

DR/GR Comp Plan Testimony Outline
LPA Meeting.....July 27th, 2009

- Don Eslick....Chair of ECCL and member of the DR/GR Advisory Committee
- Urge you to support the Staff and Consultants Recommendations with relatively minor changes and to do so today so that the changes can be transmitted to the State in September
- We support the Joint Statement presented by The Conservancy
- We strongly support the comprehensive view that is inherent in all the work of Dover Kohl, its associated consultants and county staff
- Instead of the DR/GR wide provisions that now govern development in the DR/GR...the new plan would identify the best location for each of the competing uses of the area
 - The Future Limerock Mining area
 - The Limited “Existing Acreage Subdivisions”
 - The Rural and Mixed Use Communities, and
 - The Lands Most Needed for Conservation and Restoration
- We strongly support concentrating all DR/GR mining in Future Limerock Mine area along the Alico Road industrial corridor...
 - with provisions to maximize the amount of material that can be mined there by transferring small wetland areas to other parts of the DR/GR and extinguishing the housing density associated with the mine pits in order to expand the area of each site that is used for mining.
 - We appreciate the detailed research performed by Dover Kohl that demonstrates how Lee County has been the principal supplier of aggregate to all of southwest Florida for the last three decades and can continue to play that role for the next 250 years with only a small increase in permitted limerock mines.
- We also strongly support the detailed recommendations contained in the recently released TDR report
 - this program will create an opportunity for the land-owners outside the Future Limerock Mining area to realize a very large share of the development value of their land, which is currently zoned exclusively for agriculture or large lot residential

- The TDR analysis of recent land sales in the DR/GR indicate land values of about \$4,000 per acre for wetlands and \$10,000 per acres for uplands.
 - The report also estimates that the eligible sending areas in the DR/GR contain 14,358 TDRs and that each TDR is worth about \$16,000.
 - Thus if all 14,358 were sold they would generate about \$230 million for these land-owners.
 - The report further estimates that TDR receiving areas in the DR/GR could receive about 6,000 TDRs. Sale of only these TDRs would provide the seller about \$96 million.
 - These are large sums relative to the value of the DR/GR land outside the Future Limerock Mining area
 - We urge the county to establish a TDR Bank as soon as possible and begin to purchase available TDRs while land prices are still depressed
- In order to increase opportunities for these land-owners to realize value from their land and to increase likelihood of these land being conserved and restored we believe that Policy 30.2.3 should be strengthened. The county should immediately begin to implement a proactive program for the conservation of Tier 1 and Tier 2 Restoration properties using all the tools specified in that Policy...
 - Ag and conservation easement incentives
 - Imposition and allocation of resource extraction mitigation fees
 - Joint ventures with a wide variety of private and public entities
 - Direct purchase and long term purchase agreements
 - Right of first refusal contracts
 - Land swaps, etc
- Thank you for the opportunity to speak and for your favorable consideration of the staff recommendations.