

# **CORRESPONDENCE**

**Miller, Janet**

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**From:** Phil Buchanan [coolcherokee@comcast.net]  
**Sent:** Thursday, June 18, 2009 5:54 PM  
**To:** Hines, Lisa  
**Cc:** Miller, Janet; Noble, Matthew; O Connor, Paul  
**Subject:** Re: Emailing: CPA2008-00017 Final Staff Report.wpd

Thanks for making some changes, Lisa. Unfortunately, the amendment still restricts commercial activities in Pine Island villages and promotes them in the coastal rural areas. We think that is the reverse of what we should be doing.

We think the amendment should be rewritten to clarify (not expand) the types of commercial activities in the coastal rural areas--that's what the BOCC asked for and that's all that needs doing. The amendment should promote nurseries, produce stands, feed stores, and such in the coastal rural areas. Banks, gas stations, barber shops, food stores, and all that belong in the villages where the majority of the customers are located--it makes no sense to us to make them drive out into the country for such services. That would be urban sprawl as well as poor planning and bad for the business community and our economy.

Phil Buchanan  
3861 Galt Island Avenue  
St James City, FL 33956  
Phone/fax: 239-283-4067  
cell: 239-789-6114  
email: coolcherokee@comcast.net

----- Original Message -----

**From:** "Lisa Hines" <LHINES@LEEGOV.COM>  
**To:** "Phil Buchanan" <coolcherokee@comcast.net>  
**Cc:** "Janet Miller" <MILLERJM@leegov.com>, "Matthew Noble" <NOBLEMA@leegov.com>  
**Sent:** Tuesday, June 16, 2009 8:16:48 AM GMT -05:00 US/Canada Eastern  
**Subject:** Emailing: CPA2008-00017 Final Staff Report.wpd

<<CPA2008-00017 Final Staff Report.wpd>>

Good Morning Mr. Buchanan. Attached is the final staff report for commercial uses in the Coastal Rural future land use category. As a result of your comments, staff removed some of the proposed uses. Staff's review considers the existing commercial zoned parcels in Coastal Rural which would not be required to undergo a zoning action. Thank you again for your time and comments. The LPA hearing is scheduled for Monday, June 22 at 8:30 a.m. in the BoCC chambers.

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

6/22/2009

**Miller, Janet**

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**From:** Hines, Lisa  
**Sent:** Friday, June 19, 2009 7:22 AM  
**To:** Phil Buchanan  
**Cc:** Miller, Janet; Noble, Matthew; O Connor, Paul  
**Subject:** RE: Emailing: CPA2008-00017 Final Staff Report.wpd

Good Morning Mr. Buchanan. It is not staff's intent to limit or restrict commercial activities in Pine Island villages. Please note that we amended the list of commercial uses appropriate in the coastal rural future land use category. Staff removed banks and gas stations per your request. We left food stores and specialty retail with the intent to allow local growers to have a place to sell their products (produce, art, etc.). The amendment does not permit convenience stores. Some of the existing commercial zoned properties within the coastal rural future land use category would currently permit intense commercial uses; however, this amendment should address this concern.

Thank you for your comments and have a great weekend.

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**From:** Phil Buchanan [mailto:coolcherokee@comcast.net]  
**Sent:** Thursday, June 18, 2009 5:54 PM  
**To:** Hines, Lisa  
**Cc:** Miller, Janet; Noble, Matthew; O Connor, Paul  
**Subject:** Re: Emailing: CPA2008-00017 Final Staff Report.wpd

Thanks for making some changes, Lisa. Unfortunately, the amendment still restricts commercial activities in Pine Island villages and promotes them in the coastal rural areas. We think that is the reverse of what we should be doing.

We think the amendment should be rewritten to clarify (not expand) the types of commercial activities in the coastal rural areas--that's what the BOCC asked for and that's all that needs doing. The amendment should promote nurseries, produce stands, feed stores, and such in the coastal rural areas. Banks, gas stations, barber shops, food stores, and all that belong in the villages where the majority of the customers are located--it makes no sense to us to make them drive out into the country for such services. That would be urban sprawl as well as poor planning and bad for the business community and our economy.

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 3861 Galt Island Avenue  
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**From:** "Lisa Hines" <LHINES@LEEGOV.COM>  
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**Cc:** "Janet Miller" <MILLERJM@leegov.com>, "Matthew Noble" <NOBLEMA@leegov.com>  
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Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

**Miller, Janet**

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**From:** O Connor, Paul  
**Sent:** Friday, July 31, 2009 9:47 AM  
**To:** Miller, Janet  
**Subject:** FW: Pine Island Plan Amendment

Please add this individual to the comp plan notification list.

