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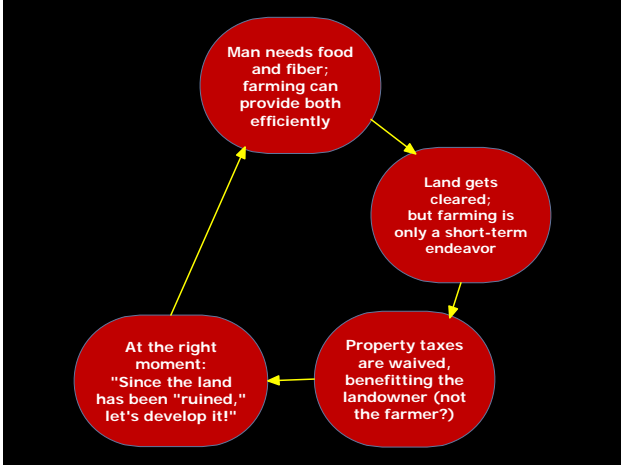
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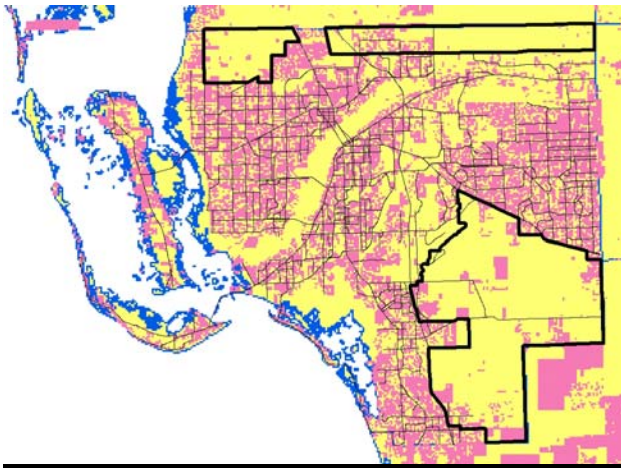
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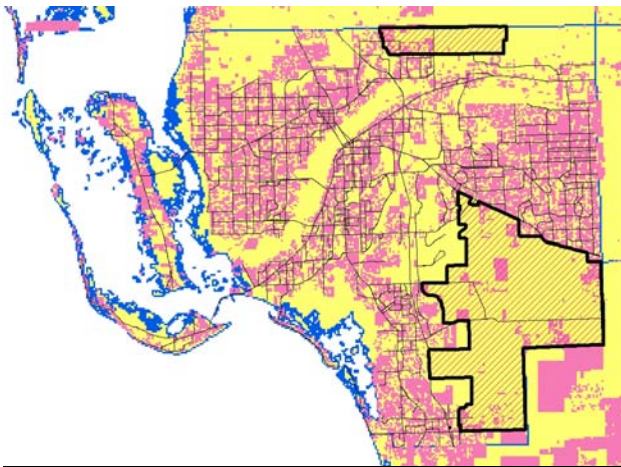
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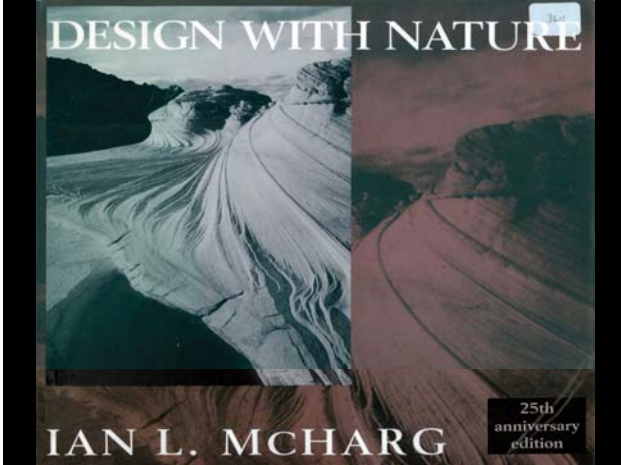
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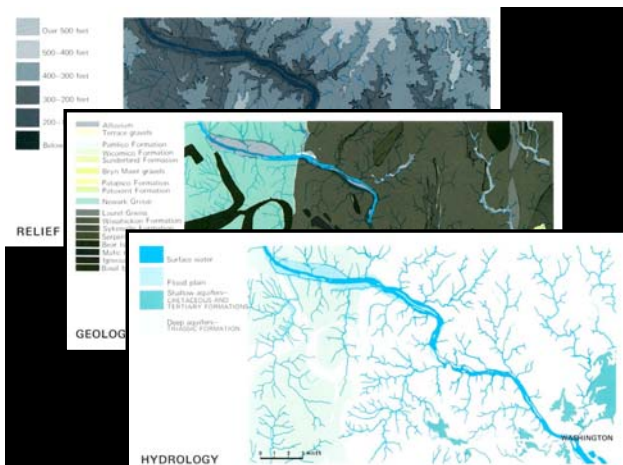
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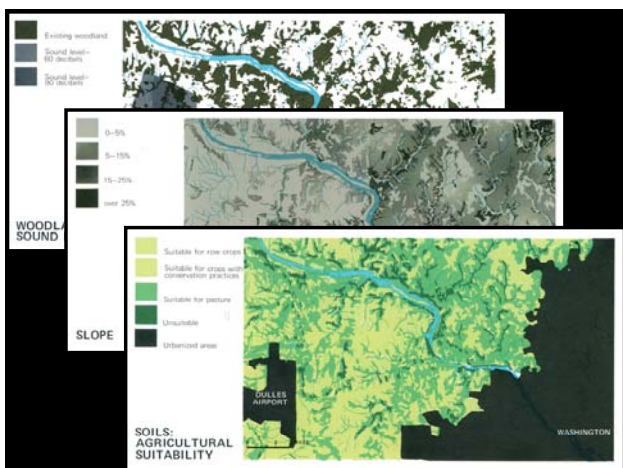
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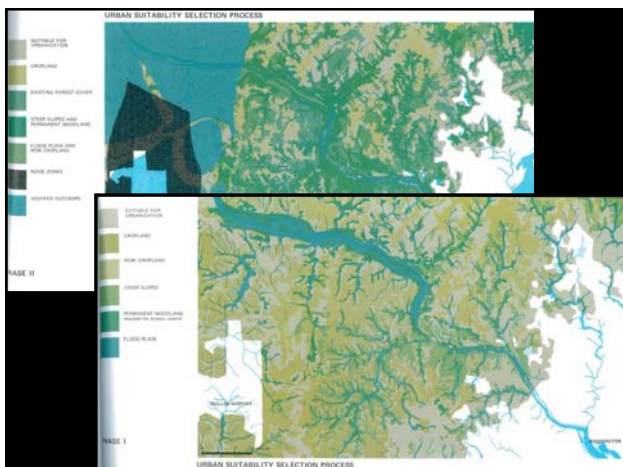
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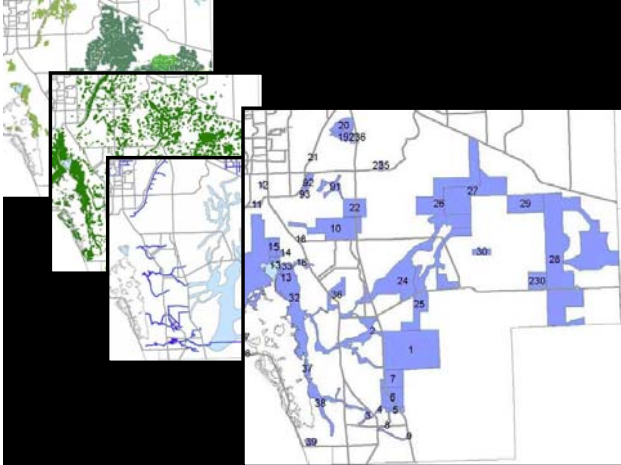
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## CAUTIONS:

- Is data available for all important subjects?
- Are data layers weighted for importance?
- Is it valid to assume that remaining land should be urbanized?
- Is remaining land contiguous enough to achieve urbanism?

