

**NUMBER OF RESPONDENTS
SELECTING EACH RANKING (as of 7/2/01)**

SETTING THE COURSE FOR PINE ISLAND'S FUTURE:	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	ALL WRITTEN COMMENTS:
<p>(1) EVACUATION. Even with <i>no</i> additional development, Pine Island exceeds regional standards for the time needed to evacuate when a hurricane approaches. Planned road improvements through Cape Coral may reduce evacuation times slightly. But as Cape Coral grows to its planned population of 350,000 people, evacuation problems will continue to increase. Lee County should pursue any measures that can improve evacuation times. Unnecessary rezonings and other development approvals that would exacerbate this situation must be avoided.</p>	81	19	3	2	1	<ul style="list-style-type: none"> < Please consider a rate-of-growth ordinance in the plan. Policies to allocate units and improve and maintain evacuation times on Pine Island to less than 12 hours. < No re-zoning – evacuation for a hurricane would be impossible. < If the <u>salary</u> of county commissioners is tied to <u>population</u> numbers, do you think they will <u>limit growth</u> – come on! < However, improved roads must not increase our evacuation limits nor allow further development. < Get rid of the high-density trailer courts, a choke point at the Matlacha bridge! < If “any measures” include another bridge to the island or widening Pine Island Road, I would strongly disagree. < Define “unnecessary” rezonings. Should be “residential rezonings.” < This needs to be aggressively pursued. Because of Matlacha’s historic status & narrow roadway, Pine Islanders don’t have other options. < Too often what Lee County deems unnecessary is exaggerated to cater to the minority. < You can’t keep things like they are, you should realize that just because we are here no one else should be. < For a safer highway – deep ruts on the shoulder of Stringfellow Road have caused auto damage and serious accidents. They should be maintained with blacktop or stabilizer rather than shell fill the county has been using. < Evacuation considerations are important but should not override maintaining the character of Pine Island. < Perhaps school buses could be used in relays to evacuate islanders and cut back on vehicles involved. They would have to also return them to their homes. < “Lee County should pursue <u>any</u> measures...” I hope one of them is <u>not</u> widening or adding another bridge. < Evacuation is very important but I also hate to see landowners’ rights taken away. Hard question to answer. 2nd bridge?? < We must do this <u>now</u> before we have a major hurricane and many lives are lost!! < I believe Pine Island can evacuate at present. What happens once we reach Cape Coral is what bothers me.

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<p>(2) TRAFFIC. Lee County made a sound decision in 1989 to slow development on Pine Island as the capacity of Pine Island Road through Matlacha is reached. This system should be maintained because no practical method of increasing road capacity has been identified. The specific regulations that govern this slowing should be clarified so that small-scale infill development isn't prohibited. However, additional larger-scale development rights should not be granted where there is no ability to provide basic services such as minimal evacuation capabilities.</p>	95	7	1	1	2	<ul style="list-style-type: none"> < Define "small-scale" – 20 acres? 10 acres? < God bless Matlacha! < The historic character of Matlacha should be preserved and encouraged – even at the expense of easier access to Pine Island. < As long as infill is clearly defined... < Please listen to <u>us</u> – the Islanders – and <u>not</u> developers. < Building permits not only be curtailed but halted until the present evacuation & crowded highway problems are solved. < Lee County can extend Cape Coral Parkway to Pine Island. For years this has been passed over for projects in more "important" parts of the county. < Eventually we'll probably be forced to build a bridge similar to Sanibel's. Hope the federal government might help fund it. < How do we keep land and home prices appropriate for young families and average wage earners? < If all current residential areas are built out, we will be in a world of trouble as it is. No new development rights. < Pine Island Road and Stringfellow could be three lanes – during crisis, two lanes for evacuation, one lane for emergency; good traffic control through Matlacha (bottleneck) a must.

