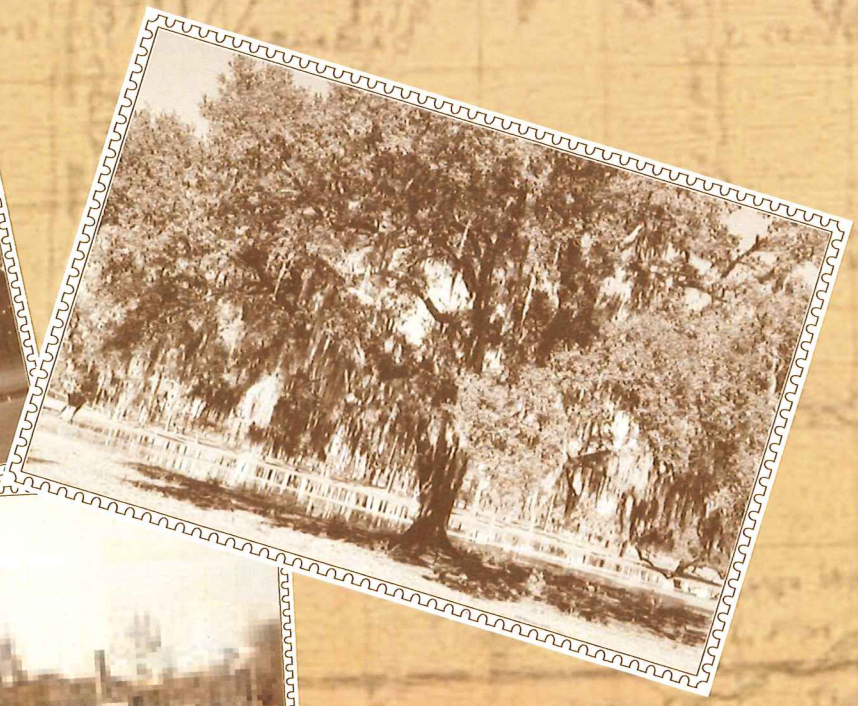
North Olga Community Plan

One Community ~ One Vision



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LAND
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Acknowledgements

LEE COUNTY BOARD OF COUNTY COMMISSIONERS

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Preface

This document consists of six (6) Sections and an Executive Summary. Section 1 is a general introduction and project overview. Section 2 summarizes the history of North Olga, examines current conditions inside the boundaries of the study area, including demographics, environmental constraints, land use and zoning, development patterns and trends. It also includes an analysis of existing information available through various studies or plans. Section 3 outlines the Vision and Guiding Principles for the North Olga Community Plan effort, including the challenges that lie ahead. Recommendations and Policies are covered in Section 4. Section 5 outlines the strategic plan for implementing the proposed recommendations and policies, including a proposed timeline for task completion, various methods for utilizing existing zoning and other regulatory tools, as well as consideration of possible financing methods. Finally, Section 6 houses the conclusion of this planning effort.

SECRETS OF SUCCESSFUL COMMUNITIES

Successful communities almost always have a few things in common. They typically do the following:

- *Create a shared vision for the future*
- *Identify key natural, cultural, scenic, and economic assets*
- *Build local plans around the preservation and enhancement of key assets*
- *Pick and choose among development proposals*
- *Use education, incentives and voluntary initiatives, not just regulations*
- *Meet the needs of landowners and the community*
- *Pay attention to community appearance as well as economics and ecology*
- *Assess the impacts of land use policies*
- *Recognize the link between land use and transportation planning*

Ideas for Creating More Livable and Prosperous Communities,
The Conservation Fund

Executive Summary

> *"A man who does not plan long ahead will find trouble at his door.*
>
> *– Confucius*

The preparation of the North Olga Community Plan ("the Plan") began by a request of a group of residents from the area in Lee County known as North Olga. The effort began in May of 2009. The Plan is envisioned as an equitable balance of competing community interests, desires and demands to ensure that both public and private land use decisions are consistent with the overall vision of the current residents of North Olga.

The planning process was highly participatory, engaged citizens and stakeholders in the formulation of this vision, and was not dictated by any one or number of specific individuals. The analysis and recommendations of the Plan provide the framework for the future of North Olga. A detailed explanation of the community outreach program utilized throughout the preparation of the Plan is included herein.

North Olga has many special community features that required examination and analysis through the creation of this plan. Those features included:

- The Caloosahatchee River
- Limited access into and out of North Olga
- Historic rural character
- Environmental conditions
- Relationship to surrounding communities (both existing and proposed)
- Relationship to Lee County Civic Center
- Rich history
- Agriculture
- Bounded by State Road 31 to the west
- Conservation 20/20 lands within its boundaries

> **" The draft North Olga Plan appears to work within the framework of the Lee Plan in terms of future land use and future transportation…"**
>
> **– Charles Gauthier, AICP**
> *Director, Division of Community Planning*
> *Florida Department of Community Affairs*
>
> *(email to Allison Megrath, Land Planning Solutions, 09/14/2009)*

Key elements of the implementation strategy over the next three (3) to five (5) years include:

- Creation of Land Development Code and architectural design standards to protect the vision of North Olga as established through this Plan
- Search for and secure grants for the establishment of community parks, including public access to the Caloosahatchee River, as well as small-scale economic development ventures, including the promotion of nature-based tourism.

The obvious rural character of the North Olga area cannot be lost in a community planning effort. It is important for that rural character to be embraced, recognized and where appropriate, preserved.

The Plan recommends potential opportunities for future development within the study area (see Figure 1.1.1: Proposed North Olga Community Plan Study Area Boundaries). This includes limited neighborhood commercial uses at the intersection of State Road 31 and North River Road. Recommendations were based on existing environmental conditions, the communities need for local goods and services, current land use designations, development projects in the immediate vicinity of and also within the study area that have already received entitlements such as Babcock Ranch or The Broadlands subdivision. To look only at the study would be very shortsighted. Land use planning and future land development within a proposed area have a direct correlation to what that happens around them (See Figure 2.2: Proposed North Olga Community Plan Study Area Context Map). Likewise, the effects of development in and around the area require much study and consideration. For example, the future widening of State Road 31 provides a strong impetus for a certain amount of commercial development along that corridor. That amount needs to be appropriate in terms of location, amount, type and scale. Such development must occur in a context that relates to the overall plan for the community.

Opportunities for public places such as parks, open space, community centers were also studied, as this area is currently significantly deficient in the provision of such areas. There are currently no ball fields for the children of North Olga and no places for the community to gather for things such as greenmarkets or community-scale concerts or fireworks. Public access to the Caloosahatchee River was a recurring comment at all of the Community Outreach Meetings and stakeholder interviews conducted during the preparation of this Plan. The identification of location for a community park alongside this beautiful resource was identified as a strong recommendation within this study. The river could become both the focal point and most celebrated resource of North Olga.

The ability of the residents of North Olga to work with their neighbors in the Bayshore planning area to the west (See Figure 2.2: Proposed North Olga Community Plan Study Area Context Map) will be an important task in the future as development begins to occur to the north at Babcock Ranch.

PETITION
TO LEE COUNTY BOARD OF COUNTY COMMISSIONERS
FOR THE CREATION OF A
NORTH OLGA COMMUNITY PLAN

WE, THE UNDERSIGNED WHO OWN REAL PROPERTY WITHIN THE AREA, SUPPORT THE CREATION OF THE **NORTH OLGA COMMUNITY PLAN** FOR THE AREA SHOWN ON THE ATTACHED MAP, AND DO NOT SUPPORT THE INCLUSION OF THE PROPOSED BOUNDARY IN THE ALVA COMMUNITY PLAN.

#	NAME (print)	SIGNATURE	ADDRESS	YEARS IN BOUNDARY	ACRES
	Suzanne S. Armeda	Suzanne S. Armeda	19440 Armeda Rd. Alva, Fl. 33920	49 years	5.65
	Michael Hipp	Michael Hipp	14500 Hipp Ct. Alva, Fl. 33920	3 1/2 yrs	10
	Robin Jones	Robin Jones	17681 Calusa Rd Alva Fl 33920	6 yrs.	2
	John Jones	John Jones	17681 Calusa Rd Alva Fl 33920	6 yrs.	2
	~~Paul E Stout~~	PAUL E. SCHMIDT	18181 Fichters Creek Ln	26y	12
	~~Rebecca J Schmidt~~	~~Rebecca J Schmidt~~	18181 Fichters Creek Ln 33972	26y	12

	Joseph & Linda English	Joseph C English	921 Glenn Ave Lehigh Acres, FL 33972	30	25
	Nick Armeda	Nick Armeda	19440 Armeda Rd. 33920	58 yrs	565
	Latt Armeda	Latt Armeda	19501 Armeda Rd. Alva FL 33920	39 Years	10
	Deana Armeda	Deana Armeda	19501 Armeda Rd. Alva 33920	12 yrs.	10
	Roni Hipp	Roni L. Hipp	14500 Hipp Ct. Alva, 33920	3.5 yrs	10
	Steve Singletary	Steve Singletary	18200 St Rd 31 Alva 33920	10	17
	Mike Greenwell	Mike Greenwell	12250 N River Rd Alva 33920	14	220
	Tracy Greenwell	Tracy Greenwell	12250 N River Rd Alva 33920	14	220
	William Stancel	William Stancel	18140 N Olga Drive Alva 33920	10	10
	Leonard Greenwell	Leonard Greenwell	12251 Old Rodeo Dr. Alva 33920	14	17
	Sheldon Pipkins	D.S. Pipkins	19100 Turkey Run N. Alva Fl 33920	12	5

(1) LPS

PETITION
TO LEE COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE CREATION OF A NORTH OLGA COMMUNITY PLAN

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#	NAME (print)	SIGNATURE	ADDRESS	YEARS IN BOUNDARY	ACRES
	Daniel Kreinbrink.	Daniel M Kreinbrink	12100 N River Rd Alva, FL 33920	14 yrs	40 Acres
	Andrew Tilton	Andrew Tilton	18810 Serenoa Court Alva, FL 33920	22 yrs	5 acres
	Richard Pritchett	Richard M	14350 Duke Hwy Alva FL. 33920	22	1 acre
→	KEITH CARY	Keith Cary	18931 SERENOA CT ALVA, FL 33920	15	5 ACRES
→	ROBBI CARY	Robbi Cary	" "	15	5 ACRES
	Shelbie Mulling	Shelbie J. Mulling	14691 Duke Hwy Alva, Fl 33920	32	8 Acres

	Susan for Watts BBG.	Susan H. Watts	Bonita Bay Group 9990 Coconut Rd. Bonita Springs, FL. 34135	6 yrs.	-1200
	Shauna Flock	Shauna Flock			

#3

PETITION
TO LEE COUNTY BOARD OF COUNTY COMMISSIONERS
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#	NAME (print)	SIGNATURE	ADDRESS	YEARS IN BOUNDARY	ACRES
	Realmark Telegraph Creek 40 Craig Dearden		Access Undetermined + 15551 N. River Rd. Alva, FL	3.5 yrs.	+/- 450

PETITION
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#	NAME (print)	SIGNATURE	ADDRESS	YEARS IN BOUNDARY	ACRESS
	JOHN P. LOVELACE		17080 Scout Camp Rd	3	7±
	Jan Filer		16980 Riverboat Bend	2	5.2

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#	NAME (print)	SIGNATURE	ADDRESS	YEARS IN BOUNDARY	ACRES
	TOM & CATHY DELNAY	Thomas L. DelNay	18081 Riverchase ct.	5	2
	Tony Zielinski		18210 Riverchase ct.	14	4
	Bryan Sipes		18261 Telegraph Creek Ln.	6	1.25

07-10-'09 10:39 FROM-
T-012 P002/005 F-044

PETITION
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#	NAME (print)	SIGNATURE	ADDRESS	YEARS IN BOUNDARY	ACRES
	Brandy Detzel	Brandy Detzel	19180 Traverse Dr.	32 yrs.	2.25
	James Detzel	James Detzel	19180 Traverse Drive	4 yrs.	2.25

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#	NAME (print)	SIGNATURE	ADDRESS	YEARS IN BOUNDARY	ACRES
	Terrilynn Dunford	Terrilynn Dunford	12190 Old Rodeo Dr N. Olga Rd	6	3.5 11
	DAVE MORRIS		16990 River Bend Blvd.	4	2.5
	Adele Smith	Adele E. Smith	18140 River Chase Ct. Alva 33920	2	3/4

PETITION
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#	NAME (print)	SIGNATURE	ADDRESS	YEARS IN BOUNDARY	ACRES
1	P. Prescott		15090 N OLGA Rd	8	5
2	T.E. Mulling	Thomas E Mulling	14691 Duke Hy	30	8
3	Glenn O'Cary	Glenn O'Cary	18451 N. Olga Dr	Myself 30 Family 99	600
4	Nick Armeda	Nick Armeda	19440 ARMEDA RD	58 yrs	565
5	MARY POVIA	Mary Povia			312
6	DEBRA VANROEKEL	Debra VanRoekel	18321 N Olga Dr	33	17½

7	Dennis Van Rocke	Dennis Van Rocke	18321 N. Olga Dr.	33	17 1/2
8	Tom E. Mullikin	Tom Mullikin	14661 Duke Hwy	30	2
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					

#8 Pg 1 of 2

PETITION
TO LEE COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE CREATION OF A NORTH OLGA COMMUNITY PLAN

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#	NAME (print)	SIGNATURE	ADDRESS	YEARS IN BOUNDARY	ACRES
	Tonya Hampton		18900 Seneca Ct Alva FL 33920	1	5.5

#9
VanRoekel

07-10-'09 10:39 FROM-

PETITION
TO LEE COUNTY BOARD OF COUNTY COMMISSIONERS
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Copy

WE, THE UNDERSIGNED WHO OWN REAL PROPERTY WITHIN THE AREA, SUPPORT THE CREATION OF THE **NORTH OLGA COMMUNITY PLAN** FOR THE AREA SHOWN ON THE ATTACHED MAP, AND DO NOT SUPPORT THE INCLUSION OF THE PROPOSED BOUNDARY IN THE ALVA COMMUNITY PLAN.

#	NAME (print)	SIGNATURE	ADDRESS	YEARS IN BOUNDARY	ACRES	
	TOM & CATHY DELNAY	Thomas L. DeLNay	18081 Riverchase ct.	5	2	
	Tony Zielinski		18210 Riverchase ct.	14	4	
	Bryan Sipes		18261 Telegraph Creek LN.	6	1.25	
	Jeff Williams		18090 W. Olga Dr. Alva FL 33920	6	1.5	New
	Mike Millard SR	Michael S. Millard Sr	18830 Knollwood Lane Alva FL 33920	30	3	New

T-012 P002/005 F-044

#10 VanReed

PETITION
TO LEE COUNTY BOARD OF COUNTY COMMISSIONERS
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#	NAME (print)	SIGNATURE	ADDRESS	YEARS IN BOUNDARY	ACRESS	
	SUSAN WUNDERLICH	A.A. Wunderlich	15300 N RIVER Rd ALVA, FL 33920	3	5	New
	Adele Smith	Adele Smith	18140 Riverchase Ct. Alva 33920	1 1/2	3/4	New

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#	NAME (print)	SIGNATURE	ADDRESS	YEARS IN BOUNDARY	ACRESS
	R.L. Smart		18831 River Estates Ln Alva FL 33920		
	B Roessner	Barbara Roe	16690 Oak Grove Ct.	10	1
	E Ahern	Bernard E Ahern	17221 N River Rd	44yrs	55
	Gwin Terrell	Gwin Terrell	15200 Terrell Dr. Alva Fla	57 years	2
	Ralph Terrell	RALPH TERRELL	15200 TERRELL DR ALVA FLA 33920	3 YEARS	2
	Robert C. Young	Robt C. Young	15170 TERRELL DR ALVA 33920	10 years	1

	Ralph Chastain	Ralph Chastain	15350 Terrell Dr. Alva, Fl.	19 years	5

No. 4016 P. 1

PETITION
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#	NAME (print)	SIGNATURE	ADDRESS	YEARS IN BOUNDARY	ACRESS
	R.L. Smart		18831 River Estates Ln Alva FL 33920		
	B Roessner	Barbara Roessner	16690 Oak Grove Ct.	10	1

Sep. 15. 2009 4:24PM

PETITION
TO LEE COUNTY BOARD OF COUNTY COMMISSIONERS
FOR THE CREATION OF A
NORTH OLGA COMMUNITY PLAN

WE, THE UNDERSIGNED WHO OWN REAL PROPERTY WITHIN THE AREA, SUPPORT THE CREATION OF THE **NORTH OLGA COMMUNITY PLAN** FOR THE AREA SHOWN ON THE ATTACHED MAP, AND DO NOT SUPPORT THE INCLUSION OF THE PROPOSED BOUNDARY IN THE ALVA COMMUNITY PLAN.

#	NAME (print)	SIGNATURE	ADDRESS	YEARS IN BOUNDARY	ACRESS
	HARNEY RAYMOND HARNEY		2745 1st. ST. #134 FT MYERS FL 33916	30	25
	KATHY HARNEY	Kathy Harney	"	"	"
	NATHAN MILLER		7388 AVENUE L CT OLDSMAR, FL 34677	40	500 60%
	Callie Cary	Callie Cary	18471 N. Olga DR. Alva, FL 33920	20	5

NO. 4478 P. 2

PETITION
TO LEE COUNTY BOARD OF COUNTY COMMISSIONERS
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#	NAME (print)	SIGNATURE	ADDRESS	YEARS IN BOUNDARY	ACRESS
	Glenn Fichter		PO Box 545 Alva FL 33920 (18050 Lyndhurst Lane)	35	2.5A 5A

Sep. 28. 2009 12:36PM

BABCOCK PROPERTY HOLDINGS, L.L.C.
17837 Murdock Circle
Port Charlotte, Florida 33948

August 12, 2009

Dr. Dennis Van Roekel, Chair
North Olga Community Planning Panel
18321 North Olga Drive
Alva, FL 33920

Re: North Olga Community Plan

Dear Dr. Van Roekel:

As President of Babcock Property Holdings (BPH), I am writing to express support for the development of a North Olga Community Plan.

As a landowner within the proposed community plan boundary, BPH has a continuing interest in the planning process. We look forward to reviewing the draft plan upon its completion.

Sincerely,

T J Danahy

Thomas Danahy
President

PROPOSED NORTH OLGA
COMMUNITY PLAN BOUNDARY

Babcock Ranch
Community
(Nomination Under Negotiation -
Conservation 20/20)

Conservation 20/20

Telegraph Creek
(Nomination Under Review -
Conservation 20/20)

SR 31

CR 78/North River Road

Caloosahatchee River

SR 80/Palm Beach Boulevard

Charlotte County
Lee County

GENERAL NOTES

1. This map is for estimate purposes only and should not be used for making final site specific land use decisions. Data provided are derived from multiple sources with varying levels of accuracy.

LEGEND

- Petition Signed
- Petition Not Signed
- Conservation 20/20
- Government or South Florida Water Management District
- Conservation 20/20 (Nomination Under Review)
- Conservation 20/20 (Nomination Under Negotiation)

Prepared By:
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Prepared For:
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239-405-7983
28100 Bonita Grande Dr., Ste. 302
Bonita Springs, FL 34135
www.landplanningsolutions.us

Section 1: Community Profile

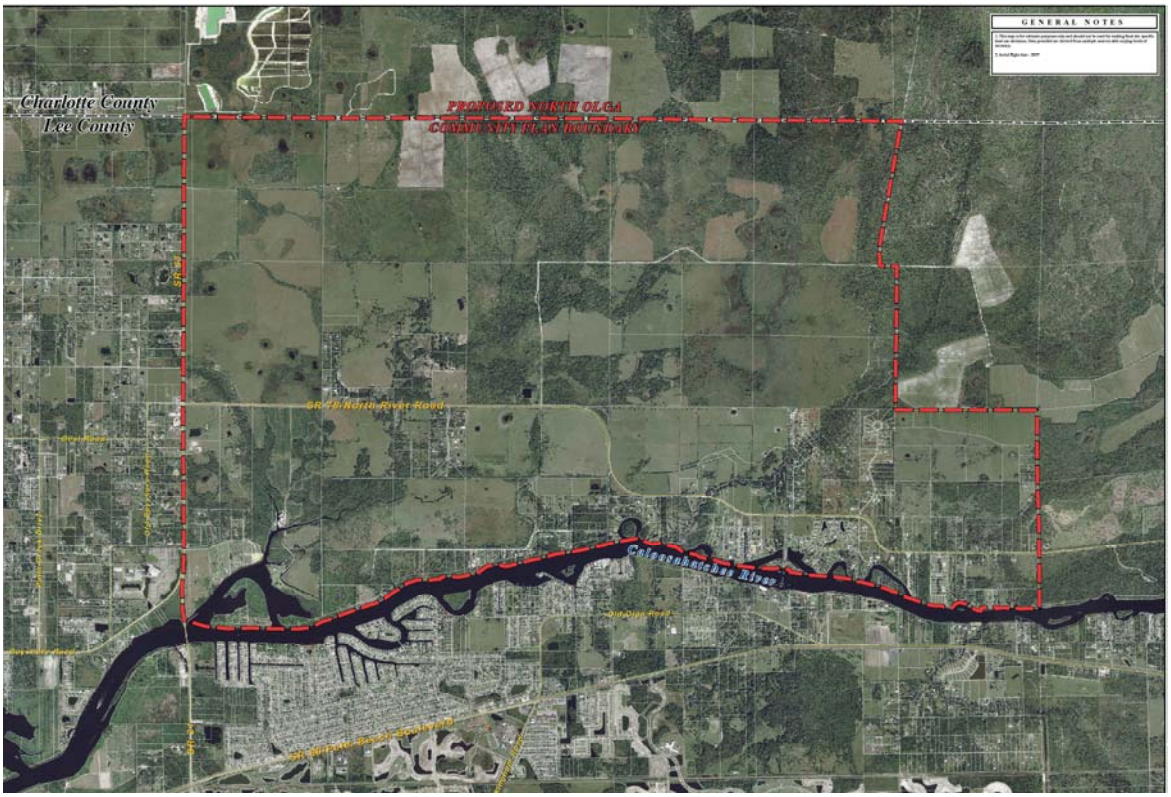
> "OLGA: is a name that signifies or is derived from: "to be prosperous," "successful," "blessed."
>
> – Webster's Dictionary

This Section describes existing features in North Olga, including historical background, demographic characteristics, and a discussion of existing land use patterns, infrastructure and environmental conditions. These data were derived from a variety of sources included U.S. Census Bureau data, Lee County studies and reports, interviews with the public, elected officials, Lee County Planning staff and stakeholders.

1.1 Study Area Boundary

North Olga is located north of the Caloosahatchee River east of State Road 31. The proposed study area is bounded to the South by the Caloosahatchee River, to west by State Road 31, to the north by the Lee County/ Charlotte County line and to the east by the Babcock Preserve and the Caloosahatchee Regional Park. This area consists of approximately 11,930 acres.

MAP 1.1.1: NORTH OLGA COMMUNITY PLAN STUDY AREA MAP

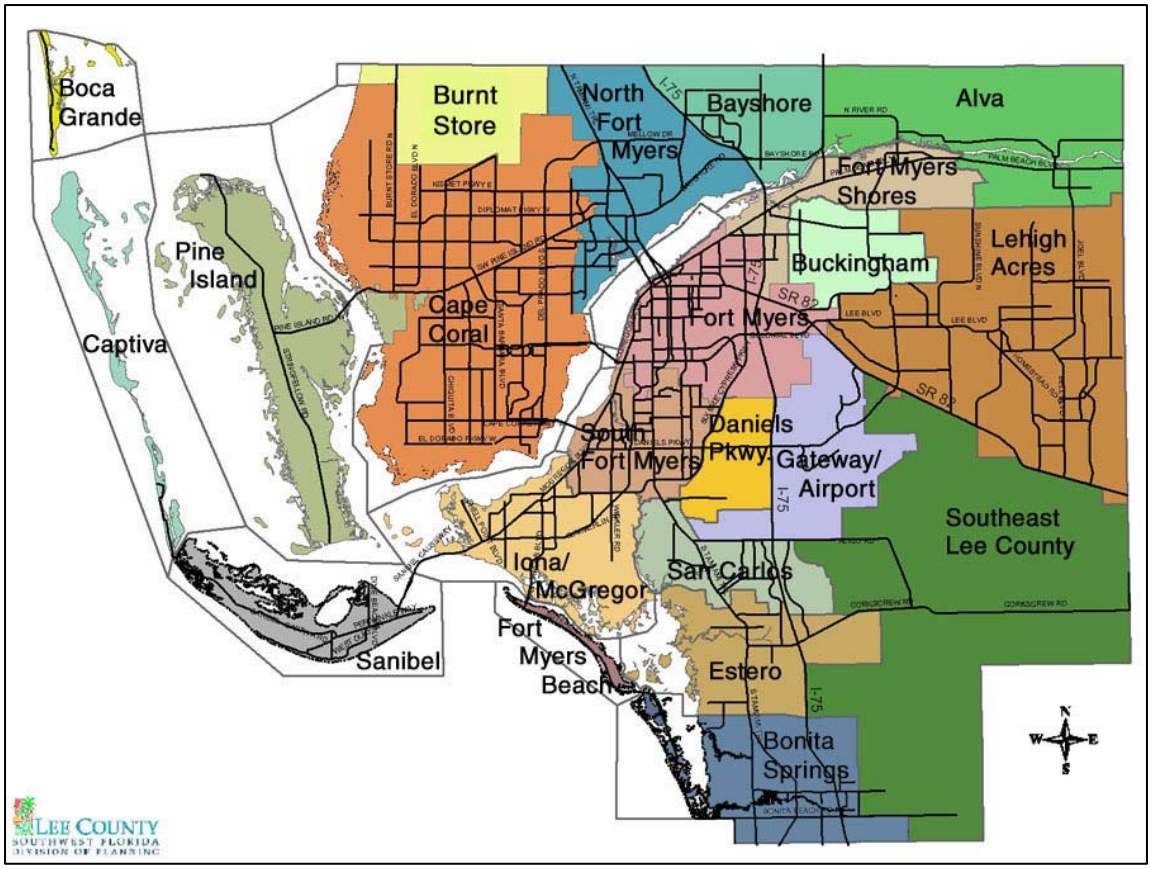


Source: GIS Solutions of Florida, LLC

> *"We can't solve our problems using the same kind of thinking we used when we created them."*
> – Albert Einstein

While the proposed area is located within the Lee County Planning District known as the Alva Planning District, there is no requirement in the Lee Plan for a Community Plan to be inclusive of all areas within a Community Planning District. This very point is evidenced within the adjacent Fort Myers Shores Community Planning District and the Olga Community Plan approved in February 2009. The Olga Community Plan represents a specific, smaller community within the 11,718-acre Fort Myers Shores Planning Community. Another example is the Alva Community Plan that was previously approved by Lee County and represents a square mile within the larger 33,463-acre Alva Planning Community, focusing around "Alva Proper" or downtown Alva. Lee County does not have any standards related to the minimum size of a community plan area. For the consultant, the defining boundary for the study area was the inclusion of residents who saw themselves the way the majority of their neighbors did. The residents of North Olga did not consider themselves from Alva and therefore requested a community plan of their own.

MAP 1.1.2: LEE COUNTY PLANNING COMMUNITIES



Source: Lee County Department of Community Development

1.2 History of North Olga

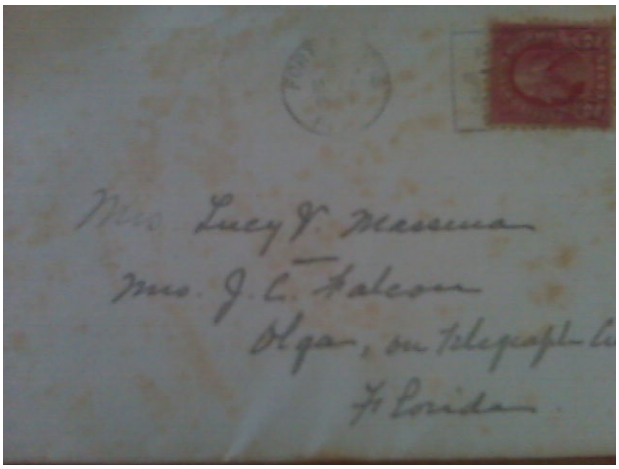
Ms/ Cathy Chestnut, on behalf of the North Olga Association, prepared the following illustrative history of North Olga.

Caloosa. Owanita. Upcohol. Rialto. Idalia. Olga.
To the modern world, these are simply names on street signs or platted subdivisions. Around the turn of the 20th Century, they were tight-knit, distinct communities flanking the fertile shores of the Caloosahatchee east of Fort Myers.

In Southwest Florida's earliest days, the winding Caloosahatchee was the region's main mode of transportation. Along it sprung up settlements established by homesteaders who came following the Seminole Wars to forge new lives from plentiful, cheap and fertile land and the hearty, free-roaming Andalusian cattle left behind by Spanish explorer Ponce de Leon during his 1513 and 1521 visits.

Since the Civil War (1861-1865), the rich, riparian land surrounded by pine forest and old growth cypress swamp in the Olga/Alva region had offered a bounty to families and had earned a reputation as "an important farming district," according to Thomas A. Gonzalez's *History of The Caloosahatchee River and the City of Fort Myers, Florida* (1932).

Philadelphia manufacturer Hamilton Disston purchased four million acres from the state in 1881 and dredged wetlands along the upper reaches of the river east from Fort Thompson (east of LaBelle) to Lake Okeechobee. Capt. Peter Nelson, who had lived in the Fort Myers region since 1867, worked as a supply carrier for Disston until the project was completed in 1883. On one of those journeys in 1881, Nelson named a high bank along the river "Alva," and purchased homesteader White's claim of 160 acres on the north side of the river.



Its neighbor about seven miles to the west, Olga, was founded by Laughlin McNeil and A.T.G. Parkinson in 1884, and was named after a famous Russian princess. The first written record of both Alva and Olga appeared in the August 8, 1885 *Fort Myers Press*. Editor Stafford C. Cleveland wrote that "about twelve miles above Fort Myers, at a point where the telegraph line crosses the river, we reach the home of A.T.G. Parkinson, who keeps a ferry for himself and for the accommodation of the public; a mile farther and the site of Olga is reached." The article describes Olga as a post office at a "pretty site" owned by L. McNeill (another spelling). "The next place of importance was

At that time: "Few settlers were in the area…the English, Hickey, McKinley, Edward Parkinson and A.T.G. Parkinson families were busy with citrus and vegetables for sustenance and export."

In 1885, Cleveland noted that the fertile lands in the Alva/Olga area, "in the wake of steam transit on the river will rapidly fill up with good settlers." Already, there were 50 to 60 families in the region. The families mainly grew vegetables and fruits for sustenance and export, and dealt in cattle. Thus, wooden docks, or landings, were built to load their fruits and vegetables onto passing sloops, then steamers, which dropped off mail and goods and picked up their commodities. In the days of the Spanish-American War (1898), Olga was a cattle community. Any place along the river that had a viable crossing upped its importance along the river.

Nelson returned to survey and plat Alva, which straddled the north and south sides of the river, and the official plat was recorded in 1890. After its original founding, S.L. Rutledge settled Olga in 1902. With the challenge of herding the cattle across the river at Olga, Rutledge soon learned to earn extra money by "bull rowing." For a fee of one dollar per herd, he would row the lead bull across the river with the rest of the cows following behind. Any cow that didn't follow the herd through the water was personally taken across by Rutledge. Finally, in 1903, a steel, hand-cranked bridge opened up the river in Alva.

It is not known how long McNeil operated the post office. In those days, absent of a post office building, the postmaster would agree to take in the mail from the passing steamer once a week and keep it where settlers could come to retrieve and/or distribute it. One record indicates he vacated postal duties in 1895.

McNeil is credited with operating a school out of his Olga home in 1892. A school was built in 1897 on the south side of the river, at one time known as McNeil Schoolhouse. Like the "post offices," schools could be of a transient nature, dependent on student enrollment and attendance, demographic need and funding. The school closed in 1907 when the Lee Board of Public Instruction built the North Olga School on the north side of the river. It was moved again in 1913 to the Upcohol enclave hugging the west of North Olga.

Today, the broad area surrounding the peninsular tip of the property owned by Robert Fowler constituted Upcohol, which reportedly had a turpentine still and sawmill, which led to its importance as a place-name The Upcohol School was also known as the Sulfur Head School because it was located near a small artesian well that trickled with a red, iron-rich, sulfur water out of the ground. Land for the school was deeded by John P. Hart and his wife.

Hart and his brother owned an expansive cattle grazing operation in Olga. Hart's brother, Hilton P. Hart, bought 8 heads from John P. and relocated to North Fort Myers to establish what would become the prosperous Hart's Dairy of Florida, which was bought out by a conglomerate in the 1980's.

William F. "Willie" Wilson, would later build a home at Trout Creek. Wilson's family was a major player in the Olga community. His father, William Maynard Wilson and mother, Lillie E. Wilson, built a fine, two-story home of local pine in 1913 amidst a large orange grove on the south side of the river in Olga and had three children: Nellie, William F. and Albert Floyd.

According to research by Amy Williams of The *News-Press Tropicalia,* Wilson related: "I want a house big enough to turn around in," he said of the large, high-ceiling rooms. "Well," replied Lillie, "those rooms will be big enough to turn a horse and wagon in." It soon became "a favorite gathering place ... where everyone listened in spellbound silence to the marvelous Edison Concert Phonograph ... the Wilsons' Saturday night concerts attracted folks from miles around."

Their youngest son, Albert Floyd Wilson, was born in 1910. Times were tough for the family; Floyd Wilson was 12 and dropped out of school to drive a truck and help in the family's orange groves, Williams reported.

Floyd Wilson served on a minesweeper in the U.S. Navy for four years and returned to the family grove. William Maynard Wilson died at the age of 81 at his Olga home in February 1943. Albert Floyd helped to oversee the 30-acre property, which is now overgrown, and served as an agricultural inspector and married his wife, Every, late in life, in 1951.

They had no children, and he stayed on long after her death. In September of 2003, the home was deemed a dangerously dilapidated liability and was burned to the ground for practice training for the Fort Myers Shores Fire Department. In 2004, Floyd Wilson died at the age of 93 under the care of kindly next-door neighbors.

In the Hart/Wilson area, a pitch plant or tar kiln was in operation, which employed local African Americans who also lived in separate areas in the Olga/Upcohol area. While the pine trees were used for both lumber and
turpentine, the abandoned tree stumps were left in the ground, where they turned solid as stone. The "lighter knots" or pine stumps were pulled out and hauled to the plant to be incinerated and turned into an ash. According to long-time resident Glenn Cary, the plant was operated by the Hercules Powder Company, the dynamite and gun powder company founded in 1882, which later diversified into other products. The lighter knots are "harder than a rock. You can't drive a nail through it," says Cary. (It is not known at this time what years this plant existed.)

Another use for pine tree sap was as a substitute for readily available chewing gum. The dripping sap could be balled up and, though flaky, chewed for several minutes until it had the consistency of chewing gum, according to Cary. "That couldn't have tasted very good," remarks his wife, Linnie Cary. "Well, it was better than nothing. We didn't have much," replies Glenn Cary.

In later years, the state's mandated "dipping vats" were located in the same general area of the lighter-knot kilns. Cows were dipped, each and every one, to kill disease-spreading ticks.

In Cary's recollection, the Sulfur Head School educated the children of the black laborers of the Hercules operation. According to other sources, it was chosen "because it was better located for the student population." Nonetheless, the Sulfur Head School burned down in a woods fire in 1917. (According to Cary, the sulfur spring was later buried under river dredge material and is located on property now owned by Bonita Bay Group.)

The communities of Olga, Upcohol and Idalia wanted another school, and a nice permanent one was finally erected in 1927 on the south side of the river, across the bridge on 2325 South Olga Drive. In the throes of the Great Depression, it closed in 1938. It has since operated as a church and has been preserved and renovated as the popular Olga Community Center.

In later years, teacher Alice English recalled that when she arrived to teach in 1931: "the Olga community had reached the peculiar pass of losing its children. The enrollment was 13, never to exceed 19 in six grades." English's class caught snakes for a county-wide exhibit, and performed wildflower studies for nature study and art lessons. One man who owned an orange grove on the river, Mr. J.E. Mills, invited the students to go to his grove to see a hummingbird nest, and they loaded into a Studebaker after school. "Mr. Mills had a ladder ready which each child mounted to see the little lichen-cup of a nest on top of a small limb…"

Cary's maternal grandfather, John Cleo Duke, of Kentucky, at the behest of his doctor to seek a warmer climate, landed in Idalia, a small river landing on the river's south side near Olga, around 1910 or 1911, with a portable sawmill. Duke soon bought a tract of timber in Immokalee and opened the second sawmill in Collier County, says Cary. Once the timber was cut out, Duke returned to Idalia. (Idalia was so small that in 1919, only two buildings were on the "townsite" — a school and a residence.)

Later, with oxcarts, Duke moved his portable mill to Marco Island, Estero, Pine Island and Tice. Duke's timber was sold to anyone who needed it, and he was peddling it at the right time — for the building of bridges along the Tamiami Trail and for the frequent rebuilding of Thomas Edison's dock in Fort Myers, Cary says.

In a controversial debate over whether the city of Fort Myers should branch out to Arcadia to the north or to Labelle to the east, Olga scored a victory. A second, hand-cranked bridge opened at Olga in February 1915. It was a major boon to Olga and a critical piece of the transportation network. A small bridge-tender's home was built in 1916 on present-day North Olga Drive, and the bridge tender would work a large crank to let passing boats through. "It was said that the bridge-tender's house was built in the moonlight at night. You worked any time you could," says Cary, now 79 years old. Finally, Dixie Highway, an oyster-shell road that traveled south out of Arcadia (part of present-day Highway 31) and into Olga along North Olga Drive, where it crossed the river and turned into Buckingham heading into Fort Myers, smoothly connected Olga with the outside world. (And it was a shortcut from Alva.)

When Duke tired of toting his sawmill, he settled on the north side of Olga and built a one-room home with a cistern in 1928. In the 1940s, two more rooms and a bathroom were added. Duke stuck it out through the Great Depression by working his cattle operation and trading his homemade cane sugar syrup with local stores. The cane grinder still sits behind his 1928 home. As Cary points out, every family worked to be self-sufficient, whether through carpentry, cattle, farming, surveying, bee-keeping, piloting boats, bridge-tending, teaching, or whatever means was necessary.

