

# North Olga Community Plan

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Comprehensive Plan Amendment Application

**ORIGINAL**

September 28, 2009

Submitted to:

Lee County Community Department  
Planning Division  
1500 Monroe Street  
Fort Myers, FL 33901

CPA 2009-00002

RECEIVED  
SEP 29 2009



**LAND  
PLANNING  
SOLUTIONS**

COMMUNITY DEVELOPMENT

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28100 Bonita Grande Drive, Suite 302, Bonita Springs, FL 34135

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Comprehensive Plan Amendment Application & Affidavit

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Lee County Board of County Commissioners  
 Department of Community Development  
 Division of Planning  
 Post Office Box 398  
 Fort Myers, FL 33902-0398  
 Telephone: (239) 533-8585  
 FAX: (239) 485-8319

## APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT

(To be completed at time of intake)

DATE REC'D \_\_\_\_\_ REC'D BY: \_\_\_\_\_

APPLICATION FEE \_\_\_\_\_ TIDEMARK NO: \_\_\_\_\_

THE FOLLOWING VERIFIED:

Zoning  Commissioner District

Designation on FLUM

(To be completed by Planning Staff)

Plan Amendment Cycle:  Normal  Small Scale  DRI  Emergency

Request No: \_\_\_\_\_

**APPLICANT PLEASE NOTE:**

Answer all questions completely and accurately. Please print or type responses. If additional space is needed, number and attach additional sheets. The total number of sheets in your application is: (Not including Community Plan) 36 pages

Submit **6** copies of the complete application and amendment support documentation, including maps, to the Lee County Division of Planning. Up to 90 additional copies will be required for Local Planning Agency, Board of County Commissioners hearings and the Department of Community Affairs' packages. Staff will notify the applicant prior to each hearing or mail out.

I, the undersigned owner or authorized representative, hereby submit this application and the attached amendment support documentation. The information and documents provided are complete and accurate to the best of my knowledge.

**9/28/2009**  
 DATE

*Jamies Van Rock*

SIGNATURE OF OWNER OR AUTHORIZED REPRESENTATIVE

**I. APPLICANT/AGENT/OWNER INFORMATION**

North Olga Community Planning Panel

APPLICANT

18451 North Olga Drive

ADDRESS

Alva

Florida

33920

CITY

STATE

ZIP

(239) 694-7177

TELEPHONE NUMBER

FAX NUMBER

Land Planning Solutions, Inc. c/o Allison D. Megrath, AICP

AGENT\*

28100 Bonita Grande Drive, Suite 302

ADDRESS

Bonita Springs

Florida

34135

CITY

STATE

ZIP

(239) 405-7983

(239) 405-7899

TELEPHONE NUMBER

FAX NUMBER

Not Applicable.

OWNER(s) OF RECORD

ADDRESS

CITY

STATE

ZIP

TELEPHONE NUMBER

FAX NUMBER

Name, address and qualification of additional planners, architects, engineers, environmental consultants, and other professionals providing information contained in this application.

\* This will be the person contacted for all business relative to the application.

## II. REQUESTED CHANGE (Please see Item 1 for Fee Schedule)

### A. TYPE: (Check appropriate type)

Text Amendment

Future Land Use Map Series Amendment  
(Maps 1 thru 22)

List Number(s) of Map(s) to be amended

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1. Future Land Use Map amendments require the submittal of a complete list, map, and two sets of mailing labels of all property owners and their mailing addresses, for all property within 500 feet of the perimeter of the subject parcel. The list and mailing labels may be obtained from the Property Appraisers office. The map must reference by number or other symbol the names of the surrounding property owners list. The applicant is responsible for the accuracy of the list and map.

At least 15 days before the Local Planning Agency (LPA) hearing, the applicant will be responsible for posting signs on the subject property, supplied by the Division of Planning, indicating the action requested, the date of the LPA hearing, and the case number. An affidavit of compliance with the posting requirements must be submitted to the Division of Planning prior to the LPA hearing. The signs must be maintained until after the final Board adoption hearing when a final decision is rendered.

### B. SUMMARY OF REQUEST (Brief explanation):

The North Olga Community Planning Panel is requesting approval of the proposed North Olga Community Plan and the corresponding text amendments in efforts to preserve and promote the unique character, historic heritage and quality of life in North Olga, as well as proactively prescribe a specific set of Goals, Objectives and Policies to direct any future growth within the area.

## III. PROPERTY SIZE AND LOCATION OF AFFECTED PROPERTY (for amendments affecting development potential of property)

### A. Property Location:

1. Site Address: The property is located in northeastern Lee County. The proposed Community Plan boundary is comprised of the Lee/Charlotte County line to the north; Caloosahatchee River to the south; Centerline of State Road 31 to the west; and the Caloosahatchee Regional Park/State-owned Babcock lands to the east.

2. STRAP(s): Not applicable. Please refer to attached Aerial Location Map, Exhibit "IV.A.8".

B. Property Information

Total Acreage of Property: 11,247+/- acres

Total Acreage included in Request: 11,247+/- acres

Total Uplands: 11,217+/- acres

Total Wetlands: 1,929 +/- acres (per Exhibit "IV.C.5", Natural Features Map )

Current Zoning: Agricultural (AG-2), Residential Planned Development (RPD), Residential Single-Family (RS-1), Mobile Home Residential (MH-1), Industrial Marine (IM)

Current Future Land Use Designation: Rural, Public Facilities, Wetlands, Density Reduction/Groundwater Resource, Outer Island, and Conservation Uplands

Area of each Existing Future Land Use Category:

<b>Future Land Use Category</b>	<b>Approximate Acreage</b>
Density Reduction/Groundwater Resource	6,136
Rural	4,411
Wetlands	474
Outer Island	19
Public Facilities	9
Conservation Uplands	2
Undefined	197
<b>TOTAL</b>	<b>11,248</b>

Existing Land Use: The existing land use consists of a mix of residential, agriculture, public/government owned, and limited commercial. Please refer to the Existing Land Use Chart, prepared by GIS Solutions of Florida, LLC, attached as Exhibit "III.B".

C. State if the subject property is located in one of the following areas and if so how does the proposed change effect the area:

*Lehigh Acres Commercial Overlay:* Not applicable

*Airport Noise Zone 2 or 3:* Not applicable

*Acquisition Area:* Not applicable

Joint Planning Agreement Area (adjoining other jurisdictional lands): Not applicable

Community Redevelopment Area: Not applicable

D. Proposed change for the subject property: The proposed change presented within this application is to include the subject property within the North Olga Community Plan and allow for the proposed Goal, Objectives and Policies (attached as Exhibit IV.A.1) to apply to this area.

E. Potential development of the subject property:

1. Calculation of maximum allowable development under existing FLUM:

Residential Units/Density:

Future Land Use Category	Approximate Acreage	Maximum Allowable Density
Density Reduction/Groundwater Resource	6,136	613
Rural	4,411	4,411
Wetlands	474	23
Outer Island	19	19
Public Facilities	9	0
Conservation Uplands	2	0
<b>TOTAL</b>	<b>11,248</b>	<b>5,066 units</b>

Commercial intensity Not applicable

Industrial intensity Not applicable

2. Calculation of maximum allowable development under proposed FLUM:

Not applicable. No changes are proposed to the FLUM as part of this application; therefore maximum allowable density/intensity is the same as III.

E. 1 above.

Residential Units/Density Not applicable

Commercial intensity Not applicable

Industrial intensity Not applicable

#### IV. AMENDMENT SUPPORT DOCUMENTATION

At a minimum, the application shall include the following support data and analysis. These items are based on comprehensive plan amendment submittal requirements of the State of Florida, Department of Community Affairs, and policies contained in the Lee County Comprehensive Plan. Support documentation provided by the

applicant will be used by staff as a basis for evaluating this request. To assist in the preparation of amendment packets, the applicant is encouraged to provide all data and analysis electronically. (Please contact the Division of Planning for currently accepted formats)

A. General Information and Maps

*NOTE: For each map submitted, the applicant will be required to provide a reduced map (8.5" x 11") for inclusion in public hearing packets.*

**The following pertains to all proposed amendments that will affect the development potential of properties (unless otherwise specified).**

1. Provide any proposed text changes. Please refer to Exhibit "IV.A.1" attached.
2. Provide a current Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources. Please refer to Exhibit "IV.A.2" attached.
3. Provide a proposed Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources. Not applicable. The applicant is not proposing any changes to the Future Land Use Map.
4. Map and describe existing land uses (not designations) of the subject property and surrounding properties. Description should discuss consistency of current uses with the proposed changes. Please refer to Exhibit "IV.A.4" attached. No changes regarding proposed uses are proposed per this Community Plan; therefore no description of consistency is needed.
5. Map and describe existing zoning of the subject property and surrounding properties. Please refer to Exhibit "IV.A.5" attached.
6. The certified legal description(s) and certified sketch of the description for the property subject to the requested change. A metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line. The sketch must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other an opposing corner. If the subject property contains wetlands or the proposed amendment includes more than one land use category a metes and bounds legal description, as described above, must be submitted in addition to the perimeter boundary of the property for each wetland or future land use category. Not applicable.