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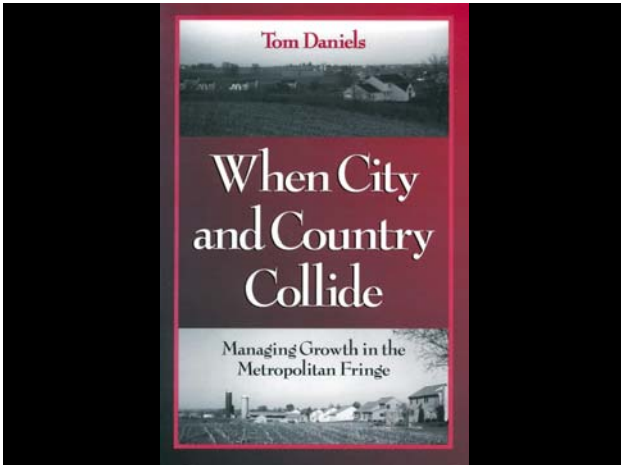
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The rural-urban fringe is America's land-use battleground. Here, developers, long-term landowners, quick-buck land speculators, politicians, and realtors are matched against other long-term landowners, politicians, environmentalists, and newcomers who want to keep their new communities attractive and fiscally manageable.

-- Tom Daniels, in "When City and Country Collide"

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Table 5.2 Design Strategies for the Fringe Countryside

| Strategy                | Pro   | Con  |
|-------------------------|---|--|
| Suburban pod            | Houses many people  | Single-use, car-dependent  |
| Large lots              | Low public service costs  | Uses a large amount of space for relatively few people   |
| Cluster                 | Sensitive to environmental constraints; leaves significant open space; cheaper to build than a suburban pod | Risk of water pollution from on-site septic tanks put too close together; overuse can produce clustered sprawl           |
| Working rural landscape | Keeps large amount of land open   | Farm and forest operations may not be financially strong; may cause legal and political challenges from rural landowners |

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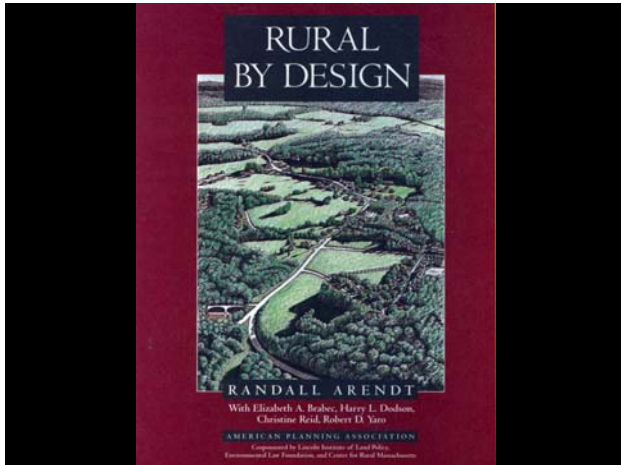
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-- Tom Daniels, in "When City and Country Collide"



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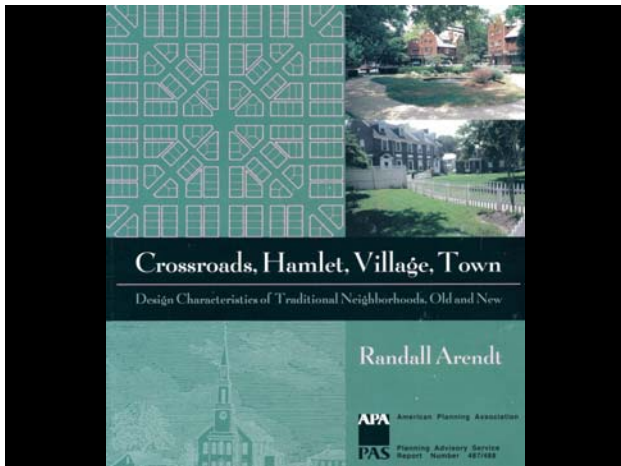
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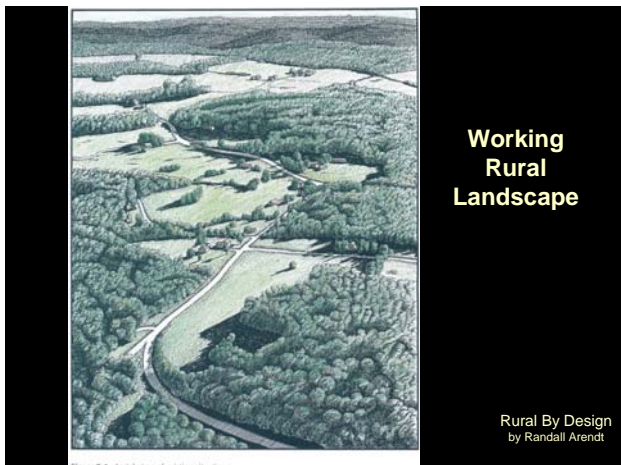


Figure 7-1. Aerial view of existing situation.

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Figure 7-2. Aerial view after conventional development.

### Suburban Pod

Rural By Design  
by Randall Arendt

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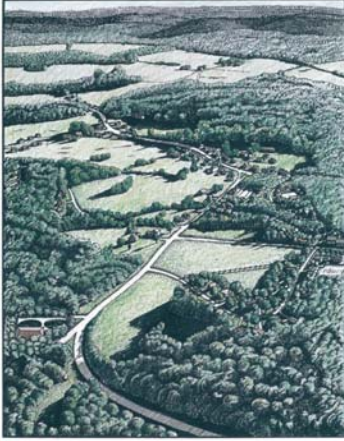


Figure 7-3. Aerial view after creative development.

### Cluster

Rural By Design  
by Randall Arendt

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This village  
 encompasses 53  
 acres, with 25  
 acres of open  
 space that includes  
 preservation land  
 bordering the  
 Cape River and an  
 extensive network  
 of walking paths.




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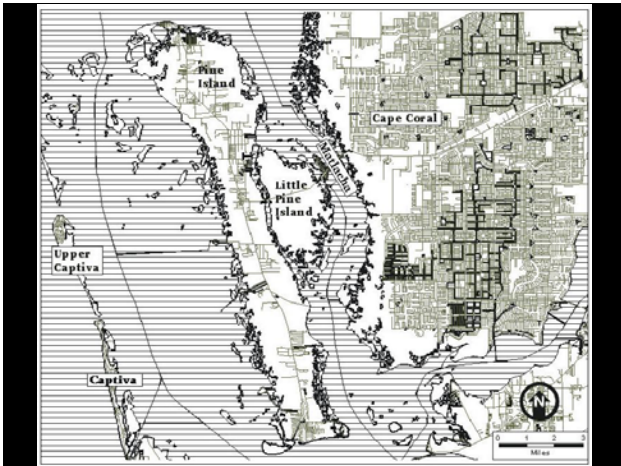
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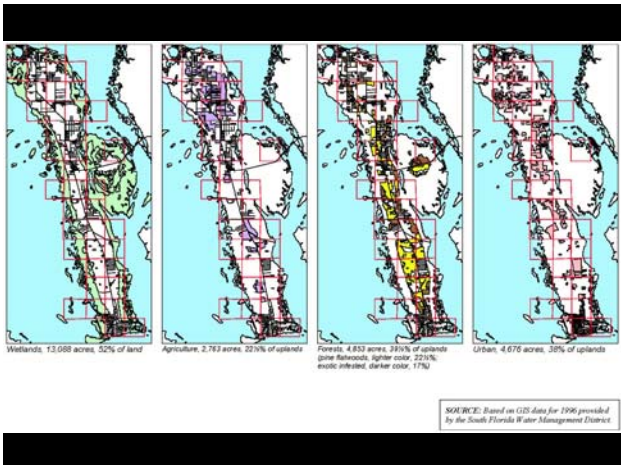
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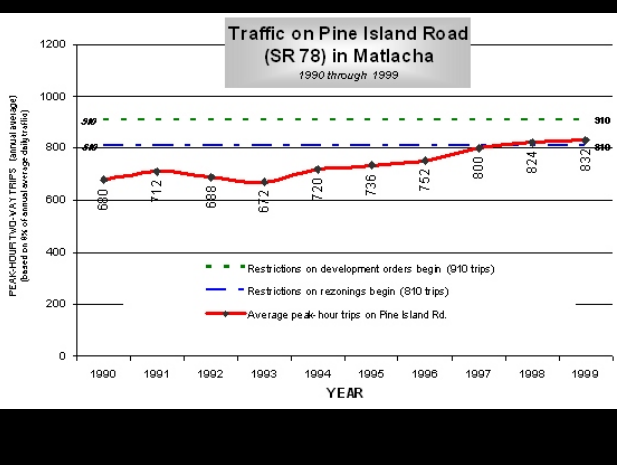
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**TABLE 4**

