“Density Reduction / Groundwater Resource” area
**Conservation:** Large-Scale Ecosystem Integrity Must Be Restored & Maintained
So what does DR/GR mean, anyhow?

- Don't ruin great resources
- Digging rocks guarantees roads
- Designated recreational greenbelt region
- Down river gets runoff
- Ditch ridiculous government regulations
- Drinking rations geopolitical rainwater
- Developers really get rich
- Drenching rains give relief
- Done right gains rewards
regional importance of Lee County’s DR/GR

DR/GR
Lee County, FL

Lake Okeechobee
Florida

Over 83,000 acres
species richness

wellfield protection zones

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
Conservation: Maintain Viable Watersheds
important agricultural area

Conservation: Retain & Improve Ecologically- Responsible Farming
Proposed roads...
Original DR/GR Boundary in 1990
(96,685 acres)
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
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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
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
potential for large-lot subdivisions

build-out under existing regulations (hypothetical map)
a better option: clustered development
mixed-use communities

transferred development rights
mixed-use and rural communities transferred development rights
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
Dover, Kohl & Partners
town planning

Spikowski Planning Associates
comprehensive planning

Kevin L. Erwin Consulting Ecologist, Inc.
principal ecologist

Dr. James Nicholas
transferable development rights

SDI Environmental Services, Inc.
hydrologic modeling