

Scan the QR code to join the GPICA today

Annual Memberships

\$15/person

\$25/couple

Lifetime Memberships

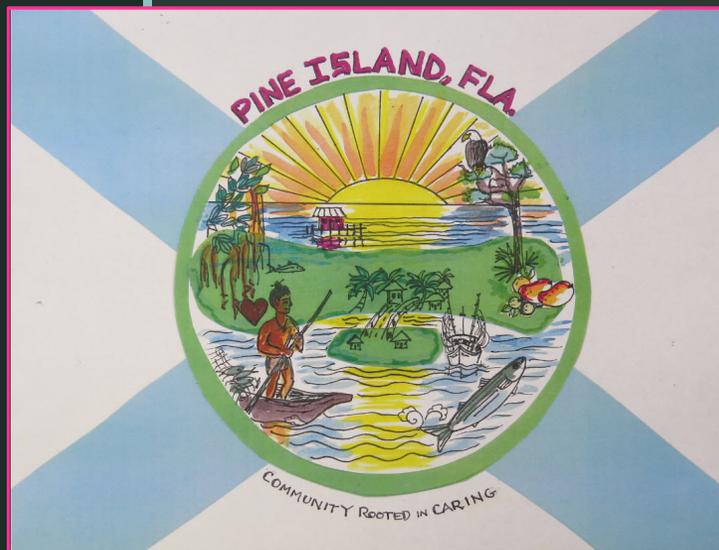
\$300/person

\$500/couple



Greater Pine Island Civic Association

Welcome!
HAPPY NEW YEAR!!



Pine Island Strong Since 1957

Monthly Meeting
January 6, 2026

Meeting Agenda

- Welcome/Opening Remarks — reminders
- Treasurer's Report
- Approval of Meeting Minutes
- Development/Zoning Committee Update
- Community Conversation
- Community Updates
- Closing Remarks
- Adjourn

Reminders

- Please mute your cell phone
- Take side conversations outside
- Please be polite and civil during comments/discussion

Treasurer's Report



Greater Pine Island Civic Association
Income Statement
For Month Ending December 31, 2025

INCOME

12/31/25	Interest Earned (Truist MM)	\$ 17.02
12/31/25	Interest Earned (FH MM)	\$ 7.77
12/29/25	Interest Earned (Truist CD 7892)	\$ 13.37
12/29/25	Zeffy Deposit	\$ 15.00
12/22/25	Zeffy Deposit	\$ 25.00
12/16/25	Zeffy Deposit	\$ 15.00
12/15/25	Zeffy Deposit	\$ 25.00
12/10/25	Interest Earned (FH CD 7361)	\$ 57.53
12/03/25	Cash Deposit	\$ 230.00
12/01/25	Interest Earned (Truist CD 7892)	\$ 13.82

TOTAL INCOME \$ **419.51**

EXPENSES

12/10/25	First Baptist Church of Pine Island	\$ 100.00
12/08/25	Go Daddy	\$ 43.18

TOTAL EXPENSES \$ **143.18**

NET INCOME/(LOSS) \$ **276.33**

Treasurer's Report



Greater Pine Island Civic Association Income Statement Year-To-Date Ending December 31, 2025

INCOME

Interest Income	\$2,488.84
Membership Dues	3,130.00
Service Charge Reimbursement	10.00
TOTAL INCOME	\$5,628.84

EXPENSES

Facilities Rental	\$1,200.00
PO Box Rental	72.00
Safe Deposit Box Rental	70.00
IRS/State Filings	70.00
Constant Contact	252.00
GoDaddy	124.64
Giveaways	215.93
Professional Services	150.00
PI Chamber-Mangomania	75.00
Seedling Purchase	215.25
Insurance	1,366.01
Service Charges	25.12
TOTAL EXPENSES	\$3,835.95

NET INCOME/(LOSS) \$1,792.89

Treasurer's Report

ENDING TRUIST CHECKING BALANCE	\$ 1,704.17
ENDING TRUIST MONEY MARKET	\$ 6,131.06
ENDING FIRST HORIZON CHECKING BALANCE	\$ 1,000.00
ENDING FIRST HORIZON MONEY MARKET	\$ 5,253.17
CASH BOX	\$ 103.00

