



Lee County
Southwest Florida

LDC Amendments (Building Height and Resiliency)

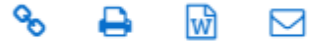
Greater Pine Island Civic Association

August 1, 2023



Existing Regulations (Greater Pine Island) (LDC Sec. 33-1087)

Sec. 33-1087. - Maximum height of buildings and structures.

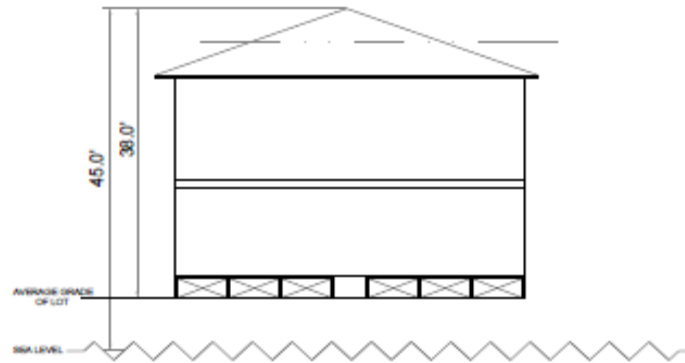


No building or structure may be erected or altered so that the peak of the roof exceeds 38 feet above the average grade of the lot in question or 45 feet above mean sea level, whichever is lower.

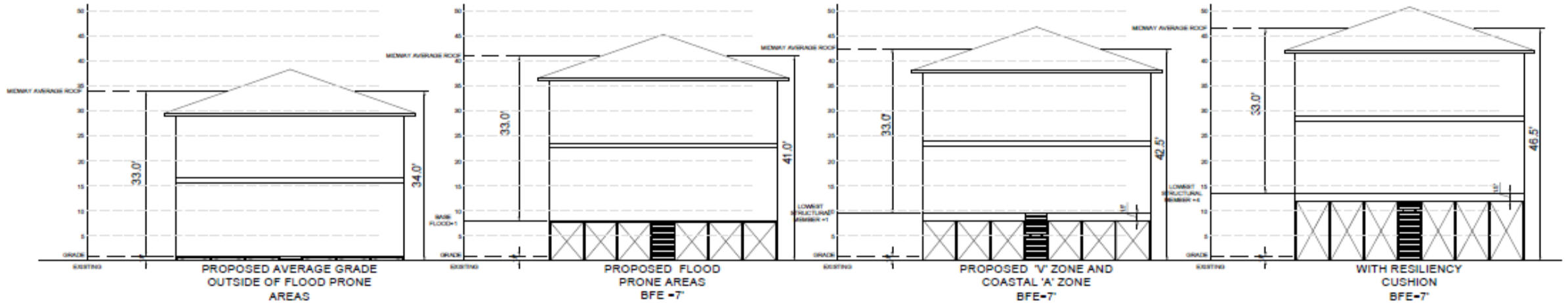
- (a) The provisions of [section 34-2171](#)(a)(1) that allow the substitution of "minimum required flood elevation" for "average grade of the lot in question" do not apply to Greater Pine Island.
- (b) The provisions of [section 34-2174](#)(a) that allow taller buildings in exchange for increased setbacks do not apply to Greater Pine Island.
- (c) Structures without roofs will be measured to the highest point on the structure.
- (d) No deviations from these height restrictions may be granted through the planned development process.
- (e) Any variances from these height restrictions require all of the findings in [section 34-145](#)(b)(3), with the sole exception being where the relief is required to maintain or improve the health, safety, or welfare of the general public (not just the health, safety, or welfare of the owners, customers, occupants, or residents of the property in question).

Proposed Regulations (Greater Pine Island) (LDC Sec. 34-2175(a)(5))

- Relocated to existing Section 34-2175:
 - The height of a building or structure may not exceed 33 feet
 - The provisions of section 34-2174(a) do not apply to Pine Island
 - Structures without roofs will be measured to the highest point of the structure
 - No deviations may be granted through PD process
 - Any variance must demonstrate variance criteria with enhanced finding of maintenance/improvement of public health, safety, and welfare for general public.
- Measurement is taken from:
 - Grade (if outside of flood prone area); or
 - The lowest minimum habitable floor elevation for which a building permit may be issued (if within a flood prone area)
- Measurement is taken to:
 - Highest point of roof surface for flat roof
 - Deck line of mansard roof
 - Mean height level between eaves and ridge of gable, hip, shed, and gambrel roof



EXISTING REGULATIONS



X (shaded)
X

AE
AO

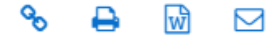
VE
Coastal A Zone

VE
Coastal A Zone

PROPOSED REGULATIONS
SCALE: 1" = 10"

Existing Regulations (Matlacha Residential Overlay) (LDC Sec. 33-1458)

Sec. 33-1458. - Building height and vertical plane.