| Assume % of native land saved or restored | Would then be assigned this gross density: | RESULTS ON 100 ACRES WOULD BE: |                    |                       |                  |
|---|--|--------------------------------|--------------------|-----------------------|------------------|
|   |  | # of DUs                       | acres used per lot | total acres preserved | total acres used |
| 0%  | 1 DU per 10 acres                          | 10                             | 10.0 acres         | 0                     | 100              |
| 5%  | 1 DU per 9 acres                           | 11                             | 8.6 acres          | 5                     | 95               |
| 10%                                       | 1 DU per 8 acres                           | 13                             | 7.2 acres          | 10                    | 90               |
| 15%                                       | 1 DU per 7 acres                           | 14                             | 6.0 acres          | 15                    | 85               |
| 20%                                       | 1 DU per 6 acres                           | 17                             | 4.8 acres          | 20                    | 80               |
| 30%                                       | 1 DU per 5 acres                           | 20                             | 3.5 acres          | 30                    | 70               |
| 40%                                       | 1 DU per 4 acres                           | 25                             | 2.4 acres          | 40                    | 60               |
| 50%                                       | 1 DU per 3 acres                           | 33                             | 1.5 acres          | 50                    | 50               |
| 60%                                       | 1 DU per 2 acres                           | 50                             | 0.8 acres          | 60                    | 40               |
| 70%                                       | 1 DU per 1 acre                            | 100                            | 0.3 acres          | 70                    | 30               |

It may seem counterintuitive to allow higher densities on natural habitats than on disturbed lands, but this provides landowners with a strong incentive not to clear native habitats. (The same incentive would be granted to restored land as to preserved land, using the same sliding scale.)

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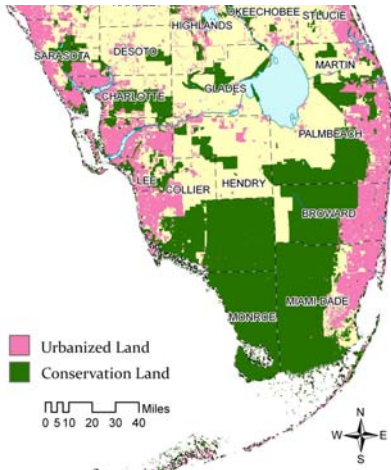
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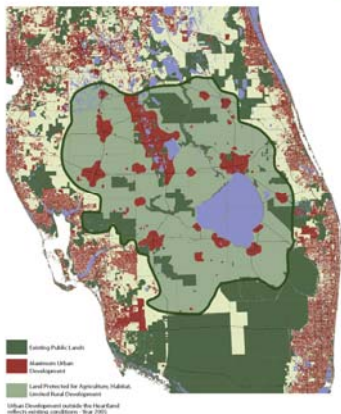
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Proposed Florida's Heartland Agricultural Reserve - Current




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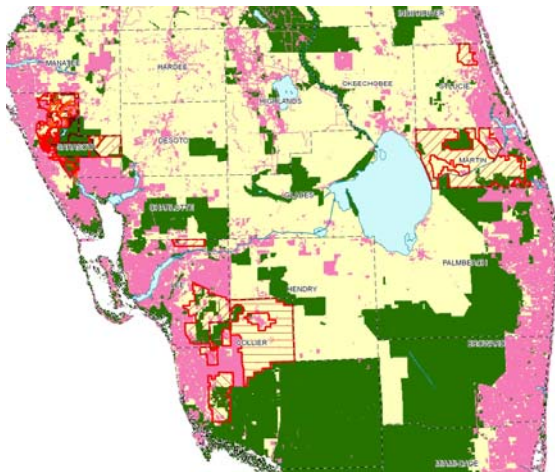
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These plans have several factors in common:

- Preservation of natural resources and permanent open spaces.
- Farmland preservation.
- Concentration of development rights rather than uniform low densities.

However, they differ in many significant ways:

- Participation in some programs is entirely voluntary, while others mix regulations and incentives.
- Some programs raise rural densities dramatically, while others allow minor increases or none at all.
- One program was driven by landowners and other stakeholders while the others were primarily governmental efforts.

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|  | SARASOTA CO.<br>Sarasota 2050 | ST. LUCIE CO.<br>Town-Villages-Countryside | MARTIN CO.<br>Land Preservation Incentives | COLLIER CO.<br>Rural Fringe   | COLLIER CO.<br>Rural Land Stewardship |
|--|-------------------------------|--|--|---|---------------------------------------|
| Size of rural planning area                                    | 193,320 acres                 | 17,920 acres                               | 20,380 acres                               | 71,180 acres  | 195,000 acres                         |
| Residential density (previous plan)                            | 1 DU per 5 acres              | 1 DU per 1 acre                            | 1 DU per 20 acres                          | 1 DU per 5 acres  | 1 DU per 5 acres                      |
| Was residential density increased over the previous plan?      | x 5 increase (average)        | x 1.75 increase (average)                  | x 1 (no change)                            | x 4 decrease for sending areas; x 1 - x 8 increase with TDR credits | cannot be determined                  |
| Was growth expansion or growth control the major goal?         | growth expansion              | growth control                             | growth control                             | growth control  | growth expansion                      |
| Can residential development be clustered?                      | with permission               | required                                   | with permission                            |   | by right                              |
| Was farmland preservation a major goal?                        | only near Desoto County       | yes  | no   | no  | yes                                   |
| Is the plan voluntary or mandatory?                            | voluntary                     | mandatory (density bonuses are optional)   | voluntary                                  | mandatory (density bonuses are optional)                            | voluntary                             |
| Did previously regulated activities become compensable rights? | no                            | no   | no   | no  | yes                                   |
| Who commissioned the planning process?                         | county government             | county government                          | county government                          | county government   | major landowners                      |