ENDING CHECKING/MONEY MARKET/CASH BALANCE	\$ 14,191.40
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CD 4791 (Truist-4.00%, matures 01/21/26)	\$ 20,000.00
CD 6066 (Truist-4.00%, matures 01/28/26)	\$ 15,241.87
CD 7892 (Truist-3.25%, matures 02/28/26)	\$ 5,000.00
Treasury Bill (Treasury Direct, 3.642%, matures 03/19/26)	\$ 4,955.01
CD 3211 (First Horizon-3.10%, matures 04/24/26)	\$ 5,000.00
Treasury Bill (Treasury Direct, 3.607%, matures 06/18/26)	\$ 4,911.65
CD 4805 (Truist-3.75%, matures 07/21/26)	\$ 20,000.00
CD 3239 (First Horizon-2.90%, matures 10/26/26)	\$ 5,000.00
Treasury Bill (Treasury Direct, 3.517%, matures 12/24/26)	\$ 9,659.18

Approval of Meeting Minutes December 2025

Greater Pine Island Civic Association General Membership Minutes

Note: Minutes are draft until approved by membership

Date: 12-02-2025

Location: First Baptist Church of Pine Island

Board Members Present: Christine Blum, Nadine Slimak, Steve Eldredge, Deborah Swisher-Hicks, Sue Dahod, Kathy Chumley

Call to Order & Approval of Previous Minutes

The Membership minutes from the November meeting were presented. A motion was made, seconded and the minutes were approved.

Treasurer's Report (as of November 30)

October Financials (income and expenses rounded):

Total Income: \$211, Total Expenses: \$143, Net Income: approx.\$67.70

Year-to-Date Financials:

Income: approx. \$5,209, Expenses: approx. \$3,693, Net Income: \$1,516.56

Investments and Cash Balance:

The current cash availability is \$13,440.91, which is above the board's target of \$10,000.

A CD ladder is being established to have funds mature monthly, allowing for lower targeted cash levels.

A \$20,000 CD matures in early December and will be split into three or four CDs of differing maturities.

Development Committee Update

Six volunteers have joined Steve Eldredge to monitor zoning and development issues.

The group has completed initial training on using Lee County services to look up information.

Updates will be provided monthly starting in January, though significant changes may be slow to materialize.

Guest Speaker

Lee County Commissioner Kevin Ruane was introduced. He was asked to speak on six issues.

Conservation 2020 and Environment

Commissioner Ruane affirmed the County's commitment to Conservation 2020, refuting rumors of defunding.

An economic slowdown has caused developer applications to surge, with pending properties rising from \$60M to nearly \$90M.

Water Quality

Governor's funding prioritizes water storage over septic to sewer conversion (which costs \$50k-\$60k per home).

Ruane advocates for reinstating mandatory septic inspections during property transfers (removed by legislature in 2014) to identify failures.

Old Development Orders

Active legacy development orders have been reduced from thousands to 147.

State legislation creates a "low bar" to keep permits active. Old infrastructure (e.g., dormant pipes) must meet current codes if developed; grandfathering does not apply to new construction standards.

Concerns were raised regarding residents using unlicensed contractors for mechanical/structural work.

The Commissioner is exploring policy tools to increase fines, as current penalties are insufficient deterrents. Education on the risks of unlicensed work is a priority.

A resident reported an illegal commercial boat launch operation; details are to be sent to Pamela Smith for enforcement.

Home Rule

Commissioner Ruane discussed the tension between the state legislature and local government. The state often attempts "one size fits all" rules for diverse cities and counties.

This concept is currently being challenged by legislators who may lack "boots on the ground" understanding of constituent needs.

Senate Bill 180, intended to assist with post-storm rebuilding, was described as overreaching and is currently the subject of over 100 lawsuits.

The county is working with the Florida Association of Counties to advocate for local control.

Infrastructure Funding and Grants

Lee County faces an infrastructure funding shortfall of over \$1 billion.

Impact fees are geographically restricted and capped at a 2.5% increase.

Bridge tolls (specifically Cape Coral Bridge) have remained at \$1 since 1993, which is inadequate for billion-dollar expansion costs.

Ruane suggests a voter-approved 1-penny sales tax increase to capture revenue from approximately 300,000 seasonal visitors.

The county received over \$1 billion in Community Block Development Grants. Approximately \$200 million originally designated for housing is expected to be repurposed for infrastructure due to economic conditions.