Thanks

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**From:** Buettner, David L [mailto:buettner@fvtc.edu]  
**Sent:** Friday, July 31, 2009 9:13 AM  
**To:** O Connor, Paul  
**Cc:** Pamela Buettner  
**Subject:** Pine Island Plan Amendment

Thanks for listening to my concerns this morning, Paul. I appreciate your willingness to add my name and email address to public information efforts related to this matter.

I trust you understand that my concerns are two-fold. One, is that key actions on this matter appear to be happening while many residents of the affected area are away. With such a sensitive issue, that seems unwise and unfair, if not unethical.

Second, my concern that this amendment, its intentions and origins notwithstanding, could lead to disorderly development of Pine Island. Such development could easily destroy the very environment that brought so many of us to the area. I am confident that if many of my neighbors knew of this potential, there would be a substantial outcry.

David Buettner  
3321 Stabile Road  
St. James City, FL 33956

## GPICA Recommended Revision to County Staff Recommendation

The Greater Pine Island Civic Association strongly feels that our coastal rural areas should remain rural, and therefore that commercial activities between the village areas should be clarified as limited to those that promote farming and related rural activities. We also feel that commercial activities in the village areas (other Future Urban Areas) should be made much clearer. We also feel strongly that we need to be very clear in supporting ecotourism on Pine Island, which along with farming is the basis of our island economy.

With those goals in mind, the GPICA proposes that the land plan changes be revised to read as follows:

POLICY 14.4.1: The designated Future Urban Area at Pine Island Center is targeted for most future commercial and industrial uses, as permitted by other portions of this plan. [NOTE: This policy is unchanged and included here for reference purposes only.]

POLICY 14.4.2: Commercial development at other Future Urban Areas ~~locations~~ on Greater Pine Island (that is, the villages of Bokeelia, Matlacha, Pineland, and St James City) should be limited to marinas, fish houses, minor commercial uses to serve local residents, and uses to promote ecotourism and serve island visitors. Such urban uses include (but are not limited to) art and gift shops, restaurants, motels, bait and tackle shops, boat and kayak sales and rentals, convenience stores, gasoline sales, and barber and beauty shops. Commercial uses in the coastal rural areas (areas between the villages) should be limited to uses that promote farming and related rural activities. Such rural uses include (but are not limited to) produce stands, nurseries, farm and feed supply stores, lawn and garden supply, and equestrian facilities. All such development must be sited and designed to minimize disruptive influences to the greatest degree possible. (Amended by Ordinance No. 94-30, 00-22)

The staff proposed new Policy 14.4.6. is unnecessary and should be dropped altogether. There is no need to limit farm-related commercial activities such as nurseries and equestrian facilities to two acres.

Here follows are proposed changes to the Division of Planning Staff Report of July 17, 2009, consistent with the above revised land plan change.

Page 3, paragraph 3, Policy 14.4.1. is improperly labeled as 14.1.1. Please correct.

Page 3, replace paragraph 4, proposed policy 14.4.2, as indicated above and delete paragraph 5 (proposed Policy 14.4.6).

Delete the last paragraph on page 3. Contrary to the existing wording, Pine Island does not have gas stations and retail outlets in rural areas.

Page 6, third paragraph, line 6, change "among the" to "between" and delete the last sentence.

Page 6, last paragraph, delete the last sentence.

Page 7, paragraph 1, delete the last sentence.

Page 7, paragraph 2, should be deleted. Contrary to the existing wording, St James City has had a convenience store appropriately located in the center of the village for at least several decades. Each of the other villages in Greater Pine Island also has a convenience store.

Page 7, paragraph 4, change to read as follows: "Staff finds that minor commercial uses promoting farming and related activities could be appropriately located within the Coastal Rural future land use areas, such as produce stands, nurseries, farm and feed supply stores, lawn and garden supply, and equestrian facilities. These uses are typically approved in rural settings

Page 4, delete paragraph 4 and change the last paragraph to read: "This amendment is intended to clarify the appropriate minor commercial uses in the coastal rural area by comparison and contrast with those in the urban areas."

where commercial zoning exists and requires development order review and approval. Commercial development standards have been implemented to insure compatibility with existing, adjacent uses. The proper location of these uses will promote farming and related rural activities while maintaining the character and culture of the community."