Eventually, Duke acquired surrounding acreage through the 1937 Murphy Act, which allowed the state to sell forfeited land for the cost of the back taxes that were owed. He ultimately purchased 1,100 acres and expanded his calf-raising business.

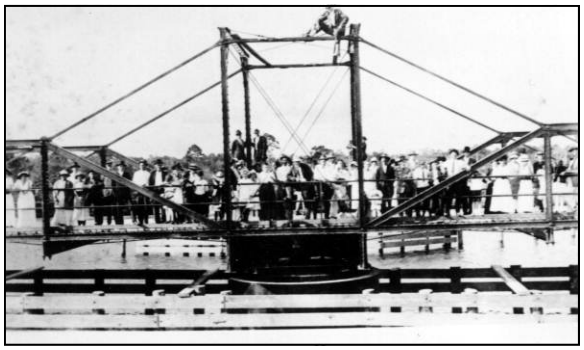
Duke's property encompassed much of the Olga area along the north side of the Caloosahatchee, except for the Upcohol area, which was purchased by Donald Hawkins, who owned the Coca-Cola Bottling Co. in Fort Myers. When Hawkins desired to build a home on his waterfront land in the early 1950s, he worked with Cleo Duke and the county commissioners to establish a public "viewer's right of way" along the river so that Hawkins could access his property in a straight shot from North Olga Drive, without having to meander through the only local road, traversing Duke's cattle range. Duke favorably agreed, and the new shell path was named Duke Highway (and locals say it remains the only county road that is unpaved).

The eastern stretch of the Caloosahatchee was dredged in 1936 and again in the late 1950s. Both dredging operations substantially altered the curves of the river, and the way the locals knew and understood the river. Oxbows were bypassed, and the dredge material was dumped onshore. Places known as Devil's Bend and Devil's Elbow — which proved quite challenging to the early sailors, paddleboat and steamship pilots — no longer held much meaning.

South Side Shuffle

Historically, it appears, the north side of Olga was host to major cattle operations, perhaps thanks to its inherent proximity to Arcadia and Wauchula — the places of livestock sales, auctions and state-sanctioned slaughter. There were also a number of citrus orchards and personal vegetable gardens.

On the river's south side in Olga, the economy of truck farming was perhaps more diversified, though still centered mostly on citrus. (Alva's landing and storage area was at one time widely known as Citrus Center.) While the north side seems in retrospect to have been a hard-working side, the south side seems to have incorporated a social center as well. On the south side, the Wilsons oversaw their large orange grove, as did many other large grove owners and small family farms.



In 1922, following the opening of the Olga Bridge and the spreading popularity of the automobile, the Byrd family built and opened the Olga General Store at 2319 Olga Drive, about a mile south of the bridge, where travelers would eventually pass. It was the "center of Olga."

The family of Ruby Daniels, nee Whidden, who was born in Bonita Springs, moved to the Alcoma orange grove in Olga when she was 2 years old in 1941 because her father was seeking a job. The family moved into a long, rectangular home on the outskirts of the Alcoma groves. State Road 80 didn't exist. To the east beyond the groves along the river, "it was nothing but woods," she recalls.

Locals went to the Byrds' general store for "odds and ends" until the Byrds turned the operation over to the Murphy family. At the onset of World War II, the Byrds built a dance hall a few blocks down at what is now known as Old Olga Road. (The triangular parcel midway down still houses the hall.) They ran the hall to entertain military personnel stationed at Buckingham (and to make a profit) until World War II ended.

The Olga General Store had a gas pump run by the Murphy boys, and though the pump is gone, what's now called the Olga Mall still serves up sandwiches, local flavor and collectibles to all passersby.

The opening of the new Wilson Pigott Bridge in 1961 and development of State Road 80 and Highway 31 was the harbinger of things to come; it signaled the end of what is truly known as North Olga today. With the removal of the Olga Bridge and the re-routing of the old roads that wound through Olga, and the reconfiguration of State Road 78 (North River Road), motorists happily traveled from Fort Myers or Bayshore to Alva, leaving the Old Olga behind.

It may have seemed to be the death knell for Olga at the time. But as a community, Olga never really wanted to compete with Alva — with its hotels, library, fancy schools, bigger population and formal plats — in the first place. And because the major roads and byways wound up passing it by, Olga was largely forgotten, except for the people who live and breathe it.

1.3: Land Use

The North Olga Study area predominantly consists of agricultural land use. As shown in Table 1.4.1 below, 7,891 acres within the 11,930-acre study area are characterized by agricultural uses, or approximately 66% of the total land area within North Olga.

Another prominent land use within in the study area is government owned lands. The majority of government owned lands consist of preserve lands acquired by the Lee County Conservation 20/20 Land Program in recent years. However, additional acreage is under ownership by the South Florida Water Management District (SFWMD) and Army Corps of Engineers (ACOE), chiefly in areas adjacent to the Caloosahatchee River.

The remaining acreage within the community is predominantly single-family residential in nature. Existing residential development consists of rural estates ranging from one acre to several hundred acres in size, as well as a large-lot subdivisions, such as Riverwind Cove, Telegraph Creek Estates and North River Oaks, developed with lots ranging from one (1) to five (5) acres. The study area does not contain multi-family residential uses or commercial development, with the exception of the Owl Creek Boat Works and a limited number of home-based commercial operations permitted through Special Exceptions, such as animal clinics and commercial stables.

Table 1.4.1: North Olga Existing Land Use Inventory

Existing Land Use	Approximate Acreage	Percent of Total
Residential	906	8.1
Government Owned	1,738	15.5
Commercial	12	0.1
Miscellaneous Community	1	0
Right of Way or Undefined	396	3.5
South Florida Water Management District	285	2.5
Open (Unbuildable)	41	0.4
Vacant	188	1.7
Agricultural	7,680	68.2
Total	***11,247***	***100***

Source: GIS Solutions of Florida, LLC

In terms of Lee County Future Land Use, the North Olga community primarily consists of two (2) Future Land Use Categories: Density Reduction/Groundwater Recharge and Rural. Combined, these categories comprise more than 90% of the total land area within the study area.

Per Policy 1.4.5 of the Lee Plan, the Density Reduction/Groundwater Recharge Category (DR/GR) areas include upland areas that provide substantial recharge to aquifers most suitable for future wellfield development. These areas also are the most favorable locations for physical withdrawal of water from aquifers, therefore land uses in these areas must be compatible with maintaining surface and groundwater levels at their historic levels. Permitted land uses include agriculture, natural resource extraction and related facilities, conservation uses, publicly-owned gun range facilities, private recreation facilities, and residential uses at a maximum density of one (1) dwelling unit per ten (10) acres. Individual residential parcels may contain up to two (2) acres of wetlands without losing the right to have a dwelling unit, provided that no alterations are made to those wetland areas.

The Rural Category is designated in areas to remain predominantly low density residential, agricultural uses, and minimal non-residential land uses that are needed to serve the rural community. These areas are not to be programmed to receive urban-type capital improvements, and they can anticipate a continued level of public services below that of the urban areas. Maximum density in the Rural area is one (1) dwelling unit per acre.

The remaining lands within the community are within Wetlands, Conservation and Public Facility Future Land Use Categories, as outlined in Table 1.4.2 below. Please also refer to Appendix A, which contains the Lee County Future Land Use Map for the study area.

Table 1.4.2: North Olga Future Land Use Inventory

Future Land Use	Approximate Acreage	Percent of Total
Conservation Lands Upland	2	0
Density Reduction/Groundwater Recharge	6,136	54.6
Outer Island	19	0.2
Public Facility	9	0.1
Rural	4,411	39.2
Wetlands	474	4.2
Water/Undefined	197	1.7
Total	**11,930**	**100**

Source: GIS Solutions of Florida, LLC

North Olga has a strong rural history, however has been subject to large development projects being entitled in its immediate vicinity in recent years. The most notable project is the Town of Babcock Ranch, approved just north of the study area within Charlotte County. This project, along with other development proposals suggests continued development pressures for the North Olga community and the need to re-examine Future Land Use within the area in order to proactively combat sprawling development patterns.

1.4: Agriculture

Lands utilized for agricultural production and even designated for agricultural use in the State of Florida are diminishing at a rapid pace. What needs to be understood, however, is that it is very difficult to force property owners to stay in agriculture. Foreign competition has led to an inability for farmers to compete at the level they once did, and the survival of American farmers is increasingly dependent on economies of scale in order to generate enough product to remain financially feasible.

As Florida's population continues to grow, the land available for agriculture and farming continues to decrease, in turn reducing the ability to maintain large agricultural operations that can compete on the world market.

Since 1954, the number of farm acres within the State has decreased by 8.6 million acres. Florida currently loses 150,000 acres of farmland annually to new development (Van Blokland). While North Olga is characterized by agricultural zoning and Future Land Uses, the community does not currently contain a prevalence of large-scale, active, agricultural operations. Rather, the community serves as an emerging bedroom community of Fort Myers, visible through the continued development of large-lot residential uses and large-scale development proposals. These prevailing development trends place persisting strains on the continuation of viable agriculture within the study area.

1.5: Police & Fire Protection

The study area is serviced by the Lee County Sheriff Department and both the Bayshore and Alva Fire Districts. Interviews were conducted with all three (3) agencies as referenced in Appendix D of this Plan. Based on the information obtained from each of these agencies, the community is adequately serviced in terms of police protection, however, provision of adequate fire protection is an ongoing issue for the Bayshore and Alva Fire Districts due to the current response times.

In 2008, Bayshore, Alva and Fort Myers Shores Fire Districts enacted a mutual aid agreement in order to provide support for calls generating from North Olga in order to reduce response times and increase the availability of resources. Due to budget cuts and the reduced tax base within the area, the Fire Districts continue to search for cost-efficient solutions to improving service in North Olga.

1.6: Parks & Open Space

The North Olga community enjoys a remarkable asset in terms of its proximity to government-owned parks and open space. The Caloosahatchee Regional Park bounds the community to the east and offers a variety of active and passive recreational opportunities, including hiking, camping and kayaking. North of the regional park are the state-owned Babcock Lands, which will also provide recreational opportunities in the future, pending environmental review by the appropriate state and local agencies.

An additional features within the community boundaries is the Franklin Locks, which provides boat launch and recreational facilities.

Another key provider of open space within North Olga is the Lee County Conservation 20/20 Land Program, which currently owns and manages more than 1,700 acres of preserve lands in the eastern portions of the study area, known as Telegraph Creek Preserve. The 20/20 Program and its plans for this preserve are discussed in further detail in Section 1.9 below.

The North Olga community enjoys a variety of parks and open space either within or immediately adjacent to the study area which provides existing and future residents with a wealth of recreational opportunities and ensures that the expansive areas of environmental significance are adequately protected and maintained for generations to come.

1.7: Environmental Considerations

Sound environmental practices influence property owners and visitors to North Olga. The use of individual well and septic systems become a noticeable constraint in the area and an impediment to the successful protection of the environment and the Caloosahatchee River in particular. Also, of key importance is the protection of protected species and their habitat within the study area in order to strike a sustainable balance between existing and future residential uses and conservation of the natural environment .

In order to assist in the preparation of policies to meet these environmentally-based goals and objectives, as outlined in Chapter 4 of this Plan, the consultant engaged the Florida Fish and Wildlife Commission (FWC) in order to provide their expertise and knowledge of protected species and habitat with the study area. A letter outlining their findings and recommendations is provided in Appendix G of this document.

> *"We commend your client's willingness to take into account the interests and concerns of their neighbors and stakeholders, particularly in regards to fish and wildlife resource conservation."*
>
> *- Luis Gonzalez*
> *Florida Fish and Wildlife Commission*

1.8: Conservation 20/20 Land Program

The purpose of the Lee County Conservation 20/20 Land Program (20/20) is to acquire properties of environmental significance, restore those lands to their natural state and condition, manage them in an environmentally acceptable manner, and provide public recreational opportunities that are compatible with protecting the natural resources.

Currently, 20/20 has acquired one (1) property within the study area, known as Telegraph Creek Preserve. This preserve represents 1,726 acres and presents future opportunities for hiking, bird watching, nature study and additional passive recreational uses. Currently, 20/20 staff is in the process of preparing a Land Stewardship Plan for the preserve, which provides an overview of the property's specific environment and ecosystems and outlines the actions necessary to restore, conserve and protect the land.

In addition to the Telegraph Creek Preserve, there are two (2) additional properties within the study area that are under review/under nomination for acquisition by the 20/20 program. If acquired, lands preserved through the 20/20 program within the study area would total more than 4,000 acres, or approximately one-third of the land area within the North Olga Community.

1.9: Caloosahatchee River

The character and strength of North Olga have always been depended on its geographic and historic connections to the Caloosahatchee River, the area's relationship to the City of Fort Myers and to the surrounding smaller communities, such as Bayshore, Alva, Fort Myers Shores and Olga.

Franklin Locks: "Built at a cost of $3.6 million, this is the largest dam in South Florida. It stretches 340 feet across the improved river channel and brings the fresh water of Lake Okeechobee to Fort Myers. The lock at left is 400 feet by 56 feet and will pass vessels of 12 foot draft. The Franklin Locks are operated and maintained by the Army Corps of Engineers."

The community strongly supports the protection, and perhaps more importantly, the improvement of the Caloosahatchee River, the area's most prominent asset and resource. The river's historical, ecological and recreational value is a tremendous element for the future of North Olga. While there is differing thoughts on the provision of additional public access to the River at present time, it is clear from public comment that if development occurs along the River in the future, those developments should provide public access opportunities.

As addressed in Chapter 4 of this Plan, placing focus on the River becomes an impetus for building on the identity of North Olga and an important element in the process of "place making" throughout the community. Clearly, the Caloosahatchee is a valuable asset not only to North Olga, but Lee County as a whole, and a unified effort to improve its quality, usage and appreciation is vital.

Section 2: Project Overview

> *" We are shaped by our thoughts. We become what we think."*
>
> *- Buddha*

2.1 PURPOSE OF THE PLAN

The Plan for North Olga was conceived as a way to establish community-based guidelines for the growth and protection of the area. It is intended to identify future development opportunities only in areas that are appropriate for such uses. The Plan seeks to preserve the future quality of life for the majority of residents in North Olga, which does not include the maximization of residential or other development throughout the entire study area.

Through a combination of technical analysis and community input, the Plan addresses a variety of issues including areas that area potential suitable for modest density increases, areas for limited commercial development, areas for additional public preservation opportunities for environmental and/or recreational purposes and public access to the Caloosahatchee River.

The Plan is long-range in nature and describes how the community would like to develop over the next five (5) to ten (10) years, outlining community values and a strategic framework for future sustainability and environmental protection, improvement and enhancement. The purpose of the Plan is to guide future growth through the provision of orderly, coordinated and beneficial development based on the following development goals and objectives which resulted from the public participation process:

- Residential development
- Create a vision and identity
- Manage growth and land use allocations
- Economic Development
- Quality of Life
- Commercial Development
- Open Space, Parks and Recreation
- Determine the location of a community center and focal points to promote community interaction and enhance community identity
- Roads and Traffic
- Enhanced Fire and Police Protection
- Infrastructure
- Public access to the river
- Environmental priorities
- Agriculture

2.2 THE PLANNING PROCESS

> *"Planning is bringing the future into the present so that you can do something about it now."*
>
> – Alan Lakein

The Consultants entered this project with no pre-conceived knowledge of the area or ideas of how the area should plan for the future. In order for the planning process to evolve naturally, it was important that the data was gathered first; then analyzed. Recommendations could then be made based on the information received and a correlation with solid planning principles.

North Olga Community Planning Panel

In May of 2009, a seven (7)-member group of residents of North Olga and areas immediately adjacent to the study area took the initiative to form the North Olga Community Planning Panel ("Planning Panel"). The Planning Panel formed a 501(c)(3) Not-for-Profit Organization and registered with the State of Florida Division of Corporations. A copy of the notice from the State of Florida Division of Corporations is included in Appendix B.

The Planning Panel initiated the planning process by identifying the need to develop a Community Plan for North Olga that accurately represented the vision, philosophies and goals of its residents. It was the consensus of the Planning Panel that there were more residents within North Olga who felt that they were not otherwise being adequately represented through the Lee County Plan and/or the adjacent community plan of Alva that over the years, has proposed to expand to include North Olga. A fundamental representative difference in views of the residents from North Olga and the residents of Alva is that the residents of North Olga study area consider themselves as living within North Olga; the residents of Alva refer to the location where the residents of North Olga live as being Western Alva; a distinct difference in perspective and a driving force for the creation of this Plan.

The North Olga Community Plan has been developed in a logically calculated series of events and actions, and is the result of a process that blends technical input, professional experience and community ideals. The Planning Panel served as the "client" and advisory board for the project and Land Planning Solutions, Inc., served as the consultant and facilitator of all meetings and coordination efforts.

Prior to submittal of this Plan, the Planning Panel conducted ten (10) public planning panel meetings to openly discuss issues relating to the community and ultimately the formulation of the plan. All meetings of the North Olga Community Planning Panel were held at the New Christian Church of North Fort Myers located at 17181 Tarpon Way in North Fort Myers.

The meetings began at or about 2:00 p.m. every other Sunday (dates provided in Appendix B: North Olga Community Planning Panel) throughout the study period. All meetings were open to the public who was encouraged to attend. The meetings were all publicly advertised in the North Fort Myers Neighbor and notices were placed in businesses in the vicinity of the study area. Land Planning Solutions, Inc., recorded the meetings on tape and/or provided minutes of each meeting.

All notices, agendas and minutes from the Planning Panel meeting were provided on the Land Planning Solutions, Inc., website, www.landplanningsolutions.us/projects.html, to make the information available to the public who might have been interested yet unable to attend the meetings in person. All meeting summaries are provided in Appendix B: North Olga Community Planning Panel.

Building upon the initial ideas of the North Olga Community Planning Panel, the consultant's assignment to develop a North Olga Community Plan for the future of the area included the following:

- Community outreach to solicit public input;
- Communication with stakeholders both inside and outside of the study area, local elected officials, the Lee County Planning Department staff, the North Olga Community Association, and State planning and environmental professionals;
- Review of literature and historical records of the area
- Survey of relevant/background studies/reports
- Review and analysis of U.S. Census demographics;
- Analysis and documentation of existing conditions, including land use, zoning, community and historic resources, business activities, transportation and utility infrastructure, commercial enterprise, agricultural uses and environmental considerations;
- Assessment of needs and identification of issues and opportunities
- Articulation of a "vision" and crafting of alternative development & preservation approaches;
- Development of recommendations and policies specific to the North Olga Community Plan study area to be incorporated in the Lee County Plan through a Comprehensive Plan Amendment; and
- Formulation of implementation strategies to ensure future action

The consultant provided a schedule for completion of the project, which was approved by the North Olga Community Planning Panel. The schedule, as approved, is provided below. A Microsoft© Project version of the schedule has been provided in the Appendix B.

Figure 2.2: Project Schedule

	Duration						
Task Name	**May**	**June**	**July**	**August**	**Sept.**	**Nov.**	**Dec.**
Project Kick-Off							
Data Collection							
Individual Stakeholder Interviews							
North Olga Community Planning Panel Meeting #1							
Community Outreach Meeting #1							
North Olga Community Planning Panel Meeting #2							
Community Outreach Meeting #2							
Plan Production							
North Olga Community Planning Panel Meeting #3							
North Olga Community Planning Panel Meeting #4							
Community Outreach Meeting #3							
North Olga Community Planning Panel Meeting #5							
North Olga Community Planning Panel Meeting #6							
Draft Goals, Objectives & Policies							
North Olga Community Planning Panel Meeting #7							
North Olga Community Planning Panel Meeting #8							
Community Outreach Meeting #4							
North Olga Community Planning Panel Meeting #9							
Plan Revisions & Editing							
North Olga Community Planning Panel Meeting #10							
Plan Submittal							
Lee County Review							
Prepare Sufficiency Response							

The North Olga Community Planning Panel met a total of ten (10) times during the preparation of this Plan. A copy of all of the Planning Panel meeting minutes is included in Appendix B: North Olga Community Planning Panel. Below is a listing of the dates that the Planning Panel met, along with a brief summary of each meeting.

- May 17, 2009

The main focus of this meeting was for the Planning Panel to provide a list of things they thought were important to them within the Study Area. That list became the draft Guiding Principles with which to begin the study.

- May 31, 2009

The Planning Panel requested that the consultants began their focus for the North Olga Community Plan by starting with the top nine (9) Guiding Principles identified at Community Outreach Meeting #1. By starting with those issues that were identified as the most important to the community, structure would be provided to the planning analysis that would result in the most beneficial issues being studied first in the process.

- June 12, 2009

The focus of this meeting was to discuss the updated boundaries presented at the Community Outreach Meeting. The Panel also the consultant's coordination with County Staff regarding the grant application and the project schedule. The Panel also voted unanimously to engage the Florida Fish and Wildlife Commission in the community planning process to generate comments and recommendations regarding environmental features within the study area.

- June 28, 2009

The Planning Panel discussed the current and pending Conservation 20/20 properties within the proposed study area and the potential for including a presentation from 20/20 Staff in the July Community Outreach Meeting.

- July 12, 2009

At this meeting the Panel finalized the vision statement for inclusion in the Community Plan. The Panel also discussed the July Community Outreach Meeting, FWC and 20/20 presentations, and the status of the Lee County Community Planning grant application.

- July 26, 2009

The consultant presented the Panel with the preliminary draft plan for their review and comment. The Panel also discussed additional funding opportunities, such as the Small Towns and Rural (STaR) planning grant offered through the STaR Division of the American Planning Association.

- August 9, 2009

The Panel discussed the consultant's progress to date in terms of coordination with the Lee County Sheriff Department and Alva and Bayshore Fire Districts. The Panel also discussed the submittal of the STaR grant application to receive additional funding for the planning effort. The consultant distributed draft Goals, Policies and Objectives to the Panel for discussion at the next meeting.

- August 23, 2009

As this meeting the Panel and consultant discussed the draft Goals, Policies and Objectives in detail and crafted suggested revisions and updated based on public comments.

- September 13, 2009

The Panel reviewed the draft North Olga Community Plan and discussed suggested revisions and editing required prior to submittal to the Lee County Planning Department. The Panel also discussed outstanding issues such as the grant application, general process for community plan approval, and the recent County-initiated meeting with surrounding civic organizations.

- September 27, 2009

The Panel reviewed the final version of the North Olga Community Plan and corresponding Comprehensive Plan Amendment Application. The Panel also discuss the pending Lee County STaR grant applications and the opportunity to appear before the Board of County Commissioners for approval of the grant application.

2.3: Community Outreach & Public Participation

The North Olga Community Planning Panel and the consultant mobilized a significant effort to involve and engage the entire community in the preparation of the Plan, assisting in the development of the Guiding Principles (outlined later in Section 3.2 of this document) and providing feedback on the evolution of the Plan. The Consultant and Planning Panel conducted four (4) community outreach meetings prior to the submittal of the Plan and more than thirty (30) individual stakeholder interviews. The public involvement process began with Community Outreach Meeting #1 on May 26, 2009. Below is a listing of the dates for the community outreach meetings as well as a summary of the findings. Detailed summaries of each meeting can be found in Appendix C of this document.

- **Community Outreach Meeting No. 1**

Community Outreach Meeting No. 1 was held on May 26th at the New Christian Church of North Fort Myers located at 17181 Tarpon Way in North Ft. Myers. The goal of this public forum was to understand the broad array of issues faced by the North Olga community and to begin to identify potential visions for the future development and preservation in the area.

A copy of the consultant's PowerPoint presentation, summary of the meeting and sign-in sheet may be found in Appendix C: Community Outreach.

The result of Community Outreach Meeting #1 was a prioritization of the Guiding Principles, which provided the consultants with the order in which to conduct the community analysis, evaluation and recommendations found within this Plan.

Figure 2.3: North Olga Guiding Principles Prioritization

- *Residential development*
- *Create a vision and identity*
- *Manage growth and land use allocations*
- *Economic development*
- *Quality of life*
- *Commercial development*
- *Open space, parks and recreation*
- *Community center/community focal point*
- *Roads and traffic*
- *Enhanced fire and police protection*
- *Infrastructure*
- *Public access to the Caloosahatchee River*
- *Environmental priorities*
- *Agriculture*

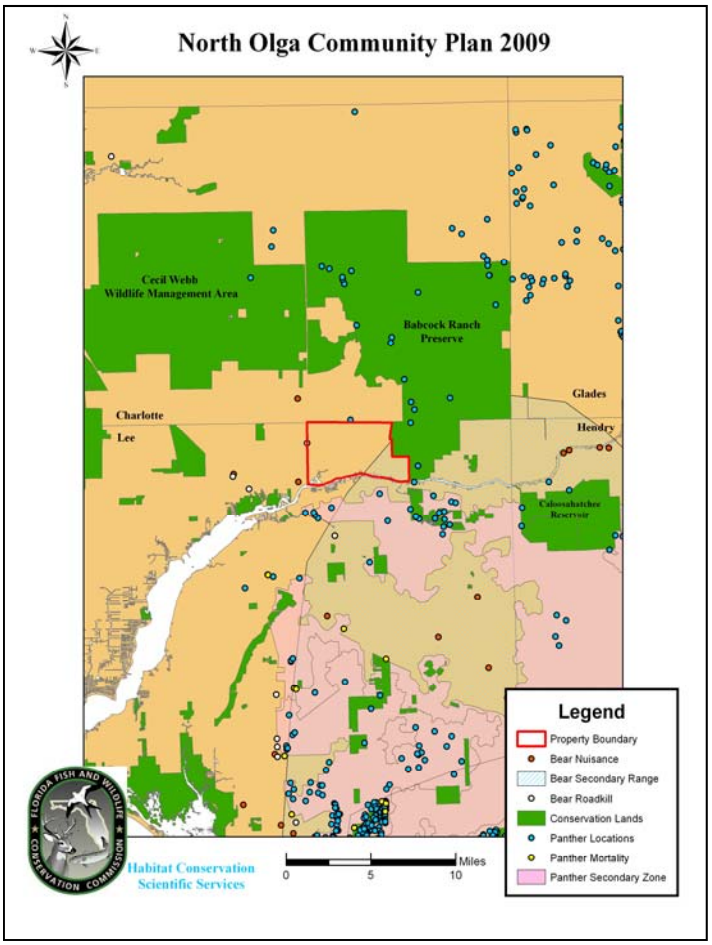
The Guiding Principles were ranked in order from highest importance to lowest, by the attendees as shown in Figure 2.3. Per this ranking, the community felt strongly about managing future growth in the area, primarily new residential development, as well as developing the identity of North Olga based on the area's rich heritage and its importance in Lee County's history.

- **Community Outreach Meeting No. 2**

A second Community Outreach Meeting was held on June 9, 2009. Again, the meeting was held at the New Christian Church of North Ft. Myers and lasted from 7:00 pm through 9:00 pm. Copies of the notice, agenda, sign-in sheet and meeting summary are provided in Appendix C: Community Outreach. The intent of Community Outreach Meeting #2 was to drill down into more specific comments related to each of the top nine (9) of the fourteen (14) Guiding Principles identified at the first Community Outreach Meeting. The meeting was highly participatory. The public commented on what each Guiding Principle meant to them.

Land Planning Solutions, Inc., facilitated the meeting, but would not provide input on any of the Guiding Principles, explaining that the purpose of the meeting was to gain and understanding of why each Principle was important to the community, not for the consultant to provide technical planning information. That type of information would come at a future Community Outreach Meeting. A listing of all the comments received for each Guiding Principles are provided in Appendix D as referenced above. Emerging themes from the meeting included protection of the area's rural character, appropriate growth vs. no growth, and ensuring the community receives maximum benefits from future development, such as open space, amenities, central water and sewer, and local services.

- **Community Outreach Meeting No. 3**



The third Community Outreach Meeting was held on Thursday, July 9, 2009. The focus of this meeting was environmental conditions within the North Olga Study Area. The Consultants invited Dr. Joe Walsh, PhD. and Mr. Luis Gonzalez of the Florida Fish and Wildlife Conservation Commission (FWC) to attend the meeting. Ms. Laura Greeno from Lee County Conservation 20/20 was also present to explain the County's land preservation program.

Mr. Gonzalez from FWC presented three (3) maps demonstrating the findings of his preliminary investigation of the North Olga area. Mr. Gonzalez discussed site-specific information regarding protected species within the region and environmentally sensitive areas within North Olga. Mr. Gonzalez confirmed that North Olga is not habitat for Florida Panther and Black Bear, however he noted that a portion of Black Bear Secondary Range is within the southeastern corner of the site.

Following his description of each map, Mr. Gonzalez stated that wildlife surveys are needed at the time of development. Mr. Gonzalez also advised that development of churches, hospitals and schools should be limited around the identified conservation areas. He further explained that these areas require burn maintenance and the associated smoke would be of hazard and nuisance to any houses and/or facilities in close proximity to conservation boundaries. Mr. Gonzalez noted that policies regarding prescribed burns and fire maintenance would be helpful for this area. Mr. Gonzalez's findings and the referenced maps are summarized in the letter dated August 18, 2009 provided in Appendix G of the plan.

Following the FWC presentation, Ms. Greeno provided an informative presentation on the status of the Telegraph Creek Preserve and the 20/20's future plans for management and public access to the property. Ms. Greeno also provided information regarding the properties under review and nomination within the study area, noting that limited information is available due to the ongoing negotiation process. Ms. Greeno also discussed future plans for the state-owned Babcock Ranch lands to the north of the Caloosahatchee Regional Park and the intent for these lands to provide active recreational opportunities as an extension of the park facilities.

- **Community Outreach Meeting No. 4**

The fourth Community Outreach Meeting was held on Thursday, September 10, 2009. This meeting was held in an "open house" format to allow the public to review copies of the draft North Olga Community Plan, including Goals, Policies and Objectives, graphics, and findings. The meeting served as an opportunity to garner community feedback prior to submitting the Plan to Lee County. The Consultant received several comments from attendees and has incorporated those comments within the proposed Goal, Objective and Policies.

- **Stakeholder Interviews**

Land Planning Solutions, Inc. arranged for a series of one-on-one stakeholder interviews. These interviews were scheduled with anyone from the public either identified as an interested party by the North Olga Community Planning Panel or as someone who indicated to the Consultant that they wanted to participate in the interview process. These meetings were not limited to just the residents of the North Olga Study Area as the consultant recognized that the comments and input from persons residing in the vicinity of the study area also had a vested interest in the future of North Olga and their comments could provide useful data to be used in the analysis. Stakeholder interviews can be used to identify potential conflicts between participants by offering a flexible and informal forum where they can speak openly.

The Consultant prepared a questionnaire that was used at every stakeholder one-on-one interview. Only employees of Land Planning Solutions, Inc., and the individual stakeholders were at each meeting. A copy of a blank questionnaire, as well as all of the completed questionnaires, is provided in Appendix D of this Plan.

The Consultant provided the interviewee an opportunity to sign their questionnaire upon completion or to remain anonymous. It was very important to the Consultant that this planning effort not be used to pit neighbors against each other for citing their open and honest comments against them. Some stakeholders opted to sign their comments, while others were more comfortable leaving their questionnaire anonymous. Only Land Planning Solutions, Inc., knows which number represents which stakeholder.

The questionnaire was designed to solicit specific information about the residency location of the interviewee, the general size of their property and how long they have lived in the area, if applicable. The questions went into the Guiding Principles and each participant was asked to comment on each individual principle. Questions regarding private property rights, what "Alva" means to them and whether or not consideration of a Florida Scenic Highway Designation along North River Road was something that should be considered. Participants were invited to provide any other comments they felt relevant and/or ask the consultant any questions regarding the process or proposed Plan. A summary chart outlining comments collected during the stakeholder interview is provided in the Appendix D of this Plan.

- **Department of Community Affairs Engagement**

Land Planning Solutions, Inc. contacted the Mr. Charles Gauthier, Director of Community Planning at the Department of Community Affairs (DCA) in order to gain feedback and recommendations early in the community planning process. DCA agreed to provide an independent review of the proposed North Olga Goals, Objectives and Policies and contribute their recommendations and suggestions in efforts to create the best plan possible. On September 14, 2009, the Consultant received initial comments from DCA and has incorporated those suggestions into the Plan. A copy of the comments received from Mr. Gauthier are included in Appendix F of this Plan.

> " I would be happy to review and provide informal comments as you move along with the [North] Olga Community planning process. While I will do my best to provide you with comments and suggestions, I will need to preserve the Department's formal review process which will come later. Meanwhile though it would be an honor to help you and the community.
>
> Thanks, Charlie"
>
> - Charles Gauthier, AICP
> *Director, Division of Community Planning*
> *Florida Department of Community Affairs*
>
> *(email to Allison Megrath, Land Planning Solutions, 08/27/2009)*

- **Lee County Smart Growth Coordination**

The Consultant met with Lee County Smart Growth Director, Wayne Daltry, FAICP, in order to garner smart growth recommendations for inclusion in the community plan. Mr. Daltry made numerous suggestions including recommendations for trip reduction thorough mixed use principles and the concept of local food production to support the community and other parts of Lee County that do not possess the capabilities to produce crops. The consultant utilized these suggestions when developing the proposed Goals, Objective and Policies outlined in Section 4 of this document.

- **Lee County Board of County Commissioners Engagement**

Land Planning Solutions, Inc. and members of the North Olga Community Planning Panel met with the Lee County Board of County Commissioners on several occasions throughout the development of the Plan in order to provide them with updates and seek comments and feedback regarding planning process. Based on these meetings and the specific comments received, the Panel re-evaluated and revised the proposed Community Plan boundary in order to enhance cooperation and continuity with surrounding Planning Communities and to the furthest extent possible, align the North Olga planning effort with its neighbors.

Section 3: Guiding Vision

> *"The guiding vision for a Community Plan is an expression of possibility for what the community hopes to become in the future."*
>
> *- Unknown*

3.1: One Community ~ One Vision

Visioning is the process that defines the desired future development of a community. Visioning captures citizens' aspirations for the future and empowers the community to effectively realize its goals. During the visioning process, the community assessed its strengths and weaknesses to develop a shared vision statement. The vision statement was aimed at achieving solutions that support community objectives.

The North Olga Community Plan Vision Statement:

To establish a community plan in order to preserve and promote the unique character, historic heritage, and quality of life in North Olga, as well as proactively and

The North Olga Community Plan's goals, objectives and policies will address appropriate locations and guiding principles for future growth, as well as emphasize the Community's desire for enhanced safety, improved public facilities, and the development of community focal points and nodes. The implementation of this Vision will assist in creating a strong sense of identity in the North Olga Community and further establish this area as a unique and independent community within eastern Lee County.

All communities have a choice about how they will grow. Too often the debate becomes a contest between growth and no growth. It would be far more useful to direct energies and focus on where and how a community develops. Location, layout and design are the most effective tools for addressing the concerns associated with growth. Those communities that set higher standards for themselves result in areas of which they are proud. If a high enough priority is placed upon the things that a community identifies in their vision and community plan, officials will have the tools they need in order to say "no" to the types of development the residents don't want..

3.2: Guiding Principles

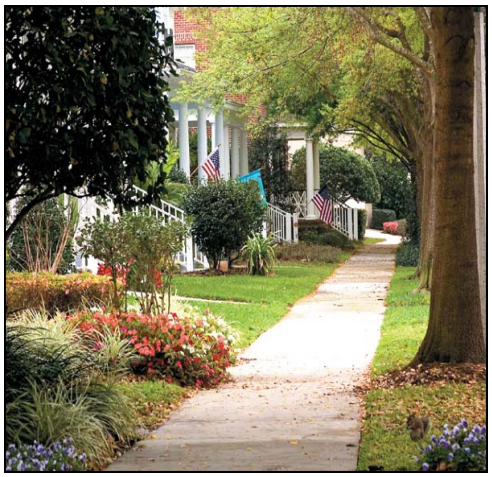
Below is a list of the top ten *Guiding Principles* identified by the North Olga Community Planning Panel. Each Guiding Principle is followed by the comments received from the public during the June 9, 2009 Community Outreach Meeting or further through one-on-one Stakeholder Interviews.

