

Conservancy Draft Suggested Language for WildBlue  
For discussion purposes  
12-9-14

Policy 1.7.14.5

“Environmental Enhancement and Preservation Overlay Communities:” Property that include all of the following:

- An approved IPD (or equivalent form of approval for mining if such activity was approved prior to the implementation of the IPD process) as of (month/date/year to correspond to the implementation date of the CPA), and
- Existing approved development orders for development greater than a single-family residence as of (month/date/year to correspond to the implementation date of the CPA), and
- A minimum of 500 acres of natural resources onsite that would qualify for enhancement and preservation through activities above and beyond what is already required through existing permits and approvals as of (month/date/year to correspond to the implementation date of the CPA) and that have the potential to damage surface and sub-surface water resources, impact habitat, and encroach on environmentally important land should development occur in accordance with those approvals.

Policy 33.2.1

Last sentence:

The parameters for the required restoration will be established in the Land Development Code by 2012, or as identified in Policy 33.3.3.4. for the “Environmental Enhancement and Preservation Overlay Communities”.

Objective 33.3: Residential and Mixed-Use Development

Designation on a Future Land Use Map overlay areas that should be protected from adverse impacts of mining (Existing Acreage Subdivisions), specific locations for concentrating existing development rights on large tracts (Mixed-Use Communities), and vacant properties with existing residential approvals that are inconsistent with the Density Reduction/Groundwater Resource future land use category (Improved Residential Communities) and property containing all of the following:

- An approved IPD (or equivalent form of approval for mining if such activity was approved prior to the implementation of the IPD process) as of (month/date/year to correspond to the implementation date of the CPA), and
- Existing approved development orders for development greater than a single-family residence as of (month/date/year to correspond to the implementation date of the CPA), and

- A minimum of 500 acres of natural resources onsite that would qualify for enhancement and preservation through activities above and beyond what is already required through existing permits and approvals as of (month/date/year to correspond to the implementation date of the CPA) and that have the potential to damage surface and sub-surface water resources, impact habitat, and encroach on environmentally important land should development occur in accordance with those approvals (Environmental Enhancement and Preservation Overlay Communities).

### Policy 33.3.3

Re-establishment and restoration of flowways in the DR/GR area, establishment of wildlife corridors sized appropriately for movement of large mammals, and preservation of natural areas are in the public interest and properties containing 500 acres or more of such property will be eligible for consideration for development incentives as further defined herein if owners commit, through development conditions or development agreements, to enhancement and preservation in accordance with the standards contained in Policy 33.3.3.4. and further clarified in the planned development rezoning request. Properties within the DR/GR that have existing approvals for residential development inconsistent with the current DR/GR density requirements, or property with all of the following:

- An approved IPD (or equivalent form of approval for mining if such activity was approved prior to the implementation of the IPD process) as of (month/date/year to correspond to the implementation date of the CPA), and
- Existing approved development orders for development greater than a single-family residence as of (month/date/year to correspond to the implementation date of the CPA), and
- A minimum of 500 acres of natural resources onsite that would qualify for enhancement and preservation through activities above and beyond what is already required through existing permits and approvals as of (month/date/year to correspond to the implementation date of the CPA) and that have the potential to damage surface and sub-surface water resources, impact habitat, and encroach on environmentally important land should development occur in accordance with those approvals.

Such parcels may be granted additional densities, consistent with the provisions contained in Policy 33.3.3.4, as an incentive to reduce these potential impacts or to encourage significant environmental enhancement and preservation of natural resources if strict criteria improving the adverse impacts are followed.

### Policy 33.3.3.4

Properties located within the “Environmental Enhancement and Preservation Overlay Communities” as depicted on Map 17, must demonstrate the protection, conservation, or enhancement of natural resources such as flowways and indigenous habitats, protection of panther habitat, and provide other community and regional benefits above and beyond what would already be required by current permits and approvals. Properties added to Map 17, as part of the “Environmental Enhancement and Preservation Overlay Communities”, may be incentivized based upon the below standards. Such incentives will include a variety of on-site benefits and at least one off-site project that provides a regional benefit.

a. For the on-site benefits, additional density may be granted for the area known as WildBlue through the following standards:

- i. X unit given for each acre of wetlands or uplands set aside within a perpetual conservation easement that is in excess of what is required through existing permits and approvals;
- ii. X unit given for additional land management activities in excess of what is required through existing permits and approvals;
- iii. X unit given for each acre of wetland impact reduced from what is allowed in current permits and approvals;
- iv. X unit given for the addition of on-site large mammal crossings in excess of what is required through existing permits and approvals;
- v. X unit given for each acre of wood stork habitat restoration in excess of what is required through existing permits and approvals;
- vi. X unit is given for each acre of the existing Stewart Slough which has been permitted for relocation, but will be retained through the proposed new project design;
- vii. X unit is given for enhanced lake reclamation activities in excess of what is required through existing permits and approvals;
- viii. X unit is given for reduction of water use allocation in excess of what is required through existing permits and approvals;
- ix. X unit is given for additional on-site water treatment and storage in excess of what is required through existing permits and approvals.

2. For the off-site benefits, additional density may be granted for the area known as WildBlue by:

- i. Utilization of the existing mining pits (Lakes EX-1 and EX-2) to store water from the Estero River watershed during high flow periods when water levels are above normal wet season high water marks, and;
- ii. The removal of exotics, continued management and perpetual conservation of the +/- 40 acres located north of Alico road adjacent to the WildBlue area which is part of the Stewart Slough system.

Policy 33.3.3.4.c.:

In recognition of the preservation , enhancement, and protection of flow ways and natural habitat corridors, the interconnection with existing off-site conservation areas, and the significant enhancement, preservation and protection of these lands, additional density may be approved through the planned development zoning process consistent with the following:

Residential: X dwelling units maximum, including amenities such as private clubs and clubhouses and other recreational uses.

Commercial: a maximum of x square feet of floor area.

FLUM:

Include all of the Ginn DO parcels within the CPA. Distinguish these parcels from the boundaries of the WildBlue project (for discussion purposes we'll call them the "outparcels").

To address these parcels, language such as the following should be considered for the CPA:

Policy 33.3.3.4.c:

In exchange for the ability of the WildBlue project to receive additional density, the following restrictions will be placed on the "outparcels":

- i. For all of the outparcels, the density will be extinguished and transferred to the WildBlue project;
- ii. For all outparcels, the ability to be granted commercial intensity will be extinguished;
- iii. If "Outparcel" 2 (the northern mine lake) is offered to Lee County for a park amenity, and if the County accepts such property, the ability to provide appropriate amenities will be allowed and exempted from i. and ii. above.
- iv. "Outparcel" 3 will remain as currently zoned for agricultural use and the current Mixed-Use Community designation will be extinguished.