

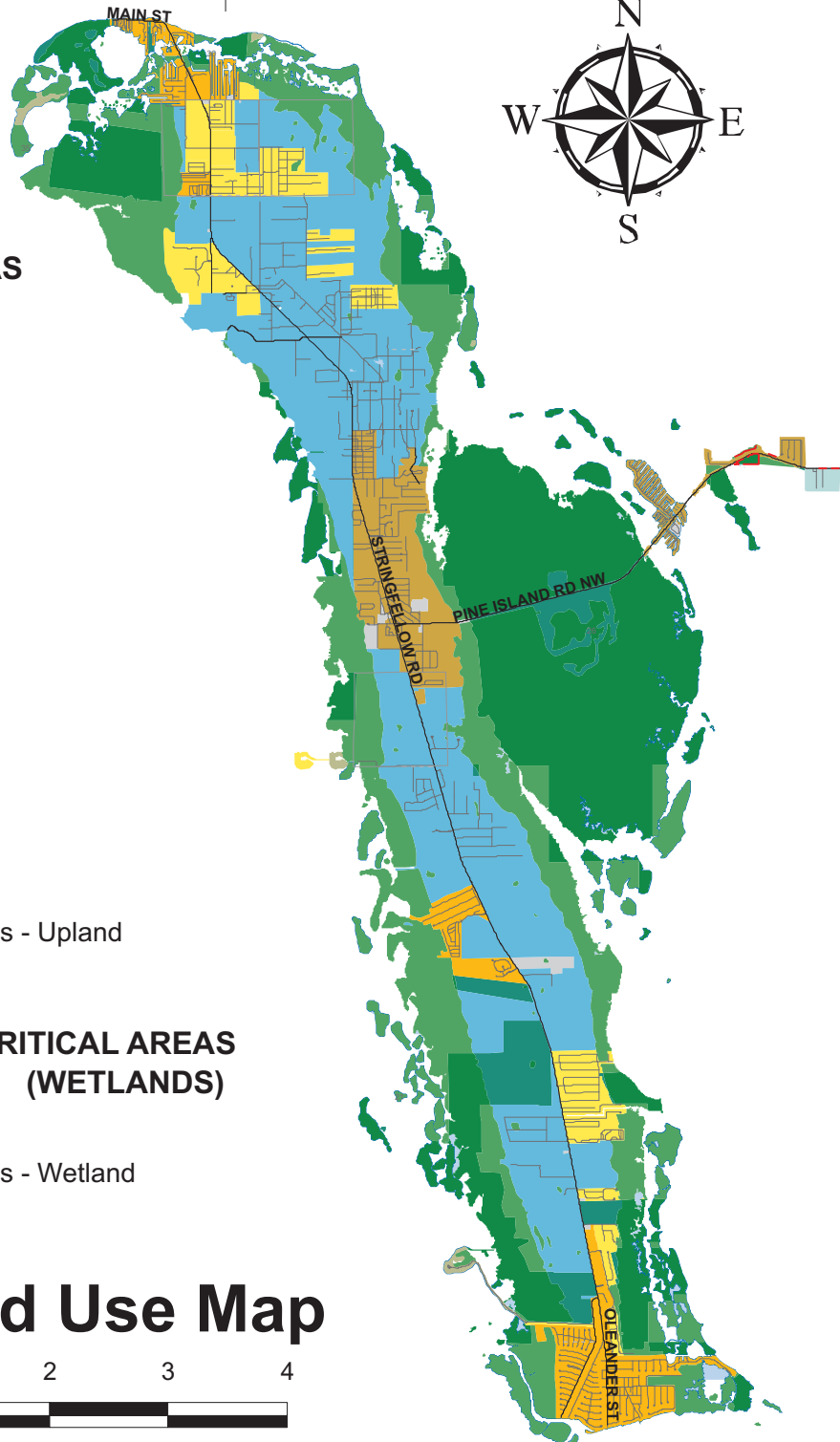
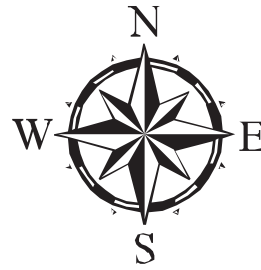
COASTAL RURAL PINE ISLAND

A Summary of the Coastal Rural Land Use Category by Tony Palermo, Senior Planner, Lee County

The Coastal Rural Future Land Use category is a policy in the Lee Plan to help us implement the vision of Greater Pine Island.