Guiding Principle No.1: Residential Development

- Public amenities/river access accomplished through a residential development/community with no gates to public amenities
- Open, non-gated main public (county-maintained) road for access
- Variety of residential: diverse – small lot, multi family, rental etc...
- Clustered development, increase open space
- Energy-efficient homes
- Underground utilities
- Design, architecture, landscape, design guidelines
- Attention to perimeters of communities, interface with public rights-of-way
- Incentives for enhanced residential developments – water conservation, energy efficient

Guiding Principle No. 2: Develop a Vision and Identity

- Not Bayshore, not Alva – different issues/concerns/goals. Boundary fits identity.
- "Riverine" – river is vital/defining characteristic
- Rural character
- Natural beauty
- Rural character = need design guidelines, look/feel/not necessary related to density
- Protection of wildlife
- Neighborhood with assets – river, rural integrity
- Rural balanced with appropriate development to serve community
- Improve river
- Design guidelines
- Sensitive to North Olga's history
- Neighborliness, caring community



Guiding Principle No. 3: Manage Growth and Land Use Allocations

- Maintain Comprehensive Plan/rural character
- Not increasing density
- "Smart growth" – have facilities/no sprawl
- One-acre lots – smart growth? No!
- create quality growth/Not Serengeti, Caloosa Preserve, Hickey's Creek
- Planned enhancement to infrastructure
- Open mind/receptive to growth review plans first
- Not speculative growth
- Incentivize/benefits to public with growth
- Quality Land Development Code Standards
- Maintain green areas with growth

Guiding Principle No. 4: Economic Development

- Provide jobs
- Combination of local. Existing business support and new opportunities for commercial/industry
- Reduce carbon footprint, serve community needs locally
- Balance jobs to housing – sustainable mix
- Economic opportunities on the river – marina, restaurants
- Offer similar levels of service locally as available in stores throughout the region
- Limitations on level of economic development in this area – has to fit with local character
- Appropriate economic development
- Diversification of economy – increased quality
- Wildlife concerns related to economic development of river
- Equestrian & river related economic development
- Veterinary services
- Nature-based tourism

Guiding Principle No. 5: Quality of Life

- Firehouse
- *Central utilities (source? feasible?) before community develops
- Development regulations to preserve quality of life with growth comes
- Fires station/temporary location in civic center to provide local needs in North Olga
- Trees, character, river, equestrian
- Animal underpasses
- Improve river quality

Guiding Principle No. 6: Commercial Development

- Set design guidelines* to protect SR 31
- Balanced with housing, proportionate
- Not strip commercial development
- "Old Florida" style
- Location of commercial development should be pre-determined

Guiding Principle No. 7: Open Space, Parks and Recreation

- Preserve open space, accessible, public
- Protecting environmental areas
- NOT Caloosahatchee Regional Park
- Incentivize to create valuable open space regulations on how the open space should be used
- Multipurpose trails, separate horse trails from bike lanes for safety
- Historical museum
- Community character
- Firehouse
- River – open spaces to provide public access (linear trail along river)
- Blueways
- SFWMD land along river
- River and equestrian amenities

Guiding Principle No. 8: Determine the location of a community center and focal points to promote community interaction and enhance community identity

- Restaurant
- River
- Meeting hall, recreation areas (well lit), play area, restrooms
- Place to socialize, celebration location with programming/events/ multi-purpose
- Summer activities
- Children important to North Olga
- Incorporate museum/restaurants/center to create a downtown

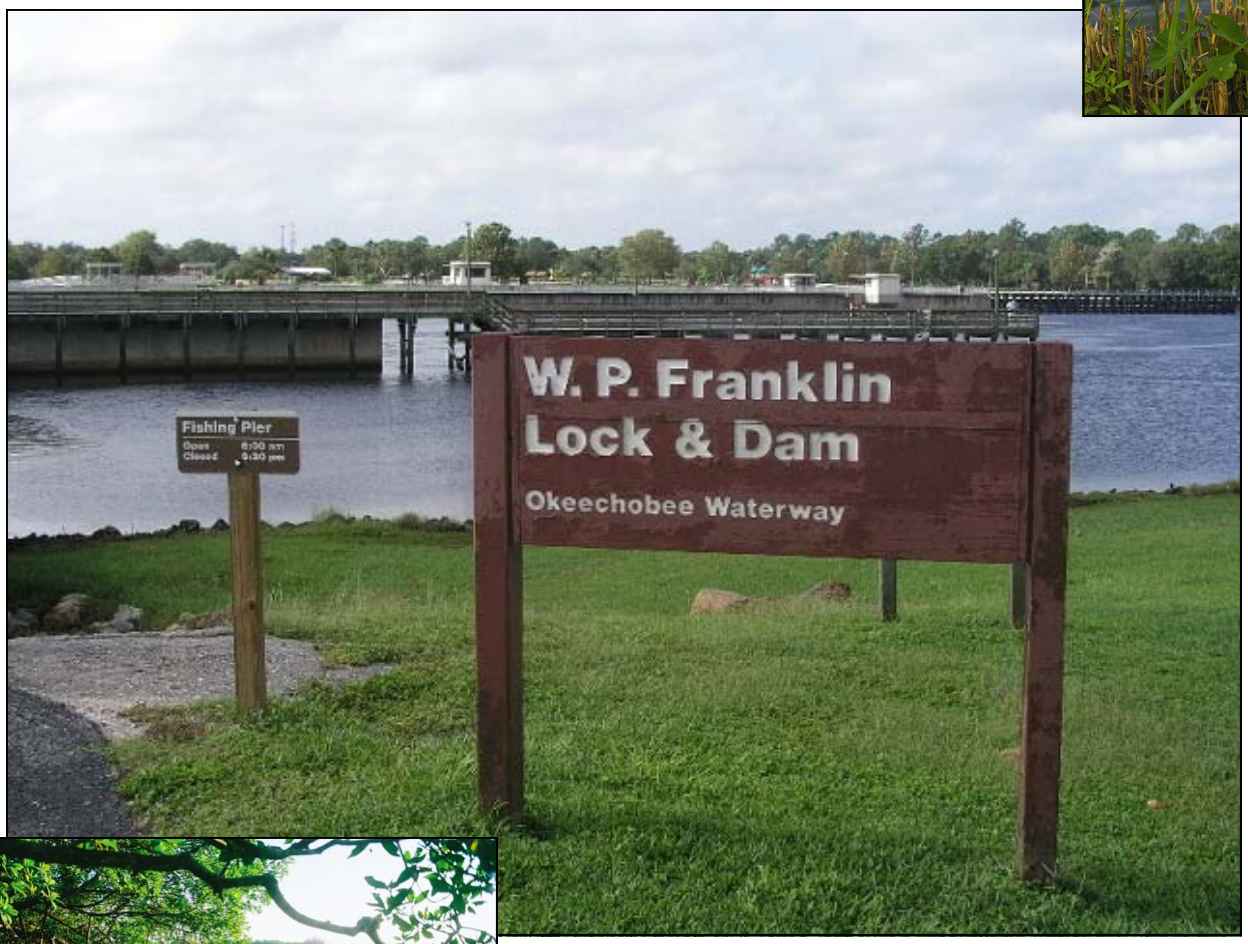
Guiding Principle No. 9: Roads & Traffic

- No widening of CR 78 into Bayshore – preserve their character
- Motorcycle traffic
- Animal underpass might be needed
- More influence on CR 78 (E of 31)
- Coordinate with surrounding circulation patterns
- Design guidelines – can build 4-lane with rural character – rural cross sections

- Maximize trail opportunities but separate the uses
- Equestrian
- Multipurpose
- Bike/pedestrian
- Rural character
- Airport traffic
- Proactive not reactive in facilitating transportation issues/solutions
- Potential for Babcock development cannot be ignored
- Boat traffic/maximize boat usage, marina opportunities/planning
- Maintain CR 78 rural character – no turn lanes, access new developments only from SR 31 only, density considerations*
- Aesthetics for SR 31 corridor planned for

Guiding Principle No. 10: Public access to the Caloosahatchee River

- Public access to the river for recreational uses
- Characteristics of the community's relationship to the river should be demonstrated
- River should be celebrated



**Note: Guiding Principles related to Environmental priorities, Enhanced Fire and Police Protection, Infrastructure and Agriculture were not discussed at Community Outreach #2 based on the ranking of all of the principles.*

Section 4: Goals, Objectives & Policies

Having a well-articulated vision and community plan will enable the community to benefit in the future. When expectations are clear, developers know what the rules are and can plan accordingly. Time consuming reviews by County staff are reduced for projects that meet the standards that have been set forth for a community.

Successful communities use carrots rather than sticks in order to achieve their objectives. Using voluntary initiatives, such as conservation easements, density bonuses, density bonuses, and expedited permit review helps to protect open space and encourage higher quality development. The key lies in community education. People will not preserve and protect what they don't understand. It is important for a community to educate its residents about the economic, social and environmental benefits of conservation and clustering developments, creating and promoting mixed-use and walkable communities and better development practices in order to reduce opposition to sensible land use regulations.

Community appearance is fundamentally important to the success of communities. How a community looks is important to keeping its residents, businesses and tourists and to attracting new ones. Protecting, embracing and promoting the unique characteristics of a community, whether natural or man-made, will keep the community vibrant and united. For the purposes of the Goal, Objectives and Policies, the following are the accepted definitions for rural character and rural roadway character:

Rural Character: 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.

Rural Roadway Character: 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.

4.1: Analysis & Recommendations

Guiding Principle No. 1: Residential Development

Residential development was the top ranked principle based on the results of the first Community Outreach Meeting. The Community expressed concerns regarding sprawling, platted subdivisions that provided little to no public benefit or community amenities. The emerging theme from public discussion was the desire for managed residential development in appropriate locations, with the provision of enhanced amenities and services. For example, residents desired adequate buffering between new development and existing large-lot subdivisions, provision of public utilities, enhanced design standards, increased open space, and the potential for mixed use development that provides goods and services within the community.

Recommendations for implementation through the Community Planning process are as follows:

- Mix of housing types and price points are important
- Design standards could apply to a limited extent – not the intention to have all houses look the same
- Clustering of development should at minimum require 40% open space – should be contiguous to maximize environmental benefits
- Mixed-use development should be encouraged
- Use carrots instead of sticks in order to get better benefits for the community – incentives for developers
- Expedited review for projects with community benefits
- If they meet extra requirements, they get extra density – could be tied to preservation of rural character or additional open space
- Flexible lot sizes for clustering

Guiding Principle No. 2: Develop a Vision & Identity

It was clear during Stakeholder Interviews held by the Consultant, that the residents of North Olga identified themselves differently than others from outside of the community viewed them. It was because of that self-identification that the residents wanted to create their own Community Plan. The consultant considered the existing community focal points, historical heritage and community suggestions when developing the following recommendations.

Recommendations:

- Create gateways into North Olga through use of community identification signs, historic and educational plaques throughout the community

- Focus on the River
- Signage at the intersections of SR 31 and North River Road (CR 78) and North River Road at the Caloosahatchee Regional Park.

Guiding Principle No. 3: Manage Growth

Communities often have a perception that development is the problem. In actuality, it is usually the patterns of development that are the problem. Where development occurs, how much there is, how intense it is, the quality of it and how it is laid out are the important features of development that can make or break a community. Working with the developers is the key to helping a community realize its vision. Incentives provide developers an opportunity to gain something in return for meeting a community's goals, objectives and policies.

Recommendations:

- Require higher standards in terms of open space, landscape buffers, architectural design, setbacks, etc...
- Require central water and sewer services for any development proposing higher densities than currently allowed by the Future Land Use Map
- Allow for mix of housing types in the area

Guiding Principle No. 4: Economic Development

Based on stakeholder interviews and comments received at the Community Outreach Meetings, it was clear that the community as a whole viewed the North Olga Community as a residential area and not a center for industry or job creation. However, the community is supportive of continued small-scale businesses within the area that build upon the community's rural character. Additionally, the North Olga Community Planning Panel identified the nature-based tourism sector as a compatible, low-intensity form of economic development, that builds upon North Olga's assets and natural resources.

Recommendations:

- Major industry, job centers are not compatible with the existing community
- Limit economic development to allow for continuation and development of rural-type commercial uses, such as stables, veterinary clinics, farmers markets, as well as nature-based tourism opportunities through the 20/20 lands, Caloosahatchee River and Regional Park
- Restrict commercial development to State Road 31 corridor or within the context of a Mixed Use Planned Development

Guiding Principle No. 5: Quality of Life

As with any community, the quality of life is very important to the residents of North Olga. Per extensive public input it was evident that the area's rural character, natural beauty and close-knit community were the key contributors to the high quality of life in North Olga. Therefore, the consultant, in conjunction with the Planning Panel developed the following recommendations for continuation and preservation of these attributes.

Recommendations:

- Require higher standards for new development such as enhanced buffering, architectural design and open space
- Active participation in the review and comment of proposed developments within the study area

Guiding Principle No. 6: Commercial Development

While increased availability of goods and services is desired by the community, the residents of North Olga want to balance this need with the existing rural character and residential nature of the area. The vast majority of stakeholders expressed the need for commercial uses along State Road 31 due to the future development of the Babcock community north of the Lee County line. In contrast, stakeholders were in largely in support of maintaining North River Road without commercial use along its frontage, in order to preserve the rural character and viewsheds. Based on these comments, the consultant developed recommendations to balance the need for limited commercial uses with the protection of the area's existing beauty.

Recommendations:

- Restrict commercial development to State Road 31 corridor or within the context of a Mixed Use Planned Development
- Create architectural design standards to ensure non-residential uses are developed in an attractive manner that is compatible with the community character
- Require the provision of enhanced open space standards and public utilities with any future commercial or mixed use development

Guiding Principle No. 7: Open Space, Parks & Recreation

North Olga has a tremendous asset in terms of the quality and quantity of open space and recreational opportunities. The community is immediately adjacent to the Caloosahatchee Regional Park and state-owned Babcock Ranch, which is intended for future active and passive recreational usage. North Olga is also home to more than 1,700 acres of conservation lands, as well as the Franklin Locks, one of the few public boat ramps in eastern Lee County. Through the community planning effort, residents are seeking ways to capitalize upon these assets and ensure the appropriate and enhanced use of these facilities.

Recommendations:

- Require any new development to provide expansive, contiguous areas of open space
- Work with 20/20 staff to provide passive recreational opportunities within the Telegraph Creek Preserve
- Require any new development along the Caloosahatchee River to provide access
- Require any new development along the River to maintain, and if possible, enhance the water quality

Guiding Principle No. 8: Transportation

Transportation and the improvement of existing transportation facilities is a key concern for North Olga residents. Again, the community is seeking a balance between appropriate Level of Service and safety on their roadways, but also desires to maintain the rural atmosphere. The consultant worked closely with the Panel to recommend policy and design-based solutions that will provide for necessary improvements but also meet the community's goals of preserving the picturesque views from the State Road 31 and North River Road.

Another key aspect regarding transportation was the community's desire to proactively work with surrounding communities in order to create consensus on future transportation plans. Based on group discussions and information available from surrounding civic organizations and stakeholders, it is clear that design guidelines and protection of viewsheds along the area's corridors is of the utmost importance. With this common theme in mind, the following recommendations were developed.

Recommendations:

- Any expansion of State Road 31 or North River Road should to address the rural character and consider rural cross sections
- Corridor management plan for State Road 31
- Implementation of a multi-use pathway within the community to allow for pedestrian, bicyclist and equestrian usage
- New developments sidewalk/ pathway linkages to adjacent properties
- Coordinate with Concerned Citizens for Bayshore and other civic organizations regarding State Road 31 and future plans for a Corridor Management Plan.

Guiding Principle No. 9: Community Center & Focal Points

Through the extensive public outreach conducted during the formulation of this Plan, Land Planning Solutions, Inc. found that the Caloosahatchee River is viewed by the local residents as North Olga's key focal point, along with the vast conservation acreage within the study area. The majority of the community did not identify a public community center as an immediate need, but rather a consideration for the future based on demand and new development. The consultant formulated the following recommendations to further develop the North Olga identity and enhance awareness of the area's unique focal points.

Recommendations:

- Create gateways into the community through signage and historical/educational plaques
- Promote the enjoyment of the river with public benches & spaces allowing for viewsheds & use
- Public access to the river required for new development adjacent to river

4.2: Proposed Goals, Objectives & Policies

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 forth coming 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 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 use 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 36.7.7: 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.

"Have a plan . Follow the plan and you'll be surprised at how successful you can be ."

– Paul "Bear" Bryant
Former Football Coach
University of Alabama

Section 5: Implementation Strategy

The intent of this section is to prioritize the previous section's recommendations and categorize them into short, medium and long term strategies for implementation and completion. Once adopted by the Lee County Board of County Commissioners, these strategies can be used by local officials and the residents of North Olga in planning for and making decisions about the future of the North Olga community. The success of the North Olga Community Plan will rely upon the continued coordination between Lee County staff and North Olga residents and businesses.

5.1: Implementation Overview

Following the adoption of the North Olga Community Plan by the Lee County Board of County Commissioners, implementation of the Plan will occur through differing processes. These processes will correspond to the characteristics of the individual task, goal, or strategy. As a neighborhood plan, the core recommendations focus on land use, community form, transportation and access, provision of utilities, and economic development, therefore, responsibility for implementation of these recommendations lies with the appropriate agencies, organizations or County departments with administrative responsibility for land use, zoning, transportation and utilities.

Ultimately, any recommendations for development changes will require further analysis and action, such as Land Development Code text amendments for additional specific standards for North Olga or review of Planned Development applications. Additional neighborhood and stakeholder participation and input will remain an integral part of the Implementation Strategy for the North Olga Community Plan. Opportunities to provide guidance for the future development of North Olga will be a priority for the community. The main vehicle for pursuit and receipt of additional stakeholder input will be the North Olga Community Planning Panel.

The following provides an outline of each of the proposed North Olga Community Plan Goal, Objectives and Policies, a recommendation for what should be done to work towards meeting those tasks, an identification of the party(ies) responsible for shepherding the tasks and an approximate time frame for when the task should be completed. This strategy is not meant to be a stagnant document, but a guide for moving the implementation of the North Olga Community Plan policies forward through completion. It is meant to be amended from time to time by the North Olga Community Planning Panel as time passes and different circumstances evolve.

5.2: Implementation Strategy Chart

COMMUNITY CHARACTER	RECOMMENDATION	RESPONSIBILITY	TIME FRAME
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	The North Olga Community Planning Panel should establish a Marketing & Economic Development subcommittee to develop a marketing plan for North Olga. Seek sponsors and/or host community fundraisers to raise money to purchase plaques and other identification markers.	North Olga Community Planning Panel; North Olga Community Association	Establish Marketing & Economic Development subcommittee – Short term < 1 year Implementation – Ongoing
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.	Educate the residents of North Olga as to the benefits of clustering development. Provide planning-related workshops.	North Olga Community Planning Panel; Lee County Planning Department	Ongoing
Policy 36.1.3: Any new street-scape improvements and/or new developments requiring a Development Order shall provide underground utilities to enhance the community aesthetic.	N/A	Lee County	N/A
Policy 36.1.4: The North Olga Community discourages the approval of any deviation from standards in the Lee County LDC that would result in a reduction of landscaping, buffering, signage guidelines or compliance with forth coming architectural standards per Policy 36.1.5.	The North Olga Community Planning Panel should remain involved in the ap-proval process for future development within North Olga and be conscientious in terms of proposed deviations from the Lee County Land Development Code.	North Olga Community Planning Panel; Lee County Planning Department;	Ongoing

COMMUNITY CHARACTER (CONT.)	RECOMMENDATION	RESPONSIBILITY	TIME FRAME
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.	The North Olga Community Planning Panel should retain a Planning Consultant to draft standards. The North Olga Community Planning Panel should establish an Architectural Review subcommittee to work with the Planning Consultant in the preparation of the standards.	North Olga Community Planning Panel	Establish Architectural Review subcommittee – Short term <1 year Creation of standards – Medium term 1–3 years
RESIDENTIAL LAND USES	**RECOMMENDATION**	**RESPONSIBILITY**	**TIME FRAME**
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.		Lee County Planning Department	Ongoing
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 use 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.	Educate the residents of North Olga as to the benefits of Mixed Use Development. Provide planning-related workshops.	North Olga Community Planning Panel; Lee County Planning Department	Ongoing

RESIDENTIAL LAND USES (CONT.)	RECOMMENDATION	RESPONSIBILITY	TIME FRAME
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.	Educate the residents of North Olga as to the benefits of clustering development. Provide planning-related workshops.	North Olga Community Planning Panel; Lee County Planning Depart-ment	Ongoing
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 clus-tering, affordability and diversity of choice within the community.	Educate the residents of North Olga as to the benefits of pro-viding a mix of dwelling types and price points. Provide plan-ning-related workshops.	North Olga Community Planning Panel; Lee County Planning Department	Ongoing
Policy 36.2.5: Any new residential develop-ment 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 develop-ment 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	N/A	Lee County Planning Department	Ongoing
COMMERCIAL LAND USES	**RECOMMENDATION**	**RESPONSIBILITY**	**TIME FRAME**
POLICY 36.3.1: To service the retail needs of the North Olga Community and the sur-rounding 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 Neighbor-hood Commercial Development as defined in Policy 6.1.2 of the Lee Plan.	The North Olga Community Planning Panel should establish an Marketing & Economic Development subcommittee. One responsibility of the subcommittee should be to identify and target specific commercial uses that would most benefit the residents of North Olga .	North Olga Community Planning Panel; Lee County Planning Department	Establish Marketing & Economic Development subcommittee – Short Term <1 year Future development – Ongoing

COMMERCIAL LAND USES (CONT.)	RECOMMENDATION	RESPONSIBILITY	TIME FRAME
Policy 36.3.2: Any new commercial development will be encouraged to consider existing and planned commercial development in surrounding communities in order to provide a variety of non-residential uses.	The North Olga Community Planning Panel should have knowledge of existing commercial uses and provide recommendations to potential commercial developers regarding proposed uses so as to not be duplicative.	North Olga Community Planning Panel	Ongoing
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.	Educate the residents of North Olga as to the benefits of planned development versus conventional rezonings. Provide planning-related workshops.	North Olga Community Planning Panel; Lee County Planning Department	Ongoing
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.	N/A	Lee County Planning Department	Ongoing
Policy 36.35: Commercial and mixed use projects greater than twenty (20) acres in size will provide 40% open space, preferably through the clustering of development footprint.	Educate the residents of North Olga as to the benefits of clustering development. Provide planning-related workshops.	North Olga Community Planning Panel; Lee County Planning Department	Ongoing

COMMERCIAL LAND USES (CONT.)	RECOMMENDATION	RESPONSIBILITY	TIME FRAME
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.	The North Olga Community Planning Panel should establish an Architectural Review Subcommittee to assist in the preparation of the architectural standards and in the review of consistency of proposed projects with the standards.	North Olga Community Planning Panel	Establish Architectural Review subcommittee – Short term <1 year Review of proposed projects – Ongoing
ECONOMIC DEVELOPMENT	**RECOMMENDATION**	**RESPONSIBILITY**	**TIME FRAME**
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.	The North Olga Community Planning Panel should establish a Marketing & Economic Development subcommittee to consider ways to promote North Olga and celebrate its nature-based resources.	North Olga Community Planning Panel	Establish Marketing & Economic Development subcommittee – Short term < 1 year Promotion – Ongoing
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.	The North Olga Community Planning Panel should provide input to the Lee County Conservation 20/20 representatives as to what uses they would prefer to have on lands within their community.	Lee County; North Olga Community Planning Panel	Ongoing

TRANSPORTATION	RECOMMENDATION	RESPONSIBILITY	TIME FRAME
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.	The North Olga Community Planning Panel should establish a Transportation subcommittee who would be responsible for tracking any transportation improvements proposed to State Road 31 or North River Road.	North Olga Community Planning Panel	Establish Transportation subcommittee – Short term <1 year Review – Ongoing
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.	The North Olga Community Planning Panel should establish a Transportation suboommittee who would be responsible for working with the Bayshore Community on a corridor management plan for State Road 31.	North Olga Community Planning Panel	Establish Transportation sub-committee – Short term < 1 year Participation – On-going

TRANSPORTATION (CONT.)	RECOMMENDATION	RESPONSIBILITY	TIME FRAME
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.	The North Olga Community Planning Panel should establish a Transportation subcommittee to represent them with the State Road 31 Commercial Corridor Association.	North Olga Community Planning Panel; other civic organizations	Establish Transportation sub-committee – Short term < 1 year Participation – Ongoing
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.	N/A	Lee County Planning Department	Ongoing
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.	N/A	Lee County Planning Department	Ongoing
SEWER & WATER	**RECOMMENDATION**	**RESPONSIBILITY**	**TIME FRAME**
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.	N/A	Lee County Planning Department	Ongoing

SEWER & WATER	RECOMMENDATION	RESPONSIBILITY	TIME FRAME
Policy 36.6.2: Any new commercial development will be required to provide central sewer and water services for the development.	N/A	Lee County Planning Department	Ongoing
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.	N/A	Lee County Planning Department	Ongoing
OPEN SPACE, RECREATION & COMMUNITY FACILITIES	**RECOMMENDATION**	**RESPONSIBILITY**	**TIME FRAME**
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.	The North Olga Community Planning Panel should establish a Marketing & Economic Development subcommittee to develop a plan to promote nature-based tourism in North Olga.	North Olga Community Planning Panel	Establish Marketing & Economic Development subcommittee - Short term < 1 year Promotion - Ongoing
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.	The North Olga Community Planning Panel should establish an Open Space subcommittee to develop an Open Space Master Plan, find ways to best promote the river and provide input on the use of Conservation 20/20 lands.	North Olga Community Planning Panel; Lee County Planning Department	Establish Open Space subcommittee - Short term < 1 year Input - Ongoing

OPEN SPACE, RECREATION & COMMUNITY FACILITIES	RECOMMENDATION	RESPONSIBILITY	TIME FRAME
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.	The North Olga Community Planning Panel should establish an Open Space subcommittee to develop an Open Space Master Plan, find ways to best promote the river and provide input on the use of Conservation 20/20 lands.	North Olga Community Planning Panel; Lee County Planning Department	Establish Open Space subcommittee – Short term < 1 year Input – Ongoing
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.	The North Olga Community Planning Panel should establish an Open Space subcommittee to develop an Open Space Master Plan, find ways to best promote the river and provide input on the use of Conservation 20/20 lands.	North Olga Community Planning Panel; Lee County Planning Department	Establish Open Space subcommittee – Short term < 1 year Input – Ongoing
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.	The North Olga Community Planning Panel should establish a Marketing & Economic Development subcommittee to promote public art. related to the river.	North Olga Community Planning Panel; Lee County Planning Department	Ongoing
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.	The North Olga Community Planning Panel should assist the County in looking for grant opportunities to fund public infrastructure.	Lee County	Ongoing
Policy 36.7.7: 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.	N/A	Lee County	Ongoing

CONSERVATION	RECOMMENDATION	RESPONSIBILITY	TIME FRAME
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.	N/A	Lee County	Ongoing
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.	N/A	Lee County	Ongoing
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.	N/A	North Olga Community Planning Panel; Lee County	Ongoing
Policy 36.8.4: New development should maintain on-site native vegetation communities to the furthest extent possible.	N/A	Lee County Planning Department	Ongoing
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.	N/A	Lee County Planning Department	Ongoing

CONSERVATION	RECOMMENDATION	RESPONSIBILITY	TIME FRAME
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.	The North Olga Community Planning Panel should prepare a Fire-Smoke Protection Plan and should hold workshops with the public about the necessity and benefits of prescribed burns.	North Olga Community Planning Panel	Medium term 1-3 years
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.	The North Olga Community Planning Panel should hold workshops with the public about the necessity and benefits of prescribed burns.	Lee County Planning Department	Ongoing
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.	The North Olga Community Planning Panel should hold workshops with the public about the necessity and benefits of prescribed burns.	Lee County Planning Department	Ongoing
PUBLIC PARTICIPATION	**RECOMMENDATION**	**RESPONSIBILITY**	**TIME FRAME**
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.	N/A	Lee County	Ongoing

PUBLIC PARTICIPATION	RECOMMENDATION	RESPONSIBILITY	TIME FRAME
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.	N/A	North Olga Community Planning Panel; Lee County	Ongoing
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.	The Planning Panel should establish a set of presentation guidelines for the developer of any proposed Planned Development in North Olga to follow. The guidelines should outline the nature and extent of information the Planning Panel expects to receive at the informational session.	North Olga Community Planning Panel; Lee County Planning Department	Establish informational session guidelines – Medium term 1-3 years Ongoing

5.3: Financing Opportunities

The following section highlights potential financing/funding opportunities that strive to ensure that the specific elements of the North Olga Community Plan – such as public realm improvements – are successful. The key to successful implementation is the effective utilization of existing funding mechanisms. There are many such mechanisms currently permitted under Chapter 163 of the Florida Statutes. These programs provide for infrastructure development, open space preservation and development, and economic development and neighborhood revitalization.

Chapter 163 of Florida Statutes

Growth policy, county and municipal land use planning, community redevelopment and land development regulations are outlined in Chapter 163 of the Florida Statutes. Specifically, the Statute states that local governments may:

> *"Identify and adopt a package of financial and local government incentives which the local government will offer for new development, expansion of existing development, and redevelopment within the urban infill and redevelopment area. Examples of such incentives include:*
>
> 1. *Waiver of license and permit fees*
> 2. *Exemption of sales made in the urban infill and redevelopment area from local option sales surtaxes imposed pursuant to s.212.055.*
> 3. *Waiver of delinquent local taxes or fees to promote the return of property to productive use.*
> 4. *Expedited permitting*
> 5. *Lower transportation impact fees for development which encourages more use of public transit, pedestrian, and bicycle modes of transportation.*
> 6. *Prioritization of infrastructure spending within the urban infill and redevelopment area.*
> 7. *Local government absorption of developers' concurrency costs."*

OPEN SPACE

North American Wetlands Conservation Act

The North American Wetlands Conservation Act of 1989 provides matching grants to organizations and individuals who have developed partnerships to carry out wetlands conservation projects in the United States, Canada and Mexico for the benefit of wetlands-associated migratory birds and other wildlife. The U.S. Fish and Wildlife Service's Division of Bird Habitat Conservation is responsible for facilitating the Act's Grants Program.

There is a Standard and a Small Grants Program. Both are competitive grants programs that require grant requests be matched by partner contributions of no less than a 1:1 ratio. Funds from U.S. Federal sources may contribute towards a project, but are not eligible to be considered matching funds.

The Standard Grants Program supports projects in the United States, Canada and Mexico that involve the long-term protection, restoration, and/or enhancement of wetlands and their associated uplands habitats. The Small Grant Program is only applicable to the United States. The same types of programs for the protection, restoration and improvement of wetlands and associated upland habitats found under the Standard Grants Program are supported by the Small Grants Programs, and the same selection criteria and administrative guidelines are applied. The major difference is that the scope and project dollars associated with the Small Grant Program are typically much smaller than the Standard Grants Program. Grants under the Small Grant Program may not exceed $75,000 and funding priority is given to grantees or partners new to the Act's Grants Program. A minimum of $2 million has been approved to support projects in FY 2009. The Small Grant Program funding level is authorized up to $5 million. From 1996, when the program began, to September 2008, some 1080 partners in 413 projects have received more than $20.1 million in grants. They have contributed another $92.5 million in matching funds and $43.6 million in non-matching funds to their projects, which have helped to conserve approximately 164,900 acres of habitat.

The Congress has not yet enacted the appropriation of funds for FY 2009 for the North American Wetlands Conservation Act. As such, in the interim, the program is operating on a continuing resolution that authorizes the appropriation of funds for the Act's Grants Program at the FY 2007 amount of $40.3 million.

Additional program funding comes from fines, penalties, and forfeitures collected under the Migratory Bird Treaty Act of 1918; from Federal fuel excise taxes on small gasoline engines, as directed by amendments to the Federal Aid in Sport Fish Restoration Act of 1950, to benefit coastal ecosystem projects; and from interest accrued on the fund established under the Federal Aid in Wildlife Restoration Act of 1937. In 2006, Congress reauthorized the Act to extend its appropriate authorization of up to $75 million per year to 2012.

From September 1990 through March 2009, more than 4,000 partners have been involved in 1,861 Standard and Small Grants Programs' projects combined. More than $945.2 million in Act grants has leveraged some $1.94 billion in matching funds and $1.09 billion in non-matching funds to affect approximately 24.8 million acres of wetlands and associated uplands across the continent.

Applicability to North Olga:

With over 500 acres of potential wetlands within the North Olga boundaries, application of the North American Wetlands Conservation Act grants is something to be considered. By preserving the wetland areas, it would assist in promoting the nature-based tourism economic development strategies outlined in the policies of the North Olga Community Plan. As a potential new partner to the North American Wetlands Conservation Act, the North Olga community might be given priority to receive a grant under the Small Grant Program (not to exceed $75,000.)

Florida Greenways and Trails Program (DEP-OGT)

The Florida Department of Environmental Protection's Greenways and Trails Program is used to acquire lands to facility the establishment of a statewide system of greenways and trails. The program receives 1.5 percent of the allocations funded by the State under the Florida Forever Act (approximately $4.5 million annually). Federal, state and local governments, non-profit organizations, and individuals are eligible to apply.

Recreational Trails Program (RTP)

The Recreational Trails Program (RTP) is a federally funded competitive grant program that provides assistance to city, county, state or federal governments or organizations that are approved by the state or state and federally recognized Indian tribal governments. The assistance is financial in nature and is designed to help with the development of recreational trails, trialheads and trailside facilities. The 2009 maximum grant amount for non-motorized projects is $250,000; for mixed-use projects (either motorized, non-motorized or a combination of both) is$250,000; and for motorized projects is $716,000. It is important to notes that all grant awards must be matched - either 50:50; 60:40 or 80:20 in either cash or in -kind services.

Florida Recreation Development Assistance Program (FRDAP)

The Florida Recreation Development Assistance Program (FRDAP) is a competitive grant program that provides assistance to local governments for development or acquisition of land for public outdoor recreational purposes. It is administered through the Florida Department of Environmental Protection. Eligible applicants include all county governments and municipalities in Florida and other legally constituted governmental entities with the legal responsibility for the provision of outdoor recreational sites and facilities for the use and benefit of the public. The maximum grant request is $200,000. Grant match ratios are as follows:

- Project cost of $50,000 or less – State's share is 100%/grantee's share is 0%;
- Project cost of $50,001 - $150,000 – State's share is 75%/grantee's share is 25%;
- Project cost of $150,001 - $400,000 – State's share is 50%/grantee's share is 50%.

The value of undeveloped land owned by the applicant (subject to certain conditions) or in-kind services may also be used for the match by the grantee.

Land and Water Conservation Fund (LWCF) Program

Another program administered by the Florida Department of Environmental Protection is the Land and Water Conservation Fund (LWCF) program. This program provides financial grants for the acquisition or development of land for public outdoor recreational use. All local governmental entities with the legal responsibility of providing outdoor recreational sites and facilities for the use and benefits of the public are eligible to apply. The matching ratio is one applicant dollar to one federal dollar (50% / 50%) for all LWCF grant awards.

LWCP grant monies can be used for:

- Development: Outdoor recreation areas and facilities such as beaches, picnic area, trails, ball fields, tennis and basketball courts and playgrounds along with associated support facilities such as
- lighting, parking, restrooms and landscaping;
- Enclosed buildings and structures (except restrooms/concession buildings and bathhouses) are ineligible.
- For development projects, the applicant must own the project site or lease it from a public agency by the closing date of the application submission period. Land owned or leased by the applicant must be
  dedicated in perpetuity as a public outdoor recreation area.
- Acquisition: Land for outdoor recreation purposes

LWCF assisted park land must be dedicated as a public outdoor recreation area in perpetuity. Grantees must commit to operate and maintain LWCF assisted public recreation facilities in reasonable repair for a minimum of 25 years after completion of construction to prevent undue deterioration.

Applicability for North Olga:

Policies were cited in the North Olga Community Plan that would encourage the celebration of the Caloosahatchee River. Included in the policies were recommendations that create waterfront access, add furniture such as benches & lighting, provide educational signage and public art be provided to enhance the river's attributes and contributions to the North Olga community. Funds from LWCF grants could be applied for the acquisition or development of these public areas.

INFRASTRUCTURE FUNDING

Transportation, Community, and System Preservation (TCSP) Program

The Transportation, Community, and System Preservation (TCSP) Program as provided by the Florida Department of Transportation (FDOT) is intended to address the relationship among transportation, community and system preservation plans and practices and identify private sector-based initiatives to improve those relationships.

Funds may be used to carry out eligible projects to integrate transportation, community, and system preservation plans and practices.

Funds may be used to carry out eligible projects to integrate transportation, community, and system preservation plans and practices that:

- Improve the efficiency of the transportation system in the United States
- Reduce the impacts of transportation on the environment
- Reduce the need for costly future investments in public infrastructure
- Provide efficient access to jobs, services and centers of trade
- Examine community development patterns and identify strategies to encourage private sector development

Priority consideration for TCSP funds will be given to applicants who:

- Have instituted coordinated preservation or development plans that promote cost-effective investment and private sector strategies
- Have instituted other TCSP policies such as those addressing high-growth areas, urban growth boundaries, "green corridors" programs that provide access to major highway corridors for controlled growth areas
- Address environmental mitigation, and
- Encourage private sector involvement.

Through the program, local governments are eligible to apply for the funds, as are Metropolitan Planning Organizations (MPOs). The Federal share is generally 80 percent, which is subject to a sliding scale of adjustment. This means a 1.93 percent additive to Florida, for a total federal share of 81.93 percent. The State of Florida has elected to utilize toll credits to permit a soft match of these federal funds in lieu of matching the monies with state funds. This then allows the FDOT to increase the federal share to 100 percent with no additional non-federal funds required.

Applicability to North Olga:

North Olga may be able to apply for funds from the TCSP Program to assist in the improvement of North River Road. While not a specific policies within the North Olga Community Plan, the TCSP Program requirements could be investigated as to whether there are environmental mitigation strategies that could be employed if it becomes necessary to provide for wildlife crossings in the future.

Transportation Enhancement Program

The Transportation Enhancement Program (TEP) is a federal program that is administered by the FDOT. The Environmental Management Office provides TEP guidance and direction. Funding for transportation improvement projects comes from the Federal Highway Administration (FHWA) through the Safe, Accountable, Flexible, Efficient Transportation Equity Act (SAFETEA-LU). This funding is intended for projects or features that go beyond what has been customarily provided with transportation improvements. This program is for projects that are related to the transportation systems but are beyond what is required through normal mitigation or routinely provided features in transportation improvements. ***TEP is not a grant program,*** rather sponsors undertake projects, and eligible costs are reimbursed.

TEP projects must relate to surface transportation and be one of 12 eligible activities. Approved eligible activities for TEP include the following:

1. Provision of pedestrian and bicycle facilities
2. Provision of pedestrian and bicycle safety and education activities
3. Acquisition of scenic or historic easements and sites
4. Scenic or historic highway programs including tourist and welcome centers
5. Landscaping and scenic beautification
6. Historic Preservation
7. Rehabilitation and operation of historic transportation buildings, structures, or facilities
8. Conversion of abandoned railway corridors to trails
9. Control and removal of outdoor advertising
10. Archaeological planning and research
11. Environmental mitigation of highway runoff pollution, reduce vehicle-caused wildlife mortality, maintain habitat connectivity
12. Establishment of transportation museums

When a surface transportation relationship has been established, TEP activities can be implemented in a number of ways. They can be developed as part of larger transportation projects, as parts of larger joint development projects, or as stand-alone projects. All TEP funded activities are subject to the National Environmental Policy Act of 1969 (NEPA). Considerable flexibility and streamlining of the NEPA process is available for TEP projects, and many projects qualify as Type 1 or programmatic categorical exclusions, which are documentation processes that can simplify and expedite the NEPA process.

Such activities include:

- Separate bicycle paths/multi-use trails
- Bicycle/pedestrian grade separation
- Bicycle parking facilities
- Sidewalks (including sidewalks that complete systems identified in a community pedestrian plan)
- Drainage modification to accommodate bicycle/pedestrian facilities
- Pedestrian lighting
- Restroom facilities

A sponsor who is a recognized governmental body or agency that has the ability to enter into a binding agreement with the State of Florida must make applications for TEP projects. Sponsors include cities or towns (municipal governments), county governments, or State or Federal agencies. Typically, the sponsor is usually the organization who owns and/or will operate the completed project. Sponsors must be willing to do the following:

1. Provide any funding match that may be required;
2. Enter into any required maintenance agreements with the Department; and
3. Support other actions necessary to fully implement the proposed project.

