

INDIAN FIELD ISLAND + ISLAND 1, BOKEELIA



73.97 Acres - Matlacha Pass Potential Saltwater Forested Mitigation Site*

- Two tax parcels in unincorporated Lee County
- 2.5 Nautical Miles NW of Matlacha Pass Bridge
- PIDs 03-44-22-00-00003.0000 + PID 10-44-22-00-00001.0000
- 73.97 Acres, including 3.14 Acres Submerged Land
- Zoned AG-2

Future Land Use

- 3.14 Acres Submerged Land
- 5.73 Acres Conservation Wetlands, Non-Urban
- 65.10 Acres Wetlands, Non-Urban

Greater Pine Island TDUs

- 1 TDU/5 acres of Wetland
- 1 TDU = 2 DU in urban areas or 1 DU in Pine Island Center
- 1 TDU may be used to administratively increase Future Urban commercial intensity by 10,000 sf each in Planned Developments
- 1 TDU may be used to administratively reduce open space and onsite native preservation requirement

*Unsubmerged land appears to be 100% red, white & black mangrove - No vegetation mapping/scoring done as of listing date

\$1,400,000



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