

CPA2026-00005 – Greater Pine Island Community Plan Changes

GOAL 24: GREATER PINE ISLAND COMMUNITY PLAN

Goal / Objective / Policy	Change Notes
GOAL 24: GREATER PINE ISLAND COMMUNITY PLAN. Manage future growth on and around Greater Pine Island so as to: maintain the island's unique natural resources, rural character, and coastal environment; support the viable and productive agricultural community and other local businesses; and to protect the public health, safety and welfare of island residents and visitors when a hurricane strike is imminent.	Duplicate of (as amended): POLICY 1.4.7: The Coastal Rural future land use category is established for the Greater Pine Island to address the area's predominantly rural character, coastal environment, existing agricultural uses, limited public infrastructure, and its location within and proximity to the Coastal High Hazard Area and Hurricane Vulnerability Zone. The standard maximum density is one dwelling unit per 2.7 acres (1 du/2.7 acres). Maximum densities will be increased to an "Adjusted Maximum Density" of one dwelling unit per acre (1 du/acre) where 70% of the overall development parcel(s) is: maintained as native habitat; or restored as native habitat; or maintained in agricultural use on those parcels <u>classified as agricultural under Chapter 193, Florida Statute. Adjusted Maximum Density is not permitted to be located within the Coastal High Hazard Area.</u> Residential developments containing ten or more dwelling units must be approved through the Planned Development rezoning process and, as part of the Planned Development process, must: a) demonstrate the implementation of adopted design standards and development approaches that support and maintain the rural character; b) provide notification to property owners of permitted adjacent agricultural uses and their right to continue operations; and c) provide mitigation for impacts to hurricane evacuation clearance times and shelter needs. Permitted land uses include agriculture, fill-dirt extraction, conservation uses, minimal non-residential land uses, limited to marinas, fish houses, and minor commercial uses, that serve the island residents and visitors, and low density residential uses. Bonus densities are not allowed.

OBJECTIVE 24.1: NATURAL RESOURCES. County regulations, policies, and discretionary actions affecting Greater Pine Island will permit no further degradation of estuarine and wetland resources, and will serve the long-term preservation of native upland vegetation and wildlife habitat.	Lee County's Natural Resource Protection should be coordinated across the entire county to effectively address local needs, rather than driven only by the preferences of individual communities. Duplicate of: GOAL 122: ESTUARINE WATER QUALITY. Manage estuarine ecosystems in order to conserve productivity through maintaining or improving water quality, protecting wildlife diversity and reducing or maintaining current pollution loading and system imbalances. GOAL 123: RESOURCE PROTECTION. Manage coastal, wetland and upland ecosystems and natural resources in order to maintain and enhance native habitats, floral and faunal species diversity, water quality, and natural surface water characteristics.
POLICY 24.1.1: The County will not approve or support any new canals on Greater Pine Island or any new artificial channels in natural waters within one mile of Pine Island.	Relocated to: <u>POLICY 114.1.5:</u> <u>The County will not approve or support any new canals on Greater Pine Island or any new artificial channels in natural waters within one mile of Pine Island. Maintenance dredging of old channels and canals may be permitted in those cases where the original channel (or canal) depth and width can be accurately determined.</u>
POLICY 24.1.2: Lee County will maintain a map of the seagrass beds around Greater Pine Island, and will regulate boating activities around Greater Pine Island and marina siting on Greater Pine Island in such a way as to prevent the net loss of seagrasses due to "prop dredging."	Policy is redundant with state efforts. State agencies have mapped seagrass habitat statewide to document abundance, status, and trends.
POLICY 24.1.3: Lee County will explore the possibility of estimating the aerial extent and maturity of mangroves in Greater Pine Island for the purpose of providing baseline data necessary to ensure that the cumulative impact of mangrove alteration does not decrease the combination of aerial extent and maturity of mangroves relative to the baseline data.	The policy indicates that Lee County "will explore the possibility" of estimating extent and maturity of mangroves in Pine Island. Removal of this policy does not prohibit Lee County from performing this action. State of Florida (Florida Dept of Environmental Protection or South Florida Water Management) is the regulatory agency in regard to mangrove permitting.
POLICY 24.1.4: Maintenance dredging of old channels and canals may be permitted in those cases where the original channel (or canal) depth and width can be accurately determined.	Relocated to: <u>POLICY 114.1.5:</u> <u>The County will not approve or support any new canals on Greater Pine Island or any new artificial channels in natural waters within one mile of Pine Island. Maintenance dredging of old channels and canals may be permitted in those cases where the original channel (or canal) depth and width can be accurately determined.</u>

POLICY 24.1.5: New development, including “planned development” rezoning approvals, new subdivisions, and agriculture, that adjoin state-designated aquatic preserves and associated wetlands and natural tributaries must preserve or create a 50-foot-wide native vegetated buffer area between the development and the waterbody or associated wetlands. This requirement will not apply to existing subdivided lots.

For agriculture, this requirement:

- will be implemented through the notice-of-clearing process in the LDC, Chapter 14;
- will include a requirement to use this area as a riparian forest buffer with an adjoining filter strip wherever farmland abuts wetlands; and
- if native vegetation does not currently exist, native tree cover will be established within three years of issuance of the notice of clearing.