There is a high probability that these repurposed funds will be used to build a new EMS station on Pine Island. These projects must be completed by May 2029.

Possibility of Using Tourist Development Council (TDC) to Rebuild Pineland Post Office

These funds (bed tax) are strictly regulated for marketing and tourism promotion. They cannot be used for general infrastructure (like the Post Office) or scientific research.

The county is open to acquiring the private sewer utility if there is a willing seller and a fair price.

Other Updates

Carol Scott, President of the Matlacha Civic Assn. provided formal acknowledgement of Commissioner Ruane's help with recent city improvements. Improvements included the mural, Bat park, pier, and demolition of dangerous buildings.

Link to this evening's General Membership meeting

https://www.facebook.com/PineIslandCivicAssociation/videos/?locale=ms_MY

Respectfully submitted by Steve Eldredge, Secretary/Treasurer.

Development/Zoning Committee Updates



PINE ISLAND DEVELOPMENT PROJECTS & ZONING APPLICATIONS- UPDATE

JANUARY 6, 2026

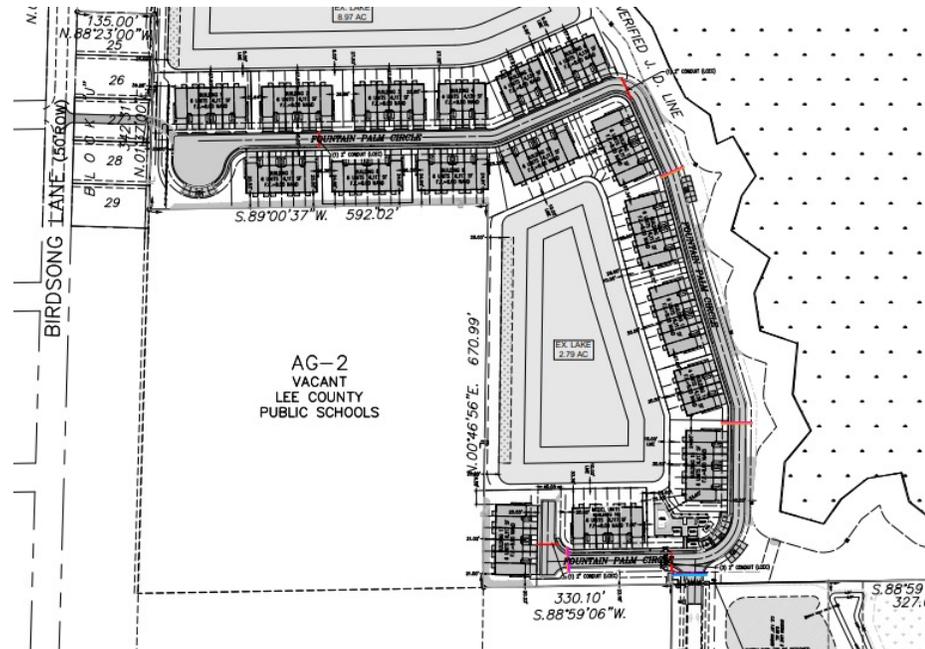
PINE ISLAND DEVELOPMENT PROJECTS

ORCHID COVE MULTI-FAMILY

11040 ARDEN LAKES DR., BOKEELIA
(DOS2021-00118)

APPROVED/BEING BUILT

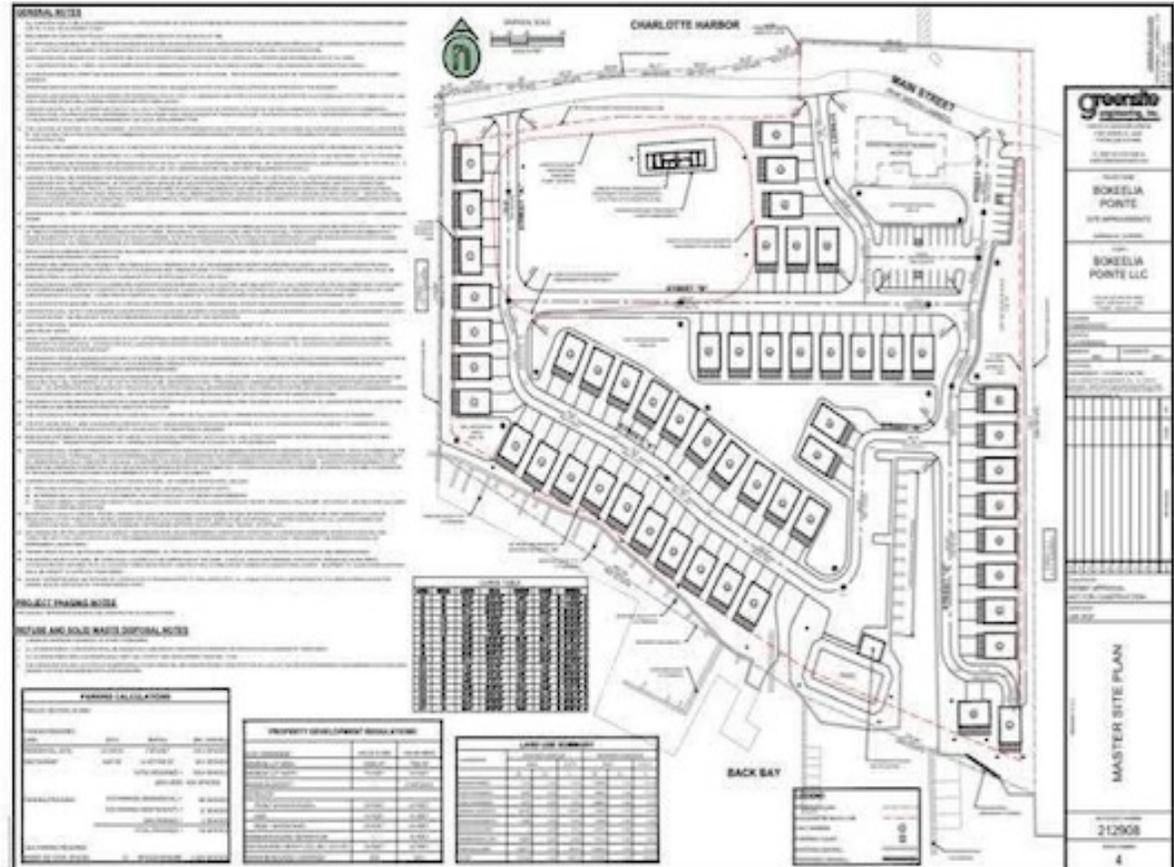
94 low-rise multi-family dwelling units in thirteen 6-unit commercial buildings and four 4-unit commercial buildings.



BOKEELIA POINTE (DOS2024-00033)

(FORMERLY BOKEELIA HARBOR RESORT DOS2004-00208)

Approved for the single-phase construction of infrastructure to support a 48-unit mobile home park on a 7.94-acre site with direct access to Main Street, related site grading, and other improvements including constructing/installing with the required permits: utility (i.e. electric, gas, sanitary sewer, water, etc.) connections, stormwater management infrastructure, boat ramp, paved driveway accesses, a sidewalk/walkway, pool/covered pavilion, paved internal roadways



ATLAS LAKES

LAKE PAWPAW CIRCLE, ST. JAMES CITY
(DOS2022-00204)

APPROVED DEVELOPMENT ORDER



[Home](#)

