

AREA B - 1 du/acre with post development performance standards 1, 2, 4, 5, 6 and 7 below

AREA C - 1 du/acre with no post development standards beyond existing standards

The following are post-development performance standards which may be applied:

1. Site retention and percolation of the first three inches of the run-off generated in a 100 year storm. (The SFWMD is developing Best Management Practices for "Outstanding Natural Systems" that are located in the same general area as the DRGR in southeast Lee County. After the SFWMD research is concluded in 18-24 months, it may be appropriate to utilize retention/detention standards recommended in their study.) (See Appendix D for other standards.)
2. Underground storage of hazardous materials is not permitted. Above ground storage shall use Best Environmental Protection Management Practice design and operation standards (see Appendix C).
3. No storage of hazardous materials.
4. No septic systems at densities greater than 1 dwelling unit per net acre.
5. Sanitary sewer systems shall use BEMP structural design and operation standards for collection and treatment facilities that assure no leakage of effluent. Disposal methods shall be located and managed to assure proper treatment prior to reaching the ground water (see Appendix D).
6. Impervious surface ratio must not exceed 0.35 including roads and all other public facilities.

7. Current Potable Water Wellfield Protection standards will remain in place.
8. Applicable current Potable Water Wellfield Protection standards will be expanded to encompass the entire area.

D. Scenario 4 - Population Constant

Scenario 4 allocates the same geographical areas (A, B, & C) as Scenario 3 (see Plate V-1). However, Scenario 4 assigns density by allowing the redistribution of overall existing planned population accommodation potential through a Transfer of Development Rights (TDR) program. Area A which is least desirable for urban/suburban development and should require the greatest effort in regulatory ground water protection will only be allowed to develop at a density/intensity of 1 du/40 acres. Area A will, however, continue to have a 1 du/10 acres available for TDR. Area B will be allowed to develop at 1 du/acre but must acquire from a sending zone the necessary units to increase density from 1 du/10 acres to 1 du/acre. Area B will also require BEMP's specified in Scenario 3 when development exceeds 10 du/acres and for all non-residential development. Area C will be allowed to develop at 1 du/acre but will also be required to acquire increased development density of up to 1 du/acre from an assigned density of 1 du/5 acres. In Area C, this increase in density (from 1 du/5 acres to 1 du/acre) can be accomplished without any further BEMP standards than presently exist (ie: wellfield protection standards). The remainder of the undeveloped, unplatted County would be allowed to transfer out (sending zone) up to 25% of its development rights.

Sending zones are land use areas designated as having a surplus of development rights (density/intensity assigned exceeds allowable development density/intensity right) or areas where it is anticipated that development rights may not be fully used and, therefore, available for transfer. Receiving zones are land use areas designated as having assigned density/intensity rights that are less than the potential development density/intensity use if certain performance standards were applied to the development design and management.