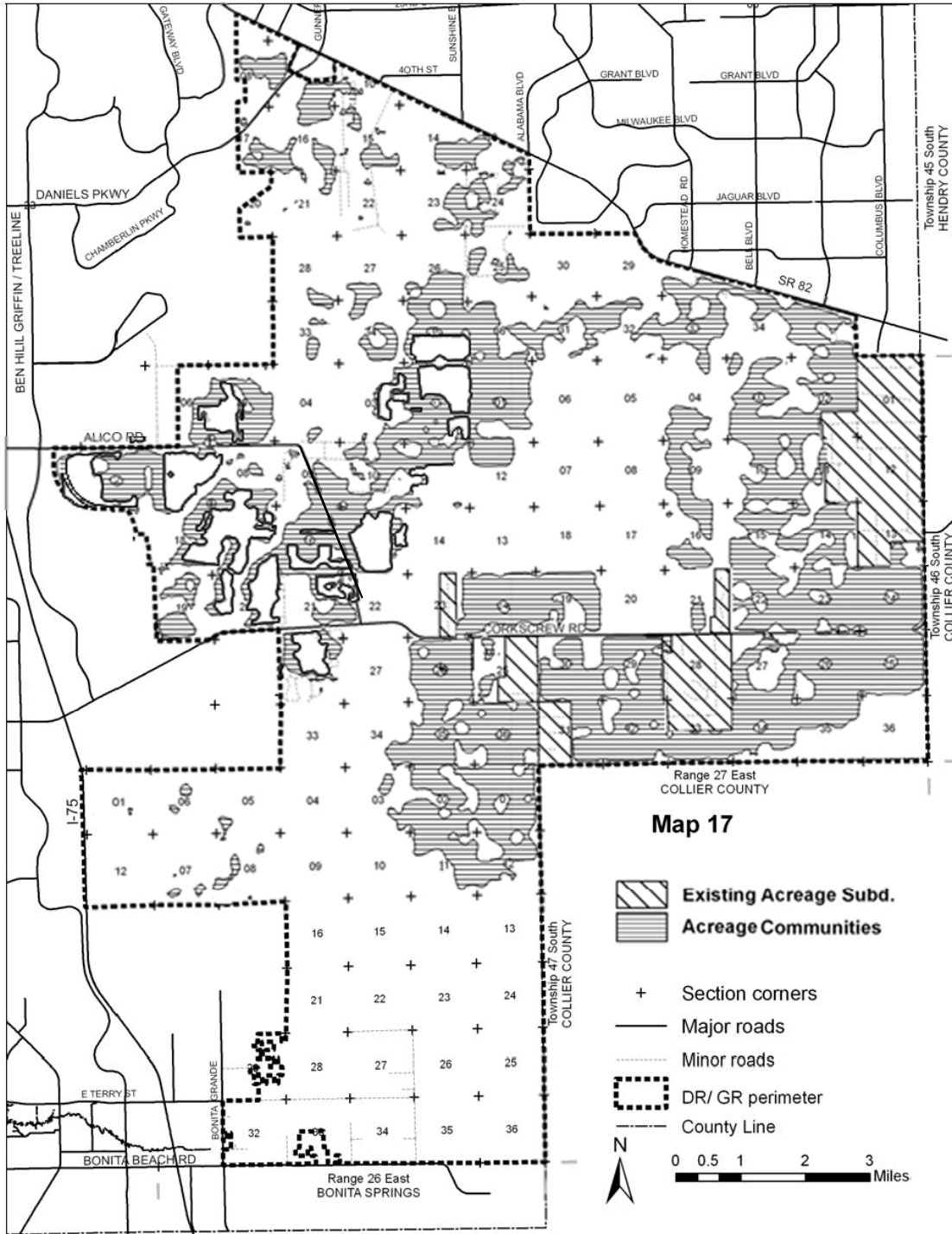


Figure 18

potential for  
large-lot  
subdivisions

build-out under existing  
regulations (hypothetical map)