Atlas Lakes **Pine Island, FL**

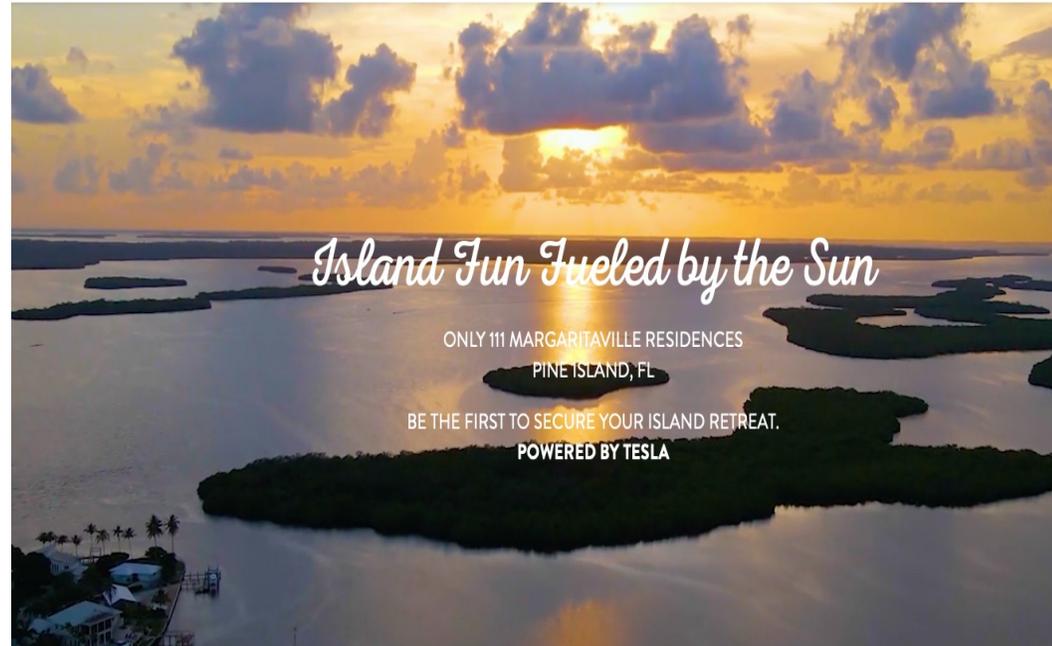
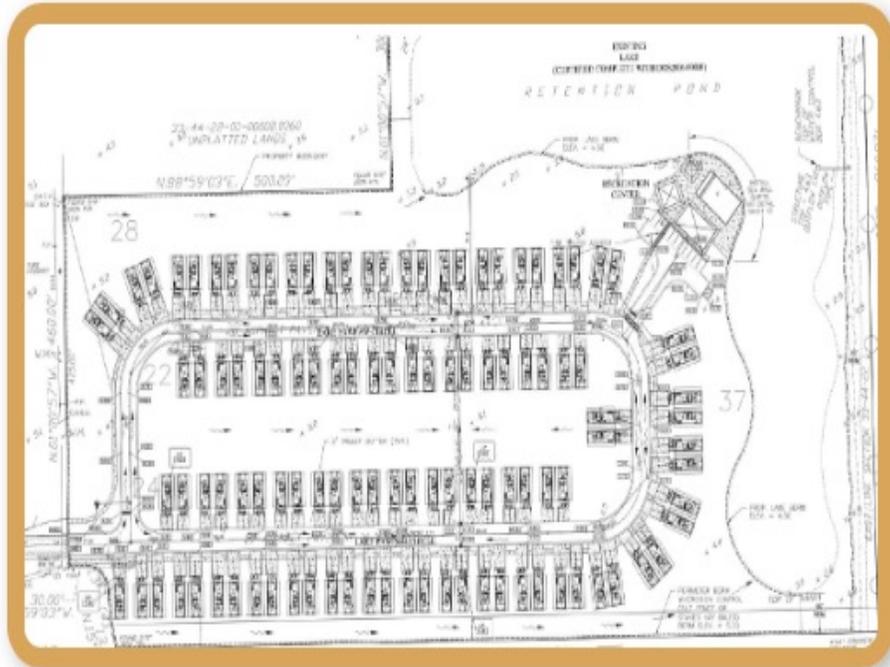
111-Lot project comprised of a mix of Single-Family Lots. This project will be a Margaritaville-branded community and is a joint venture between Terra Nova Land Development and a local development partner. Pine Island is located just west of Fort Myers and is part of the Cape Coral-Fort Myers MSA.



MARGARITAVILLE BUNGALOWS (ATLAS LAKES)

LAKE PAWPAW CIRCLE, ST. JAMES CITY
(DOS2022-00204)