7. A copy of the deed(s) for the property subject to the requested change. Not applicable.
8. An aerial map showing the subject property and surrounding properties. Please refer to Exhibit "IV.A.8" attached.
9. If applicant is not the owner, a letter from the owner of the property authorizing the applicant to represent the owner. Not applicable.

**B. Public Facilities Impacts**

*NOTE: The applicant must calculate public facilities impacts based on a maximum development scenario (see Part II.H.).*

The proposed North Olga Community Plan text amendment is not proposing any development or increased density/intensity. Therefore, the existing public facilities will not be impacted by the proposed amendment and Items B. 1-3 on this application are not applicable.

**1. Traffic Circulation Analysis**

The analysis is intended to determine the effect of the land use change on the Financially Feasible Transportation Plan/Map 3A (20-year horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit the following information:

Long Range – 20-year Horizon:

- a. Working with Planning Division staff, identify the traffic analysis zone (TAZ) or zones that the subject property is in and the socio-economic data forecasts for that zone or zones;
- b. Determine whether the requested change requires a modification to the socio-economic data forecasts for the host zone or zones. The land uses for the proposed change should be expressed in the same format as the socio-economic forecasts (number of units by type/number of employees by type/etc.);
- c. If no modification of the forecasts is required, then no further analysis for the long range horizon is necessary. If modification is required, make the change and provide to Planning Division staff, for forwarding to DOT staff. DOT staff will rerun the FSUTMS model on the current adopted Financially Feasible Plan network and determine whether network modifications are necessary, based on a review of projected roadway conditions within a 3-mile radius of the site;
- d. If no modifications to the network are required, then no further analysis for the long range horizon is necessary. If modifications are necessary, DOT staff will determine the scope and cost of those modifications and the effect on the financial feasibility of the plan;
- e. An inability to accommodate the necessary modifications within the financially feasible limits of the plan will be a basis for denial of the requested land use change;

- f. If the proposal is based on a specific development plan, then the site plan should indicate how facilities from the current adopted Financially Feasible Plan and/or the Official Trafficways Map will be accommodated.

Short Range – 5-year CIP horizon:

- a. Besides the 20-year analysis, for those plan amendment proposals that include a specific and immediated development plan, identify the existing roadways serving the site and within a 3-mile radius (indicate laneage, functional classification, current LOS, and LOS standard);
  - b. Identify the major road improvements within the 3-mile study area funded through the construction phase in adopted CIP's (County or Cities) and the State's adopted Five-Year Work Program;  
Projected 2030 LOS under proposed designation (calculate anticipated number of trips and distribution on roadway network, and identify resulting changes to the projected LOS);
  - c. For the five-year horizon, identify the projected roadway conditions (volumes and levels of service) on the roads within the 3-mile study area with the programmed improvements in place, with and without the proposed development project. A methodology meeting with DOT staff prior to submittal is required to reach agreement on the projection methodology;
  - d. Identify the additional improvements needed on the network beyond those programmed in the five-year horizon due to the development proposal.
2. Provide an existing and future conditions analysis for (see Policy 95.1.3):
    - a. Sanitary Sewer
    - b. Potable Water
    - c. Surface Water/Drainage Basins
    - d. Parks, Recreation, and Open Space
    - e. Public Schools.

Not applicable. The proposal is solely for text amendments and does not include land use changes that would affect existing or future conditions for infrastructure or public facilities within the North Olga Community Plan boundary.

Analysis should include (but is not limited to) the following (see the Lee County Concurrency Management Report):

- Franchise Area, Basin, or District in which the property is located;
- Current LOS, and LOS standard of facilities serving the site;
- Projected 2030 LOS under existing designation;
- Projected 2030 LOS under proposed designation;
- Existing infrastructure, if any, in the immediate area with the potential to serve the subject property.
- Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements; and

- Anticipated revisions to the Community Facilities and Services Element and/or Capital Improvements Element (state if these revisions are included in this amendment).
- Provide a letter of service availability from the appropriate utility for sanitary sewer and potable water.

In addition to the above analysis for Potable Water:

- Determine the availability of water supply within the franchise area using the current water use allocation (Consumptive Use Permit) based on the annual average daily withdrawal rate.
  - Include the current demand and the projected demand under the existing designation, and the projected demand under the proposed designation.
  - Include the availability of treatment facilities and transmission lines for reclaimed water for irrigation.
  - Include any other water conservation measures that will be applied to the site (see Goal 54).
3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:
- a. Fire protection with adequate response times;
  - b. Emergency medical service (EMS) provisions;
  - c. Law enforcement;
  - d. Solid Waste;
  - e. Mass Transit; and
  - f. Schools.

*In reference to above, the applicant should supply the responding agency with the information from Section's II and III for their evaluation. This application should include the applicant's correspondence to the responding agency.*

C. Environmental Impacts

Provide an overall analysis of the character of the subject property and surrounding properties, and assess the site's suitability for the proposed use upon the following: The proposed amendment does not include any requests to change the existing Future Land Use Map, alter existing lands uses or introduce new development. Therefore, no environmental impact will result from approval of the proposed text amendment and Items C. 1-6 are not applicable. A Natural Features Map has been prepared by GIS Solutions of Florida, LLC and is included in this application as Exhibit "IV.C.5".

1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).
2. A map and description of the soils found on the property (identify the source of the information).

3. A topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
4. A map delineating the property boundaries on the Flood Insurance Rate Map effective August 2008.
5. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.
6. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

D. Impacts on Historic Resources

List all historic resources (including structure, districts, and/or archeologically sensitive areas) and provide an analysis of the proposed change's impact on these resources. The following should be included with the analysis:

1. A map of any historic districts and/or sites, listed on the Florida Master Site File, which are located on the subject property or adjacent properties. Please refer to Exhibit "IV.D.1" attached. Due to the size of the subject property and number of potential historic sites within North Olga, a letter and roster has been provided from the Florida Master Site File rather than a map.
2. A map showing the subject property location on the archeological sensitivity map for Lee County. Please refer to Exhibit "IV.D.2." attached.

E. Internal Consistency with the Lee Plan

1. Discuss how the proposal affects established Lee County population projections, Table 1(b) (Planning Community Year 2030 Allocations), and the total population capacity of the Lee Plan Future Land Use Map. The proposed text amendments do not affect the established Lee County population projectionS. FLUM amendments or associated requests for additional density/intensity are not proposed through the North Olga Community Plan.
2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective. The proposed text amendment does not impact or affect any existing goals, policies or objectives within the Lee Plan. The proposed amendment is for the approval of the North Olga Community Plan, a new community plan that is not addressed in the fourteen (14) existing Community Plans either approved or under review by the County.
3. Describe how the proposal affects adjacent local governments and their comprehensive plans. The area proposed for inclusion within the North Olga Community Plan boundary is immediately adjacent to Charlotte County to the

north. However, because the proposal does not contain any Future Land Use Map changes or requests for increased density/intensity, the North Olga Community Plan will not affect the Charlotte County Comprehensive Plan.

4. List State Policy Plan and Regional Policy Plan goals and policies which are relevant to this plan amendment. Please refer to Exhibit "IV.E.4" attached.

F. Additional Requirements for Specific Future Land Use Amendments

1. Requests involving Industrial and/or categories targeted by the Lee Plan as employment centers (to or from) Not applicable.
  - a. State whether the site is accessible to arterial roadways, rail lines, and cargo airport terminals. Not applicable
  - b. Provide data and analysis required by Policy 2.4.4. Not applicable
  - c. The affect of the proposed change on county's industrial employment goal specifically policy 7.1.4. Not applicable
2. Requests moving lands from a Non-Urban Area to a Future Urban Area

The proposed North Olga Community Plan and associated text amendments do not request any change in Future Land Use. Similarly, the proposed amendment does not request to move lands from Non-Urban Areas to Future Urban Areas.

a. Demonstrate why the proposed change does not constitute Urban Sprawl. Indicators of sprawl may include, but are not limited to: low-intensity, low-density, or single-use development; 'leap-frog' type development; radial, strip, isolated or ribbon pattern type development; a failure to protect or conserve natural resources or agricultural land; limited accessibility; the loss of large amounts of functional open space; and the installation of costly and duplicative infrastructure when opportunities for infill and redevelopment exist.

Not applicable. The proposed text amendment is not proposing any development, any change in existing development patterns, or any increase in the existing density/intensity permitted through the current FLUM. For these reasons, the proposed change does not constitute urban sprawl.

3. Requests involving lands in critical areas for future water supply must be evaluated based on policy 2.4.2. As stated above the proposed text amendment is not proposing any new development or increase in density/intensity. Therefore, lands in critical areas for future water supply will not be impacted should the proposed amendment be approved.
4. Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 2.4.3 of the Lee Plan Future Land Use Element.

G. Justify the proposed amendment based upon sound planning principles. Be sure to support all conclusions made in this justification with adequate data and analysis. Please refer to the attached North Olga Community Plan. This document includes substantial evidence of data and analysis conducted by the Consultant, including extensive public outreach, in order to develop the proposed Goal, Objective and Policies.