a better  
option:  
clustered  
development

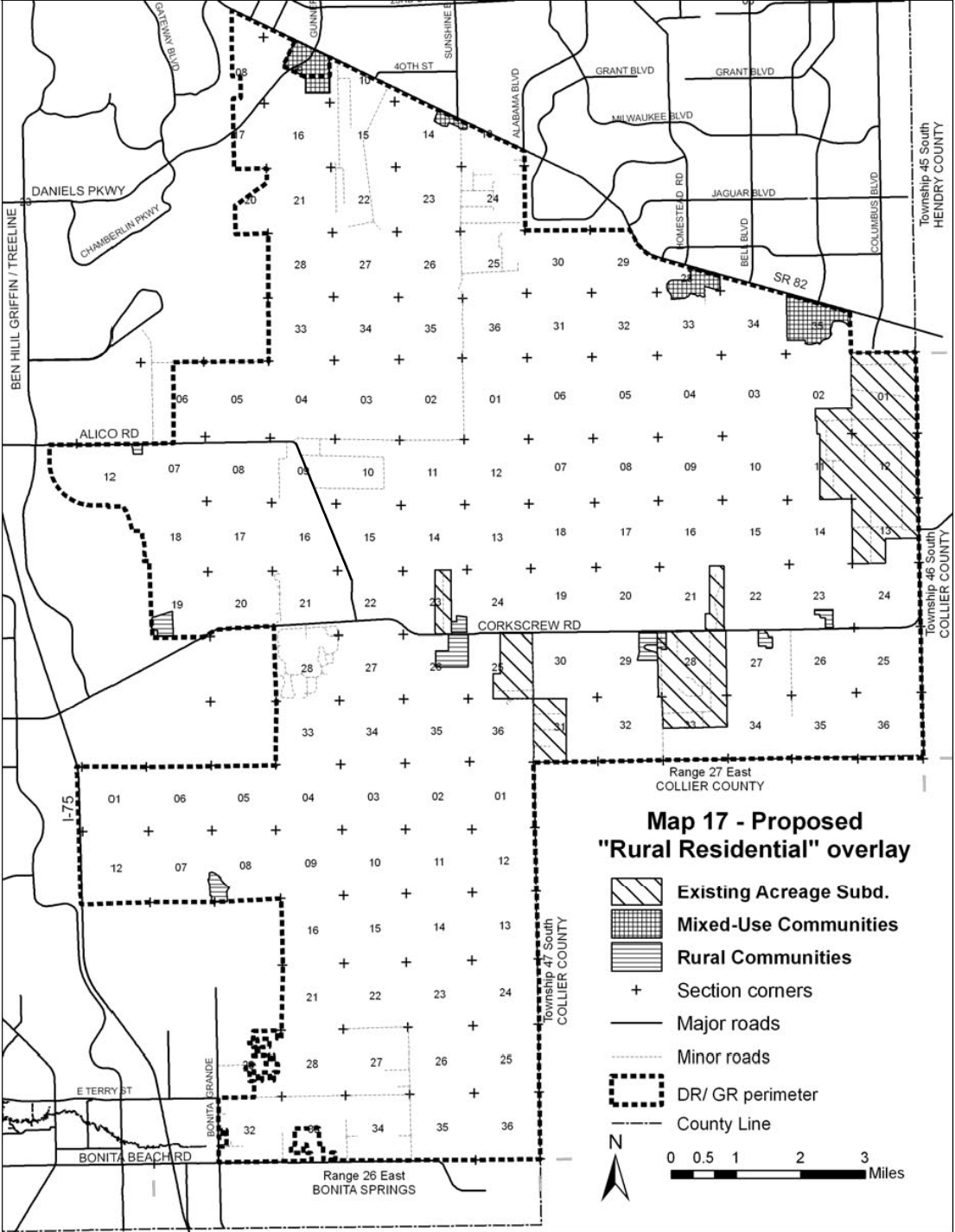
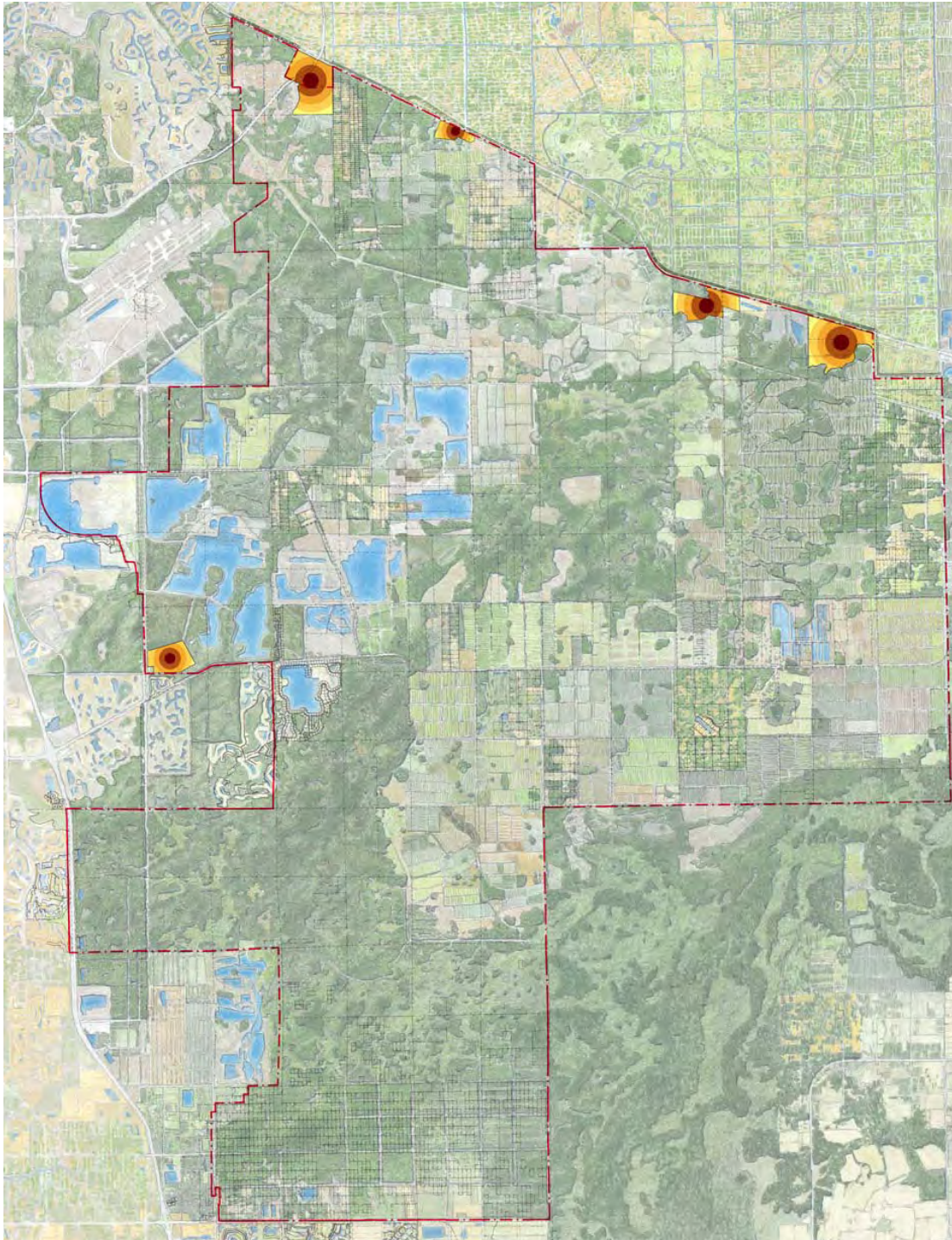
