

APPENDIX C

PROFILES AND MAPS OF ADG ALTERNATIVES

ZOOM A—COMPREHENSIVE PLAN

This alternative represents Lee County's Comprehensive Plan (Ordinance 89-02 with amendments), including the implementing policies and procedures for approval of projects.

The Lee County Ordinance at Chapter II (Future Land Use), states the first goal is "To maintain and enforce a Future Land Use Map showing the proposed distribution, location, and extent of future land uses by type, density, and intensity..." Under this first goal are listed approximately 22 categories. Other goals in this chapter and other chapters in the Ordinance provide specific policies for evaluation of proposed development designs or rezoning. Chapter XIII (Procedures and Administration) states "...all development and all actions taking in regard to development orders shall be consistent with the plan..." The Ordinance also provides for a Year 2010 Overlay which divides the County into 105 Subdistricts. Within each district is assigned an acreage for each land designation within that district. The number of acres are those proposed for the year 2010. No development orders will be issued exceed these acreage numbers. This overlay is being replaced by a Year 2020 Overlay which divides Lee County into 20 Planning Communities. Therefore, the Future Land Use Map shows "build-out" acres for each designation, but the acres projected for the year 2020 will be something less. The Ordinance itself states "With the exception of Cape Coral and Lehigh Acres, the county's urban areas will be built out by 2020." Due to the difficulty of mapping these 2020 projections, the alternative was created using the "build-out" map. It appears the evaluations were generally performed using "build-out" although at least one sub-group discussed the 2020 overlays while preparing their evaluations.

The alternative uses five land use legends: Agricultural; Industrial; Preservation; Rural Residential; Urban; and Urban (Lehigh Acres). The Lee County Future Land Use Map shows 22 land use designations. These designations were collapsed into six simply to ease the preparation of other alternatives and for convenience in evaluation. Agricultural represents Density Reduction/Groundwater Resource. Industrial represents Industrial Development, Industrial Interchange, and Industrial Commercial Interchange. Preserve represents Wetlands and those portions of Density Reduction Groundwater Resource, Wetland and Suburban that currently are or are proposed to be preserved and managed to maintain natural resource values. Rural Residential represents Rural and Rural Community Preserve. Urban represents Intensive Development, Central Urban, Urban Community, Suburban, Outlying Suburban, the Interstate Highway Interchange designations except for the Industrial and the Industrial Commercial types, Public Facilities, New Community, and the various Airport areas. Urban (Lehigh Acres) is portions of Central Urban and Urban Community within Lehigh Acres.

ZOOM A—ALTERNATIVE 1A

This alternative generally seeks to provide greater interconnection of existing natural areas.

Within Lehigh Acres, this alternative proposes a Restoration, Retrofit, and Redevelopment (3 R's) approach for those areas least built-out. Strategies to implement would include use of clustering and multi-family to create areas of high density to provide opportunity for restoration in other portions. This would require retrofitting and redevelopment of the existing roads and other infrastructure.

In Urban and Industrial areas, this alternative proposes adoption of regional stormwater management. This approach would: develop a plan for each watershed; identify the location of a single stormwater detention facility to serve a region (several development projects); provide channel improvements; use non-structural measures (such as acquiring parkland or floodproofing) to supplement structural control measures; and coordinate infrastructure improvements with point and non-point source management.

In Rural Residential, the alternative proposes development of greater planning detail to identify existing flowways, forested habitats, and seasonal wetlands that are large or contiguous to each other. This information would then be used to protect these areas in a connected landscape as the area develops.

The area of Conservation Lands was drawn to emphasize connections between the Rural Residential to the Six Mile Cypress Slough and between the Slough and Estero Bay.

ZOOM A—ALTERNATIVE 2

This alternative emphasizes restoration within Lehigh Acres and maps interconnection of natural areas.

A Lehigh Acres Greenway is proposed for the eastern two miles of Lehigh Acres. The remainder of Lehigh Acres would be designated Lehigh Acres Zone. A list of specific development criteria is found at [Attachment V of Meeting Minutes 9](#). The criteria calls for: the mapping of wetlands, flowways, xeric oak scrubs, and development concentrations; reassign densities and provide transfer of development rights to cluster residences toward the central area of Lehigh Acres where the highest elevation and fewest wetlands are located; and create regional stormwater and water storage facilities.