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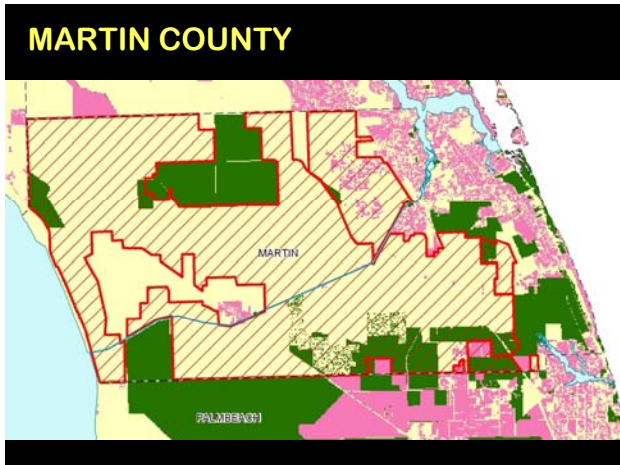
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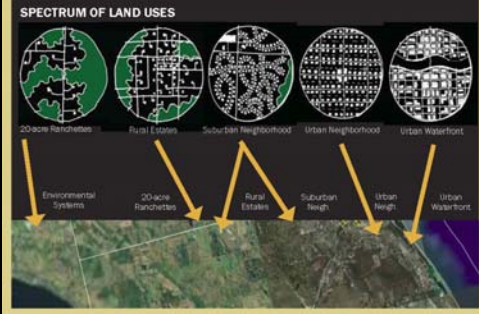
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### Characterizing Development Patterns: Existing Development Pattern of Martin County




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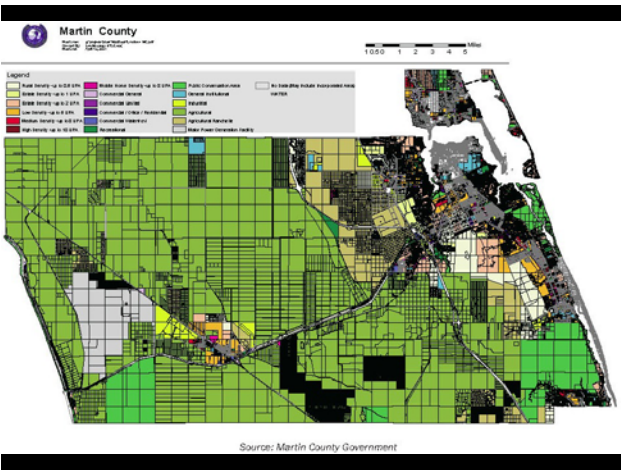
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Source: Martin County Government

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### Current proposal gives owners of large tracts designated "Agricultural" an option besides 20-acre ranchettes:

- Tracts of at least 500 acres could be rezoned to PUD to allow cluster development, with lots of 2 acres or larger.
- The total number of lots cannot exceed the pre-existing base density of 1 DU per 20 acres for the entire tract.
- At least 50% of the land would have to be made permanently off-limits to residential or commercial development.
- If the tract contains any land listed for acquisition by a government conservation program (e.g., Everglades restoration), at least half must be donated, and no 2-acre lots can be placed on the remainder.

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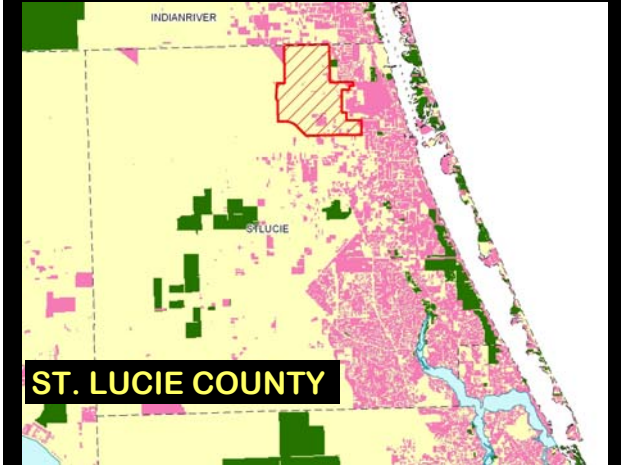
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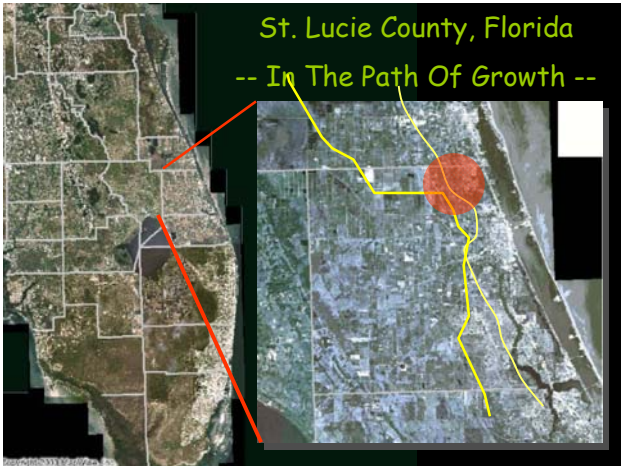
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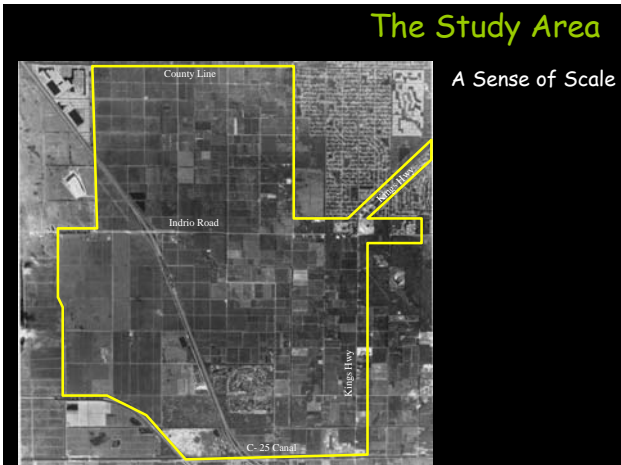
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## The Study Area



### A Sense of Scale

- 18,000 acres
- 28 square miles
- zoned for agriculture
- future land use: residential at 1 DU/ac.
- over 50,000 dwelling units currently allowed

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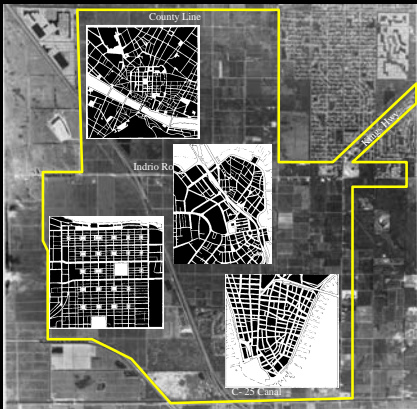
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## The Study Area



### A Sense of Scale

- Renaissance Florence*
- Historic Savannah*
- North End Boston*
- Lower Manhattan*

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## The Previous Comprehensive “Plan” Scenario



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The Previous Comprehensive "Plan" Scenario



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The Previous Comprehensive "Plan" Scenario



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The Previous Comprehensive "Plan" Scenario



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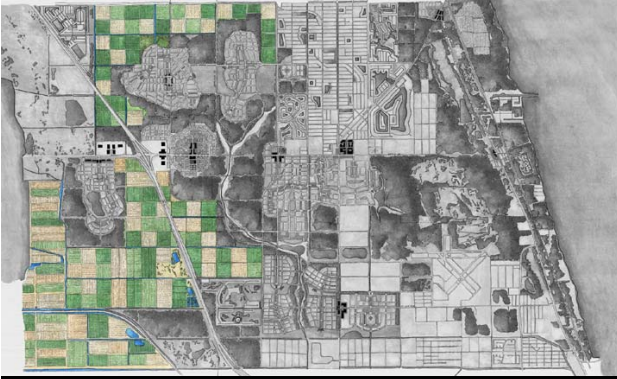
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Key Components of the Citizens' Master Plan



Retains large areas of the Countryside

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Key Components of the Citizens' Master Plan



