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## MEMORANDUM

**TO:** Greater Pine Island Land Use Plan Implementation Committee  
**FROM:** Bill Spikowski  
**DATE:** December 4, 2003  
**SUBJECT:** MEETING OF DECEMBER 10, 2003

The next regular meeting of the Greater Pine Island Land Use Plan Implementation Committee will be held on Wednesday, December 10, 2003, at 7:00 PM. This meeting will be held at St. John's Episcopal Church at 7771 Stringfellow. The church is immediately north of Flamingo Bay and less than three miles south of Pine Island Center.

A tentative agenda for this meeting is attached. There are three main topics on this agenda:

- A preliminary discussion on implementing Policy 14.4.3 (design standards for commercial buildings). A first draft of these standards is found on page 5 of 5. This is the final set of amendments to Lee County's Land Development Code. The attached partial draft follow the same format as the earlier sets: they begin with the full text of the specific policy being implemented, then a summary of which sections of the land development code need to be amended, followed by the actual code text, with proposed new text underlined and existing text that would be repealed ~~struck through~~.
- A presentation by Phil Buchanan on a settlement proposal recently offered by the Greater Pine Island Civic Association (see details in the fourth attachment).
- An open forum on planning for Greater Pine Island.

**ATTACHMENTS:** *Preliminary agenda for December 10 meeting*  
*Draft minutes from meeting on November 12, 2003*  
*"Implementing Policy 14.4.3" (design standards for commercial buildings, 5 pages)*  
*Settlement proposal offered by the Greater Pine Island Civic Association*  
*"Proposal Ideas: For Discussion With the Pine Island Land Use Committee" (2 pages)*

# **Greater Pine Island Land Use Plan Implementation Committee**

Wednesday, December 10, 2003, 7:00 PM  
St. John's Episcopal Church, 7771 Stringfellow, St. James City

1. Call to order (Chairperson Barbara Dubin)
2. Approval by committee members of minutes from November 12 meeting (Barbara Dubin)
3. Preliminary discussion on implementing Policy 14.4.3 — design standards for commercial buildings (Bill Spikowski)
4. Presentation on settlement proposal offered by the Greater Pine Island Civic Association (Phil Buchanan)
5. Open forum on planning for Greater Pine Island — potential topics include:
  - a. What's wrong with the current plan for Greater Pine Island?
  - b. What other subjects should be considered in future planning for Greater Pine Island?
  - c. Would it benefit Greater Pine Islanders to incorporate as a town or to take other steps to have better local control over the future of Greater Pine Island?
6. Set date and time for next meeting (7:00 PM on January 14 — tentatively to review final implementing language for all policies and decide if it is ready for formal submittal to Lee County)
7. Adjournment

Minutes  
Greater Pine Island Comprehensive Land Use Plan Implementation Committee  
Saint John's Episcopal Church  
November 12, 2003

Members present: Address, Buchanan, McLaughlin, Mantis and Stober  
Members absent: Dubin

The meeting was called to order at 7:04 pm by Vice Chair Noel Address, in the absence of Chair Barbara Dubin. *Motion by Stober, second by Buchanan, to approve the minutes of the October 18th Comprehensive Land Use Plan Implementation Committee minutes. Motion carried on a voice vote.*

The topic for the evening was to review the revised and expanded drafts for the 810/910 rule and the Coastal Rural category. The meeting was turned over to planning consultant Bill Spikowski, who introduced traffic planner Mohsen Salehi.

Bill Spikowski thanked Saint John's Episcopal Church for allowing the use of their building. He reiterated the background of the Greater Pine Island Comprehensive Land Use Plan (CLUP), from 1984 to the present. Work on the current amendments to the plan began in 1999. They were approved by Lee County in 2003 after a series of public hearings. They have been adopted, but are not yet in effect because Florida state law allows affected parties to appeal, which is the case with this plan. The administrative hearing for the appeal is scheduled for February 2, 2004. Under state law, plans don't take effect until challenges to the plan have been resolved.

At the end of May 2003, the Lee County Commissioners approved the Greater Pine Island CLUP Implementation Committee, under the county sunshine rules with financial disclosure by all committee members. The Greater Pine Island Civic Association has a contract with Lee County for the committee to draft proposed implementation regulations for the plan within six months. If the plan changes, the implementation regulations will have to change. Bill Spikowski would like to meet the six month goal, but is doubtful of the reality of meeting the timeline.