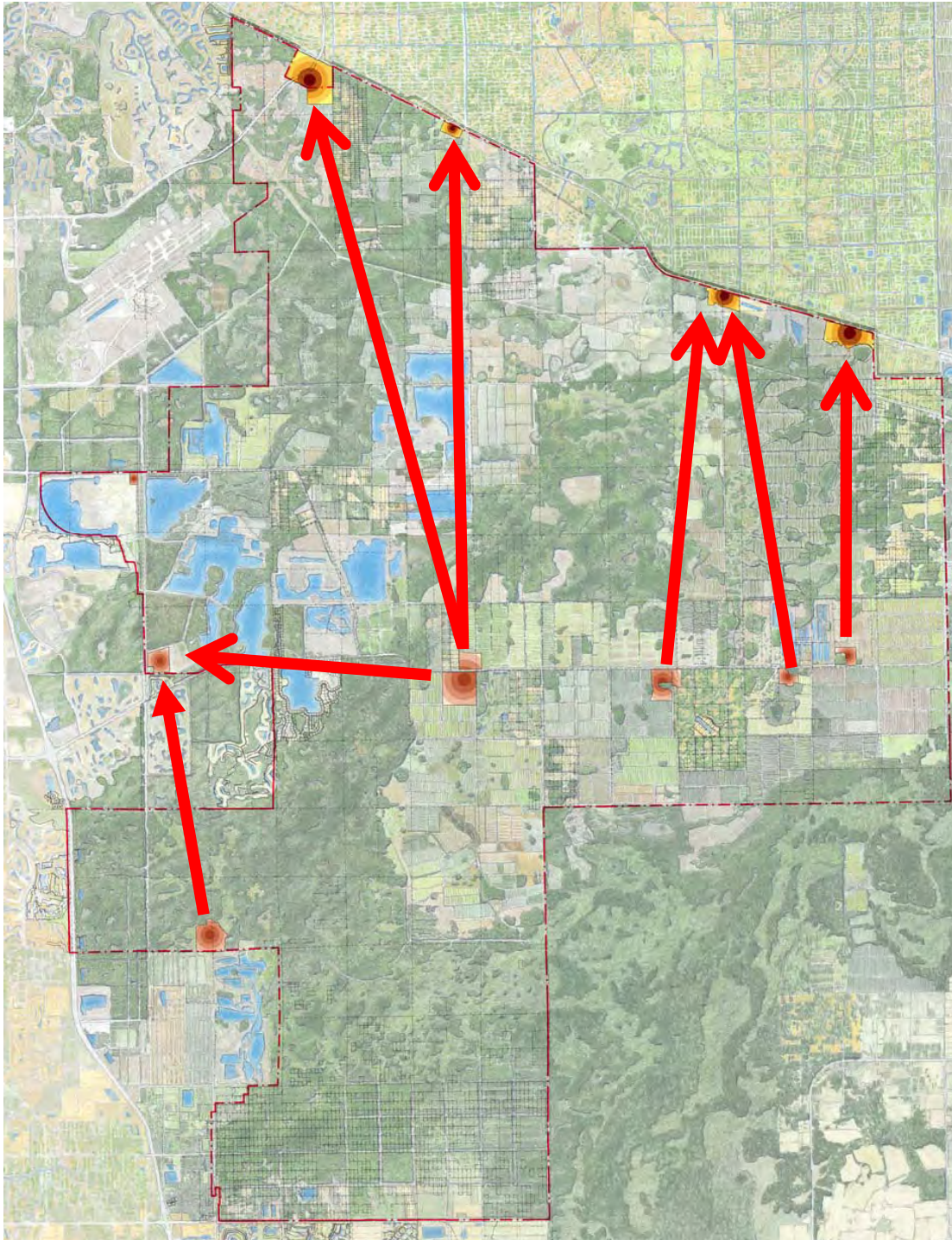


