North Olga Community Plan

One Community ~ One Vision



Updated March 2010

ensite

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Preface

This document consists of six (6) Sections and an Executive Summary. Section 1 is a general introduction to the North Olga Community and an overview of its key features and characteristics, including current conditions, environmental constraints, land use and zoning, development patterns and trends. This Section also includes an analysis of existing information available through various studies and plans. Section 2 provides an overview of the project, including the purpose of the North Olga Community Plan the public participation process involved in its formulation. Section 3 outlines the Vision and Guiding Principles for the North Olga Community planning effort, including the Community's guiding vision, core values and its "wish list" for future generations. The proposed North Olga Community Goal, Objectives 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 and consideration of possible financing methods. Finally, Section 6 houses the conclusion of this planning effort and steps that lie ahead for the North Olga Community.

SECRETS OF SUCCESSFUL COMMUNITIES

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

- **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

The preparation of the North Olga Community Plan ("the Plan") began by a request of a group of residents from the area in eastern 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 to ensure that the rural and agricultural character of the Community is preserved, and that both public and private land use decisions are consistent with the Community's vision for the future protection and enhancement of the area. The Plan also serves to engage the North Olga Community in the land development review process and ensure that future decisions involve input from the Community.

The Panel undertook great effort to create a highly participatory planning process. Citizens and stakeholders were engaged in the formulation of this vision and corresponding goal, objectives and policies. A total of four (4) community outreach meetings, ten (10) planning panel meetings and twenty-seven (27) stakeholder interviews were conducted prior to the submittal of this Plan. All meetings were advertised in the North Fort Myers Neighbor and were open to the public. Additionally, the Consultant Team distributed a monthly newsletter during the plan formulation to advise interested parties regarding upcoming meetings, as well as opportunities to provide input and review draft policies. The analysis and recommendations herein provide the framework for the future of North Olga. A detailed explanation of the community outreach program utilized through-out the preparation of the Plan is included in Section 2.

Through the process, it was made clear that 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
- Vast open space
- Environmental conditions
- Relationship to surrounding communities
- Relationship to Lee County Civic Center
- Rich history
- Agricultural traditions
- State Road 31 to the west
- Conservation 20/20 lands within its boundaries



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 rural character and agricultural heritage of the North Olga area must be reinforced through the community planning effort due to its importance to the Community's past, present and future. It is important for that rural character to be embraced, recognized and preserved to the greatest extent possible for the benefit of future generations.

The Plan recommends protection and enhancement of the Community, as defined in Figure 1.1.1: North Olga Community Plan Boundary. These enhancements include recommendations for community-specific design standards, increased opportunities of public participation in the land development review process, and support for continued agricultural operations. Recommendations were based on existing community characteristics, environmental conditions, existing and Future Land Uses, and opportunities for economic development and non-uses that support the rural community

In the plan formulation process, the North Olga Community Planning Panel and Consultant Team recognized that to look only at the study area would be shortsighted. Community-based planning efforts, particularly in the case of North Olga, should examine the long-range plan for the area found in the Lee Plan, as well as the established community planning efforts in close proximity to the study area, such as the Bayshore and Alva Community Plans.

Likewise, the effects of development in and around the study area will require continued consideration and close monitoring by the Panel in order to ensure the Community's vision and identity are protected. For example, the future widening of State Road 31 and the development of the Town of Babcock Ranch should be considered in future updates to the North Olga Community Plan depending on the evolution of these items. Such development must occur in a context that relates to the overall plan for the community. The ability of the residents of North Olga to work with their neighbors will be an important task in the future as development begins to occur to the north at Babcock Ranch.



Opportunities for public places such as parks, open space, community centers were also studied, as many residents feel this area is currently 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 farmers markets and festivals, except for privately owned lands. Limited public access to the Caloosahatchee River was a recurring comment at many of the Community Outreach Meetings and stakeholder interviews conducted during the preparation of this Plan. The identification of a location for a community park alongside this beautiful resource was identified as a strong recommendation within this study. While this goal may be difficult to implement, improved access to the River is a long-term goal shared by the Community in order to make better use of this celebrated resource.

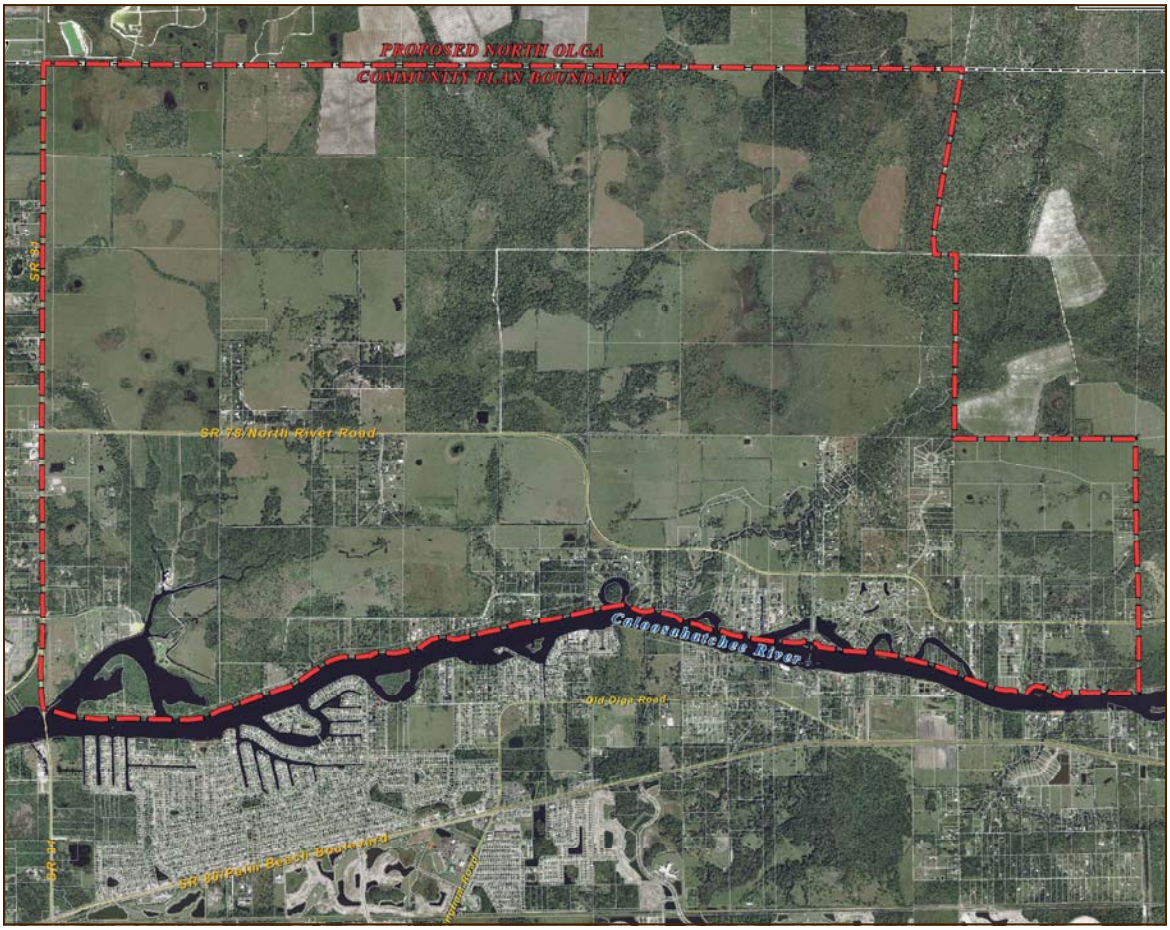
Section 1: Community Profile

This Section describes existing features in North Olga, including existing and future land use patterns, historical background, infrastructure, public services and environmental conditions. This data was derived from a variety of sources included Lee County studies and reports, Conservation 20/20 Land Program, Florida Fish & Wildlife Conservation Commission, as well as interviews with the public, elected officials, Lee County Planning staff and stakeholders.

1.1 Study Area Boundary

The North Olga Community is located north of the Caloosahatchee River and east of State Road 31. The proposed study area is bound to the south by the Caloosahatchee River, to the west by State Road 31, to the north by the Lee County/ Charlotte County line and to the east by the Bob Janes 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

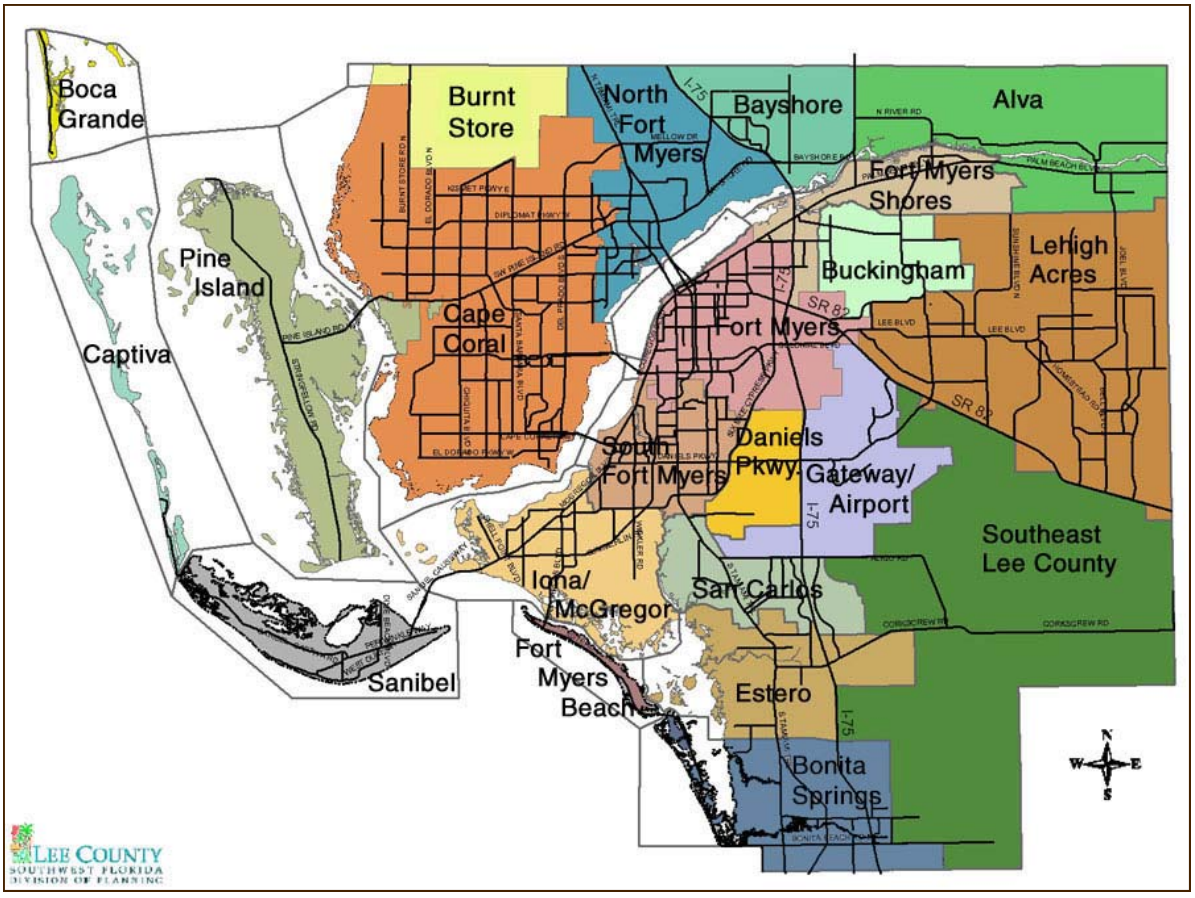


Source: GIS Solutions of Florida, LLC

The North Olga Community 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 Planning Community. While the terminology can be quite confusing, 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. 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.

The North Olga Community has created a plan that recognizes the community's location within the greater Alva Planning Community and that fits within the context of rural, eastern Lee County. The goal of this process is to recognize North Olga as a distinctive community with a differing historical background, characteristics, issues and concerns than currently represented in the Alva or Bayshore Community Plans. At the same time, the North Olga Community Plan cannot be in conflict with these plans, and will function in harmony with surrounding communities.

MAP 1.1.2: LEE COUNTY PLANNING COMMUNITIES



Source: Lee County Department of Community Development

1.2 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.

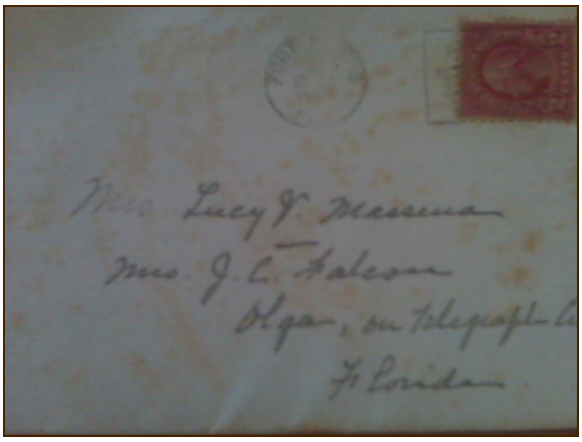
Its neighbor about seven miles to the west, Olga, was founded by Laughlin McNeil and A.T.G. Parkinson in 1884, and was named after a famous Russian princess. The first written record of both Alva and Olga appeared in the August 8, 1885 *Fort Myers Press.* Editor Stafford C. Cleveland wrote that "about 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 Hollingsworth ferry, where thousands of cattle crossed from the north side of the river en route to Punta Rassa for shipment to Key West and Cuba," according to Gonzalez's history.

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.