**Item 1: Fee Schedule**

Map Amendment Flat Fee	\$2,000.00 each
Map Amendment > 20 Acres	\$2,000.00 and \$20.00 per 10 acres
Small Scale Amendment (10 acres or less)	\$1,500.00 each
Text Amendment Flat Fee	\$2,500.00 each

**AFFIDAVIT**

I, Dennis Van Roekel, certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.

Dennis Van Roekel  
 Signature of owner or owner-authorized agent

9/27/09  
 Date

Dennis Van Roekel  
 Typed or printed name

STATE OF FLORIDA )  
 COUNTY OF LEE )

The foregoing instrument was certified and subscribed before me this 28 day of September 2009, by Dennis Van Roekel, who is personally known to me or who has produced \_\_\_\_\_ as identification.

(SEAL)



Quillian Jones, III  
 Signature of notary public

Quillian Jones, III  
 Printed name of notary public

## EXHIBIT III.B

<i>Existing Land Use</i>	<i>Parcels</i>	<i>Approximate Acreage</i>	<i>Approximate Acreage</i>
Agricultural	122	7680	68.2
Commercial	1	12	0.1
Government	11	1738	15.5
Misc	2	1	0
Open	10	41	0.4
Residential	355	906	8.1
Right of Way or Undefined	11	396	3.5
Vacant	85	188	1.7
Water Management	16	285	2.5
<b><i>Total</i></b>	<b><i>613</i></b>	<b><i>11247</i></b>	<b><i>100</i></b>

## EXHIBIT IV.A.1

### NORTH OLGA COMMUNITY PLAN PROPOSED TEXT AMENDMENTS

**Goal 36: North Olga Community.** To preserve and promote the unique character, historic heritage, and quality of life in North Olga, as well as proactively and appropriately plan for future growth in this area. For the purpose of this Goal, the North Olga Community boundaries are defined by the Caloosahatchee River to the south, State Road 31 to the west, the Caloosahatchee Regional Park/County-owned Babcock lands to the east, and the Lee/Charlotte county-line to the north.

**OBJECTIVE 36.1: COMMUNITY CHARACTER.** Based on recommendations of the North Olga Community Planning Panel, Lee County will consider adoption of comprehensive plan policies, land development regulations, public improvements and other actions that will help promote managed growth in appropriate locations, and protect and enhance the character and aesthetic appearance of North Olga.

**Policy 36.1.1:** Create gateways into North Olga through the use of community identification signs, as well as historical and educational plaques throughout the Community, especially at the intersections of SR 31 and North River Road, North River Road at the Caloosahatchee Regional Park, and at the Franklin Locks

**Policy 36.1.2:** In order to protect the aesthetic qualities and natural resources of the North Olga Community, any new development must be designed to cluster development areas in uplands to the furthest extent possible, in order to preserve large, contiguous tracts of open space.

**Policy 36.1.3:** Any new streetscape improvements and/or new developments requiring a Development Order shall provide underground utilities to enhance the community aesthetic.

**Policy 36.1.4:** The North Olga Community discourages the approval of any deviation from standards in the Lee County Land Development Code that would result in a reduction of landscaping, buffering, signage guidelines or compliance with forthcoming architectural standards per Policy 36.1.5.

**POLICY 36.1.5.** Lee County Staff shall consider enhanced design and architectural standards submitted by the North Olga Community Planning Panel for possible inclusion in Chapter 33 of the Land Development Code.

**OBJECTIVE 36.2. RESIDENTIAL LAND USES.** Lee County will protect and enhance the residential character of the North Olga Community by strictly evaluating new development proposals based on adjacent uses, natural resources, access, open space, enhanced buffering, public infrastructure and other incentives in order to promote the existing sense of community and enhance the support the rural character. For the purposes of this objective, rural character is defined as those characteristics which convey a sense of rural lifestyle including, but not limited to, clustered development or large lots, ample views of wooded areas and open space, agricultural uses, public conservation of lands where appropriate and feasible, narrow pavement widths, rural roadway corridors, public and private roads predominantly no more than two (2) lanes in width, and development of commercial land uses only within Mixed Use Planned Developments or the commercial node designated at CR 78 and SR 31.

**Policy 36.2.1.** Any new development with densities greater than one (1) unit per acre will be required to undergo the Residential Planned Development (RPD) or Mixed Use Planned Development (MPD) rezoning process.

**Policy 36.2.2.** New development is encouraged in the form of a Mixed Use Planned Development (MPD) to reduce reliance on vehicular transportation and to provide future residents with a variety of services, including residential and one or more different, yet compatible uses such as office, industrial, technological, retail, commercial, public and entertainment pursuant to the definition of Mixed Use under Article XII, Glossary of the Lee Plan.

**Policy 36.2.3.** Any new development greater than twenty (20) acres in size will provide 50% open space through the clustering of the development footprint.

**Policy 36.2.4.** Any new development with densities greater than one (1) unit per acre will be encouraged to provide a mix of unit types and flexible lot sizes to allow for clustering, affordability and diversity of choice within the community.

**Policy 36.2.5.** Any new residential development within the North Olga Community that is adjacent to large lot residential areas shall provide appropriate separation by providing either a transition of residential lot sizes on the perimeter of the development to lots sizes of at least one (1) acre or larger, or through the provision of a 50-foot Rural Buffer to protect these areas from the visual impacts of adjacent development. The 50-foot Rural Buffer shall consist of 100% native plantings and shall be maintained by the developer

**OBJECTIVE 36.3: COMMERCIAL LAND USES.** Existing and future County regulations, land use interpretations, policies, zoning approvals, and administrative actions should be undertaken in an effort to promote increased future commercial opportunities along State Road 31, within the North Olga Community boundaries, to service the needs of the North Olga Community and surrounding areas. County regulations should attempt to ensure that any future commercial development implements a unified and attractive design theme in terms of landscaping, architecture, lighting and signage. Commercial land uses must be designed to be compatible with and further the rural character and identity of North Olga and should consider specific existing or planned commercial land uses so as to provide a variety of uses throughout the area.

**POLICY 36.3.1.** To service the retail needs of the North Olga Community and the surrounding communities, the area within 1,500 ft. of the intersection of State Road 31 and North River Road will be designated as commercial node to allow for Neighborhood Commercial Development as defined in Policy 6.1.2 of the Lee Plan.

**Policy 36.3.2.** Any new commercial development will encouraged to consider existing and planned commercial development in surrounding communities in order to provide a variety of non-residential uses.

**Policy 36.3.3.** Any new commercial development requiring a Development Order will be required to undergo the Commercial Planned Development (CPD) or Mixed Use Planned Development (MPD) rezoning process. Conventional rezonings will not be permitted.

**POLICY 36.3.4.** In order to protect the rural residential character of North River Road, new retail uses along North River Road will be discouraged, outside the Neighborhood Commercial Node identified in Policy 36.3.2. Commercial uses in the context of a Mixed Use Planned Development (MPD), located internal to new developments, are encouraged to service the needs of future residents and reduce reliance of vehicular transportation.

**Policy 36.3.5.** Commercial and mixed use projects greater than twenty (20) acres in size will provide 40% open space, preferably through the clustering of development footprint.

**Policy 36.3.6.** In order to maintain the rural and aesthetic value of the North Olga Community, commercial and mixed use developments are encouraged to use a consistent architectural style for all buildings per Policy 36.1.5.

**OBJECTIVE 36.4. ECONOMIC DEVELOPMENT.** To identify and promote the elements of the North Olga Community that contribute to the quality of life for the residents and surrounding communities, which can also provide unique economic development opportunities.

**Policy 36.4.1.** The North Olga Community, through the North Olga Community Planning Panel, will work in conjunction with Lee County to support the promotion of nature-based tourism opportunities within North Olga. Support may include marketing grants and development regulations that will allow for uses such as bed and breakfasts and tourism-related business within the Community.

**Policy 36.4.2.** Lee County will seek to maximize access and use of Conservation 20/20 lands in order to support kayaking/canoeing, bird watching, hiking and other passive uses related to nature-based tourism.

**OBJECTIVE 36.5. TRANSPORTATION.** All road improvements within North Olga Community considered by the County will address the Community's goal to maintain its rural character and provide for safe and appropriate Levels of Service. For the purposes

of this objective, rural roadway character is defined as roadways designed to preserve or enhance the aesthetic character of a rural area; land clearing restrictions, extraordinary building setbacks, supplemental tree planting programs, control of driveway cuts and control of signs are typical components used in maintaining rural roadway character.

**Policy 36.5.1.** Any expansion of State Road 31 or North River Road should address the rural character of the North Olga Community and surrounding areas through context sensitive design treatments including but not limited to landscaping, signage, and drainage. Public participation in planning and design processes for these and other road improvements should provide opportunities for involvement of the North Olga Community Planning Panel and North Olga stakeholders.

**Policy 36.5.2.** The North Olga Community will work with the citizen groups and civic organizations within the Bayshore Community on a corridor management plan for State Road 31 in a manner that promotes a safe, high quality, context-sensitive roadway. Plan elements will address roadway and median landscape standards, appropriate land uses, buffering standards, access management guidelines, street lighting, signage, sidewalks/pathways, and effective pedestrian crossings within the context of a comprehensive pedestrian and bikeway system.