In Rural Residential, this alternative adds development of greater planning detail to identify existing flowways, forested habitats, and seasonal wetlands that are large or contiguous to each other. This information would then be used to protect these areas in a connected landscape

as the area develops.

Other areas of Preservation Lands were drawn to emphasize connections between the Rural Residential and Airport preservation areas to the Six Mile Cypress Slough and between the Slough and Estero Bay. The Preservation Lands were also drawn in wetland areas in the Rural areas between Lehigh Acres and the Caloosahatchee River.

ZOOM A—ALTERNATIVE 3A

This alternative generally seeks to “fix” Lehigh Acres and enlarge the value of some wetland features.

Within Lehigh Acres, this alternative proposes an Acquire, Restore, Fix (ARF) Restoration, Retrofit, and Redevelopment (3 R’s) approach, particularly noting the Halfway Pond feature.

The Preservation Lands mapping included providing filter marshes along Ten Mile Canal, canals leading from Lehigh Acres. In addition, lands south of the Airport are proposed to be preserved.

ZOOM A—ALTERNATIVE 4

This alternative generally emphasizes restoration of flowways and addition of storage.

Within Lehigh Acres, this alternative suggests Lee County, using Greenbriar as a model, should consider redevelopment alternatives such as curvilinear streets and the retention of natural areas to restore flowways for the rest of Lehigh Acres. An area in southeast Lehigh Acres was identified as potential use for water storage.

Preservation Lands included lands surrounding Ten Mile Canal and certain flowways leading to Six Mile Cypress Slough and others leading to the Caloosahatchee River.

ZOOM A—ALTERNATIVE 5

This alternative focuses on the Corps permit review process by proposing particular criteria.

The geographic map is the same as for Alternative 3A. The criteria and rationale in detail is found at Attachment W of Meeting Minutes 9.

Within the Preservation Zone, denial of all permits. The proposal states the vision is, in part, that these areas would be “...off limits to future development activity.”

For the Acquire, Restore, Fix Zone within Lehigh Acres, the alternative proposes that the “Corps strictly applies the Section 404(b)(1) Guidelines, including: (1) a strong presumption that practicable alternatives exist outside of the ARF Zone to dredge and fill activities (except restoration/retrofit activities)...” The proposal also describes numerous criteria for the Corps to apply during permit review, for example, certain limits to the use of nationwide and general permits, application of the criteria of the Big Cypress Area of Critical State Concern regulations, and restoration of flowways. The proposal states the vision is, in part, to “...protect and restore critical resources...”

For the Urban Zone, the alternative proposes...” a presumption that alternatives exist to locating dredge and fill activities in creeks, rivers, other historic flowways and adjacent wetlands; and to locating dredge and fill activities in isolated wetlands identified as important to wading birds, other species of concern, water quality, groundwater recharge or flood control.” The proposal also describes numerous criteria for the Corps to apply during permit review, for example, certain limits to the use of nationwide and general permits, promotion of the restoration of flowways, and restoration of buffer zones. The proposal states the vision is, in part, to “..direct development into this zone...while maintaining watershed integrity within the zone.”

The proposal provides criteria for an Agricultural Zone and a Buffer Zone. This would be applied to the Rural Residential designation of this alternative. The proposal provides “...a strong presumption that alternatives exist outside..” either the Buffer Zone or Agricultural Zone and includes numerous criteria for the Corps to apply during permit review. The proposal states the vision is, in part, that agricultural “...should remain in agricultural use, compatible with conservation purposes...” and to “...discourage urban expansion in and through...” the Buffer Zone.

These criteria are an update and refinement of those presented for Zoom B (hub) by Alternatives 2C, 3A, and 4B.

ZOOM B (HUB)–COMPREHENSIVE PLAN

This alternative represents Lee County’s Comprehensive Plan (Ordinance 89-02 with amendments) and Collier County’s Future Land Use Element of the Growth Management Plan (Ordinance 97-67), including the implementing policies and procedures for approval of projects. For a discussion of these ordinances, see the second paragraph at Zoom C – Comprehensive Plan (Collier County) and Zoom A – Comprehensive Plan (Lee County).