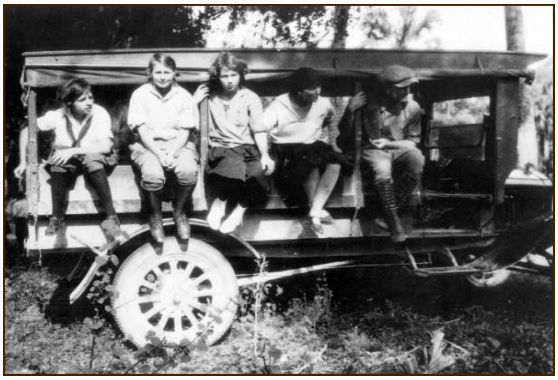
William F. "Willie" Wilson, would later build a home at Trout Creek. Wilson's family was a major player in the Olga community. His father, William Maynard Wilson and mother, Lillie E. Wilson, built a fine, two-story home of local pine in 1913 amidst a large orange grove on the south side of the river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

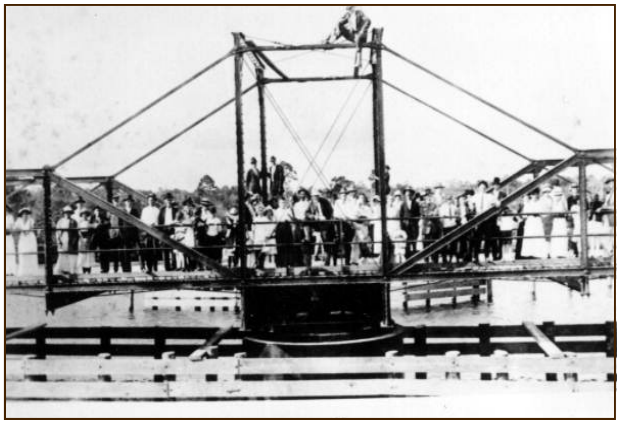
The communities of Olga, Upcohol and Idalia wanted another school, and a nice permanent one was finally erected in 1927 on the south side of the river, across the bridge on 2325 S. Olga Drive. In the throes of the Great Depression, it closed in 1938. It has since operated as a church and has been preserved 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 1950's. 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 uses. As shown in Table 1.3.1, 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.



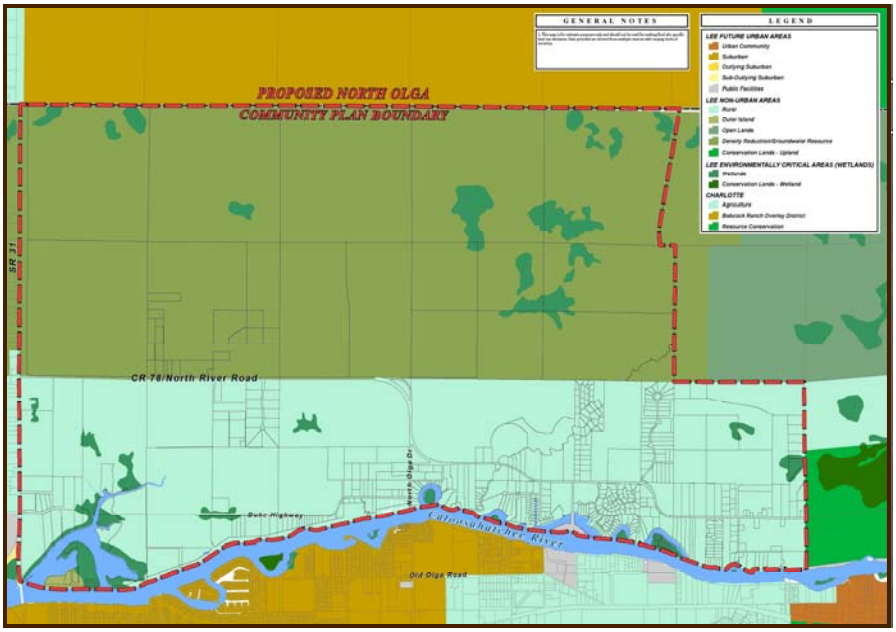
The remaining acreage within the Community consists of single-family residential land uses. Existing residential development is in the form of rural estates, ranging from one (1) acre to several hundred acres in size, as well as a large-lot subdivisions, such as Riverwind Cove, Telegraph Creek Estates and North River Oaks. The subdivisions are 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 1.3.1: 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
Agriculture	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 Future Land Use 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 1.3.2 below. Please also refer to Appendix A, which contains the Lee County Future Land Use Map for the study area.

Table 1.3.2: North Olga Future Land Use Inventory

Existing Land Use	Approximate Acreage	Percent of Total
Conservation Lands Upland	906	0
Density Reduction/Groundwater Recharge	1,738	54.6
Outer Island	12	0.2
Public Facility	1	0.1
Rural	396	39.2
Wetlands	285	4.2
Water/Undefined	41	1.7
Total	**11,930**	**100**

Source: GIS Solutions of Florida, LLC



North Olga has a strong rural history, however large development projects have been 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 have caused residents to desire higher standards for the form of development within the community in order to proactively combat sprawling development patterns. A common concern noted during the public participation process was that North Olga would eventually build-out in the form of one unit/per acre subdivisions following the rebound of the housing market and regional economic recovery.

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. It is very difficult to force property owners to stay in agriculture in order to preserve local food production needs. 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 prevailing development trends and globalization place strains on the continuation of viable agriculture within the study area, the North Olga Community has seen an emergence of niche and specialty farming practices, particularly mini horse and alpaca breeding, that can serve as new opportunities to preserve the agricultural heritage of North Olga. Additionally, through comments received during stakeholder interviews and community outreach meetings, it was clear that small-scale, community-based gardens were of interest to residents, both for local food production purposes, as well as for community interaction.

The State of Florida and North Olga Community recognize the importance of preserving rural and agrarian heritage; to that end, Objective 36.8 found in Chapter 4 of this plan presents specific policies to achieve this Objective.

1.5: Police & Fire Protection



The North Olga Community 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 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 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 for 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 is the Bob Janes Preserve, 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.

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.

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 is one (1) additional property within the study area that is 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 2,000 acres, or approximately one-fifth of the land area within the North Olga Community.

1.9: Caloosahatchee River

Historically, the emergence of the North Olga Community was closely linked to the community's geographic proximity to the Caloosahatchee River, the City of Fort Myers and other surrounding communities, such Alva and Olga. More than one hundred years ago, North Olga was an established village built around the business of ferrying cattle from Olga to north of the Caloosahatchee River.

Of particular interest to the Community is the Franklin Locks, the largest dam in South Florida, built at a cost of $3.6 million. The Locks stretches 340 feet across the Caloosahatchee and brings fresh water of Lake Okeechobee to Fort Myers. The Community strongly supports the protection, and perhaps more importantly, the improvement of the Caloosahatchee River. The River's historical, ecological and recreational value is a tremendous element for the future of North Olga. While there are 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

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 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 the need for enhanced, community-specific design standards, further involvement in the land development review process, support for local businesses that serve the rural community, including agriculture.

The Plan is long-range in nature and describes how the community would like to develop over the next twenty (20) years based on current conditions. The Plan serves to outline community values and create a strategic framework for future sustainability and the protection, improvement and enhancement of the Community. The purpose of the Plan is to protect the rural character and quality of life within of North Olga through the provision of orderly, coordinated and beneficial policies based on the following themes raised during the public participation process:

- Management/enhancement of residential development
- Promotion of vision and identity
- Management of future growth
- Economic development opportunities
- Quality of life
- Management/enhancement of commercial development
- Open space, parks and recreation
- Community center/focal points
- Promote community interaction and enhance community identity
- Roads and traffic
- Enhanced fire and police protection
- Infrastructure
- Public access & enhancement of Caloosahatchee River
- Protection of the environment
- Agriculture



2.2 The Planning Process

The Consultants entered this project with no pre-conceived knowledge of the area or ideas of how North Olga 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 ("NOCPP"). The NOCPP 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 NOCPP 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 NOCPP that there were more residents within North Olga who wanted their own voice through the community plan program rather than rest upon the representation of the Lee Plan and/or the adjacent community plans. 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 NOCPP served as the advisory board for the project and Land Planning Solutions, Inc., and later EnSite, Inc. served as the Consultant and facilitator for all meetings and coordination efforts. Prior to submittal of this Plan, the NOCPP 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. The Consultant Team 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 Consultant's website to make the information available to the public who might have been interested yet unable to attend the meetings in person. Additionally, 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, 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 final schedule has been provided in the Appendix B of the Plan. Below is a listing of the dates that the Planning Panel met prior to submittal of the Plan in September 2009, along with a brief summary of each meeting.

- **Panel Meeting #1 - 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.

- **Panel Meeting #2 - 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.

- **Panel Meeting #3 - 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.

- **Panel Meeting #4 - 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.

- **Panel Meeting #5 - 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.

- **Panel Meeting #6 - 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 American Planning Association.

- **Panel Meeting #7 - 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.

- **Panel Meeting #8 - 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.

- **Panel Meeting #9 - 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.

- **Panel Meeting #10 - 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 Community in the preparation of the Plan, assisting in the development of the Guiding Principles (outlined later in Section 3.2 of this document) andproviding 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 twenty-seven (27) 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 #1 - May 26, 2009**

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.

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.

Figure 2.3: North Olga Guiding Principles Prioritization

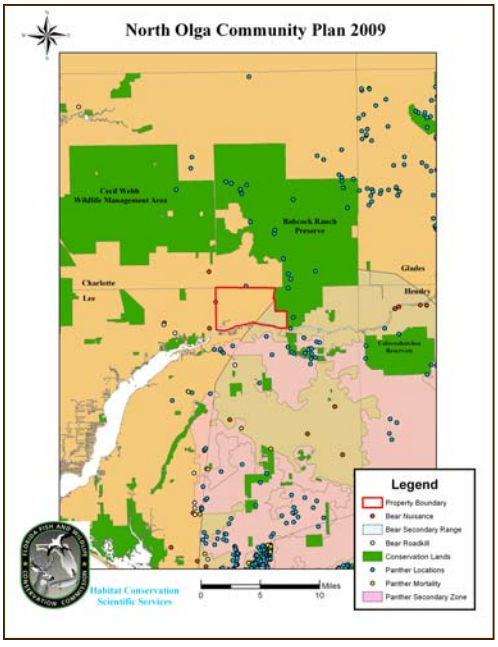
- **Management/Enhancement of Residential Development**
- **Promotion of Vision & Identity**
- **Management of Future Growth**
- **Economic Development Opportunities**
- **Quality of Life**
- **Management/Enhancement of Commercial Development**
- **Open Space & Parks**
- **Community Center/Community Focal Point**
- **Roads & Traffic**
- **Enhanced Fire & Police Protection**
- **Infrastructure**
- **Public Access & Enhancement of the Caloosahatchee River**
- **Protection of Environment**
- **Agriculture**

- **Community Outreach Meeting #2 - June 9, 2009**

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.

The Consultant Team 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 #3 - July 9, 2009**



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 Bob Janes Preserve 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 #4 - September 10, 2009**

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.



- **North Olga Community Day - February 20, 2010**

The NOCPP organized the 1st Annual North Olga Community Day on February 20th, 2010. The event was attended by more than 200 people from North Olga and surrounding communities and allowed the Panel and Consultant Team to discuss the Plan with members of the community that had not previously been engaged during the planning process. The Consultant Team was able to collect comments from residents and County Staff to further improve the Plan.

- **Stakeholder Interviews**

The Consultant 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 the Consultant Team., 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 regarding the Community. Some stakeholders opted to sign their comments, while others were more comfortable leaving their questionnaire anonymous.

The questionnaire was designed to solicit specific information about the interviewee, including where they lived, 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**

The Consultant Team contacted the Mr. Charles Gauthier, AICP, Director of Community Planning at the Department of Community Affairs (DCA) in order to gain preliminary feedback and recommendations early in the community planning process. DCA agreed to provide a courtesy review of the proposed North Olga Goals, Objectives and Policies and contribute their preliminary recommendations and suggestions. DCA noted that final comments and recommendations would be offered in the form of the Objections, Recommendations and Comments (ORC) Report following transmittal. On September 14, 2009, the Consultant received initial comments from DCA and incorporated those suggestions into the Plan. A copy of the comments received from Mr. Gauthier are included in Appendix F of this Plan.

- **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, particularly Agricultural Objective 36.8.

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

The Consultant Team 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

3.1: One Community ~ One Vision

Visioning is the process that defines the desired future 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, as well a proactively and appropriately plan for future growth within the area.

The North Olga Community Plan's Goal, Objectives and Policies (GOP') address preservation of the existing rural character and unique historical background that North Olga has retained through the years. The GOP's also speak to higher standards for future development in terms of landscaping, open space provisions, architecture and the protection of environmentally-sensitive lands. Additionally, it is the intent of the Plan to support economic development throughout the community including nature-based tourism and agricultural operations. 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 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

The following is a list of the top ten (10) Guiding Principles identified by the NOCPP and community members engaged through the planning process, as well as the specific comments receive from the public during the June 9th Community Outreach Meeting or through one-on-one interviews.

While some of the comments received may or may not be practical in terms of implementation or legality, these items have been included in this portion of the Plan in order to thoroughly and accurately depict the public comments received during the planning process. These concepts, desires and recommendations were further refined prior to development of the GOP's outlined in Section 4 of this Plan, and later refined through the Lee County sufficiency review process.

Guiding Principle No.1: Managing & Enhancing the Form of Residential Development

- Prevention against sprawling residential development patterns permitted under current Rural Future Land Use Designation & AG-2 zoning
- 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 opportunities: diverse – small lot, clustered units, accessory apartments, rental etc...
- Clustered development, increase open space
- Energy-efficient homes and neighborhood design
- Underground utilities, when financially feasible
- Design, architecture, landscape, design guidelines to protect rural character
- Attention to perimeters of communities, interface with public rights-of-way
- Incentives for enhanced residential developments – water conservation, energy efficient

Guiding Principle No. 3: Reinforce & Promote North Olga's Vision and Identity

- Create a Plan that addresses North Olga's uniqueness compared to surrounding communities (no commercial or downtown area, Rural & DR/GR Land Use, large tracts)
- "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
- Sensitive to North Olga's history
- Neighborliness, caring community





Guiding Principle No. 3: Manage Future Growth

- Maintain rural character
- No increase in density
- "Smart growth"
- Clustering of development to maximize open space
- Create quality growth/Not more of the same
- Planned enhancement to infrastructure
- Open mind/receptive to proposals based on merits in terms of design & protection of values
- Not speculative growth
- Incentivize/benefits to public with growth
- Quality Land Development Code Standards to address Community Vision
- Maintain green areas and ensure expansive areas of open space are preserved

Guiding Principle No. 4: Economic Development



- Create jobs
- Reduce carbon footprint, seek opportunities to serve community needs locally
- Balance jobs to housing – sustainable mix
- Economic opportunities on the river – marina
- Economic opportunities through agriculture & nature based tourism
- Allow for home occupations to support agricultural and rural-based enterprises
- Limitations on level of economic development in this area – has to fit with local character
- Diversification of economy – increased quality
- Wildlife concerns related to economic
- development of river
- Equestrian & river related economic development

Guiding Principle No. 5: Quality of Life

- Improved public facilities and resources
- 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 for local need in North Olga
- Trees, character, river, equestrian
- Animal underpasses
- Improve river quality

Guiding Principle No. 6: Commercial Development

- Set enhanced design guidelines to protect SR 31 (landscape, architecture, open space, etc…)
- Balanced with housing, proportionate to service rural community
- NOT strip commercial development
- "Old Florida" style to preserve heritage and Community's roots
- Location of commercial development should be pre-determined
- Encourage specific non-residential uses that support community, commercial stables, farmers market, etc...