A Central Backbone System for Water Management

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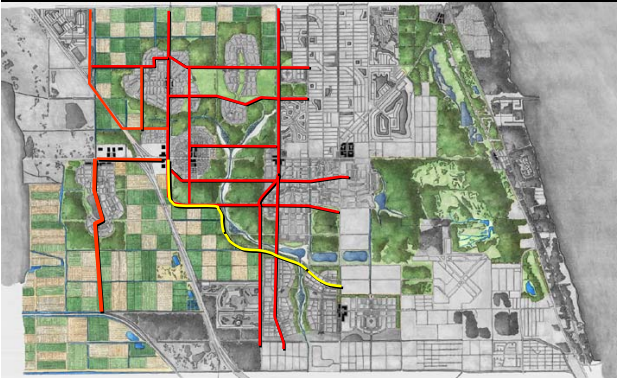
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Key Components of the Citizens' Master Plan



New interconnected network of streets

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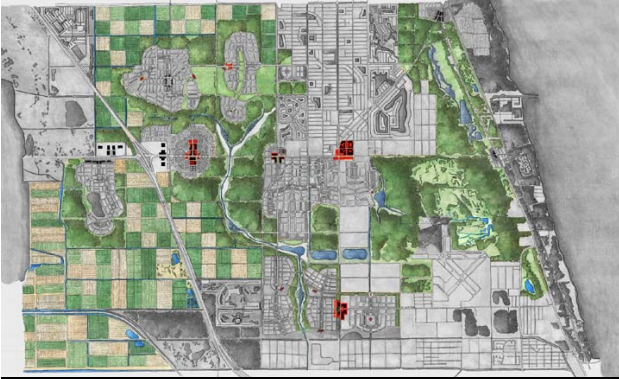
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### Key Components of the Citizens' Master Plan



Public, institutional, service, and retail uses

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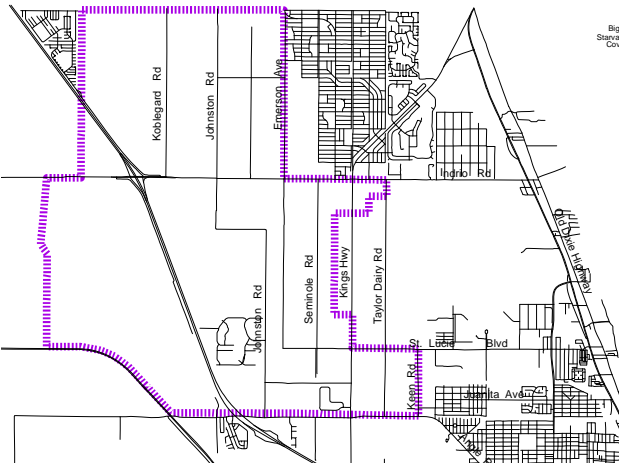
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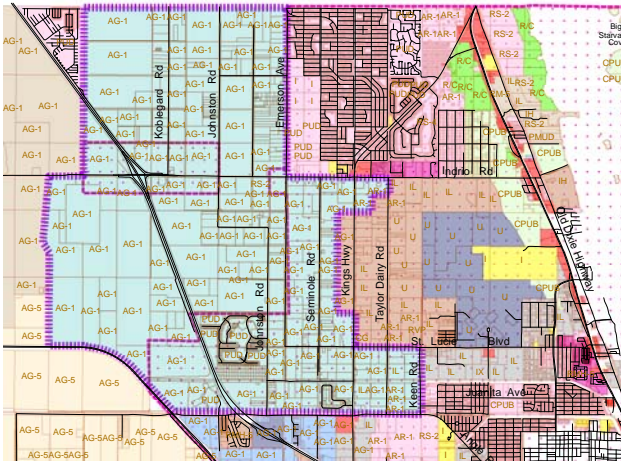
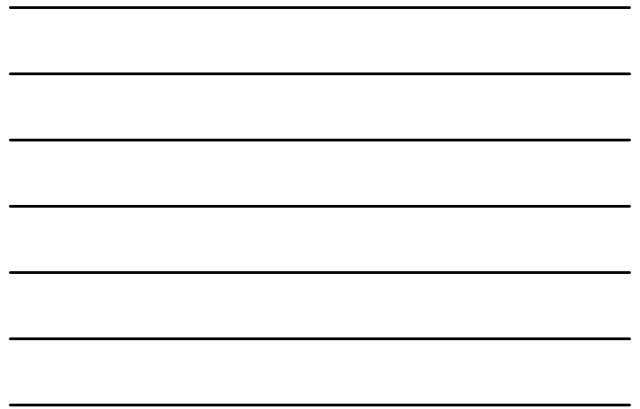
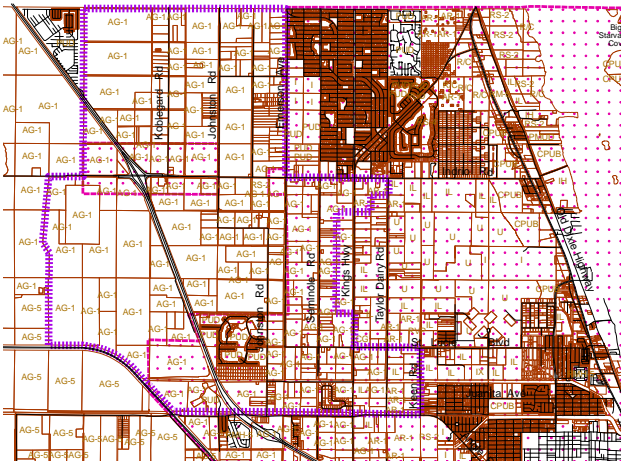
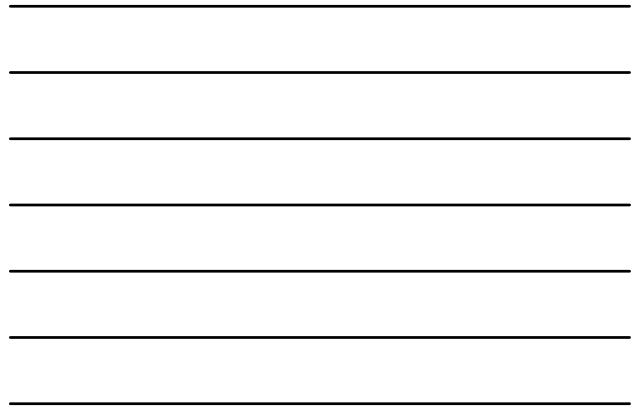
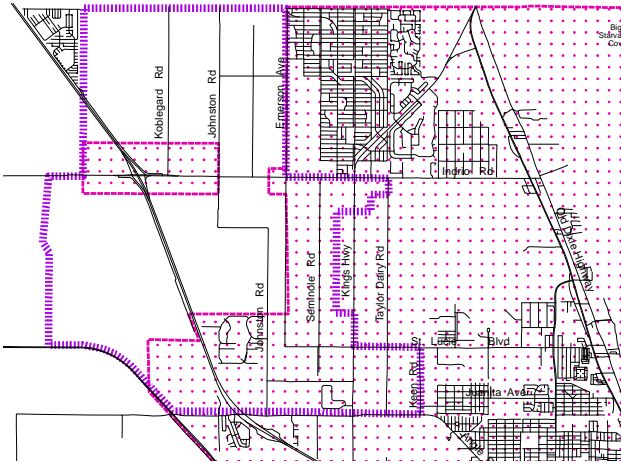
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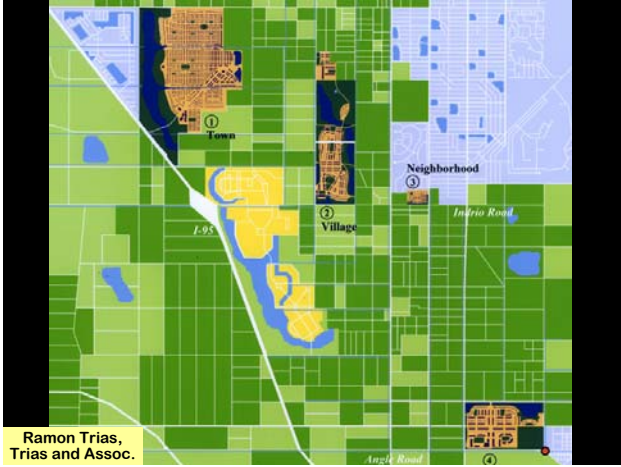
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Ramon Trias, Trias and Assoc.