The alternative uses five land use legends: Agricultural; Industrial; Preserve; Rural; and, Urban. The Lee County Future Land Use Map shows 22 land use designations and the Collier County Future Land Use Map shows 12. These 34 designations were collapsed into five

simply to ease the preparation of other alternatives and for convenience in evaluation. For this zoom: Agricultural represents Density Reduction/Groundwater Resource (Lee) and Agricultural/Rural Mixed (Collier); Industrial represents Industrial Development (Lee) and Industrial District (Collier); Preserve represents Wetlands (Lee) and portions of Density Reduction Groundwater Resource (Lee), Wetland (Lee) and Agricultural/Rural Mixed Use District (Collier) that currently are or are proposed to be preserved and managed to maintain natural resource values; Rural represents Rural (Lee); Urban represents Suburban (Lee), Outlying Suburban (Lee), Urban Community (Lee), University Community (Lee), the various Interstate Highway Interchange areas (Lee), Public Facilities other than certain parks that were placed in the preserve legend (Lee); and Mixed Use Activity Center SubDistrict (Collier).

ZOOM B (HUB)–ALTERNATIVE 1A

This alternative defined the Preservation Lands overlapping maps from other efforts.

Preservation lands were identified by overlapping the Strategic Habitat Conservation Areas, the Land Conservation/Preservation Strategy Map adopted by the Estero Bay Agency on Bay Management, the boundary of the Corkscrew Regional Ecosystem Watershed (CREW), and the Environmental Protection Agency map of priority wetlands.

The Agricultural designation is the same as for comprehensive plan.

Within the Urban and Industrial, the alternative proposes flowway improvements such as those described in the South Lee Watershed Plan presented by the South Florida Water Management District .

ZOOM B (HUB)–ALTERNATIVE 2A

This alternative give particular emphasis to the needs of wide-ranging species.

The mapping of Preserve used the Land Conservation/Preservation Strategy Map adopted by the Estero Bay Agency on Bay Management, and added connections to the boundary of the Corkscrew Regional Ecosystem Watershed (CREW) for wide-ranging species. The alternative also proposes riparian corridors through the urban areas.

For Agriculture, the alternative “assumes limited intensification of use, that is, no changes that require additional loss of native habitat, no changes (such as intensification of citrus) that would lower hydrology. For example, range and improved range stay the same, vegetable crops change or go to fallow field and back again.”

In Rural, the alternative proposes development of greater planning detail to identify

existing flowways, forested habitats, and seasonal wetlands that are large or contiguous to each other. This information would then be used to protect these areas in a connected landscape as the area develops.

The alternative did not separately identify mining as a category but classified mining as either Rural or Preserve depending on the ultimate use.

An area is mapped for Development with a requirement for off-site compensatory mitigation for wide-ranging species.

The alternative proposes flowway improvements for the Development area.

Zoom B (Hub)—Alternative 2B

This alternative builds on the mapping of natural resources by others.

The mapping of Preserve started with the Preserves shown in comprehensive plan, then added the following: all proposed acquisitions; the Strategic Habitat Conservation Area mapping for the Florida Panther; and the Priority 1 and 2 areas of the Florida Panther Habitat Preservation Plan. Found that within these areas were found all mapped eagle nests, rookeries, rare native plant communities, seasonal wetlands and flowways, and various coastal resources of interest.

The alternative proposes area Agricultural would remain agricultural but also delineated a sub-area where there would be no intensification in activity. Mining is considered in the Agricultural category to the extent consistent with the comprehensive plan.

The alternative notes that whatever the mapping shows, existing Development Orders remain vested.

Zoom B (Hub)—Alternative 2C

This alternative focuses on maintaining a mix of natural areas, urbanization, and agriculture through use of certain criteria to be applied in project review.

The detailed description of the mapping of each designation and of the criteria proper are found at [Attachment E of Meeting 7](#).