Applicability to North Olga:

Policies recommended in the North Olga Community Plan encourage the provision of pedestrian and bicycle facilities throughout the community. Additionally landscaping and scenic beautification was a focal point for the community along North River Road to ensure that the existing rural character of the community remains in tact. In keeping with the North Olga Community Plan policies, the provision of native vegetation along North River Road might be along application for TEP participation to further enhance the community's rural nature. A celebration of the history of the North Olga Bridge might possibly be another application for the Transportation Enhancement Program.

Section 6: Conclusion

The North Olga Community Plan sets forth a broad array of recommendations to implement the community's goals of preserving the area's natural beauty and charm, as well as proactively planning for the future. The Plan prescribes specific limitations and requirements for any future growth within the study area and fosters innovative solutions for enhancing North Olga's wealth of natural resources and amenities, such as the Caloosahatchee River, Franklin Locks and Telegraph Creek Preserve.

The development of the North Olga Community Plan involved extensive community input from both residents of the community and concerned stakeholders from neighboring communities within eastern Lee County. Through an intensive series of Community Outreach and Planning Panel meetings the citizens of North Olga were able to address and proactively plan for emerging issues within the community and build the framework for the preservation and enhancement of the area.

There is a long road ahead in terms of implementation of this Plan. As outlined in Section 5, an action plan has been crafted to enable the community to move forward towards its vision, with feasible funding suggestions to aid in their success. This document represents an ongoing commitment by the community to improve and preserve the local assets and serve as North Olga's stewards in years to come.

The North Olga Community Plan is a living document that can and should evolve to respond to changing circumstances and new and unexpected challenges and opportunities that inevitably arise over time. The Plan will require periodic review and possible amendment to respond to the ever changing physical, regulatory and environmental conditions in the Community. Amendment procedures are necessary to respond to these changes. Annual reviews based on an assessment of development applications should be undertaken each year and a comprehensive 5-year updated should be performed in the future based on a detailed analysis of the area, as well as additional community input. .

"Would you tell me which way I ought to go from here?" asked Alice.

"That depends a good deal on where you want to get," said the Cat.

"I really don't care where" replied Alice.

" Then it doesn't much matter which way you go," said the Cat."

– Lewis Carroll
Alice's Adventures in Wonderland
(1865)

Section 7: Sources

1. Lee Plan

2. Community by Design: New Urbanism for Suburbs and Small Communities, Kenneth B. Hall and Gerald A. Porterfield., McGraw-Hill 2001

3. When City and County Collide: Managing Growth in the Metropolitan Fringe, Tom Daniels, Island Press 1999

4. Ideas for Creating More Livable and Prosperous Communities, The Conservation Fund, March 2004

5. Growing Greener: Putting Conservation into Local Plans and Ordinances, Randall Arendt, Island Press 1999

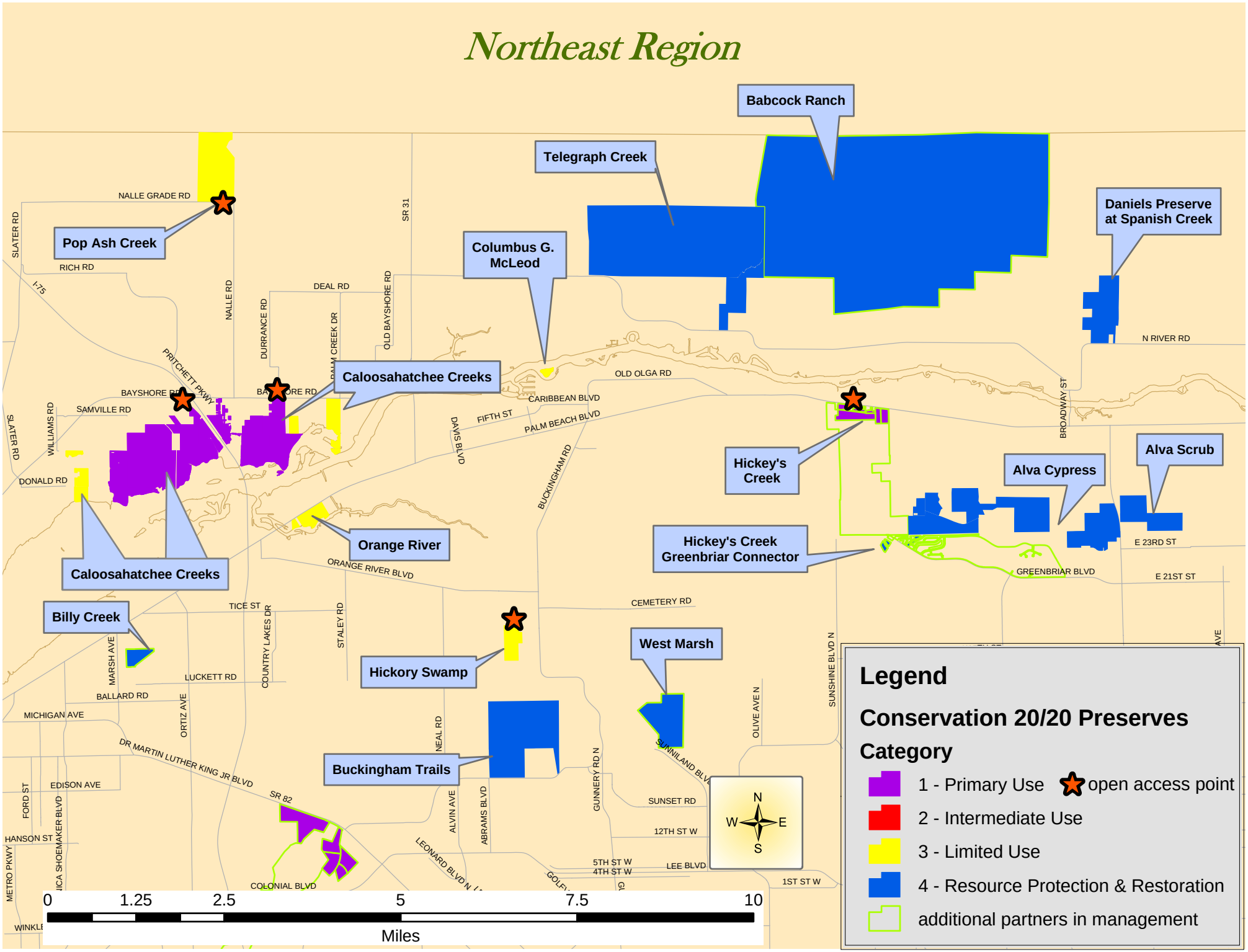
6. Florida's Agricultural Future – Can it be Saved?, Tom Jerkins, PJ Van Blokland and Jackie White, University of Florida IFAS

7. The History of North Olga, Cathy Chestnut

Appendix A

Maps

Northeast Region

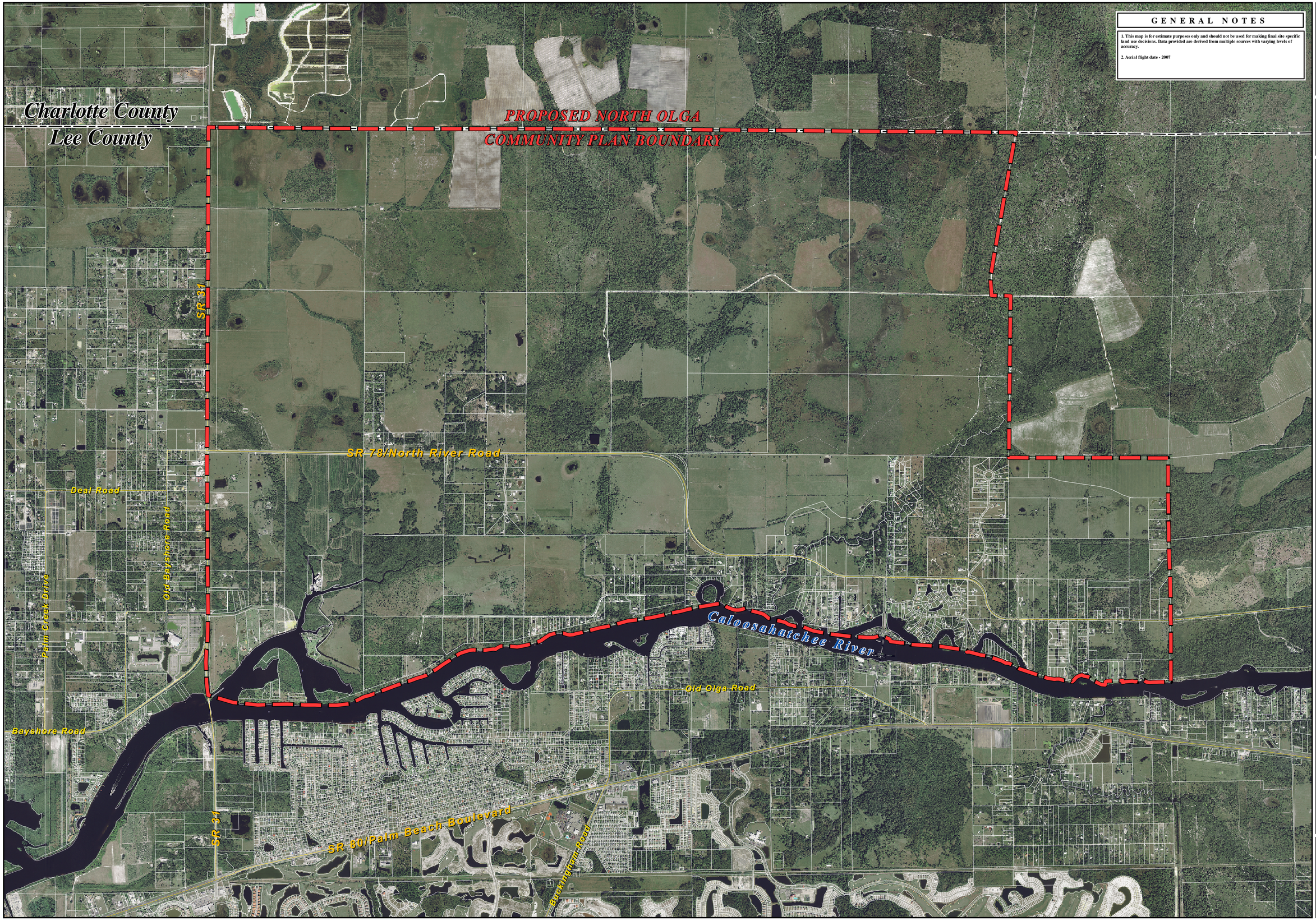


Legend

Conservation 20/20 Preserves

Category

- 1 - Primary Use
- open access point
- 2 - Intermediate Use
- 3 - Limited Use
- 4 - Resource Protection & Restoration
- additional partners in management



GENERAL NOTES

1. This map is for estimate purposes only and should not be used for making final site specific land use decisions. Data provided are derived from multiple sources with varying levels of accuracy.

2. Aerial flight date - 2007

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AERIAL PHOTOGRAPH

Proposed North Olga Community Plan

Miles
0 0.125 0.25 0.5

Babcock Ranch Community

Charlotte County

Lee County

PROPOSED NORTH OLGA COMMUNITY PLAN BOUNDARY

Babcock Ranch Community (Nomination Under Negotiation - Conservation 20/20)

Conservation 20/20

Conservation 20/20

SR 31

CR 78/North River Road

Deal Road

Old Bayshore Road

Palm Creek Drive

Duke Highway

North Olga Dr

Telegraph Creek (Nomination Under Review - Conservation 20/20)

Caloosahatchee River

Caloosahatchee Regional Park

Riverwind Cove

Franklin Locks Recreation Area

Lee County Civic Center

Old Olga Road

Bayshore Road

SR 80/Palm Beach Boulevard

Buckingham Road

SR 31

Verandah

River Hall

GENERAL NOTES

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LEGEND

- Conservation 20/20
- Conservation 20/20 ((Nomination Under Review)
- Conservation 20/20 (Nomination Under Negotiation)
- Babock Ranch Community (Charlotte County)
- Park or Recreation Area
- Planned Unit Development (PUD)

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CONTEXT MAP

Proposed North Olga Community Plan

Miles
0 0.125 0.25 0.5

Charlotte County

Lee County

PROPOSED NORTH OLGA
COMMUNITY PLAN BOUNDARY

SR 31

CR 78/North River Road

Deal Road

Old Bayshore Road

Palm Creek Drive

Duke Highway

North Olga Dr

Caloosahatchee River

Old Olga Road

Bayshore Road

SR 31

SR 80/Palm Beach Boulevard

Buckingham Road

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

0 0.125 0.25 0.5 Miles

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

Charlotte County

Lee County

PROPOSED NORTH OLGA COMMUNITY PLAN BOUNDARY

SR 31

CR 78/North River Road

Deal Road

Old Bayshore Road

Palm Creek Drive

Duke Highway

North Olga Dr

Caloosahatchee River

Old Olga Road

Bayshore Road

SR 31

SR 80/Palm Beach Boulevard

Buckingham Road

0 0.125 0.25 0.5 Miles

Charlotte County

Lee County

PROPOSED NORTH OLGA COMMUNITY PLAN BOUNDARY

SR 31

CR 78/North River Road

Deal Road

Old Bayshore Road

Palm Creek Drive

Duke Highway

North Olga Dr.

Caloosahatchee River

Old Olga Road

Bayshore Road

SR 31

SR 80/Palm Beach Boulevard

Buckingham Road

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

Prepared For:

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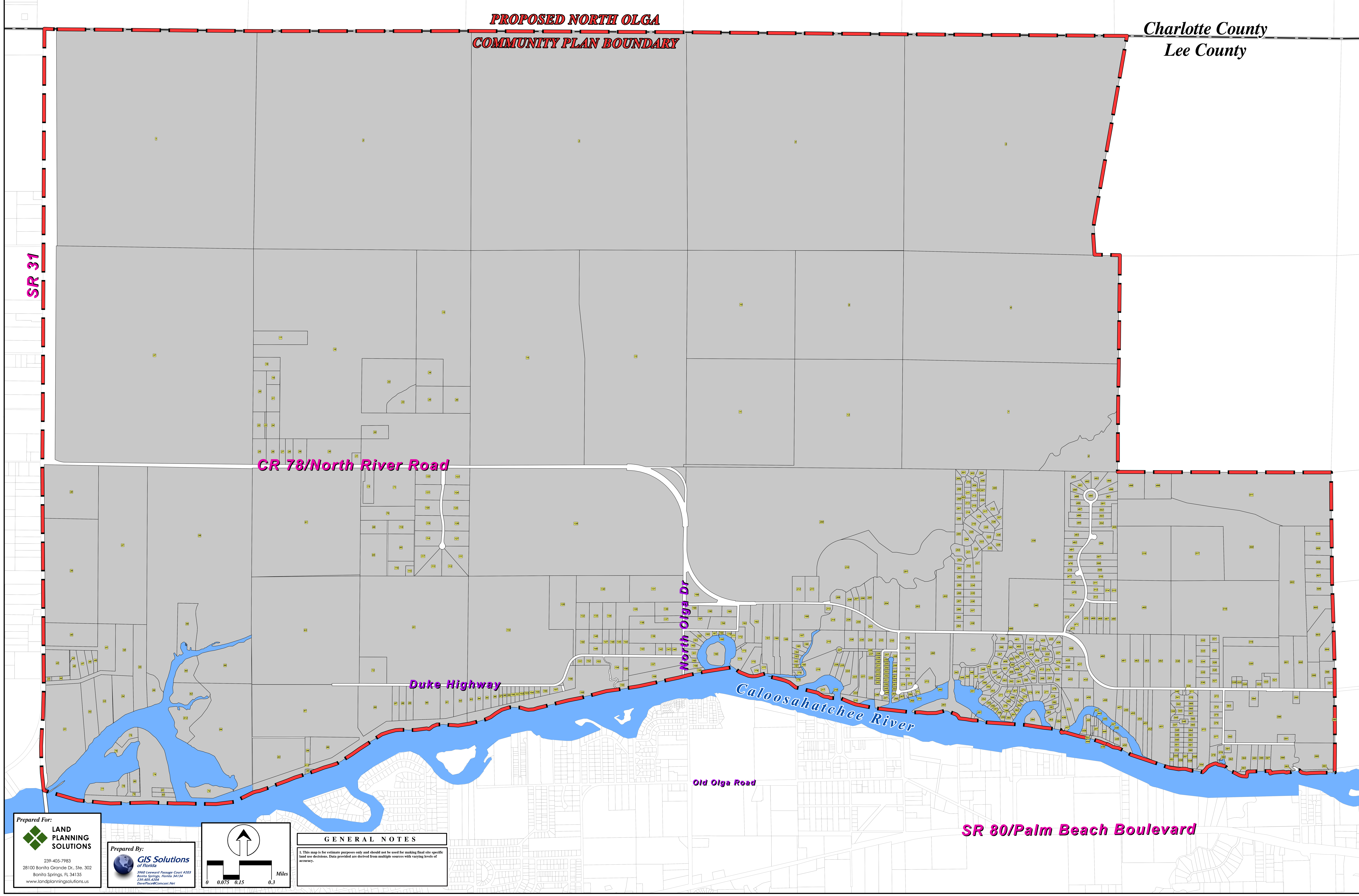
FUTURE LAND USE

