

Greater Pine Island Land Use Plan Implementation Committee  
April 9, 2003 Meeting Minutes

The meeting began at 7:10 p.m. Barbara Dubin introduced Jim Mudd, the Lee County Planner who will be attending all of the meetings. She then introduced Mohsen Salehi, the GPI Plan's Traffic Expert, followed by Bill Spikowski, our Professional Planner. The meeting was then turned over to Bill Spikowski.

Mr. Spikowski stated that now the plan was approved by both the County and the Dept. of Community Affairs, the plan must be implemented by members of the Committee coming up with appropriate language which must be adopted into the Lee County Land Use Codes. He explained the numerous steps through which the new GPICA Land Use Plan had to proceed. The last steps were approval by the DCA and a time period thereafter of 21 days for any legal challenge to be filed. An challenge was filed by Russell Settj on March 30, 2003, who basically objects to the whole plan including building heights, the 50' buffer and sections against gated communities. Mr. Sett will get an Administrative Hearing, but both the state and the county are supportive of the plan. The Plan will not go into effect until this challenge is settled.

Mr. Spikowski stated that we received grants of \$10,000 from the DCA, \$20,000 from the Elizabeth Ordway Dunn Foundation and \$5,000 in seed money from the Lee County Board of County Commissioners. We are presently seeking \$20,000 from the county in order to implement the 7 following points (included in more detail in the attachment):

Coastal Rural – 1 unit/10 acres or 10 units/10 acres if 70% preserved;  
50' buffer from preserves, also create new process for Agriculture.

Traffic Count & rules – can't be vague.

Height limitations – does it include towers or not?

Walled communities

Architectural standards for commercial bldgs.

Sign regulations.

Other programs which should be addressed if money and time permit are unusable and bad zoning; historic site survey with help from the Historic Society and a state grant; and a grant funded septic tank program.

Noel Andress said paving of roads should be prioritized and Elaine McLaughlin brought up opportunities for public parks. However, Bill Spikowski stated these points could be part of the next round of amendments in the land use plan.

Mohsen then gave his traffic report which stated that we have surpassed 810 round trips, peak hour, peak day and are nearing 910. We have reached 872. We could throw out 3 mos from last year and add 3 mos from this year or stick to the yearly report as is. There is no distinction between cars and 18-wheelers. Should trucks be counted differently? Noel brought up the point that the rules should be in the land use codes when we reach 910. These rules must be specific including the application dates of development orders, so we can set a definite cut-off date.

Other questions raised by an islander were how many dump trucks can Matlacha bridge handle; weight within limits?; law enforcement; speed on Stringfellow. Mohsen said State checked bridges on a regular basis. Noel asked about pavement management. Mohsen said paving is done on a prioritized basis.

Bill Spikowski asked if we should stick to DOT tried and true methods? Mohsen said stick with it or otherwise objections from DOT. Bill Spikowski said maybe we should acknowledge flaws but, it is basically okay. Noel suggested we clearly delineate what we used in adopting the 810-910 Rule. Phil Buchanan said we should not tinker with the 810-910 rule or DOT methodology.

Jim Mudd suggested that we might want to add more members to the Committee.

Stuart Winston was interested in how he could divide his 10 coastal rural acres and get 3 units. Noel stated that any subdivision must have 100' frontage on a Class D County Road, can't access through another small residential lot or street. Bill Spikowski said that in a coastal rural area preservation must be guaranteed. One way of doing this was by a conservation easement.

Bill Spikowski then discussed posting the appropriate notices for meetings and posting drafts of subjects of the up-coming meetings at the Pine Island Library, one location in Matlacha and on Bill's web site.

Bill Spikowski then conducted the election of the Chair of the Committee. Barbara Dubin was nominated by Noel Andress, seconded by Phil Buchanan and unanimously elected.

Barbara Dubin took over the meeting and asked for nominations for Vice Chairman. Elaine McLaughlin nominated Noel Andress, seconded by Phil Buchanan and unanimously elected.

The meeting was adjourned at 8:05 p.m.

*MINUTES PREPARED BY BARBARA DUBIN*

*MINUTES APPROVED AS SHOWN ON OCTOBER 8, 2003*