Within the Critical Resource Protection Area, the alternative proposes that projects: meet the Big Cypress Area of Critical State Concern Development Criteria and Standards (with agriculture not exempted); result in no net loss of wetland acreage and function; result in no net loss of active agricultural area; meet total maximum daily loads set for the area of the watershed; improve water quantity, quality, timing and direction; protect on-site wetlands with an easement;

do not fragment or sever a wetland system; and meet the criteria of the Buffer Transitional Zone. Also, agricultural activities would remain but with no intensification. Existing mining is captured under the Agricultural zones. However, there are restrictions on new mines.

Within the Buffer Transitional Zone, the alternative proposes that projects: result in no net loss of wetland acreage and function; result in no net loss in historical water table height and recharge area; do not alter water sheet flow characteristics; contribute to the restoration of historic flowways; preserves buffer zones around wetlands, flowways, natural streams, rivers, and creeks; do not impact water quality; do not contribute to hurricane shelter deficit nor increase evacuation times; and implement the principals adopted by the Estero Bay Agency on Bay Management.

Within the Urban Zone, the alternative proposes that projects: restore flowways; retrofit residential septic systems and package treatment plants; provide adequate hurricane shelters and evacuation routes; restore or retrofit buffer zones around wetlands, flowways, natural streams, rivers and creeks; and meet Pollution Reduction Goals when set.

ZOOM B (HUB)–ALTERNATIVE 3A

The developers of this alternative emphasized that the large area mapped Critical Resource Protection Area was not Preserve, but a mix of preserve and other uses.

The detailed description of the mapping of each designation and of the criteria proper are found at [Attachment E of Meeting 7](#).

Within the Critical Resource Protection Area, the alternative proposes that projects: meet the Big Cypress Area of Critical State Concern Development Criteria and Standards (with agriculture not exempted); result in no net loss of wetland acreage and function; result in no net loss of active agricultural area; meet total maximum daily loads set for the area of the watershed; improve water quantity, quality, timing and direction; protect on-site wetlands with an easement; do not fragment or sever a wetland system; and meet the criteria of the Buffer Transitional Zone. Also, agricultural activities would remain but with no intensification.

Within the Buffer Transitional Zone, the alternative proposes that projects: result in no net loss of wetland acreage and function; result in no net loss in historical water table height and recharge area; do not alter water sheet flow characteristics; contribute to the restoration of historic flowways; preserves buffer zones around wetlands, flowways, natural streams, rivers, and creeks; do not impact water quality; do not contribute to hurricane shelter deficit nor increase evacuation times; and implement the principals adopted by the Estero Bay Agency on Bay Management.

Within the Urban Zone, the alternative proposes that projects: restore flowways; retrofit residential septic systems and package treatment plants; provide adequate hurricane shelters and evacuation routes; restore or retrofit buffer zones around wetlands, flowways, natural streams,

rivers and creeks; and meet Pollution Reduction Goals when set.

ZOOM B (HUB)–ALTERNATIVE 3B

This alternative built on the work of the Estero Bay Agency on Bay Management.

The areas designated Preserve were based on the Land Conservation/Preservation Strategy Map adopted by the Estero Bay Agency on Bay Management. Included are flowways through the urban areas and within existing agricultural areas. Agriculture would remain with no intensification. Development would be guided by the principles of the Estero Bay Agency on Bay Management.

The alternative also maps mining lands with no comment.

ZOOM B (HUB) - ALTERNATIVE 4A

This alternative builds on comprehensive plan.

In this alternative, Mining lands are shown separate from Agriculture. The definition for Agriculture is the same as comprehensive plan.

This alternative proposes implementation of flowways through the urbanized areas and, within Preservation Lands, removal or culverting of various roads to restore flowways. These are as described in the South Lee Watershed Plan presented by the South Florida Water Management District.

Two areas are designated Pending Review as the group preparing the alternative could not agree whether to designate the location as development or preservation.

ZOOM B (HUB)–ALTERNATIVE 4B

This alternative builds on Alternative 4A by adding criteria and a water control berm.

The alternative proposes the construction of a berm as described in the South Lee Watershed Plan presented by the South Florida Water Management District. The berm will store water when downstream conveyances are at capacity. All of the evaluations were performed using the berm located as mapped. Three of the evaluations also included evaluations of two other possible alignments, described in Attachment AG of Meeting #10.

The detailed description of the mapping of each designation and of the criteria proper are found at Attachment E of Meeting 7.