Proposed North Olga Community Plan

0 0.125 0.25 0.5 Miles



Parcel ID	Owner's Name - 1	Owners Name - 2	Site Address
1	BABCOCK PROPERTY HOLDINGS LLC		20500 SR 31
2	BABCOCK PROPERTY HOLDINGS LLC		ACCESS UNDETERMINED
3	BABCOCK PROPERTY HOLDINGS LLC		ACCESS UNDETERMINED
4	BABCOCK PROPERTY HOLDINGS LLC		ACCESS UNDETERMINED
5	BABCOCK PROPERTY HOLDINGS LLC		ACCESS UNDETERMINED
6	LEE COUNTY		ACCESS UNDETERMINED
7	LEE COUNTY		ACCESS UNDETERMINED
8	LEE COUNTY		ACCESS UNDETERMINED
9	LEE COUNTY		ACCESS UNDETERMINED
10	LEE COUNTY		ACCESS UNDETERMINED
11	LEE COUNTY		ACCESS UNDETERMINED
12	LEE COUNTY		ACCESS UNDETERMINED
13	LEE COUNTY		N RIVER RD
14	BABCOCK PROPERTY HOLDINGS LLC		14251 N RIVER RD
15	ARMEDA FAMILY LLC		19550 ARMEDA RD
16	ARMEDA FAMILY LLC		ACCESS UNDETERMINED
17	ARMEDA FAMILY LLC		ACCESS UNDETERMINED
18	TAYLOR WILLIAM R + DEBBIE L		19420 TURKEY RUN LN
19	SCHREYER JASON TOD		19360 TURKEY RUN LN
20	FURY JOSEPH G + BONNIE K		19321 TURKEY RUN LN
21	GIPPER VERNON P + NANCY E		19300 TURKEY RUN LN
22	KALOURIS IOANNIS + KAREN P		19171 TURKEY RUN LN
23	TAYLOR W R + DEBBIE L 3/4 +	LYNN GERALD JR 1/4 INT	ACCESS UNDETERMINED
24	SANDS JEFFREY + MERIBETH H L/E		19170 TURKEY RUN LN
25	BEALL JOAN C +	BEALL DAVID A J/T	13033 N RIVER RD
26	PIPKINS DAVID S +	MOORE-PIPKINS TRACY H/W	19100 TURKEY RUN LN
27	SUMMERALL RANDALL C		13131 N RIVER RD
28	LEE AMANDA + CHRISTOPHER L/E		13161 N RIVER RD
29	SUMMERALL D C + CAROLYN		13201 N RIVER RD
30	SNELL FRANK A TR	FOR TRUST DATED 5/5/78	13341 N RIVER RD
31	SNELL FRANK A TR		13441 N RIVER RD
32	ARMEDA FAMILY LLC		19501 ARMEDA RD
33	ARMEDA FAMILY LLC		19321 ARMEDA RD
34	ARMEDA LATT + DEANA E		19500 ARMEDA RD
35	ARMEDA NICK + SUZANNE		19440 ARMEDA RD
36	HIPP MICHAEL LEE +	ARMEDA HIPP RONI H/W	14500 HIPP CT
37	BABCOCK PROPERTY HOLDINGS LLC		19100 SR 31
38	KREINBRINK KATHERINE TR		12100 N RIVER RD
39	NORTH RIVER COMMUNITIES LLC		18500 SR 31
40	SINGLETARY STEVE R + HEIDI L		18200 SR 31
41	LUSTER JEFFERY R		18000 SR 31
42	3-1B LLC		ACCESS UNDETERMINED
43	LUSTER JEFFREY R		18030 SR 31
44	COCHRANE PATRICK		ACCESS UNDETERMINED
45	COCHRANE PATRICK +	COCHRANE RENEE T/C	12165 OLD RODEO DR
46	COCHRANE PATRICK +	COCHRANE RENEE L T/C	12175 OLD RODEO DR
47	REED JOHN PAUL + MARIA		12181 OLD RODEO DR
48	REED JOHN PAUL + MARIA		12189 OLD RODEO DR
49	COCHRANE PATRICK +	COCHRANE RENEE L T/C	12195 OLD RODEO DR
50	GREENWELL LEONARD JR + BEVLYN		12251 OLD RODEO DR
51	S W FL1B LLC		17800 SR 31
52	DUNFORD LARRY W + TERRILYNN TR	FOR DUNFORD TRUST	12190 OLD RODEO DR
53	DILORETO TODD V +	DILORETO THOMAS N J/T	12240 OLD RODEO DR
54	DILORETO THOMAS N +	DILORETO DIANA L J/T	12290 OLD RODEO DR
55	GREENWELL MICHAEL L + TRACEY C		12320 OLD RODEO DR
56	GREENWELL MICHAEL L + TRACY C		12350 OLD RODEO DR
57	NORTH RIVER COMMUNITIES LLC		12250 N RIVER RD
58	NORTH RIVER COMMUNITIES LLC		12850 N RIVER RD
59	RESOURCE CONSERVATION	PROPERTIES INC	18251 OWL CREEK DR
60	BLACKBURN ROBERTA J		OWL CREEK DR
61	NORTH RIVER COMMUNITIES LLC		13230 N RIVER RD
62	BLACKBURN ROBERTA J		18001 OWL CREEK DR
63	NORTH RIVER COMMUINITIES LLC		13231 DUKE HWY
64	NORTH RIVER COMMUNITIES		17900 OWL CREEK DR
65	NORTH RIVER COMMUNITIES LLC		ACCESS UNDETERMINED
66	NORTH RIVER COMMUNITIES LLC		18420 OWL CREEK DR
67	SOUTH FLA WATER MGMT DIST		ACCESS UNDETERMINED
68	NORTH RIVER COMMUNITIES LLC		ACCESS UNDETERMINED
69	NORTH RIVER COMMUNITIES LLC		13638 DUKE HWY
70	CARY GLENN O TR	FOR GLENN O CARY TRUST	ACCESS UNDETERMINED
71	VAN HORNE SUZANNE L +	EDWARDS DAVID R J/T	13630 N RIVER RD
72	HENGGE BRUCE		13591 DUKE HWY
73	EDWARDS DAVID R		13620 N RIVER RD
74	SOUTH FLA WATER MGMT DIST		17410 SR 31
75	RESOURCE CONSERVATION	PROPERTIES INC	HAVENS ISLAND
76	RESOURCE CONSERVATION	PROPERTIES INC	HAVENS ISLAND
77	RESOURCE CONSERVATION	PROPERTIES INC	6 HAVENS ISLAND
78	RESOURCE CONSERVATION	PROPERTIES INC	HAVENS ISLAND
79	RESOURCE CONSERVATION	PROPERTIES INC	HAVENS ISLAND
80	RESOURCE CONSERVATION	PROPERTIES INC	HAVENS ISLAND
81	NORTH RIVER COMMUNITIES LLC		HAVENS ISLAND
82	RESOURCE CONSERVATION	PROPERTIES INC	HAVENS ISLAND
83	BIGELOW CHARLES L JR +	GEOGHEGAN AGNES T/C	ACCESS UNDETERMINED
84	SALUDO RIENNE G		ACCESS UNDETERMINED
85	TIITF STATE OF FLORIDA		ACCESS UNDETERMINED
86	FOWLER ROBERT B + JO ANNE H		17550 FOWLERS WAY
87	SCHWARTZ DANIEL G + DIANE B		13714 DUKE HWY
88	NORTH RIVER COMMUNITIES LLC		13746 DUKE HWY
89	NORTH RIVER COMMUNITIES LLC		13778 DUKE HWY
90	NORTH RIVER COMMUNITIES LLC		13808 DUKE HWY
91	NORTH RIVER COMMUNITIES LLC		13860 DUKE HWY
92	CARY LINNIE M TR	FOR LINNIE W CARY TRUST	13910 DUKE HWY
93	FIELDS WILLIAM T + THERESA E		14080 DUKE HWY
94	EBERLE KORNELIA		14100 DUKE HWY
95	CULVER ROGER D + MELODY		14120 DUKE HWY
96	STERLACCI JOSEPH + DIANE		14130 DUKE HWY
97	RODRIGUES FLORA TR	FOR FLORA RODRIGUES TRUST	14150 DUKE HWY
98	FARIED SAMY		14160 DUKE HWY
99	MONACELL DAVID A		14180 DUKE HWY
100	WEISS TIMOTHY R + JEANETTE L		14200 DUKE HWY
101	BANFER KARL P + ELIZABETH	FOR BANFER TRUST	14220 DUKE HWY
102	JESSUP CLAIRE D +	ZASLOW STANLEY P J/T	14240 DUKE HWY
103	LONGFELLOW ROBERT M + JANICE J		14260 DUKE HWY
104	DURLING KEITH O		14280 DUKE HWY
105	DURLING RICHARD F		14300 DUKE HWY
106	PRITCHETT R H III + LYNNE R		14350 DUKE HWY
107	PRITCHETT RICHARD H III+	PRITCHETT LYNNE R H/W	14400 DUKE HWY
108	SOUTH FLA WATER MGMT DIST		18051 N OLGA DR
109	MAY RANDALL M		14410 DUKE HWY
110	NORTH RIVER COMMUNITIES LLC		ACCESS UNDETERMINED
111	RODGERS DON S + MARGARET G		18840 SERENOA CT
112	TILTON ANDREW DOUGLAS		18810 SERENOA CT
113	MOLLER MARCIA H PER REP	FOR JESSIE C HUNTER EST	18811 SERENOA CT
114	ESTOYE LUDOVICO R + JILL E		18871 SERENOA CT
115	NORTH RIVER COMMUNITIES LLC		ACCESS UNDETERMINED
116	NORTH RIVER COMMUNITIES LLC		ACCESS UNDETERMINED
117	ELSCHLAGER JANE E TR		18841 SERENOA CT
118	NORTH RIVER COMMUNITIES LLC		ACCESS UNDETERMINED
119	BORCHERING BARRY C + LINDA J		18901 SERENOA CT
120			OBOR
121	BROWN DOUGLAS G + SANDRA H		18961 SERENOA CT
122	TINCHER RALPH A + LORI A		18991 SERENOA CT
123	FEWSTER RONALD + MELODY K		18990 SERENOA CT
124	RICE JAMES G + CINDY LEE		18960 SERENOA CT
125	SANDERFORD R D + KATHERINE L		18930 SERENOA CT
126	CHASE HOME FINANCE LLC		18900 SERENOA CT
127	YATES DONALD C + KIMBERLY K		18870 SERENOA CT
128	POVIA FAMILY LLC		14500 N RIVER RD
129	CARY GLENN O TR	FOR GLENN O CARY TRUST	18451 N OLGA DR
130	CARY GLENN O TR	FOR GLENN O CARY TRUST	18431 N OLGA DR
131	CARY GLENN O TR	FOR CARY GLENN O TRUST	18401 N OLGA DR
132	CARY GLENN O PER REP	FOR JAY C CARY EST	18471 N OLGA DR
133	CARY GLENN O TR	FOR GLENN O CARY TRUST	ACCESS UNDETERMINED
134	MULLING THOMAS E + SHELBIE J		ACCESS UNDETERMINED
135	VANROEKEL DENNIS + DEBRA TR		18311 N OLGA DR
136	VANROEKEL D + DEBRA K		18321 N OLGA DR
137	HERTLING GARY J + JENNIE J		18291 N OLGA DR
138	TERRELL WAYNE D		18261 N OLGA DR
139	SELIGMAN PATRICIA ANN TERRELL		18211 N OLGA DR
140	MUSLER MARIA L		14971 DUKE HWY
141	CORKHILL JOHN TIMOTHY JR		14941 DUKE HWY
142	MUSLER MARIA L		14911 DUKE HWY
143	MUSLER PAUL K + MARIA		14821 DUKE HWY
144	MUSLER PAUL K + MARIA		14751 DUKE HWY
145	VANROEKEL DENNIS + DEBRA K		14721 DUKE HWY
146	MULLING T E + SHELBIE J		14691 DUKE HWY
147	MULLING THOMAS E II + CHERI A		14661 DUKE HWY
148	REDFERN W E JR + LINDA JOYCE C		14651 DUKE HWY
149	BYLE BILL JR		14641 DUKE HWY
150	SANDERS SCOTT D + DONNA C		14561 DUKE HWY
151	PARK ANDREW K + REBECCA		14560 DUKE HWY
152	RONCO LAWRENCE G + CARLA D		14600 DUKE HWY
153	RONCO SANDRA		14640 DUKE HWY
154	GIUSTINA PETER +	GIUSTINA LORI T/C	14700 DUKE HWY
155	SOUTH FLA WATER MGMT DIST		ACCESS UNDETERMINED
156	SMITH JAMES F TR	FOR JAMES F SMITH TRUST	14760 DUKE HWY
157	NOACK HERMAN + GERTRUDE		14900 DUKE HWY
158	SOUTH FLA WATER MGMT DIST		18070 N OLGA DR
159	WILLIAMS JEFFERY A		18090 N OLGA DR
160	MUSCO FRANK V + ROSE MARIE		18110 N OLGA DR
161	STANCEL WILLIAM R JR +KIMBERLY		18140 N OLGA DR
162	DUNFORD LARRY W + TERRILYNN TR	FOR LARRY W + TERRILYNN DUNFORD TRUST	18160 N OLGA DR
163	NELSON ROBERT W +	FABION JUDITH S J/T	18180 N OLGA DR
164	AUSTIN GEORGE H + REGINA R		14970 TERRELL DR
165	WHITE EMILY GALLO TR		15100 TERRELL DR
166	SOUTH FLA WATER MGMT DIST		ISLAND
167	SELIGMAN PATRICIA ANN TERRELL		15130 TERRELL DR
168	SELIGMAN LARRY + PATRICIA		15150 TERRELL DR
169	YOUNG ROBERT C		15170 TERRELL DR
170	TERRELL GUSSIE		15200 TERRELL DR
171	WARDEN BETTY LOU		15210 TERRELL DR
172	BOSMA MARINUS A + NELLY M		15280 TERRELL DR
173	CHASTAIN RALPH		ACCESS UNDETERMINED
174	HEPP BRUCE F TR	BRUCE F HEPP TRUST 1/2% + HEPP MARIE A TR FOR MARIE A HEPP TRUST	18121 OTTER WATER WAY
175	CONKLIN C DOUGLAS +CHARLOTTE M		18091 OTTER WATER WAY
176	BROOKMAN THOMAS J		18051 OTTER WATER WAY
177	FLAMMIA NANCY K TR	FOR NANCY K FLAMMIA TRUST	18050 OTTER WATER WAY
178	TYERS FREDERICK C		18050 ELMWOOD DR
179	JOHNSON RENEE M		18060 ELMWOOD DR
180	JOHNSON JAMES KENNETH		18070 ELMWOOD DR
181	GREEN JAMES W		18080 ELMWOOD DR
182	DELFOSSE MARK +	CHAPMAN RICHARD J/T	18110 ELMWOOD DR
183	TAYLOR DAVID S + VERA V TR		18130 ELMWOOD DR
184	BARNHART D RICHARD TR		18150 ELMWOOD DR
185	SHRADER GARY + PATRICIA		18180 ELMWOOD DR
186	ROBINSON D E + JUNETTA		18200 ELMWOOD DR
187	WHITE DEBRA A		18220 ELMWOOD DR
188	CHADWELL TERRI R +	RUDDELL DEBORAH S J/T	15650 N RIVER RD
189	ANTONY THANICAL PAUL + RUTH B		18041 ELMWOOD DR
190	ERBRICK JOSEPH E JR +	FOSTER JANET D H/W	15400 N RIVER RD
191	BROOKMAN STEVEN P		18060 OTTER WATER WAY
192	WUNDERLICH RICHARD + SUSAN S		15300 N RIVER RD
193	CHASTAIN RALPH		15350/52 TERRELL DR
194	BROWN SCOTT D + MELINDA		15151 TERRELL DR
195	WARDEN BETTY LOU		15321 TERRELL DR
196	PRESCOTT PERRY L JR +	BENNETT SUSIE H/W	15090 N OLGA RD
197	WARDEN ROBERT M + AMANDA K		14971 TERRELL DR
198	MANSELL DUANE + ELAINE		15020 N OLGA RD
199	REALMARK TELEGRAPH CREEK	ESTATES LLC	ACCESS UNDETERMINED
200	REALMARK TELEGRAPH CREEK	ESTATES LLC	ACCESS UNDETERMINED
201	ESSEX FLORIDA LLC		ACCESS UNDETERMINED
202	ROGERSON STEPHEN M TR	FOR STEPHEN M ROGERSON TRUST	16121 N RIVER RD
203	BERDICK KENNETH A		16031 N RIVER RD
204	BERDICK KENNETH A		15871 N RIVER RD
205	ROGERSON MICHAEL TR +	ROGERSON STEPHEN TR FOR LMR TRUST	15861 N RIVER RD
206	ROGERSON MICHAEL TR +	ROGERSON STEPHEN TR FOR LMR TRUST	15831 N RIVER RD
207	ROGERSON MICHAEL TR +	ROGERSON STEPHEN TR FOR LMR TRUST	15821 N RIVER RD
208	LEWIS MICHAEL B + PAMELA D		15801 N RIVER RD
209	LEWIS MICHAEL B + PAMELA D		15751 N RIVER RD
210	ESSEX FLORIDA LLC		15701 N RIVER RD
211	SIMON ANNA M		15601 N RIVER RD
212	REALMARK TELEGRAPH CREEK	ESTATES LLC	15551 N RIVER RD
213	MCCOY JON P +	MCCOY MARY JO T/C	15700 N RIVER RD
214	ARCHEY ALLAN R 1/2 INT +	ARCHEY PAUL 1/2 INT	15750 N RIVER RD
215	CKC HOLDING LLC		15801 RIVERCREEK CT
216	MGJ GROUP LLC		15750 RIVERCREEK CT
217	RUNION DEREK K		1100 #1
218	SOUTH FLA WATER MGMT DIST		ACCESS UNDETERMINED
219	SOUTH FLA WATER MGMT DIST		ACCESS UNDETERMINED
220	WIESE TRADING CO OF SW FLA		18081 INTERLOCHEN LN
221	BELLA PAUL M + DORIS		15880 RIVERCREEK CT
222	BELLA PAUL M + DORIS		15870 RIVERCREEK CT
223	WOOD HANA		15860 RIVERCREEK CT
224	CASTO GEORGE R + CONNIE E		15850 RIVERCREEK CT
225	CASE RICHARD +	CASE NEGAR T/C	15820 RIVERCREEK CT
226	COLLUCCI SANDRA K		15800 RIVERCREEK CT
227	RIVERCREEK HOMEOWNERS ASSN		RIGHT OF WAY
228	GARCIA MANUEL + LORI M		15851 RIVERCREEK CT
229	OLFOSON RING ALLEN S +	OLFOSON RING ELISANDRA H/W	15800 N RIVER RD
230	CASTO GEORGE R +	CORBERR WAYNE T/C	ACCESS UNDETERMINED
231	CASTO GEORGE R +	CORBERR WAYNE T/C	15870 N RIVER RD
232	GARCIA MANUEL + LORI		CORNER LOT
233	GEREN DAVID A + CORA D		15899 RIVERCREEK CT
234	HAWBAKER JEFFREY T + TINA M		15891 RIVERCREEK CT
235	GARCIA MANUEL + LORI M		15881 RIVERCREEK CT
236	RIVERCREEK HOMEOWNERS ASSN		COMMON ELEMENTS
237	WIESE TRADING CO OF SW FLA		15890 RIVERCREEK CT
238			OBOR
239	SMALLWOOD ELIZABETH S		18151 INTERLOCHEN LN
240	SMALLWOOD ELIZABETH S		18141 INTERLOCHEN LN
241	DAVIS DONALD P + MIRANDA N		18131 INTERLOCHEN LN
242	HELVESTON COLINDA J		18121 INTERLOCHEN LN
243	KEC LLC		18111 INTERLOCHEN LN
244	WIESE TRADING CO OF SW FLA		18101 INTERLOCHEN LN
245	WIESE TRADING CO OF SW FLA		18091 INTERLOCHEN LN
246	CONNER JAMES K + ROSEMARY		18061 INTERLOCHEN LN
247	ALEXANDER RONALD RAY + LEE ANN		18060 INTERLOCHEN LN
248	RIKER DEBORAH A + MICHAEL D		18070 INTERLOCHEN LN
249	SCHROEDER ERNEST + CLAIRE M		18080 INTERLOCHEN LN
250	JANES DANA W + JOANNE		18090 INTERLOCHEN LN
251	SALIM NADEREH		18100 INTERLOCHEN LN
252	KLINGMAN ROBERT L + PATRICIA		18110 INTERLOCHEN LN
253	COCHRAN DARIUS 1/2 INT +	COLLELI DANIEL 1/2 INT T/C	18120 INTERLOCHEN LN
254	DEFILIPPIS ARLENE		18130 INTERLOCHEN LN
255	SHAWGO ROBIN L + VICKI P		18140 INTERLOCHEN LN
256	SCHROEDER CARTER C + JENNIFER		18150 INTERLOCHEN LN
257	HUTCHENS KENNETH + JUNE		15910 RIVERCREEK CT
258	NICHOLSON HOWARD C + BARBARA J		18151 TRAVERSE DR
259	BOWERS JAMES A +	HEINRITZ VIRGINIA	18141 TRAVERSE DR
260	KLINGENSMITH ALAN L + JANICE N		18121 TRAVERSE DR
261	BOCKART REYNARD L + MARIETTA C		18111 TRAVERSE DR
262	MONNIE TAMI L +	FORD STEVEN H/W	18101 TRAVERSE DR
263	ZARELLA ANTHONY N		18091 TRAVERSE DR
264	WATTS ARTHUR D		18081 TRAVERSE DR
265	BOYLSTON MICHAEL E + TRACY D		18071 TRAVERSE DR
266	LORD ROBERT E + MARILYN J		18061 TRAVERSE DR
267	VALLA THOMAS		18051 TRAVERSE DR
268	LAUSE TIMOTHY B +	LAUSE LAURIE B CO-TRS FOR LAURIE B LAUSE TRUST	18041 TRAVERSE DR
269	LAUSE HOPE L TR		18031 TRAVERSE DR
270	CHRISTENSEN DANA		18021 TRAVERSE DR
271	LAUSE JOHN T + CAROLYN M		18011 TRAVERSE DR
272	BAUER LAWRENCE F + SHARON A		18010 VILLA DEL RIO DR
273	ILIAS SHIRIN + MOHAMMED		18020 TRAVERSE DR
274	BAKER EDWARD + LINDA		18060 TRAVERSE DR
275	MORELLO JOSEPH M +	MORELLO JACQUELINE H/W	18110 TRAVERSE DR
276	SHEPARD J W JR + KATHLEEN S		18140 TRAVERSE DR
277	BASILIUS EDWARD LEE + MARCIA G		18150 TRAVERSE DR
278	DETZEL JAMES + BRANDY		18180 TRAVERSE DR
279	SOTO JIMMY G		18200 TRAVERSE DR
280	BAUER LAWRENCE F + SHARON A		16100 N RIVER RD
281	SOUTH FLA WATER MGMT DIST		17850 N FRANKLIN LOCK RD
282	BAUER LAWRENCE F + SHARON A		17991 N FRANKLIN LOCK RD
283	UNITED STATES OF AMERICA		1651 S FRANKLIN LOCK RD
284	SIPES ROBERT + SONYA		18261 TELEGRAPH CREEK LN
285	SMITH ADAM R + JENNIFER +	SMITH WALLACE H + CHRISTINE A J/T	18301 TELEGRAPH CREEK LN
286	MCKEE WALTER E JR + RACHEL TR		18331 TELEGRAPH CREEK LN
287	DUNN MICHAEL T + SUSAN D		18361 TELEGRAPH CREEK LN
288	RINGLAND RUSSELL J + DANA L		18401 TELEGRAPH CREEK LN
289	INFIESTO CINDI		18441 TELEGRAPH CREEK LN
290	SHEPARD HAROLD E + CHRISTINE		18471 TELEGRAPH CREEK LN
291	STANCEL WILLIAM R + KIMBERLY D		18511 TELEGRAPH CREEK LN
292	SHEPARD JOSEPH D + MARCELA A		18541 TELEGRAPH CREEK LN
293	WOOLSTON FLOYD J + KATHLEEN A		18561 TELEGRAPH CREEK LN
294	CARRIGAN JOSEPH M + ARIEL M		18701 TELEGRAPH CREEK LN
295	CARRIGAN JOSEPH M + ARIEL M		SEE NOTES
296	FELLOWS GARY + CYNTHIA		18781 CREEK BRIDGE CT
297	STREIMER WILLIAM I + ARLINE TR	FOR WILLIAM I + ARLINE STREIMER TRUST	18801 CREEK BRIDGE CT
298	LANGUELL DENNIS L + CAROL A TR	FOR LANGUELL TRUST	18831 CREEK BRIDGE CT
299	MOORE FRANK R		18851 CREEK BRIDGE CT
300	CREWS RUSTY W + CAROLINE E		18901 CREEK BRIDGE CT
301	JONES WILLIAM A + SHAWN M		18950 CREEK BRIDGE CT
302	TELEGRAPH CREEK EST PROPERTY	OWNERS ASSN INC	COMMON ELEMENTS
303	BRITTINGHAM ROBERT + ANIKO		18951 BRIDGE WOOD CT
304			OBOR
305	MINA JOHN W		18850 TELEGRAPH CREEK LN
306	VANRHEE JON E + LEAH A		18800 BRIDGE WOOD CT
307			OBOR
308	LIEBL BRIAN O + LINDA I		18900 BRIDGE WOOD CT
309	LARUE JAMES G + MARGARET A TR	FOR JAMES GARLAND + MARGARET A LARUE TRUST	18901 BRIDGE WOOD CT
310	LARUE JAMES G + MARGARET A TR	FOR JAMES GARLAND + MARGARET A LARUE TRUST	18900 CREEK BRIDGE CT
311	MCCLURE JOE O TR		18850 CREEK BRIDGE CT
312	TIPTON GARY L		18801 BRIDGE WOOD CT
313	GLENN DENNIS G + LINDSAY M		18830 CREEK BRIDGE CT
314	MCCLURE JOE O TR		18800 CREEK BRIDGE CT
315	ADAMS DONALD R +	ADAMS VERLENE M T/C	18751 BRIDGE WOOD CT
316	MINA JOHN W		18800 TELEGRAPH CREEK LN
317	MINA JOHN W		18696 TELEGRAPH CREEK LN
318	WHEELER KEVIN L + DONNA JEAN		18677 TELEGRAPH CREEK LN
319	PATTEN NANCY BRAGAW +	PATTEN DEBRA L T/C	18681 TELEGRAPH CREEK LN
320	RUBIN BURTON + JUDY		18691 TELEGRAPH CREEK LN
321	CHERNIN MICHAEL + SANDRA		18581 TELEGRAPH CREEK LN
322	KESTER SUSAN		18601 TELEGRAPH CREEK LN
323	RUSSELL VANDA J		18621 TELEGRAPH CREEK LN
324	WASS DECZEGE GEZA + ZSUZSANNA		18641 TELEGRAPH CREEK LN
325	BROTZMAN JACK		18661 TELEGRAPH CREEK LN
326	SHEPARD GREGORY W		18690 TELEGRAPH CREEK LN
327	SHEPARD RALPH E + CAROL M		18670 TELEGRAPH CREEK LN
328	PAYNE LARRY N + LA RAE A TR	FOR LARRY N + LA RAE A PAYNE TRUST	18650 TELEGRAPH CREEK LN
329	THURESON TERENCE M +	ROGALSKY DENA S H/W	18640 TELEGRAPH CREEK LN
330			OBOR
331	WALTERICK BRIAN W + LISA A		18600 TELEGRAPH CREEK LN
332	SMART GERALD G + PATRICIA C		18520 TELEGRAPH CREEK LN
333	LAWHON BRIAN + DARLENE		18470 TELEGRAPH CREEK LN
334	HOLBERG STEVEN E + KAREN W		18440 TELEGRAPH CREEK LN
335	STOTTLEMYER MICHAEL H TR	FOR MICHAEL H STOTTLEMYER TRUST	18400 TELEGRAPH CREEK LN
336	LOWE BENJAMIN M +	FLINT LOWE CHRISTINA T/C	18360 TELEGRAPH CREEK LN
337	MORGAN DENNIS D		18330 TELEGRAPH CREEK LN
338	LOWNDES JAMES E + KATHRYN A		18280 TELEGRAPH CREEK LN
339	LEE COUNTY		16451 N RIVER RD
340	BARBER ROBERT S + SANDRA K		16631 N RIVER RD
341	BAY HOLDINGS LLC		SITE PLAN NEEDED
342	RIVERWIND COVE HOMEOWNERS	ASSN INC	COMMON ELEMENTS
343	EILAND DOUGLAS W TR	FOR DOUGLAS W EILAND TRUST	16250 FOREST MIST CT
344	LUCIA RAYMOND F + JOANNE		16260 FOREST MIST CT
345	BAILEY JEFFREY A + TINA M		16270 FOREST MIST CT
346	LUSCINSKI THEODORE R +VIRGINIA		16280 FOREST MIST CT
347	KOWALCZYK DAVID + KATHLEEN L/E		16290 FOREST MIST CT
348	OHARA TERRANCE + CINDY		16300 FOREST MIST CT
349	FARIS WILLIAM M + TRACI A		18181 RIVERCHASE CT
350	HILL DARRELL R + ANGELA M		18171 RIVERCHASE CT
351	BDND CALOOSA L P		LAKE
352	DARLING MICHAEL + LISA		18161 RIVERCHASE CT
353	J + R INVESTMENTS LLC		18151 RIVERCHASE CT
354	NELSON GEORGE + JACQUELINE L/E		16410 OAKVIEW CIR
355	PINNOW ARTHUR C + DOROTHY A		16420 OAKVIEW CIR
356	SMITH RICHARD E + EVELYN D		16430 OAKVIEW CIR
357	DARBY RICHARD L + STELLA L		16440 OAKVIEW CIR
358	WOODRUFF RICHARD L SR +	WOODRUFF GWENDOLYN S H/W	16450 OAKVIEW CIR
359	COOK WILLIAM D + DONNA L TR	FOR WILLIAM DOUGLAS COOK TRUST 1/2 + FOR DONNA L COOK TRUST 1/2	16460 OAKVIEW CIR
360	WORKMAN LUANN S		16470 OAKVIEW CIR
361	ALEXANDER MICHAEL + RENEE		16480 OAKVIEW CIR
362	LAAKSO RAYMOND V + KAWANNAH L		16490 OAKVIEW CIR
363	LUECHT SUSAN I		16500 OAKVIEW CIR
364	LAUER TODD A		16600 #1
365	SANKEY JAMES K TR +	MERCANTILE BANK TR FOR GABRIELA KRACIKOVA-SANKEY TRUST	16510 OAKVIEW CIR
366	BDND CALOOSA L P		RIGHT OF WAY
367	FLORIDA COMMUNITY BANK		16521 OAKVIEW CIR
368	DF INVESTMENTS OF CAPE CORAL		16501 OAKVIEW CIR
369	DF INVESTMENTS OF CAPE CORAL		16491 OAKVIEW CIR
370	KEYSE EUGENE C + SONJA D		16461 OAKVIEW CIR
371			OBOR
372	BDND CALOOSA L P		LAKE
373	SANKEY JAMES K TR +	MERCANTILE BANK TR FOR GABRIELA KRACIKOVA-SANKEY TRUST	16520 OAKVIEW CIR
374	SMITH RICHARD E + EVELYN D		18119 RIVERCHASE CT
375	RAMSEY SUSAN K + ALEX W		18101 RIVERCHASE CT
376	YORK RONALD A + DENISE D		18091 RIVERCHASE CT
377	DELNAY THOMAS A SR + CATHERINE		18081 RIVERCHASE CT
378	DAUGUSTA DENNIS C		18061 RIVERCHASE CT
379	LOWE DAVID + SUSAN		18051 RIVERCHASE CT
380	DANBY LANDON C + MARIA L		18041 RIVERCHASE CT
381	FAIR BRUCE J TR	FOR BRUCE J FAIR TRUST	18031 RIVERCHASE CT
382	GARCZYNSKI LEO W + CAROLE J		18021 RIVERCHASE CT
383	JOHNSON SCOTT +	JOHNSON GINNY T/C	18011 RIVERCHASE CT
384	BROCKMEYER JAMES L + DORIS L/E		18001 RIVERCHASE CT
385	BDND CALOOSA L P		RIGHT OF WAY
386	BARNARD RONALD + PAMELA K		18060 RIVERCHASE CT
387	CUSTER MICHAEL S +	CUSTER GLENDA T/C	18080 RIVERCHASE CT
388	MEYERS JUDY R +	ZIELINSKI ROBERT T/C	18150 RIVERWIND DR
389	MIRABILE JOHN J +	MIRABILE STEPHEN V T/C	18151 RIVERWIND DR
390	WEIS CRAIG A + MARY E		18110 RIVERCHASE CT
391	ROYAL DERIK		18120 RIVERCHASE CT
392	SMITH ADELE E + C PERRY		18140 RIVERCHASE CT
393	TODD RODNEY + TIFFANY		18150 RIVERCHASE CT
394	KUTZ EUGENE J + JANET L		18160 RIVERCHASE CT
395	PARKER DOUGLAS M + SHANNON D		18180 RIVERCHASE CT
396	ZIELINSKI ROBERT A		18210 RIVERCHASE CT
397			OBOR
398	MCCREEDY ANDY + MERRY L		18230 RIVERCHASE CT
399	SCALORA ANTONIO S + JENNIFER E		18240 RIVERCHASE CT
400	BDND CALOOSA L P		RESERVED
401	KING RICHARDS + CORA		18241 RIVERWIND DR
402	INDYMAC BANK FSB		18231 RIVERWIND DR
403			OBOR
404	PREVATT LENORA G TR	FOR LENORA C PREVATT TRUST	16631 WILLOW POINT CT
405	FRANK STEPHAN E + ANNETTE L		16621 WILLOW POINT CT
406	ZIELINSKI ROBERT A +	MEYERS JUDY J/T	16611 WILLOW POINT CT
407	PITTMAN SIDNEY S + SUZANNE M		16600 WILLOW POINT CT
408	CLERE SCOTT D + TRACEY L		16610 WILLOW POINT CT
409	LARUE JAMES G + MARGARET A TR	FOR JAMES GARLAND + MARAGARET A LARUE TRUST	16620 WILLOW POINT CT
410	GARDINER TERRENCE + CAROLYN		16630 WILLOW POINT CT
411	ABELL MICHAEL R		18191 RIVERWIND DR
412	MCNULTY PHILIP E + ANNE E		18171 RIVERWIND DR
413	DOYON SCOTT C		16680 OAK GROVE CT
414	ROESSNER DONALD + BARBARA S		16690 OAK GROVE CT
415	SIMMONS JERRY G JR + MEREDITH		16700 OAK GROVE CT
416	NOEL LORI A		16710 OAK GROVE CT
417	RAKER DOUGLAS + THERESA		16691 OAK GROVE CT
418	STANCEL WILLIAM R + JOAN T		18190 RIVERWIND DR
419	CARVELL ROBERT E + LORI A		18210 RIVERWIND DR
420	MILLICAN JEFFERY W + HEATHER E		18230 RIVERWIND DR
421	LEE JUSTIN M + BROOKE J		18240 RIVERWIND DR
422	DILLON DWAYNE + LEANNE		16751 OAK GROVE CT
423	OAKLEY RONALD E JR + MARY LYNN		16741 OAK GROVE CT
424	JOHNSON ROBERT L + SANDRA K		16731 OAK GROVE CT
425	PEAK GREGORY A		16750 OAK GROVE CT
426	BEECROFT RONALD A		16740 OAK GROVE CT
427	MANNING KOLIN + KIMBERLY		16730 OAK GROVE CT
428	GATEWOOD RODNEY + ANGELISA		16900 N RIVER RD
429	GATEWOOD RODNEY + ANGELISA		16910 SCOUT CAMP RD
430	GATEWOOD RODNEY + ANGELISA		16920 SCOUT CAMP RD
431	GATEWOOD RODNEY + ANGELISA		16910 N RIVER RD
432	LOVELACE JOHN P TR	FOR JOHN P LOVELACE TRUST	CORNER LOT
433	LOVELACE JOHN P +	LOVELACE GLENDA L T/C	17080 SCOUT CAMP RD
434	FIFER JOHN S JR + CAROLYN JAN		16980 RIVER BOAT BND
435	KOHLMEIER ROBERT J		17150 SCOUT CAMP RD
436	SINIBALDI DEAN + JULIA		17860 SCOUT CAMP RD
437	SOUTH FLA WATER MGMT DIST		16880 #1
438	SOUTH FLA WATER MGMT DIST		16880 #1
439	STALKER KATHERINE A		16820 (ISLAND) #1
440	GOFF MARLIN E		16840 (ISLAND) #1
441	WARE BILLY J + BARBARA L		16850 #1
442	FOWLER DEBORAH ETAL	LINDSEY KENNETH W COLE CAROLYN LINDSEY DONALD T/C	16860 (ISLAND) #1
443	HATTAR ARLINE NORMA		16870 (ISLAND) #1
444	SWEENEY EUGENE MICHAEL		16876 (ISLAND) #1
445	CARLTON LAND HOLDINGS LLC		16900 (ISLAND) #1
446	CARLTON LAND HOLDINGS LLC		16920 (ISLAND) #1
447	CARLTON LAND HOLDINGS LLC		16940 (ISLAND) #1
448	CARLTON LAND HOLDINGS LLC		16960 (ISLAND) #1
449	CARLTON LAND HOLDINGS LLC		16990 (ISLAND) #1
450	SOUTH FLA WATER MGMT DIST		ISLAND
451	GRIFFIN MARGARET H TR EST		17220 N RIVER RD
452	MCKENNA GEORGE		17160 N RIVER RD
453	MCKENNA GEORGE W		17140 N RIVER RD
454	BANKS ROBERT D + ANNA D		17110 N RIVER RD
455	FICHTER GLENN A		17080 N RIVER RD
456	KENNEDY MATTHEW J + NANCY M		17050 N RIVER RD
457	BANTA JOHN HENRY TR		17010 N RIVER RD
458	STANCEL WILLIAM R + KIMBERLY		CORNER LOT
459	MORRIS WILLIAM DAVID + DARLEEN		16990 RIVER BOAT BND
460	WHIMSICAL FARMS LLC		16911 N RIVER RD
461	AMINOV URI TR +	BRUGGER JOHN N TR FOR RIVER RUN TRUST	PENDING STREET NAME
462	AHERN ROBERT B + MARTHA A		17091 N RIVER RD
463	LISCUM ANTHONY +	LISCUM CHRISTY T/C	17141 N RIVER RD
464	AHERN BERNARD + HELLEN		17221 N RIVER RD
465	AMINOV URI TR+	BRUGGER JOHN N TR FOR RIVER RUN TRUST	ACCESS UNDETERMINED
466	DELNAY THOMAS A SR + CATHERINE		16950 RIVER ESTATES CT
467	FURNARI DANIEL R + ANNE M		16930 RIVER ESTATES CT
468	COCKRILL CHARLES + MARLENE		16910 RIVER ESTATES CT
469	CORNWALL STANLEY W + KELLY C		16890 RIVER ESTATES CT
470	CORNWALL STANLEY W + KELLY C		16870 RIVER ESTATES CT
471	CORNWALL STANLEY W + KELLY C		18280 RIVER ESTATES LN
472	PRITCHETT R H III TR 50% +	SILVER STUART W TR 50%	RIGHT OF WAY
473	CONRAD JAMES L JR + DEBBIE S		18241 RIVER ESTATES LN
474	CONRAD JAMES L JR + DEBBIE S		18281 RIVER ESTATES LN
475	MCNAMARA KEVIN P + PATRICIA A		18341 RIVER ESTATES LN
476	MORE ALBA +	MORE JOSEPH T JR + ASHLEY T/C	18401 RIVER ESTATES LN
477	COCHRAN DARIUS + AMANDA		18431 RIVER ESTATES LN
478	HARVEY SUSAN K +	FREEMAN DAVID D J/T	18461 RIVER ESTATES LN
479	MIXON GERALD C + DEANN I		18501 RIVER ESTATES LN
480	BAKER NEIL S +	BAKER JULIA H T/C	18541 RIVER ESTATES LN
481			OBOR
482	ALBRECHT JEAN M TR	FOR JEAN MARIE ALBRECHT TRUST	18621 RIVER ESTATES LN
483	MORRIS BILLY + JENI		18661 RIVER ESTATES LN
484	PRITCHETT R H III TR 50% +	SILVER STUART W TR 50%	COMMON ELEMENT
485	DEKLE ANGELA +	RODGERS CHRISTOPHER T J/T	18711 RIVER ESTATES LN
486	THOMPSON EDWARD + SABRINA L		18751 RIVER ESTATES LN
487	VANVLIET SCOTT +	VANVLIET VALORIE E T/C	18791 RIVER ESTATES LN
488	SMART ROBERT L + VICKI L		18831 RIVER ESTATES LN
489	BRINCKU GEORGE + BRENDA		18891 RIVER ESTATES LN
490	ARMSTRONG JOHN D + JAMIE		18911 RIVER ESTATES LN
491	PRI-CAR		18951 RIVER ESTATES LN
492	PRI-CAR		18991 RIVER ESTATES LN
493	PRI-CAR		18990 RIVER ESTATES LN
494	PRI-CAR		18950 RIVER ESTATES LN
495	GISH JEOFFREY E + PAULA J		18999 RIVER ESTATES LN
496	BAYTON BRUCE A + SUSAN D		18910 RIVER ESTATES LN
497	STADTLER ANDREW A + LINDA K		18870 RIVER ESTATES LN
498	HASLEY BENJAMIN J + JILL M		ACCESS UNDETERMINED
499	HASLEY BENJAMIN J + JILL M		ACCESS UNDETERMINED
500	AMINOV URI TR +	BRUGGER JOHN N TR FOR RIVER RUN TRUST	ACCESS UNDETERMINED
501	GISH JEOFFREY E + PAULA J		18830 RIVER ESTATES LN
502	FRANKS DELMAR D JR + BEVERLY L		18790 RIVER ESTATES LN
503	MCGRUTHER RANDALL B		18750 RIVER ESTATES LN
504	CARDULLO CLIFFORD J + LORRY L		18710 RIVER ESTATES LN
505	PRITCHETT R H III TR 50% +	SILVER STUART W TR 50%	COMMON ELEMENT
506	HITCH HELEN		18660 RIVER ESTATES LN
507	TINCHER CONCRETE CONSTRUCTION		18540 RIVER ESTATES LN
508	MILANA ANGELA W		18500 RIVER ESTATES LN
509	DURLING MARK		18460 RIVER ESTATES LN
510	CHARD RICHARD A TR +	PACETTI MAVIS C TR	18430 RIVER ESTATES LN
511	PRIDE RICHARD +	THOMPSON LISA H/W	18400 RIVER ESTATES LN
512	MCWALTER JAMES P +	GOTWAY CYNTHIA A T/C	18370 RIVER ESTATES LN
513	HOUCK ROBERT G +K DENISE		16871 RIVER ESTATES CT
514	CHRISTENSEN TIMOTHY E + MAIYA		16931 RIVER ESTATES CT
515	POWELL CHRISTOPHER M +	POWELL AMBER L H/W	16951 RIVER ESTATES CT
516	AHERN BERNARD + HELLEN		17128 #1
517	AMINOV URI TR +	BRUGGER JOHN N TR FOR RIVER RUN TRUST	ACCESS UNDETERMINED
518	SOUTH FLA WATER MGMT DIST		17491 N RIVER RD
519	FICHTER ROBERT WHITTEN TR	FOR ROBERT W FICHTER TRUST	ACCESS UNDETERMINED
520	ENGLISH J D JR + IRBY J		17631 N RIVER RD
521	WHITNEY JAMES C JR + DEBBIE		17751 N RIVER RD
522	WHITNEY JAMES C + AUDREY L		17721 N RIVER RD
523	HERRLING CARLA MAY		17681 N RIVER RD
524	SELLERS CLARENCE + LINDA		17591 N RIVER RD
525	SELLERS JAMES E + NANCY L		17571 N RIVER RD
526	WHITE DANIEL T		17541 N RIVER RD
527	FICHTER GLENN A +	FICHTER STACY T/C	18050 LYNDHURST LN
528	GRIFFIN JOSHUA M + VANESSA		18070 LYNDHURST LN
529	CAYLOR ERNEST G + KATHLEEN		18120 LYNDHURST LN
530	OLECHOWSKI MARTIN A		18190 LYNDHURST LN
531	MILLER M G SR + SANDRA J		18230 LYNDHURST LN
532	PRITCHARD EDWARD D +	SHOEMAKER SUSAN L H/W	18231 LYNDHURST LN
533	SCHEALL REBECCA		18191 LYNDHURST LN
534	CAYLOR ERNEST G + KATHLEEN		18121 LYNDHURST LN
535	SMITH PAUL R + SHARON D		18071 LYNDHURST LN
536	CHESTNUT HELEN KAY		18031 LYNDHURST LN
537	FICHTER HENRY GRANT + AMY M +	ALLISON WILLIAM H + REBECCA J J/T	17331 N RIVER RD
538	FICHTER HENRY GRANT		17281 N RIVER RD
539	SERENGETI DEVELOPMENT INC		SERENGETI TRACT F
540	SERENGETI DEVELOPMENT INC		SERENGETI TRACT B
541	SERENGETI DEVELOPMENT INC		17210 SERENGETI CIR
542	SERENGETI DEVELOPMENT INC		17200 SERENGETI CIR
543	SERENGETI DEVELOPMENT INC		17190 SERENGETI CIR
544	SERENGETI DEVELOPMENT INC		SERENGETI TRACT E
545	SERENGETI DEVELOPMENT INC		17180 SERENGETI CIR
546	SERENGETI DEVELOPMENT INC		SERENGETI TRACT C
547	SERENGETI DEVELOPMENT INC		17160 SERENGETI CIR
548	SERENGETI DEVELOPMENT INC		17150 SERENGETI CIR
549	LEVIN BURTON + PATRICIA		17140 SERENGETI CIR
550	LOPEZ-MIRANDA OSMANY		17130 SERENGETI CIR
551	SERENGETI DEVELOPMENT INC		17120 SERENGETI CIR
552	SERENGETI DEVELOPMENT INC		17110 SERENGETI CIR
553	SERENGETI DEVELOPMENT INC		SERENGETI TRACT D
554	SOUTH FLA WATER MGMT DIST		17291 PALM BEACH BLVD
555	SMITH JERRY LEE + WANDA LEE		17109 SERENGETI CIR
556	PIPER DOUGLAS S + CHRISTINE M		17107 SERENGETI CIR
557	J3+M PROPERTIES LLC		17105 SERENGETI CIR
558	J3+M PROPERTIES LLC		17103 SERENGETI CIR
559	LIVINGSTON KENNETH + ILONKA		17101 SERENGETI CIR
560	LAUER RANDALL S +	LAUER TODD A T/C	17100 SERENGETI CIR
561	STANCEL WILLIAM R III + AMANDA		17090 SERENGETI CIR
562	HARTMAN GERALD W + LYNNE E		17080 SERENGETI CIR
563	EDWARDS LARRY J + TRACY A		17070 SERENGETI CIR
564	SERENGETI DEVELOPMENT INC		17060 SERENGETI CIR
565	THIVIERGE ALBERT J + VALERIE L		17050 SERENGETI CIR
566	SERENGETI DEVELOPMENT INC		17040 SERENGETI CIR
567	SERENGETI DEVELOPMENT INC		17030 SERENGETI CIR
568	PANJABI HARISH P + KAVITA H		17020 SERENGETI CIR
569	SERENGETI DEVELOPMENT INC		17010 SERENGETI CIR
570	SERENGETI DEVELOPMENT INC		17000 SERENGETI CIR
571	SERENGETI DEVELOPMENT INC		SERENGETI TRACT A
572	MANN MARY LEE +FRANKLIN B SR		17281 BRENFIELD LN
573	ROBERTSON DORIS I +	DENNIS MICHAEL A T/C	17420 TAYLOR RD
574	OESTREICH ROBIN		17440 TAYLOR RD
575	ELLYSON DONALD W + BARBARA KAY		17450 TAYLOR RD
576	ISOM DAVID A		17460 TAYLOR RD
577	RUTZKE RICHARD H JR + COLLEEN		17480 TAYLOR RD
578	TYSON FARRELL C II + MICHELE N		17500 TAYLOR RD
579	MILLER P J + KAREN L		17520 TAYLOR RD
580	MILLER KAREN L		ACCESS UNDETERMINED
581	WILLIAMS CHARLES M TRUST	FOR CHARLES M WILLIAMS TRUST	17540 TAYLOR RD
582	WILLIAMS MADELEINE		17570 TAYLOR RD
583	SOUTH FLA WATER MGMT DIST		ACCESS UNDETERMINED
584	TWIGG GLENN P TR	LENN P TWIGG TRUST 50% + TWIGG BETTY J TR FOR BETTY J TWIGG TRU	17610 TAYLOR RD
585	HAWKINS JOHN F TR	FOR JOHN F HAWKINS TRUST 50% + HAWKINS JUDITH LYNN H/W	17640 TAYLOR RD
586	HAWKINS JOHN FREDERICK 50% +	HAWKINS JOHN FREDERICK TR FOR JOHN F HAWKINS TRUST 50% INT	17670 TAYLOR RD
587	PROL JOSE + LORI		17720 TAYLOR RD
588	DAVIS ROY E + LYDIA		17800 TAYLOR RD
589	PEARCE GERTRUD U TR +	SAINT-JACQUES CHRISTEL TR FOR GERTRUD U PEARCE TRUST	ACCESS UNDETERMINED
590	SOUTH FLA WATER MGMT DIST		ACCESS UNDETERMINED
591	WOOD CYNTHIA DIANE +	WOOD KEVIN TIMOTHY II T/C	17801 TAYLOR RD
592	HIGGINSON L + PATRICIA		17471 TAYLOR RD
593	DYESS DAVID GLENN + ELLA MARIE		17441 TAYLOR RD
594	DYESS GLENN TR +	DYESS YVONNE TR FOR MARJORIE ELAINE DYESS TRUST	17640 N RIVER RD
595	SUPER THOMAS A + ALISON		17800 N RIVER RD
596	HIGGINSON REBECCA TR EST		17710 N RIVER RD
597	LANZETTA RONALD		17981 N RIVER RD
598	LANZETTA RONALD		17971 N RIVER RD
599	JANKOWSKI COLETTE		18081 FICHTERS CREEK LN
600	OLMSTED D F + ILA F		17841 N RIVER RD
601	FICHTER HENRY E		17781 N RIVER RD
602	FICHTER HENRY E + GLENDA +	OLMSTED D F + ILA F	ACCESS UNDETERMINED
603	SCHMIDT PAUL E + REBECCA JO		18181 FICHTERS CREEK LN
604	RUANE DONALD P + LAURA L		18180 FICHTERS CREEK LN
605	FIRST COMMUNITY BANK OF SWFL		18391 FICHTERS CREEK LN
606	FIRST COMMUNITY BANK OF SWFL		18451 FICHTERS CREEK LN
607	EDLIN STEPHEN T +	EDLIN DONNA K	18511 FICHTERS CREEK LN
608			OBOR
609	SELENKE CLETUS J		18681 FICHTERS CREEK LN
610	BLASS ANITA L		18731 FICHTERS CREEK LN
611	ALVA 270 INVESTORS LLC		ACCESS UNDETERMINED
612	BLACKBURN ROBERTA J		17901 OWL CREEK DR
613	FOWLER ROBERT B + JO ANNE H +	REESE WILLAIM G T/C	ACCESS UNDETERMINED

Charlotte County

Lee County

PROPOSED NORTH OLGA COMMUNITY PLAN BOUNDARY

SR 31

CR 78/North River Road

Deal Road

Old Bayshore Road

Palm Creek Drive

Duke Highway

North Olga Dr

Caloosahatchee River

Old Olga Road

Bayshore Road

SR 31

SR 80/Palm Beach Boulevard

Buckingham Road

GENERAL NOTES

1. This map is for estimate purposes only and should not be used for making final site specific land use decisions. Data provided are derived from multiple sources with varying levels of accuracy.

LEGEND

- Conservation 20/20
- Conservation 20/20 (Nomination Under Review)
- Conservation 20/20 (Nomination Under Negotiation)
- South Florida Water Management District
- Government Owned

Prepared For:

LAND PLANNING SOLUTIONS

239-405-7983

28100 Bonita Grande Dr., Ste. 302

Bonita Springs, FL 34135

www.landplanningsolutions.us

Prepared By:

GIS Solutions of Florida

3960 Leeward Passage Court #203

Bonita Springs, Florida 34134

239.405.4204

DaveFlace@Comcast.Net

PUBLIC LAND

Proposed North Olga Community Plan

Miles

0 0.125 0.25 0.5

Charlotte County

Lee County

PROPOSED NORTH OLGA COMMUNITY PLAN BOUNDARY

SR 31

CR 78/North River Road

Deal Road

Old Bayshore Road

Palm Creek Drive

Marina

North Olga Dr

Duke Highway

Caloosahatchee River

Old Olga Road

Bayshore Road

SR 31

SR 80/Palm Beach Boulevard

Buckingham Road

GENERAL NOTES

1. This map is for estimate purposes only and should not be used for making final site specific land use decisions. Data provided are derived from multiple sources with varying levels of accuracy.

LEGEND

Developed Commercial

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DavePlace@Comcast.Net

DEVELOPED COMMERCIAL

Proposed North Olga Community Plan

Miles

0 0.125 0.25 0.5

2030 LRTP Highway Element Map

LEE COUNTY MPO
METROPOLITAN PLANNING ORGANIZATION

Proposed North Olga Community Plan Boundary

GENERAL NOTES

1. This map is for estimate purposes only and should not be used for making final site specific land use decisions. Data provided are derived from multiple sources with varying levels of accuracy.

Legend

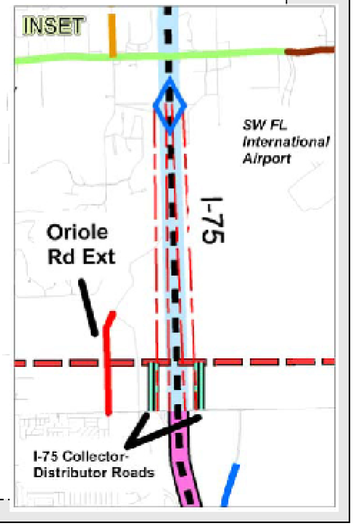
- Financially Feasible 2 Lanes
- Financially Feasible 3 Lanes (One Way)
- Financially Feasible 4 Lanes
- Financially Feasible 6 Lanes
- Financially Feasible 8 Lanes
- Financially Feasible 6 Lanes + 4 Express Lanes
- Financially Feasible Interchange Improvements
- Financially Feasible Open Road Tolling
- I-75/Coconut Rd Interchange Study
- Contingent 2 Lanes
- Contingent 4 Lanes
- Contingent 4 Express Lanes
- Contingent 6 Lanes
- Contingent 8 Lanes
- Contingent 10 Lanes
- Contingent 12 Lanes
- Contingent 4 Lanes + 6 Express Lanes
- Contingent 5 Lanes + 4 Express Lanes
- Contingent 4 Lanes + 4 Express Lanes
- Contingent 6 Lanes + 4 Express Lanes
- Contingent Interchange Improvements
- Financially Feasible & Contingent Interchange Improvements

N W E S

0 1 2 4 6 8 Miles

Created By: Brian V. Raimondo - July 31, 2007
Source: 2030 LRTP Highway Element
Modified: October 23, 2007

INSET



2030 TRANSPORTATION PLAN
Proposed North Olga Community Plan

Prepared For:
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Prepared By:
GIS Solutions of Florida
3960 Leeward Passage Court #203
Bonita Springs, Florida 34134
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DavePlace@Comcast.Net

Appendix B

North Olga Community Planning Panel

Electronic Articles of Incorporation For

N09000005098
FILED
May 26, 2009
Sec. Of State
bmcknight

NORTH OLGA COMMUNITY PLANNING PANEL, INC.

The undersigned incorporator, for the purpose of forming a Florida not-for-profit corporation, hereby adopts the following Articles of Incorporation:

Article I

The name of the corporation is:

NORTH OLGA COMMUNITY PLANNING PANEL, INC.

Article II

The principal place of business address:

18321 NORTH OLGA DR
ALVA, FL. US 33920

The mailing address of the corporation is:

18321 NORTH OLGA DR
ALVA, FL. US 33920

Article III

The specific purpose for which this corporation is organized is:

NORTH OLGA COMMUNITY PANEL WILL GUIDE PLANNING EFFORTS AND OVERSEE THE PROCESS OF DEVELOPING A COMMUNITY PLAN IN RESPONSE TO EMERGING DEVELOPMENT IN THE GENERAL AREA AND IN SURROUNDING COMMUNITIES.

Article IV

The manner in which directors are elected or appointed is:

BY A VOTE FROM NORTH OLGA COMMUNITY PANEL

Article V

The name and Florida street address of the registered agent is:

LARRY LEGEL
1425 NE 57TH PLACE
FORT LAUDERDALE, FL. 33334

I certify that I am familiar with and accept the responsibilities of registered agent.

N09000005098
FILED
May 26, 2009
Sec. Of State
bmcknight

Registered Agent Signature: LARRY LEGEL

Article VI

The name and address of the incorporator is:

LARRY LEGEL
1425 NE 57TH PLACE

FORT LAUDERDALE, FL33334

Incorporator Signature: LARRY LEGEL

Article VII

The initial officer(s) and/or director(s) of the corporation is/are:

Title: C
DENNIS VAN ROEKEL
18321 NORTH OLGA DR
ALVA, FL. 33920 US

Title: VC,T
ROBERT QUILLEN
18191 STATE RD 31
ALVA, FL. 33920 US

Title: S
THOMAS MULLING JR
14661 DUKE HIGHWAY
ALVA, FL. 33920 US

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

Detail by Entity Name

Florida Non Profit Corporation

NORTH OLGA COMMUNITY PLANNING PANEL, INC.

Filing Information

Document Number	N09000005098
FEI/EIN Number	NONE
Date Filed	05/26/2009
State	FL
Status	ACTIVE

Principal Address

18321 NORTH OLGA DR
ALVA FL 33920 US

Mailing Address

18321 NORTH OLGA DR
ALVA FL 33920 US

Registered Agent Name & Address

LEGEL, LARRY
1425 NE 57TH PLACE
FORT LAUDERDALE FL 33334 US

Officer/Director Detail

Name & Address

Title C

VAN ROEKEL, DENNIS
18321 NORTH OLGA DR
ALVA FL 33920 US

Title VC,T

QUILLEN, ROBERT
18191 STATE RD 31
ALVA FL 33920 US

Title S

MULLING, THOMAS JR
14661 DUKE HIGHWAY
ALVA FL 33920 US

Annual Reports

No Annual Reports Filed

Document Images

05/26/2009 -- Domestic Non-Profit View image in PDF format

Note: This is not official record. See documents if question or conflict.

Previous on List **Next on List** **Return To List** Entity Name Search

No Events **No Name History** Submit

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Appendix B:
North Olga Community Planning Panel
Printed and Posted Meeting Notices

raq's sovereignty and independ-

er with 20 years of military serv-
126th Press Camp Headquarters,

Bernice Bremmer of North Fort

elor's degree in 1994 from the
rned a master's degree in 2001
, Ann Arbor.

ing with ARC, but also for the hands-on experience on savings animals," Navedo said.