**Policy 36.5.3.** The North Olga Community Planning Panel and other civic group and citizen organizations will be active participants in the State Road 31 Commercial Corridor Association.

**Policy 36.5.4.** All new developments requiring a Development Order along North River Road within the North Olga Community boundary will be required to accommodate an eight (8) foot wide multi-use pathway along one side of the length of the property line. The location of the multi-use pathway will be determined through coordination with County Department of Transportation and landowners.

**Policy 36.5.5.** Any new development requiring a Development Order within the North Olga Community will be required to provide sidewalk/pathway linkages to adjacent properties.

**OBJECTIVE 36.6: SEWER AND WATER.** Given North Olga’s proximity to the Caloosahatchee River and the area’s environmental features, central water and sewer service will be encouraged where economically feasible.

**Policy 36.6.1.** Any new development with densities greater than one (1) unit per acre will be required to provide central sewer and water services for the development.

**Policy 36.6.2.** Any new commercial development will be required to provide central sewer and water services for the development.

**Policy 36.6.3.** No existing landowner will be required to connect to central sewer or water, unless proposing new development addressed in Policies 36.5.1 or 36.5.2 above.

**OBJECTIVE 36.7 OPEN SPACE, RECREATION AND COMMUNITY FACILITIES.** Increase the opportunity for public access to and enjoyment of the scenic, historic, recreational and natural resources in the North Olga Community including the Caloosahatchee River, Franklin Locks and Conservation 20/20 lands, as well as other resources in close proximity such as the Babcock Preserve and Caloosahatchee Regional Park.

**Policy 36.7.1.** The North Olga Community, through the North Olga Community Planning Panel, will encourage nature-based tourism opportunities including, but not limited to bird watching, equestrian facilities, kayaking/canoeing, and bed and breakfast establishments in order to promote the community’s natural features such as the Caloosahatchee River, Conservation 20/20 preservation lands and proximity to the State-owned Babcock Preserve.

**Policy 36.7.2.** The North Olga Community, through the North Olga Community Planning Panel, in conjunction with Lee County, will develop an Open Space Master Plan in order to design open space areas as a purposeful network with connections and recreational opportunities, ensuring minimal disturbance to wildlife habitats and natural systems.

**Policy 36.7.3.** The North Olga Community, through the North Olga Community Planning Panel, in conjunction with Lee County, will work with the community and private landowners to identify opportunities to maintain and enhance public access to the Caloosahatchee River, including access through South Florida Water Management District and Conservation 20/20 lands

**Policy 36.7.4.** Any new development adjacent to the Caloosahatchee River requiring a Development Order shall be encouraged to provide public access to the River.

**Policy 36.7.5.** The cultural history of the Caloosahatchee River and other local creeks and streams should be celebrated with interpretive signs and water-related public art.

**Policy 36.7.6.** Lee County will promote the enjoyment of the Caloosahatchee River through the provision of public benches and other public spaces that allow for viewsheds and use of this asset.

**Policy 36.7.6.** Any public community center built within the North Olga Community will be encouraged to be built to standards that would allow it to serve as a hurricane shelter for the existing and future residents.

**OBJECTIVE 36.8: CONSERVATION.** Lee County will preserve, protect, and, where possible, enhance the physical integrity, rural character, ecological values, and natural beauty of the North Olga Community, focusing upon the Caloosahatchee River, native vegetation, wildlife resources, and areas designated for long-term conservation.

**Policy 36.8.1.** Lee County will manage public resources and direct public efforts to preserve, protect, and enhance the Caloosahatchee River through measures to control the risk of harm attributable to human impact, through the careful review of new development proposals and requirement for appropriate riverine buffers.

**Policy 36.8.2.** Public access must be balanced with protection and rehabilitation of the Caloosahatchee River in order to preserve the River's natural features and function.

**Policy 36.8.3.** The North Olga Community, through the North Olga Community Planning Panel, in conjunction with Lee County, will support programs that provide periodic clean-up activities by civic organization and citizen groups in public areas along the Caloosahatchee River and North River Road.

**Policy 36.8.4.** New development should maintain on-site native vegetation communities to the furthest extent possible.

**Policy 36.8.5.** Heritage trees, as defined in Land Development Code (LDC) Section 10-415, will be preserved when possible, or replaced either on- or off-site in a location that will enhance the overall community aesthetic.

**Policy 36.8.6.** In recognition of the “wildland/urban interface” within the Community, North Olga will develop a community-specific Fire-Smoke Protection Plan to address the need for controlled burning/land management in agricultural and preserve areas.

**Policy 36.8.7.** Any new development with density greater than one (1) unit per acre must provide a minimum 50 -foot setback between structures and off-site fire dependent vegetation/preserve lands.

**Policy 36.8.8.** Any new development with densities greater than one (1) unit per acre are encouraged to consider “Fire Wise” principles in the site design, including building orientation, access management, landscaping type and placement, and location of fire hydrants.

**OBJECTIVE 36.9: PUBLIC PARTICIPATION.** The North Olga Community will promote enhanced community participation in the planning of capital improvements, the review and adoption of county regulations Land Development Code provisions, Lee Plan provisions, and zoning approvals.

**POLICY 36.9.1.** As a courtesy, Lee County will register citizen groups and civic organizations within the North Olga Community that desire notification of pending review of Land Development Code amendments and Lee Plan amendments, including the North Olga Community Planning Panel. Upon registration, Lee County will provide

registered groups with documentation regarding these pending amendments. This notice is a courtesy only and is not jurisdictional. Accordingly, the county's failure to mail or to timely mail the notice, or failure of a group to receive mailed notice, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

**POLICY 36.9.2:** Lee County will work with the North Olga Community to establish a Document Clearing House, where copies of selected documents from permit applications, variance requests, staff reports and Lee Plan status updates. Hearing Examiner recommendations, decisions, Administrative Variances and Board resolutions for any development in the community will be kept for public inspection. The County's failure to provide or to timely provide documents to the Document Clearing House, or failure of the Document Clearing house to receive documents, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

**POLICY 36.9.3:** The owner or agent for any Planned Development request within the North Olga Community must conduct minimum of one (1) public informational session within the North Olga Community, where the agent will provide a general overview of the project for any interested citizens. Lee County encourages zoning staff to participate in such public workshops. This meeting must be conducted before the application can be found sufficient.

**GENERAL NOTES**

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**LEGEND**

**LEE FUTURE URBAN AREAS**

- Urban Community
- Suburban
- Outlying Suburban
- Sub-Outlying Suburban
- Public Facilities

**LEE NON-URBAN AREAS**

- Rural
- Outer Island
- Open Lands
- Density Reduction/Groundwater Resource
- Conservation Lands - Upland

**LEE ENVIRONMENTALLY CRITICAL AREAS (WETLANDS)**

- Wetlands
- Conservation Lands - Wetland

**CHARLOTTE**

- Agriculture
- Babcock Ranch Overlay District
- Resource Conservation

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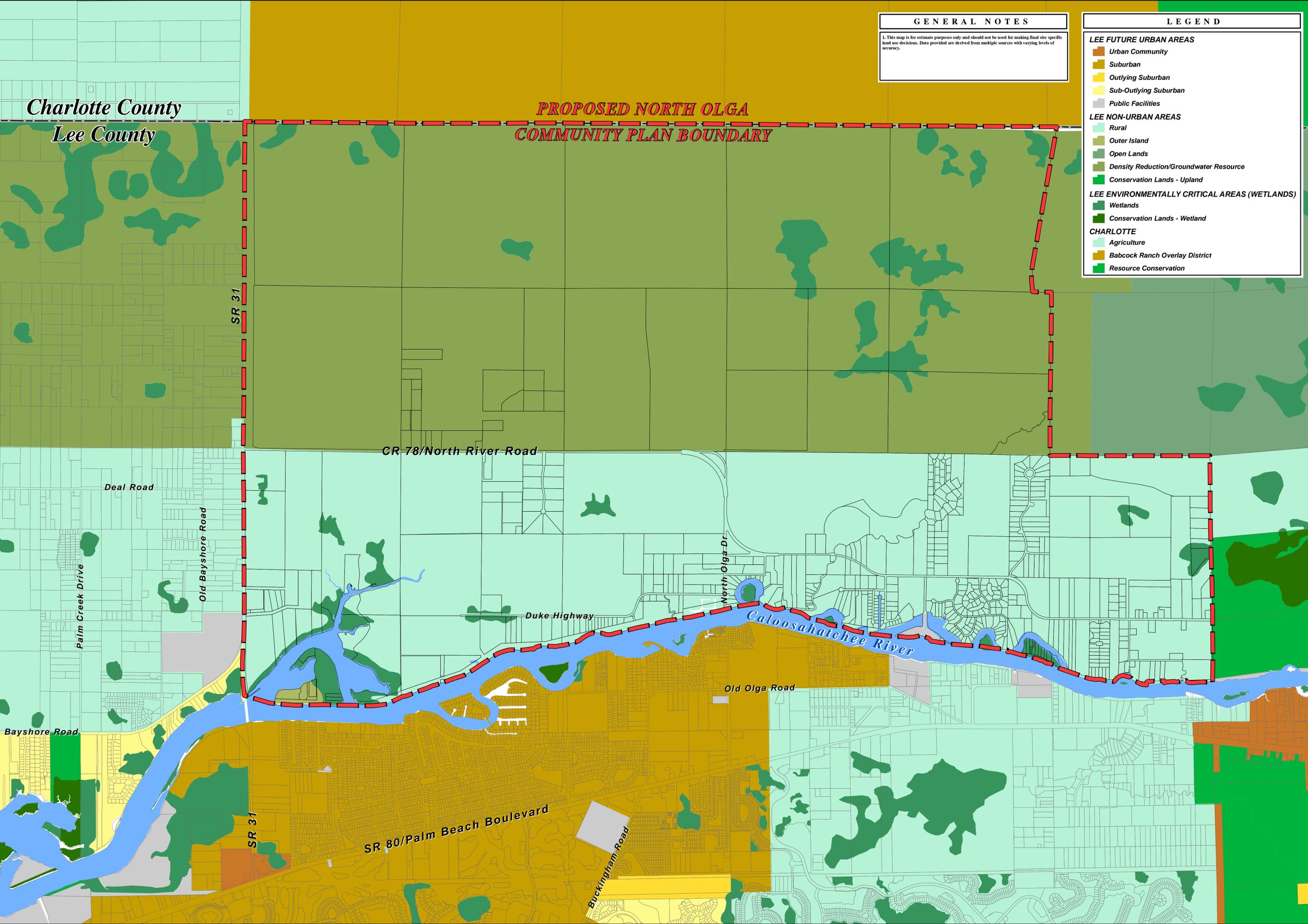
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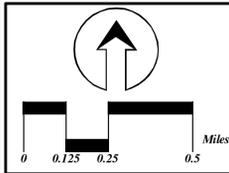
**GIS Solutions of Florida**