Page 7, delete the last paragraph.

Given these changes, we do not believe the limitation of coastal rural commercial facilities to two acres is necessary. In fact nurseries and equestrian facilities will often exceed that acreage. Accordingly, change Page 8, last paragraph, to read in its entirety as follows: "Along with the clarification of minor commercial uses in the Coastal Rural descriptor policy, staff is recommending an amendment to Policy 14.4.2 also clarifying commercial uses in other urban locations in Greater Pine Island. The latter changes emphasize not only the continued need for existing commercial facilities in urban areas to serve island residents, thus reducing trips both off island and on Stringfellow Road, but also the promotion of facilities that serve ecotourism, a mainstay of the island economy."

Page 9, Delete the 4th and 6th full paragraphs and replace the 5th full paragraph with the following: "Staff finds that minor commercial development promoting farming and related rural activities within the Coastal Rural future land use area is appropriate, but that most commercial development on Greater Pine Island should be permitted in the central urban area of Pine

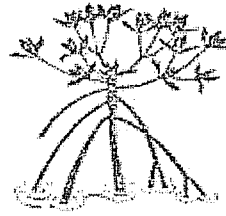
Island Center and the future urban areas of Bokeelia, Matlacha, Pineland, and St James City. Staff's research indicates that St James City is the most populated community in Greater Pine Island with two-thirds of the population, and that the majority of the existing commercial development is located in Pine Island Center and St James City."

Page 9, last paragraph, 2<sup>nd</sup> sentence, change to read: "Staff's intent is to clarify commercial uses in both the coastal rural and urban areas, with an emphasis on the need for services to both residences and visitors as well as critical support of ecotourism on Pine Island."

Page 10, 2<sup>nd</sup> paragraph, add "consistent with protection of the rural environment" following the phrase "commercial uses" in line 2.



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Management  
Coalition, Inc.



P.O. Box 1826  
Fort Myers, Florida 33902

TO: Matt Noble – LPA Staff

FROM: Dave Urich, Life Member of RGMC

RE: Pine Island Plan – Future Commercial Proposal

DATE: August 1, 2009

It has come to our attention that the LPA discussed the above proposal on July 27<sup>th</sup>, and it will come up for vote on August 24<sup>th</sup>. Our group has been very involved in the development and monitoring of the existing Pine Island Plan.

RGMC is shocked that a massive change has been proposed which would allow future commercial development in the rural areas of Pine Island which are currently protected from such development. The existing Pine Island Plan allows commercial development in the Pine Island Center area and also in the villages of St. James City, Bokeelia, Matlacha, and Pineland.

As we understand this new proposal, it would open up the rural areas along Stringfellow Road for commercial “day to day” needs. The existing commercial plan for Pine Island places commercial into the more urban areas, not the rural ones.

It seems that this new Future Commercial Proposal is urban sprawl at its worst, and certainly is not “Smart Growth” as we understand it. Please do not continue to seek this massive change to the Pine Island Plan, it removes the very protections that we have worked for years to insure for Pine Island’s future and preservation.

Since 1988, RGMC has been a vocal proponent of sound growth management strategies and plans. We advocate for sustainable development practices that link growth to public needs. This relates to infrastructure, environmental impacts, public space, and a safe accessible lifestyle. RGMC is a 501 (c) (3) organization.

**O Connor, Paul**

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**From:** M J PERLMAN [mjperlman7@q.com]  
**Sent:** Thursday, August 13, 2009 11:13 PM  
**To:** O Connor, Paul  
**Cc:** Noble, Matthew  
**Subject:** Fw: Preserving Pine Island

Marsha J. Perlman  
Author, Editor, Photographer  
Colorado and Florida  
[mjperlman7@q.com](mailto:mjperlman7@q.com)

----- Original Message -----

**From:** M J PERLMAN  
**To:** [dist1@leegov.com](mailto:dist1@leegov.com)  
**Sent:** Monday, August 10, 2009 7:40 PM  
**Subject:** Preserving Pine Island

Dear Commissioner Janes;

It has always been our pleasure to talk with you during the meetings you attended on Pine Island, as well as those we attended in Four Myers.

We were shocked to learn about the new proposals for our rural piece of Florida. All these hasty speculators can take their plans and go elsewhere. We want rural Pine Island to remain as it is. We have commerce on the island. We support our local businesses and our farm enterprises. That is sufficient. We moved here to enjoy exactly what we have right now. We do not want shoddy commercialism along Stringfellow and Pine Island Road.