The placement and width of the 50 foot vegetated buffer can be modified to accommodate development; however, the development must meet all of the following criteria:

- impact less than 1.5 acres of the associated wetlands; and,
- the impacted area must consist primarily of exotic vegetation; and,
- avoid all impacts to mangrove swamps and tidal flats (FLUCCS Code 612 and 651); and,
- be in the Urban Community Future Land Use Category; and,
- be a planned development.

In addition to the listed criteria, the development must create an onsite wetland area. The created wetland area must meet the following:

- must be a minimum of 1.5 square feet for each square foot of impacted associated wetlands; and,
- consist of 100% native wetland species; and,
- consist of 6’ wetland trees to be planted 15’ on center and 3 gallon wetland shrubs planted 3’ on center; and,
- maintain a hydrologic connection with the remaining preserved associated wetlands; and,
- the wetland creation area may be comprised of planted dry detention, filter marsh or other similar green infrastructure techniques; and,
- the created wetlands are not intended to replace any state or federal required offsite mitigation for permitted impacts to wetlands.

Duplicative of (as amended):

LDC Sec. 10-416. Landscape standards.(d)(9)

Development abutting natural waterway. There must be a 50-foot-wide vegetative buffer landward of non-seawalled natural waterways as measured from the mean high water line or top of bank, whichever is further landward.

POLICY 24.1.6: The County will continue to encourage the preservation of environmentally sensitive areas, rare and unique uplands, eagle nesting areas, and archaeological and historic sites on Greater Pine Island in accordance with the priorities set out in this Plan.

Duplicate of:

POLICY 123.1.5: Encourage private restoration of natural habitats to support connectivity between public and private conservation and preservation efforts.

POLICY 123.2.4: Encourage the protection of viable tracts of sensitive or high-quality natural plant communities within developments.

POLICY 123.2.6: Avoid destruction of upland vegetation communities including coastal and interior hammocks through consideration of alternative site design layouts.

POLICY 123.2.10: Require that development adjacent to aquatic and other nature preserves, wildlife refuges, and recreation areas be designed to protect the natural character and public investment in these areas.

POLICY 123.2.15: Protect Rare and Unique upland habitats from development impacts, to the maximum extent possible, through conservation and/or site design.

OBJECTIVE 123.6: SOUTHERN BALD EAGLES. Monitor Southern bald eagle nesting activity and offer incentives to conserve buffer areas around Southern bald eagle nests.

GOAL 141: IDENTIFICATION AND EVALUATION. To provide for the identification and evaluation of the historic resources of Lee County.

LDC CHAPTER 14 ARTICLE 2 DIVISION 3 - SOUTHERN BALD EAGLE

POLICY 24.1.7: Lee County will assess the condition of septic tank drainfields along saltwater canals in St. James City, Bokeelia, and Flamingo Bay if grant funding can be obtained and if property owners are willing to cooperate with the study. This program would analyze whether current soil conditions or the density, age, or condition of drainfields are likely to be degrading tidal water in the canals. If serious degradation is taking place, Lee County will assess the feasibility of various corrective measures.

Duplicate of:

POLICY 56.1.8: Sewage disposal facilities that dispose of waste into waterbodies that are currently not attaining nutrient or nutrient-related standards, as defined by State Statute, or that are subject to a nutrient or nutrient-related basin management plan will provide advanced waste treatment by January 1, 2033.

POLICY 56.2.1: Maintain programs and regulations to abate and cease use of septic tanks and wastewater treatment package plants where and when central sewer is available and in areas where assessment districts are established for upgrading sewer availability.

POLICY 56.2.3: The County will assess the feasibility of providing central sewer service to areas of more than 50 residential lots, built or unbuilt, with more than one onsite septic system located at more than 1 per acre within the unincorporated areas consistent with F.S. 163.31773(a)(6)(c)(3). These areas are identified in Table 6, 10-Year Sanitary Sewer Service Feasibility.

POLICY 24.1.8: Lee County will support practices that reduce pesticides, fertilizers, animal waste, and other pollutants entering Greater Pine Island's estuarine and wetland resources.	Duplicate of: Lee County Fertilizer Ordinance (08-08) POLICY 125.1.1: Sources of water pollution will be identified, controlled, and eliminated wherever feasible. POLICY 125.1.5: No garbage or untreated sewage will be discharged into coastal and interior surface waters.
POLICY 24.1.9: Lee County will support the use of central sanitary sewer service to reduce potential contamination to groundwater or the surrounding estuarine systems from on-site septic systems.	Duplicate of: STANDARD 4.1.2: 6. Lee County Utilities may provide sanitary sewer service to properties not located within the future sewer service area when such sanitary sewer service is found to benefit public health, safety, and welfare, including protection of Lee County's natural resources. OBJECTIVE 56.2: The County will maintain and enforce such ordinances as are necessary to require the connection of commercial and larger residential establishments to such public or private central utility systems when those systems are available for service.
OBJECTIVE 24.2: ROAD IMPROVEMENTS. The County will continually monitor traffic levels within Greater Pine Island to maintain hurricane evacuation clearance times in accordance with Objective 24.7.	Duplicate of: OBJECTIVE 73.1: EVACUATION. Work towards attaining out of County hurricane evacuation for a Category 5 storm event (Level E storm surge threat) that does not exceed the timeframes referenced in the Statewide Regional Evacuation Study. Lee County will work to improve clearance times by increasing shelter availability within the County, improving evacuation routes, and increasing public awareness and citizen preparedness.
POLICY 24.2.1: Lee County will monitor impacts to the existing transportation infrastructure of Greater Pine Island recognizing the limited access to the community and the seasonal nature of infrastructure demand.	Duplicate of: OBJECTIVE 37.3: TRANSPORTATION CAPACITY MONITORING SYSTEM. Lee County will continue to monitor the capacity of the roadway network for planning and informational purposes in order to identify where areas of concern may be expected. POLICY 73.1.2: Design, construct and operate new or replacement bridges on evacuation routes spanning major or marked navigable waterways to adequately accommodate the safe and timely evacuation needs of both motor vehicle and marine traffic. For the purposes of accommodating hurricane evacuation, a new bridge to Pine Island is strongly discouraged due to the costs, design constraints, and potential impacts to growth patterns within Greater Pine Island.