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DiverPlace@Comcast.Net



**FUTURE LAND USE**

*Proposed North Olga Community Plan*



Charlotte County  
Lee County

**PROPOSED NORTH OLGA  
COMMUNITY PLAN BOUNDARY**

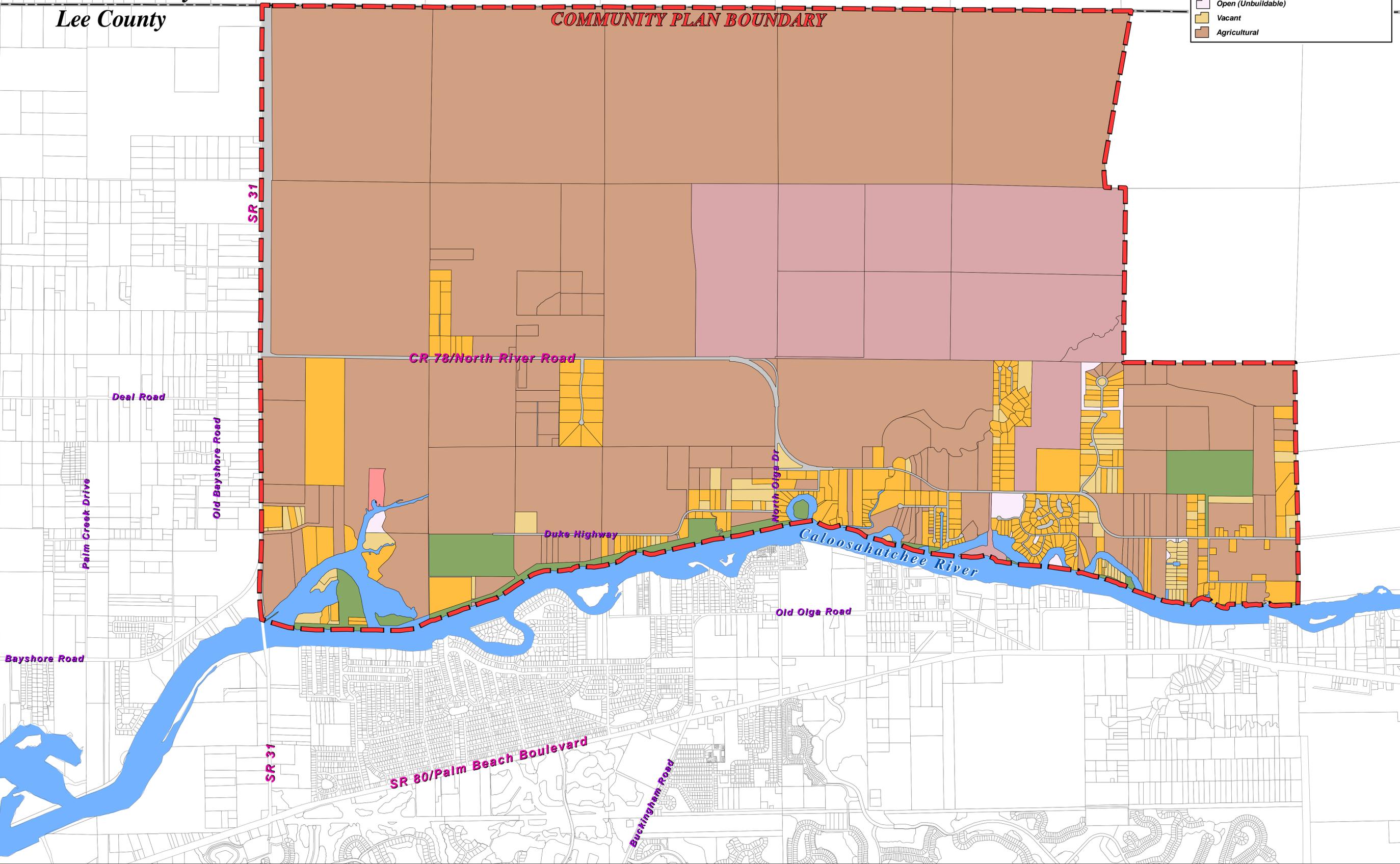
**GENERAL NOTES**  
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**LEGEND**

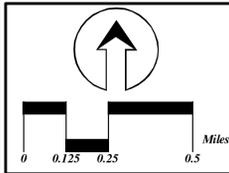
	Residential
	Government Owned
	Commercial or Office
	Misc. Community
	Right of Way, Misc. or Undefined
	South Florida Water Management District
	Open (Unbuildable)
	Vacant
	Agricultural

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**EXISTING LAND USE**  
Proposed North Olga Community Plan



Charlotte County  
Lee County

**PROPOSED NORTH OLGA  
COMMUNITY PLAN BOUNDARY**

**GENERAL NOTES**

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**LEGEND**

-  AG-2 (Agriculture)
-  IM (Industrial Marine)
-  MH-1 (Mobile Home Residential)
-  RPD (Residential Planned Development)
-  RS-1 (Residential Single Family)

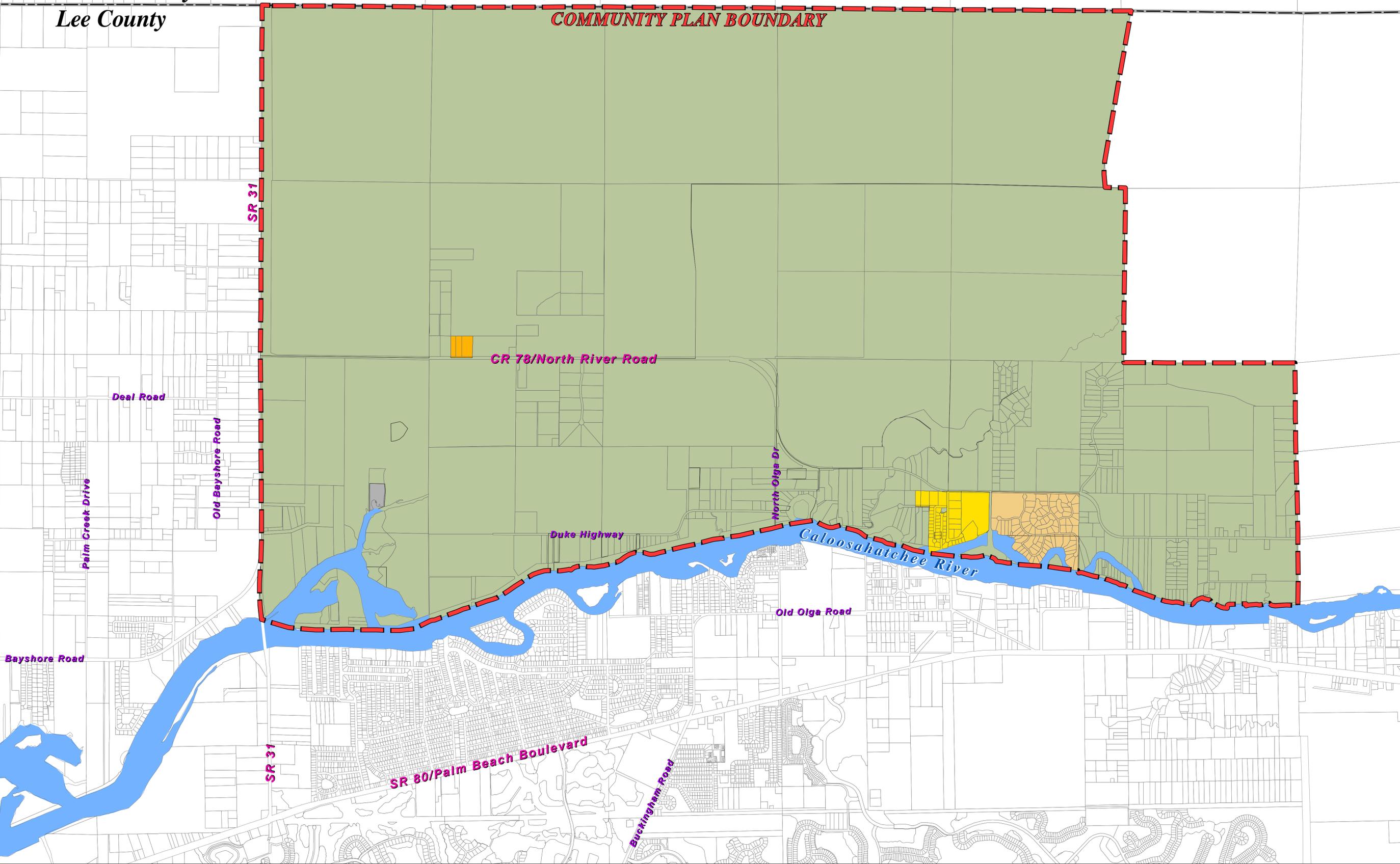
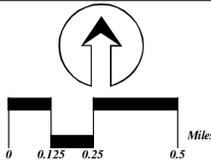
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**ZONING MAP**  
 Proposed North Olga Community Plan