This time, we are asking you to delay the hearing on the proposed changes for Pine Island until early December when residents will all be able to attend. It seems to us that is the least that can be done for those of us who oppose what is happening.

We don't appreciate having something this serious be pulled over us in such haste when you all know that many property owners are not available. To say that this needs to be done immediately smacks of sleaze, dishonesty and cowardness; fear and trepidation of facing an audience and explaining what is being proposed.

After many hours of work by so many people on the existing PI Plan, and its

8/14/2009

acceptance all around, how did this change so suddenly? How could this change so suddenly?

You are our representative, why don't you represent the people of Pine Island?

Sincerely,  
Marsha Perlman  
Eugene Rossman  
3066 Bounty Lane  
St. James City, FL 33956

cc Paul O'Connor  
Matt Noble

**RECEIVED**  
AUG 19 2009

Judith Ann Wenzel  
James E. Wenzel  
3559 Emerald Avenue  
St. James City, Florida 33956

COMMUNITY DEVELOPMENT

August 14, 2009

Lee County Community Planning Committee  
P. O. Box 298  
Fort Myers, Florida 33902

Attn: Mr. Paul O'Connor  
Mr. Matt Noble

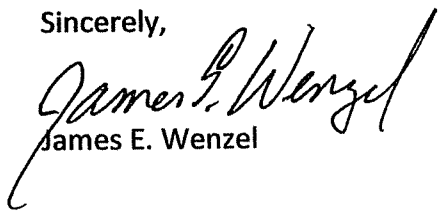
Subject: Pine Island Plan

Last week I was shocked to see that the residents of Pine Island must again fight to save the "Pine Island Plan". It seems like we are in a continuous battle with the large landowners and speculators over proposed changes to the Pine Island Plan.

If action must be taken . . . It requires the following:

1. A timetable must be developed that assures time to develop and present all information to the maximum number of Pine Island homeowners.
2. Wait until November when the majority of the Pine Island residents return to the island.
3. Any discussion concerning commercial construction properties must include facts on the amount of commercial buildings that are empty at this time.

When is a plan . . . not a plan? How many times do we have to defend our approved plan?  
"NO MORE CHANGES".

Sincerely,  
  
James E. Wenzel

Cc: Bob Janes  
Brian Bigelow  
Ray Judah  
Tammy Hall  
Frank Mann

**O Connor, Paul**

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**From:** Judith Wenzel [j.wenzel@live.com]  
**Sent:** Friday, August 14, 2009 5:59 PM  
**To:** distiii@leegov.com; distiv@leegov.com; distii@leegov.com; disti@leegov.com; distv@leegov.com;  
O Connor, Paul  
**Subject:** Pine Island Plan

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If action must be taken . . . it requires the following:

1. A timetable must be developed that assures time to develop and present all information to the maximum number of Pine Island homeowners.
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3. Any discussion concerning commercial construction properties must include facts on the amount of commercial buildings that are empty at this time.

When is a plan . . . not a plan? How many times do we have to defend our approved plan? "NO MORE CHANGES".

Sincerely,

James E. Wenzel

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**Hock, Donna M.**

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**From:** Noble, Matthew  
**Sent:** Thursday, August 20, 2009 1:23 PM  
**To:** Hines, Lisa  
**Cc:** Hock, Donna M.  
**Subject:** FW: FW: Pine Island Coastal Rural commercial facilities  
  
FYI...CPA2008-17...

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**From:** Michael J. Dreikorn [mailto:dreikorn@theiplgroup.com]  
**Sent:** Thursday, August 20, 2009 11:24 AM  
**To:** Noble, Matthew  
**Subject:** FW: FW: Pine Island Coastal Rural commercial facilities

Greetings Matt: I am not sure if you saw Phil's letter below. I thought you'd find it interesting. We (BCA) have had the opportunity to review the new revision and have a couple of concerns.

1) Development is limited to structures less than 5000 sq ft. and no deviations allowed. This prevents a wide array of potential businesses and services from being provided. For example, a professional building, medical facilities, and private educational facilities would all require more than 5000 sq. ft. and would provide good paying jobs on the island. The BCA position is that the 5000 sq. ft. provision stand. However, allow for deviations through normal permitting processes.

2) There is a listing of businesses types that are allowed to be developed. We realize that it is the Staff's intention to only provide examples of desired business types. However, future authorities may not interpret the policy the same way that we understand it today. The BCA position is there needs to be additional emphasis in the policy that the listing is not all inclusive. Possibly a note could be added.