Within the Critical Resource Protection Area, the alternative proposes that projects: meet the Big Cypress Area of Critical State Concern Development Criteria and Standards (with agriculture not exempted); result in no net loss of wetland acreage and function; result in no net loss of active agricultural area; meet total maximum daily loads set for the area of the watershed; improve water quantity, quality, timing and direction; protect on-site wetlands with an easement; do not fragment or sever a wetland system; and meet the criteria of the Buffer Transitional Zone. Also, agricultural activities would remain but with no intensification.

Within the Buffer Transitional Zone, the alternative proposes that projects: result in no net loss of wetland acreage and function; result in no net loss in historical water table height and recharge area; do not alter water sheet flow characteristics; contribute to the restoration of historic flowways; preserves buffer zones around wetlands, flowways, natural streams, rivers, and creeks; do not impact water quality; do not contribute to hurricane shelter deficit nor increase evacuation times; and implement the principals adopted by the Estero Bay Agency on Bay Management.

Within the Urban Zone, the alternative proposes that projects: restore flowways; retrofit residential septic systems and package treatment plants; provide adequate hurricane shelters and evacuation routes; restore or retrofit buffer zones around wetlands, flowways, natural streams, rivers and creeks; and meet Pollution Reduction Goals when set.

ZOOM C–COMPREHENSIVE PLAN

This alternative represents Collier County’s Future Land Use Element of the Growth Management Plan (Ordinance 97-67), including the implementing policies and procedures for approval of projects.

The Collier County Ordinance states the goal is “To guide land use decision-making...” and provides several objectives and policies. The ordinance also defines approximately twelve

land use designations that “...generally indicate the types of land uses for which zoning may be requested.” For each designation, the ordinance describes the uses and standards to be applied and shows the properties affected on the Future Land Use Map. Note that Ordinance 97-67 is the amendment of the current Future Land Use Element and is not in effect (as of May 11, 1998) while concerns raised by the Florida Department of Community Affairs are resolved. The Land Development Code (Ordinance 91-102) implements applicable portions of the Growth Management Plan. Article 2, Zoning, includes, among other things, a requirement for open space and for special requirements in areas of environmental sensitivity designated as Special Treatment Overlay District. Article 3, Development Requirements, includes, among other things, a requirement for an Environmental Impact Statement for certain projects, and various requirements for protection of natural vegetation and endangered species.

The alternative uses five land use legends: Agricultural; Industrial; Preservation/Conservation; Rural Residential; and Urban Land Uses. The Collier County Future Land Use Map shows 12 land use designations. These designations were collapsed into five simply to ease the preparation of other alternatives and for convenience in evaluation. Agricultural represents Agricultural/Rural Mixed Use District; Industrial represents Industrial District; Preservation/Conservation represents portions of the Agricultural/Rural Mixed Use District that are or are proposed to be preserved and managed to maintain natural resource values; Rural Residential represents the Estates Designation and the Rural Settlement Area District. Urban represents the various Urban and Commercial subdistricts under the Urban Designation except for the Industrial District.

ZOOM C—ALTERNATIVE 1A

This alternative is particularly concerned with the nature of development in the rural areas.

Within areas designated Rural Development Criteria, the alternative proposes application of the criteria drafted for the Twin Eagles project. These areas are found in southern Belle Meade and the Immokalee Road corridor.

The Preservation Lands area is larger than comprehensive plan.

For Golden Gate Estates, the alternative suggests a flowway program though without details.

ZOOM C–ALTERNATIVE 1B

This alternative emphasizes need for flowway improvements along Tamiami Trail.

This alternative proposes designating a portion of the existing agricultural area in Belle Meade as Rural Development. The balance would be Urban and Industrial, along with flowway improvements to direct water from Henderson Creek into sheet flow across Tamiami Trail.

ZOOM C–ALTERNATIVE 2

This alternative expands preserves beyond comprehensive plan and provides criteria for project design and review.

The criteria for each land use designation are summarized below. The detailed list is described in [Attachment S of Meeting 8](#).

Preservation Lands include some lands in Belle Meade north of I-75 as well as lands around Naples Bay. The alternative proposes additional criteria. These include: No public utilities; no new or expanded transportation; no wellfield expansion; restoration or retrofit of certain areas with hydrologic problems; and use as mitigation receiving areas only those portions of Preservation Lands that are currently not in public ownership.