Bill Spikowski noted two handouts available at the door: revised and expanded language for implementing regulations for the Greater Pine Island CLUP, and the "Proposal Ideas For discussion with the Pine Island Land Use Committee," submitted by eleven named land owners.

Bill Spikowski explained that the amendments to the regulations are better for large land owners as well as for the community as a whole. The new plan itself is a compromise; he gets an equal number of calls saying that the plan is too weak and a lost opportunity, and saying that it is too restrictive.

Control of future growth on Greater Pine Island is based in part on the traffic through Matlacha. The previous plan allowed no rezoning after the 810 traffic count was reached. The amended plan allows some exceptions, as detailed in Composite Code Changes to Implement Policy 14.2.2, paragraph (2). Paragraph (3) details the changes when 910 traffic count is reached. Paragraph (5) details the exception for legitimate ongoing developments, such as Cherry Estates.

There are many lots in Cherry Estates yet to be developed that have been approved by the county, although the Cherry Estates RV Park is not properly zoned for expansion. Bill Spikowski clarified that the key word “ongoing” should be emphasized, rather than the word “legitimate,” in response to a question by Matt Uhle.

Dan Stevens asked if this plan then only pertains to land over five acres. Bill Spikowski said no, the five-acre applies only in one specific situation. Dan Stevens stated that he had been paying high taxes on his property for over thirty years. Bill Spikowski reiterated that the 1989 plan allowed no rezoning after the 810 count was reached, while the new plan tries to create some flexibility. Dave Lukasek stated that residential property taxes were higher than agricultural property taxes.

Bob Glennon stated that 910 is not a strict number and will be changed. Bill Spikowski responded that the 810 and 910 numbers were declared by the county commissioners a dozen years ago as the best way to deal with the density problem.

Phil Buchanan stated that in the late 1980s the state insisted on precise thresholds being placed in the plan. What had been proposed was in terms of the level of service, not precise numbers. The state said that they were not going to leave it to the county to determine later the appropriate numbers that equate to levels of service. The proposition that the numbers are going to change would undermine the entire plan. 910 is not going to change.

Noel Andress explained that the Local Planning Agency (LPA) supported the plan and passed that recommendation to the county commissioners. Neither supported changing the 910 number. They had the discretion to change it but chose not to. Now, it would have to go to the state Department of Community Affairs (DCA) to approve another change.

Bob Glennon asked what the rate of growth is. Phil Buchanan responded that it has been about 1½% per year.

In response to a question by Jason Ryder, Mohsen Salehi explained that the traffic count station has been in place on the west end of Matlacha for over ten years. It counts traffic 24/7 and records it every 15 minutes. An average of traffic taken every day during the year is used to determine the “average annual daily trips.” About 8% of daily traffic is during the peak hour. Peak season is January through March. Off season is April through December. Further details on the method of counting traffic are found in the appendix to the amended CLUP, which is available in the Pine Island Library or online at [www.spikowski.com](http://www.spikowski.com).

Bill Spikowski pointed to two maps on easels; an “existing” future land use map and a proposed future land use map. On the latter, all rural land is shown to be redesignated as coastal rural. The latter map is the one that has been adopted by Lee County

Bob Glennon stated that there has been no rush on agricultural land being converted to housing. He wondered what to expect and when we would see the benefit? He thought most palm farmers were not planning to convert their land to housing. Bill Spikowski stated that we cannot foresee the future, but that the benefit of this plan will be mainly for the next generation, not ours.

Phil Buchanan stated that palm farms are only a small part of the rural land on Pine Island. There is also vacant land in pine and palmetto.

Dan Stevens stated that he had no intention of building on his property until he was told he couldn't. He said that landowners were being forced into considering development by this plan and the plan will just cause more problems.

Breese Glennon suggested that we should have a different category for land that is already in agricultural production.

Bill Spikowski said that this committee is charged with developing implementing regulations for the CLUP; that the committee was not asked to change the way the plan was written. Only the county commissioners can change the plan.

Noel Andress stated that the coastal rural designation is not going to have a big impact. Rather, the 810/910 rule is the one that will have a big impact. The coastal rural designation will be academic after we reach the 910 traffic count.

John Cammick asked how many acres the Calusa Land Trust and Conservation 20/20 own.

Phil Buchanan replied that they own about 2,500 acres, combined, with Calusa Land Trust owning mostly wetlands and 20/20 owning mostly uplands.

Matt Uhle asked what the criteria are for the restoration process.

