

## Dover Kohl Suggestions for Mixed Use Communities in the DR/GR

Prepared for the DR/GR Advisory Committee  
By Donald F. Eslick

- The only place where Dover Kohl discussing transferring density out of the DR/GR is on page A-12 in the Mixed Use Overlay section. I believe this option should receive much more attention. Map 9-1 of the Lee County MPO 2030 Plan includes two planned transit corridors...a planned "Future East/West Bus Rapid Transit" route and a "Future North/South Bus Rapid Transit" Route. If these projects are to become a reality soon the density of residential development within these corridors will need to be increased greatly. These corridors have recently been shortened by a recently completed Bus Rapid Transit Feasibility Study. I would urge that the Dover Kohl recommendations be amended to encourage the BOCC to amend the Lee Plan and the Land Development Code to increase the density in these corridors and to designate them as receiving areas for DR/GR densities and bonus densities. This proposal is consistent with the recent recommendations of the Smart Growth Committee.
- Proposed mixed use communities, in combination with immediately adjacent communities, should be large enough to provide the residents of the community with easy access to shopping, schools, employment etc. Several of the proposed communities would not seem to satisfy these minimum requirements. In this day of ever-increasing gasoline prices, these locations make even less sense than in years gone by.
- New DR/GR mixed use communities should be located immediately adjacent to major roadways and other infrastructure otherwise they will require large public investments in new roads, sewers, water, and other utilities that in turn will encourage further development along those roadways. The Agripartners/Edison Farms proposed community is noteworthy in its failure to satisfy this requirement.
- In addition some or all of the Agripartners/Edison Farms community would seem to infringe upon the wellfield protection areas depicted on page 1.16; the major flowways depicted on the map on page 1.17; the higher level species richness areas shown on the map on page 1.20 and the primary panther habitat area depicted on page 1.21.