The alternative proposes two sets of criteria for Golden Gate Estates. Zone 1, the more densely developed western Golden Gate Estates includes: avoid/minimize and mitigate wetland impacts; culverting entrance roads; address listed species concerns; development of a educational pamphlet on resource issues; and implementation of a Florida Yards and Neighborhood program. Zone 2, toward Picayune Strand, criteria includes: no more than 10 percent fill; no more than 50 percent fill in pervious areas; no impeding sheet flow; elimination of exotics; develop pamphlet on resource issues; Florida Yards and Neighborhood program; and culverting entrance roads. Zone 2 would also be designated a receiving area for mitigation.

The alternative shows two areas as Rural, one north and the other south of Golden Gate Estates. For the north, the criteria includes: avoiding and minimizing impacts to wetlands; protecting nesting areas; mitigating wide-ranging species including fox squirrels off site; and, maintain or improve hydrology (for example, weirs in Cocohatchee Canal. For the south, the criteria includes: avoiding and minimizing impacts to wetlands; protecting Red cockaded woodpecker habitat or mitigating off-site when viability affected; mitigating off-site for wide ranging species (bear); and maintaining or improving hydrology (for example, the depth of the I-75 canal). For both north and south, the alternative also adopts the Buffer Transition Zone criteria as described in Alternative 4B of Zoom B (hub), described in detail at [Attachment E of Meeting 7](#).

For lands designated Agricultural, the alternative states no golf course or ranchettes as these are not associated with true agriculture. The alternative also “assumes limited intensification of use, that is, no changes that require additional loss of native habitat, no changes (such as intensification to citrus) that would lower hydrology. For example, range and improved range stay the same, vegetable crops change or go to fallow field and back again.”

For lands designated Urban and Industrial, the alternative proposes encouraging planting of emergent and shoreline planting in stormwater retention lakes and continuation of the Corps standards for wetland protection. The alternative also adopts the Urban Zone criteria as described in Alternative 4B of Zoom B (hub), described in detail at Attachment E of Meeting 7.

ZOOM C—ALTERNATIVE 3A

This alternative recognizes continued expansion of development to the west.

The area designated Golden Gate would continue under the current processes but with additional protection afforded isolated wetlands by proposing: no general permits; determination of wetland jurisdiction prior to Collier County permitting; reconnection of wetlands along historic flowways; and, limitations on the clearing of the lot.

Within the Urban and Industrial, provide flowway improvements along the Cocohatchee Canal, Golden Gate Canal, and sloughs in eastern Naples, coordinated with improvements within Preservation Lands.

Two areas are designated Pending Review as the group preparing the alternative could not agree whether to designate the location as development or preservation.

ZOOM C—ALTERNATIVE 3B

This alternative seeks to maintain 50 percent of the rural landscape in natural area.

Within the Rural Cluster designation, the alternative proposes preserving 100 percent of the wetland, maintain 50 percent as natural area, maintenance of corridors and flowways to interconnect wetlands, and provide facilities to protect water quality. The alternative proposes applying this criteria also to the Golden Gates Estates, which is designated Estates (Rural Residential).

Within the Urban and Industrial Area, the alternative proposes restoration of flowways through acquisition, though no detail was presented.

ZOOM C–ALTERNATIVE 4

This alternative describes various areas east of the current urban area that are in transition from current uses.

The areas designated Transition are those lands currently in agriculture that will likely change to the Urban designation.

The western end of Golden Gate Estates was included in the Urban designation. The alternative proposed no increase in density within Golden Gate City. The rest of Golden Gate Estates would retain the same Rural Residential designation as found in the comprehensive plan.

Within the Urban areas, flowways improvements were shown in various locations and connected to the Preservation areas.

The alternative proposed, within the Preservation/Conservation designation, improvements to culverts under I-75 and Tamiami Trail for sheetflow.

ZOOM D–COMPREHENSIVE PLAN

This alternative represents Collier County’s Future Land Use Element of the Growth Management Plan (Ordinance 97-67), including the implementing policies and procedures for approval of projects. See the second paragraph at Zoom C – Comprehensive Plan for a discussion of this Ordinance.