Thank you and your staff for all the great work you are doing. We realize that there are a lot of voices trying to influence the process, and we appreciate you listening to ours.

Regards, Michael

**Dr. Michael J. Dreikorn**  
President, Bokeelia Civic Association

5697 Bay Point Rd.  
Bokeelia, Florida 33922 USA  
Office +1.239.283.2839  
Cell +1.239.898.7660  
Fax +1.239.283.2197  
Email: [Dreikorn@ThePLGroup.com](mailto:Dreikorn@ThePLGroup.com)



Please consider your environmental responsibility before printing this e-mail

**From:** Phil Buchanan [mailto:coolcherokee@comcast.net]  
**Sent:** Wednesday, August 19, 2009 10:32 PM  
**To:** undisclosed-recipients  
**Subject:** Fwd: Pine Island Coastal Rural commercial facilities

----- Forwarded Message -----

From: "Phil Buchanan" <coolcherokee@comcast.net>  
Sent: Wednesday, August 19, 2009 10:26:57 PM GMT -05:00 US/Canada Eastern  
Subject: Pine Island Coastal Rural commercial facilities

To all Pine Islanders:

Attached is the most recent county staff rewrite of the coastal rural commercial provisions. They did a fantastic job. The so-called "day to day commercial" facilities are now designated as belonging (very properly, I think) in the urban areas instead of the rural areas.

The revision provides that rural commercial "uses are limited to those that reflect the Coastal Rural character and unique culture of Greater Pine Island such as animal clinics, bait and tackle shops, ecotourism, farm and feed supply stores, food stores, lawn and garden supply stores, restaurants (excluding fast food), roadside/produce stands, speciality retail, and plant nurseries." I think this language is excellent, and I heartedly recommend that all of Pine Island endorse the entire staff report.

We all owe a big thank you to the many Pine Islanders that sent emails and made calls regarding the original (in my opinion flawed) staff proposal. Their efforts are why this task has resulted in such an excellent conclusion. We also owe a great thank you to the county staff--they really do listen to citizen input.

Phil Buchanan  
3861 Galt Island Avenue  
St James City, FL 33956  
Phone/fax: 239-283-4067  
cell: 239-789-6114  
email: coolcherokee@comcast.net

## **Remarks to the LPA, 27 July 2009, re Pine Island coastal rural commercial activities**

Good morning. I am Phil Buchanan, spokesperson for the Greater Pine Island Civic Association. First of all, we would very much prefer that this matter is dealt with at a different time of year. Right now is vacation season, and it is not possible to hold meetings or hearings on Pine Island to review matters such as this. But, if we must deal with it now, we will.

Two of you reside on Pine Island, and I am sure the rest of you have visited us. As you know, Pine Island is 17 miles long and 2 miles wide at the widest point. You enter the island on a causeway through the mangroves. When you enter, you go through Matlacha, through Little Pine Island (a conservation area) and you arrive at in the center of the island at the four-way stop, which we call Pine Island Center.

Pine Island Center is the commercial and industrial center of Pine Island, what the Lee Plan calls the Future land Use "Urban Center," and that's where we have all of the larger commercial facilities on Pine Island. Those facilities include five banks, a large hardware store, a Winn-Dixie, a big-box pharmacy, professional offices including lawyers, doctors, dentists, , veterinarians, and real estate offices, as well as gas stations, storage facilities, restaurants and retail outlets, etc, etc. That's where all of our current major commercial activity is located and that's where we hope and expect our future major commercial facilities to be located.

From the Center, you can go north some 7 or 8 miles to Bokeelia and Pineland or south some 7 or 8 miles to St James City. Those areas, as well as Matlacha, are our residential villages, or in the words of the Lee Plan, our "Urban Areas." The villages have convenience stores , barber shops, beauty shops, more real estate offices, and perhaps more importantly for our economy, marinas and bait shops, boat launches, canoe and kayak rental facilities, restaurants and bars, and lots and lots of art and gift shops that serve our thriving ecotourism industry. Whether they go boating or fishing or enjoying the art or just sightseeing, afterward they stop in our village bars and restaurants for food and drink.