The maximum vertical plane of a building may not exceed 21 feet, measured from the minimum design flood elevation. The maximum building height of a building may not exceed 32 feet, measured from the design flood elevation to the roof peak. See Figure 1.

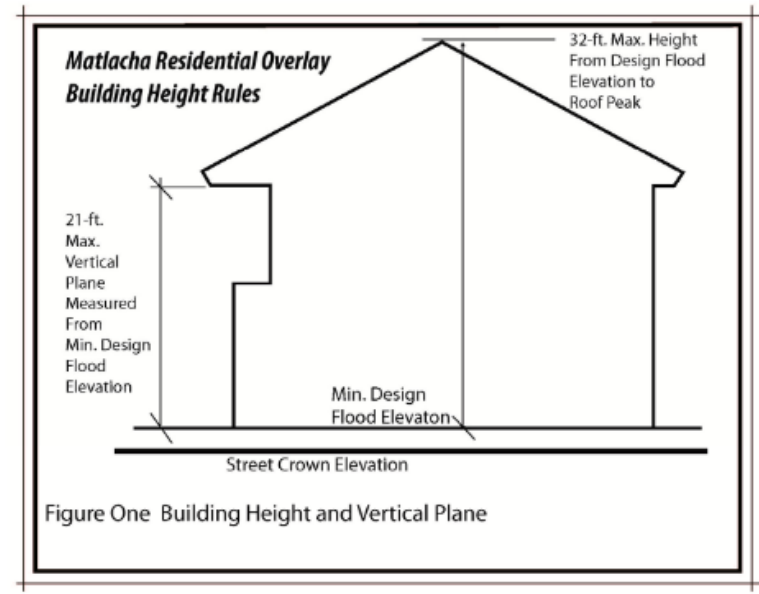


Figure 1 (Building Height and Vertical Plane)

(Ord. No. [12-14](#), § 3, 6-12-12)

Proposed Regulations (Matlacha Residential Overlay) (LDC Sec. 33-1458)

- The maximum building height of a building may not exceed 32 feet as measured in accordance with section 34-2171
- Measurement is taken from:
 - The lowest minimum habitable floor elevation for which a building permit may be issued
- Measurement is taken to:
 - Highest point of roof surface for flat roof
 - Deck line of mansard roof
 - Mean height level between eaves and ridge of gable, hip, shed, and gambrel roof

