

UPDATED: JULY 27, 2009

THE UNDERSIGNED ORGANIZATIONS AND INDIVIDUALS STRONGLY SUPPORT THE FRAMEWORK FOR DENSITY REDUCTION/GROUNDWATER RESOURCE (DR/GR) AREA COMPREHENSIVE PLAN AMENDMENTS AS DRAFTED BY DOVER KOHL AND MODIFIED BY LEE COUNTY STAFF (STAFF).

At the June 22, 2009 Local Planning Agency (LPA) meeting, our coalition of stakeholders testified in support of specific key elements included within the proposed DR/GR amendments. We requested that at your July 27 meeting, the LPA recommend approval of these amendments to the Board of County Commissioners (BOCC), with the modifications suggested below.

The release of the *Transferable Development Rights in Southeast Lee County* report supplies the final technical document necessary for the LPA to make a well-supported recommendation for approval of the DR/GR amendments to the Lee Plan. This report is one of many technical reports and data sources that were utilized in the creation of the DR/GR amendments. In addition to technical documents, the DR/GR planning process included a two-year process of 23 official DR/GR advisory committee meetings and no less than 9 public hearings to solicit public input. The result is a proposed overlay that is comprehensive, data-driven, equitable and defensible.

These amendments are proceeding based upon the BOCC-required timeframe for transmittal within this year's growth management plan amendment cycle. Our organizations support transmittal in September, and ask that you preserve this timeline and recommend approval to the BOCC. The Transfer of Development Rights (TDR) report and the updated staff report did not result in any major modifications from our June 22 position. However, in response to these new documents, we have added several items to our recommendations, which are underlined below to distinguish them from our original recommendations. We ask that you consider these items in your deliberation:

1. Support Staff's Recommendation for Future Land Use Element (FLUE) Policies 30.1, Goal 10 and Map 14, Creating a Future Limerock Mining Overlay, Including Area B in the Amended Map 14, the Future Limerock Mining Overlay, which contains the eastern 240 Acres of the Galvano Property, as Recommended by Staff in the July 17 Staff Report
2. Support Dover Kohl and Staff's Definition of Historic Levels for Surface and Groundwater Within FLUE Policy 1.4.5 and Map 24
3. Support Staff's Recommendation to Remove Rural Community Designation from the Edison Farms Site Within the Dover Kohl Report

Figure 3 and Recommend Further Review of the Feasibility for the Rural Communities Designation Within FLUE Objective 3.3

4. Recommend Density from Mine Pits be Extinguished and Density from Remaining Mine Acreage be Extinguished or Transferred to a Mixed-Use Community Within FLUE Policy 1.4.5.2.c
5. Recommend Restricting Fill Dirt Pits Within the DR/GR to the Allowed Mining Areas of Map 14, the Future Limerock Mining Overlay
6. Acknowledge Lee County's Obligation to Apply the Lee Plan's Wetlands Goal, Objectives and Policies by Deletion of Conservation and Coastal Management Element (CCME) Policy 114.1.2.1
7. Support Inclusion of Mixed-Use Communities along SR82 and in the Western Corkscrew Road property and Limit the Allowable Increase in Housing Units from TDRs Within the DR/GR to 6,000 Residential Units
8. Support the Priority Restoration Overlay as Designated Within the FLUE Policy 30.2 and the proposed amendment of Page 4 of Map 1
9. Recommend Inclusion of Language that Requires Minimum Standards for Zoning or Development Order Approvals for Mines and for All Required Monitoring Reports Within FLUE Policies 10.2.6 and 10.2.7
10. Recommend Inclusion of Language in Policy 30.2.3 to Provide a County Commitment to Seek Funding and/or other government's approval for Acquisition, Protection and Restoration of the Lands Within the Priority Restoration Areas, as Depicted on the proposed amendment of Page 4 of Map 1

These amendments may be the County's last and best chance to provide a meaningful framework for planning the future of the DR/GR. We ask that you forward these amendments, incorporating the above suggestions, to the BOCC for transmittal in September.

Brooks Concerned Citizens
Calusa Group Sierra Club
Conservancy of Southwest Florida
Corkscrew Rural Community
Estero Council of Community Leaders
Pastor William J. Lytell
Responsible Growth Management Coalition
Wildcat Run Community Association