Figure 18



# mixed-use communities

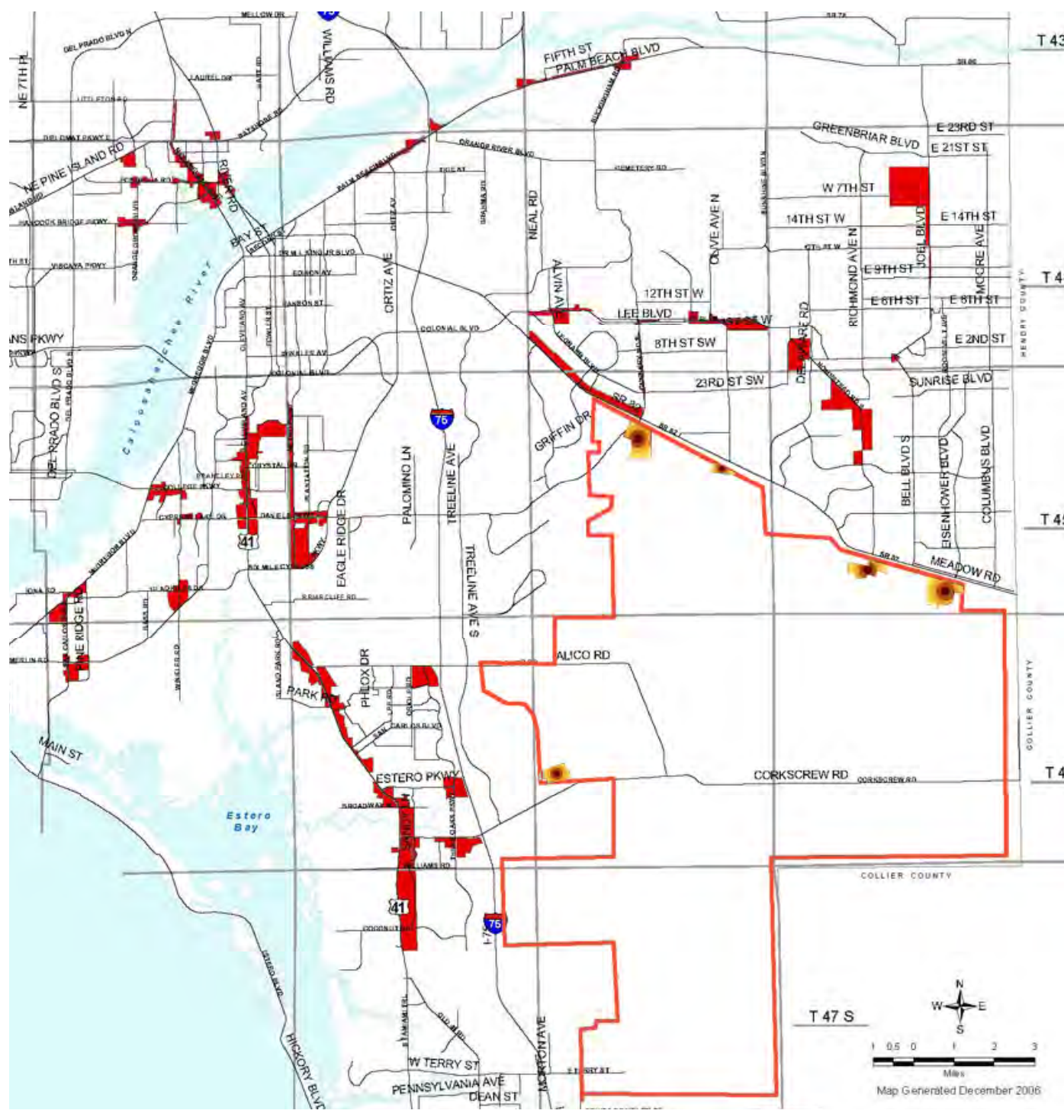
transferred  
development rights



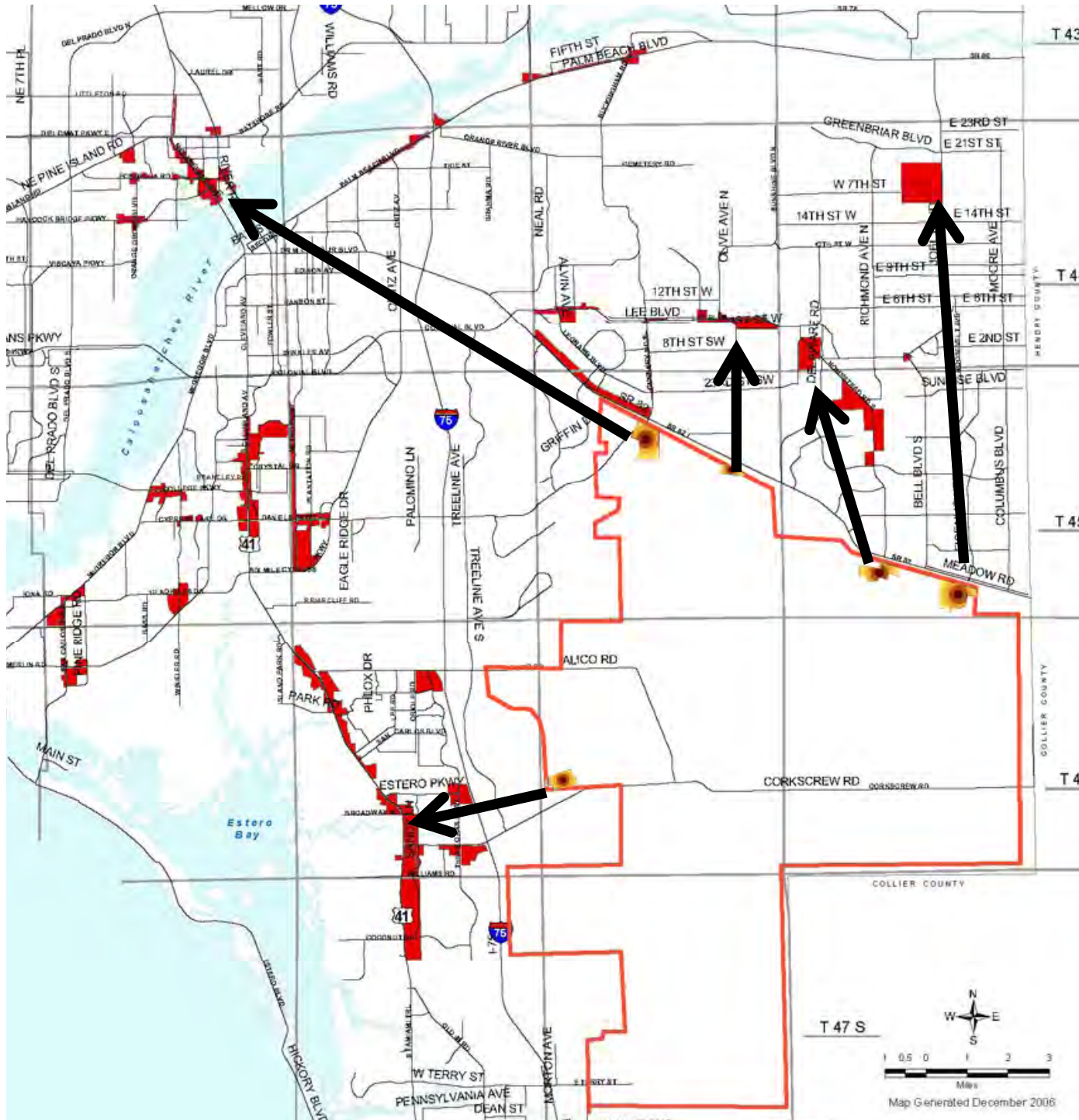
**mixed-use  
and rural  
communities**

transferred  
development rights

# mixed-use overlay



T 47 S  
N  
W E  
S  
0 0.5 1 2 3  
Miles  
Map Generated December 2006



**mixed-use  
overlay**

**most  
incentivized  