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



- Preserve open space, accessible, public
- Protecting environmental areas
- Incentivize to create valuable open space regulations that speak to how the open space should be used
- Multi-purpose trails, including birding trails, separate horse trails from bike lanes for safety
- Firehouse
- Public linear trail along the River - coordination with SFWMD
- Blueways
- River and equestrian amenities
- Access to Conservation 20/20 lands where deemed appropriate by the Land Stewardship Plan

Guiding Principle No. 8 : Community Interaction



- River
- Meeting hall, recreation areas (well lit), play area, restrooms
- Multi-purpose use to best serve the Community
- Summer activities
- Place to socialize, hold celebrations
- Annual and semi-annual community events
- Children important to North Olga
- Incorporate museum to promote heritage

Guiding Principle No. 9: Roads & Traffic

- No widening of CR 78 into Alva – preserve their character
- Improvements need to consider wildlife corridors and habitat connectivity
- Coordinate with surrounding circulation patterns
- Design guidelines – can build 4-lane with rural character – rural cross sections
- Maximize trail opportunities but separate the uses
- Multipurpose: bicycle/pedestrian/equestrian
- Proactive not reactive in facilitating transportation issues/solutions
- Potential for Babcock development cannot be ignored
- Boat traffic/maximize boat usage, marina opportunities/planning
- Access new developments only from SR 31 only
- Plan aesthetic for SR 31 corridor, to the extent possible

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

- Public access to the river for recreational uses where deemed appropriate & where feasible
- Characteristics of the community's relationship to the river should be demonstrated
- River should be celebrated
- New development proposals adjacent to the Caloosahatchee should be encouraged to provide public access rather than prohibit use of the waterfront by the Community.

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, stakeholders 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.

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 and potential developers about the economic, social and environmental benefits of conservation and clustered neighborhoods, creating and promoting mixed-use and walkable communities, and the installation of better development practices in order to reduce opposition to sensible land use regulations and the continuation of sprawling land use patterns.

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 and protection of environmentally sensitive lands.

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. North River Road is a prime example of a roadway with rural character. It is precisely this type of character that the North Olga Community seeks to protect through this Plan.



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. To be clear, residential development does not mean more development, it simply means control/management of this type of development. The Community expressed concerns regarding sprawling, platted subdivisions that provided little to no public benefit or community amenities, that are currently allowed by right under the AG-2 zoning and Rural FLU. 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
- Community-wide incentives should accompany any new development proposals, in terms of design enhancements, recreational facilities, access to open space areas, etc...
- Flexible lot sizes for clustering

Guiding Principle No. 2: Develop a Vision & Identity

It was clear during stakeholder interviews conducted 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 Team 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 and abundance of large, contiguous areas of open space
- 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 Goal, Objectives and Policies.

Recommendations:

- Require higher standards in terms of open space, landscape buffers, architectural design, setbacks from fire dependent vegetation communities, etc...
- Require any new development exceeding a certain acreage to undergo the Planned Development rezoning process to allow input from the community through the public hearing process.
- 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 and agricultural 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 niche agricultural operations, stables, veterinary clinics, farmers markets, as well as nature-based tourism opportunities through the 20/20 lands, Caloosahatchee River and Regional Park, where deemed appropriate by those agencies.



- Create design standards for non-residential uses permitted under the existing zoning and Future Land Use Designations, in order to ensure protection of the rural character and natural beauty of the North Olga Community

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 Team, in conjunction with the Panel developed the following recommendations for continuation and preservation of these attributes.

Recommendations:

- Require higher standards for new development, particularly large-scale development proposals
- Active participation in the review and comment of proposed developments within the study area
- Create enhanced design standards pertaining to signage, architecture, and landscaping to preserve and enhance the community character
- Encourage public access to Caloosahatchee River, where appropriate.

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 agricultural and rural nature of the area. The majority of stakeholders expressed the potential future need for commercial uses along State Road 31, should the roadway be improved to 4 or 6 lanes. Stakeholders and members of the Panel noted this may be particularly appropriate if the roadway is widened due to the 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, other than those ancillary commercial uses that promote and preserve the rural and agricultural character of the Community. 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:

- Ancillary commercial uses that support the area's rural and agricultural character should be supported, including stables, produce stands/farmers markets, bed and breakfasts, veterinary clinics, etc...
- Create architectural design standards to ensure non-residential uses are developed in an attractive manner that is compatible with the community character
- Commercial uses are preferred in the form of a Planned Development and strip commercial along SR 31 or CR 78 should be prohibited.

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 the Bob Janes Preserve, 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:

- Encourage new development proposals to include expansive, contiguous areas of open space that protects high quality uplands & wetlands
- Where deemed appropriate by 20/20 Staff, encourage use of passive recreational opportunities within the Telegraph Creek Preserve
- Encourage any new development along the Caloosahatchee River to provide public access
- Encourage any new development along the River to maintain, and if possible, enhance the water quality
- Seek out opportunities to have a community recreational facility that can also serve as a hurricane shelter



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 address the rural character and consider rural cross sections, such as open swales and increased setbacks from the right-of-way
- Corridor management plan for State Road 31 or some form of collaborative public input from the Community during the roadway's enhancement planning phases
- 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 opportunities to collaborate on a Corridor Management Plan.

Guiding Principle No. 9: Community Center & Focal Points

Through the extensive public outreach conducted during the formulation of this Plan, The Consultant Team found that the Caloosahatchee River is viewed by the local residents as one of North Olga's key focal points, 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
- Public access to the river required for new development adjacent to river

4.2: Proposed Goal, Objective & 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 this area by providing greater opportunities for public participation in the land development review process. 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 Bob Janes Preserve to the east, and the Lee/Charlotte county-line to the north.

OBJECTIVE 36.1: COMMUNITY CHARACTER. Lee County will consider adoption of comprehensive plan policies, land development regulations, public improvements and other actions that will manage growth throughout the community while protecting and enhancing the character and aesthetic appearance of North Olga.

Policy 36.1.1: In order to protect the aesthetic qualities and preserve the natural and historic resources of the North Olga Community, new development will be encouraged to design clustered development areas to preserve large, contiguous tracts of open space, including high quality uplands/wetlands and environmentally sensitive lands.

Policy 36.1.2: The County will discourage the approval of any deviation from standards in the Lee County Land Development Code that would result in a degradation of landscaping, signage guidelines or compliance with any applicable architectural standards.

Policy 36.1.3: Within 18 months**,** Lee County will consider enhanced design, landscaping and architectural standards submitted by the North Olga Community for inclusion in Chapter 33 of the Lee County Land Development Code.

OBJECTIVE 36.2: RESIDENTIAL LAND USES. Lee County will protect and enhance the rural character of the North Olga Community by evaluating new development proposals based on adjacent uses, natural resource protection, site access, open space, enhanced landscaping, public infrastructure and other characteristics which promote and uphold the existing sense of community and historical 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 and protection of environmentally sensitive lands.

Policy 36.2.1: Any proposed residential development greater than or equal to 100 acres will require review through the Planned Development (PD) rezoning process.

Policy 36.2.4: Any proposed residential development within the North Olga Community that is adjacent to an existing large lot residential area will provide appropriate separation, such as a minimum lot size of one (1) unit per acre for any proposed lots abutting the perimeter of property line(s).

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 the rural character within the North Olga Community boundaries and to allow for those non-residential land uses that serve the rural community. County regulations will attempt to ensure that any future commercial development implements a unified and attractive design theme in terms of landscaping, architecture, lighting and signage.

Policy 36.3.1: Lee County will support ancillary commercial uses throughout the North Olga Community that promote the rural and agricultural character of the community, as otherwise allowed.

Policy 36.3.2: In order to maintain the rural and aesthetic value of the North Olga Community, proposed commercial development will utilize a consistent landscaping and architectural style for all buildings and will comply with all applicable design standards within Chapter 33 of the Land Development Code.

OBJECTIVE 36.4: ECONOMIC DEVELOPMENT. Lee County will encourage future economic development opportunities in the North Olga Community that identify and promote those elements of the Community that contribute to and preserve the rural and agricultural-based quality of life for the residents and surrounding communities.

Policy 36.4.1: Lee County will support the development of nature- and agriculturally-based tourism opportunities where appropriate throughout the community. These opportunities include but are not be limited to bird watching, equestrian facilities, kayaking/canoeing, and bed and breakfast establishments.

Policy 36.4.2: Lee County will facilitate appropriate access and use of Conservation 20/20 lands to support kayaking/canoeing, bird watching, hiking and other passive uses related to nature-based tourism. Recreational opportunities will be balanced with the protection of natural resources and will comply with the Land Stewardship Plan prepared by the Conservation 20/20 Land Program.

OBJECTIVE 36.5: TRANSPORTATION. All road improvements within the 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.

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.

Policy 36.5.2: Lee County and the appropriate state agencies will work with the citizen groups and civic organizations within the North Olga and Bayshore Communities to explore the feasibility and potential funding for planning and implementing 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, buffering standards, access management guidelines, street lighting, signage, sidewalks/pathways, bikeways, and effective pedestrian crossings.

OBJECTIVE 36.6: OPEN SPACE, RECREATION AND COMMUNITY FACILITIES. Lee County will facilitate appropriate public access to and the enjoyment of scenic, historic, recreational and natural resources in the North Olga Community including, but not limited to the Caloosahatchee River, Franklin Locks and Conservation 20/20 lands, Bob Janes Preserve and Caloosahatchee Regional Park.

Policy 36.6.1: Lee County will incorporate key linkages within the North Olga Community into the Greenway Master Plan. These linkages will serve the purpose of providing a meaningful trail network, which will include connections to public recreational areas and minimization of disturbance to wildlife habitats and natural systems.

Policy 36.6.2*:* Lee County will work with the North Olga Community and private landowners to identify opportunities for planning and enhancing public access to the Caloosahatchee River. This includes coordination with the South Florida Water Management District and the Conservation 20/20 Land Program to facilitate accessibility where deemed appropriate. Access to Conservation 20/20 lands will be in accordance with the Land Stewardship Plan.

Policy 36.6.3: Proposed Planned Developments adjacent to the Caloosahatchee River will be encouraged to provide public access to the River.

Policy 36.6.4: When the need for a community center within the North Olga Community is determined by the appropriate agencies, consideration of its construction for use as a hurricane shelter will be promoted.

OBJECTIVE 36.7: 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 36.7.1: Public access to the Caloosahatchee River will be balanced with protection and rehabilitation efforts, in order to preserve the River's natural features and function.

Policy 36.7.2: New development will be encouraged to maintain on-site native vegetation communities where feasible and appropriate.

Policy 36.7.3: Proposed Planned Developments will consider "Fire Wise" principles in their site design, including building orientation, access management, landscaping type and placement, and location of fire hydrants.

OBJECTIVE 36.8: AGRICULTURE. The North Olga Community will promote small and large-scale farming operations and alternative, agriculturally-based enterprises to sustain economically-viable agriculture, consistent with the Community's resource protection goals, in order to preserve the agricultural heritage of the North Olga Community.

POLICY 36.8.1: Lee County will promote the development and expansion of existing and new agricultural businesses, such as agri-tourism, development of specialty agricultural products, and niche farming activities to allow for continued large- and small- scale agricultural opportunities. Niche farming includes but is not limited to specialized crops and/or the breeding and raising of livestock for specialized markets.

POLICY 36.8.2: Where appropriate, Lee County will promote the use of public and private lands for community gardens and farms.

POLICY 36.8.3: New development proposals will be evaluated for compatibility with adjacent, existing small- and large-scale farming operations.

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 registrants with documentation regarding these pending amendments. This notice is a courtesy only and is not jurisdictional. Accordingly, the county's failure to mail the notice, or failure of a group to receive mailed notice, will not constitute a defect in the jurisdictional notice requirements 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 made available to the public. 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 documents to the Document Clearing House, or failure of the Document Clearing house to receive documents, will not constitute a defect in the jurisdictional notice requirements 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 will conduct one (1) public informational session 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.

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 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 specific characteristics of the individual Goal, Objective or Policy.

As a community plan for a rural area, the core recommendations focus on protection of the agricultural character, preservation of expansive open space, community form, transportation, and unique economic development opportunities. 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.



No recommendations or policies have been proposed that would call for changes to existing Future Land Use Patterns or Zoning Districts. However, some of the proposed policies will requires further analysis and action, such as Land Development Code text amendments for specific standards for the North Olga Community. Additional neighborhood and stakeholder participation will remain an integral part of the Implementation Strategy for the North Olga Community Plan. Opportunities to provide guidance for the future protection and enhancement of North Olga will be a priority for the Community and Planning Panel.