POLICY 24.2.2: Lee County will continue to work toward attaining a level of service for out of County hurricane evacuation in a Category 5 storm event that does not exceed 18 hours.	Duplicate of: OBJECTIVE 73.1: EVACUATION. Work towards attaining out of County hurricane evacuation for a Category 5 storm event (Level E storm surge threat) that does not exceed the timeframes referenced in the Statewide Regional Evacuation Study. Lee County will work to improve clearance times by increasing shelter availability within the County, improving evacuation routes, and increasing public awareness and citizen preparedness. POLICY 101.1.4: Require that comprehensive plan amendments which increase density within the Coastal High Hazard Area or on islands meet one of the following criteria in accordance with § 163.3178(8), Fla. Stat.: 1. Will not result in an out of County hurricane evacuation time that exceeds 16 hours for a Category 5 storm event (Level E storm surge threat); or 2. Will maintain a 12 hour evacuation time to shelter for a Category 5 storm event (Level E storm surge threat) and ensure shelter space is available to accommodate the additional population; or 3. Will provide appropriate mitigation as determined by Lee County Department of Public Safety, to satisfy both criteria above, which may include the payment of money or construction of hurricane shelters and transportation facilities.
POLICY 24.2.3: Lee County will work with the Florida Department of Transportation (FDOT) to identify hurricane evacuation roadway capacity improvements in order to maintain evacuation clearance time standards for Greater Pine Island.	Duplicate of: POLICY 73.1.1: Coordinate periodic updates of the hurricane evacuation portion of the CEMP with the Lee County MPO Long Range Transportation Plan to identify critical transportation routes for evacuation.
POLICY 24.2.4: The County will make every effort to continue extending the bicycle path to run the entire length of Stringfellow Road. This path should be designed similar to the bicycle path north of Pineland that was completed in 2001.	This path is identified on the Lee County Greenways Master Plan (Map 4-E). Lee Plan Objective 85.4 and subsequent policies direct Lee County to provide trails consistent with the Greenways Master Plan. In addition, a majority of the trail has been constructed and Lee County has obtained additional easements to support completion of the trail.
POLICY 24.2.5: Lee County will continue to evaluate pedestrian safety and circulation, and will seek to minimize pedestrian-vehicular conflicts within the Matlacha Historic District.	Duplicate of: OBJECTIVE 39.3: SAFETY. The County will continue its program of transportation system modifications to protect the public health, safety, and welfare.
POLICY 24.2.6: Lee County will assess the benefits of expanding mass transit services to Greater Pine Island to minimize the number of vehicular trips through Matlacha, and will encourage projects to accommodate bus stops, multi-modal opportunities, ride share lots, water taxis, and/or pedestrian connectivity.	Duplicate of: GOAL 43: MASS TRANSIT SERVICE. Reduce the number of automobile trips on Lee County roads by providing high quality public transit service within and between the concentrated population centers of Lee County, and ensure that this service is integrated with other modes of transportation. POLICY 43.1.3: Develop and maintain a convenient public transit network between centers of employment, shopping, medical, educational, residential and recreation centers.