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<p>(3) RURAL AREAS. The culture of community-making demonstrated by Pine Island's pioneers should be continued by enhancing its seven freestanding communities and keeping them from sprawling into rural areas. Pine Island's rural areas should be placed into a new Coastal Rural category on the future land use map. This category would have a sliding density scale that would reward landowners who preserve native upland habitats. However, it would not prevent them from pursuing agriculture or creating standard ten-acre homesites if they choose. Without major habitat preservation, smaller homesites would not be allowed in Coastal Rural areas. (Existing legal lots in rural areas would not be affected.)</p>	76	22	2	4	0	<ul style="list-style-type: none"> < Sensitive habitats should be limited to building/home footprints preserving native species, minimizing yards and saving water. < 1/3-acre lots are too small. Put native upland habitats in bold print so as not to be confused with wetlands. < We need to preserve native habitats. < I like this idea. < I think this is a good start but I think we need even more standards. < It is most important that the pervading rural atmosphere be preserved; that is what makes Pine Island so special. < Keep the agricultural areas intact and expand and control green spaces. No sprawl. < I like this a lot. < Limits on the destruction of natural vegetation for purposes of development & agriculture are needed. < This island is one of the last frontiers. Its "laid back" condition is a treasure. < A landowner should be able to use his land as he wants. Otherwise the county should buy the land. < Existing legal lots should be converted to Coastal Rural wherever possible. < Existing lots in rural areas should not be buildable if less than one acre. Lots less than one acre would be combined with one or more adjacent lots to equal or exceed the minimum. < I really don't know enough about "Coastal Rural" to answer this question. < We need to keep Pine Island 'rural' and natural — no large scale high-rise development. Agriculture fits in Pine Island well. < Need more information. < Cluster development makes a lot of sense.

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<p>(4) COMMERCIAL BUILDINGS. Lee County's new architectural standards are a major step forward but should be supplemented with specific standards for Pine Island. These standards should favor rehabilitation over demolition; small rather than large buildings; parking to the side and rear; large windows and no blank walls; and metal roofs and other features of traditional "Old Florida" styles.</p>	68	19	10	7	1	<ul style="list-style-type: none"> < How about some <u>strict</u> rules pertinent to signage. We don't need any more ugly signs. And get rid of those ad benches. < Add "coastal rural styles" as on Sanibel. < Parking in rear-side is very necessary. < Individuality is what makes Pine Island unique – cookie-cutter houses should not be mandated. < Flat roofs should be allowed only if/when the builder is making a deliberate replica of a historic building. < Get rid of the high-density trailer courts, especially on the roads. < Any new construction should reflect our island, not clash with its surroundings. < Also, modifying any cell phone towers, i.e., using telephone poles or church steeples. No 150' towers. < Need commercial sign standards reform for Pine Island. < What about sign height? < I have lived on Raymary Street 24 years. It used to be beautiful now it's a slum. Trucks & vans & boats & trailers all on the front lawn – disgraceful. One place has made a parking lot out of their front lawn. < Who are you to tell me what style of home to build? < No one should be told what their house should look like. If you want rules like Cape Coral, go there. < No flat roofs should be allowed on commercial buildings. < The beauty of Pine Island is that it hasn't been adulterated. < Pine Island does not need franchise businesses. Let's have local small sub shops, ice cream parlors, etc. < Strict height restrictions should be maintained. < Every effort should be made to maintain Pine Island's unique style, avoiding "mega-square-foot "cookie-cut" home styles. < More important to enforce rules for people to clean up junk around property, especially in Matlacha.

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<p>(5) BIKE PATH. Lee County is to be congratulated for its success in building a bike path along Stringfellow Road. Completing this path across the entire length of Pine Island should continue to be a very high priority of all Pine Islanders.</p>	76	16	3	4	6	<ul style="list-style-type: none"> < Let's make it wide enough to accommodate golf cart traffic. This would give a lot of people mobility. Less pollution. Specialness! Less cars. < The guard rails are very ugly & out of sync with the island environs. < I don't believe it is wide enough through some places. < Add landscaping to tone down the pipe railings. < We need the bike path all the way PAST the Y at Sanibel Blvd. so bikers and walkers would be safe. < The path is great. I wish we could keep maintenance trucks off. < A very, <u>very</u> high priority. < Except – the new and very ugly railings, terrible! < Half-done – Cadillac system & way overbuilt. Do a Sanibel-type path to Bokeelia. < Yes! < The bike path is used by out-of-towners, paid for by Pine Islanders. < The existing bike path is not used enough to justify the cost. It detracts from the Old Florida styles. < Bike path is critically needed from Barrancas to Pineland Road. < Would be a great addition for the north end. < A definite asset. < Bike path to southern tip would improve traffic and opportunities for St. James City. < Would help create a safe area for bikers etc. < Improves quality of life for all of us! Yes – very high priority. < Before there are any more deaths! < Lee County should also look at adding a shoulder to the entire length of Stringfellow to provide a “margin of error” for drivers. < The trail should have wooden or other more attractive guardrails (not metal).

