



THE DEVELOPMENT PROCESS: AN OVERVIEW

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BOKEELIA

Presentation to Members of
the Greater Pine Island Civic
Association, August 2021

MY BACKGROUND

Florida native

Bokeelia resident for 30 years

Realtor and developer with expertise in Florida development locally and throughout the state

Served on the boards of the Lee County Local Planning Agency, the Southwest Florida Watershed Council and the Lee County Airport Special Management Committee



COASTAL-RURAL DESIGNATION

This is a Future Land Use Map (FLUM) category.

Most of Pine Island is designated as “Coastal Rural” and has specific rules for development that apply only to properties here. It is the only such designated area in the county.

Other areas of the Island are designated agricultural, commercial & suburban.

The Coastal-Rural category was created specifically for Pine Island as part of a smart-growth planning process that took place in the 1980s.

Find details about Coastal-Rural development in Article 3, section 1050-1054, of the Lee County Land Development Code. (Lee County LDC)



COASTAL-RURAL RULES FOR DEVELOPMENT

Residential: Limits development to 1 dwelling unit per 2.7 acres OR 1 dwelling unit per 1 acre IF 70% of the site is maintained or restored native habitat or the land is already designated agricultural, and 70% of the land remains agricultural.

Commercial and Multi-Family Development must be approved in the form of a planned development and meet certain design standards, including:

- Protection of native vegetation and natural water flows
- Connected to public utilities within a designated utility service area
- Follow minimum setbacks and rules on clustering units
- Preserve at least 50% of the development area as open space

DEVELOPING A MULTI-FAMILY OR COMMERCIAL PROPERTY ON PINE ISLAND

Developer acquires property

Checks the Future Land Use Map (FLUM) to find out what general uses of the property are allowed

Checks to see what zoning rules and uses apply to the property

Developer creates a site plan that meets the requirements of the Lee County Land Use Code (Lee Code). Also must submit traffic impact statement, and address things like drainage, protected species, lighting, landscaping, etc. — including holding a Public Information Session on Pine Island.

The Developer is required to report the outcome of the Public Information Session to county staff. They are not required to get a positive vote. (If GPICA hosted the meeting, we also report results back to staff.)

Developer must create a plan to address community concerns.



DEVELOPING MULTI-FAMILY OR COMMERCIAL CONT'D

Development plan is reviewed by Lee County staff; and if it is deemed sufficient, a public hearing is scheduled before the Lee County Hearing Examiner.

The Lee County Hearing Examiner holds a public hearing — where residents can voice concerns.

Hearing Examiner issues a quasi-judicial decision either approving or denying the application.

Hearing Examiner ruling is sent to the Lee County Commission — the ruling goes regardless of whether the Examiner approves or denies.

The Lee County Commission schedules a public hearing on the project — where residents can voice their concerns (but only if they've previously testified before the Hearing Examiner).

The Commissioners vote to approve or deny the development.



WHEN CAN YOU GET INVOLVED?

While the development is undergoing staff review, the public may send written comments about the project to Lee County Community Development staff.

During the Public Information Session that takes place on Pine Island. If the GPICA is the host, we will transmit a summary of comments to staff.

When the developers present their case to the Lee County Hearing Examiner.

When the developers present their case to the Lee County Commission.*

*IMPORTANT to know:

The public MAY NOT make comments to Lee County Commissioners while a development is undergoing staff review.

The public MAY ONLY address the Lee County Commission when a development is up for a vote IF THEY HAVE SPOKEN BEFORE THE HEARING EXAMINER FIRST.

AUTOMATIC RENEWAL OF DEVELOPMENT ORDERS

Every five years, developers must renew development orders that have been previously issued.

In order to renew their plan, they must show progress on the development — though this is largely an administrative action and for all practical purposes, most development orders are automatically renewed.

A renewal DOES NOT trigger a new public information session, so renewals are largely unnoticed by the community.

We know that there are projects on Pine Island that have existing development orders; we don't know how many.



WHERE YOU CAN FIND INFORMATION

Lee County Land Development Code:

https://library.municode.com/fl/lee_county/codes/land_development_code

Pine Island Planning Community Regulations (the Pine Island Plan) are in Chapter 33
“Planning Community Regulations.”

To find projects undergoing development review:

<https://www.leegov.com/dcd/DS/drsearch>

Lee County Community Development Department: 239-533-8585. Call to find out what staff members are reviewing a development and/or where you should direct comments about a particular development.