MARGARITAVILLE
Bungalows
PINE ISLAND



Island Fun Fueled by the Sun

ONLY 111 MARGARITAVILLE RESIDENCES
PINE ISLAND, FL

BE THE FIRST TO SECURE YOUR ISLAND RETREAT.
POWERED BY TESLA

PINE ISLAND OPEN STORAGE

5361 PINE ISLAND RD., BOKEELIA
(DOS2022-00191)

APPROVED

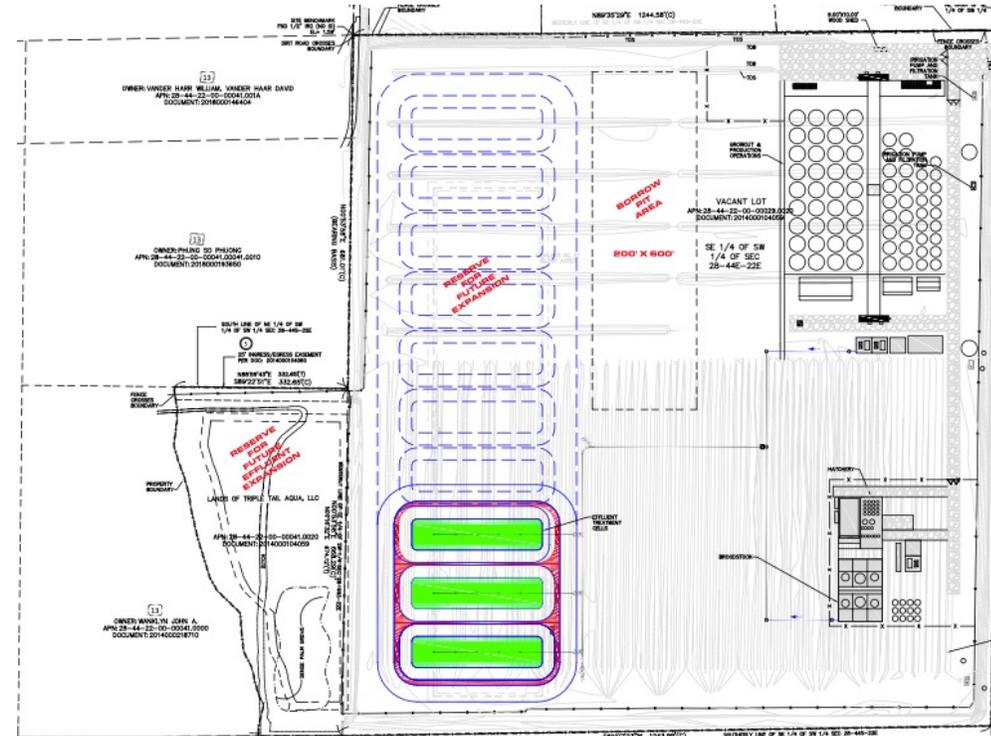
Approved for the single-phase construction of infrastructure to support an 80,000 SF outdoor storage use for boats and RV's on a 4.78-acre site with direct access to Pine Island Road, related site grading, and other improvements including constructing/installing with the required permits: utility (i.e. electric, gas, sanitary sewer, water, etc.) connections, stormwater management infrastructure, a paved uncovered parking lot and driveway access, traffic signing and pavement markings, sidewalk, lighting, fencing, wall, swing gate, retaining wall, irrigation well, landscaping, and related improvements in conformance with the approved plans.
[CNC2022-00191]

TERRA BLUE AQUACULTURE FARMS

10289 STRINGFELLOW DR., ST. JAMES CITY
(LDO2025-00008)

APPROVED AND CONSTRUCTING

-Construction of Effluent Management Ponds
-Terra Blue Aquaculture Farms is a U.S.-based company that designs and builds land-based, sustainable fish farms. It is an aquaculture company that focuses on sustainable fish farming, and it has been an active venture since at least early 2020. The company's projects are focused on North America, primarily the United States.



PINE ISLAND FIRE DEPARTMENT STATION #2

5015 STRINGFELLOW DR., ST. JAMES CITY
(DOS2025-00017)

APPROVED

To raze the existing fire station and re-develop this property into a state-of-the-art fire station (7,952 square feet).

-Funded by \$5.013M Housing & Urban Development grant

-Features: 3 bays, meeting space, helipad, storage for hurricane supplies



WAY ASSEMBLY OF GOD

5990 CUBLES DR., BOKEELIA
(DOS2025-00136)

WAIVER REQUEST FOR DO REVIEW DEADLINES

-Construction of a 3,333 sq ft, one story church and associated parking areas, drainage facilities and utilities.