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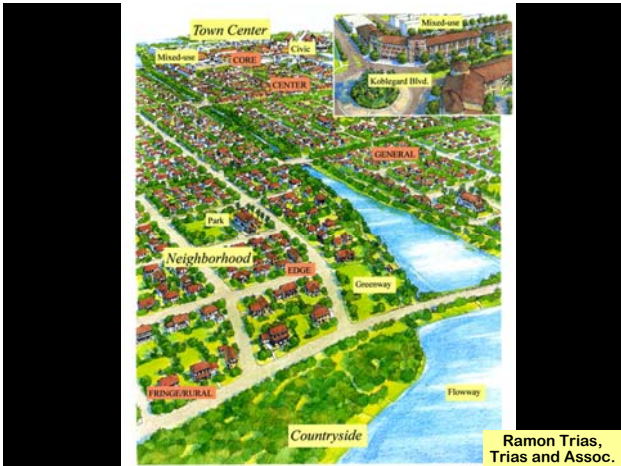
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Ramon Trias, Trias and Assoc.

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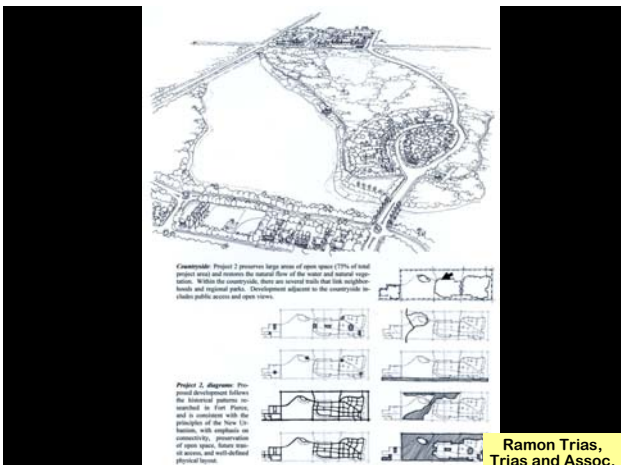
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Ramon Trias, Trias and Assoc.

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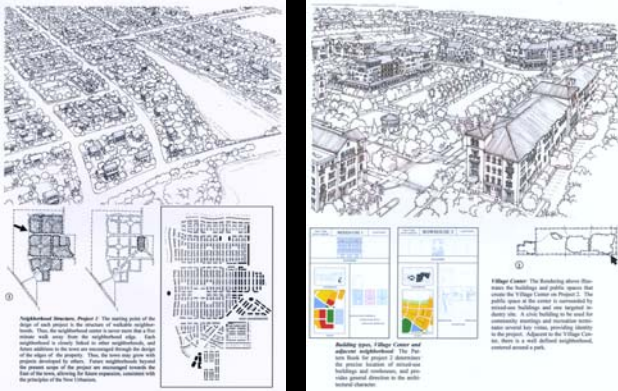
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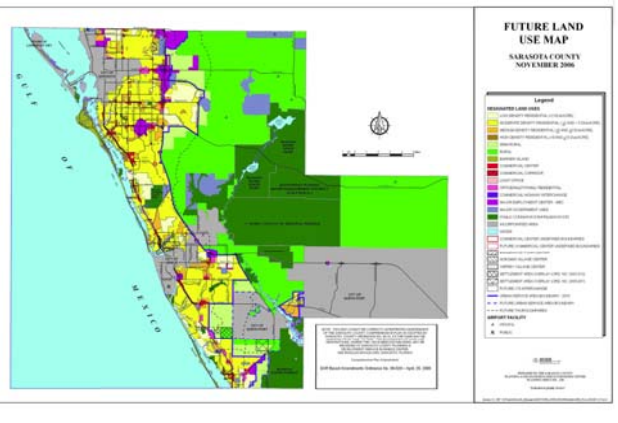
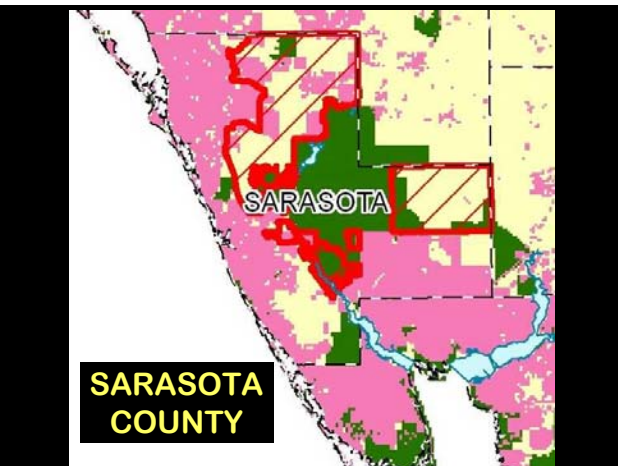
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Ramon Trias, Trias and Assoc.




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Sarasota County's "2050" planning process began with a logical screening process for its rural land:

- Publicly owned land was immediately separated from the rest into a "greenway" overlay (79,000 acres, including the Myakka River State Park, the county-owned Carlton Reserve, and tracts owned by the water management district).
- Privately owned land with the highest natural resource values was then added to the "greenway overlay" (26,000 acres, including land targeted for purchase and land with environmental value such as water quality protection or habitat connections).
- Remote agricultural land further inland than the greenways was assigned to an "agricultural reserve" overlay (30,000 acres near the Desoto County line north of the city of North Port).
- Existing ranchette areas were assigned to a "rural heritage" overlay (20,000 acres)

The remaining land was designated as a "village/open space" overlay. This land is under large consolidated ownership, allowing a combination of development and additional preservation on 32,500 acres.