Bill Spikowski replied that the method and the criteria are outlined in these regulations. He acknowledged that there is a period of a couple years between planting and when the restoration can be considered successful. The criteria for determining success of the restoration has not been determined. The plan is not looking for an immediate restoration, which would be cost-prohibitive. The plan would allow gradual restoration, with proper safeguards.

Breese Glennon asked if the responsibility for restoration could be placed on the new homeowner?

Phil Buchanan responded that it probably could not.

Bob Glennon asked if a land owner clustered to get density, how would he protect the homes from fire due to native vegetation? He stated that native vegetation is onerous on a neighborhood.

Bill Spikowski replied that it is common practice to include some development costs and certain continuing responsibilities as homeowner's association costs. County biologists are aware of selective thinning practices which reduce the risk of fires in native vegetation.

Bob Glennon asked if there is a mechanism for a variance for walls and gates to protect property.

Bill Spikowski stated that he didn't remember; that he would have to check on it. Variances cannot be granted to firm rules in the plan, but could be granted to implementing regulations.

Bill Spikowski stated that a new item for discussion tonight would give someone the opportunity to restore land in exchange for higher density on properties owned by others, similar to the wetlands restoration bank on Little Pine Island.

Bill Spikowski said that a fundamental issue of good planning is that it should be easy for the public to do what is recommended. If someone wants to cluster for higher density, it should be easy to go through the process with the county, rather than an ordeal.

In response to a question, Bill Spikowski replied that the county has a process called deviation, whereby a person may be granted a deviation if he/she can prove that the rule does not make sense on his/her land. However, the deviation cannot go against the (Lee County) Comprehensive Plan.

Noel Andress stated that on page 6 of 13, he thought the credits allowed for land uses in preserved habitat were not high enough.

Phil Buchanan stated that, after running the calculations, he thought they were.

Bill Spikowski recommended that at the next meeting, the topic of discussion might be a complete draft of the best ideas for all seven policies being implemented. The committee could review them and decide which parts are ready to send to the county and which need more work. The committee has not reviewed commercial design standards at all. He reiterated that there will be many public meetings downtown before adoption of the plan.

Noel Andress suggested that some of the suggestions from the palm growers be added to the agenda for discussion, acknowledging that some of the suggestions are separate from the purview of the implementation committee.

Phil Buchanan suggested that we hold a separate meeting to discuss those suggestions.

*Motion by Buchanan, second by Andress, to devote the December 10<sup>th</sup> CLUP Implementation Committee meeting to an open discussion about the plan including the ideas submitted from the palm growers, and to devote the January 14<sup>th</sup> meeting to review a draft of the best implementation ideas for all seven policies. Motion carried on a voice vote.*

The meeting was adjourned by Vice Chair Andress at 8:45pm.

Respectfully Submitted,

*Chris Frost*

# IMPLEMENTING POLICY 14.4.3

## NEW LEE PLAN POLICY 14.4.3:

**POLICY 14.4.3:** The county will expand the commercial design standards in its land development code to provide specific architectural and site design standards for Greater Pine Island if an acceptable proposal is submitted by the Greater Pine Island community. These standards would promote but not mandate rehabilitation over demolition; require smaller rather than larger buildings; avoid standardized franchise buildings; preserve mature trees wherever possible; place most parking to the side and rear; require large windows and forbid most blank walls; and encourage metal roofs and other features of traditional “Old Florida” styles. The new commercial design standards will reflect the different characteristics of Bokeelia, Pineland, Matlacha, and St. James City.

## SUMMARY OF CODE CHANGES NEEDED TO IMPLEMENT POLICY 14.4.3:

- a. “The county will expand the commercial design standards in its land development code to provide specific architectural and site design standards for Greater Pine Island...” – ADD THESE PROVISIONS TO 10-621

## COMPOSITE CODE CHANGES TO IMPLEMENT POLICY 14.4.3:

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**CHAPTER 10**  
**Development Standards**  
**ARTICLE IV, DESIGN STANDARDS**  
**AND GUIDELINES FOR COMMERCIAL**  
**BUILDINGS AND DEVELOPMENTS**

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**Sec. 10-620. Design standards and guidelines for commercial buildings.**

(a) *Purpose and intent.* The purpose and intent of these provisions is to maintain and complement the street scape by requiring that buildings be designed with architectural features and patterns that provide visual interest consistent with the community’s identity and local character while reducing the mass/scale and uniform monolithic appearance of large unadorned walls. (See Illustration 4 below.) Due to inherent problems in the CRA overlay district, compliance

with the CRA overlay district design guidelines may substitute for the criteria set forth in this section.