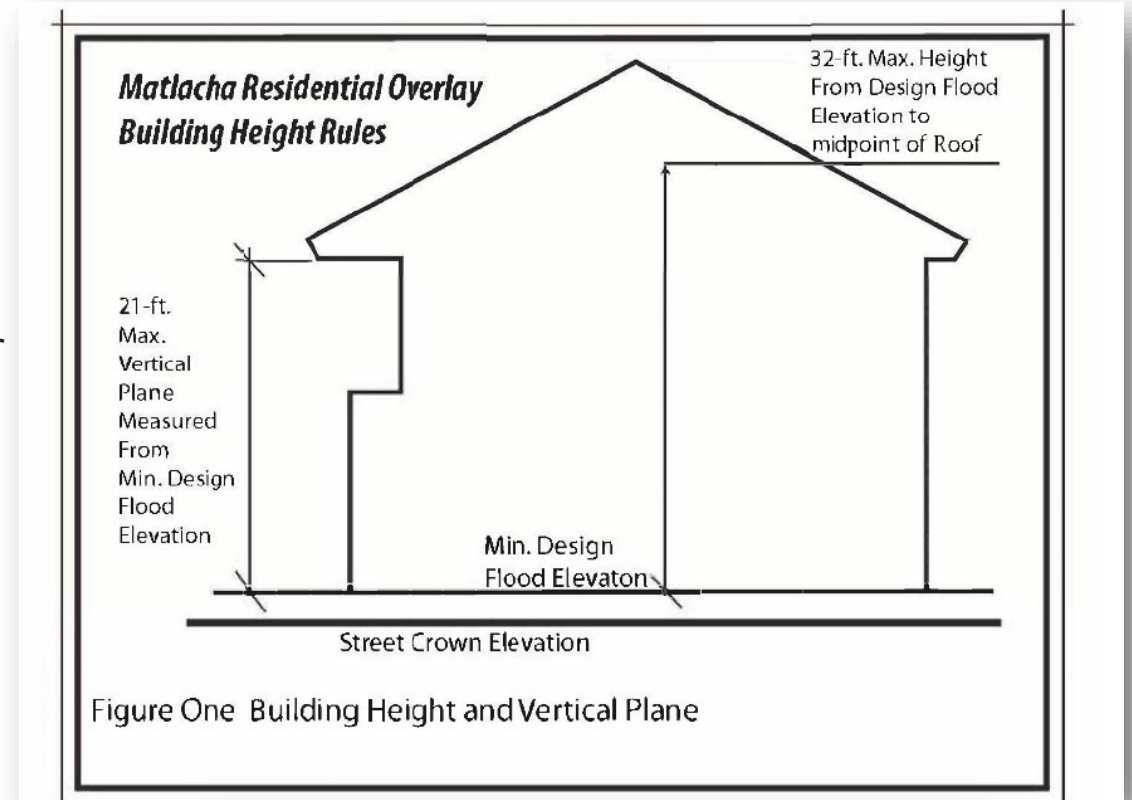
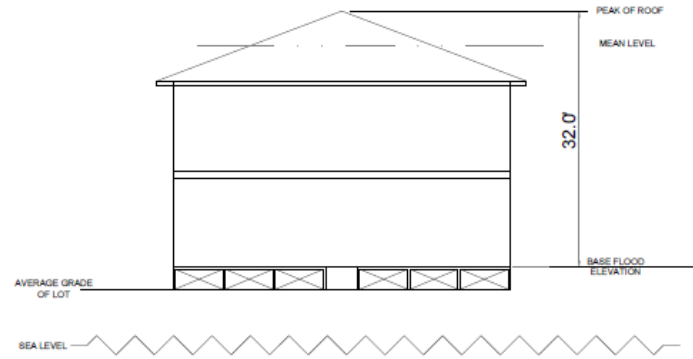
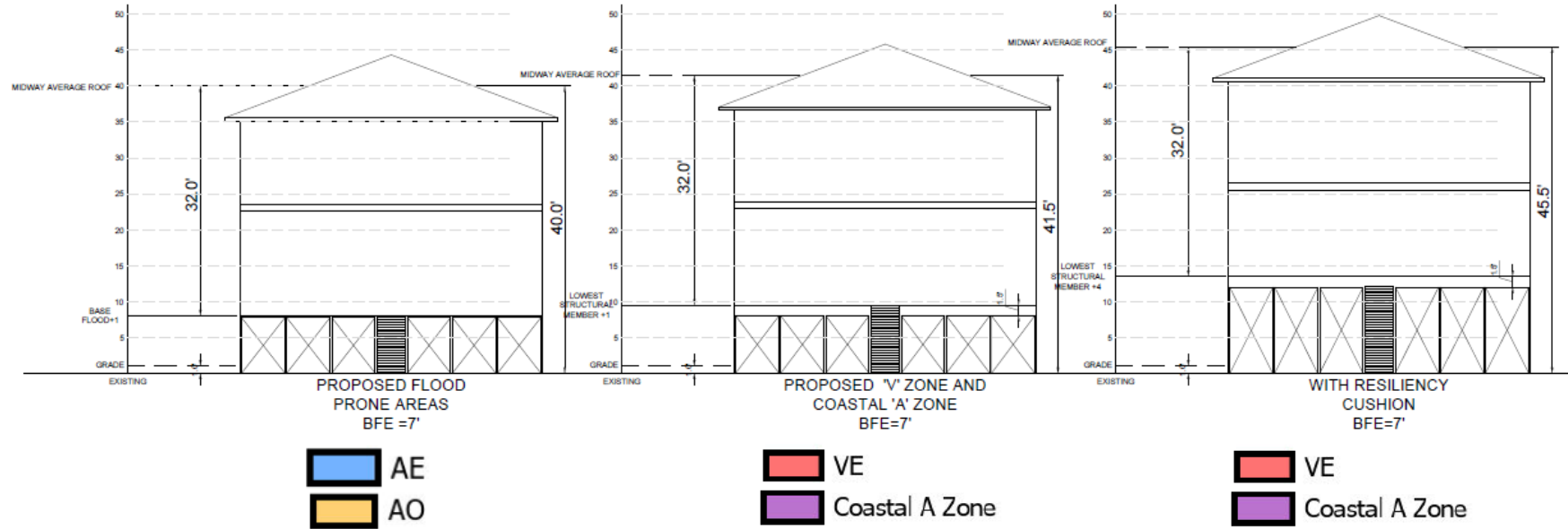