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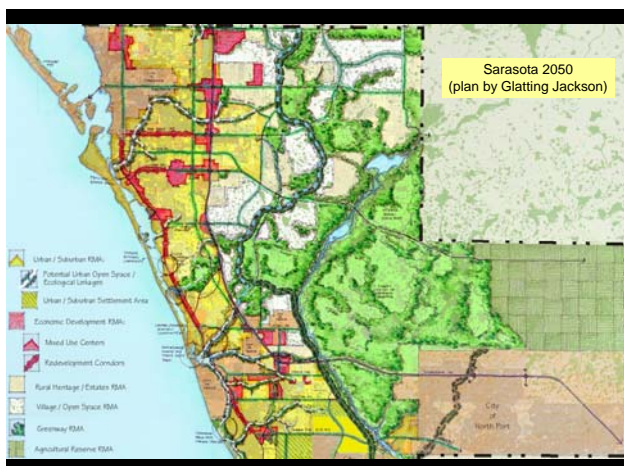
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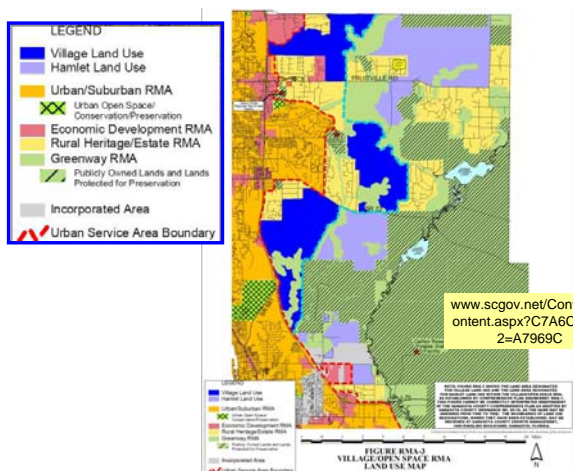
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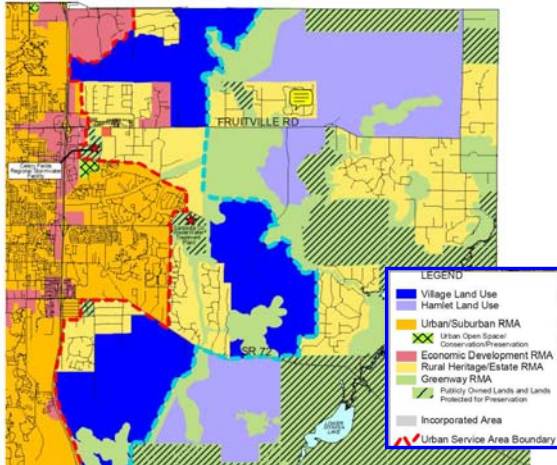
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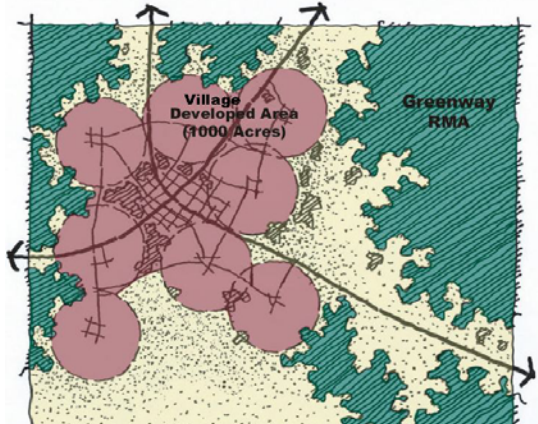
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**EXAMPLE VILLAGE CONCEPT**




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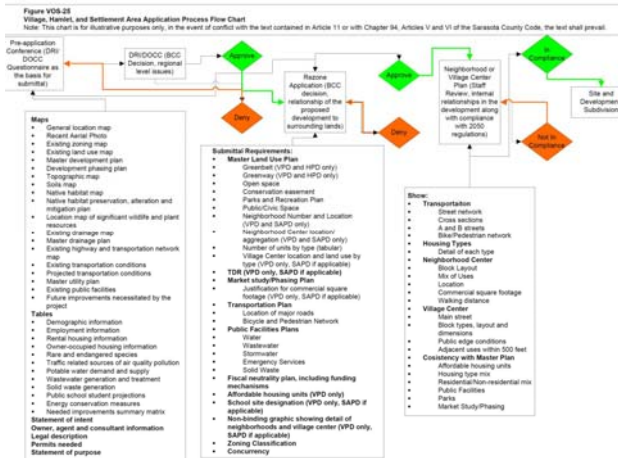
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**Hamlet  
Prototype**



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**Village  
Center  
Prototype**



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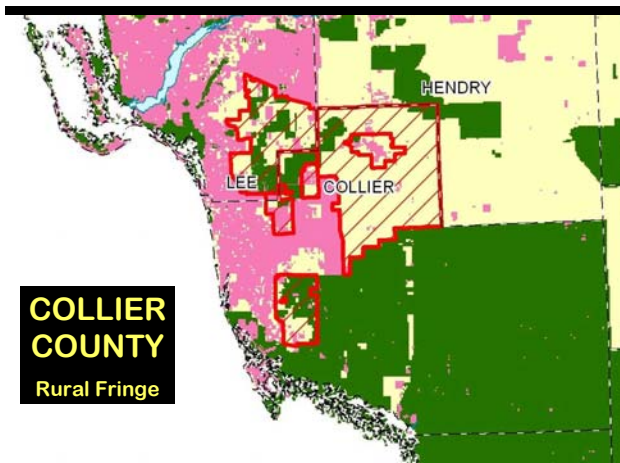
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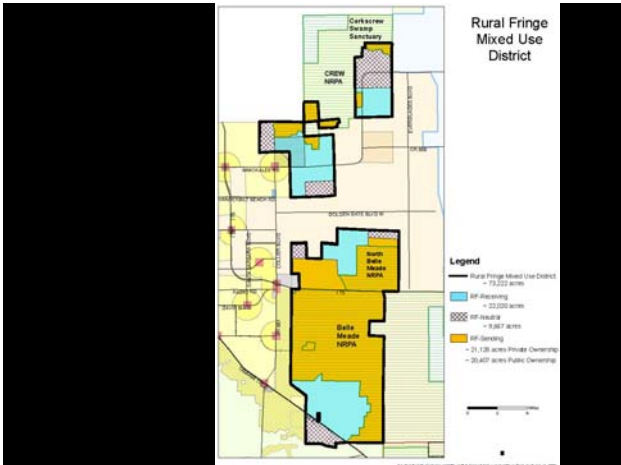
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Collier's "Rural Fringe" program assigned all 72,180 acres into one of three categories, primarily based on their environmental value:

- Land with the highest degree of environmental sensitivity, including significant wetlands, uplands, and habitat for protected species, was designated as a "Sending Zone" (56%).
- Land that has been disturbed or has a lesser degree of environmental value was deemed most appropriate for development and was designated as a "Receiving Zone" (31%).
- Land that fell between the first two categories was designated as a "Neutral Zone" (13%).

These designations were made as regulatory subcategories on the Future Land Use Map. A combination of regulations and optional incentives are provided to accomplish a major transfer of development from Sending Zones to Receiving Zones in a way that can be beneficial to both sets of landowners.

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Many of the details of Collier's "Rural Fringe" program are specific to that land, but several aspects may be equally valuable in planning for Lee County's DR/GR areas:

- A careful mix of regulations and incentives, based on localized conditions and priorities.
- Clear identification of land that should be preserved and land that may be developed.
- Obtaining perpetual preservation of conservation lands in exchange for incentives.
- Willingness to adjust incentives as needed.