"In my experience with Big Brothers and Big Sisters, I was the community relations director," he said. "In my first year, 2004, I experienced my first hurricane — Charley. We had no power and had damage to the building, and staff had nothing to coincide in same year that Big Brothers and Big Sisters had its Centennial Celebration in New York City.

"At that time, we did a national campaign with Chico's to promote the anniversary," he said. "Little did we know going to New York that we would receive an award for the number one agency in the country, concerning the amount of children served and fund-raising."

At the centennial, President George W. Bush was there and got a commemorative piece of artwork. It was by Dr. Neil Farkas, an international know artist who has his work in the Smithsonian, he appointment. ARC did an executive search for the development director position. It had over 400 applicants from all over the country.

ARC officials narrowed the search to five applicants, but most were from out of the area. Officials said they gave points for Navedo's local contacts.

"I was fortunate that they choose me and looked at my local background and experience with local companies and organizations. I'm proud and honored to be working with ARC," he said.

ARC currently houses 450 abandoned cats and dogs on a daily basis but has the capacity to house over one thousand if fully expanded on its nearly 23-acre facility.

Incorporated in 1988, the Animal Refuge Center is a not-for-profit animal welfare society, dedicated to caring for all homeless animals brought to its care in North Fort Myers. The sanctuary houses a Welcome Center, Canine Training Center, 13 feline facilities, 30 canine lodges and is home to more than 350 cats and 60 dogs.

For information concerning ARC, go to animalrefuge.com or call 731-3535.

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North Olga Community Planning Panel Meeting

"A meeting of the North Olga Community Planning Panel will take place on Sunday May 17, 2009 at 2:00 p.m. at Distinctive Finishes, 18191 S.R. 31, Alva, FL 33920. The meeting is open to the public."

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NOTICE OF NORTH OLGA COMMUNITY PLANNING PANEL MEETING

A meeting of the North Olga Community Planning Panel will take place on Sunday, May 17, 2009 at 2:00 p.m. at Distinctive Finishes, 18191 State Road 31, Alva, FL 33920. The meeting is open to the public.

Notice Of
North Olga Community
Plan Meeting

A meeting of the North Olga Community Planning Panel will take place on Sunday, May 31st, 2009 at 2:00 p.m. at the New Hope Christian Church of North Fort Myers, 17181 Tarpon Way, North Fort Myers, FL 33917. The meeting is open to the public.

NOTICE OF NORTH OLGA COMMUNITY PLANNING PANEL MEETING #2

A meeting of the North Olga Community Planning Panel will take place on Sunday, May 31, 2009 at 2:00 p.m. at the New Hope Christian Church of North Fort Myers, 17181 Tarpon Way, North Fort Myers, FL 33917. The meeting is open to the public.

and owner of Bayshore Physical Therapy, was named North Fort Myers Rotarian of the Year.

ANDREA GALABINSKI

give back to the community, but it goes beyond the community to help people around the world."

She said she tried to attend every fund-raising event the club had, she also helped organize holiday and other functions and the induction ceremony, where she was presented the award.

"I do what I need to, to help," she said.

What does she like about the local chapter?

"They have a sense of humor and we have a lot of fun at the meetings, but we also learn a lot about the community," she said. "It's amazing what the Rotary Club can do with the help of Rotary International for the community."

Hall will soon be taking on a major national Rotary fund-raiser in late June, a five-day, 300-mile bicycle marathon to raise money for the Rotary. The Redmond Rotary 2009 Redspoke event will be held July 15-19 in Washington state, going through the Cascade Mountains. Her son lives in the town.

"I learned about it and thought it would be challenging," Hall said.

She did the ride last year.

programs through Believue College. (to learn more go to redspoke.org/charities.htm.)

"Donations are completely tax deductible because o Rotary," said Hall. "The Wel site allows you to print out th receipt with the tax ID number.

There is a specific link tha goes directly to her donatio site: active.com\donatered spoke2009\dhall158 or you ca call her at her business at 54 9101.

Hall has been the owner Bayshore Physical Therapy Massage for the last six years. is located in Foxmoor Plaza Bayshore Road. The busine has been named one of "Best North Fort Myers" in t Neighbor readers' poll for fo years.

The Rotary Club of No Fort Myers meets ev Thursday at 8 a.m. at Del T Country Club.

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Notice Of North Olga Community Plan Meeting

"A meeting of the North Olga Communi Planning Panel will take place on Sunda June 14, 2009 at 2:00 p.m. at the New Ho Christian Church of North Fort Myers at 171 Tarpon Way, North Fort Myers, FL 33917. T meeting is open to the public."

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NOTICE OF NORTH OLGA COMMUNITY PLANNING PANEL MEETING #3

A meeting of the North Olga Community Planning Panel will take place on Sunday, June 14, 2009 at 2:00 p.m. at the New Hope Christian Church of North Fort Myers, 17181 Tarpon Way, North Fort Myers, FL 33917. The meeting is open to the public.

Cheryl Lombardozzi, with Kim and Baron Cohen from Cohen & Cohen Catering, were supporters of the event. The company provided appetizers and sweets to guests for the two-day event.

ANDREA GALABINSKI

Grace from page 1

ing," said director Chris Jackson.

The center features a state-of-the-art sound system, three large wall-mounted video screens and projection systems.

Jackson hopes to book many business and banquet events.

"We've been pretty lucky already," he said. "We've hosted a variety of events, including Ida S. Baker's High School Prom, fund-raising dinners, craft shows and county-wide middle school dances. We also have booked up several proms and homecomings for the coming year."

Kim and Baron Cohen from Cohen & Cohen Catering were two of the local event vendors who donated their time and food for those attending the open houses.

"The rebuilding of Lee County is going to have to start with family, houses of worship and school. That's why we think helping here is important," said Baron Cohen.

Other vendors set elegant tables and brought floral arrangements to show what an event could look like in the center.

Jackson said funds for events will support the programs of the Grace Community Center.

"That's including our food bank, our blanket ministry, our GED program, youth programs and other community outreaches," he said.

The center opened in November 2008.

"We've done food distributions since opening," he said. "Since the beginning of this year, we've given out over 14,000 pounds of food to 1,174 guests and given away 2,345 articles of clothing to 247 guests."

The Thrift Store is open Tuesday through Saturday, 10 a.m. to 4 p.m.

"We've targeting the third Saturday of each month as the hub of a lot of our community outreach programs there," said Jackson. That includes the food distribution day to those in need in the area.

The center is located at 4151 Hancock Bridge Parkway, at the corner of Orange Grove Boulevard and Hancock Bridge Parkway in the former Winn-Dixie Store location.

For more information, call 574-7161, or visit egracenter.org.

Notice Of North Olga Community Plan Meeting

"A meeting of the North Olga Community Planning Panel will take place on Sunday, June 28, 2009 at 2:00 p.m. at the New Hope Christian Church of North Fort Myers at 17181 Tarpon Way, North Fort Myers, FL 33917. The meeting is open to the public."

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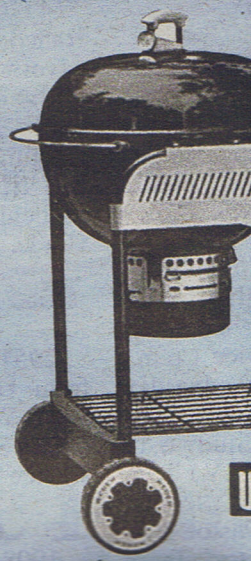

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NOTICE OF NORTH OLGA COMMUNITY PLANNING PANEL MEETING #4

A meeting of the North Olga Community Planning Panel will take place on Sunday, June 28, 2009 at 2:00 p.m. at the New Hope Christian Church of North Fort Myers, 17181 Tarpon Way, North Fort Myers, FL 33917. The meeting is open to the public.

- "A Christmas Carol," Nov. 19 - Dec. 26
- "George M!" Dec. 31-Feb. 14
- "The King and I," Feb. 18-April 10
- "Ring of Fire," April 15-June 5
- "Footloose," June 10-Aug. 7

Off Broadway Palm Dinner Theatre 2009-2010 schedule

- "Bill W. and Dr. Bob," Aug. 27-Oct. 3
- "Winter Woderettes," Nov. 5-Dec. 26
- "Are We There Yet," Jan. 14- March 7
- "Love, Sex & the IRS," March 11-May 2

Broadway Palm Children's Theatre

These shows are fun for everyone. The chef's buffet includes children's favorites like hamburgers, hot dogs, chicken, french fries and more. All productions are matinées with lunch at noon and show at 1 p.m., unless indicated (* Indicates early matinée with lunch at 10:30 a.m. and show at 11:30 a.m.). Tickets are $15 for all ages.

- "Alice in Wonderland" Nov. 29 & Dec. 1*, 2*, 4*, 8*, 11*, 12, 15*, 17*, 18*, 22.
- "The Emperor's New Clothes," April 28*, 30* & May 2, 6*, 7*; 8, 12*, 14*, 16, 20*, 21*, 22, 27*, 28*, 30
- "Cinderella," June 25, 27 & July 1, 2, 7, 9, 11, 15, 16, 17, 21, 23, 25, 30, 31

$27," Johnson added.

Group and children's prices are available.

Throughout the year, the Broadway Palm Dinner Theatre offers performances to please all tastes.

"Whether you are 4 or 84, or any age in between, our 17th Season has a show for everyone," Johnson said.

The theater complex has much more than the Broadway Palm Dinner Theatre. The "Off Broadway Dinner Theatre" is a general admission theater seating 90, where musical reviews and comedies are presented. Also on site is the "Café Cabaret," for private parties accommodating up to 130 persons.

The complex also offers an art gallery, souvenirs and more.

During the summer, a "Theater Camp" is offered by two of the actors, in conjunction with Alliance for the Arts. It is for children in grades seventh through ninth, and it runs for six weeks each summer, Monday through Friday. this year, it will end Aug. 7. To enroll a child, call the Alliance for the Arts at (239)939-2787.

It all began with a vacation

Two decades ago, three members of a Pennsylvania family were vacationing in Fort Myers, and they noticed how much entertainment was missing in the area.

Will, Tom, and Debbie Prather were all involved in theater. Tom and Debbie had produced some 700 shows, and Will owned the Dutch Apple Dinner Theatre in Lancaster, Penn., as well as the Broadway Palm West in Mese, Ariz.

"It all started with a vacation. They saw there was a need," said Johnson, who joined the Fort Myers Broadway Palm

marketing.

In all, some 100 people, performers, choreographers, directors, set designers and others are involved with Broadway Palm, at one time or another, and they are primarily from New York. Some 20 people may be involved in each show.

For the performers, the "triple threat" is needed. Johnson said this means being multi-talented, as actor, dancer and singer. All auditions are conducted in New York. Whether they are choreographers, directors or others, each person has his or her own talent and specialties, Johnson said that having a large pool of talent to choose from makes it possible to avoid shows looking repetitive.

Two years ago, the Prather Family began a new venture, that of taking shows on the road.

The first National Tour was with "Beehive. This past May, the 60-city tour was completed. The next tour will get on its way in September, and it will take the "Wedding Singer" to 90 cities, already lined up, Johnson said.

Broadway Palm Dinner Theatre 2009-2010 schedule as provided

- **Dirty Rotten Scoundrels**
  Oct. 1-Nov. 14

Based on the popular 1988 film, starring Steve Martin and Michael Caine, Dirty Rotten Scoundrels is the story of two con men living on the French Riviera. One of the con men is suave and sophisticated and the other is a small-town crook. A hilarious battle of the cons begins that will keep audiences laughing and guessing who wins in the end!

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Notice Of
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"A meeting of the North Olga Community Planning Panel will take place on Sunday, July 12, 2009 at 2:00 p.m. at the New Hope Christian Church of North Fort Myers, 17181 Tarpon Way, North Fort Myers, FL 33917. The meeting is open to the public."

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NOTICE OF NORTH OLGA COMMUNITY PLANNING PANEL MEETING #5

A meeting of the North Olga Community Planning Panel will take place on Sunday, July 12, 2009 at 2:00 p.m. at the New Hope Christian Church of North Fort Myers, 17181 Tarpon Way, North Fort Myers, FL 33917. The meeting is open to the public.

Vision problem could be tied to low school grades

"Everyone is good about going to th pediatrician, but we don't do the san

optometrist at Eyeglass

by MCKENZIE CASSIDY
mcassidy@breezenewspapers.com

Eye doctors recommend that children as young as 6 months old begin receiving exams to prevent eye problems later in life.

August is National Children's Vision and Learning Month, and optometrists want to educate parents, teachers and children on the link between vision and learning.

Dr. Rodney J. Smith, an optometrist at Eyeglass Works on Pine Island Road, said the American Optometric Association recommends children get their first eye exam at 6 months, adding that their next checkup should be at about age 3, then every year until they begin kindergarten.

Smith said he rarely sees children brought in for an exam at the recommended ages, even though many of them can develop eye issues that early. Only 10 percent of patients visiting the eye doctor are under the age of 4.

"Everyone is good about going to the dentist or pediatrician, but we don't do the same thing for the eyes," he said.

Smith said parents typically bring their child in if they complain about their vision, but most of the time children do not know the difference between clear vision and their own.

If a child is experiencing vision problems or a lazy eye, an optometrist can prescribe eyeglasses. These problems can be treated with corrective lenses, he said. In cases of a lazy eye, glasses can stop the eye from turning toward the nose.

Most importantly, a child's vision needs to be clear to facilitate normal development.

"They have to have a nice clear image on the retina to develop normally," said Smith.

Although vision disorders are the fourth most common disability, only one-third of children enrolled in school have ever had an eye exam, he said. Vision problems could lead to lower grades for children who cannot see a dry erase board or their textbook.

According to the American Optometric Association, 60 percent of students identified as "problem learners" have undetected vision problems, meaning that some could see improvement in their school work with a pair of glasses or contact lenses.

Sharon Warnecke, coordinator for health services at the Lee County School District, said students have their vision screened in kindergarten and grades one, three and six. Nurses use a Sure Sight Vision Screener to determine if a child has problems with their vision.

If a child tests positive for vision problems after two screenings are administered, they are sent home with a referral to an eye doctor before the issue negatively affects their school work.

"We focus pretty much on getting the vision screening done at beginning of the year so they can get glasses on their face before testing," she said.

Some parents are unable to pay for eyeglasses that can cost hundreds of dollars. Warnecke said the school district has mechanisms in place to make sure children who need glasses can afford them. They have partnerships with the Lion's Club, Vision Quest and a program through the National

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Notice Of North Olga Community Plan Meeting

"A meeting of the North Olga Community Planning Panel will take place on Sunday, July 26, 2009 at 2:00 p.m. at the New Hope Christian Church of North Fort Myers, 17181 Tarpon Way, North Fort Myers, FL 33917. The meeting is open to the public."

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NOTICE OF NORTH OLGA COMMUNITY PLANNING PANEL MEETING #6

A meeting of the North Olga Community Planning Panel will take place on Sunday, July 26, 2009 at 2:00 p.m. at the New Hope Christian Church of North Fort Myers, 17181 Tarpon Way, North Fort Myers, FL 33917. The meeting is open to the public.

— Jennifer James-Mesloh, Lee County Health Department spokeswoman

do not get a flu shot. Therefore, the LCHD urges people to get the H1N1 vaccine when it becomes available this year in order to prevent the illness from spreading."

The CDC and the World Health Organization are concerned that the speed in which the virus spreads will be ramped up dramatically once the school year gets under way.

James-Mesloh said the LCHD is working closely with the Lee County School District in order to educate stu-

See SWINE, page 11

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with the final check-in scheduled to take place on the morning of Sunday, Aug. 9.

The entry fee for the shark tournament is just $50 per angler whether fishing from a boat or on dry land. The entry fee not only entitles anglers the opportunity to win a cash prize but also includes a free tournament T-shirt, a captain's dinner and breakfast. All proceeds from the event are earmarked for the purchase of shade covers for the children's playground located at Phillips Park near the Pine Island Pool at the island center.

The rules for this year's tournament are as follows:

1. Have fun
2. Mandatory captain's meeting: 4 p.m., on Aug. 8, at Jug Creek Fish House in Bokeelia
3. Tournament starts after the captain's meeting. No fishing before the captain's meeting.
4. Only one shark per vessel or one shark per shore side angler will be measured.
5. Minimum shark size, 5 feet — measured from nose to fork of tail. The longest shark wins.
6. No nurse sharks. No frozen fish.
7. No assistance from anyone outside the tournament.
8. No shooting sharks. This is illegal in Florida. All sharks must by legally caught.
9. Shark must be caught with rod and reel. No hand lines.
10. Fish will be measured beginning at 7 p.m. Saturday with the last measurement at 8 a.m. Sunday morning.

Saturday, Aug. 8, 4 p.m.
to Sunday, Aug. 9, 8 a.m.

Where
Captain's meeting,
Jug Creek Fish House, Bokeelia

Who
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Bobby Holloway Jr. Memorial Fund

Why
To raise funds for playground shade

11. State of Florida fishing regulations apply.
12. In case of a tie, the first fish measured wins.
13. When a shark is caught, a call must be made to verify that the length has not all ready been exceeded. The phone number to call will be provided at the captain's meeting.
14. A tournament catch must be quickly gutted and thoroughly iced so that the fish can be passed along to food processors if the angler desires. Anglers must remove the fish unless donated after being measured.
15. All winners are subject to a polygraph test.
16. All decisions by the tournament director are final.
17. If all else fails, refer back to rule #1.

Anglers may launch from any point on the island, however there is no ramp at the Jug Creek Fish House where the captain's meeting and dinner will take place prior to the event. This year the cash prizes to be awarded are $1,000 for first place, $500 for second place and $250 for the angler registering the third longest shark.

The tournament will culminate with the final measurements and a celebratory breakfast on Sunday morning at 8 a.m.

Anglers interested in participating in the Big Fin Shark Tournament may mail a check to the Bobby Holloway Memorial Fund. P.O. Box 712, St. James City, Fla. 33956. For more information, call Leland at 633-6484 or Brian at 770-1312. Those interested can also visit the Bobby Holloway Jr. Memorial Fund Web site at holloway-tourney.org

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Notice Of North Olga Community Plan Meeting

"A meeting of the North Olga Community Planning Panel will take place on Sunday, August 9, 2009 at 2:00 p.m. at the New Hope Christian Church of North Fort Myers, 17181 Tarpon Way, North Fort Myers, FL 33917. The meeting is open to the public."

NOTICE OF NORTH OLGA COMMUNITY PLANNING PANEL MEETING #7

A meeting of the North Olga Community Planning Panel will take place on Sunday, August 9, 2009 at 2:00 p.m. at the New Hope Christian Church of North Fort Myers, 17181 Tarpon Way, North Fort Myers, FL 33917. The meeting is open to the public.

now, embarrassed at all the attention you're getting right now, but you deserve it," Midgett said.

Roy leaves behind his wife Amy, and three children — Olivia, 4, Mikey, 2, and Landon,

After enlisting in the Marines two weeks after the 9/11 terrorist attacks, Roy proved himself a natural leader and gifted service member.

He earned 18 commendations for service, including the Bronze

assigned to 3d Marine Special Operations Battalion, Marine Special Operations Advisor Group, U.S. Marine Corps Forces Special Operations Command, Camp Lejeune, N.C.

"This church is honored to have a person like Mike in its ranks," said New Testament Pastor Travis Lane.

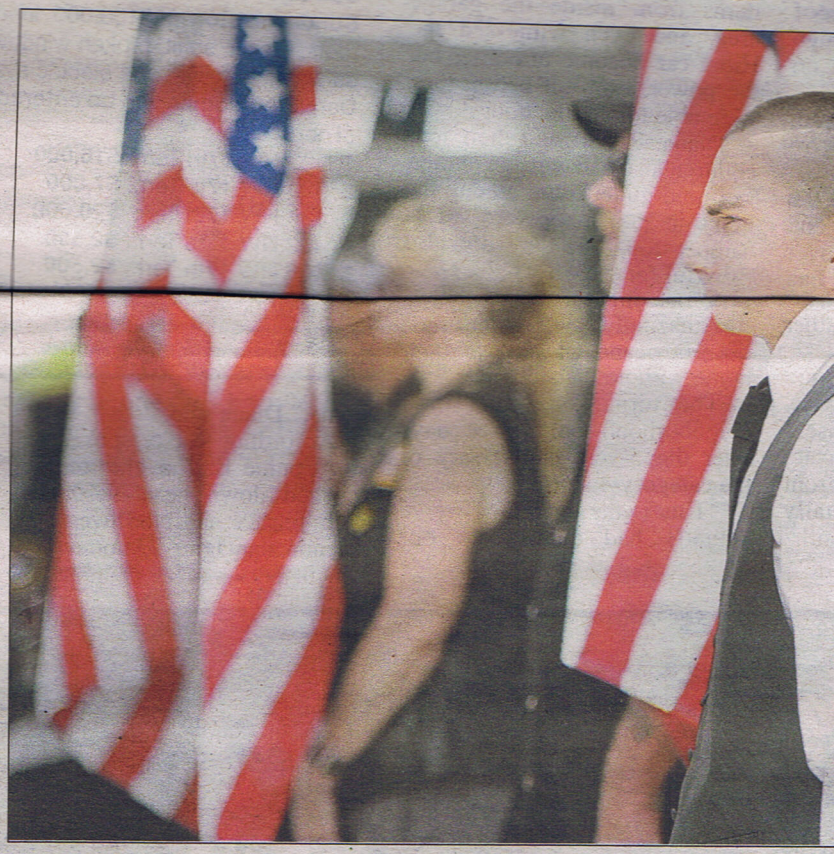
Despite joining the Marines

and friends said Roy always wanted to be a Marine, and was not motivated by a sense of outrage or revenge.

"Being a Marine was all he talked about," said Seth Littlestone, Roy's nephew.

The memorial service included prayer readings, songs, hymns, and two montages of pictures of Roy's life. It ended with

TJ Midgett shares memories of Roy with the congregation during the memorial service



Members of the Honor Guard among others stand outside of the Church.

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Notice Of North Olga Community Plan Meeting

"A meeting of the North Olga Community Planning Panel will take place on Sunday, August 23, 2009 at 2:00 p.m. at the New Hope Christian Church of North Fort Myers, 17181 Tarpon Way, North Fort Myers, FL 33917. The meeting is open to the public."

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NOTICE OF NORTH OLGA COMMUNITY PLANNING PANEL MEETING #8

A meeting of the North Olga Community Planning Panel will take place on Sunday, August 23, 2009 at 2:00 p.m. at the New Hope Christian Church of North Fort Myers, 17181 Tarpon Way, North Fort Myers, FL 33917. The meeting is open to the public.

NOTICE OF NORTH OLGA COMMUNITY PLANNING PANEL MEETING #9

A meeting of the North Olga Community Planning Panel will take place on Sunday, September 13, 2009 at 2:00 p.m. at the New Hope Christian Church of North Fort Myers, 17181 Tarpon Way, North Fort Myers, FL 33917. The meeting is open to the public.

NOTICE OF NORTH OLGA COMMUNITY PLANNING PANEL MEETING #10

A meeting of the North Olga Community Planning Panel will take place on Sunday, September 27, 2009 at 2:00 p.m. at the New Hope Christian Church of North Fort Myers, 17181 Tarpon Way, North Fort Myers, FL 33917. The meeting is open to the public.

Appendix B:
North Olga Community Planning Panel
Meeting Agendas

NORTH OLGA COMMUNITY PLANNING PANEL

Meeting #1

Location: New Hope Christian Church of North Ft. Myers
17181 Tarpon Way
North Ft. Myers, FL 33917

May 17, 2009
2:00 p.m.

MEETING OBJECTIVES

1. *Elect North Olga Community Planning Panel Officers*
2. *Establish the Vision, Categories and Guiding Principles for Community Plan*
3. *Identify Stakeholders and/or Interested Parties*

AGENDA

I. Welcome

II. Election of Officers

III. Review of Sunshine Law Requirements

IV. Approval of Minutes from May 7, 2009 Kick-off meeting

V. Consultant Progress Update

VI. North Olga Community Plan Meeting Schedule/Project Time line

VII. Develop a Vision to guide the preparation of the Community Plan

VIII. Review of Vision Categories and Guiding Principles for Community Plan

IX. Begin list of stakeholders/interested parties

X. Open Comment and Discussion

XI. Adjourn

LAND PLANNING SOLUTIONS

NORTH OLGA COMMUNITY PLANNING PANEL

Meeting #2

Location: New Hope Christian Church of North Ft. Myers
17181 Tarpon Way
North Ft. Myers, FL 33917

May 31, 2009
2:00 p.m.

MEETING OBJECTIVES

1. *Update Panel on the Status of the Community Planning Grant Application*
2. *Finalize North Olga Planning Panel Vision Statement*
3. *Review Ranking of Guiding Principles as Identified at the Community Meeting*
4. *Finalize Stakeholders and/or Interested Parties List*

AGENDA

I. Welcome

II. Approval of Minutes from May 7th & May 17th meetings

III. Consultant Progress Update
- **a. Commissioner Meetings**
- **b. Community Planning Grant Status**

IV. Review of Vision Statement

V. Review of Guiding Principles Rating Questionnaire & Ranking

VI. Finalize Stakeholder/Interested Parties List
- **a. Bayshore Community Planning Panel**

VII. Planning Panel Resources
- **a. Historical Photos**
- **b. North Olga Association Website**

VIII. Open Comment and Discussion

IX. Adjourn

LAND PLANNING SOLUTIONS

NORTH OLGA COMMUNITY PLANNING PANEL

Meeting #3

Location: New Hope Christian Church of North Ft. Myers
17181 Tarpon Way
North Ft. Myers, FL 33917

June 14, 2009
2:00 p.m.

AGENDA

I. Welcome

II. Approval of Minutes from June 17, 2009 NOCPP meeting

III. Consultant Progress Update

A. County Coordination

- **Grant Application Status**
- **County-initiated joint meeting with Bayshore & Alva representatives**
- **Past Commissioner Meetings**
- **Upcoming Commissioner Meetings**

B. Boundaries of Study Area

C. Timing of Comprehensive Plan Application

D. Community Outreach Meeting #2 of June 9, 2009

IV. Stakeholder updates

V. Guest stakeholders/speakers

VI. Specific Principles Focus Groups

VII. Schedule

X. Open Comment and Discussion

XI. Adjourn

THANK YOU FOR ATTENDING!

LAND PLANNING SOLUTIONS

NORTH OLGA COMMUNITY PLANNING PANEL

Meeting #4

Location: New Hope Christian Church of North Ft. Myers
17181 Tarpon Way
North Ft. Myers, FL 33917

June 28, 2009
2:00 p.m.

AGENDA

I. Welcome

II. Approval of Minutes from June 14, 2009 NOCPP meeting

III. Consultant Progress Update
A. County Coordination
i. Grant Application Status
ii. Attendees for grant application hearing

B. Planning Process
i. Project Schedule
ii. Agenda for July 9th community outreach meeting

VI. Conservation 20/20 Land Program

V. Open Comment and Discussion

VI. Adjourn

THANK YOU FOR ATTENDING!

LAND
PLANNING
SOLUTIONS

NORTH OLGA COMMUNITY PLANNING PANEL

Meeting #5

Location: New Hope Christian Church of North Ft. Myers
17181 Tarpon Way
North Ft. Myers, FL 33917

July 12, 2009
2:00 p.m.

AGENDA

I. Welcome

II. Approval of Minutes from June 28, 2009 NOCPP meeting

III. Consultant Progress Update

- **a. County Coordination/Grant Application Status**
- **b. County Commissioners Update**
- **c. Community Plan Status**
- **d. Community Outreach Meeting #3 of July 9, 2009**

IV. Mission/Vision Statement

V. Open Comment and Discussion

VI. Adjourn

THANK YOU FOR ATTENDING!

LAND PLANNING SOLUTIONS

NORTH OLGA COMMUNITY PLANNING PANEL

Meeting #6

Location: New Hope Christian Church of North Ft. Myers
17181 Tarpon Way
North Ft. Myers, FL 33917

July 26, 2009
2:00 p.m.

AGENDA

I. Welcome

II. Approval of Minutes from July 12, 2009 NOCPP meeting

III. Consultant Progress Update

- **a. County Coordination/Grant Application Status**
- **b. Community Outreach Meeting #3 Summary**
- **c. County Commissioners Update**
- **d. Draft Community Plan**
- **e. STaR Grant Application**
- **f. Coordination with ALVA, Inc. Planning Consultant**

IV. Density/Intensity

V. Telegraph Creek 20/20 Tour

VI. Open Comment and Discussion

VII. Adjourn

THANK YOU FOR ATTENDING!

LAND PLANNING SOLUTIONS

NORTH OLGA COMMUNITY PLANNING PANEL

Meeting #7

Location: New Hope Christian Church of North Ft. Myers
17181 Tarpon Way
North Ft. Myers, FL 33917

August 9, 2009
2:00 p.m.

AGENDA

I. Welcome

II. Approval of Minutes from July 26, 2009 NOCPP meeting

III. Consultant Progress Update

- **a. County Coordination/Grant Application Status**
- **c. County Commissioners Update**
- **d. Draft Community Plan**
- **e. STaR Grant Application**
- **f. Telegraph Creek 20/20 Tour**
- **g. Fire District/Sheriff Coordination**
- **h. Department of Community Affairs Coordination**

IV. Kitson Babcock Transportation Amendment

V. New Community Outreach Meeting Date - September 3rd

VI. Open Comment and Discussion

VII. Adjourn

THANK YOU FOR ATTENDING!

LAND
PLANNING
SOLUTIONS

NORTH OLGA COMMUNITY PLANNING PANEL

Meeting #8

Location: New Hope Christian Church of North Ft. Myers
17181 Tarpon Way
North Ft. Myers, FL 33917

August 23, 2009
2:00 p.m.

AGENDA

I. Welcome

II. Approval of Minutes from August 9, 2009 NOCPP meeting

III. Consultant Progress Update

- **a. North Olga & Alva, Inc. Coordination Meeting - September 2nd**
- **b. County Commissioners Update**
- **c. Fire District/Sheriff Coordination**

IV. Review & Discussion of Goals, Objectives & Policies

V. Verify Stakeholder Map

VI. Dates for next Community Outreach & NOCPP Meetings

VII. Open Comment and Discussion

VIII. Adjourn

THANK YOU FOR ATTENDING!

LAND
PLANNING
SOLUTIONS

NORTH OLGA COMMUNITY PLANNING PANEL

Meeting #9

Location: New Hope Christian Church of North Ft. Myers
17181 Tarpon Way
North Ft. Myers, FL 33917

September 13, 2009
2:00 p.m.

AGENDA

I. Welcome

II. Approval of Minutes from August 9th and 23rd NOCPP meetings

III. Consultant Progress Update

- **a. North Olga & Alva, Inc. Coordination Meeting - September 2nd**
- **b. County Commissioners Update**
- **c. STaR Grant Application**

IV. Review of Draft Plan

V. Open Comment and Discussion

VI. Adjourn

THANK YOU FOR ATTENDING!

LAND PLANNING SOLUTIONS

NORTH OLGA COMMUNITY PLANNING PANEL

Meeting #10

Location: New Hope Christian Church of North Ft. Myers
17181 Tarpon Way
North Ft. Myers, FL 33917

September 27, 2009
2:00 p.m.

AGENDA

I. Welcome

II. Approval of Minutes from September 13th NOCPP meetings

III. Consultant Progress Update

a. County Commissioners Update

b. Grant Application Hearing

IV. Review of Final Community Plan and Application

V. Open Comment and Discussion

VI. Adjourn

THANK YOU FOR ATTENDING!

LAND PLANNING SOLUTIONS

Appendix B:
North Olga Community Planning Panel
Sign In Sheets

NORTH OLGA COMMUNITY PLANNING PANEL
Meeting #1

Sign-In Sheet

MAY 17, 2009

NAME	PHONE	EMAIL	MAILING ADDRESS
Allison Megrath	304-6837	allison@lpsfl.us	28100 Bonita Grande #302, Bonita Springs
Alexis Crespo	595-9070	alexis@lpsfl.us	"
GLENN O-CARY	694-3980	N/A	18451 N. OLGA DR, ALVA, FL 33920
JOSEPH M. STERLACCI	293-2335	JOESTERLACCI	14130 DUKE WAY ALVA 33920
Thomas E. Mulling	694-2545		14691 Duke Hy Alva Fla 33920
Nick Armeda	543 2904		19440 ARMEDA RD. ALVA, FLA 33920
Tom Mulling II	693-5054	Cherim41@aol.com	14681 Duke Hwy Alva, FL 33920
DEBRA VANROCKEL	694-7177	DVROVIN@SNWORKS.com	18321 N OLGA DR, ALVA FL 33920
Dennis Van Rockel	"	"	" " " " "
Cheri Mulling	693-5054	Cheri.m41@aol.com	14681 Duke Hwy Alva, FL 33920
MARY POVIA	694-3997		5991 BUCKINGHAM RD. 33905

NORTH OLGA COMMUNITY PLANNING PANEL
Meeting #2

Sign-In Sheet

MAY 31, 2009

NAME	PHONE	EMAIL	MAILING ADDRESS
alexis crespo			
allison mcgrath			
Debra VanRockel	239-694-7177	DVRDVM@SNWORKS.COM	18321 N OLGA DR., ALVA FL 33920
Dennis Van Rockel	"	"	" "
Rick Armeda	543 2904		19440 ARMEDA RD 33920
Mary Pova	694-3997		5991 Buckingham Rd. Ft. Myers 33905
Tom Mulling II	693-5054		
Tom Mulling Sr.	694-2545		
JOE STERLACCI	293-2335	JOESTERLACCI@YAHOO	14130 DUKE WAY ALVA 33920

JUNE 14, 2009
NOCPP SIGN IN SHEET

Alexis	Crespo	LPS
Allison	Megrath	LPS
Joe	Sterlacci	MEMBER
Tom	Mullarg	LPS.
Rick	Acevedo	LPS
Glen	Clary	LPS
Tom	Mulligan	LPS

NORTH OLGA COMMUNITY PLANNING PANEL
Meeting #4

Sign-In Sheet

JUNE 28, 2009

NAME	PHONE	EMAIL	MAILING ADDRESS
alexis crespo	595-9070	alexis@lpsfl.us	
Bobby Quillen	840-6162	quillenb@afllc.com	18191 STATE HWY 31
Dennis Van Rockel	694-7177		
Nick Armeda	543-2904		
JOE STERLACCI	293-2335		14130 DUKE HWY
TOM MULLING II	694-2545		
Thomas E. Mullins	694 2545		
Debra VanRockel	239-694-7177		
MARY POVIA	694-3997		
Andy Tilton	699-0252	rncracker@yahoo.com	18010 Sarasota Court, Alva Florida 33920
		atilton@johnson	

NORTH OLGA COMMUNITY PLANNING PANEL
Meeting #5

Sign-In Sheet

JULY 12, 2009

NAME	PHONE	EMAIL	MAILING ADDRESS
alexis crespo	595.9070	alexis@lpsfl.us	
allison megrath	304-6837	allison@lpsfl.us	
Rick Armeda	543 3084		
Tom Mullin IV	693-5054		
Tom Mullin	694-2545		
MARY COPIA	694-3991		
Debra Campbell	694-7177		
Ronald Campbell	694-7177		

NORTH OLGA COMMUNITY PLANNING PANEL
Meeting #6

Sign-In Sheet

JULY 26, 2009

NAME	PHONE	EMAIL	MAILING ADDRESS
alexis crespo	405-7983	alexis@lpsfl.US	
allison megrath	405-7983	allison@lpsfl.US	
GLENN O CARY	694-3980	N/A	
LINDA CARY	—		
Bobby Quillen	239-340-6162	Quillenbo@AOL.COM	22920 NRIVER ROAD ALVA
MARY POVIA	239-694-3997		
JOE STERLACCI	239-293-2335		
Debra VanKoevering	239-694-7177		
Bobbi Cary	694-4030		
Dennis VanRoekel	239-694-7177		
Tom E MULLING SR.	239 694 2545		
TOM MULLINIX	239-693-5054		

NORTH OLGA COMMUNITY PLANNING PANEL
Meeting #7

Sign-In Sheet

AUGUST 9, 2009

NAME	PHONE	EMAIL	MAILING ADDRESS
alexis crespo	405-7983	alexis@lpsf1.us	
allison megrath	405-7983	allison@lpsf1.us	
Bobby Quillen	239-340-6662	bquillen@bfllc.com	
Nick Armeda			
Mary Pora			
Gehrmeier			
Tom Murphy	239-693-5054		
Debra K. VanRoekel	239-644-7177		
Dennis Van Roekel	"		

NORTH OLGA COMMUNITY PLANNING PANEL
Meeting #8

Sign-In Sheet

AUGUST 23, 2009

NAME	PHONE	EMAIL	MAILING ADDRESS
alexis crespo	239 405 7983	alexis@lpsfl.us	
allison megrath	"	allison@lpsfl.us	
Steve Webb	9412356000	swebbek1@tampabay.rr.com	
JOE STERLACCI	239 293-2335	JOESTERLACCI@YAHOO.COM	
Debra VanRiebel	239-694-7111	DVRDVM@SNWORKS.COM	
Glenn O. Cary	694-3980		
Ed Mullins Sr.	694-7547		
Nick Armeda	543-2904		
Bobby Gunn	340 6162	Gunn30@AOL.COM	
Mary Powell	694-3997		

NORTH OLGA COMMUNITY PLANNING PANEL
Meeting #9

Sign-In Sheet

SEPTEMBER 13, 2009

NAME	PHONE	EMAIL	MAILING ADDRESS
alexis crespo	405-7983	alexis@lpsfl.us	
allison megrath	405-7983	allison@lpsfl.us	
MARY POVIA			
Tom Mullins II	693-5054		
Debra VanRockel	694-7177	DVRDVM@SNWORKS.com	
Dennis VanRockel	694-7177		
Tom Mullins SR.	694 2541		
Dick Armenta	543 2904		
JOE STEALACCI	293-2335		
Linnie Carey	694-3980		
GLENN O CAREY	" "		

NORTH OLGA COMMUNITY PLANNING PANEL
Meeting #10

Sign-In Sheet

SEPTEMBER 27, 2009

NAME	PHONE	EMAIL	MAILING ADDRESS
Joe Stealmacci	293-2335		14130 Duke Hwy
Glenn Cady	694-3988	N/A	18457 N. Olga, DR
Linnie Cady	✓	N/A	✓
alexis crespo	595 · 9070	alexis@lpsfl.us	
T.E. Mulling	694-2585		
Tom Mulling	693 5054		
Dennis Van Roebel	694-7177		
Nick Armeda	543 2904		
Mary Pora	694-3997		

Appendix B:
North Olga Community Planning Panel
Meeting Minutes

NORTH OLGA COMMUNITY PLANNING PANEL

MINUTES

MAY 17, 2009

The North Olga Community Planning Panel (NOCPP) held its first meeting on May 17, 2009. The meeting was held at the New Hope Christian Church of North Fort Myers at 17181 Tarpon Way, North Fort Myers, Florida 33917. The meeting began at approximately 2:15 p.m. The meeting was recorded and advertised in the North Fort Myers Neighbor on Tuesday, May 12th. Three (3) meeting notices were posted at the Publix and First Bank in the Shops at Verandah, and the Winn Dixie at Palm Beach Boulevard and Old Olga Road.