**GENERAL NOTES**

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2. Aerial flight date - 2007

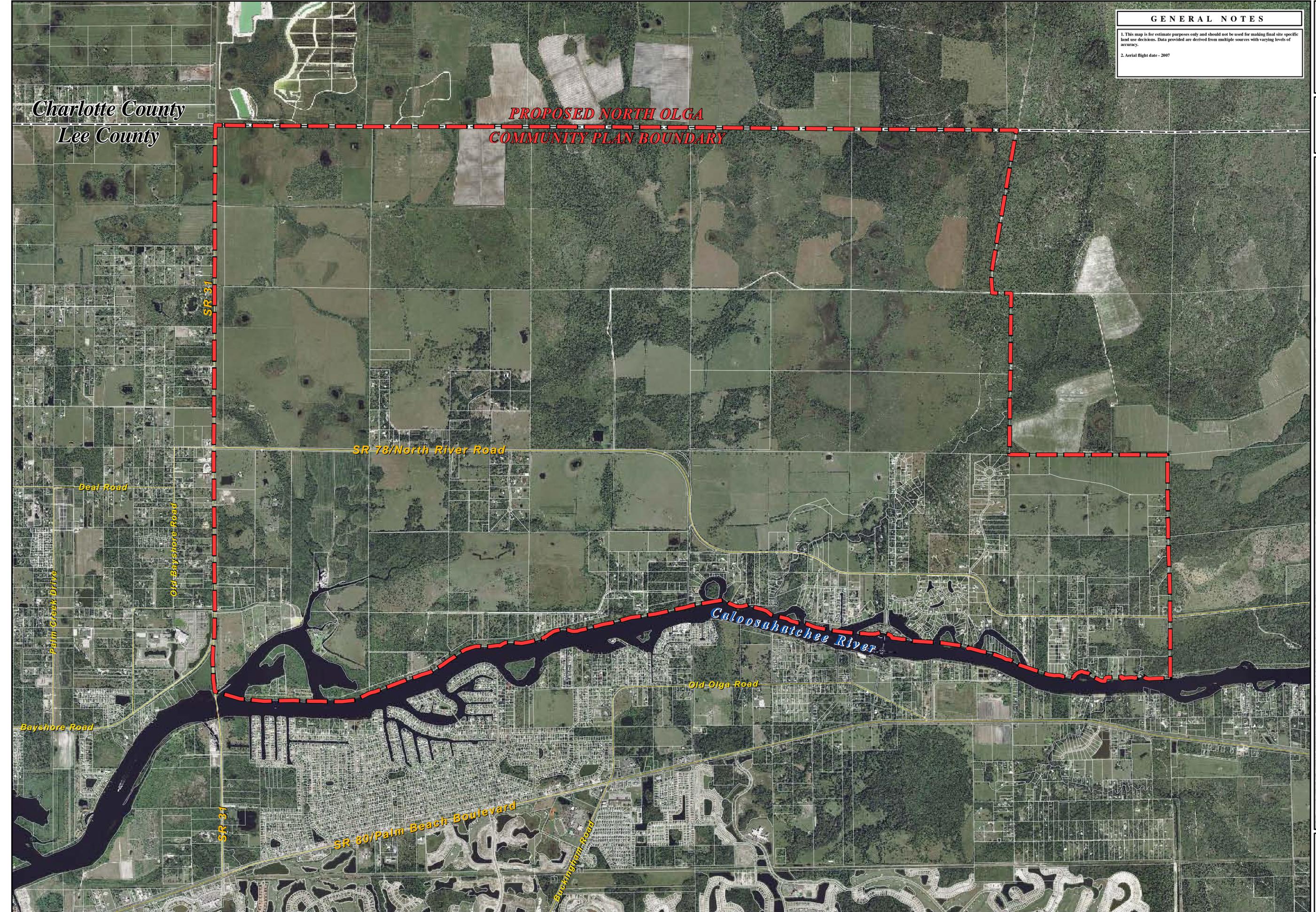
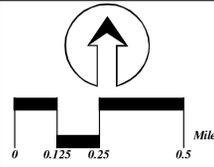
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*Charlotte County*  
*Lee County*

**PROPOSED NORTH OLGA  
 COMMUNITY PLAN BOUNDARY**

**AERIAL PHOTOGRAPH**  
 Proposed North Olga Community Plan



**GENERAL NOTES**

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**LEGEND**

- Stream, Canal or Ditch (Source - USGS)
- Water Feature (Source - SFWMD)
- Wetlands (Source - SFWMD)

Prepared For: **LAND PLANNING SOLUTIONS**

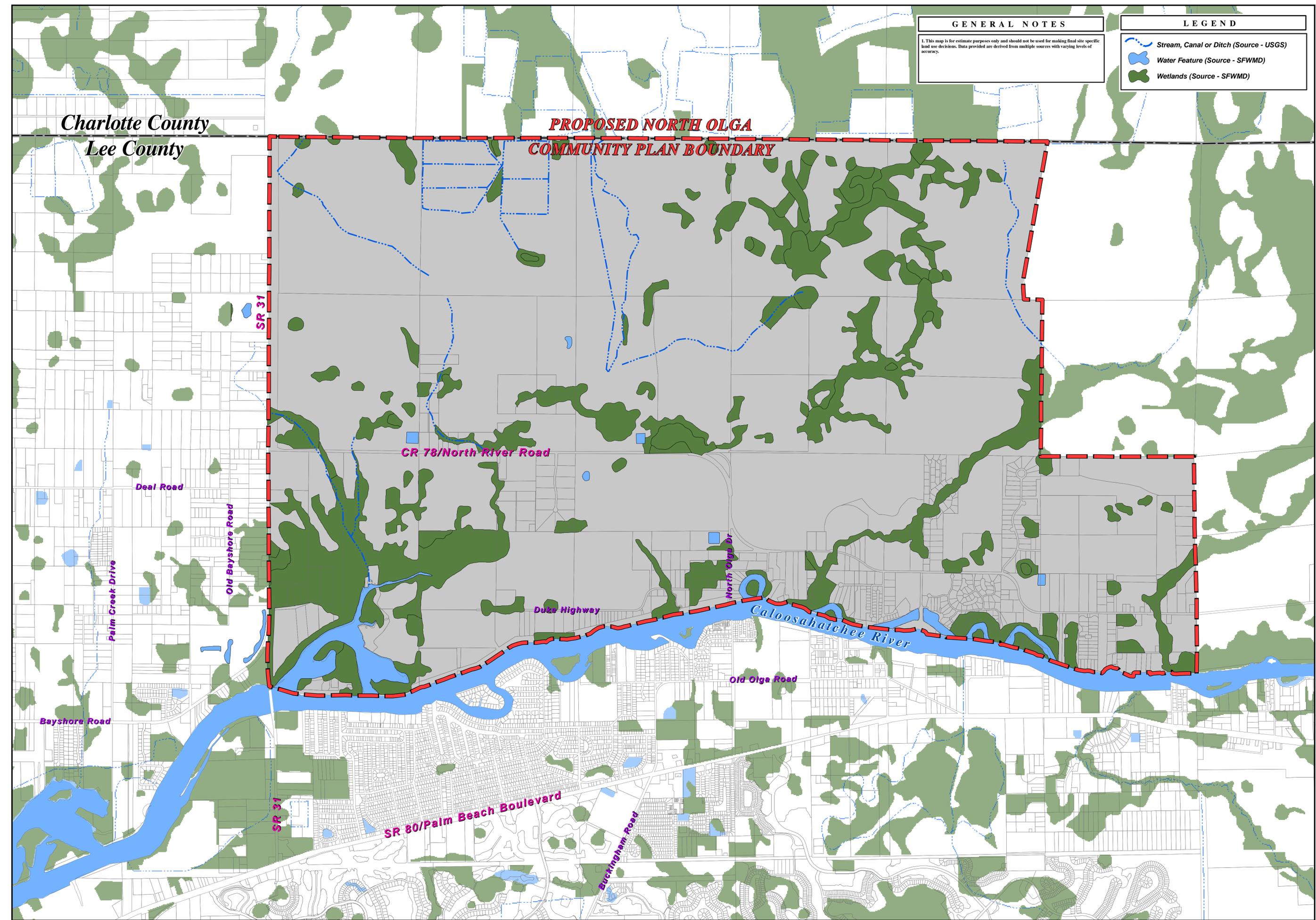
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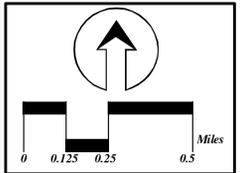
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Charlotte County  
Lee County

**PROPOSED NORTH OLGA  
COMMUNITY PLAN BOUNDARY**



**NATURAL FEATURES**  
Proposed North Olga Community Plan





This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.