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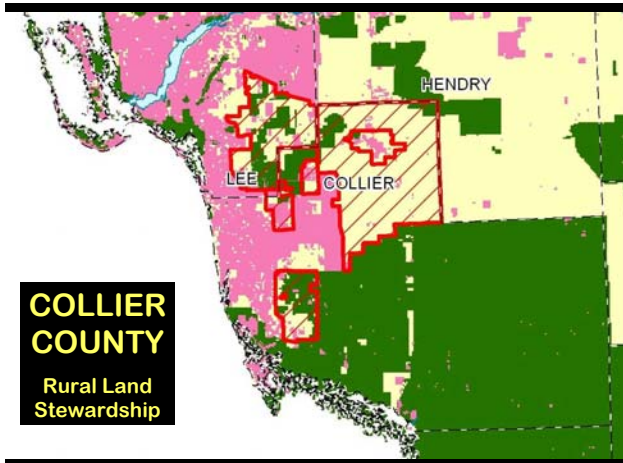
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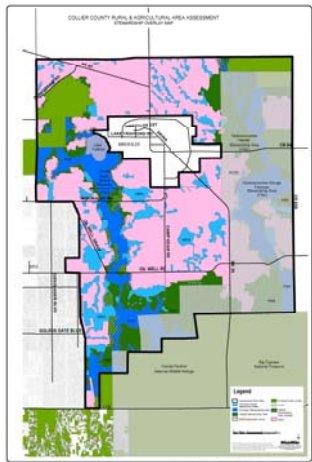
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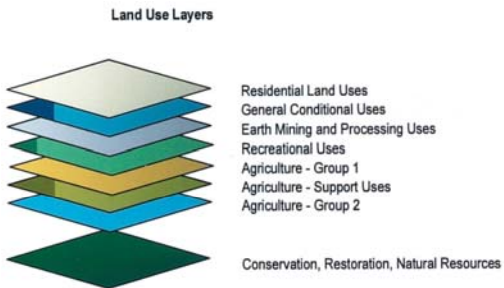
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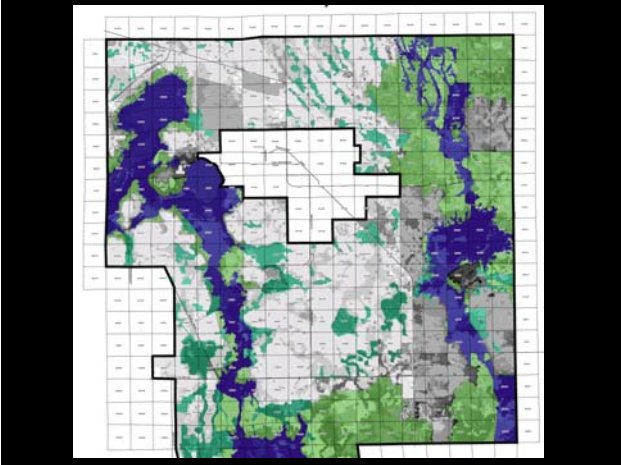
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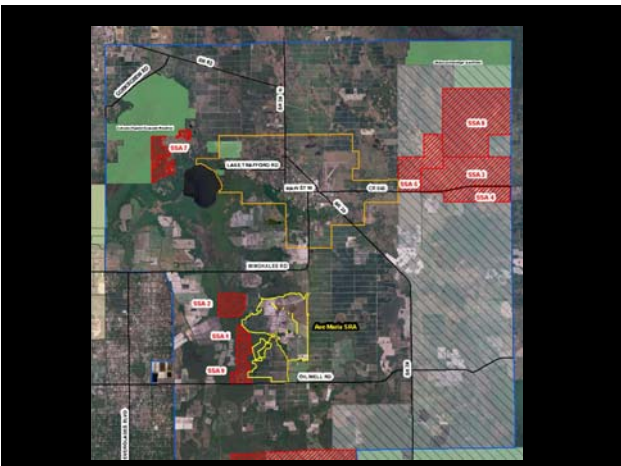
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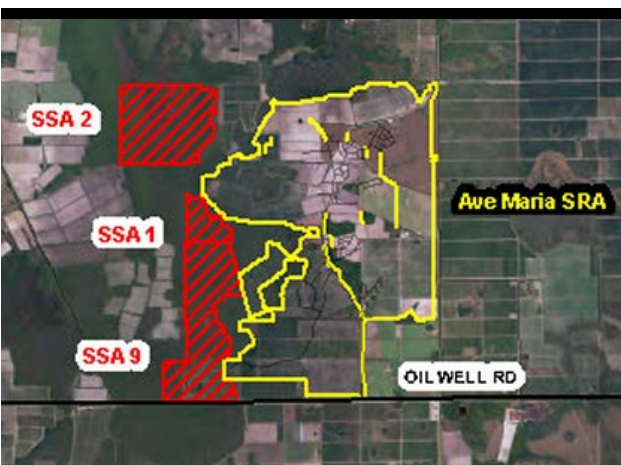
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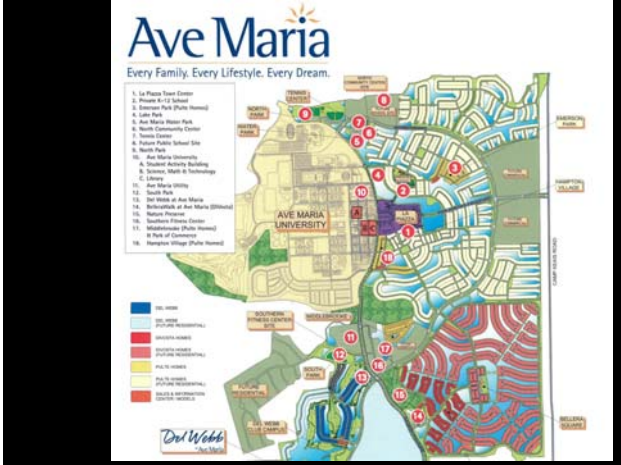


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**Policy 4.7.1**  
 Towns are the largest and most diverse form of SRA, with a full range of housing types and mix of uses. Towns have urban level services and infrastructure that support development that is compact, mixed use, human scale, and provides a balance of land uses to reduce automobile trips and increase livability. Towns shall be not less than 1,000 acres or more than 4,000 acres and are comprised of several villages and/or neighborhoods that have individual identity and character. Towns shall have a mixed-use town center that will serve as a focal point for community facilities and support services. Towns shall be designed to encourage pedestrian and bicycle circulation by including an interconnected sidewalk and pathway system serving all residential neighborhoods. Towns shall have at least one community park with a minimum size of 200 square feet per dwelling unit in the Town.

Towns shall also have parks or public green spaces within neighborhoods. Towns shall include both community and neighborhood scaled retail and office uses, in a ratio as provided in Policy 4.15. Towns may also include those compatible corporate office and light industrial uses as those permitted in the Business Park and Research and Technology Park Subdistricts of the FLUE. Towns shall be the preferred location for the full range of schools, and to the extent possible, schools and parks shall be located abutting each other to allow for the sharing of recreational facilities. Design criteria for Towns shall be included in the LDC Stewardship District. Towns shall not be located within the ACSC.

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**GREATER PINE ISLAND  
 COMMUNITY PLAN UPDATE**

This document presents a community plan update for Greater Pine Island. Background material on current conditions is followed by specific proposals to amend Lee County plans and regulations that affect Greater Pine Island.

A quick summary of this plan is available by reviewing the shaded boxes throughout this document. One of Greater Pine Island's major planning issues is summarized in each box, followed by one or more recommended responses.

This entire plan update has been sponsored as a community service by the Greater Pine Island Civic Association, with professional assistance by Spikowski Planning Associates, aided by Nelson Sakel Consulting Services, both of Fort Myers. Generous financial assistance was provided by the Lee County Board of Commissioners, the Florida Department of Community Affairs, and the Elizabeth Ordway Dunn Foundation with assistance from the Florida Wildlife Federation. Updates on the progress of this plan are published in the Pine Island Eagle and are also available at <http://www.spikowski.com/pineisland.htm> and <http://www.pineislandnews.com>.

Written comments can be forwarded to the Greater Pine Island Civic Association at P.O. Box 478, St. James City, FL 33956.

This plan update was formally submitted to Lee County on September 28, 2001. Formal public hearings will be held in Fort Myers. Notices are published in advance in the News-Press.

[www.spikowski.com/pineisland.htm](http://www.spikowski.com/pineisland.htm)

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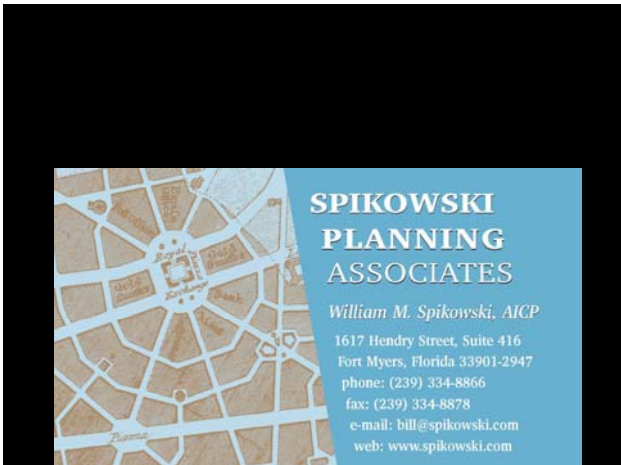
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