Planning Panel members in attendance were Nick Armeda, Glen Cary, Tom Mulling, Tom Mulling II, Mary Povia and Dennis Van Roekel.

NOCPP's consultants from Land Planning Solutions (LPS), Allison D. Megrath, AICP and Alexis Crespo, AICP, LEED AP, were also in attendance.

Additionally there were two (2) members of the public in attendance.

I. Welcome and Introductions

Allison Megrath provided introductions of the Consultant Team and asked that each Panel Member and member of the public state their name for the record. Meeting agendas were distributed to all in attendance. Ms. Megrath provided a brief overview of the Sunshine regulations and noted that each meeting will be recorded. Ms. Megrath stated that the first order of business was to elect the officers for Chair, Vice Chair, Secretary and Treasurer positions.

The recorder stopped working at this time due to mechanical difficulties.

II. Election of Officers

Tom Mulling requested volunteers for the position of Chair. Ms. Megrath provided a brief description of each officer's role and duties to the NOCPP. Tom Mulling called for nominations, beginning with the position of Chair. Dennis Van Roekel was nominated for Chair by Tom Mulling, which was seconded by Tom Mulling, II. The NOCPP voted unanimously for Dennis Van Roekel to serve as Chair. Tom Mulling nominated Robert Quillen to serve as Vice Chair. The nomination was seconded and approved unanimously by the NOCPP. Robert Quillen was also nominated for the position of Treasurer by Tom Mulling, II. The nomination was seconded and approved unanimously. Tom Mulling, II nominated himself to serve as the Secretary. The nomination was seconded and approved unanimously by the Panel.

III. Review of Sunshine Law Requirements

Ms. Megrath asked the NOCPP if they had received the County's information regarding the Sunshine Law. The NOCPP advised that they had the information. Ms. Megrath provided an overview regarding the prohibition on discussion between panel members relating to the North Olga Community Plan. Ms. Megrath also advised that only one (1) panel member would be able

to attend future meetings with the County Commissioners in order to be in compliance with the Sunshine Laws. Ms. Crespo added that all meetings including community outreach and NOCPP meetings will be advertised in a local newspaper and noticed throughout the community. Following this overview, Ms. Megrath asked the NOCPP if they would like the County Attorney to go over the Sunshine Laws in further detail. Dennis Van Roekel asked that the County Attorney be invited to the next NOCPP meeting. Ms. Megrath stated that she would contact the County Attorney's office to arrange their attendance.

IV. Approval of Minutes from the May 7, 2009 Kick-Off Meeting

Ms. Megrath advised that the minutes from the May 7th community meeting had been prepared, however the Consultant Team did not have the minutes and this item would be postponed until the next NOCPP meeting on May 31, 2009. Mr. Van Roekel moved to Item V on the agenda and requested an update from the Consultant Team regarding progress to date.

V. Consultant Progress

Ms. Crespo noted that the Consultant Team, Tom Mulling and Robert Quillen met with Commissioner Mann on Tuesday, May 12, 2009. Ms. Crespo advised that the meeting went well and Commissioner Mann was generally in favor of North Olga developing a Community Plan, although he has concerns regarding any density increases in the community planning area.

Ms. Crespo noted that a meeting with Commissioner Judah was established for Wednesday, May 27th at 1:30 p.m. Ms. Crespo also advised that a meeting with Commissioner Janes was established for June 9th, however the meeting would need to be rescheduled to accommodate Mary Povia's and Mr. Flint's schedules, as they indicated that they would like to attend the meeting. Ms. Crespo stated that meetings with Commissioners Hall and Bigelow had not been established to date. Ms. Crespo asked the NOCPP if a member would like to attend the meeting with Commissioner Judah. Following discussion by the Panel it was decided that Nick Armeda will attend. Dennis Van Roekel volunteered to attend the future meeting with Commissioner Hall. Tom Mulling, II volunteered to attend the future meeting with Commissioner Bigelow.

VI. North Olga Community Plan Meeting Schedule/Project Timeline

Ms. Crespo distributed an updated project schedule to all attendees and noted that all the meetings with the NOCPP and the community would be held at the New Hope Christian Church of North Fort Myers. Ms. Crespo advised that the meetings will be noticed in the North Fort Myers Neighbor and meeting notices will be posted throughout the community. Ms. Crespo asked for suggestions from the panel members regarding sites for posting meeting notices. Tom Mulling, II recommended posting additional notices at the C&C Feed Store and the State Road 31 Shell Station.

VII. Develop a Vision to Guide the Preparation of the Community Plan.

Ms. Megrath stated that the next order of business was to begin development of the North Olga Community Vision in order to guide the preparation of the Community Plan. Ms. Megrath asked the NOCPP to provide feedback on the vision for the North Olga Community Plan. The bullets listed below were comments received from both the Planning Panel Members and members of the public in attendance.

- Control own destiny

- Have a voice
- Be more proactive instead of reactive
- Not let Alva or others tell us what to do
- Keep area safe/crime control
- Enhanced fire protection
- Locations for community centers and parks
- Community access to the river

The NOCPP charged the Consultant Team with developing a vision statement based on these comments. Cheri Mulling, Communications Secretary for the North Olga Association (NOA), noted that she will provide the Consultant Team with the NOA's mission statement to assist in the visioning process.

VIII. Review of Vision Categories and Guiding Principles for Community Plan

Ms. Megrath asked the NOCPP to suggest guiding principles for the development of the Community Plan. The list below represents comments received and categorized from both the Planning Panel Members and the members of the public in attendance.

CATEGORY 1: GROWTH

1. Develop a vision and identity
2. Manage growth and land use allocations to preserve important community characteristics
3. Commercial development
4. Economic development
5. Residential development
6. Open Space, Parks and Recreation

CATEGORY 2: COMMUNITY CHARACTER

7. Determine the location of a community center and focal points to promote community interaction and enhance community identity
8. Quality of Life
9. Agriculture
10. Public access to the river
11. Environmental priorities

CATEGORY 3: INFRASTRUCTURE

12. Water and Sewer infrastructure
13. Roads and Traffic
14. Enhanced Fire and Police Protection

Ms. Megrath stated that this list will be utilized during the community outreach meeting to be held on May 26th. Ms. Megrath explained that the community would review and rank the principles based on their priority to the future of the North Olga Community at this meeting.

IX. Stakeholders List

The next item was to develop a list of key stakeholders to be interviewed by the Consultant Team. Ms. Megrath asked the attendees to list any stakeholders, both within and outside of the North Olga Community that have an interest in the Community Plan.

The following is the list of stakeholders suggested by the Planning Panel Members and the members of public in attendance.

- All Planning Panel Members
- Kitson & Partners
- Will Stout
- Jim English
- Dan Kreinbrink
- Bonita Bay Group
- Valerie Thivierge
- Greg Blurton
- Mike Greenwell
- Bill Stancill
- Sunny and Brian Sipes
- George Austin
- Adell Smith
- Steve Frank
- John Hart
- Rick Pritchett
- Bobby and Vickie Smart
- Deanne & Gerard Nixon
- Andy Tipton
- Robbie and Carrie Owen

Ms. Megrath stated that the Consultant Team would arrange interviews with each stakeholder identified by attendees.

Following the discussion regarding stakeholders, there was no further business or comments. The meeting adjourned at 3:15 p.m.

Thomas Mulling, II

Secretary

5/31/09

Date

NORTH OLGA COMMUNITY PLANNING PANEL

MINUTES

MAY 31, 2009

The North Olga Community Planning Panel (NOCPP) held its second meeting on May 31, 2009. The meeting was held at the New Hope Christian Church of North Fort Myers at 17181 Tarpon Way, North Fort Myers, Florida 33917. The meeting began at approximately 2:30 p.m. The meeting was recorded and advertised in the North Fort Myers Neighbor on Tuesday, May 26th. Three (3) meeting notices were posted at various business locations within the area.

Planning Panel members in attendance were Nick Armeda, Tom Mulling, Tom Mulling II, Mary Povia and Dennis Van Roekel.

NOCPP's consultants from Land Planning Solutions (LPS), Allison D. Megrath, AICP and Alexis Crespo, AICP, LEED AP, were also in attendance.

Additionally, there were (2) members of the public in attendance.

I. Welcome

Allison Megrath provided introductions of the Consultant Team and asked that each Panel Member and member of the public state their name for the record. Meeting agendas were distributed to all in attendance. Ms. Megrath turned the meeting over to Chair Dennis Van Roekel.

II. Approval of Minutes

Minutes from the May 7th kick-off meeting and the May 17th NOCPP meeting were distributed to the Panel. Upon review of the minutes, Tom Mulling II made a motion to approve the minutes as presented. Tom Mulling seconded the motion. Ms. Megrath asked for clarification that the motion was to approve both the May 7th and May 17th minutes. Tom Mulling, II indicated that this was correct. The motion was approved unanimously by the Panel.

III. Consultant Progress Update

Ms. Megrath stated that the Consultant Team met with Commissioner Judah on May 27th and provided an overview of the meeting. Ms. Megrath asked the other attendees of the meeting, Alexis Crespo, Nick Armeda and Joe Sterlacci to add any additional comments to the overview. They had no additional comments. Ms. Megrath summarized that it was a positive meeting. Ms. Megrath stated that a meeting with Commissioner Hall is scheduled for Tuesday, June 9th at 2:00 p.m. Dennis Van Roekel indicated that he could not attend that meeting and asked if another member of the Panel would like to attend in his place. Nick Armeda stated that he would attend. Ms. Megrath stated that a meeting with Commissioner Janes is scheduled for Tuesday, June 23rd at 2:00 p.m. She indicated that Mary Povia and her brother, Joe Flint, will attend. Ms. Megrath stated that Commissioner Bigelow requested that any meeting regarding the North Olga Community Plan be coordinated through Lee County Staff. Ms. Megrath indicated that the Consultant Team is waiting on further details from Staff.

Following the update on meetings with the Commissioners, Ms. Megrath provided an update on the Community Planning Grant. Ms. Megrath indicated that the grant application was submitted on May 12th. She indicated that she received correspondence from Staff that the application has not been scheduled for Board of County Commissioners (BOCC) approval to date as Alva, Inc. has submitted a community planning grant application for the same area proposed in the North Olga application. She also stated that Staff advised that the Bayshore Planning Community expressed concerns regarding North Olga's application. Ms. Megrath indicated that she requested all correspondence from Alva, Inc. and Bayshore regarding the North Olga grant application and is awaiting release of those records from staff.

Ms. Megrath stated that she suggested to both Staff and Commissioner Judah that a meeting with Alva, Inc. and Bayshore would be helpful in discussing the separate applications and any concerns amongst these groups. Ms. Megrath stated that Commissioner Judah advised that this coordination meeting is a good idea and the best way to move forward. Ms. Megrath stated that Staff contacted the Consultant Team on Friday, May 29th and advised that a meeting with Alva, Inc., Bayshore and North Olga was tentatively scheduled for Thursday, June 4th at the Lee County Civic Center at 7:00 p.m. Staff relayed that Alva, Inc.'s President Ruby Daniels requested that the Consultant Team not attend this meeting and that Commissioner Mann would be a silent attendee. Ms. Daniels also stipulated that no other Commissioners would be invited. Staff indicated that Paul O' Connor, Lee County's Director of Planning, would most likely serve as the County liaison.

Following this summary, Ms. Megrath asked the Panel to make a motion regarding attendance at this proposed meeting. Tom Mulling, II made a motion to send the Consultant Team to the meeting rather than the Panel. Tom Mulling seconded the motion. The motion was approved unanimously by the Panel. Ms. Megrath stated that she will attend the meeting and provide a full report following.

IV. Review of Vision Statement

Following the Consultant Update a draft vision statement was distributed as prepared by the Consultant Team based on discussion from the first NOCPP meeting. Dennis Van Roekel distributed a similar vision statement. The Panel discussed the evolution of the vision following further community outreach meetings. Tom Mulling, II made a motion to move forward with the visioning process based on the similar language prepared by the Consultant Team and Panel Chair and make updates as needed. Nick Armeda seconded the motion. The motion was approved unanimously by the Panel.

V. Review of Guiding Principles

The Consultant Team distributed the results of the North Olga Community Plan Draft Guiding Principles Rating and Ranking. Ms. Megrath noted that the most important principles based on the rankings are residential development, vision and identity, management of growth, economic development, quality of life, commercial development, open space/parks and recreation, community center/focal points, and roads/traffic. Ms. Megrath noted that these principles would be further clarified and discussed at the next community outreach meeting, scheduled for June 9th at 7:00 p.m. Upon review and discussion of the ranking, Tom Mulling, II made a motion to approve the rankings of the principles and move forward with the development of the community

plan based on this direction from the Community. Tom Mulling seconded the motion. The motion was approved unanimously by the Panel.

VI. Planning Panel Resources

Ms. Crespo indicated that the Consultant Team would like copies of any historical photographs, letters, and maps of the North Olga Community. Ms. Crespo explained that these items would be utilized in the final community plan document to demonstrate the community's heritage and would also be integrated for graphic design purposes. The Panel agreed to provide various photographs and historical documents to the Consultant Team for these purposes. Ms. Megrath then discussed the need to post meeting information, meeting minutes, and public presentations on a website to allow for further access by the public. Ms. Megrath suggested using either the North Olga Community website or the Land Planning Solutions website. Tom Mulling II, made a motion to utilize the Land Planning Solutions website to display public records relating to the NOCPP. Mary Povia seconded the motion. The motion was approved unanimously by the Panel.

Following the discussion regarding Panel resources, there was no further business or comments. The meeting adjourned at 3:45 p.m.

Thomas Mulling, II

Secretary

6/14/09

Date

NORTH OLGA COMMUNITY PLANNING PANEL

MINUTES

JUNE 14, 2009

The North Olga Community Planning Panel (NOCPP) held its third meeting on Sunday, June 14, 2009. The meeting was held at the New Hope Christian Church of North Fort Myers at 17181 Tarpon Way, North Fort Myers, Florida 33917. The meeting began at approximately 2:45 p.m. The meeting was recorded and advertised in the North Fort Myers Neighbor on Tuesday, June 9th. Three (3) meeting notices were posted at various business locations within the area.

Planning Panel Members in attendance were Nick Armeda, Tom Mulling, Tom Mulling II and Glen Cary.

The NOCPP's consultants from Land Planning Solutions (LPS), Allison D. Megrath, AICP and Alexis Crespo, AICP, LEED AP, were also in attendance.

Additionally, there was one (1) member of the public in attendance.

I. Welcome

Allison Megrath provided an introduction and asked each Panel Member and member of the public to state his or her name for the record. Meeting agendas were distributed to all in attendance. Ms. Megrath noted that the Chair and Vice Chair were not present and asked for a volunteer to take over the duties of Chair. Tom Mulling, II volunteered to take on these duties.

II. Approval of Minutes

Tom Mulling, II requested the Consultant provide minutes from the May 31st NOCPP meeting. The minutes were distributed to the Panel. Upon review of the minutes, Nick Armeda made a motion to approve the minutes as presented. Glen Cary seconded the motion. The motion was approved unanimously by the Panel. Tom Mulling, II requested the Consultant provide a progress update.

III. Consultant Progress Update

Ms. Megrath stated that this agenda item is broken into several different parts due to the nature of the project. Ms. Megrath asked Alexis Crespo to provide an update on the grant application status and re-cap her discussion with County Staff. Ms. Crespo indicated that she received a letter from Jim Mudd with comments regarding the initial application submitted on May 12th. In the letter, Staff requested revised Form 1's from the NOCPP. Ms. Crespo indicated that she had received corrected forms from all the Panel Members with the exception of Dennis Van Roekel, as he is currently out of town. Ms. Crespo indicated that she would be coordinating with Dr. Van Roekel on Monday, June 15th to get a faxed copy of his form in order to resubmit. Ms. Crespo indicated that the only other comments related to the proposed project timetable, particularly the September 30th deadline for completion of the plan and submittal of the Comprehensive Plan Amendment application. Ms. Crespo also noted that Land Planning Solutions was asked to submit Form 2.

Ms. Megrath asked Ms. Crespo to discuss the scheduling for the Board of County Commissioners. Ms. Crespo indicated that in a recent discussion with County Staff that the application would be scheduled on the same Board of County Commissioners agenda as the ALVA, Inc. application. Ms. Crespo further explained that the Staff did not have an exact date for the scheduling of the applications. Ms. Crespo indicated that County Staff was still deciding how to make a recommendation to the Board of County Commissioners for both of these applications. Ms. Crespo also indicated that she discussed the option for a second cycle in early 2010 to allow more time for community involvement. She stated that Staff advised they typically reserve this second cycle for emergency purposes and had not made a decision on whether to use a second cycle for the North Olga application.

Ms. Crespo also provided an overview of the original Alva Community Plan submitted in 2002 that requested a community plan for the entire Alva Planning Community. The plan was scaled back due to objections raised by large landowners in the North Olga area during the public hearing process. Ms. Crespo asked if any of the Panel Members had any questions regarding the information. Joe Sterlacci, of the public asked if Mary Povia was involved in the opposition to the Alva Plan in 2002. Tom Mulling, II clarified that she was involved in a more recent event.

Ms. Megrath provided an overview of the county-initiated meeting with Alva, Bayshore and North Olga representatives. Ms. Megrath stated that Dennis Van Roekel, the Consultant Team and Joe Sterlacci attended the meeting. Ms. Megrath distributed transcribed minutes from the meeting and offered the recorded minutes. Ms. Megrath asked if anyone had specific questions regarding the meeting, noting that specific action regarding the transcribed minutes are not needed by the Panel. Ms. Megrath also advised that Commissioner Mann attended the coordination meeting as reflected in the minutes.

Ms. Megrath provided an overview of the meeting with Commissioner Hall attended by the Consultant Team, Joe Sterlacci and Nick Armeda. Ms. Megrath asked Ms. Crespo to provide a summary of that meeting. Ms. Crespo advised that Commissioner Hall was overall in support of the North Olga planning effort, however had concerns regarding the proposed western boundary. Ms. Crespo advised that Commissioner Hall recommended scaling the boundary back the centerline of State Road 31. Ms. Crespo also advised of Commissioner Hall's concern regarding the short timeframe for project completion and suggested extending the submittal date to the next cycle to allow for more public participation. Mr. Armeda commented that he was surprised that she was not more supportive regarding the project and timeline. Ms. Megrath noted that she believes the Commissioner's concern is regarding adequate public input. Ms. Megrath added that she is working with Staff on the possibility for an early 2010 cycle to address the Commissioners concerns. Joe Sterlacci requested that the Panel remain with the original schedule to submit the plan in September 2009 and noted that the Consultant Team is providing adequate opportunities for public input. Ms. Megrath responded that the Consultant Team can certainly keep the current schedule if it is the pleasure of the Panel. Ms. Megrath noted that the Consultant Team is actually ahead of schedule in some regards. Tom Mulling, II advised that the Panel should move forward with the existing schedule and always extend the timeframe if needed. Joe Sterlacci asked if all the NOCPP and community outreach meetings are being advertised. Ms. Megrath noted that all meetings are advertised in the North Fort Myers Neighbor and posted around the community in advance of the meetings.

Tom Mulling, II asked the Consultant Team about the new boundary and if the goal is to work with the Bayshore Community on a unified theme for the corridor. Ms. Megrath noted that the plan is to coordinate with Bayshore regarding the corridor.

Ms. Megrath also noted that Kitson-Babcock has submitted a Comprehensive Plan Amendment to update the 2030 Long Range Transportation Plan, specifically moving State Road 31 eastward 300 feet into the proposed North Olga Community Plan Boundary. Ms. Megrath noted that she had not reviewed the exact plans, but wanted the Panel to be aware of this proposal.

Ms. Megrath noted that a meeting with Commissioner Janes is set for June 23rd and will be attended by Mary Povia, Joe Flint and the Consultant Team. She also advised that a meeting with Commissioner Bigelow had not been set. She noted that Commissioner Bigelow requested the meeting be coordinated through staff and the Consultant Team had not been contacted by Staff to confirm the meeting. Ms. Megrath asked the Panel if had any questions regarding the commissioner meetings. There were none.

Ms. Megrath noted that the boundary has been updated per comments received at the coordination meeting and from Commissioner Hall. Glen Cary asked if the location of State Road 31 changed due to Babcock's amendment, would the North Olga Community Plan boundary change as well. Ms. Megrath responded that she does not think this would cause the planning boundary to change. Tom Mulling, II suggested that the boundary be defined by the Township line rather than the centerline of SR 31 to avoid any confusion. There was no further discussion regarding the boundary.

Ms. Megrath moved the discussion to the community outreach meeting and thanked the Panel for their attendance and support. Ms. Crespo distributed a summary of the meeting minutes from the June 9th Community Outreach Meeting. Ms. Megrath advised that if any of the Panel has questions regarding the minutes to contact the Consultant Team. Ms. Megrath noted that all meeting minutes, meeting agendas and project materials will be available on the Land Planning Solutions website. She advised that making these documents available would further follow the Sunshine Regulations. Joe Sterlacci thanked the Consultant Team for allowing use of their website. Tom Mulling, II commented that the he felt the community meeting went very well. Joe Sterlacci asked how much of the planning process was accomplished to date. Ms. Megrath responded that the guiding principles have been identified, which are the basis of the plan. She noted that the actual plan had not been started yet and there are further mapping efforts that need to be done. She noted that preparation of the plan will begin shortly, following data collection and completion of stakeholder interviews. Ms. Megrath noted the Consultant Team was on schedule.

IV. Stakeholder Update

Ms. Megrath noted that the Consultant Team was working on scheduling the stakeholder interviews and this work is ongoing. She noted that the stakeholders have the option to remain anonymous. Joe Sterlacci asked if the interviews would identify who lived in the proposed community plan boundary. Ms. Megrath noted that this is a question on the stakeholder interview questionnaire. Ms. Megrath also noted a property owners map was used at the last community meeting to identify who lives in North Olga and who is outside of the proposed community plan boundary. She advised this would be an important graphic tool in showing participation levels. Glen Cary asked if all attendees marked their location on the map. Ms. Megrath responded that some of the Cary's properties were not marked on the map, as well as Karen Kamener's property, however most attendees did mark their property on the map.

V. Guest Stakeholder/Speakers

Ms. Megrath stated that several environmentally based comments were posed at the last community outreach meeting and there is no question that there are environmental features in the North Olga area. Ms. Megrath presented a map showing the natural features in the proposed community plan boundary. She noted that it is important to start with the environmental issues before taking on other issues such as managing growth. Ms. Megrath advised that she contacted the Florida Fish and Wildlife who can provide an independent review of this area to assist with the community planning effort. She advised that Florida Fish and Wildlife representatives will be attending the July 9th community outreach meeting and the Consultant Team will be coordinating with them over the next few weeks. Tom Mulling, II asked what uses are allowed on the 20/20 lands within the proposed community plan boundary. Ms. Crespo responded that she believes use of these properties are very limited and she will research this item for the next meeting. Ms. Megrath also advised that she would be contacting the Department of Community Affairs to garner their input early in the process. Joe Sterlacci responded that this is excellent direction. The NOCPP agreed to move forward with soliciting input from state agencies.

Ms. Megrath noted the Consultant Team is researching opportunities regarding the Scenic Highway Program. She noted that the Team had not found any information that suggested improvement restrictions or specific standards for roads with this designation. Ms. Megrath asked the Panel if they would like the Team to continue with these efforts. Tom Mulling, II advised that setting these standards are important to the future of the community. Glen Cary asked for an update on the status of "Super 78". Tom Mulling, II moved to the next agenda item regarding focus groups.

VI. Specific Principles Focus Groups

Ms. Megrath asked the Panel if they would like to develop focus groups or sub-committees to tackle groupings of the specific principles identified at the community outreach meetings. Ms. Megrath advised that one focus group could work on recommendations for the "residential development", "commercial development" and "managing growth" principles, as an example. The Planning Panel advised the Consultant Team to move forward with arranging these focus groups.

VII. Schedule

Ms. Megrath stated that based on previous discussion it is clear that the Panel wants to maintain the existing schedule with submittal to the County in September 2009. The Panel voted unanimously to maintain the current schedule and not extend the submittal date to 2010.

Following the discussion regarding the schedule, there was no further business or comments. The meeting adjourned at approximately 4:00 p.m.

Thomas Mulling, II

Tom Mulling II

Secretary

6/28/09

Date

NORTH OLGA COMMUNITY PLANNING PANEL

MINUTES

JUNE 28, 2009

The North Olga Community Planning Panel (NOCPP) held its fourth meeting on Sunday, June 28, 2009. The meeting was held at the New Hope Christian Church of North Fort Myers at 17181 Tarpon Way, North Fort Myers, Florida 33917. The meeting was recorded and advertised in the North Fort Myers Neighbor on Tuesday, June 23rd. Two (2) meeting notices were posted at various business locations within the area.

Planning Panel Members in attendance were Dennis Van Roekel, Bobby Quillen, Mary Povia, Nick Armeda, Tom Mulling, and Tom Mulling II.

The NOCPP's consultant from Land Planning Solutions (LPS), Alexis Crespo, AICP, LEED AP was also in attendance.

Additionally, there were three (3) member of the public in attendance.

I. Welcome

Alexis Crespo provided an introduction and asked each Panel Member and member of the public to state his or her name for the record. Meeting agendas and back-up information were distributed to all in attendance. Ms. Crespo turned the meeting over to the NOCPP Chair, Dennis Van Roekel. Dr. Van Roekel asked if there was any old business. There was none and Dr. Van Roekel requested a motion for the minutes from June 14th.

II. Approval of Minutes

Ms. Crespo advised that the June 14th minutes were included in the back-up materials provided at the beginning of the meeting. Upon review of the minutes, Nick Armeda made a motion to approve the minutes as presented. Tom Mulling seconded the motion. The Panel approved the motion unanimously. Tom Mulling, II executed the minutes and provided them to Ms. Crespo. Dr. Van Roekel requested the Consultant provide a progress update.

III. Consultant Progress Update

Ms. Crespo advised that the Consultant Team had not received any further information from the County Staff regarding the grant application. Ms. Crespo advised that the application will go before the Lee County Board of County Commissioners (BoCC) during August, however a date certain has not been set. Ms. Crespo advised that the ALVA, Inc. grant application will be on the same agenda. Ms. Crespo advised that Commissioner Janes had rescheduled their meeting for August 4th at 2:30 p.m., as the application will not be heard in July as previously expected. Ms. Povia indicated that she will attend the meeting with her brother, Bobby Flint. Ms. Crespo advised the Panel to consider attending the BoCC hearing for the grant application and stated that it would be helpful in showing community support for the Plan. Ms. Crespo advised that she will update the Panel regarding the hearing date as soon as possible.

Ms. Crespo then discussed the planning process and stated an updated project schedule was included in the back-up materials. Ms. Crespo indicated that the new schedule reflects

additional NOCPP meetings in July, August and September. Ms. Crespo asked if there were any questions regarding the schedule. There were none. Ms. Crespo explained that the next community outreach meeting is scheduled for Thursday, July 9th at 7:00 p.m. at the New Hope Christian Church of North Fort Myers. Ms. Crespo advised that an agenda would be provided to the Panel the Monday or Tuesday prior to the meeting. Ms. Crespo advised that Joe Walsh and Luis Gonzalez from Florida Fish and Wildlife Commission (FWC) will be guest speakers at the community outreach meeting and will discuss their findings regarding environmental features and species in the North Olga Community Plan Boundary. Ms. Crespo advised that the Consultant Team has had ongoing correspondence with the FWC regarding their findings. She stated FWC's key findings to date are that the Babcock lands currently under negotiation with Conservation 20/20 are environmentally significant, as well as the Argo Ranch/Telegraph Creek 20/20 lands. FWC also recommends some preservation along the Caloosatchee River, however the exact locations for preservation are not known at this time. In terms of protected species, the FWC located two (2) eagles' nests in close proximity to the Caloosahatchee River and there was panther located in the area in 2002. Ms. Crespo advised that the Consultant Team will have further coordination with FWC prior to the community meeting to get finalized information regarding their presentation.

Ms. Crespo advised that the Consultant Team has been collecting signatures for the North Olga Community Plan Petition and will continue to collect signatures until the August BoCC hearing. Ms. Crespo advised that Cheri Mulling and Nick Armeda had copies of the petition to collect signatures throughout the community and at the C&C Feed Store. Debra Van Roekel asked for a petition to collect signatures at the Van Roekel Veterinary Clinic. Tom Mulling requested a petition to collect signatures throughout the community as well. Ms. Crespo advised she would email extra petitions to Debra and Tom following the meeting.

VI. Conservation 20/20

Ms. Crespo stated the Consultant Team had prepared a memorandum outlining the Lee County Conservation 20/20 Land Program and its significance to the North Olga Community Plan. Ms. Crespo provided an overview of the memorandum and asked the Panel if they had any questions regarding the information. Tom Mulling, II asked if the NOCPP can be involved in the development of Land Stewardship Plans for the Argo Ranch/Telegraph Creek 20/20 property, as well as the Babcock property, if approved by the BoCC. Ms. Crespo advised that she would ask 20/20 staff. She also recommended that the 20/20 staff attend either an NOCPP meeting or community outreach in the next few months to answer any outstanding questions that the community has regarding their program. Tom Mulling, II volunteered to serve as the 20/20 liaison for the NOCPP. Tom Mulling, II asked if 20/20 staff could come to the next community outreach meeting and give a presentation following the FWC staff. Ms. Crespo advised that she had contacted the 20/20 and the staff person in charge of this area of the County is out of town until July 7th, and would most likely not be able to present on such short notice. However, Ms. Crespo advised that she would try contacting the 20/20 Program Coordinator to see if another staff person can provide a presentation.

Following the Conservation 20/20 discussion, Ms. Crespo advised that she had few additional items to discuss with the Panel as last minute additions to the agenda. The first item Ms. Crespo added was discussion regarding a potential grant from the American Planning Association, Small Town and Rural Area (STaR) Division. Ms. Crespo provided an overview of the grant and application requirements, noting that the maximum amount awarded through the grant is $2,000, however requests for $500 are preferred. Ms. Crespo noted that it is a competitive process. Ms. Crespo noted Ms. Megrath's involvement as a member of the StaR division. Dennis Van Roekel asked for clarification on the funding and if this grant has any association

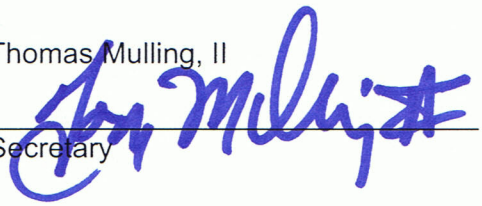
with Lee County. Ms. Crespo advised that this grant is not in any way associated with the Lee County Community Planning grant. Ms. Crespo further responded that the County indicated during the Alva and Bayshore coordination meeting that finding other funding sources is encouraged. Joe Sterlacci commented that it is not just a matter of $2,000, but rather applying for these types of grants supports and solidifies the NOCPP and the community planning effort. Tom Mulling, II stated it would be ideal if the Panel can find several grants. Debra Van Roekel asked who would be charged with putting together the application. Ms. Crespo advised she would need to speak with Ms. Megrath regarding this question, but that she assumes that the Consultant Team will provide some level of assistance in the application process and it would be a group effort. Tom Mulling, II asked if there was an application deadline. Ms. Crespo responded that the next deadline is August 15, 2009 and that deadlines are set on a quarterly basis, the 15th of February, May, August and November. Tom Mulling, II made a motion to move forward with the APA STaR grant application for submittal on August 15th. Nick Armeda seconded the motion. The NOCPP voted unanimously in favor of moving forward with the grant application process. Dr. Van Roekel asked when the grants were awarded following the August 15th submittal deadline. Ms. Crespo advised she did not know, but will provide an answer at the next meeting.

The last item Ms. Crespo presented to the NOCPP was regarding the North Olga Community Plan information on the Land Planning Solutions website. Ms. Crespo advised that all of the meeting minutes, agendas and mapping is now available on the company's website under the "Projects" tab. Tom Mulling asked if the Consultant Team is able to track usage of the website. Ms. Crespo advised she does not know how to track the names of users. She advised there is most likely a way to track the number of "hits" on the website, and she will ask Land Planning Solutions' website consultant about tracking. Tom Mulling, II asked if people can post comments to the website. Ms. Crespo advised that the public cannot post comments on the website and it does not operate like a blog.

Bobby Quillen asked the Panel if it is appropriate for him to withdraw from his current position on the NOCPP in consideration of the recent boundary change. He advised that due to the boundary change to the centerline of State Road 31 he is no longer a property owner in the North Olga Community Plan boundary. He stated that he does not want to affect the planning process or the perception regarding the plan. He further stated that he does not know if he is legally required to reside within the community plan boundary in order to serve on the Panel. He indicated that he would still like to remain active in the process as stakeholder. Ms. Crespo stated that in order to accept Bobby's resignation there would need to be a motion by the Panel to do so. She also stated that the Panel will need to suggest a replacement. Dr. Van Roekel asked if the Panel can take wait to take action until the next meeting in order to think about this matter. Ms. Crespo advised that postponing action until the next meeting is appropriate. Ms. Crespo asked the Panel if there are any suggestions that can go on the record at this point. Dr. Van Roekel suggested Perry Prescott. Ms. Crespo advised that the NOCPP just needs one additional person to replace Bobby and delegate one of his positions to an existing member. She also stated if the NOCPP wanted to add two (2) additional members that is also possible. Joe Sterlacci commented that the benefit of keeping the Panel to only seven (7) members is that the uneven number prevents deadlocks when it comes to voting. Bobby Quillen stated that if the boundary is moved to include his property in the future he would like to reserve to right to be on the Panel again. He also advised if there is not a legal issue, he would like to remain on the Panel. Ms. Crespo advised that she would look into this issue and provide an answer to the NOCPP at the next meeting in July.

Following this discussion, there was no further business or comments. Tom Mulling, II moved to adjourn the meeting. Nick Armeda seconded the motion. The motion was approved unanimously. The meeting adjourned at approximately 3:45 p.m.

Thomas Mulling, II



Secretary

7/12/09

Date

NORTH OLGA COMMUNITY PLANNING PANEL

MINUTES

JULY 12, 2009

The North Olga Community Planning Panel (NOCPP) held its fifth meeting on Sunday, July 12, 2009. The meeting was held at the New Hope Christian Church of North Fort Myers at 17181 Tarpon Way, North Fort Myers, Florida 33917. The meeting was recorded and advertised in the North Fort Myers Neighbor on Tuesday, June 23rd. Two (2) meeting notices were posted at various business locations within the area.

NOCPP Members in attendance were Dennis Van Roekel, Mary Povia, Nick Armeda, Tom Mulling, and Tom Mulling II.

The NOCPP's consultant from Land Planning Solutions (LPS), Allison Megrath, AICP and Alexis Crespo, AICP, LEED AP (Consultant Team) were also in attendance.

Additionally, there was one (1) member of the public in attendance.

I. Welcome

Allison Megrath provided an introduction and asked each Panel Member and member of the public to state his or her name for the record. Following introductions she turned the meeting over to the NOCPP Chair, Dennis Van Roekel. Dr. Van Roekel requested a motion for the minutes from June 14th.

II. Approval of Minutes

Ms. Crespo advised that the June 28th minutes were included in the back-up materials provided at the beginning of the meeting. Upon review of the minutes, Nick Armeda made a motion to approve the minutes as presented. Tom Mulling seconded the motion. The Panel approved the motion unanimously. Tom Mulling, II executed the minutes and provided them to Ms. Crespo. Dr. Van Roekel requested the Consultant provide a progress update.

III. Consultant Progress Update

Ms. Megrath advised that she had recently received information from Mary Gibbs regarding the status of the grant application. Ms. Megrath noted that the application is still under review by the County Attorney's office and has not been found sufficient yet. Ms. Megrath advised that Staff indicated the application will go before the Lee County Board of County Commissioners (BoCC) during August, at the earliest.

Ms. Megrath advised that the Consultant Team, Mary Povia and Mr. Flint will meet with Commissioner Janes on August 4th at 2:30 p.m. Ms. Megrath asked the NOCPP if they would like the Consultant Team to schedule follow-up meetings with Commissioners Hall and Judah, in consideration of the status of the grant application. The NOCPP requested the Consultant Team move forward with scheduling these meetings as soon as possible.

Ms. Megrath summarized the status of the Community Plan, noting that the document has been formatted and the Consultant Team is currently compiling information regarding history and demographics. Ms. Megrath advised that she would provide a draft of the plan at the next NOCPP meeting on the July 26th. Ms. Megrath noted that the Consultant Team is on track with the project schedule.

Ms. Megrath asked Ms. Crespo to provide an overview of the Community Outreach meeting held on July 9th. Ms. Crespo advised that the meeting included presentations by Dr. Joe Walsh and Luis Gonzalez from Florida Fish and Wildlife Commission (FWC) and Laura Greeno from Lee County Conservation 20/20 Land Program (20/20). Ms. Crespo noted that there was a good turnout of approximately 20 people from North Olga and surrounding communities. Ms. Crespo noted that most of the NOCPP was in attendance that evening. Ms. Crespo briefly summarized the presentations by FWC and 20/20. Mr. Mulling noted that he spoke with Laura Greeno from 20/20 following her presentation and was interested in having a tour of the Telegraph Creek Preserve. He noted that a tour on either Monday, July 27th or Monday, August 3rd would be preferred as he is on vacation during that time. Ms. Crespo advised that she would work with 20/20 staff to arrange a tour. Ms. Crespo finished by noting that FWC did not find any evidence of Florida Panther or Black Bear in the Community Plan Boundary, and that the areas preferred for preservation are either designated in the Coastal High Hazard Zone, in conservation by 20/20, or under negotiation to be preserved by 20/20. Ms. Crespo asked the NOCPP if they had any questions regarding the meeting. There were none.