(b) *Building/view orientation standards.* Buildings must be oriented to maximize pedestrian access, use and view of any adjacent navigable water bodies.

(c) *Facades.*

(1) *Wall height transition.* New buildings that are more than twice the height of any existing building within 300 feet must be designed to provide a transition between buildings of lower height. (See Illustration 5 below.)

(2) *Architectural design.*

- a. All primary facades of a building must be designed with consistent architectural style, detail and trim features.

# IMPLEMENTING POLICY 14.4.3

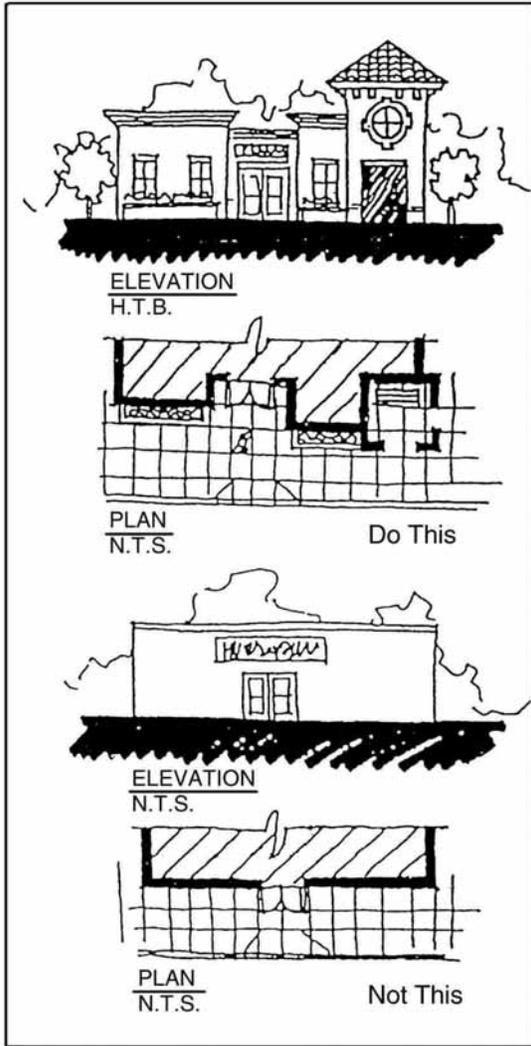


ILLUSTRATION # 4

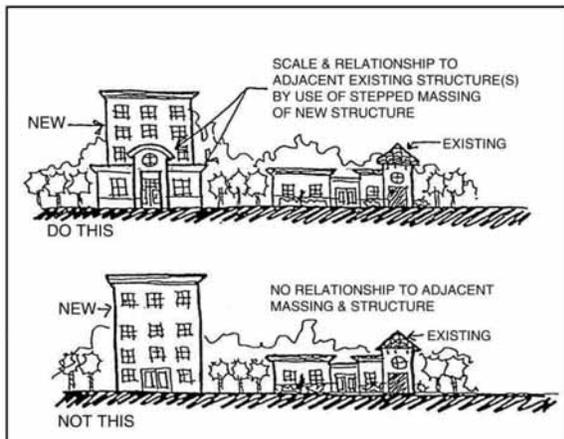


ILLUSTRATION # 5

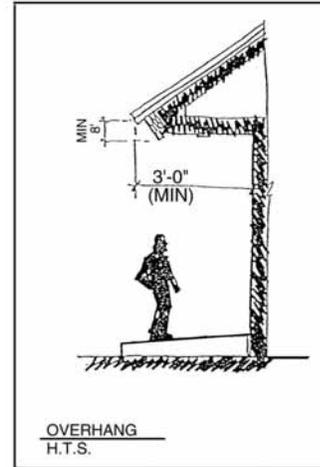


ILLUSTRATION #6

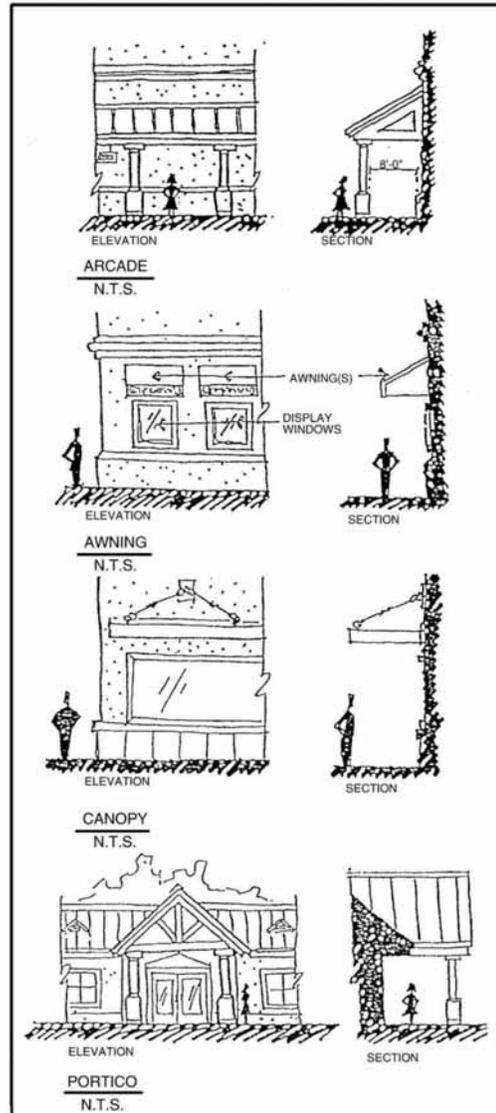


ILLUSTRATION # 7

## IMPLEMENTING POLICY 14.4.3

Buildings must provide a minimum of three of the following building design treatments integrated with the massing and style of the buildings. (See Illustrations 6 and 7 below.) If awnings, canopies and overhangs are used they must conform to a unified plan of compatible colors, shapes and materials.

1. Awnings or attached canopies;
2. Overhangs;
3. Porticos;
4. Arcades, minimum of eight feet clear in width;
5. Peaked roof forms;
6. Display windows along a minimum of 50 percent of front walls and any other wall alongside a pedestrian walkway;
7. Clock or bell towers; or
8. Any other treatment which the development services director finds meets the intent of this section:

and on large projects one of the following site design elements: or