September 23, 2009



Alexis V. Crespo, AICP, LEED AP  
 Land Planning Solutions, Inc.  
 28100 Bonita Grande Drive, Suite 302  
 Bonita Springs, FL 34135  
 Email: [alexis@lpsfl.us](mailto:alexis@lpsfl.us)

In response to your inquiry of September 21, 2009, the Florida Master Site File lists ten previously recorded archaeological sites, one resource group and seventeen standing structures in the following parcels of Lee County:

**T43S, R26E, Sections 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 & 24**

When interpreting the results of our search, please consider the following information:

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.**

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Celeste Ivory  
 Assistant Supervisor  
 Florida Master Site File  
[mcivory@dos.state.fl.us](mailto:mcivory@dos.state.fl.us)

## CULTURAL RESOURCES REPORT

SITEID	FORMNO	T-R-S	CR	SITENAME	NRLIST	SURVEY	LOCATION	OTHER
CH01893	200804	42S/26E/24	RG	BIG ISLAND CANAL		15530	City:	RG Type: LINE, # Cntrib Resources: 1
LL00022	199906	43S/26E/25	AR	HICKEYS CREEK 1		6233	Map: OLGA	Culture: UNSP Sitetype: UNSP
LL00082	195105	43S/26E/13	AR	ROPECO MOUND			Map: OLGA	Culture: GL Sitetype: MDBU
LL00750	198710	43S/26E/24	AR	NN			Map: OLGA	Culture: PREH Sitetype: HABI
LL00808	198612	43S/26E/24	SS	RIVER RD		1343	RIVER RD, ALVA	Uses: RESI
LL00809	198612	43S/26E/24	SS	RT 2 RIVER RD		1343	RIVER RD, ALVA	Uses: RESI
LL00811	198612	43S/26E/15	SS	RT 2 BOX 234 RIVER RD		1343	RT 2 BOX 234 RIVER RD, ALVA	Uses: RESI
LL00812	198612	43S/26E/8	SS	RT 4 BOX 612 RIVER RD		1343	RT 4 BOX 612 RIVER RD, ALVA	Uses: RESI
LL00822	198612	43S/26E/15	SS	TERRELL ST - RT 2 BOX 256		1343	TERRELL ST, ALVA	Uses: RESI
LL00823	198612	43S/26E/15	SS	RT 2 BOX 256C TERRELL ST		1343	RT 2 BOX 256C TERRELL ST, ALVA	Uses: RESI
LL00824	198612	43S/26E/15	SS	RT 2 BOX 256D TERRELL ST		1343	RT 2 BOX 256D TERRELL ST, ALVA	Uses: RESI
LL00825	198612	43S/26E/14	SS	HIGHWAY 78		1343	HIGHWAY 78, ALVA	Uses: RESI
LL01267	198612	43S/26E/15	SS	RT 2 BOX 234A OLGA DR N			RT 2 BOX 234A OLGA DR N, OLGA	Uses: RESI
LL01268	198612	43S/26E/22	SS	2255 OLGA RD S			2255 OLGA RD S, OLGA	Uses: RESI
LL01269	198612	43S/26E/22	SS	400 OLD OLGA RD			400 OLD OLGA RD, OLGA	Uses: RESI
LL01270	198612	43S/26E/22	SS	404 OLD OLGA RD			404 OLD OLGA RD, OLGA	Uses: RESI
LL01271	198612	43S/26E/22	SS	14852 OLD OLGA RD			14852 OLD OLGA RD, OLGA	Uses: RESI
LL01272	198612	43S/26E/22	SS	14875 OLD OLGA RD			14875 OLD OLGA RD, OLGA	Uses: RESI
LL01384	198612	43S/26E/23	SS	OLD OLGA RD			OLD OLGA RD, OLGA	Uses: RESI
LL01390	198612	43S/26E/22	SS	CARTER LANE			CARTER LANE, OLGA	Uses: RESI
LL01773	199309	43S/26E/23	AR	RIVERWIND COVE		3573	Map: OLGA	Culture: ARC Sitetype: EXTR, SCAR
LL01849	199503	43S/26E/21	SS	OLGA SCHOOL	Listed		SOUTH OLGA RD, OLGA	Uses: SCHO Built: 1927
LL02338	200505	43S/26E/22	AR	HOWARD HOUSE		11581	Map: OLGA	Culture: 20TH Sitetype: HOME, LAND
LL02395	200608	43S/26E/17	AR	TWISTED OAK		15456	Map: OLGA	Culture: OTHR Sitetype: CAMP, EXTR, LAND, MIDD
LL02396	200608	43S/26E/17	AR	TROUT CREEK		15456	Map: OLGA	Culture: OTHR Sitetype: CAMP, EXTR, LAND, MIDD
LL02397	200608	43S/26E/18	AR	TROUT CREEK HUNT CAMP		15456	Map: OLGA	Culture: ARCL, OTHR Sitetype: CAMP, EXTR, LAND, MIDD
LL02398	200608	43S/26E/19	AR	INTRIGUE		15456	Map: OLGA	Culture: ARCL, OTHR Sitetype: CAMP, EXTR, LAND, MIDD
LL02399	200608	43S/26E/19	AR	MAJESTIC GUMBO LIMBO		15456	Map: OLGA	Culture: OTHR Sitetype: LAND, MIDD

28 site(s) evaluated; 28 form(s) evaluated. (10 AR, 1 RG, 17 SS)  
Print date: 9/23/2009 2:36:13 PM

GENERAL NOTES

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LEGEND

 Sensitivity Level Two

Prepared For:



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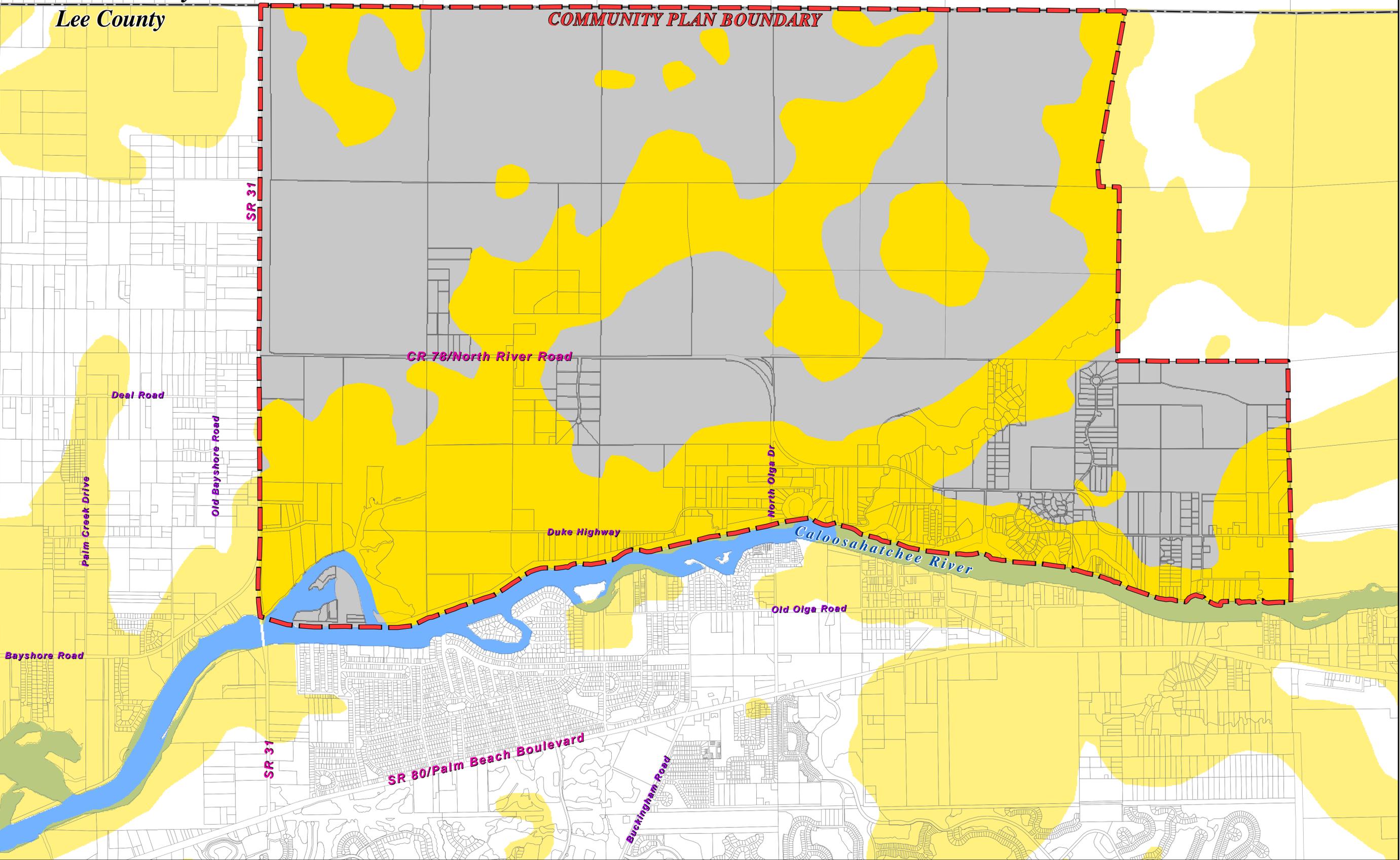