PINE ISLAND ZONING APPLICATIONS

UPPER CAPTIVA CARRIAGE CLUB (UCCC)

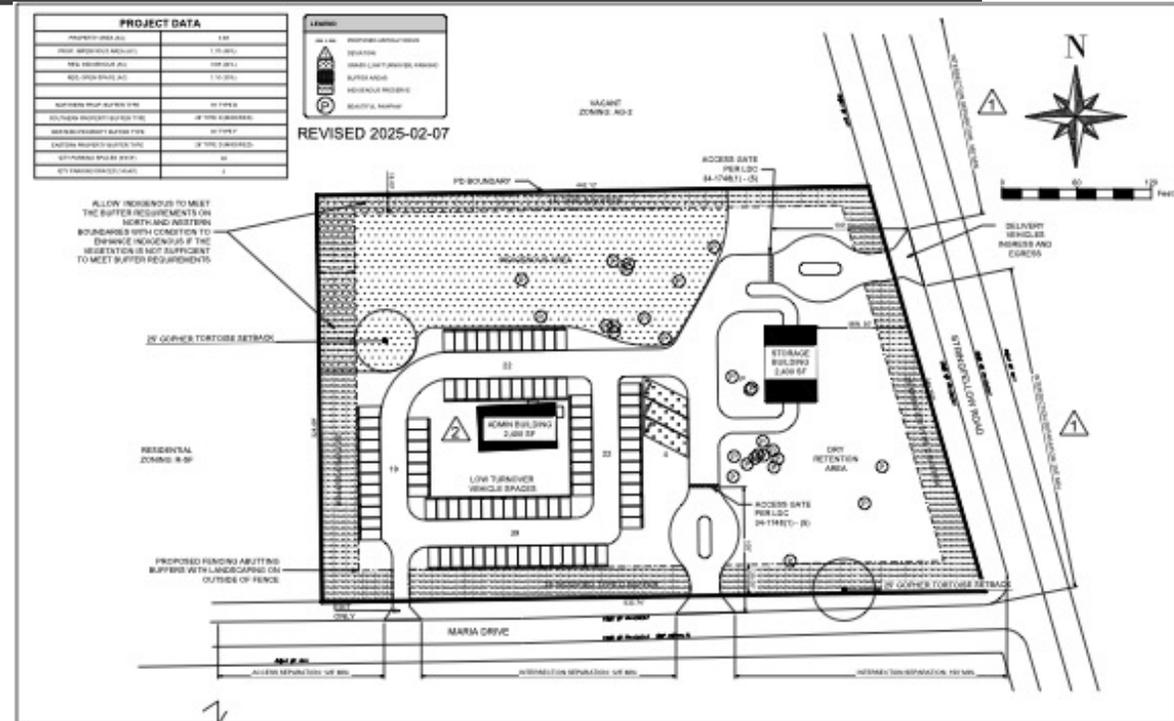
9101 STRINGFELLOW RD., ST. JAMES CITY
(DCI2023-00040)

FOLLOW-UP ITEMS TO HEX HEARING

-HEX hearing on 10/24. There are follow-up items requested of UCCC by 11/7.

-Based on the request the hearing has been left open.

UPDATE: Pending hearing outcome. DO appears ready for issuance, however it is unclear why this matter is not resolved.



BOKEELIA TOWER

7645 BARRANCAS AVE., BOKEELIA
(VAR2025-00006/SEZ2025-00011)

SECOND INSUFFICIENCY LETTER-RESPONSE DUE 11/14

- Variance for relief of Land Dev. Code reducing the required setback needs..
- Special exception to allow 155 ft. monopole within AG2 zoning district.
- Letter sent from GPICA to County on public information session held.

UPDATE: Public hearing scheduled for March 11, 2026 @ 9:00 am.



BETSY PARKWAY MPD

5041 PI RD. AND 10300 BETSY PARKWAY
(DCI2025-00003)

INSUFFICIENCY LETTER

-Betsy Parkway MPD. Request to rezone +/- 23.96 acres from C-1A and AG-2 to the Mixed Use Planned Development (MPD) zoning district to allow 275,000 sf of industrial uses and 50,000 square feet of commercial uses.
-Letter sent from GPICA to County on public information session held.

UPDATE: Based on the short list of questions in the latest application insufficiency letter, the project should be determined sufficient soon and a hearing scheduled.



Figure 2. Current Subject Property Zoning & Surrounding Zoning Districts

THE BLUE DOG RESTAURANT CPD

4597 PI ROAD, MATLACHA
(DCI2023-00045)

FOLLOW-UP ITEMS TO HEX HEARING

-The Blue Dog Restaurant Minor CPD w/Onsite Outdoor Consumption On Premise. A request to permit an existing outdoor dining patio for an onsite Consumption On Premises use and sixteen interrelated LDC deviations, of which six have been previously approved, including a deviation to incorporate historic district appropriate onsite and offsite parking standards.