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<p>(6) FENCES & WALLS. Isolated gated communities and walled compounds are not consistent with the traditional neighborhood character of Pine Island. Any new neighborhoods should be connected to their surroundings at several points rather than being isolated. Perimeter fences, walls, and gates, if allowed at all, should be limited to individual blocks or small portions of neighborhoods.</p>	66	20	10	7	2	<ul style="list-style-type: none"> < Set fence height at maximum of 6 feet. < I do not want walled golf-type communities – NOT Pine Island history. < Should be stricter – <u>no</u> gated communities < The inmates of these places should go some place else. < I am opposed to gated and walled development of any kind of the Island. < Any proposed “walled” gated projects permitted should have adequate set backs (say 50 - 100') from roads to provide natural native vegetation buffer. < The one on South Stringfellow really stands out – seems ridiculous actually! < Left to the affected _____ should be a primary consideration. Also peace of mind. < Walled and separate developments have no place in the Pine Island community. < Again I see nothing wrong with this concept < Perimeter fences or walls should not be allowed at all. < Hopefully we will be able to maintain a sense of community so that gates and fences are not necessary. < County-maintained roads should never be behind a gate or wall to exclude taxpayers. < No gated areas <u>period</u>. < No gated communities needed here! < No walls or gates should be allowed.

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<p>(7) HISTORIC BUILDINGS. The historic districts in Matlacha and Bokeelia have successfully protected the strong sense of place in both communities. Lee County should expand this program to include individual sites and concentrations of historic buildings in St. James City and Pineland.</p>	66	21	10	5	4	<ul style="list-style-type: none"> < Any Matlacha Road improvements should have added off-street parking lots. < Update – find them and help set up. < More historic protection for Matlacha; other areas not germane. < These areas look like junk yards! < Wonderful. < Some of the buildings being saved are not worth being saved for any reason. < Don’t think this is a major concern. < What buildings? < Restricting building height to a minimum will help to preserve the original atmosphere of Pine Island. < Nothing in St. James City is worth restoring. The Pineland post office is OK. < Our history is our most prized treasure. Protect it. < No off-site liquor licenses should be allowed or commercial/restaurant in Pineland residential/historical neighborhood.

GENERAL COMMENTS:

- < Overall – excellent plan.
- < Are we going to have anything on signage restrictions to avoid looking like the Keys?
- < Should be restrictions on littered junk yards in single dwellings and other home sites.
- < I’m impressed with the land use committee. They seem to have thought of everything! Can’t wait for the light pollution to go into effect. Our home is surrounded on 3 sides by this effect. It will be great to have some recourse.
- < You have done some good work! We have worked hard to build and maintain an “island look” by our gallery with open seating in front of our home on Charlotte Harbor. Some “no trespassing” signs could be removed – there are ways of directing people without being offensive.
- < Hope the association sees fit to support wildfire control.
- < We think it’s a great idea to ask residents their opinion on local issues via the weekly Eagle. Hope you continue to do more surveys and that the response is meaningful.
- < Thanks you for the opportunity to comment. Keep up the good work.
- < We like it just the way it is.
- < Smaller is better here on Pine Island.
- < Speed limits should be lowered north of September Estates on Stringfellow; this would be consistent with St. James City if lowered from 45 to 35 mph.
- < Individuals who purchase a piece of land should be able to do with it (within reason) what they want. This is a free country.
- < Thanks for a very good study.