1. Integration of specialty pavers, or stamped concrete along the building's walkway. Said treatment must constitute a minimum of 60 percent of walkway area;
2. Fountains, reflection ponds or other water elements, a minimum of 150 square feet in area for every 300 lineal feet of primary facade length; or
3. Any alternative treatment or combination of the above elements that the development services director finds meets the intent of this section.

- (3) *Corner lots.* In addition to the above, corner lots at an intersection of two or more arterial or collector roads must be designed with additional architectural embellishments, such as corner towers, or other such design features, to emphasize their location as gateways and transition points within the community.

### (d) *Roof treatments.*

- (1) *Purpose and intent.* Variations in roof lines must be used to add interest to, and reduce the massing of buildings. Roof features and materials must be in scale with the building's mass and complement the character of adjoining and/or adjacent buildings and neighborhoods. The following standards identify appropriate roof treatments and features.
- (2) *Roof edge and parapet treatment.* The roof edge and/or parapet must have a vertical change from the dominant roof condition, in two locations. At least one such change must be located on a primary facade. (See Illustration 8 below.)

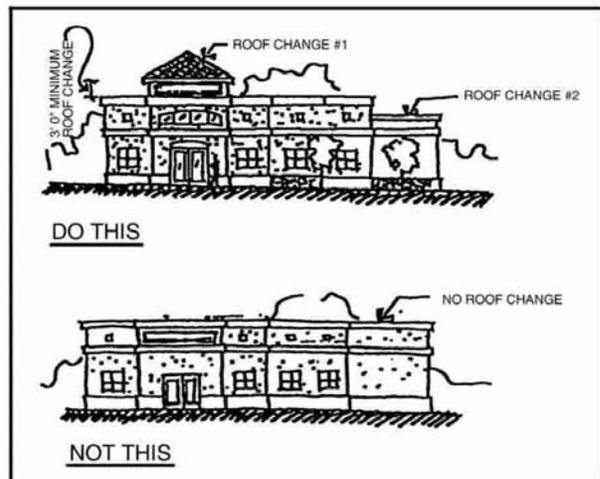


ILLUSTRATION #8

- (3) Roofs must be designed to also meet at least two of the following requirements:
  - a. Parapets used to conceal roof top equipment and flat roofs;
  - b. Three or more roof slope planes per primary facade. (See Illustration 9 below);