The following implementation chart 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: In order to protect the aesthetic qualities and preserve the natural and historic resources of the North Olga Community, new development will be encouraged to design clustered development areas to preserve large, contiguous tracts of open space, including high quality uplands/ wetlands and environmentally sensitive lands.	Educate the residents of North Olga as to the benefits of clustering development. Provide planning-related workshops.	NOCPP	Ongoing
Policy 36.1.2: The County will discourage the approval of any deviation from standards in the Lee County Land Development Code that would result in a degradation of landscaping, signage guidelines or compliance with any applicable architectural standards.	The NOCPP should remain involved in the approval process for future development within North Olga and be conscientious in terms of proposed deviations from the Lee County LDC.	NOCPP; Lee County Planning Department	Ongoing
Policy 36.1.3: Within 18 months**,** Lee County will consider enhanced design, landscaping and architectural standards submitted by the North Olga Community for inclusion in Chapter 33 of the Lee County Land Development Code.	The NOCPP should retain a Consultant to assist in the drafting of standards. The NOCPP should also establish an Architectural Review subcommittee to work with Planning Consultant in the preparation of the standards.	NOCPP	Establish Architectural Review sub-committee - Short term < year. Creation of standards - Medium term1 –3 years
RESIDENTIAL LAND USES	**RECOMMENDATION**	**RESPONSIBILTY**	**TIME FRAME**
Policy 36.2.1: Any proposed residential development greater than or equal to 100 acres will require review through the Planned Development (PD) rezoning process.		Lee County Planning Department	Ongoing
Policy 36.2.3: Proposed PDs will be encouraged to provide a mix of unit types and flexible lot sizes to allow for clustering, affordability, preservation of open space and diversity of choice within the community.	Educate the residents of North Olga as to the benefits of providing a range of housing types for social equity. Provide planning-related workshops.	NOCPP; Lee County Planning Department	Ongoing

RESIDENTIAL LAND USES	RECOMMENDATION	RESPONSIBILITY	TIME FRAME
Policy 36.2.4: Any proposed residential development within the North Olga Community that is adjacent to an existing large lot residential area will provide appropriate separation, such as a minimum lot size of one (1) unit per acre for any proposed lots abutting the perimeter of property line(s).	N/A	Lee County Planning Department	Ongoing
COMMERCIAL LAND USES	**RECOMMENDATION**	**RESPONSIBILTY**	**TIME FRAME**
Policy 36.3.1: Lee County will support ancillary commercial uses throughout the North Olga Community that promote the rural and agricultural character of the community, as otherwise allowed.	The NOCPP should establish a Marketing & Economic Development sub-committee. One responsibility of the committee should be to identify and target the commercial uses that would benefit and enhance the Community	NOCPP	Establish Marketing & Economic Development sub-committee - Short term < 1 year. & Ongoing
Policy 36.3.2: In order to maintain the rural and aesthetic value of the North Olga Community, proposed commercial development will utilize a consistent landscaping and architectural style for all buildings and will comply with all applicable design standards within Chapter 33 of the Land Development Code.	The NOCPP should retain a Consultant to assist in the drafting of standards. The NOCPP should also establish an Architectural Review & Design subcommittee to work with Planning Consultant in the preparation of the standards.	NOCPP; Lee County Planning Department	Establish Architectural Review sub-committee - Short term < year. Creation of standards - Medium term1 –3 years
ECONOMIC DEVELOPMENT	**RECOMMENDATION**	**RESPONSIBILTY**	**TIME FRAME**
Policy 36.4.1: Lee County will support the development of nature- and agriculturally-based tourism opportunities where appropriate throughout the community. These opportunities include but are not be limited to bird watching, equestrian facilities, kayaking/ canoeing, and bed and breakfast establishments.	The NOCPP should establish a Marketing & Economic Development sub-committee. A responsibility of the committee should be to identify and target the commercial uses that would benefit and enhance the Community.	NOCPP	Establish Marketing & Economic Development sub-committee - Short term < 1 year. & Ongoing
Policy 36.4.2: Lee County will facilitate appropriate access and use of Conservation 20/20 lands to support kayaking/canoeing, bird watching, hiking and other passive uses related to nature-based tourism. Recreational opportunities will be balanced with the protection of natural resources and will comply with the Land Stewardship Plan prepared by the Conservation 20/20 Land Program.	The NOCPP should provide input to Staff during the development of Land Stewardship Plans for preserves within the Community Boundary.	Lee County; 20/20 Conservation Land Program	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 Community.	The NOCPP should establish a Transportation sub-committee. One responsibility of the committee should be to track transportation improvements and make recommendations that would benefit and enhance the Community, where possible.	NOCPP	Establish Transportation sub-committee - Short term < 1 year. & Ongoing
Policy 36.5.2: Lee County and the appropriate state agencies will work with the citizen groups and civic organizations within the North Olga and Bayshore Communities to explore the feasibility and potential funding for planning and implementing 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, buffering standards, access management guidelines, street lighting, signage, sidewalks/pathways, bikeways, and effective pedestrian crossings.	The NOCPP should establish a Transportation sub-committee. One responsibility of the committee should be to track transportation improvements and make recommendations that would benefit and enhance the Community, where possible.	NOCPP in coordination with Lee County Staff and Florida Department of Transportation	Establish Transportation sub-committee - Short term < 1 year. & Ongoing
OPEN SPACE& RECREATION	**RECOMMENDATION**	**RESPONSIBILTY**	**TIME FRAME**
Policy 36.6.1: Lee County will incorporate key linkages within the North Olga Community into the Greenway Master Plan. These linkages will serve the purpose of providing a meaningful trail network, which will include connections to public recreational areas and minimization of disturbance to wildlife habitats and natural systems.	The NOCPP should establish an Open Space/ Conservation sub-committee. A responsibility of the committee should be to identify and target opportunities to create/enhance trail systems that would benefit and enhance the Community.	NOCPP	Establish Open Space sub -committee - Short term < 1 year. & Ongoing
Policy 36.6.2*:* Lee County will work with the North Olga Community and private landowners to identify opportunities for planning and enhancing public access to the Caloosahatchee River. This includes coordination with the South Florida Water Management District and the Conservation 20/20 Land Program to facilitate accessibility where deemed appropriate. Access to Conservation 20/20 lands will be in accordance with the Land Stewardship Plan.		NOCPP in coordination with Lee County Staff and SFWMD.	Ongoing

OPEN SPACE& RECREATION	RECOMMENDATION	RESPONSIBILTY	TIME FRAME
Policy 36.6.3: Proposed Planned Developments adjacent to the Caloosahatchee River will be encouraged to provide public access to the River.	N/A	Lee County Planning Department	Ongoing
Policy 36.6.4: When the need for a community center within the North Olga Community is determined by the appropriate agencies, consideration of its construction for use as a hurricane shelter will be promoted.	N/A	Lee County in conjunction with the SFWMD and ACOE	Ongoing
CONSERVATION	**RECOMMENDATION**	**RESPONSIBILTY**	**TIME FRAME**
Policy 36.7.1: Public access to the Caloosahatchee River will be balanced with protection and rehabilitation efforts, in order to preserve the River's natural features and function.	N/A	Lee County	Ongoing
Policy 36.7.2: New development will be encouraged to maintain on-site native vegetation communities where feasible and appropriate.	N/A	Lee County	Ongoing
Policy 36.7.3: Proposed Planned Developments will consider "Fire Wise" principles in their site design, including building orientation, access management, landscaping type and placement, and location of fire hydrants.	N/A	Lee County	Ongoing
AGRICULTURE	**RECOMMENDATION**	**RESPONSIBILTY**	**TIME FRAME**
POLICY 36.8.1: Lee County will promote the development and expansion of existing and new agricultural businesses, such as agri-tourism, development of specialty agricultural products, and niche farming activities to allow for continued large- and small- scale agricultural opportunities. Niche farming includes but is not limited to specialized crops and/or the breeding and raising of livestock for specialized markets.		Lee County	Ongoing
POLICY 36.8.2: Where appropriate, Lee County will promote the use of public and private lands for community gardens and farms.		Lee County & NOCPP	Ongoing
POLICY 36.8.3: New development proposals will be evaluated for compatibility with adjacent, existing small- and large-scale farming operations.		Lee County	Ongoing

PUBLIC PARTICIPATION	RECOMMENDATION	RESPONSIBILTY	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 registrants with documentation regarding these pending amendments. This notice is a courtesy only and is not jurisdictional. Accordingly, the county's failure to mail the notice, or failure of a group to receive mailed notice, will not constitute a defect in the jurisdictional notice requirements or bar a public hearing from occurring as scheduled.	N/A	Lee County Planning Department	Ongoing
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 made available to the public. 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 documents to the Document Clearing House, or failure of the Document Clearing house to receive documents, will not constitute a defect in the jurisdictional notice requirements or bar a public hearing from occurring as scheduled.	N/A	Lee County	Ongoing
POLICY 36.9.3: The owner or agent for any Planned Development request within the North Olga Community will conduct one (1) public informational session 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.	N/A	Lee County	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:
>
> - Waiver of license and permit fees
> - Exemption of sales made in the urban infill and redevelopment area from local option sales surtaxes imposed pursuant to s.212.055.
> - Waiver of delinquent local taxes or fees to promote the return of property to productive use.
> - Expedited permitting
> - Lower transportation impact fees for development which encourages more use of public transit, pedestrian, and bicycle modes of transportation.
> - Prioritization of infrastructure spending within the urban infill and redevelopment area.
> - 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 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 is give to TCSP funds that 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 and SR 31 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 enhanced design standards and requires larger developments to undergo the public hearing process, to allow the Community to provide their comments during the development review process in hopes of protecting the rural character of the area. The Plan also 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 amendments 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.

The North Olga Community is committed to preserving and protecting their area for future generations. This Plan represents the first step of many in this ongoing, arduous and rewarding process.

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 Liveable 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 Agriculture Future - Can It Be Saved? Tom Jerkins, PJ Van Blokland and Jackie White, University of Florida IFAS

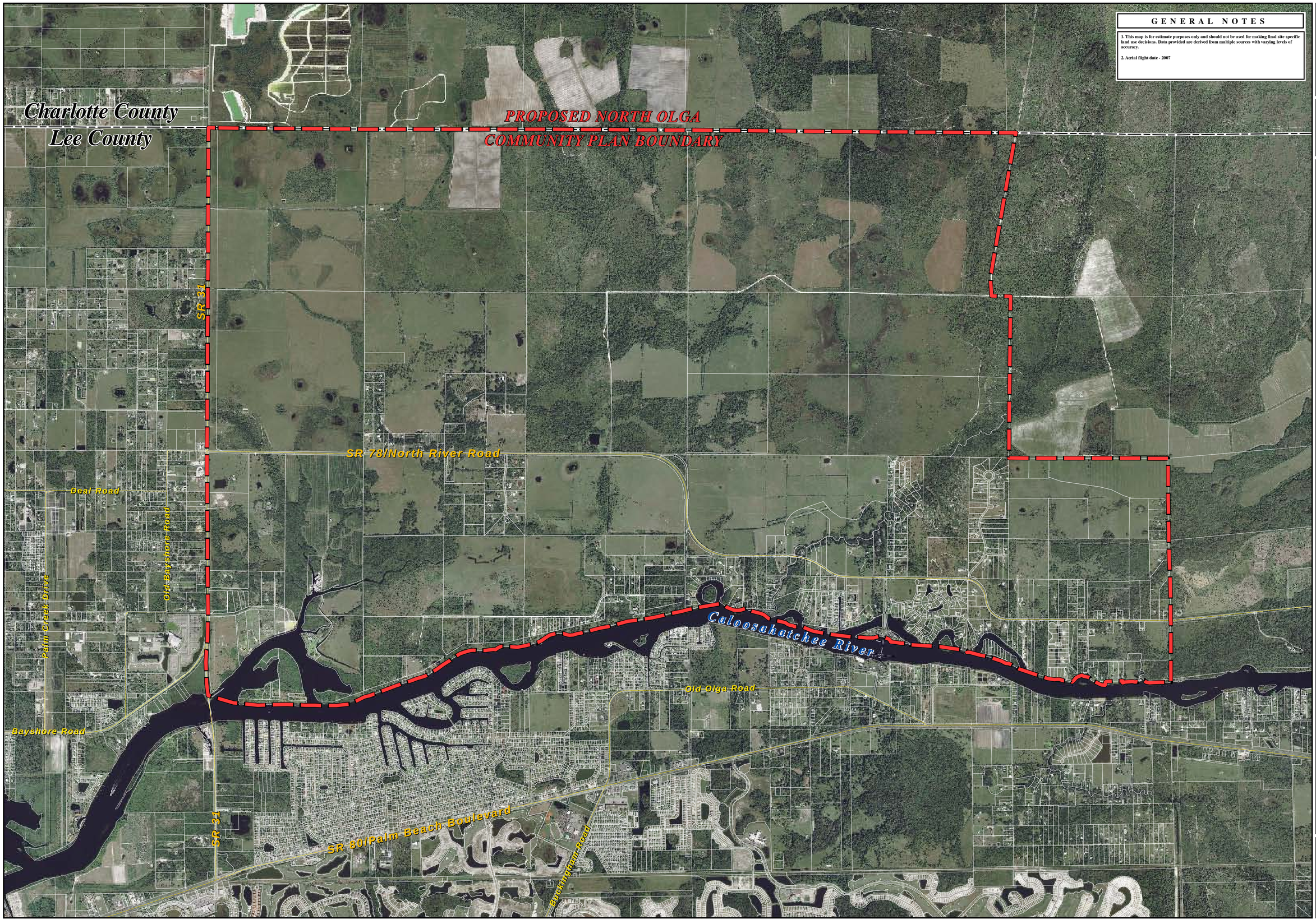
7. The History of North Olga, Cathy Chestnut

8. Sarasota Food Policy Council - www.http://sarasota.extension.ufl.edu/AG/agpolicy.shtml

Appendix A

Maps

CREATION DATE: 07/06/09



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

CREATION DATE: 07/06/09

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

- 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

Miles
0 0.125 0.25 0.5

CREATION DATE: 07/06/09

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

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Caloosahatchee River

Old Olga Road

Bayshore Road

SR 31

SR 80/Palm Beach Boulevard

Buckingham Road

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)

Prepared For:

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ZONING MAP

Proposed North Olga Community Plan

Miles
0 0.125 0.25 0.5

CREATION DATE: 07/06/09

Charlotte County

Lee County

PROPOSED NORTH OLGA COMMUNITY PLAN BOUNDARY

SR 31

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Deal Road

Old Bayshore Road

Palm Creek Drive

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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

LEE FUTURE URBAN AREAS
- Urban Community
- Suburban
- Outlying Suburban
- Sub-Outlying Suburban
- Public Facilities