OBJECTIVE 24.3: RESIDENTIAL LAND USES. County regulations, policies, and discretionary actions will recognize certain unique characteristics of Greater Pine Island which justify different treatment of existing and future residential areas than in mainland Lee County, as described in the following policies.	Objective 24.3 does not provide any specific requirements.
POLICY 24.3.1: Due to the constraints on future development posed by the limited road connections to mainland Lee County, only Greater Pine Island TDUs are permitted in Greater Pine Island consistent with Table 1(a), Note 4. Only the portion of Greater Pine Island defined as Pine Island Center is eligible to receive Greater Pine Island TDUs.	Relocated to: <u>POLICY 129.1.3:</u> <u>Due to the constraints on future development posed by the limited road connections to mainland Lee County, only Greater Pine Island TDUs are permitted in Greater Pine Island consistent with Table 1(a), Note 4. Only the portion of Greater Pine Island defined as Pine Island Center is eligible to receive Greater Pine Island TDUs.</u>
POLICY 24.3.2: When warranted by actual construction and occupancy of homes, existing substandard subdivisions may become subject to Municipal Service Taxing or Benefit Districts to provide roads, drainage, and other public facilities.	This does not need to be a Lee Plan policy. Property owners in unincorporated Lee County who wish to implement special services or improvement projects to their neighborhood or community may petition the Board of Lee County Commissioners to create a Municipal Service Taxing/Benefit Unit (MSTBU), a dependent unit of government.
POLICY 24.3.3: Adjusted Maximum Density is not permitted to be located within Coastal Rural designated lands within the Coastal High Hazard Area.	Relocated to: POLICY 1.4.7: The <u>Coastal Rural</u> future land use category is established for the Greater Pine Island to address the area's predominantly rural character, coastal environment, existing agricultural uses, limited public infrastructure, and its location within and proximity to the Coastal High Hazard Area and Hurricane Vulnerability Zone. The standard maximum density is one dwelling unit per 2.7 acres (1 du/2.7 acres). Maximum densities will be increased to an "Adjusted Maximum Density" of one dwelling unit per acre (1 du/acre) where 70% of the overall development parcel(s) is: maintained as native habitat; or restored as native habitat; or maintained in agricultural use on those parcels <u>classified as agricultural under Chapter 193, Florida Statute.</u> <u>Adjusted Maximum Density is not permitted to be located within the Coastal High Hazard Area.</u> Residential developments containing ten or more dwelling units must be approved through the Planned Development rezoning process and, as part of the Planned Development process, must: a) demonstrate the implementation of adopted design standards and development approaches that support and maintain the rural character; b) provide notification to property owners of permitted adjacent agricultural uses and their right to continue operations; and c) provide mitigation for impacts to hurricane evacuation clearance times and shelter needs. Permitted land uses include agriculture, fill-dirt extraction, conservation uses, minimal non-residential land uses, limited to marinas, fish houses, and minor commercial uses, that serve the island residents and visitors, and low density residential uses. Bonus densities are not allowed.

POLICY 24.3.4: Dwelling units may be transferred from parcels that have a future land use designation of Coastal Rural to parcels with urban future land use categories on Greater Pine Island, subject to the following: 1. The receiving and transferring lands are under the same ownership at the time this policy was adopted, and remain under the same ownership at the time units are transferred; 2. The maximum allowable density that may be transferred from Coastal Rural parcels is limited to one dwelling unit per 2.7 acres (1 du/2.7 acres); 3. The property receiving the additional dwelling units is rezoned to a planned development; 4. Density can be allocated across the planned development-zoned property, including those lands within the planned development that are designated Coastal Rural, provided that the density developed within Coastal Rural designated property does not exceed 1 dwelling unit per 2.7 acres (1 du/2.7 acres); 5. Development rights for each unit transferred from the transferring parcel are extinguished through a recorded instrument acceptable to the County Attorney's Office and provided to the Department of Community Development with the planned development rezoning application for the receiving parcel; 6. The allowable density on the receiving parcels will be the sum of the allowable densities for the receiving and transferring parcel, subject to the Coastal Rural density limitations set forth in subsection 4 above; and 7. Bona fide agricultural uses on the transferring parcel may continue in accordance with Policy 24.6.1.	This is implemented through Policy 24.3.1, which is proposed to be retained and relocated to Policy 129.1.3. Implemented by: <u>POLICY 129.1.3:</u> <u>Due to the constraints on future development posed by the limited road connections to mainland Lee County, only Greater Pine Island TDUs are permitted in Greater Pine Island consistent with Table 1(a), Note 4. Only the portion of Greater Pine Island defined as Pine Island Center is eligible to receive Greater Pine Island TDUs.</u>
OBJECTIVE 24.4: COMMERCIAL LAND USES. County regulations, policies, and discretionary actions will recognize certain unique characteristics of Greater Pine Island which justify different treatment of existing and future commercial areas than in mainland Lee County, as described in the following policies.	Objective 24.4 does not provide any specific requirements.
POLICY 24.4.1: The future urban areas in Pine Island Center are targeted for most future commercial and industrial uses, as permitted by other portions of this plan. Non-residential developments within Pine Island Center are encouraged to provide employment opportunities; serve the day to day needs of residents and visitors; demonstrate a positive impact on traffic patterns within Greater Pine Island; and reduce the number of vehicular trips through Matlacha.	This Policy is duplicative of the Future Land Use Map. Non-residential uses will continue to be targeted for Pine Island Center as that is where those uses are allowable based on the existing future land use categories, which are not proposed to be changed.

POLICY 24.4.2: Commercial development at locations outside Pine Island Center, but within future urban land use categories, must be designed to minimize impacts to residential and adjacent agricultural uses. Permitted uses should be restricted to the following: marinas; fish houses; and minor commercial uses to serve the day to day needs of local residents and island visitors.	This Policy is unnecessary. There are no Future Urban future land use categories outside of Pine Island Center. This Policy still reflects when "urban areas" also included the Suburban future land use categories, but this is no longer the case.
POLICY 24.4.3: The County will provide specific architectural and site design standards for Greater Pine Island in the LDC. These standards must: promote but not mandate rehabilitation over demolition; address the size and scale of building mass in relation to the built and natural environment; establish community-specific architectural standards in support of Greater Pine Island's coastal rural character; preserve mature trees wherever possible; encourage the location of off-street parking to the side and rear of buildings to preserve viewsheds along public roadways; 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. Deviations from these standards may not be granted unless the request meets the County approval criteria for variances set forth in the LDC, Chapter 34.	Community specific architectural standards are not required by statute and the requirement is being deleted based on Board Direction.