Between Pine Island Center and St James City, and between Pine Island Center and Bokeelia /Pineland are our rural areas, which in the Land Plan are called future land use "Coastal Rural." That area is largely palm farms, tropical produce farms, cattle farms, horse farms, and rural residences. With few exceptions, the only commercial activities in the coastal rural areas are produce stands, ornamental plant nurseries, feed stores, and sequestration facilities. These facilities form the second leg of our Pine Island ecotourism economy. Day trippers from the mainland spend a lot of money at these facilities buying mangoes, tropical fruit, and tropical plants, or they ride horses, or they just ride around in their cars enjoying our coastal rural tropical environment. Afterward, they too stop in our villages for food and drink. That's Pine Island. We like it. The tourists like it. That's our way of life. That's our economy.

The narrow causeway through the mangroves prevents extensive development on Pine Island. Traffic through Matlacha is level of service E, and will one day be F. Because the causeway cannot be widened or replaced with a larger causeway and/or bridge, Florida infrastructure requirements prevent extensive development of Pine Island, and the Lee Plan thus contains numerous restrictions on Pine Island



development. That's fine with some 95% of Pine Islanders because they like Pine Island just the way it is anyway.

The Lee County Staff has come up with what they present as a solution to that problem. The Lee County Staff says that if only Lee County opened the Pine Island countryside (the Coastal Rural area) to more extensive commercial development, traffic through Matlacha would lessen. The infrastructure problem, they think, would be solved, and restrictions on development would be unnecessary. That's a cute theory, but it's based on a very wrong set of facts.

The county staff report says that if only Pine Islanders had more access to banks, gas stations, convenience stores, restaurants, bait shops, beauty and barber shops, etc, etc, Pine Islanders would not have to go through Matlacha to Cape Coral to get such services. The problem with that theory, as I have already told you, is that Pine Island already has access to all those commercial services—right there on Pine Island. Nobody on Pine Island goes to the mainland to get any of the services listed by the county staff in this proposal as being unavailable on Pine Island. We already have all that stuff. Pine Island has 5 banks, 2 service stations, 15 to 20 restaurants, a convenience store in every village, several hardware stores, lots and lots of marinas and bait shops and such, and numerous other commercial services.

To be sure, Pine Islanders do go to the mainland to get access to Walmart, and Home Depot, and a hospital. Nothing in the county staff proposal is going to change that. We don't have a Walmart or a Home Depot because we don't have the market to support them and that's not going to change for a very long time (Heck, Cape Coral, the biggest city in Lee County, only got those facilities some ten years ago). If we ever get a Walmart or Home Depot, we have plenty of room for them in our Urban Center—there is no need to push them into the countryside. We don't ever expect to get a hospital—Florida law does not allow hospitals or nursing homes in coastal high hazard zones for evacuation reasons—in my opinion, a very sensible law.

The fact is that the county staff recommendation does not make sense because it is based on an erroneous set of facts. Pine Island already has all of the commercial services which the county says we need to avoid trips to the mainland. Building more of those same facilities in the Pine Island countryside would constitute urban sprawl, and would serve no purpose—it's not smart growth. If we need more gas stations, restaurants, bait shops or whatever, and sometimes we do, we have plenty of undeveloped properties for them in our existing urban areas.

The action arose because the county commissioners, during a zoning hearing, asked for a clarification of the permissible commercial uses in the coastal rural areas. That was a sensible request. The County commissioners did not ask that permissible commercial uses be expanded—that was solely the county staff's idea. We agree that clarification is a good idea, and we would like to take this opportunity to clarify the distinctions between what should be encouraged in the urban areas as opposed to the rural areas. Please allow me to hand out the GPICA view of how commercial facilities should be planned on Pine Island. This sheet lists the provisions as we would like them to read, as well as the necessary changes to the staff report.

Note that we would like commercial activities in the coastal rural areas to be limited to those that promote farming and related rural activities. That's important to us to protect the second leg of our ecotourism-based economy as well as our rural way of life. Note that the activities we list as desirable in our urban village areas include not only services to residents but also critical services to our very important ecotourism industry.

Nothing in any of these provisions will get us a Walmart or Home Depot or a hospital, and Pine Islanders are going to have to continue to cross the bridge for those services. By the looks of things, we are also going to have to continue to cross the bridge to attend LPA and BOCC meetings—I don't have a solution for that either.

I ask that you reject the county staff proposal. At your meeting in June, at my request, you postponed review of this action so the GPICA could have more time to work with the county staff. Those efforts were unsuccessful, so at this point, rejection of their proposal is the only alternative.

So, I ask that you vote to reject the staff proposal, and I ask that you instead recommend to the BOCC that they adopt the revised changes to the Lee Plan and the changes to the staff report that I just handed out to you.

Thank you.