LEE NON-URBAN AREAS
- Rural
- Outer Island
- Open Lands
- Density Reduction/Groundwater Resource
- Conservation Lands - Upland

LEE ENVIRONMENTALLY CRITICAL AREAS (WETLANDS)
- Wetlands
- Conservation Lands - Wetland

CHARLOTTE
- Agriculture
- Babcock Ranch Overlay District
- Resource Conservation

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FUTURE LAND USE

Proposed North Olga Community Plan

Miles
0 0.125 0.25 0.5

CREATION DATE: 07/06/09

PROPOSED NORTH OLGA COMMUNITY PLAN BOUNDARY

Charlotte County
Lee County

SR 31

CR 78/North River Road

North Olga Dr

Duke Highway

Caloosahatchee River

Old Olga Road

SR 80/Palm Beach Boulevard

Parcel ID	Owner's Name - 1	Owner's Name - 2	Site Address
1	BABCOCK PROPERTY HOLDINGS LLC		20000 SR 31
2	BABCOCK PROPERTY HOLDINGS LLC		ACCESS UNDETERMINED
3	BABCOCK PROPERTY HOLDINGS LLC		ACCESS UNDETERMINED
4	BABCOCK PROPERTY HOLDINGS LLC		ACCESS UNDETERMINED
5	LEE COUNTY		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		19400 N RIVER RD
12	BABCOCK PROPERTY HOLDINGS LLC		19251 N RIVER RD
13	BABCOCK LLOYD E		19251 N RIVER RD
14	BABCOCK PROPERTY HOLDINGS LLC		19251 N RIVER RD
15	WHEDA PARK LLC		ACCESS UNDETERMINED
16	WHEDA PARK LLC		ACCESS UNDETERMINED
17	WHEDA PARK LLC		ACCESS UNDETERMINED
18	SUTHERLAND ALAN C		19251 TURTLE RUN LN
19	SUTHERLAND ALAN C		19251 TURTLE RUN LN
20	HUNT JOSEPH C & JENNIE E		19251 TURTLE RUN LN
21	HUNT JOSEPH C & JENNIE E		19251 TURTLE RUN LN
22	FALLER DONALD L & MARCIA LE		19251 TURTLE RUN LN
23	SANDS JEFFREY J & MARCIA LE	LYNN DERALD JR LIV TST	19251 TURTLE RUN LN
24	SANDS JEFFREY J & MARCIA LE		19251 TURTLE RUN LN
25	LEE COUNTY	WILL TRUST 4 JT	19251 N RIVER RD
26	LEE COUNTY	WOLFE FRANK TRUST 1 ETAL	19251 N RIVER RD
27	SUMMERALL RANDALL E		19251 N RIVER RD
28	SUMMERALL CLYDE L & LINDA M		19251 N RIVER RD
29	SUMMERALL C L + LINDA M		19251 N RIVER RD
30	SNELL FRANK A TR	FOR TRUST DATED 5/5/78	19341 N RIVER RD
31	SNELL FRANK A TR		19341 N RIVER RD
32	WHEDA PARK LLC		19341 N RIVER RD
33	WHEDA PARK LLC		19341 N RIVER RD
34	WHEDA PARK LLC		19341 N RIVER RD
35	BABCOCK PROPERTY HOLDINGS LLC	WHEDA HPP RDN HW	19341 N RIVER RD
36	BABCOCK PROPERTY HOLDINGS LLC		20000 SR 31
37	BABCOCK PROPERTY HOLDINGS LLC		20000 SR 31
38	NORTH RIVER COMMUNITIES LLC		19199 SR 31
39	SINGLETARY STEVE R + WENDY		19200 SR 31
40	SHEPARD		19200 SR 31
41	SHEPARD		ACCESS UNDETERMINED
42	LUSTER JEFFREY B		19200 SR 31
43	LUSTER JEFFREY B		ACCESS UNDETERMINED
44	CSCHERNE PATRICK J	CSCHERNE RENEE TC	12190 OLD ROSES DR
45	CSCHERNE PATRICK J	CSCHERNE RENEE L TC	12170 OLD ROSES DR
46	CSCHERNE PATRICK J		12170 OLD ROSES DR
47	REED JOHN PAUL + MARY		12190 OLD ROSES DR
48	CSCHERNE PATRICK J	CSCHERNE RENEE L TC	12190 OLD ROSES DR
49	GRIESEMER MICHAEL + BECKY TR		12190 OLD ROSES DR
50	EATON		12200 SR 31
51	DUARDEN J WILLIAM + BRENDA TR	FOR DUARDEN TRUST	12190 OLD ROSES DR
52	VALENTE TODD C +	DALBERTO THOMAS N JT	12190 OLD ROSES DR
53	VALENTE TODD C +	DALBERTO STEPHEN J JT	12190 OLD ROSES DR
54	GRIESEMALL MICHAEL L + TRACY		12190 OLD ROSES DR
55	GRIESEMALL MICHAEL L + TRACY		12200 OLD ROSES DR
56	GRIESEMALL MICHAEL L + TRACY		12200 OLD ROSES DR
57	NORTH RIVER COMMUNITIES LLC		19251 OWL CREEK DR
58	RESOURCE CONSERVATION	PROPERTIES INC	19251 OWL CREEK DR
59	NORTH RIVER COMMUNITIES LLC		12200 N RIVER RD
60	NORTH RIVER COMMUNITIES LLC		19251 OWL CREEK DR
61	NORTH RIVER COMMUNITIES LLC		19251 OWL CREEK DR
62	NORTH RIVER COMMUNITIES LLC		19251 OWL CREEK DR
63	NORTH RIVER COMMUNITIES LLC		19251 OWL CREEK DR
64	NORTH RIVER COMMUNITIES LLC		19251 OWL CREEK DR
65	NORTH RIVER COMMUNITIES LLC		19251 OWL CREEK DR
66	NORTH RIVER COMMUNITIES LLC		19251 OWL CREEK DR
67	NORTH RIVER COMMUNITIES LLC		19251 OWL CREEK DR
68	NORTH RIVER COMMUNITIES LLC		19251 OWL CREEK DR
69	NORTH RIVER COMMUNITIES LLC		19251 OWL CREEK DR
70	VAN HORNE EUGENE L	FOR ELDRED CORP TRUST	19251 OWL CREEK DR
71	HENDIX BRUCE	EDWARD DANIELS ET JT	19341 N RIVER RD
72	HENDIX BRUCE		19341 N RIVER RD
73	SOUTH LA WATER MGMT DIST		12700 SR 31
74	RESOURCE CONSERVATION	PROPERTIES INC	HAVENS ISLAND
75	RESOURCE CONSERVATION	PROPERTIES INC	HAVENS ISLAND
76	RESOURCE CONSERVATION	PROPERTIES INC	HAVENS ISLAND
77	RESOURCE CONSERVATION	PROPERTIES INC	HAVENS ISLAND
78	RESOURCE CONSERVATION	PROPERTIES INC	HAVENS ISLAND
79	NORTH RIVER COMMUNITIES LLC		HAVENS ISLAND
80	RESOURCE CONSERVATION	PROPERTIES INC	HAVENS ISLAND
81	BRUCE LARRY E	GEROEKEVAN AGNES TC	ACCESS UNDETERMINED
82	TOT STATE OF FLORIDA		ACCESS UNDETERMINED
83	NORTH RIVER COMMUNITIES LLC		19251 OWL CREEK DR
84	SCHMIDT JAMES L + DIANE L		19134 OLEA VIW CT
85	NORTH RIVER COMMUNITIES LLC		19746 OLEA VIW CT
86	NORTH RIVER COMMUNITIES LLC		19858 OLEA VIW CT
87	NORTH RIVER COMMUNITIES LLC		19858 OLEA VIW CT
88	CURT LANE M TRUST	FOR LANE M CURT TRUST	19922 OLEA VIW CT
89	FIELDS BRUCE + BRUCE E		19922 OLEA VIW CT
90	SIERLA CLARENCE		19930 OLEA VIW CT
91	CULVER ROGER T + MELODY		19195 OLEA VIW CT
92	CULVER ROGER T + MELODY		19195 OLEA VIW CT
93	RODRIGUEZ CLAIRE L TR	FOR FLORA RODRIGUES TRUST	19195 OLEA VIW CT
94	PARKER SAMI		19180 OLEA VIW CT
95	PARKER SAMI		19180 OLEA VIW CT
96	WEISS TIMOTHY C + BEVERLY L		19200 OLEA VIW CT
97	BAKER IVAN T + ELIZABETH	FOR BAKER TRUST	19200 OLEA VIW CT
98	BAKER IVAN T + ELIZABETH		19200 OLEA VIW CT
99	LONGFELLOW ROBERT W + DARLA J		19200 OLEA VIW CT
100	LONGFELLOW ROBERT W + DARLA J		19200 OLEA VIW CT
101	PRITCHETT LYNNE K		19200 OLEA VIW CT
102	PRITCHETT LYNNE K	PRITCHETT LYNNE K WIN	19200 OLEA VIW CT
103	SOUTH LA WATER MGMT DIST		19251 N OLEA DR
104	SOUTH LA WATER MGMT DIST		19251 N OLEA DR
105	NORTH RIVER COMMUNITIES LLC		ACCESS UNDETERMINED
106	RIDGWEN DON S + MARGARET E		19946 SERENOA CT
107	RIDGWEN DON S + MARGARET E		19946 SERENOA CT
108	WILLIS PATRICK + PEGGY	FOR JESSE C HUNTER EST	19946 SERENOA CT
109	ESTATE LUDOVICO F + JILL E		19971 SERENOA CT
110	NORTH RIVER COMMUNITIES LLC		ACCESS UNDETERMINED
111	NORTH RIVER COMMUNITIES LLC		ACCESS UNDETERMINED
112	TOT STATE OF FLORIDA		ACCESS UNDETERMINED
113	BOROWSKI MARK J + LAURIE J		19946 SERENOA CT
114	BROWN DOUGLAS C + SANDRA H		19961 SERENOA CT
115	BROWN DOUGLAS C + SANDRA H		19961 SERENOA CT
116	FRAYSTEE RONALD + MELODY A		19966 SERENOA CT
117	RICE JAMES E + CINDY LEE		19966 SERENOA CT
118	RICE JAMES E + CINDY LEE		19966 SERENOA CT
119	CHASE HOME FINANCE LLC		19966 SERENOA CT
120	YATES DONALD C + KIMBERLY A		19972 SERENOA CT
121	CURT OLDING TR	FOR OLDING CURT TRUST	19951 N OLEA DR
122	CURT OLDING TR	FOR OLDING CURT TRUST	19951 N OLEA DR
123	CURT OLDING TR	FOR OLDING CURT TRUST	19951 N OLEA DR
124	CURT LANE M TRUST	FOR JAY JC CURT EST	19951 N OLEA DR
125	CURT LANE M TRUST	FOR OLDING CURT TRUST	19951 N OLEA DR
126	MULLINS THOMAS C + SHELBY C		ACCESS UNDETERMINED
127	HARGROVE JOHN E		19951 N OLEA DR
128	HARGROVE J + DEBRA A		19951 N OLEA DR
129	HEITLAND GARY J + DEBBIE J		19976 N OLEA DR
130	HEITLAND GARY J + DEBBIE J		19976 N OLEA DR
131	BEVERMAN PATRICIA ANN TERRELL		20011 N OLEA DR
132	WOLFF MARK A		19971 OLEA VIW CT
133	CORNELIUS ROBERT + JUDY JR		19951 OLEA VIW CT
134	WOLFF PAUL + MARK		19951 OLEA VIW CT
135	WOLFF PAUL + MARK		19951 OLEA VIW CT
136	SIMMONS TERRY L + DEBRA A		19731 OLEA VIW CT
137	MULLINS THOMAS C + CHERI S		19951 OLEA VIW CT
138	BERTRAND JOHN + JUDITH		19951 OLEA VIW CT
139	SOUTH LA WATER MGMT DIST		ACCESS UNDETERMINED
140	SMADERS SCOTT C + DONNA C		19951 OLEA VIW CT
141	SMADERS SCOTT C + DONNA C		19951 OLEA VIW CT
142	RONCO LAWRENCE S + GRACE		19949 OLEA VIW CT
143	RONCO SANDRA		19949 OLEA VIW CT
144	SOUTH LA WATER MGMT DIST	GUSTINA CARI TC	19949 OLEA VIW CT
145	SOUTH LA WATER MGMT DIST		ACCESS UNDETERMINED
146	SMITH JAMES E TR ETAL	FOR JAMES E SMITH TRUST	19795 OLEA VIW CT
147	SOUTH LA WATER MGMT DIST		19795 N OLEA DR
148	SOUTH LA WATER MGMT DIST		19795 N OLEA DR
149	MUSCO FRANK + ROSE MARIE		19747 N OLEA DR
150	BLANTON LARRY W + TERRILYN TR	FOR LARRY W + TERRILYN BLANTON TRUST	19747 N OLEA DR
151	BLANTON LARRY W + TERRILYN TR		19747 N OLEA DR
152	NELSON ROBERT W +	PARSON JUDITH S JT	19749 N OLEA DR
153	SOUTH LA WATER MGMT DIST		19749 N OLEA DR
154	WHITE EARL C & LILLIE M		19749 N OLEA DR
155	SOUTH LA WATER MGMT DIST		19749 N OLEA DR
156	SOUTH LA WATER MGMT DIST		ACCESS UNDETERMINED
157	DELAMARA AMY + REGINALD		19731 TERRILL DR
158	YOUNG ROBERT		19731 TERRILL DR
159	YOUNG ROBERT		19731 TERRILL DR
160	WARNER LLC		19731 TERRILL DR
161	SUMMERALL CLYDE L + LINDA M		19731 TERRILL DR
162	DAWSON WALTER		ACCESS UNDETERMINED
163	DAWSON WALTER	BRUCE F HERP TRUST 1/2TN + KEFF MARIE A TR FOR MARIE A HEPP TRUST	19731 TERRILL DR
164	CZWALSKI DOUGLAS + JACQUELYN		19691 TERRILL DR
165	BROOKMAN THOMAS E		19691 LITTER WATER WAY
166	BROOKMAN THOMAS E	FOR NANCY A FLANNIA TRUST	19691 LITTER WATER WAY
167	YOHN FREDERICK A +		19699 OLAWOOD DR
168	JOHNSON RENEE M		19699 OLAWOOD DR
169	JOHNSON RENEE M		19699 OLAWOOD DR
170	CROSS JAMES A		19699 OLAWOOD DR
171	TAYLOR MARK + TRACY	CHAPMAN RICHARD JT	19715 OLAWOOD DR
172	TAYLOR MARK + TRACY		19715 OLAWOOD DR
173	MARKHART G RICHARD TR		19729 OLAWOOD DR
174	MARKHART G RICHARD TR		19729 OLAWOOD DR
175	HAYES LARRY A		19729 OLAWOOD DR
176	HAYES LARRY A	RUSSELL DEBORAH S JT	19729 OLAWOOD DR
177	ANTONY THANCIA PAUL + RUTH S	FOSTER JANET D WIN	19845 OLAWOOD DR
178	BROOKMAN CHAD J		19845 LITTER WATER WAY
179	BROOKMAN CHAD J		19845 LITTER WATER WAY
180	WONDERLICH RICHARD + SUSAN C		19199 N RIVER RD
181	BROWN SCOTT C + MELINDA		19199 N RIVER RD
182	BROWN SCOTT C + MELINDA		19151 TERRILL DR
183	BARDEN BETTY J JR		19151 TERRILL DR
184	BARDEN BETTY J JR	BENNETT SUSIE HW	19151 TERRILL DR
185	BARDEN ROBERT W + AMANDA L		19151 TERRILL DR
186	BARDEN ROBERT W + AMANDA L		19151 TERRILL DR
187	MALABRIGO TEODORO OREA	ESTATES LLC	ACCESS UNDETERMINED
188	MALABRIGO TEODORO OREA	ESTATES LLC	ACCESS UNDETERMINED
189	RYAN EUGENE +		19151 N RIVER RD
190	ROBERSON STEPHEN M TR	FOR STEPHEN M ROBERSON TRUST	19151 N RIVER RD
191	BARNES RICHARD +		19151 N RIVER RD
192	BARNES RICHARD +		19151 N RIVER RD
193	ROBERSON MICHAEL TR +	ROBERSON STEPHEN TR FOR LIFE TRUST	19951 N RIVER RD
194	ROBERSON MICHAEL TR +	ROBERSON STEPHEN TR FOR LIFE TRUST	19951 N RIVER RD
195	LEWIS MICHAEL S + PAMELA E		19951 N RIVER RD
196	LEWIS MICHAEL S + PAMELA E		19951 N RIVER RD
197	ESTATES LLC		19951 N RIVER RD
198	MALABRIGO TEODORO OREA	ESTATES LLC	19951 N RIVER RD
199	HELLER ALAN D +	HELLER MARY JO TR	20156 N RIVER RD
200	HELLER ALAN D +	HELLER FINAL 1/2 WD	20156 N RIVER RD
201	OAC HOLDINGS LLC		19861 RIVERCREST CT
202	OAC HOLDINGS LLC		19861 RIVERCREST CT
203	ALPERN GLENN A MD		19861 RIVERCREST CT
204	SOUTH LA WATER MGMT DIST		ACCESS UNDETERMINED
205	SOUTH LA WATER MGMT DIST		ACCESS UNDETERMINED
206	BELLA PAUL A + GOMS		19895 RIVERCREST CT
207	BELLA PAUL A + GOMS		19895 RIVERCREST CT
208	GAZIO GEORGE R + CHARLE E		19895 RIVERCREST CT
209	GAZIO GEORGE R	CASE NICOLE TC	19895 RIVERCREST CT
210	GAZIO GEORGE R		19895 RIVERCREST CT
211	GARCIA MANUEL + LORI M		19951 RIVERCREST CT
212	GARCIA MANUEL + LORI M	OLIVEIRA MAE ELISANDRA HW	19951 RIVERCREST CT
213	GAZIO GEORGE R	CORNEER WAYNE TC	ACCESS UNDETERMINED
214	GAZIO GEORGE R	CORNEER WAYNE TC	19975 N RIVER RD
215	GAZIO GEORGE R		19975 N RIVER RD
216	HANNAHOE JEFFREY T + TINA M		19991 RIVERCREST CT
217	HANNAHOE JEFFREY T + TINA M		19991 RIVERCREST CT
218	WEISS TIMOTHY C + BEVERLY L		19994 RIVERCREST CT
219	WEISS TIMOTHY C + BEVERLY L		19994 RIVERCREST CT
220	SAVIS DONALD F + BRENDA S		19151 WATER CLOUD PL N
221	SAVIS DONALD F + BRENDA S		19151 WATER CLOUD PL N
222	SAVIS DONALD F + BRENDA S		19151 WATER CLOUD PL N
223	WEISS TIMOTHY C + BEVERLY L		19151 WATER CLOUD PL N
224	WEISS TIMOTHY C + BEVERLY L		19151 WATER CLOUD PL N
225	CONNELL JAMES E + DEBORAH		19151 WATER CLOUD PL N
226	ALEXANDER RONALD RAY + LEE ANN		19151 WATER CLOUD PL N
227	ALEXANDER RONALD RAY + LEE ANN		19151 WATER CLOUD PL N
228	JAMES LYNN M + JOANNE		19151 WATER CLOUD PL N
229	JAMES LYNN M + JOANNE		19151 WATER CLOUD PL N
230	HUNTER ROBERT		19151 WATER CLOUD PL N
231	ALEXANDER RONALD RAY + LEE ANN	COLLIS DANIEL JJS INT TIC	19151 WATER CLOUD PL N
232	DEVLIN PETER		19151 WATER CLOUD PL N
233	DEVLIN PETER		19151 WATER CLOUD PL N
234	HUTCHESON KENNETH + JUNE		19151 WATER CLOUD PL N
235	HUTCHESON KENNETH + JUNE		19151 WATER CLOUD PL N
236	BLANCHARD PAUL + JANICE N	HERWITZ VIRGINIA	19151 WATER CLOUD PL N
237	BLANCHARD PAUL + JANICE N		19151 WATER CLOUD PL N
238	ADAMS JOHN +	FORD STEVEN WIN	19151 WATER CLOUD PL N
239	ADAMS JOHN +		19151 WATER CLOUD PL N
240	SERELLA ANTHONY N		19151 WATER CLOUD PL N
241	SERELLA ANTHONY N		19151 WATER CLOUD PL N
242	CUNNINGHAM MICHAEL + TRACY		19151 WATER CLOUD PL N
243	CUNNINGHAM MICHAEL + TRACY		19151 WATER CLOUD PL N
244	VALLI ROBERT		19151 WATER CLOUD PL N
245	LAUGE LAURIE E	LAUGE LAURIE E C/O TOD FOR LAURIE E LAUGE TRUST	19151 WATER CLOUD PL N
246	CHRISTOPHER DANA		19151 WATER CLOUD PL N
247	CHRISTOPHER DANA		19151 WATER CLOUD PL N
248	LAKE DARIN + MOHAMMED		19915 WATER CLOUD PL N
249	LAKE DARIN + MOHAMMED		19915 WATER CLOUD PL N
250	MORELLI JACQUELINE	MORELLI JACQUELINE HW	19915 WATER CLOUD PL N
251	SWEYER L JR & R KATHLEEN S		19195 WATER CLOUD PL N
252	SWEYER L JR & R KATHLEEN S		19195 WATER CLOUD PL N
253	MYERS JAMES + BRYANT		19195 WATER CLOUD PL N
254	BAUER LAWRENCE F + SHARON A		19195 WATER CLOUD PL N
255	BAUER LAWRENCE F + SHARON A		19195 WATER CLOUD PL N
256	UNITED STATES OF AMERICA		19511 S PALMILLA CLUB RD
257	UNITED STATES OF AMERICA		19511 S PALMILLA CLUB RD
258	BEARD WILLIAM D + AMANDA S	SMITH WALLACE H + CHRISTINE A JT	19511 S PALMILLA CLUB RD
259	MCKEE WALTER E JR + RACHEL TR		19551 TELEGRAPH CREEK LN
260	MCKEE WALTER E JR + RACHEL TR		19551 TELEGRAPH CREEK LN
261	MYRTZ CLINT		19641 TELEGRAPH CREEK LN
262	SHEPHERD JAMES + CHRISTINE		19641 TELEGRAPH CREEK LN
263	STANSELL WILLIAM D + CAROLE A		19641 TELEGRAPH CREEK LN
264	STANSELL WILLIAM D + CAROLE A		19641 TELEGRAPH CREEK LN
265	WOOLSTON SCOTT C + KATHLEEN S		19641 TELEGRAPH CREEK LN
266	WOOLSTON SCOTT C + KATHLEEN S		19641 TELEGRAPH CREEK LN
267	CRIPPEN JOSEPH D + CHRISTINE		19641 TELEGRAPH CREEK LN
268	CRIPPEN JOSEPH D + CHRISTINE		19641 TELEGRAPH CREEK LN
269	WOOLSTON SCOTT C + KATHLEEN S		19641 TELEGRAPH CREEK LN
270	WOOLSTON SCOTT C + KATHLEEN S		19641 TELEGRAPH CREEK LN
271	TELLONG GARY + CYNTHIA	FOR WILLIAM + ANN ME STRASBERG TRUST	19731 CREEK BRIDGE CT
272	LANGELLA WILLIAM D + DEBRA A	FOR LANGELLA TRUST	19731 CREEK BRIDGE CT
273	MOORE FRANK R		19851 CREEK BRIDGE CT
274	JONES WILLIAM E + SHANNON		19851 CREEK BRIDGE CT
275	TELEGRAPH CREEK EST PROPERTY	OWNERS ASSN INC	19851 CREEK BRIDGE CT
276	TELEGRAPH CREEK EST PROPERTY		19851 CREEK BRIDGE CT
277	MAX JOHN M		19891 TELEGRAPH CREEK LN
278	VANDERWERKEN ANN K		19891 TELEGRAPH CREEK LN
279	LANE DONALD C + LINDA L		19931 RIVERVIEW CT