POLICY 24.4.4: In the Coastal Rural future land use category, commercial development is restricted to minor commercial development as set forth in Policy 6.1.2. All zoning requests for commercial projects must utilize the planned development rezoning process and be consistent with the following:• Total building floor area is limited to 5,000 square feet, unless the development can demonstrate compatibility with adjacent uses, and a positive impact on traffic patterns within Greater Pine Island.• Development must not exceed two acres of impervious area.• Uses are limited to those that reflect the Coastal Rural character and unique culture of Greater Pine Island, such as animal clinics, bait and tackle shops, ecotourism, farm and feed supply stores, food stores, lawn and garden supply stores, restaurants (excluding fast food), roadside/produce stands, specialty retail, and plant nurseries.• Buildings exceeding 5,000 square feet that are lawfully existing or approved as of October 1, 2009 will be deemed vested for the approved and existing square footage for the life of the structure despite a change in use.

Duplicate of:

POLICY 1.4.7: The Coastal Rural future land use category is established for the Greater Pine Island to address the area’s predominantly rural character, coastal environment, existing agricultural uses, limited public infrastructure, and its location within and proximity to the Coastal High Hazard Area and Hurricane Vulnerability Zone. The standard maximum density is one dwelling unit per 2.7 acres (1 du/2.7 acres). Maximum densities will be increased to an “Adjusted Maximum Density” of one dwelling unit per acre (1 du/acre) where 70% of the overall development parcel(s) is: maintained as native habitat; or restored as native habitat; or maintained in agricultural use on those parcels classified as agricultural under Chapter 193, Florida Statute. Adjusted Maximum Density is not permitted to be located within the Coastal High Hazard Area. Residential developments containing ten or more dwelling units must be approved through the Planned Development rezoning process and, as part of the Planned Development process, must: a) demonstrate the implementation of adopted design standards and development approaches that support and maintain the rural character; b) provide notification to property owners of permitted adjacent agricultural uses and their right to continue operations; and c) provide mitigation for impacts to hurricane evacuation clearance times and shelter needs. Permitted land uses include agriculture, fill-dirt extraction, conservation uses, minimal non-residential land uses, limited to marinas, fish houses, and minor commercial uses, that serve the island residents and visitors, and low density residential uses. Bonus densities are not allowed.

POLICY 6.1.2: Commercial development in non-urban future land use categories is limited to Minor Commercial, unless the Lee Plan specifically provides otherwise. Minor Commercial development may include limited commercial uses serving rural areas and agricultural needs, and commercial marinas. Minor Commercial development must be located so that the retail use, including buildings and outdoor sales area, is located at the intersection (within 330 feet of the adjoining rights-of-way of the intersecting roads) of arterial and collector roads or two collector roads with direct access to both intersecting roads. Direct access may be achieved with an internal access road to either intersecting road. On islands, without an intersecting network of collector and arterial roads, commercial development may be located at the intersection of local and collector, or local and arterial, or collector and collector roads.

OBJECTIVE 24.5: HISTORIC RESOURCES. Lee County will continue to formally designate historic resources and archaeological sites on and around Greater Pine Island.

Duplicate of:

GOAL 141: IDENTIFICATION AND EVALUATION. To provide for the identification and evaluation of the historic resources of Lee County.

POLICY 24.5.1: The County will continue to recognize Matlacha as an historic district, with an emphasis upon preserving the historic commercial fishing uses that give the community its unique character.

Duplicate of:

Ordinance 92-34 HISTORICAL PRESERVATION, Matlacha-Separate Proc SEE AC 2-17

POLICY 24.5.2: Public acquisition of historic structures and archaeological sites will be considered in conjunction with other public purposes such as parks or preservation of environmentally sensitive lands.	Duplicate of: OBJECTIVE 143.4: PUBLICLY OWNED SITES. Lee County will continue to preserve and protect the historic and archaeological resources owned, acquired, or disposed of by Lee County by designating them under the Lee County Historic Preservation Ordinance if feasible. Lee County will continue the program to preserve and protect those historic and archaeological resources owned, acquired or disposed of by Lee County which do not qualify for designation under the Lee County Historic Preservation Ordinance. POLICY 143.4.1: Lee County will inventory and prepare a preservation plan for all County-owned historic resources.
POLICY 24.5.3: The County will evaluate the effects of County regulations (such as zoning, road setbacks, and other development regulations) on designated historic districts and other districts of local concern, and will modify such regulations where necessary to protect both the interests of owners of historic structures and the health, safety, and welfare of the general public.	Duplicate of: GOAL 143: LOCAL PRESERVATION TECHNIQUES. To provide for the protection, preservation, reconstruction, restoration, rehabilitation, and use of the historic resources of Lee County.
POLICY 24.5.4: The County will update its historic sites survey of Greater Pine Island if an update is determined to be needed. The County will consider formal local designation of additional historic buildings, especially in St. James City, Pineland, and Bokeelia, and will identify potential buildings or districts for the National Register of Historic Places.	Duplicate of: GOAL 142: RECOGNITION AND REGISTRATION. To formally recognize significant historic resources and provide for their appropriate registration or local, state, or national listings.
OBJECTIVE 24.6: GREATER PINE ISLAND TRANSFER OF DEVELOPMENT RIGHTS (Greater Pine Island TDR) PROGRAM. To promote and preserve the rural character of Pine Island, Lee County will pursue the incorporation of Greater Pine Island's purchase and transfer of development rights programs into the LDC.	Relocated to: <u>OBJECTIVE 129.1: GREATER PINE ISLAND TRANSFER OF DEVELOPMENT RIGHTS (Greater Pine Island TDR) PROGRAM.</u> <u>To promote and preserve the rural character of Pine Island, Lee County will pursue the incorporation of Greater Pine Island purchase and transfer of development rights programs into the LDC.</u>
POLICY 24.6.1: Lee County will amend its LDC to implement transfer of development rights and purchase of development rights programs for Greater Pine Island. The new programs will create incentives for property owners within Greater Pine Island to transfer development rights associated with their parcels to: receiving lands outside of the planning community; future urban areas within the planning community that are targeted for development in accordance with these provisions; or, Lee County. The programs will allow for continued agricultural uses on sending lands, in addition to limited non-residential uses that directly support the agricultural operations.	Relocated to: <u>POLICY 129.1.1:</u> <u>Maintain in the Land Development Code transfer of development rights and purchase of development rights programs for Greater Pine Island. The new programs will create incentives for property owners within Greater Pine Island to transfer development rights associated with their parcels to: receiving lands outside of the planning community; future urban areas within the planning community that are targeted for development in accordance with these provisions; or, Lee County. The programs will allow for continued agricultural uses on sending lands, in addition to limited non-residential uses that directly support the agricultural operations.</u>

POLICY 24.6.2: The Greater Pine Island TDR program will have the following characteristics:a. Creation of Greater Pine Island Transferable Development Units (Greater Pine Island TDUs).1. Up to one Greater Pine Island TDU may be created per five acres of wetlands.2. Up to one Greater Pine Island TDU may be created per one acre of uplands located in non-urban future land use categories.3. Up to three Greater Pine Island TDUs may be created per one acre of uplands located in the Outlying Suburban future land use categories.4. Up to two Greater Pine Island TDUs may be created from a single-family lot or parcel designated as wetlands that holds an affirmative Minimum Use Determination pursuant to Chapter XIII. b. Receiving area density and intensity equivalents of Greater Pine Island TDUs.1. One Greater Pine Island TDU will be equal up to two dwelling units when transferred to eligible receiving lands outside of the Greater Pine Island Community Plan area.2. One Greater Pine Island TDU will be equal up to one dwelling unit when transferred to receiving lands in Pine Island Center.3. Lee County may establish non-residential incentives for the use of Greater Pine Island TDUs within Future Urban Areas of the unincorporated Lee County.c. The LDC may include regulations that permit the County to evaluate the effectiveness of the Greater Pine Island TDR program and make changes that may further condition or restrict the use of Greater Pine Island TDUs.

POLICY 24.6.3: The County will administer the TDR program and will develop a clear and concise forum to disseminate program information and records, including but not limited to a: TDR program website that will provide general program information, rules and guidelines; TDU administrative determination application; County-approved form of conservation easement; certified TDU database with ownership information; and, for-sale TDU clearinghouse information for those individuals that request to be included within the TDU clearinghouse program.

OBJECTIVE 24.7: HURRICANE PREPAREDNESS, EVACUATION AND MITIGATION. Lee County will provide for the protection of Greater Pine Island residents, visitors and property from the physical and economic effects of hurricanes and tropical storms. The following policies will supplement Goal 73 as it relates to the hurricane preparedness, evacuation, mitigation and sheltering for residents of Greater Pine Island.

Relocated to:

POLICY 129.1.2: The Greater Pine Island TDR program will have the following characteristics:a. Creation of Greater Pine Island Transferable Development Units (Greater Pine Island TDUs).1. Up to one Greater Pine Island TDU may be created per five acres of wetlands.2. Up to one Greater Pine Island TDU may be created per one acre of uplands located in non-urban future land use categories.3. Up to three Greater Pine Island TDUs may be created per one acre of uplands located in the Outlying Suburban future land use categories.4. Up to two Greater Pine Island TDUs may be created from a single-family lot or parcel designated as wetlands that holds an affirmative Minimum Use Determination pursuant to Chapter XIII. b. Receiving area density and intensity equivalents of Greater Pine Island TDUs.1. One Greater Pine Island TDU will be equal up to two dwelling units when transferred to eligible receiving lands outside of the Greater Pine Island Community Plan area.2. One Greater Pine Island TDU will be equal up to one dwelling unit when transferred to receiving lands in Pine Island Center.3. Lee County may establish non-residential incentives for the use of Greater Pine Island TDUs within Future Urban Areas of the unincorporated Lee County.c. The LDC may include regulations that permit the County to evaluate the effectiveness of the Greater Pine Island TDR program and make changes that may further condition or restrict the use of Greater Pine Island TDUs.