## IMPLEMENTING POLICY 14.4.3

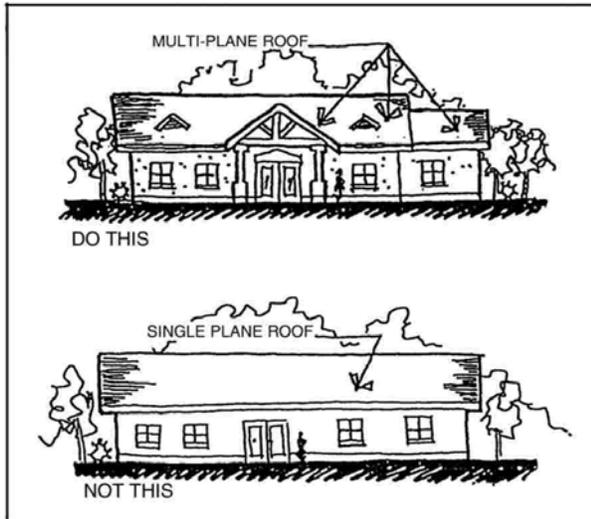


ILLUSTRATION #9

- c. Sloping roofs, which do not exceed the average height of the supporting walls, must have an average slope equal to or greater than 4V:12H but not greater than 12V:12H;
- d. Additional vertical roof changes with a minimum change in elevation of two feet (flat roofs must have a minimum of two changes): or
- e. Three-dimensional cornice treatment which must be a minimum of ten inches in height with a minimum of three reliefs.

- (4) *Prohibited roof types and materials.* The following types of materials are prohibited:
  - a. Roofs utilizing less than or equal to a 2V:12H pitch unless utilizing full parapet coverage or mansard; and
  - b. Mansard roofs except roofs with a minimum vertical distance of eight feet and an angle between 45 and 70 degrees from horizontal.

(e) *Detail features.* The design elements in the following standards must be integral parts of the building's exterior facade and must be integrated into the overall architectural style. These elements may not consist solely of applied graphics, or paint.

- (1) *Blank wall areas.* Building walls and facades, must avoid large blank wall areas by including at least three of the design elements listed below, in a repeating pattern. At least one of the design elements must repeat horizontally.
  - a. Texture change;
  - b. Material change;
  - c. Architectural features such as bandings, bays, reveals, offsets, or projecting ribs. (See Illustration 10 below);
  - d. Building setbacks or projections; or,
  - e. Pattern change.

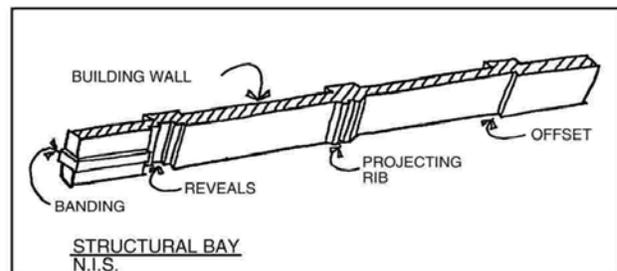


ILLUSTRATION #10

- (2) *Materials.* Exterior building materials contribute significantly to the visual impact of a building on the community. They must be well-designed and integrated into a comprehensive design style for the project.
  - a. The following exterior building materials can not be used on more than 50 percent of the building facade area:
    - 1. Plastic or vinyl siding except to establish the "old Florida" look;
    - 2. Corrugated or reflective metal panels;

## IMPLEMENTING POLICY 14.4.3

3. Tile (prohibition does not apply to roofs);
  4. Smooth, scored or rib faced concrete block;
  5. Any translucent material, other than glass; or
  6. Any combination of the above.
- b. Building trim and accent areas, consistent with the overall building, are limited to ten percent of the affected wall area, with a maximum trim width of 24 inches.

### **Sec. 10-621. Greater Pine Island.**

(a) **Applicability.** This section provides additional design standards and guidelines for commercial buildings in Greater Pine Island. Greater Pine Island is identified on the future land use map and is described in section 34-2 of this code. These additional standards and guidelines are applicable to all new development and to renovations and redevelopment as provided in section 10-602, except as modified by this section. Where the standards or guidelines in this section conflict with other standards of this article, this section shall control.

(b) **Purpose and intent.** The standards in this section implement Lee Plan Policy 14.4.3 by expanding on the commercial design standards for unincorporated Lee County. These additional standards for Greater Pine Island encourage rehabilitation of existing buildings; require smaller rather than larger buildings; avoid standardized franchise buildings; preserve mature trees wherever possible; place most parking to the side and rear; require large windows and forbid most blank walls; and encourage metal roofs and other features of vernacular commercial buildings.

(c) **Rehabilitation of existing buildings.** The standards and guidelines in this article apply to additions and renovations to, or redevelopment of, an existing building where the cumulative increase in total floor building area exceeds 75% of the square footage of the existing building being enlarged or renovated, instead of when exceeding

50% of the square footage as required by section 10-602(b) for the remainder of unincorporated Lee County.