Parcel ID	Owner's Name - 1	Owner's Name - 2	Site Address
280	LARUE JAMES D + MARGARET A TR	FOR JAMES DARLAND + MARGARET A LARUE TRUST	19991 BRIDGE WOOD CT
281	LARUE JAMES D + MARGARET A TR	FOR JAMES DARLAND + MARGARET A LARUE TRUST	19991 BRIDGE WOOD CT
282	MCCLURE JOE C TR		19991 BRIDGE WOOD CT
283	SITTON GARY		19991 BRIDGE WOOD CT
284	GUARDIANSHIP OF REGOLY M		19991 BRIDGE WOOD CT
285	MCCLURE JOE C TR		19999 CREEK BRIDGE LN
286	ADAMS DEVLENE M TC	ADAMS DEVLENE M TC	20731 BRIDGE WOOD CT
287	MINK JOHN M		19891 TELEGRAPH CREEK LN
288	MINK JOHN M		19891 TELEGRAPH CREEK LN
289	WADELLEO KEVIN + STORMI JEAN		19851 TELEGRAPH CREEK LN
290	WADELLEO KEVIN + STORMI JEAN	PATTEN DEBRA L TC	19851 TELEGRAPH CREEK LN
291	EVAN BURTON + MARY		19851 TELEGRAPH CREEK LN
292	EVAN BURTON + MARY		19851 TELEGRAPH CREEK LN
293	KOSTER SUSAN		19851 TELEGRAPH CREEK LN
294	KOSTER SUSAN		19851 TELEGRAPH CREEK LN
295	BASTIANINI JACK		19851 TELEGRAPH CREEK LN
296	BASTIANINI JACK		19851 TELEGRAPH CREEK LN
297	FAITHE LARRY N + LA RAE A TR	FOR LARRY N + LA RAE A FAITHE TRUST	19850 TELEGRAPH CREEK LN
298	FAITHE LARRY N + LA RAE A TR	SHOLINO DENA S WW	19850 TELEGRAPH CREEK LN
299	FAITHE LARRY N + LA RAE A TR		19850 TELEGRAPH CREEK LN
300	MATTHEWS BRIAN W + LISA S		19850 TELEGRAPH CREEK LN
301	MATTHEWS BRIAN W + LISA S		19850 TELEGRAPH CREEK LN
302	HOUSTON DAVID + GUNTER M		19850 TELEGRAPH CREEK LN
303	HOUSTON DAVID + GUNTER M	FOR MICHAEL H TOTTI DAVID TRUST	19850 TELEGRAPH CREEK LN
304	LANGE CHRISTINE	FLINT LIVING CHRISTINE TR	19850 TELEGRAPH CREEK LN
305	LANGE CHRISTINE T		19850 TELEGRAPH CREEK LN
306	LONGNECKER JAMES F + KATHRYN K		19298 TELEGRAPH CREEK LN
307	LANGE CHRISTINE T		19850 TELEGRAPH CREEK LN
308	BARNES ROBERT E + SANDRA K		19791 N RIVER RD
309	BAY HOLDINGS LLC		19791 PLAN NEEDED
310	RIVER RUN HOMEOWNERS ASSN INC	ASSN INC	19791 RIVER RUN DR
311	ELKINS DOUGLAS W TR	FOR DOUGLAS E ELKINS TRUST	19250 FOREST WEST CT
312	LUCA SUYAMADA F + GUNNAR		19266 FOREST WEST CT
313	LUCA SUYAMADA F + GUNNAR		19266 FOREST WEST CT
314	LOWTHER THEODORE E + VIRGINIA		19286 FOREST WEST CT
315	KOWALCZYK DAVID + KATHLEEN ER		19286 FOREST WEST CT
316	KOWALCZYK DAVID + KATHLEEN ER		19286 FOREST WEST CT
317	HALEY ELLEN M + TRACY A		19731 RIVERVIEW CT
318	HALEY ELLEN M + TRACY A		19731 RIVERVIEW CT
319	BOND CALVISON V JR		LAND
320	BOND CALVISON V JR		19731 RIVERVIEW CT
321	BOND CALVISON V JR		19731 RIVERVIEW CT
322	WILSON GEORGE + JACQUELINE LE		19942 DAYVIEW DR
323	WILSON GEORGE + JACQUELINE LE		19942 DAYVIEW DR
324	SHEPHERD MARC L + DOLORES T		19946 DAYVIEW DR
325	SHIRY RICHARD L + STELLA M		19946 DAYVIEW DR
326	SHIRY RICHARD L + STELLA M	WOODRUFF GWENDOLYN S WW	19946 DAYVIEW DR
327	COOK WILLIAM D + DONNA L TR	FOR WILLIAM DONALD COOK TRUST 1/2 + FOR DONNA L COOK TRUST 1/2	19970 DAYVIEW DR
328	MORRISON LINDA S		19970 DAYVIEW DR
329	LANGELLA RICHARD J + MARGARET		19970 DAYVIEW DR
330	LANGELLA RICHARD J + MARGARET		19970 DAYVIEW DR
331	LARUE SUSAN		19930 DAYVIEW DR
332	LARUE SUSAN		19930 DAYVIEW DR
333	BARNEY JAMES A TR +	MERCANTILE BANK TR FOR GABRIELA KRACKOVA BARNEY TRUST	19930 DAYVIEW DR
334	BARNEY JAMES A TR +		19930 DAYVIEW DR
335	FLORIDA COMMUNITY BANK		19931 DAYVIEW DR
336	FLORIDA COMMUNITY BANK		19931 DAYVIEW DR
337	ESTATE OF REGOLY M (DEC'D)		19931 DAYVIEW DR
338	ESTATE OF REGOLY M (DEC'D)		19931 DAYVIEW DR
339	ESTATE EUGENE C + DONALD L		19945 DAYVIEW DR
340	LAKE		LAKE
341	BOND CALVISON V JR		19731 RIVERVIEW CT
342	BARNEY JAMES A TR +	MERCANTILE BANK TR FOR GABRIELA KRACKOVA BARNEY TRUST	19930 DAYVIEW DR
343	BARNEY JAMES A TR +		19930 DAYVIEW DR
344	BARNEY SUSAN K + CECIL R		19930 DAYVIEW DR
345	TORN DONALD L + DENISE D		19930 RIVERVIEW CT
346	BARNEY JAMES A TR +	MERCANTILE BANK TR FOR GABRIELA KRACKOVA BARNEY TRUST	19930 RIVERVIEW CT
347	DAVIS DAVID + DIANA		19930 RIVERVIEW CT
348	LANE DONALD C + LINDA L	FOR BRUCE J IVAR TRUST	19931 RIVERVIEW CT
349	LANE DONALD C + LINDA L		19931 RIVERVIEW CT
350	JOHNSON SCOTT C	JOHNSON GINNY TC	19931 RIVERVIEW CT
351	BROOKMAN THOMAS E		19931 RIVERVIEW CT
352	BOND CALVISON V JR		19947 DAYVIEW DR
353	BARNARD RONALD + PAMELA K		19946 RIVERVIEW CT
354	MEYERS JUDY JT	CUSTER GLENDA TC	19946 RIVERVIEW CT
355	MEYERS JUDY A +	DELANEY ROBERT TC	19131 RIVERVIEW DR
356	MIRABILE JOHN J +	MIRABILE STEPHEN A TC	19131 RIVERVIEW DR
357	MIRABILE JOHN J +		19131 RIVERVIEW DR
358	ROYAL KEITH		19131 RIVERVIEW CT
359	SMITH ANGELA C + PERRY		19146 RIVERVIEW CT
360	SMITH ANGELA C + PERRY		19146 RIVERVIEW CT
361	PHELPS CLIFFORD C + JANET L		19146 RIVERVIEW CT
362	PHELPS CLIFFORD C + JANET L		19146 RIVERVIEW CT
363	DELANO ROBERT A		19146 RIVERVIEW CT
364	DELANO ROBERT A		19146 RIVERVIEW CT
365	MCCREDDY ANDY + HEIDY		19161 RIVERVIEW CT
366	SCHLOKA ANTONIO S + JENNIFER E		19146 RIVERVIEW CT
367	SCHLOKA ANTONIO S +		19146 RIVERVIEW CT
368	WEISS RICHARD L CLERK		19151 RIVERVIEW DR
369	PATINO IRENE ITZEL		19151 RIVERVIEW DR
370			19151 RIVERVIEW DR
371	PRESCOTT LENORA L TR	FOR LENORA C PRESCOTT TRUST	19931 WILLOW POINT CT
372	FRANK STEPHEN D + ANNETTE L		19931 WILLOW POINT CT
373	MEYERS JUDY A +	MEYERS JUDY JT	19931 WILLOW POINT CT
374	PITMAN SCOTT L + SUZANNE M		19931 WILLOW POINT CT
375	LUPE SCOTT C + TRACY L		19931 WILLOW POINT CT
376	LARUE JAMES D + MARGARET A	FOR JAMES DARLAND + MARGARET A LARUE TRUST	19931 WILLOW POINT CT
377	SAMPARO TERRENCE + LARISA TR		19931 WILLOW POINT CT
378	MCCLOUD JOHN +		19931 WILLOW POINT CT
379	MCNALLY PHILIP D + ANNE C		19731 RIVERVIEW DR
380	MCNALLY PHILIP D + ANNE C		19731 RIVERVIEW DR
381	RADZIEWICZ DONALD + EDWARD A		19746 OAK GROVE CT
382	SIMMONS JOHN D JR + MEREDITH		19746 OAK GROVE CT
383	SIMMONS JOHN D JR +		19746 OAK GROVE CT
384	PARKER DOUGLAS L + THERESA		19746 RIVERVIEW DR
385	STANZEL WILLIAM F + JOAN