Figure 1 (Building Height and Vertical Plane)



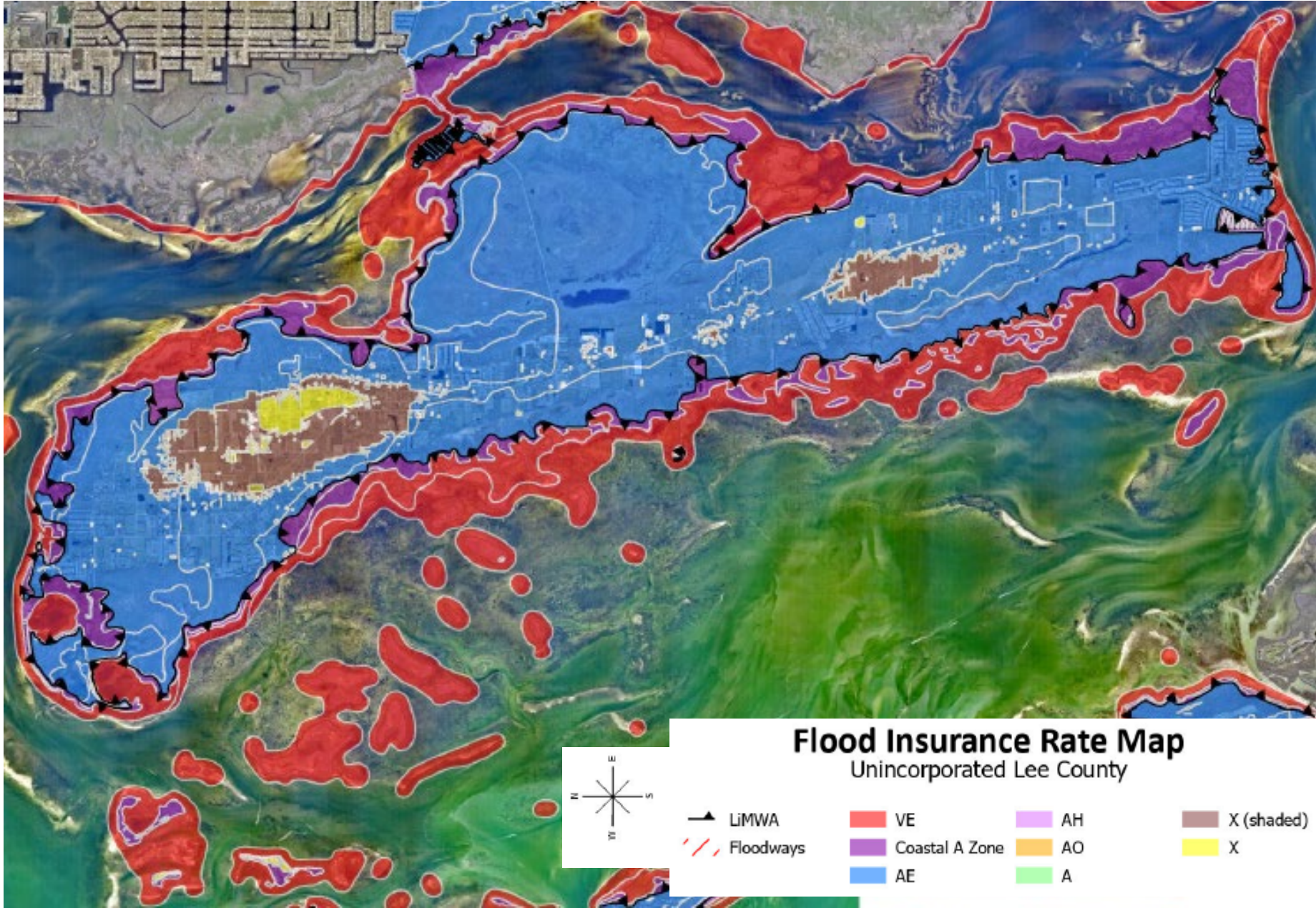
EXISTING REGULATIONS

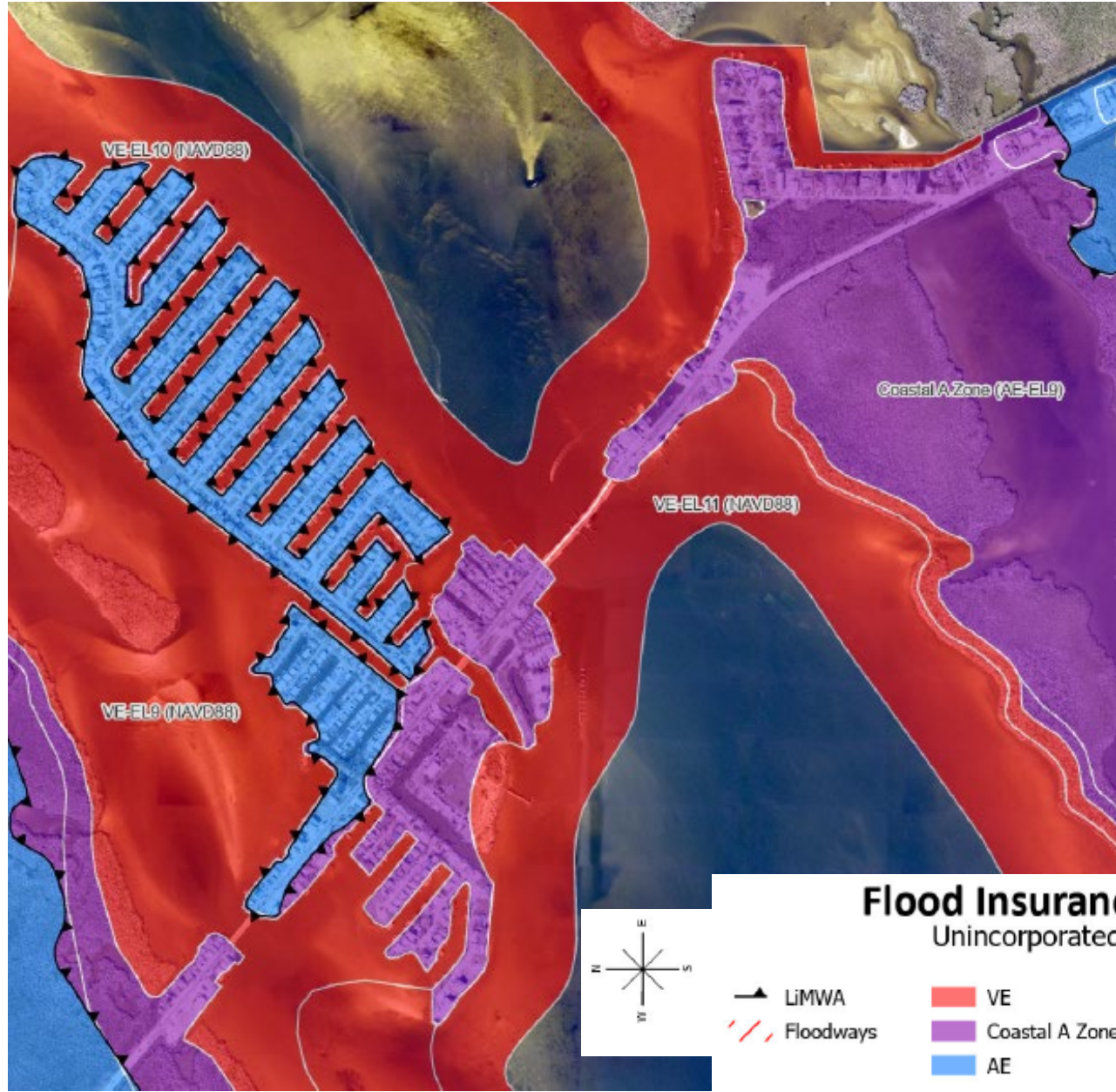


PROPOSED REGULATIONS

SCALE: 1" = 10"

Questions and Discussion





Flood Insurance Rate Map
Unincorporated Lee County

- ▲ LiMWA
- Floodways
- VE
- Coastal A Zone
- AE
- AH
- AO
- A
- X (shaded)
- X