-A letter of support for the restaurant was submitted to the County.

UPDATE: Public hearing scheduled for February 5, 2026 @ 9:00 am.



JUG CREEK SPECIAL EXCEPTION

16498 TORTUGA ST., BOKEELIA
(SEZ2025-00019)

FIRST INSUFFICIENCY LETTER-REPOSE DUE CURRENTLY

-Special Exception request, pursuant to LDC Section 34-873, to allow a Restaurant Group II and Consumption on Premises (COP) of alcoholic beverages in the Marine Industrial (IM) zoning district.

UPDATE: Project requested a 60-day extension (from 11/11/25) to answer questions from the most recent insufficiency letter dated 10/01/25.



OTHER ZONING ISSUES

DCI2025-00004
8482 STRINGFELLOW RD., SJC

UPDATE: WAITING ON APPLICANT

Gerner Comm. Center

Request to rezone ±6.17 acres from Agricultural (AG-2) to Commercial Planned Development (CPD) to allow 5,057 square feet of commercial intensity including a plant nursery, lawn and garden supply store, and other limited commercial uses.

DCI2025-00006
3640 SW PI ROAD, CAPE CORAL

UPDATE: Pending HEX hearing outcome and compliance

Ted Allen CPD

Property owner Ted Allen (“Applicant”) is requesting to rezone a 1.4+/- acre parcel on the south side of SW Pine Island Road approximately ½ mile west of the SW Pine Island Road and Veteran’s Parkway intersection from AG-2 to Commercial Planned Development (CPD). The intent is to zone it for office, small retail and business services and use the existing structure for the sales and administrative office and allow for slight expansion requesting 3,000 sf maximum building.

OTHER ZONING ISSUES

SEZ2025-00008
3620 STRINGFELLOW RD.

UPDATE: Appears that there has been no response to the second application insufficiency letter.

Froggy's Bar

Request for a special exception on ±0.89 acres pursuant to LDC Section 34-1264 for outdoor consumption on premises in conjunction with a Restaurant, Group III.

REZ2022-00011
7746 STRINGFELLOW RD.

UPDATE: Request by Big Waters Land Trust out of Osprey, FL

PI Preserve at Matlacha Park

The Applicant, Conservation Foundation of the Gulf Coast, is requesting to rezone 229± acres from the Commercial (C-1A) and Agricultural (AG-2) zoning districts to the Environmentally Critical District (EC). to preserve and protect any sensitive or environmentally critical habitat and also seek a special exception for accessory structures and impervious surfaces for park amenities.

Community Conversation

GPICA Board Nominees

- Vicky Werner

Community Updates

GPICA Adopt-A-Road:

- Next clean-up date: Wednesday, January 7, 2026 – 9am meet at the Bokeelia post office

Calusa Land Trust Work Parties in the Preserves

- Work 9am to Noon, followed by pizza lunch
- Pruning, clearing invasives — bring work gloves, loppers, pruning shears, rakes & chair to sit in for lunch (if you want)
- RSVP to Robert Ballard: mrobertballard64@gmail.com
- Upcoming dates/locations:
 - Jan 10 Fritt's Park

Matlacha Civic Association (MCA)

- Matlacha Clean Up Day – January 24, 2026 – 9am to Noon – Meet at the drawbridge
- Matlacha Art walk – 2nd Friday of each month – 5pm to 8pm

Show Pine Island Some Love Pine Tree Giveaway

sponsored by the Greater Pine Island Civic Association with the
Pine Island Garden Club and the Calusa Land Trust

When: 1 p.m. to 4 p.m. Saturday, Feb. 14, 2026

Where: The Pine Island Garden Club public garden on Park Lane,
next to the tennis courts at the center.

Cost: Free, though canned good donations for our local food
banks are encouraged!

Volunteers Needed: We're seeking
volunteers to help pot seedlings from 9 a.m. to
noon, Saturday, Feb. 14, at the park. Please email
Info@GPICA.org to register to help.



Closing Remarks

Next Meeting

- February 3, 2026 - Speaker: Lee County Parks & Recreation

THANK YOU!



Pine Island Strong Since 1957