CREATION DATE: 07/06/09

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

Prepared For:

LAND PLANNING SOLUTIONS

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Prepared By:

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DEVELOPED COMMERCIAL

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

Marina

North Olga Dr

Duke Highway

Caloosahatchee River

Old Olga Road

Bayshore Road

SR 31

SR 80/Palm Beach Boulevard

Buckingham Road

0 0.125 0.25 0.5 Miles

CREATION DATE: 07/06/09
UPDATED: 03/15/10

Babcock Ranch Community

Charlotte County

Lee County

PROPOSED NORTH OLGA COMMUNITY PLAN BOUNDARY

SR 31

Telegraph Creek Preserve

Bob Janes Preserve

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

SR 31

Buckingham Road

Verandah

River Hall

GENERAL NOTES

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LEGEND

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

CREATION DATE: 07/06/09
UPDATED: 03/15/10

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

Prepared For:

LAND PLANNING SOLUTIONS

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Prepared By:

GIS Solutions of Florida
3960 Leeward Passage Court #203
Bonita Springs, Florida 34134
239.405.4204
DaveThace@Comcast.Net

PUBLIC LAND

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

North Olga Dr.

Duke Highway

Caloosahatchee River

Old Olga Road

Bayshore Road

SR 31

SR 80/Palm Beach Boulevard

Buckingham Road

0 0.125 0.25 0.5 Miles

CREATION DATE: 07/06/09

2030 LRTP Highway Element Map

LEE COUNTY MPO

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

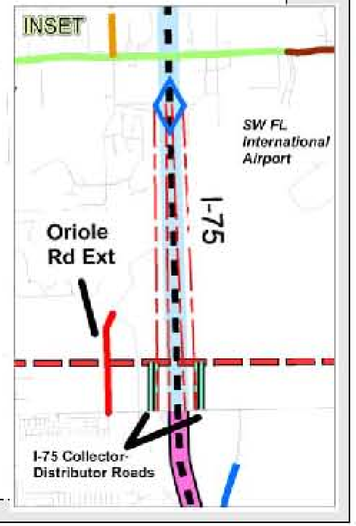
- Financially Feasible 2 Lanes
- Financially Feasible 3 Lanes (One Way)
- Financially Feasible 4 Lanes
- Financially Feasible 6 Lanes
- Financially Feasible 8 Lanes
- Financially Feasible 6 Lanes + 4 Express Lanes
- Financially Feasible Interchange Improvements
- Financially Feasible Open Road Tolling
- 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



Prepared For:
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2030 TRANSPORTATION PLAN

Proposed North Olga Community Plan

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

Planning Panel Meeting #1

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 #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 & Mary Kay	694-2545		14691 Duke Hy Alva Fla 33920
Jack Armeda	543 2904		19440 ARMEDA RD. ALVA, FLA 33920
Tom Mulling II	693-5054	Cherim41@aol.com	14661 Duke Hwy Alva, FL 33920
DEBRA VANROCKEL	694-7137	DVRDVM@SNWORKS.com	18321 N OLGA DR, ALVA FL 33920
Dennis Van Rockel	"	"	" " " " "
Cheri Mulling	693-5054	Cherim41@aol.com	14661 Duke Hwy Alva, FL 33920
MARY POVIA	694-3997		5991 BUCKINGHAM RD. 33905

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

Appendix B

Planning Panel Meeting #2

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 #2

Sign-In Sheet

MAY 31, 2009

NAME	PHONE	EMAIL	MAILING ADDRESS
alexis crespo			
allison mcgrath			
Debra VanRockel	239-694-7177	DVRNJM@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

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

Appendix B

Planning Panel Meeting #3

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

JUNE 14, 2009
NOCPP SIG IN SHEET

ALEXIS	Crespo	LPS
ALLISON	Megrath	LPS
JOE	STERLACCI	MEMBER
Tom	Mullaney	LPS.
Rick	Acevedo	LPS
Glenn	Geary	LPS
Tom	Melly	LPS

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

Appendix B

Planning Panel Meeting #4

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
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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@aflic.com	18151 STATE HWY 31
Dennis Van Rockel	694-7177		
Nick Acmeda	543·2904		
JOE STERLACCI	293-2335		14130 DUKE HWY
TOM MULLING II	694·2545		
Thomas G. Bradley	694 2545		
Debra VanRockel	239-694-7177		
MARY POVIA	694-3997		
Andy Tilton	699-0252	rncracker@yahoo.com	18010 Sarenoa Court, Alva Florida 33920
		atilton@johnson	

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

Appendix B

Planning Panel Meeting #5

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 #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	643-5054		
Tom Mullin	694-2545		
MARY COPIA	694-3991		
Debra Canfield	694-7177		
Randall Canfield	694-7177		

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

Appendix B

Planning Panel Meeting #6

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 #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	239-340-6163	Quillen BO AFLL.COM	22920 NRIVER ROAD ALVA
MARY POVIA	239-694-3997		
JOE SERLAGCI,	239-293-2335		
Debra VanKoikil	239-644-7177		
Bobbi Cary	694-4030		
Dennis Van Roekel	239-694-7177		
Tom E Mulling SR.	239 694 2545		
TOM MULLING	239-693-5054		

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

Secretary

8/09/09

Date

Appendix B

Planning Panel Meeting #7

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 #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	239-340-6162	bquillen@bfllc.com	
Nick Armeda			
Mary Pora			
Gehrmeier			
Tom Murphy	239-693-5054		
Debra K. VanRobel	239-644-7177		
Dennis Van Robel	"		

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

Appendix B

Planning Panel Meeting #8

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 #8

Sign-In Sheet

AUGUST 23, 2009

NAME	PHONE	EMAIL	MAILING ADDRESS
alexis crespo	239 405 7983	alexis@lpsfl.us	
allison mesfath	"	allison@lpsfl.us	
Steve Webb	941 235 6000	swebbek@tampabay.rr.com	
JOE STERLACCI	239 293-2335	JOESTERLACCI@YAHOO.COM	
Debra VanRiebel	239-694-7171	DVRDVM@SNWORKS.COM	
Glenn O. Cary	694-3980		
Ed Mullins Sr.	694-2545		
Nick Armeda	543-2904		
Bobby Gunn	340 6162	Gunn30@AOL.COM	
Mary Povia	694-3997		

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

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 mesfath	"	allison@lpsfl.us	
Steve Webb	941 235 6000	swebbek@tampabay.rr.com	
JOE STERLACCI	239 293-2335	JOESTERLACCI@YAHOO.COM	
Debra VanRiebel	239-694-7171	DVRDVM@SNWORKS.COM	
Glenn O. Cary	694-3980		
Ed Mullins Sr.	694-2545		
Nick Armeda	543-2904		
Bobby Gunn	340 6162	Gunn30@AOL.COM	
Mary Povia	694-3997		

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.

Appendix B

Planning Panel Meeting #9

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 #9

Sign-In Sheet

SEPTEMBER 13, 2009

NAME	PHONE	EMAIL	MAILING ADDRESS
alexis crespo	405-7983	alexis@ipsfl.us	
allison megrath	405-7983	allison@ipsfl.us	
MARY POVIA			
Tom Mullins II	693-5054		
Debra VanRoekel	694-7177	DVROVM@SNWORKS.com	
Dennis VanRoekel	694-7177		
Tom Mullins SR.	694 2541		
Nick Armenta	573 2904		
JOE STEALACCI	293-2335		
Linnie Carey	694-3980		
GLEN OCARY	" "		

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

Planning Panel Meeting #10

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

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 Cary	694-398	N/A	18457 N. Olga, DR
Linnie Cary	✓	N/A	✓
alexis crespo	595 · 9070	alexis@lpsfl.us	
T.E. Mulling	694-2543		
Tom Mulling	693 5054		
Dennis Van Roebel	694-7177		
Nick Armeda	543 2904		
Mary Pora	694-3997		

NORTH OLGA COMMUNITY PLANNING PANEL

MINUTES

September 27, 2009

The North Olga Community Planning Panel (NOCPP) held its tenth meeting on Sunday, September 27th, 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 22nd. 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 consultant from Land Planning Solutions (LPS), Alexis Crespo, AICP, LEED AP was also in attendance. Additionally, there were two (2) members of the public in attendance.