(d) **Building size and character.** [add details here]

(e) **Mature trees.** The development services director may grant deviations from the technical standards in this chapter to accommodate the preservation of existing mature trees on a development site.

(1) To qualify for a deviation, the tree being preserved must be at least six inches in diameter at breast height and must not be an invasive exotic tree as defined by section 10-420.

(2) The deviation requested must not compromise the public health, safety or welfare in the opinion of the development services director.

(f) **Parking lots.** Except in the Matlacha historic district and except for marinas anywhere in Greater Pine Island, no more than a single row of parking spaces may be located between the primary facade of a building and the front lot line. In addition, at least one half of all parking spaces provided on a site must be located further from the front lot line than the plane of a primary facade that is closest to the front lot line.

(g) **Windows and doors.** [add details here, such as minimum height for base of windows and minimum percentage of transparent glass on facades]

(h) **Metal roofs.** Except in the Matlacha historic district, sloping roofs must use metal for all finished surfaces.

**Secs. 10-622~~1~~—10-629. Reserved.**

## SETTLEMENT PROPOSAL

- 1. Modify the Greater Pine Island Community Plan to include preservation of farms as a key factor in the desired character of Pine Island.**
- 2. Modify the “Coastal Rural” clustering standards to permit the use of farm easements as an alternative to upland preservation requirements, setting the maximum densities of clustered developments at levels which continue to primarily reward preservation/restoration of pine flatwoods but also substantially reward preservation of farmland.**
- 3. These proposals would be enacted by Lee County through changes to the Lee Plan’s “Vision for 2020” for Pine Island and Lee Plan Policy 1.4.7, substantially as shown in the attached text, followed by corresponding changes to the Lee County Land Development Code.**

### Notes:

- (1) These changes are intended to promote continued farming on those portions of farm properties preserved under the clustering concept in Policy 1.4.7.
- (2) Easements preserving the property in perpetuity as farmland must be deeded to the Lee County Government or to another organization that is qualified to accept farm easements. (Unlike easements donated to charities, easements deeded to gain density do not qualify as deductible donations for federal income tax purposes.)
- (3) Implementing regulations would require that qualifying farm easements include water management systems to preclude or cleanse water runoff.
- (4) To prevent abuse of this system, the use of farm easements to gain density by clustering would be limited by the implementing regulations to existing farms with agricultural exemptions from real estate taxes.
- (5) The densities in the attached policy change would not be further reduced after the 910 traffic threshold in Policy 14.2.2 has been reached.

## PROPOSED REVISION TO POLICY 1.4.7

**POLICY 1.4.7:** The Coastal Rural areas will remain rural except for portions of properties where residential lots are permitted in exchange for permanent preservation or restoration of native upland habitats, or a commitment to agriculture on existing farmland, on the remainder of the property. The standard maximum density is one dwelling unit per ten acres (1DU/10 acres). Maximum densities may increase as higher percentages of native habitat are permanently preserved or restored on the uplands portions of the site, or are permanently committed to agriculture on existing farmland, in accordance with the chart below. Permitted land uses include agriculture, fill-dirt extraction, conservation uses, and residential uses up to the following densities:

Percentage of the on-site uplands that are preserved or restored as native habitats <u>or will be continued in agriculture on existing farmland</u>	Maximum density if undeveloped land will be <u>permanently preserved or restored as native habitats</u>	Maximum density if undeveloped land will be <u>continued in agriculture on existing farmland</u>
0%	1 DU / 10 acres	<u>1 DU/ 10 acres</u>
5%	1 DU / 9 acres	<u>1 DU/ 9 acres</u>
10%	1 DU / 8 acres	<u>1 DU/ 8 acres</u>
15%	1 DU / 7 acres	<u>1 DU/ 7 acres</u>
20%	1 DU / 6 acres	<u>1 DU/ 6 acres</u>
30%	1 DU / 5 acres	<u>1 DU/ 5 acres</u>
40%	1 DU / 4 acres	<u>1 DU/ 4 acres</u>
50%	1 DU / 3 acres	<u>1 DU/ 3.5 acres</u>
60%	1 DU / 2 acres	<u>1 DU/ 3.0 acres</u>
70%	1 DU / 1 acre	<u>1/DU/ 2.5 acres</u>

## PROPOSED REVISION TO PINE ISLAND'S "VISION FOR 2020"

In the "Vision for 2020" section of Chapter 1 of the Lee Plan, modify the new language for the Pine Island planning community as follows:

**Pine Island** – This community includes Greater Pine Island as described under Goal 14 along with surrounding smaller islands and some unincorporated enclaves near Cape Coral. Its future, as seen by Pine Islanders, will be a matter of maintaining an equilibrium between modest growth on the one hand and a fragile ecology on the other. Pine Island will continue to be a haven between urban sprawl approaching from the mainland and the wealth of the outer islands; a quiet place of family businesses, farms, school children, and retirees enjoying the bounties of nature; a place devoid of high-rises, strip malls, and gated communities. Traffic constraints caused by the narrow road link to the mainland will limit future development, allowing the islands to evacuate from storms and protecting natural lands from unsustainable development. Wildlife and native vegetation will be protected; loss of wildlife habitat will be reversed; sidewalks and bike paths will connect neighborhoods for young and old alike. Architectural standards for commercial buildings will encourage "Old Florida" styles, and historic buildings will be treasured. Pine Island will continue to be a place where people and nature exist in harmony, a place not very different from what it is today, an island as state-of-mind as much as a physical entity, its best features preserved and enhanced. Pine Islanders are historically vigilant about protecting their community and will work to ensure that their plans are carried out.

## **Proposal Ideas**

### **For discussion with the Pine Island Land Use Committee**

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*Please note that these ideas have been collected from the various landowners concerned with the restrictions and requirements called for in the Pine Island Plan and Land Use Code. They are being offered as topics for discussion in an effort to actively participate in the planning process. It is understood that there may be additional ideas and commentary offered at any of the planning venues.*

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1. Exempt all Ag land currently in use from Coastal Rural designation existing zoning and density to remain unchanged.
2. Create a separate treatment for lands that are:
  - Currently in AG use
  - Land that is cleared but not in Ag use
  - Land that is not yet cleared
  - Land that was cleared and grew back with exotics
3. Create an incentive program to deal with the "6000" lots" similar to Lehigh Acres buy back and consolidation of 50 year old plats and obsolete subdivisions.
4. Adopt TDRs (Transferable Development Rights) to allow for greater flexibility for landowners to develop at a lower density.
5. Allow for ability to cluster homes and create large green space if so desired.
6. Continue 1 unit per 2.5 acre parcel on dirt roads and 1 unit per acre on asphalt roads. (MS)
7. Limit restoration requirements- perhaps to the removal of exotic species.
8. Allow for Landowner choice of Dev. Unit clustering with restoration/or green area allocations (JC)
9. Provide for existing AG land currently in use to be "grandfathered" in for 1 unit per acre surviving the traffic count.
10. Create a mechanism to allow for 1 acre parcels that would include deed restrictions to the homeowners that would allow for a certain

percentage of the 1 acre parcel to be "restored" with native plants. (for all new subdivisions)

11. Allow for gated communities that allow for low impact fencing or wall systems that integrate native vegetation into the fencing/wall plan.
  12. Provide for any restrictions to become effective at a future date upon the transfer of title of the property to a new owner.
  13. Give higher density to projects that use curve-linear streets and non Uniform lot sizes
11. On property that is under Coastal Rural a incentive program be used to give the landowner a benefit to provide permanent preservation.

For each 10% of land/open space to be permanently preserved an additional number of units would be allowed.

**Example based on 10 acre parcel at 1DU per Acre**

0%-what was original zoning		
10% 9 DU +3 DU (Preservation incentive)		
20%-8 DU +6 DU	"	"
30%-7 DU +9 DU	"	"
40%-6 DU +12 DU	"	"
50%-5 DU +15 DU	"	"
60%-4 DU +18 DU	"	"
70%-3 DU +21 DU	"	"

12. Create a larger committee that would include representatives from agriculture and business.
13. Allow farmers to continue active use of land they designate for preservation until some percent of DU's are sold, then phase in restoration requirements (BW)

The following landowners have agreed that these ideas should be an integral part of the discussions regarding land use on Pine Island.

Bill Wright Pine Island Organics  
Edd Dean PALMCO  
Bucky Smith Palms Away Nursery  
Mike Shevlin Century 21  
Deborah Gruelle Finest Kinds Nursery  
Don Smith Soaring Eagle Nursery  
John Cammick Cammick Palm Farms  
Abby Martinez TropiCool Nurseries  
Breese and Bob Glennon Master's Landing Palms  
Dan Stevens Quail Run Nurseries  
Jim and Midge Tobin landowner