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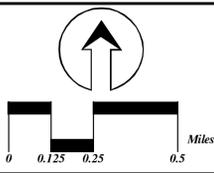
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Charlotte County  
Lee County

**PROPOSED NORTH OLGA  
COMMUNITY PLAN BOUNDARY**



**ARCHAEOLOGICAL SENSITIVITY AREAS**  
Proposed North Olga Community Plan





# North Olga Community Plan

## Comprehensive Plan Amendment Application

### **Exhibit IV.E.4: State Comprehensive Plan & Regional Policy Plan Consistency**

The North Olga Community Planning Panel is requesting approval of a Text Amendment to the Lee Plan in order to recognize and define the community known as North Olga. The proposed Amendment will allow for inclusion of a specific Goal, as well as supportive Objectives and Policies, in order to preserve and promote the unique character, historic heritage, and quality of life in North Olga, as well as proactively plan for future growth in the area.

The following is an analysis of how the proposed Amendment will be consistent with the State Comprehensive Plan (SCP), followed by a similar analysis of the Strategic Regional Policy Plan (SRPP).

#### **A. State Comprehensive Plan Consistency**

- ❖ *Affordable Housing Goal: The public and private sectors shall increase the affordability and availability of housing for low-income and moderate-income persons, including citizens in rural areas, while at the same time encouraging self-sufficiency of the individual and assuring environmental and structural quality and cost-effective operations.*

In support of this Goal, proposed Policy 36.2.4 specifically calls for a mix of unit types and flexible lot sizes to allow for affordability and diversity of choice within the community.

Also in support of this Goal, the North Olga Community Planning Panel is encouraging the protection of the natural environment through policies such as 36.2.3, 36.3.3 and 36.3.5, which require increased amounts of open space for new Planned Developments (PDs), as well as the encouragement of any future development to be in the form of mixed use communities.

- ❖ *Water Resources Goal: Florida shall assure the availability of an adequate supply of water for all competing uses deemed reasonable and beneficial and shall maintain the functions of natural systems and the overall present level of surface and ground water quality. Florida shall improve and restore the quality of waters not presently meeting water quality standards.*

Water quality and maintenance of the local water supply is very important to the North Olga community. Per community outreach and individual stakeholder interviews, it was apparent that residents are concerned with the number of septic tanks in proximity to the Caloosahatchee River and the need to protect this important natural resource for future generations.

Therefore, the community is proposing several policies in support of this Goal, particularly 36.6.1, which requires any new development with densities greater than one (1) unit per acre to provide central sanitary sewer and potable water services for the development. Another example of the Plan's compliance with this Goal is Policy 36.8.2, which promotes an appropriate balance between public use of the Caloosahatchee River and the protection and rehabilitation measures necessary to improve its water quality.

- ❖ *Natural Systems & Recreational Lands Goal: Florida shall protect and acquire unique natural habitats and ecological systems, such as wetlands, tropical hardwood hammocks, palm hammocks, and virgin longleaf pine forests, and restore degraded natural systems to a functional condition.*

The North Olga Community is rich in natural resources, including an abundance of Conservation 20/20 lands, the Caloosahatchee River and a number of creeks and streams, which lead into this water body. Due to the significance of the area's natural features, the Plan includes several policies to support the state's goals for protection and restoration of these areas.

Examples of specific policies which support this Goal includes: Policy 36.8.1, which requires the careful review of new development proposals which could potentially impact the Caloosahatchee River; Policy 36.8.5, requiring the preservation of Heritage Trees; and Policy 36.8.7, which requires expansive setbacks between new structures and fire-dependent plant communities.

- ❖ *Property Rights Goal: Florida shall protect private property rights and recognize the existence of legitimate and often competing public and private interests in land use regulations and other government action.*

The North Olga Community Plan and its GOP's are directly in support of the state's goal to maintain private property rights. During stakeholder interviews, all of the respondents noted property rights as "very important", several of those interviewed also noted that these rights are at the core of the American value system.

While the community desires to protect its rural character and small town values, the citizens of North Olga developed a plan that anticipates the ability and potential for future growth within the area and responds by creating policies which require enhancements and public benefits, beyond the requirements of the Lee Plan and Land Development Code. The proposed GOP's do not take away any existing private property rights; therefore, the Plan is in compliance with this Goal.

- ❖ *Land Use Goal: In recognition of the importance of preserving the natural resources and enhancing the quality of life of the state, development shall be directed to those areas which have in place, or have agreements to provide, the land and water resources, fiscal abilities, and service capacity to accommodate growth in an environmentally acceptable manner.*

In support of this Goal, the North Olga Community Plan is proposing a number of policies that support the efficient use of land, through the encouragement of development clustering and resource preservation, as well as provision of the adequate infrastructure and facilities prior to the development of vacant lands. The Plan is consistent with this Goal per Objectives 36.1 regarding community character and managed growth; 36.5 regarding transportation infrastructure; and Policy 36.1.2, pertaining to the appropriate use of land and development clustering.

## **B. Regional Policy Plan Consistency**

### ❖ **Affordable Housing Element**

*Goal 1: Supply a variety of housing types in various price ranges to ensure that all residents have access to decent and affordable housing.*

In support of this Goal, proposed Policy 36.2.4 specifically calls for a mix of unit types and flexible lot sizes to allow for affordability and diversity of choice within the community.

### ❖ **Natural Resources Element**

*Goal 1: The Region's environmental awareness educational programs will be modernized and directed to all citizens of the region.*

In accordance with this Goal, the proposed Text Amendment will support awareness of conservation issues and promote engagement of the community in efforts to protect, preserve and improve the natural environment within the community plan boundary. Please refer to proposed Policy 36.8.3, regarding community clean-up activities along the Caloosahatchee River and other public spaces within the area, as an example of the Plan's consistency with this Goal.

*Goal 4: Livable communities designed to improve quality of life and provide for the sustainability of our natural resources.*

Policies 36.2.3 and 36.3.5 specifically requires higher percentages of open space than currently required by the Lee County LDC in order to adequately protect the area's natural resources. Additionally, the GOP's address the need for local services, adequate pedestrian infrastructure, enhanced design

standards, and heritage tree preservation in order to protect and enhance the quality of life in North Olga. Based on these policies the Plan is consistent with this Goal for the creation of livable communities.

#### ❖ **Economic Development Element**

*Goal 3: A stable regional economy based on a continuing excellent quality of life.*

Per this Goal, proposed Objective 36.4 encourages the promotion of economic development opportunities, such as nature-based tourism, within North Olga. While the area is not appropriate for large employment centers or heavy industry, the Plan identifies practical strategies for building upon the area's vast natural resources in a compatible manner that not only enhances the community, but also awareness for the environment and local protected species.

#### ❖ **Emergency Preparedness**

*Goal 7: Designated shelters safe from flooding, and containing enough capacity to meet existing estimates of need.*

Please refer to proposed Policy 36.7.7, which demonstrates the community's encouragement that any public community center constructed within North Olga be designed as a hurricane shelter, in order to provide needed capacity for shelter in the event of an emergency. Per this proposed policy the Plan is consistent with this Goal.

#### ❖ **Regional Transportation**

*Goal 2: Livable communities designed to affect behavior, improve quality of life and responsive to community needs.*

Objective 36.5 of the Plan specifically addresses the need to enhance the livability of the community through increased multi-modal transportation opportunities, as well as the implementation of roadway design standards that protect the rural character of the area's transportation network. Policies 36.5.1 and 36.5.2 address the community's desire to work with surrounding civic organizations, as well as other regional partners, in order to manage future growth along the State Road 31 and North River Road corridors. Policies 36.5.4 and 36.5.5 address the need for sidewalks, pathways and other pedestrian linkages throughout the community in order to enhance walkability. Based on these policies, the Plan is consistent with this Goal.