Relocated to:

POLICY 129.1.4: The County will administer the TDR program and will develop a clear and concise forum to disseminate program information and records, including but not limited to a: TDR program website that will provide general program information, rules and guidelines; TDU administrative determination application; County-approved form of conservation easement; certified TDU database with ownership information; and, for-sale TDU clearinghouse information for those individuals that request to be included within the TDU clearinghouse program.

Duplicate of:

GOAL 73: EVACUATION AND SHELTER PLANNING. To provide evacuation and shelter capabilities adequate to safeguard the public against the effects of hurricanes and tropical storms.

POLICY 24.7.1: Lee County will work to maintain hurricane evacuation clearance times for Greater Pine Island, and continue to incorporate those times into the County-wide evacuation decision-making planning.	Duplicate of: OBJECTIVE 73.1: EVACUATION. Work towards attaining out of County hurricane evacuation for a Category 5 storm event (Level E storm surge threat) that does not exceed the timeframes referenced in the Statewide Regional Evacuation Study. Lee County will work to improve clearance times by increasing shelter availability within the County, improving evacuation routes, and increasing public awareness and citizen preparedness. POLICY 101.1.4: Require that comprehensive plan amendments which increase density within the Coastal High Hazard Area or on islands meet one of the following criteria in accordance with § 163.3178(8), Fla. Stat.:1. Will not result in an out of County hurricane evacuation time that exceeds 16 hours for a Category 5 storm event (Level E storm surge threat); or2. Will maintain a 12 hour evacuation time to shelter for a Category 5 storm event (Level E storm surge threat) and ensure shelter space is available to accommodate the additional population; or3. Will provide appropriate mitigation as determined by Lee County Department of Public Safety, to satisfy both criteria above, which may include the payment of money or construction of hurricane shelters and transportation facilities.
POLICY 24.7.2: Lee County will continue to include Greater Pine Island specific issues in its Comprehensive Emergency Management Plan and related evacuation planning documents.	Duplicate of: OBJECTIVE 73.1: EVACUATION. Work towards attaining out of County hurricane evacuation for a Category 5 storm event (Level E storm surge threat) that does not exceed the timeframes referenced in the Statewide Regional Evacuation Study. Lee County will work to improve clearance times by increasing shelter availability within the County, improving evacuation routes, and increasing public awareness and citizen preparedness. POLICY 73.1.2: Design, construct and operate new or replacement bridges on evacuation routes spanning major or marked navigable waterways to adequately accommodate the safe and timely evacuation needs of both motor vehicle and marine traffic. For the purposes of accommodating hurricane evacuation, a new bridge to Pine Island is strongly discouraged due to the costs, design constraints, and potential impacts to growth patterns within Greater Pine Island.
POLICY 24.7.3: Comprehensive Plan amendments within Greater Pine Island must be found consistent with Policy 101.1.4.	Duplicate of: OBJECTIVE 72.1: EMERGENCY MANAGEMENT PLANNING. Protect the public from the effects of natural and man-made hazards through the implementation of County emergency plans and programs. POLICY 72.1.2: Maintain, in cooperation with local news media, educational institutions, public service groups and other agencies, a program of education and information describing the risks of natural and man-made hazards and actions necessary to mitigate potential damages from such hazards.

POLICY 24.7.4: Lee County will continue to include Greater Pine Island in its year-round public information program focused on disaster preparedness. The program will include information on hurricane risk, the need for timely evacuation, the availability and location of hurricane shelters and the actions necessary to minimize property damage to protect human life.

Duplicate of:

OBJECTIVE 72.1: EMERGENCY MANAGEMENT

PLANNING. Protect the public from the effects of natural and man-made hazards through the implementation of County emergency plans and programs.

POLICY 72.1.2: Maintain, in cooperation with local news media, educational institutions, public service groups and other agencies, a program of education and information describing the risks of natural and man-made hazards and actions necessary to mitigate potential damages from such hazards.

POLICY 72.1.5: Maintain and update as necessary, a Joint Unified Local Mitigation Strategy (LMS) for Lee County with appropriate local, state, and federal agencies. The LMS includes a hazard and vulnerability assessment, mitigation goals and objectives for the community, and a prioritized list of mitigation projects that can be funded by grant opportunities after declared disasters. The LMS is a comprehensive plan that is reviewed and approved every five years by the Florida Division of Emergency Management and FEMA.

POLICY 24.7.5: New residential development and redevelopment within, or partially within, the Hurricane Vulnerability Zone must mitigate hurricane sheltering and evacuation impacts in accordance with the LDC, Chapter 2, Article XI.

Duplicate of:

POLICY 72.2.2: Assess the impact of all new residential development upon the projected hurricane evacuation network and upon projected hurricane evacuation times, and require mitigation either through structural (on-site or off-site shelter) provisions or through non-structural methods or techniques. Pursuant to Policy 24.7.5, all new residential development and redevelopment within the Hurricane Vulnerability Zone in Greater Pine Island must mitigate hurricane sheltering and evacuation impacts in accordance with the LDC, Chapter 2, Article XI.