use of units**

# advantage: consolidated infrastructure



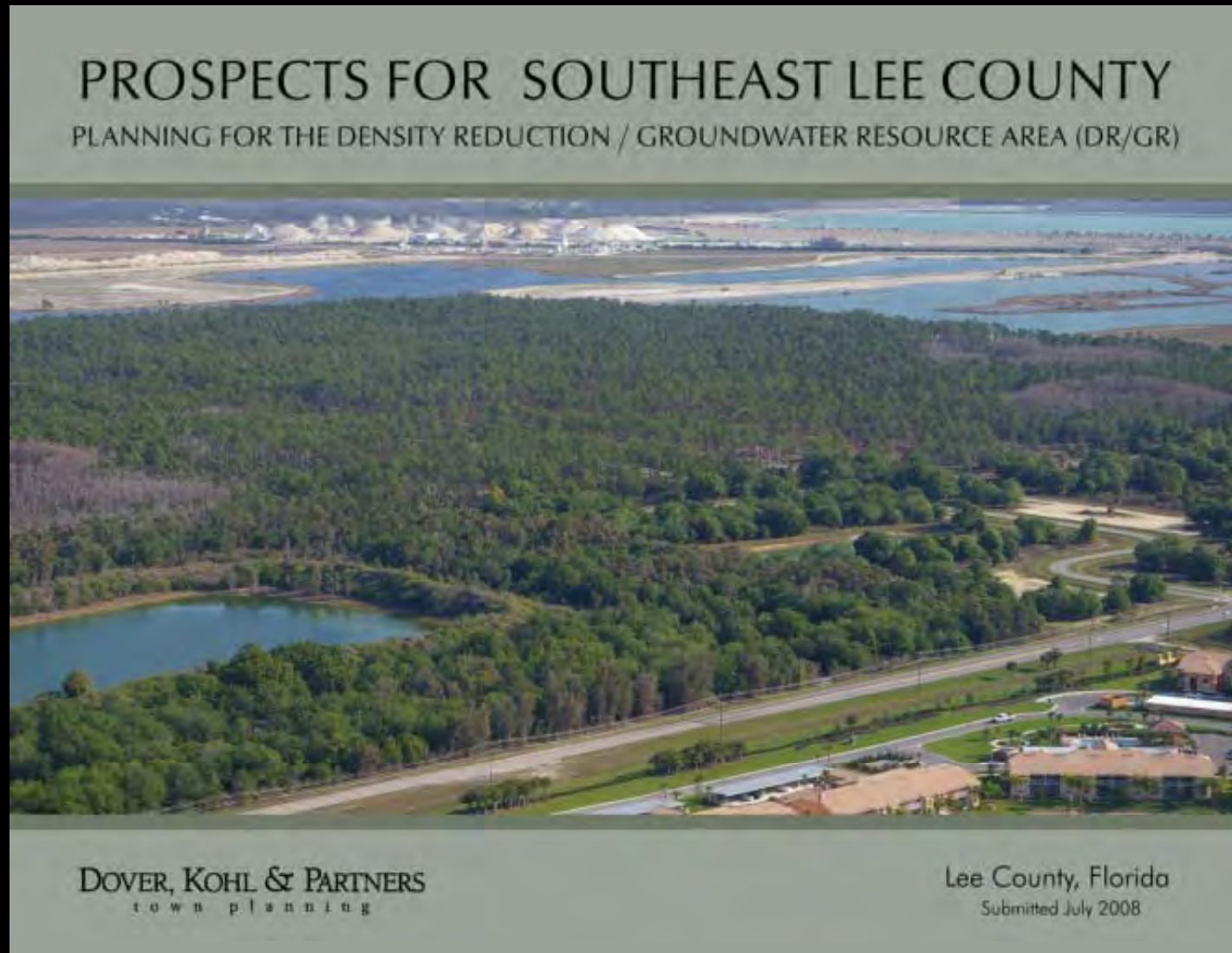
rural community with consolidated roads, septic and retention areas







# Lee Plan amendments are based on:



[www.spikowski.com](http://www.spikowski.com)

**Dover, Kohl & Partners**

town planning

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**Spikowski Planning Associates**

comprehensive planning

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**Kevin L. Erwin Consulting Ecologist, Inc.**

principal ecologist

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**Dr. James Nicholas**

transferable development rights

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**SDI Environmental Services, Inc.**

hydrologic modeling