Dr. Van Roekel moved to the next item regarding the mission statement. Ms. Crespo read the two (2) proposed draft statements aloud for the NOCPP's review and comment. The NOCPP unanimously agreed to move forward with the second mission statement as follows:

"To establish a community plan in order 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."

Ms. Megrath explained that the Consultant Team will use this mission statement as a basis for the vision statement within the plan.

Following discussion regarding the mission statement, Dr. Van Roekel asked for discussion regarding old business. Dr. Van Roekel asked the Consultant Team regarding the status of Bobby Quillen's role on the NOCPP. Ms. Megrath advised that she had thought about his role on the NOCPP now that he is not a property owner within the Community Plan Boundary, which was updated on June 9th. Ms. Megrath advised the NOCPP that in her professional opinion Mr. Quillen should remain on the NOCPP and can serve as a liaison between the Bayshore Group and North Olga. Ms. Megrath noted that NOCPP has stated from the beginning of the planning process that it is their goal and intention to work with the Bayshore Panel on a unified corridor plan for State Road 31. She stated that this goal justifies Mr. Quillen's involvement as an active member of the NOCPP. Dr. Van Roekel asked if there needed to be a motion on this item. Ms. Megrath stated that a motion was not needed.

Following this discussion, there was no further business or comments. Tom Mulling, II moved to adjourn the meeting. Nick Armeda seconded the motion. The motion was approved unanimously. The meeting adjourned at approximately 3:45 p.m.

Thomas Mulling, II

Secretary

7/24/09

Date

NORTH OLGA COMMUNITY PLANNING PANEL

MINUTES

JULY 26, 2009

The North Olga Community Planning Panel (NOCPP) held its sixth meeting on Sunday, July 26, 2009. The meeting was held at the New Hope Christian Church of North Fort Myers at 17181 Tarpon Way, North Fort Myers, Florida 33917. The meeting was recorded and advertised in the North Fort Myers Neighbor on Tuesday, July 21st. Two (2) meeting notices were posted at various business locations within the area.

NOCPP Members in attendance were Dennis Van Roekel, Mary Povia, Nick Armeda, Tom Mulling, Tom Mulling II, Glen Cary and Bobby Quillen.

The NOCPP's consultants from Land Planning Solutions (LPS), Allison Megrath, AICP and Alexis Crespo, AICP, LEED AP (Consultant Team) were also in attendance.

Additionally, there were four (4) members of the public in attendance.

I. Welcome

Alexis Crespo provided an introduction and asked each Panel Member and member of the public to state his or her name for the record. Following introductions she turned the meeting over to the NOCPP Chair, Dennis Van Roekel. Dr. Van Roekel requested a motion for the minutes from July 12th.

II. Approval of Minutes

Ms. Crespo advised that the July 12th minutes were included in the back-up materials provided at the beginning of the meeting. Dr. Van Roekel approved the minutes as written. Dr. Van Roekel requested the Consultant provide a progress update.

III. Consultant Progress Update

Ms. Crespo advised that she had received an email from Mary Gibbs on Thursday requesting additional information in regards to the Lee County Community Planning Grant application. Ms. Crespo noted that a copy of the response letter was provided in the agenda packets. Ms. Crespo stated that the letters outlines the six (6) comments from Staff and the Consultant Team's response. Ms. Crespo advised that the response letter was submitted to Ms. Gibbs on Friday, July 24th. Ms. Crespo indicated that these comments appear to be the last outstanding items for the grant application and based on a recent conversation with Commission Judah, the application should be on a Board of County Commissioners (BoCC) agenda in August. Ms. Crespo advised that the Consultant Team will provide an update following Ms. Gibbs' review of the response letter.

Ms. Crespo noted that the Consultant Team sent out a newsletter via email notifying the public of the next community outreach meeting in September. Ms. Megrath added that the newsletter included the Land Planning Solutions website address so the public can access all of the information regarding the Community Plan. Ms. Crespo noted that the newsletter also requested additional participants in the one-on-one stakeholder interviews.

Ms. Crespo advised that a written summary of community outreach meeting #3 was located in the agenda packets.

Ms. Crespo moved to item c and provided an update on coordination with the BoCC. Ms. Crespo noted that the Consultant Team, Nick Armeda and Joe Sterlacci met with Commissioner Judah on July 21st to discuss the status of the grant application and the progress of the NOCPP. Ms. Crespo noted that it was a positive meeting, and Commissioner Judah followed up with Staff regarding the grant application in order to move it forward. Ms. Crespo explained that this interaction led to the receipt of Ms. Gibbs' email. Ms. Crespo noted that Commissioner Judah was receptive to the NOCPP's concerns and stated that the grant application will be heard in August. Ms. Crespo asked if there were any questions. Dr. Van Roekel asked about Comment 5 on the response letter. Ms. Megrath read the comment aloud, as well as the Consultant Teams' response. Ms. Megrath explained that there are numerous examples of Community Plans within the twenty-two (22) Lee County Planning Communities. Ms. Megrath added that she does not think this comment will be an issue at the BoCC hearing. Ms. Megrath noted that the NOCPP and Consultant Team will be able to speak to this issue at the hearing.

Ms. Crespo advised that the Consultant Team, Mary Povia and Joe Flint are scheduled to meet with Commissioner Janes on August 4th at 2:30 p.m. Ms. Crespo also noted that a follow-up meeting with Commissioner Hall is scheduled for August 10th at 2:30 p.m.

Ms. Crespo then stated that Ms. Megrath will present and summarize the status of the Community Plan. Ms. Megrath passed around the draft Community Plan, noting that the cover was created using photographs provided by Nick Armeda. She noted that there is further data and analysis to plug into the report, however the NOCPP can review the Plan's framework and the type of information that will be included in the final version. Ms. Megrath noted that she found a picture of the grand opening of the Olga Bridge and other historic pictures that demonstrate the history of North Olga. Ms. Megrath noted that the Plan will be submitted in September and there is still time to incorporate other historical photographs that the NOCPP may have.

Ms. Megrath stated that the Consultant Team has a good handle on the community vision and direction of the Community Plan based on the outreach meetings and individual stakeholder interviews conducted to date. Ms. Megrath explained that the Consultant Team is largely hearing the same general messages from across the community throughout the data collection process.

Ms. Robbie Cary asked if the Consultant Team had information on the North Olga history. Ms. Megrath noted that the Consultant Team was provided with a written history and they intend to insert this history into the Plan as provided by the community contributor, rather than try to reword it. Ms. Megrath noted that it is a great history and will add a lot to the Plan.

With no further comments regarding the Plan, Ms. Crespo moved to the Small Town and Rural Area (STaR) grant application. Ms. Crespo noted that the application was included in the agenda packets and the deadline to submit is August 15th. Ms. Crespo noted that the grant application was written to request funding for the meeting space. Ms. Megrath added that the funding would also cover the cost of advertisements. Ms. Megrath asked the Carys if they were present at the last NOCPP meeting when the STaR grant was discussed. The Carys responded that they were not. Ms. Megrath explained that she is a member of the American Planning Association Small Town and Rural Area Division and that a grant is available through this organization. Ms. Megrath stated that she believes the grant is appropriate for the North Olga community and would allow for a maximum of $2,000.00 in funding for the planning process. Ms. Megrath noted that she looked at how this money could best be used by the NOCPP and found that the cost of advertisement and meeting space rental was not included in the Lee County grant application. Ms. Megrath advised that she requested a total amount of $1,800.00 in the STaR grant application to be used to cover the costs of advertisement and the meeting space for a total of twenty (20) meetings. Ms. Megrath asked for direction from the NOCPP regarding the application and the proposed use of funding. Glen Cary made a motion to move forward with the STaR grant application and submit as proposed by the Consultant Team. Tom Mulling, II seconded the motion. The

NOCPP voted unanimously in favor of submitting the application as proposed. Ms. Megrath advised that the Consultant Team will move forward with the submittal based on this direction.

Ms. Crespo provided an update on Alva, Inc.'s planning consultant. Ms. Crespo advised that Alva, Inc.'s consultant on past community planning efforts was Steven Brown, AICP with the Conservancy of Southwest Florida. She noted that Mr. Brown had moved to Wyoming and Alva, Inc. contracted Jerry Murphy to continue their community planning efforts. Ms. Crespo advised that the Consultant Team will contact Mr. Murphy to coordinate with him on local planning efforts. Ms. Crespo noted that Alva, Inc.'s next meeting will be held on August 10th at 7:00 p.m. at the Alva Community Center.

IV. Density/Intensity

Ms. Megrath stated that the GIS Consultant was unavailable for the past week to map out examples of density and intensity that would be helpful in this discussion. Ms. Megrath noted that the Consultant Team had not reviewed the Bonita Bay project during the early phases of the planning process in order to best represent the NOCPP and not skew ideas about the community. Ms. Megrath noted that the Consultant Team had now reviewed the North River Village plan, the comments received from Staff and the Community, as well as transcripts from the Local Planning Agency hearing in order to understand the issues.

Ms. Megrath noted that per her review, the most challenging issue for North River Village was the density issue. Ms. Mulling, II noted that density was the only issue with the proposal. Ms. Megrath noted that from a planning perspective, the entire North Olga Community Plan Boundary is not appropriate for higher densities. Ms. Megrath noted that this finding is based on surrounding uses, inside and outside of the community. Ms. Megrath noted that there are areas within North Olga that are clearly appropriate for higher densities and intensities than currently permitted. Ms. Megrath provided the SR 31 corridor as an example, due to the widening of the roadway and the approved Babcock Ranch development to the north. Ms. Megrath also noted the dense uses south of the River and proximity to the Civic Center. Ms. Megrath stated that the Consultant Team cannot make recommendations regarding lands to the west of SR 31 due to the updated boundary. Ms. Megrath explained that the Bayshore Plan cited appropriate areas for commercial uses, noting that their vision was slightly short sighted in consideration of the changes coming to this area. Ms. Megrath added that the NOCPP can continue to try to work with this group in order to come to consensus on the future planning of SR 31, as it doesn't make sense to have intense uses only on the east side of the corridor.

Ms. Megrath stated that there will be recommendations from the Consultant Team regarding more intense/dense development ranging from the west to the east, across the Community Plan boundary. Ms. Megrath explained that North River Village requested two (2) dwelling units per acre, and noted that she doesn't think this is an inappropriate density for the area. Ms. Megrath stated that the Department of Community Affairs categorizes areas with densities greater than one (1) dwelling unit per acre as urban. Ms. Megrath added that it appears that Lee County views North Olga as rural. Ms. Megrath stated that she believes North Olga falls somewhere in between urban and rural, and that the recommendations within the North Olga Community Plan will reflect that finding. Ms. Megrath also noted that there will be recommendations for clustering in order to allow for the preservation of open space and the rural character. Ms. Megrath noted that preservation of the rural character is a recurring comment from the stakeholder interviews. Ms. Megrath summarized other recommendations that will be included in the Plan, such as underground utilities, increased connectivity through sidewalks and pathways, passive use of the River, and small-scale, rural based economic development opportunities such as ecotourism. Ms. Megrath asked if there were any questions regarding density or intensity.

Mr. Quillen asked for an update on Babcock Ranch. Ms. Crespo advised that there is a Local Planning Agency (LPA) hearing scheduled for Monday, July 27th for recommendation of approval for their

transportation improvements within Lee County. Ms. Crespo stated that she will be attending the hearing and will provide an update at the next NOCPP meeting. Ms. Crespo added that the Comprehensive Plan Amendment for Babcock Ranch in Charlotte County is already approved. There were no further questions regarding density/intensity.

V. Telegraph Creek Tour

Ms. Crespo advised that she spoke with Laura Wewerka with Conservation 20/20 regarding the possibility of a Telegraph Creek Preserve tour. Ms. Crespo stated that Ms. Wewerka said the property was under water due to the rainy season and that a tour in October would be advisable in order to see more of the property. Mr. Mulling, II said he would like to move forward with scheduling a tour despite the site conditions. Ms. Crespo advised that she will follow up with Ms. Wewerka to schedule a tour as soon as possible. Mr. Mulling, Mr. Mulling, II and Mr. Quillen stated their interest in attending the tour.

Following this discussion, there was no further business or comments. Tom Mulling, II moved to adjourn the meeting. Glen Cary seconded the motion. The motion was approved unanimously. The meeting adjourned at approximately 3:15 p.m.

Thomas Mulling, II

Tom Mulling

Secretary

8/09/09

Date

NORTH OLGA COMMUNITY PLANNING PANEL

MINUTES

AUGUST 9, 2009

The North Olga Community Planning Panel (NOCPP) held its seventh meeting on Sunday, August 9, 2009. The meeting was held at the New Hope Christian Church of North Fort Myers at 17181 Tarpon Way, North Fort Myers, Florida 33917. The meeting was recorded and advertised in the North Fort Myers Neighbor on Tuesday, August 3rd. Two (2) meeting notices were posted at various business locations within the area.

NOCPP Members in attendance were Dennis Van Roekel, Mary Povia, Nick Armeda, Tom Mulling II, Glen Cary and Bobby Quillen.

The NOCPP's consultants from Land Planning Solutions (LPS), Allison Megrath, AICP and Alexis Crespo, AICP, LEED AP (Consultant Team) were also in attendance.

Additionally, there was one (1) member of the public in attendance.

I. Welcome

Allison Megrath provided an introduction and stated that due to technical difficulties the meeting would not be taped. She turned the meeting over to the NOCPP Chair, Dennis Van Roekel. Dr. Van Roekel requested a motion for the minutes from July 26th.

II. Approval of Minutes

Glen Cary made a motion to approve the minutes as presented. Nick Armeda seconded the motion. The motion was approved unanimously.

III. Consultant Progress Update

Ms. Megrath advised that per coordination with Matt Noble, Staff had prepared a draft "blue sheet" for the community plan funding request. Per this discussion, Ms. Megrath advised that the request will most likely be heard by the Board of County Commissioners (BoCC) on Tuesday, August 25th. Ms. Megrath advised that the Consultant Team would continue to keep the NOCPP updated as final confirmation of the hearing date is obtained.

Ms. Megrath advised that the Consultant Team, Mary Povia and Joe Flint met with Commissioner Janes on August 4th. Ms. Megrath noted that it was a good meeting and Commissioner Janes indicated he was glad that the North Olga community was moving forward with this planning effort at this time. Ms. Megrath asked Ms. Povia if she had anything to add regarding the meeting. Ms. Povia indicated she did not. Ms. Megrath stated that the Consultant Team has a follow-up meeting with Commissioner Hall scheduled for August 10th at 2:30 p.m.

Ms. Megrath advised that the draft Goals, Objectives and Policies (GOP's) for the Community Plan were included in the agenda packages. Ms. Crespo provided an overview of the document, noting the sources for various policies. Ms. Megrath requested that the Panel review the proposed GOP's and provide comments/suggested revisions at the next NOCPP meeting scheduled for August 23rd.

With no further comments regarding the Plan, Ms. Megrath moved to the Small Town and Rural Area (STaR) grant application. Ms. Megrath noted that the Consultant Team had submitted the grant application and would keep the Panel posted as more information becomes available.

Ms. Crespo provided an update on the Telegraph Creek 20/20 Tour. Ms. Crespo stated that she spoke with Laura Wewerka regarding the tour request and was advised that the County will only provide guided walking tours during rainy season. Ms. Wewerka advised that a vehicle tour could be provided in the fall. Ms. Crespo noted that the County would not permit an ATV tour, as this would set a bad precedent.

Ms. Crespo provided an overview of a recent meeting with Bayshore Fire District Chief Nisbet. Ms. Crespo advised that it was a very informative meeting and described her findings regarding Bayshore's Level of Service and other key issues. Ms. Crespo indicated that the District's 5-Year Plan includes a new station on State Road 31, in close proximity to the intersection with North River Road/CR 78. Ms. Crespo advised that the draft Goals, Objective and Policies included language based on this discussion.

IV. Kitson Babcock Transportation Amendment

Ms. Crespo stated that she and other Panel members attended the July Local Planning Agency hearing to better understand the proposed Babcock Transportation Amendment. Ms. Crespo noted that the amendment simply outlined the framework for future amendments to the Long Range Transportation Plan. Ms. Crespo noted that the amendment was recommended for denial by a 5-2 vote and would be heard by the BoCC on September 23rd.

V. New Community Outreach Meeting Date

Ms. Megrath advised that the September 1st Community Outreach meeting had to be rescheduled because the church was not available that evening. Ms. Megrath noted the new meeting date will be Thursday, September 3rd at 7:00 p.m. at the church.

Following this discussion, there was no further business or comments. Nick Armeda moved to adjourn the meeting. Glen Cary seconded the motion. The motion was approved unanimously. The meeting adjourned at approximately 3:00 p.m.

Thomas Mulling, II

Tom Mulling II

Secretary

9/13/09

Date

NORTH OLGA COMMUNITY PLANNING PANEL

MINUTES

AUGUST 23, 2009

The North Olga Community Planning Panel (NOCPP) held its eighth meeting on Sunday, August 23rd, 2009. The meeting was held at the New Hope Christian Church of North Fort Myers at 17181 Tarpon Way, North Fort Myers, Florida 33917. The meeting was recorded and advertised in the North Fort Myers Neighbor on Tuesday, August 18th. Two (2) meeting notices were posted at various business locations within the area.

NOCPP Members in attendance were Dennis Van Roekel, Mary Povia, Nick Armeda, Tom Mulling, Sr., Tom Mulling II, Glen Cary and Bobby Quillen.

The NOCPP's consultants from Land Planning Solutions (LPS), Allison Megrath, AICP and Alexis Crespo, AICP, LEED AP (Consultant Team) were also in attendance. Additionally, there were three (3) members of the public in attendance.

I. Welcome

Allison Megrath provided an introduction and turned the meeting over to the NOCPP Chair, Dennis Van Roekel. Dr. Van Roekel asked all attendees to state their name for the record. Dr. Van Roekel requested a motion for the minutes from August 9th.

II. Approval of Minutes

Ms. Crespo advised that the minutes were not included in the agenda packets and therefore would have to be approved at the following NOCPP meeting in September. Dr. Van Roekel requested a consultant progress update.

III. Consultant Progress Update

Ms. Megrath advised she prepared a PowerPoint presentation of the draft Goals, Objectives and Policies (GOP's) for inclusion in the Community Plan. Ms. Megrath stated that the presentation included the same GOPs provided at the previous NOCPP meeting. Ms. Megrath advised the intent of the meeting is to review all the GOPs in detail as a group, and discuss any suggested changes, recommendations and edits.

Following this overview, Ms. Megrath and Ms. Crespo presented each proposed Goals, Objective and Policy and requested feedback from attendees. Attached to the minutes are the draft GOPs with the suggested edits in a strikethrough /underline format.

IV. New Community Outreach Meeting Date

Ms. Megrath advised that the September 3rd Community Outreach meeting had to be rescheduled. Ms. Megrath noted the new meeting date will be Thursday, September 10th at 7:00 p.m. at the church.

Following this discussion, there was no further business or comments. Nick Armeda moved to adjourn the meeting. Glen Cary seconded the motion. The motion was approved unanimously. The meeting adjourned at approximately 4:30 p.m.

Thomas Mulling, II

Secretary

9/13/09

Date

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 generally 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. The North Olga Community, through the North Olga Community Planning Panel, will draft and submit regulations, policies, and discretionary actions affecting the character and aesthetic appearance of the community for Lee County to adopt and enforce, in order to help ~~preserve the rural aesthetic of the community and~~ promote managed growth in appropriate locations that provides benefits to the area and preserve the rural aesthetic of the Community~~.~~

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~~/County Road 78 and~~ , North River Road at the Caloosahatchee Regional Park, and at the Franklin Locks~~.~~

Policy 36.1.2: 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 ~~must provide underground utilities~~shall not provide overhead utilities to enhance the community aesthetic.

Policy 36.1.4: The North Olga Community discourages the approval of any deviation that would result in a reduction of landscaping, buffering, signage guidelines or compliance with forth coming architectural standards per Policy 36.1.5.

POLICY 36.1.5: By 2011, the North Olga Community, through the North Olga Community Planning Panel will draft enhanced ~~design~~ design and architectural standards to be considered by Lee County S~~s~~taff for possible inclusion in Chapter ~~34~~ 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.

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 provide services for future residents and ~~increase internal capture rates.~~reduce reliance on vehicular transportation.

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 ~~required~~ encouraged to provide a mix of unit types and flexible lot sizes to allow for clustering and a socio-economic blend within the community.

Policy 36.2.5: Any new residential development within the North Olga Community that is adjacent to ~~a~~ 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~~/County Road 78~~ 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.~~2~~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.~~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 ~~increase internal capture rates.~~ reduce reliance of vehicular transportation.

Policy 36.3.~~4~~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.~~5~~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. ~~The "Old Florida" vernacular is recommended.~~

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: ~~Lee County~~The North Olga Community, through the North Olga Community Planning Panel, will work in conjunction with Lee County to ~~will~~ support the promotion of ~~ecotourism~~ 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 ecotourism.

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.

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~~/County Road 78~~ within the North Olga Community boundary will be required to ~~install~~ 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.

~~**Policy 36.5.6.** The North Olga Community will work with the citizen groups and civic organizations within the Alva community to designate County Road 78 (North River Road) a County Scenic Highway in accordance with Lee Plan Policy 2.9.1 and will assist the Community's efforts to obtain a Florida Scenic Highways designation for the roadway. This policy does not preclude the County from future widening of North River Road if needed to address growth needs.~~

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 ~~connect~~ provide ~~to~~ central sewer and water~~.~~ services for the development.

Policy 36.6.2: Any new commercial development will be required ~~to connect~~to provide ~~to~~ 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 a threat to public health can be documented, 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 ~~etc…~~ 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 ~~along the Caloosahatchee River~~ must provide ~~a~~ public access to the River.

Policy 36.7.~~4~~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.~~5~~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 designed~~ 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: ~~Lee County~~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 ~~relocated~~ 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 ~~must consider~~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.

NORTH OLGA COMMUNITY PLANNING PANEL

MINUTES

September 13, 2009

The North Olga Community Planning Panel (NOCPP) held its ninth meeting on Sunday, September 13th, 2009. The meeting was held at the New Hope Christian Church of North Fort Myers at 17181 Tarpon Way, North Fort Myers, Florida 33917. The meeting was advertised in the North Fort Myers Neighbor on Tuesday, September 8th. Two (2) meeting notices were posted at various business locations within the area.

NOCPP Members in attendance were Dennis Van Roekel, Mary Povia, Nick Armeda, Tom Mulling, Sr., Tom Mulling II, and Glen Cary.

The NOCPP's consultants from Land Planning Solutions (LPS), Allison Megrath, AICP and Alexis Crespo, AICP, LEED AP (Consultant Team) were also in attendance. Additionally, there were three (3) members of the public in attendance.

I. Welcome

Allison Megrath provided an introduction and noted that the tape recorder was not functioning; therefore the meeting could not be recorded. Following the introduction Ms. Megrath turned the meeting over to the NOCPP Chair, Dennis Van Roekel. Dr. Van Roekel requested a motion from the Panel for the minutes.

II. Approval of Minutes

Ms. Crespo advised that the minutes for both the August 9th and August 23rd meetings were included in the agenda packets. Mr. Armedea made a motion to approve the minutes as written. Mr. Cary seconded the motion. The Panel voted unanimously for approval of the minutes. Dr. Van Roekel requested a consultant progress update.

III. Consultant Progress Update

Ms. Megrath provided an overview of the September 2nd meeting held with Commissioner Hall, Lee County Planning Staff, and representatives from ALVA, Inc. Ms. Megrath outlined that the intent of the meeting was to enable communication between North Olga and ALVA, Inc. and discuss the concurrent community planning efforts by both groups. Ms. Megrath indicated that she has not been contacted by members of ALVA, Inc., or their planning consultant following the meeting. She noted that she provided the proposed Goals, Objectives and Policies to Ruby Daniels and Jerry Murphy at the meeting in attempts to garner feedback and recommendations, but has not received any correspondence to date.

Following this overview, Ms. Megrath discussed the Consultant Team's progress is securing meetings with the Commissioners to discuss the upcoming Community Plan submittal. Ms. Megrath noted that the Consultant Team will meet with Commissioner Judah on September 28th and Commissioner Janes on October 6th.

Following this discussion, Ms. Megrath provided an update on the Small Town and Rural Area (StaR) grant. Ms. Megrath noted that the selection committee will be announcing the grant awards on October 1st and she will be providing an update following the announcement.

Following this discussion, there was no further business or comments. Nick Armeda moved to adjourn the meeting. Tom Mulling seconded the motion. The motion was approved unanimously. The meeting adjourned at approximately 3:00 p.m.

Thomas Mulling, II

Secretary

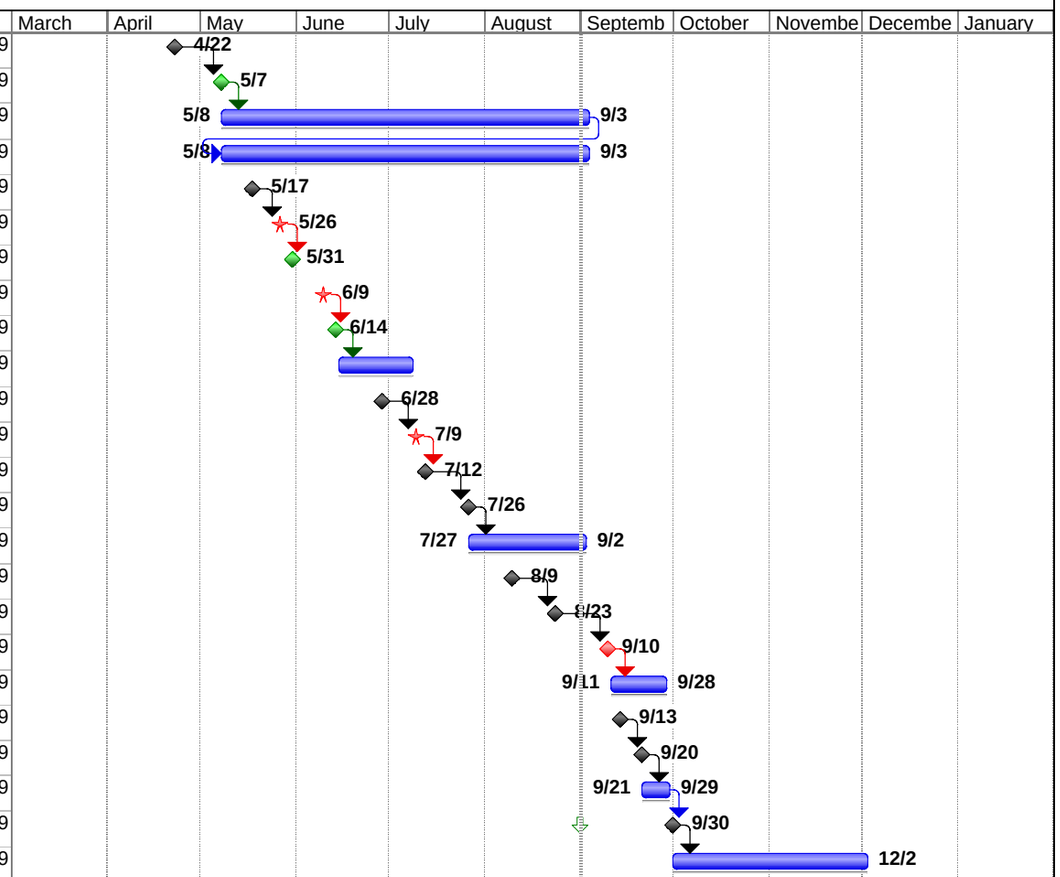
9/27/09

Date

Appendix B:
North Olga Community Planning Panel
Meeting Schedule

NORTH OLGA COMMUNITY PLAN
PROJECT SCHEDULE

ID	Task Name	Duration	Start	Finish
1	Project Initiation	1 day	Wed 4/22/09	Wed 4/22/09
2	Project Kick-Off Meeting	1 day	Thu 5/7/09	Thu 5/7/09
3	**DATA COLLECTION**	95 days	Fri 5/8/09	Thu 9/3/09
4	Individual Stakeholder Interviews	95 days	Fri 5/8/09	Thu 9/3/09
5	North Olga Community Planning Panel Meeting #1 - 2:00 p.m.	1 day	Sun 5/17/09	Sun 5/17/09
6	North Olga Community Outreach Meeting #1 - 7:00 p.m.	1 day	Tue 5/26/09	Tue 5/26/09
7	North Olga Community Planning Panel Meeting #2 - 2:00 p.m.	1 day	Sun 5/31/09	Sun 5/31/09
8	North Olga Community Outreach Meeting #2 - 7:00 p.m.	1 day	Tue 6/9/09	Tue 6/9/09
9	North Olga Community Planning Panel Meeting #3 - 2:00 p.m.	1 day	Sun 6/14/09	Sun 6/14/09
10	**PRODUCTION TIME**	19 days	Mon 6/15/09	Wed 7/8/09
11	North Olga Community Planning Panel Meeting #4 - 2:00 p.m.	1 day	Sun 6/28/09	Sun 6/28/09
12	North Olga Community Outreach Meeting #3 - 7:00 p.m.	1 day	Thu 7/9/09	Thu 7/9/09
13	North Olga Community Planning Panel Meeting #5 - 2:00 p.m.	1 day	Sun 7/12/09	Sun 7/12/09
14	North Olga Community Planning Panel Meeting #6 - 2:00 p.m.	1 day	Sun 7/26/09	Sun 7/26/09
15	**PRODUCTION TIME**	30 days	Mon 7/27/09	Wed 9/2/09
16	North Olga Community Planning Panel Meeting #7 - 2:00 p.m.	1 day	Sun 8/9/09	Sun 8/9/09
17	North Olga Community Planning Panel Meeting #8 - 2:00 p.m.	1 day	Sun 8/23/09	Sun 8/23/09
18	North Olga Community Outreach Meeting #4/Review of Draft Plan - 7:00 p.m.	1 day	Thu 9/10/09	Thu 9/10/09
19	Plan Revisions & Editing	14 days	Fri 9/11/09	Mon 9/28/09
20	North Olga Community Planning Panel Meeting #9 - 2:00 p.m.	1 day	Sun 9/13/09	Sun 9/13/09
21	North Olga Community Planning Panel Meeting #10 - 2:00 p.m.	1 day	Sun 9/20/09	Sun 9/20/09
22	PRODUCTION/COLLATE COMPREHENSIVE PLAN APPLICATION	7 days	Mon 9/21/09	Tue 9/29/09
23	**PROJECT DEADLINE - LEE COUNTY COMP PLAN APPLICATION SUBMITTAL**	1 day	Wed 9/30/09	Wed 9/30/09
24	Work with County staff through first Sufficiency	45 days	Thu 10/1/09	Wed 12/2/09



Project: PUBLIC OUTREACH SCHED
Date: Tue 9/1/09

Task | Progress | Summary | External Tasks | Deadline
Split | Milestone | Project Summary | External Milestone

***ALL MEETINGS WILL BE HELD AT THE NEW HOPE CHRISTIAN CHURCH OF NORTH FORT MYERS, 17181 TARPON WAY, NORTH FORT MYERS, FL 33917**

Appendix C

Community Outreach

Summary of Issues/Concerns Expressed By Participants

Issues/Concerns	Substance of Issues	How Concerns Are Addressed in the Plan or Why Concerns Are Not Addressed
Density /Land Use Changes	Several participants raised concerns regarding the potential for increased density and changes to the Future Land Use Map as a result of the North Olga Community Plan. Participants were largely concerned with preserving the rural character and preventing future development from occurring within the community plan study area, as well as northeastern Lee County as a whole.	The Plan directly addresses these concerns by not proposing any increased density/intensity within the study area or any land use changes. Additionally, the proposed Goals, Objectives and Policies strongly promote the preservation of the area's rural character. As discussed at the various Planning Panel and Community Outreach meetings, the intent of the Plan is not to allow, promote or request development within the community plan study area. Therefore, these concerns are adequately addressed in this Plan.
Protection of Wildlife	Participants raised concern regarding the natural environment within the community plan boundary, particularly the presences of endangered species, including the Florida Panther, Black Bear and Bald Eagle. This was a key topic of discussion at the third community outreach meeting, which featured speakers from the Florida Fish and Wildlife Conservation Commission (FWC).	The Planning Panel invited the FWC to conduct an independent review of the community plan study area and present their findings regarding environmentally sensitive areas and protected species within the proposed plan boundary. Their findings were presented at a community outreach meeting on July 9, 2009. These findings were later incorporated into the Plan. The Plan directly addresses participants concerns regarding wildlife through the incorporation of the Conservation Objective 36.8, provided in Section 4 of this Plan. The policies supporting this Objective are based upon the data and findings provided by the FWC and promote the preservation, protection and enhancement of the environmentally sensitive lands and wildlife communities within the study area.
North Olga Community Planning Panel's Position on North River Village	Participants raised concerns regarding certain North Olga Community Planning Panel member's position on the North River Village Comprehensive Plan Amendment.	These concerns are not directly addressed in the Community Plan, as the North River Village is a privately initiated amendment and has no bearing and/or impact on the development of the Plan. The North Olga Community Plan does not request increased density/intensity, nor does it promote any particular development within the study area. Furthermore, the Plan intentionally does not address any of the pending land use amendments or rezoning requests within the study are due to the sensitive nature of these projects and the simple fact that they are not approved by local government ,and therefore are not an existing condition that should be taken into account when developing a community plan.
North Olga is the same area as Alva	Some participants expressed concerns regarding the idea of a North Olga Community Plan in general. Their issue was that the area known as Alva was the same as North Olga and these communities share the same identity, values, history, etc...	The Plan directly addresses this concern. Throughout the development of the Plan the Consultant conducted numerous community meetings and individual stakeholder interviews, which indicated that the majority of residents within the study area believe that North Olga is a unique community that is different from Alva in terms of its history, character, attributes, and general location. Through the community outreach process it was clear that the bulk of local residents identify strongly with the North Olga Community and want to preserve and promote its unique identity. Objective 36.1 within Section 4 of this Plan speaks directly to this concern. Please also refer to the stakeholder questionnaires in Appendix D, as well as the North Olga petition following the Executive Summary for further evidence of this finding.

Print | Close Window

Subject: North Olga Community Plan Update
From: Land Planning Solutions <allison@lpsfl.us>
Date: Fri, Jul 24, 2009 2:32 pm
To: alexis@lpsfl.us

LAND PLANNING SOLUTIONS

North Olga Community Plan Update
July 2009

Greetings from **Land Planning Solutions, Inc.**,

You are receiving this email due to your interest/participation in the North Olga Community Planning process. Below is an update on our progress and upcoming events. **Land Planning Solutions, Inc. (LPS)** believes strongly in community consensus building. Your participation and feedback is greatly appreciated as we move through the planning process.

COMMUNITY PLAN DOCUMENTS FOR REVIEW

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All of the information available to date regarding the North Olga Community Plan is now posted on the Land Planning Solutions website. Please follow the link below to access meeting agendas, minutes, maps, and the project schedule.

North Olga Community Plan

STAKEHOLDER INTERVIEWS

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To date, **LPS** has conducted over twenty (20) one-on-one interviews with stakeholders, both within and outside of the proposed North Olga Community Plan Boundary.

If you are interested in participating in a one-on-one stakeholder interview to provide your comments and input for the North Olga Community Plan, please contact either Allison Megrath or Alexis Crespo at (239) 405-7983**.**

NEXT COMMUNITY OUTREACH MEETING

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Please mark your calendars for our fourth Community Outreach Meeting at 7:00 p.m. on Tuesday, September 1st at the New Hope Christian Church of North Fort Myers (17181 Tarpon Way, North Fort Myers, FL 34135).
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Subject: North Olga Community Plan Update
From: Land Planning Solutions <allison@lpsfl.us>
Date: Tue, Sep 01, 2009 8:07 am
To: alexis@lpsfl.us

LAND PLANNING SOLUTIONS

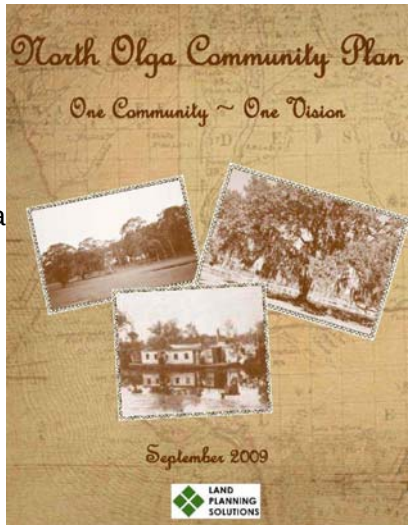
North Olga Community Plan Update
August 2009

Greetings from **Land Planning Solutions, Inc.**,

You are receiving this email due to your interest/participation in the North Olga Community Planning process. Below is an update on our progress and upcoming events. **Land Planning Solutions, Inc. (LPS)** believes strongly in community consensus building. Your participation and feedback is greatly appreciated as we move through the planning process.

COMMUNITY OUTREACH MEETING RESCHEDULED!

Please note that the fourth Community Outreach Meeting has been rescheduled to 7:00 p.m. on **Thursday, September 10th** at the New Hope Christian Church of North Fort Myers (17191 Tarpon Way, North Fort Myers, FL 33917).



At this meeting we will be presenting the draft North Olga Community Plan and taking comments and recommendations from the public regarding the Plan prior to submittal to Lee County Department of Community Development at the end of September.

Your input is valued and we look forward to seeing you there!

COMMUNITY PLAN INFORMATION AVAILABLE ONLINE

Detailed information regarding the North Olga community planning effort is available on the Land Planning Solutions' website via the link provided below. Viewers can

access North Olga Community Planning Panel minutes, Community Outreach meeting summaries, the project schedule, and mapping. The draft Goals, Objectives, and Policies will be available shortly, so please continue to check the site for updates.

http://www.landplanningsolutions.us/projects_highlights.html

CONTACT INFORMATION

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Please do not hesitate to contact us with any questions or concerns:

Phone: (239) 405-7983
Email: allison@lpsfl.us or alexis@lpsfl.us
Mailing Address: 28100 Bonita Grande Drive, Suite 302, Bonita Springs, FL 34135

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Appendix C:
North Olga Community Outreach
Printed and Posted Meeting Notices