POLICY 101.3.5: An applicant of a development order for any permanent or temporary places of residence including, but not limited to, caretakers residence, dormitories, hotels or motels, and dwelling units within the Hurricane Vulnerability Zone or on islands, must provide appropriate mitigation as determined by Lee County Department of Public Safety, which may include, but is not limited to, the payment of a fee, or construction of hurricane shelters and transportation facilities.

LDC Chapter 2 Article 11 - HURRICANE PREPAREDNESS

POLICY 24.7.6: Shelters will not be built on barrier or coastal islands within Greater Pine Island. Where financially feasible, geographically appropriate, and in the interest of public health, safety and welfare, Lee County will make every effort to construct new public buildings to hurricane shelter standards.

Duplicate of:

POLICY 73.2.4: Prohibit the building of on-site shelters for the general public on barrier or coastal islands.

POLICY 24.7.7: Where feasible, Lee County will evaluate the purchase of lands within Greater Pine Island identified as Coastal High Hazard Areas in order to reduce the expansion of new development within vulnerable areas.

Duplicate of (as amended):

POLICY 1.4.7: The Coastal Rural future land use category is established for the Greater Pine Island to address the area's predominantly rural character, coastal environment, existing agricultural uses, limited public infrastructure, and its location within and proximity to the Coastal High Hazard Area and Hurricane Vulnerability Zone. The standard maximum density is one dwelling unit per 2.7 acres (1 du/2.7 acres). Maximum densities will be increased to an "Adjusted Maximum Density" of one dwelling unit per acre (1 du/acre) where 70% of the overall development parcel(s) is: maintained as native habitat; or restored as native habitat; or maintained in agricultural use on those parcels classified as agricultural under Chapter 193, Florida Statute. Adjusted Maximum Density is not permitted to be located within the Coastal High Hazard Area. Residential developments containing ten or more dwelling units must be approved through the Planned Development rezoning process and, as part of the Planned Development process, must: a) demonstrate the implementation of adopted design standards and development approaches that support and maintain the rural character; b) provide notification to property owners of permitted adjacent agricultural uses and their right to continue operations; and c) provide mitigation for impacts to hurricane evacuation clearance times and shelter needs. Permitted land uses include agriculture, fill-dirt extraction, conservation uses, minimal non-residential land uses, limited to marinas, fish houses, and minor commercial uses, that serve the island residents and visitors, and low density residential uses. Bonus densities are not allowed.

POLICY 123.1.2: Maintain the Conservation 20/20 lands acquisition program, which will consist of the following elements: a. Acquire and manage environmentally sensitive lands, including: wetlands; important plant communities; critical habitat for listed wildlife species; natural waterways; important water resources; the Coastal High Hazard Area and other flood hazard areas; and Rare and Unique uplands. Manage lands critical to water quality and supply, flood protection, wildlife habitat, and passive recreation. An advisory committee will develop and implement the program. b. Cooperatively acquire and manage sensitive lands and leverage other funding sources by working with other land acquisition and land management agencies and organizations. Give priority to acquiring and otherwise protecting properties which are adjacent to or in close proximity to existing preservation areas, with emphasis on maintaining opportunities for a regional greenways system that may include a mix of flow-ways, areas subject to flooding, native habitats, recreational trails and wildlife corridors. c. A Land Stewardship Plan (LSP) will be created for each Conservation 20/20 property, providing information relating to the long term maintenance and enhancement of acquired properties. The LSP will determine the use of the acquired properties and will address necessary people management (e.g., fences and signage to prevent incompatible uses such as off road vehicle use and hunting); surface water management and restoration; ecosystems restoration; litter control; fire management; invasive exotic

	plant and animal control; and, where appropriate, compatible recreational use facilities. The plan will also address maintenance funding. Creation of the LSP will provide opportunity for public input. d. Provide an annual progress report to the County commission on the status of the Conservation 20/20 program.
POLICY 24.7.8: The County will evaluate alternative mechanisms to improve evacuation clearance times within the community plan area, including but not limited to: access control; mandatory evacuation notices; one-way evacuation routes; and the preparation and implementation of community-specific mitigation measures.	Duplicate of: GOAL 73: EVACUATION AND SHELTER PLANNING. To provide evacuation and shelter capabilities adequate to safeguard the public against the effects of hurricanes and tropical storms. OBJECTIVE 73.1: EVACUATION. Work towards attaining out of County hurricane evacuation for a Category 5 storm event (Level E storm surge threat) that does not exceed the timeframes referenced in the Statewide Regional Evacuation Study. Lee County will work to improve clearance times by increasing shelter availability within the County, improving evacuation routes, and increasing public awareness and citizen preparedness.
POLICY 24.7.9: Deviations relating to setbacks, lot coverage, and density within the Coastal High Hazard Area may not be granted, unless the request meets the County approval criteria for variances set forth in the LDC, Chapter 34.	It is not appropriate to apply different standards and protections in different areas of the County. The Land Development Code provides criteria for both deviations and variances and they have differing purposes.