Pine Island includes Greater Pine Island 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, a fragile ecology, and a viable and productive agricultural community. 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, school children, farmers, and retirees enjoying the bounties of nature; a place devoid of high-rises, strip malls, and gated communities....Pine Island will continue to be a place where people, nature and agriculture 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.

Goal 14 of the Lee Plan is to "manage future growth on and around Greater Pine Island so as to maintain the island's unique natural resources, character and its viable and productive agricultural community and to insure that island residents and visitors have a reasonable opportunity to evacuate when a hurricane strike is imminent." →



FUTURE URBAN AREAS

- Urban Community
- Suburban
- Outlying Suburban
- Public Facilities

NON-URBAN AREAS

- Rural
- Coastal Rural**
- Outer Island
- Conservation Lands - Upland

ENVIRONMENTALLY CRITICAL AREAS (WETLANDS)

- Wetlands
- Conservation Lands - Wetland

Future Land Use Map



Table 33-1052. LEE COUNTY LAND DEVELOPMENT CODE

By: Tony Palermo (cont.)

Policy 1.4.7 of the Lee Plan applies to land - formerly classified as Rural - and is now called "Coastal Rural."

It states: "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, in the form of a perpetual easement, to preserve agricultural activity 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 a commitment, in the form of a perpetual easement, to preserve agricultural activity on existing farmland, in accordance with the chart below. Permitted land uses include agriculture, fill-dirt extraction, conservation uses, and residential uses."

Tony Palermo, Senior Planner, AICP
 Lee County Department of
 Community Development
 P.O. Box 398
 Fort Myers, FL 33902
 (239) 533-8325
 apalermo@leegov.com



PROTECTING THE SAFETY, HEALTH, WELFARE AND QUALITY OF LIFE OF THE GREATER PINE ISLAND COMMUNITY

"To work diligently for the betterment of the area represented by the Association"

from the bylaws of the Greater Pine Island Civic Association

www.gpica.org

Percentage of the on-site uplands that are: preserved or restored native habitat; -or- for continued agricultural use on existing farmland.	Adjusted Maximum Densities	
	If undeveloped land will be permanently preserved or restored as native habitat:	If undeveloped land will be continued in agricultural use on existing farmland:
0% to 4.99%	1 DU/ 17 acres	1 DU/ 17 acres
5% to 9.99%	1 DU/ 15 acres	1 DU/ 15 acres
10% to 14.99%	1 DU/ 13 acres	1 DU/ 15 acres
15% to 19.99%	1 DU/ 12 acres	1 DU/ 15 acres
20% to 29.99%	1 DU/ 10 acres	1 DU/ 13 acres
30% to 39.99%	1 DU/ 8 acres	1 DU/ 12 acres
40% to 49.99%	1 DU/ 7 acres	1 DU/ 10 acres
50% to 59.99%	1 DU/ 5 acres	1 DU/ 8 acres
60% to 69.99%	1 DU/ 4 acres	1 DU/ 5 acres
70% or more	1 DU/ 2.7 acres	1 DU/ 4 acres

The Pine Island Plan does not restrict the building of homes on previously approved housing lots. It restricts the use of walls around housing developments. It sets "Old Florida" building designs as the standard for new commercial construction. The building height limit of 38 feet remains.

To calculate the total allowable dwelling units, divide the gross development acres by the number of acres allowed per dwelling unit (DU) for percentage (%) of area conserved. Example for 100 acres, 70% preserved; $100ac./2.7units$ per acre = 37 DU on 30 acres.



(OVER for MAP)