The alternative uses five land use legends: Agricultural; Industrial; Preserve; Rural; and, Urban. The Collier County Future Land Use Map shows 12 land use designations. These designations were collapsed into five simply to ease the preparation of other alternatives and for convenience in evaluation. Agricultural represents Agricultural/Rural Mixed Use District; Industrial represents Industrial District; Preserve represents portions of the Agricultural/Rural Mixed Use District that are or are proposed to be preserved and managed to maintain natural resource values; Rural represents the Estates Designation. Urban represents the Urban Residential Subdistrict.

ZOOM D–ALTERNATIVE 1A

This alternative proposes no intensification of the development with existing agricultural and Golden Gate areas.

This alternative proposes to include as Preservation Lands historic flowways within Golden Gate Estates and along Camp Keais Strand. However, current activities would remain.

For the Agricultural Preserve designation, current agricultural activities would continue but intensification would be limited.

Within Golden Gate Estates, the alternative proposes criteria that includes: no more than 10 percent fill; no more than 50 percent fill in pervious areas; no impeding sheet flow; elimination of exotics; develop pamphlet on resource issues; Florida Yards and Neighborhood program; and culverting entrance roads. This area would also be designated a receiving area for mitigation. The criteria for each land use designation is summarized below. The detailed list is described in Attachment S of Meeting 8.

ZOOM D—ALTERNATIVE 2A

This alternative applies additional criteria for the review of projects in the non-urban areas.

For Agriculture, the alternative assumes limited intensification of use, that is, no changes that require additional loss of native habitat, no changes (such as intensification to citrus) that would lower hydrology. For example, existing range and improved range use stay the same, vegetable crop uses could change or go to fallow field and back again. The alternative assumes rotation of crops but no additional clearing.

Within Golden Gate Estates, the alternative proposes criteria that includes: no more than 10 percent fill; no more than 50 percent fill in pervious areas; no impeding sheet flow; elimination of exotics; develop pamphlet on resource issues; Florida Yards and Neighborhood program; and culverting entrance roads. This area would also be designated a receiving area for mitigation. The criteria for each land use designation is summarized below. The detailed list of criteria is described in Attachment S of Meeting 8.

For areas designated Preservation, the alternative proposes criteria that include: no public utilities; no new or expanded transportation; no wellfield expansion; restoration or retrofit of certain areas with hydrologic problems; and use as mitigation receiving areas only those portions of Preservation Lands that are currently not in public ownership. The detailed list of criteria is described in Attachment S of Meeting 8.

A small area is designated Rural to reflect the low density mix of current land uses.

ZOOM D–ALTERNATIVE 2B

This alternative is identical to Alternative 2A except it adds restrictions to certain areas currently in agriculture.

Certain areas of agriculture are within the boundaries of the Big Cypress Areas of Critical State Concern and are currently exempt from the implementing criteria. This alternative proposes removing that exemption.

ZOOM D–ALTERNATIVE 3

This alternative envisions most of the area ultimately going to preserve.

For the Agricultural areas, the alternative proposes that current agriculture would continue with limited intensification but if agriculture ceases then the lands would be placed in preservation.

Within Golden Gate Estates, the alternative proposes criteria that includes: no more than 10 percent fill; no more than 50 percent fill in pervious areas; no impeding sheet flow; elimination of exotics; develop pamphlet on resource issues; Florida Yards and Neighborhood program; and culverting entrance roads. This area would also be designated a receiving area for mitigation. The criteria for each land use designation is summarized below. The detailed list of criteria is described in Attachment S of Meeting 8.

Within areas designated Preservation, the alternative proposes culverts within Camp Keais Strand and across Tamiami Trail to improve flowways.

One area of Industrial is designated to reflect the current land use (Ford Test Track).

ZOOM D–ALTERNATIVE 4

This alternative preserves the status quo for current land uses.

Of the alternatives, this one proposes the narrowest footprint for Preservation Lands within Camp Keais Strand, restricting it to areas not currently under agriculture. The alternative does propose culverts under existing road crossing in the Strand to improve flowways.

One area of Industrial is designated to reflect the current land use (Ford Test Track).