I. Welcome

Alexis Crespo provided an introduction and noted that the tape recorder was not functioning; therefore the meeting could not be recorded. Following the introduction Ms. Crespo 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 from the September 13th meeting were included in the agenda packets. Mr. Cary made a motion to approve the minutes as written. Mr. Mulling, Sr. 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. Crespo stated that the Consultant Team has a meeting with Commissioner Judah scheduled for September 28th and a meeting with Commissioner Janes on October 6th. Ms. Crespo noted the intent of these meetings is to discuss the North Olga Community Plan and final recommendations/findings. Ms. Crespo stated that a final date for the community planning grant hearing has not been confirmed with the Lee County Staff. However, Ms. Crespo noted that per recent conversations with Staff and the Commissioners, the grant application will be on an agenda sometime during the month of October. Ms. Crespo presented the final draft of the North Olga Community Plan and indicated that it would be submitted to the County on Tuesday, September 29th, prior to the deadline for Comprehensive Plan Amendments. Dr. Van Roekel asked if the final plan included all correspondence with County Staff and the Department of Community Affairs. Ms. Crespo confirmed that it did. Mr. Mulling, II asked if the petition and corresponding map of petition signers was included in the submittal. Ms. Crespo confirmed these items were included. There were no further questions regarding the plan.

Ms. Crespo asked the Panel if they would like to meet once a month instead of twice monthly starting in October. The Panel unanimously agreed to meet once a month on the second Sunday of each month.

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

10/25/09

Date

Appendix B

Planning Panel Meeting #11

NORTH OLGA COMMUNITY PLANNING PANEL

Meeting #11

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

October 25, 2009
2:00 p.m.

AGENDA

I. Welcome

II. Approval of Minutes from September 27th NOCPP meeting

III. Consultant Progress Update

a. Community Plan Submittal

b. STaR Grant

IV. Lee County Grant Hearing - October 27th

V. Research for Other Grant Opportunties

VI. Status of 501(c)(3)

VII. Fundraising Efforts

VIII. Continuing Planning Effort With or Without County Grant

IX. LPS Contract Expiration

X. Future Meeting Schedule

XI. Open Comment and Discussion

XII. Adjourn

LAND PLANNING SOLUTIONS

North Olga Community Planning Panel

Meeting #1

Oct. 25, 2009

alexis crespo
allison megrath
Joseph M. Stercacci
Mary Porra
Gretchen Cary
Jaime Van Rockel
Tom Mulling #
Tom Mulling Sr.
Nick Armeda
Deb Van Rockel
Robbi Cary

NORTH OLGA COMMUNITY PLANNING PANEL
MINUTES

October 25, 2009

The North Olga Community Planning Panel (NOCPP) held its eleventh meeting on Sunday, October 25, 2009. The meeting was held at the New Hope Christian Church of North Fort Myers at 17181 Tarpon Way, North Fort Myers, Florida 33917. Two (2) meeting notices were posted at various business locations within the area.

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

The NOCPP's planning consultants Allison Megrath, AICP and Alexis Crespo, AICP, LEED AP (Consultant Team) were in attendance, as well as the NOCPP's legal counsel, Richard Pringle. Additionally, there were four (4) members of the public in attendance.

I. Welcome

Ms. Megrath provided an introduction and asked each Panel Member and member of the public to state his or her name for the record. From there, Ms. Megrath turned it over to Dr. Van Roekel. Dr. Van Roekel requested a motion of the minutes.

II. Approval of Minutes

Nick Armeda made a motion to approve the minutes as written. Tom Mulling, Sr. 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 asked Ms. Crespo to provide the Panel with an update. Ms. Crespo indicated that the plan had been submitted September 29th. Ms. Crespo also stated that Matt Noble will be in charge of reviewing the plan and his returning comments should get back to us sometime this November.

Ms. Crespo advised that the NOCPP was approved for the Small Town and Rural Area (StaR) grant totaling $1,800. Ms. Megrath mentioned that the grant money is to be used to pay for the rental of the building and the advertisement notices.

IV. Lee County Grant Hearing

Ms. Megrath asked Mr. Pringle to provide his thoughts on the upcoming grant hearing.

Mr. Pringle explained that the grant application was an administrative item. He explained that all members of the public would speak at the beginning of the hearing, and would not have the opportunity to speak during commission deliberations.

Dennis Van Roekel read the statement that he had prepared for the Panel. Allison Megrath stated that the Consultant Team would discuss the community petition, work/effort to date in terms of plan formulation. Mr. Pringle stated that he would address the legitimacy of the Panel in general. Mr. Pringle asked the Panel members to speak briefly at the hearing based on their personal experience and history in North Olga.

V. Research for Other Grants

Ms. Megrath indicated that the Consultant Team has found additional grant opportunities to support the planning efforts. Ms. Megrath asked the Panel if they preferred that the Consultant Team proceed and apply for any applicable grants, or if they would like to discuss each opportunity prior to application.

The Panel voted unanimously to allow the Consultant Team to apply for grants without Panel authorization prior to submittal.

VI. Status of 501(c)(3)

Ms. Megrath stated that she understood Form 1023 has been filed with the Internal Revenue Service and there is nothing further to report regarding this item.

VII. Fundraising Efforts

Allison asked if the Panel made any progress in organizing any fundraisers for the community planning effort. The Panel members indicated that no further progress had been made regarding fundraising efforts.

VIII. Next Meeting

Allison suggested the Panel establish the date and time for their next meeting in November. Allison suggested the Panel meet on a Saturday evening, as it is difficult for the Consultant Team to meet on Sundays due to family obligations. Alexis suggested meeting on Saturday, November 14th at 4:00 p.m. The Panel agreed to this date and time. Alexis advised that the Panel would be contacted on November 13th as a reminder. Following this discussion there were no further comments. Nick Armeda made a motion to close the meeting. Glenn Cary seconded the motion. All voted in favor and the meeting was adjourned at 3:45 p.m.

Thomas Mulling, II Tom Mulling 11/14/09

Secretary Date

Appendix B

Planning Panel Meeting #12

NORTH OLGA COMMUNITY PLANNING PANEL

Meeting #12

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

November 14, 2009
4:00 p.m.

AGENDA

I. Welcome

II. Approval of Minutes from October 25th NOCPP meeting

III. Consultant Progress Update

a. Lee County Staff Meeting

b. Community Plan Review Status

c. Grant Applications

IV. Formation of Sub-Committees

V. 501(c)(3) Status/IRS Form 1023

VI. Fundraising Efforts

VII. LPS Contract Expiration

VIII. Future Meeting Schedule

IX. Open Comment and Discussion

X. Adjourn

LAND PLANNING SOLUTIONS

Sign - in

alexis crespo
allison megrath
Tom Mulling II
Joe Stefaccy
Tom Mulling SR.
Nick Arnheda
Glenn O. Cary
Mary Pena
Steve Brodkin
Deborah Van Roekel
Dennis Van Roekel
Chris Mulling
Bobby Guillen

NORTH OLGA COMMUNITY PLANNING PANEL
MINUTES

November 14, 2009

The North Olga Community Planning Panel (NOCPP) held its twelfth meeting on Saturday, November 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. 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 planning consultants Allison Megrath, AICP and Alexis Crespo, AICP, LEED AP (Consultant Team) were in attendance. Additionally, there were four (4) members of the public in attendance.

I. Welcome

Ms. Megrath provided an introduction and asked each Panel Member and member of the public to state his or her name for the record. Following these introductions Ms. Megrath turned the meeting over to Dr. Van Roekel. Dr. Van Roekel requested a motion of the minutes.

II. Approval of Minutes

Tom Mulling, II indicated he had reviewed the minutes and provided the Consultant Team with an executed copy.

III. Consultant Progress Update

Dennis Van Roekel asked for a Consultant update. Ms. Megrath asked Ms. Crespo to provide the Panel with an update. Ms. Crespo indicated that a meeting was held with Paul O'Connor and Matt Noble from the Lee County Planning Division on Thursday, November 12th. Ms Crespo stated that Richard Pringle and Dr. Van Roekel also attended the meeting. Ms. Crespo stated that Staff was very busy with the transmittal of the 2008 Comprehensive Plan Amendments (CPA) and had not reviewed the North Olga Community Plan in detail. Ms. Crespo advised that Mr. O'Connor had completed a preliminary review and stated that the plan appeared to meet the requirements of the Administrative Code. He stated that he would provide comments to the Consultant Team in approximately 4-6 weeks following a more detailed review. He also provided information regarding the hearing schedule, indicating that it would be appropriate to schedule a presentation before the Local Planning Agency (LPA) in January 2010 to provide the LPA with an overview of the plan. He stated that a more detailed presentation to be provided to the LPA at the transmittal hearing in mid to late spring. Ms. O'Connor estimated that the Board of County Commissioners adoption hearing would occure in early summer. Ms. Crespo stated that in general it was a positive and informative meeting.

Ms. Crespo also advised that the NOCPP was approved for the Small Town and Rural Area (StaR) grant totaling $1,800. Ms. Megrath mentioned that the grant money is to be used to pay

for the rental of the building and the advertisement notices and would be disbursed by APA shortly.

IV. Formation of Sub-Committees

Ms. Megrath asked Ms. Crespo to provide an overview of the different sub-committees prescribed in the plan. Ms. Crespo indicated that the plan identified transportation, open space, marketing and economic development, and architectural review sub-commmitees. Ms. Crespo explained the many benefits of involving sub-committees in the planning process, such as enhanced community involvement and utilization of local expertise. Ms. Crespo outlined the Sunshine Law requirements for sub-committee meetings and asked if the Panel had any questions. Mr. Quillen asked if Panel members could serve on the sub-committees. Ms. Crespo advised that it would be preferable if each sub-committee included a Panel member. Ms. Crespo advised that she would email the sub-committee information to the Panel members for their review. Additionally, Ms. Crespo indicated the Consultant Team would prepare a letter for distribution to local residents asking for their participation in one of the sub-committees. There was no further discussion regarding the sub-committees and Dr. Van Roekel moved to Item V.

V. Status of 501(c)(3)

Ms. Megrath stated that she understood Form 1023 had been filed with the Internal Revenue Service and there is nothing further to report regarding this item.

VI. Fundraising Efforts

Dr. Van Roekel moved to item VI regarding fundraising efforts. Tom Mulling, II suggested a community picnic/information day during the month of February to raise funds and further engage the community in the planning process. Mr. Mulling suggested holding the event along N. River Road on a Saturday with food and informational kiosks to educate the community about the planning effort. The Panel voted unanimously to move forward with the event for February 2010. Mr. Mulling advised he would provide an update at the next Panel meeting in January.

VII. Future Meeting Schedule

Dr. Van Roekel asked the Panel if a Panel meeting in December was needed. The Panel indicated it was not. Ms. Crespo suggested meeting on Sunday, January 10th at 2:00 p.m. Following this discussion there were no further comments. Nick Armeda made a motion to close the meeting. Glenn Cary seconded the motion. All voted in favor and the meeting was adjourned at 5:45 p.m.

Thomas Mulling, II
Secretary

1/17/2010
Date

Appendix B

Planning Panel Meeting #13

NORTH OLGA COMMUNITY PLANNING PANEL

Meeting #13

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

January 17, 2010
2:00 p.m.

AGENDA

I. Welcome

II. Approval of Minutes from November 14th NOCPP meeting

III. Consultant Progress Update

- **a. Community Plan Review Status**
- **b. Local Planning Agency Presentation - January 25th**

IV. Lee County Grant Status

V. Land Development Code

- **a. Sub-Committees**
- **b. LPS Contract for LDC Work**

VI. 501(c)(3) Status/IRS Form 1023

VII Fundraising Efforts

VIII. LPS Contract for Continuation of Community Plan Work

IX. Future Meeting Schedule

X. Open Comment and Discussion

XI. Adjourn

LAND PLANNING SOLUTIONS

NORTH OLGA COMMUNITY PLANNING PANEL MINUTES

January 17, 2010

The North Olga Community Planning Panel (NOCPP) held its thirteenth meeting on Sunday, January 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. Two (2) meeting notices were posted at various business locations within the area.

NOCPP Members in attendance were Mary Povia, Nick Armeda, Tom Mulling, Tom Mulling II, Glenn Cary and Bobby Quillen.

The NOCPP's planning consultant Alexis Crespo, AICP, LEED AP was in attendance. Additionally, there were two (2) members of the public in attendance.

I. Welcome

Ms. Crespo provided an introduction and asked each Panel Member and member of the public to state his or her name for the record. Following these introductions Ms. Crespo turned the meeting over to Bobby Quillen. Mr. Quillen requested a motion on the minutes.

II. Approval of Minutes

Tom Mulling, II indicated he had reviewed the minutes and provided the consultant with an executed copy.

III. Consultant Progress Update

Ms. Crespo introduced Chief Nisbet with the Bayshore Fire Station to the Panel and asked him to provide an overview of some of his projects/plans for the area. Following Chief Nisbet's discussion, Mr. Quillen asked Ms. Crespo to provide a progress update.

Ms. Crespo indicated that sufficiency comments have been received on January 6, 2010 and per the Consultant Team's review, the comments could be addressed through various changes to the proposed policies. Ms. Crespo advised the Consultant Team would be working on the response to these comments following execution of the continuing services contract.

Ms. Crespo advised that the presentation or "meet and greet" before the Local Planning Agency (LPA) was tentatively scheduled for January 25th, however the Consultant Team had postponed the presentation in order to address the sufficiency comments and to finalize the work contract. Ms. Crespo advised that the presentation would most likely occur during the February LPA hearing on February 25th.

IV. Lee County Grant Status

Ms. Crespo advised that the NOCPP had received the Lee County grant funding after some confusion regarding the bank account number. Ms. Crespo advised that the final disbursement of grant funds would occur following the Panel's completion of the sufficiency process.

V. Land Development Code/Sub-Committees

Ms. Crespo reminded the Panel to continue recruiting members of the community to serve on the various sub-committees identified in the plan. Ms. Crespo advised that these sub-committees will play an important role in the formulation of Land Development Code regulations, following approval of the community plan. Mr. Sterlacci asked about the timing of the Land Development Code project. Ms. Crespo advised that code writing would begin after final approval of the community plan.

VI. Status of 501(c)(3)

Ms. Crespo stated that Joe Sterlacci provided the Panel with a letter from the IRS stating the Panel's final determination of 501(c)(3) status would be provided in approximately 90 days from the letter's date of December 17, 2009. Ms. Crespo advised she would update the Panel once a final confirmation was received.

VII. Fundraising Efforts

Mr. Quillen asked Tom Mulling, II for an update on the community picnic/information day proposed at the last panel meeting.

Mr. Mulling, II advised that he had researched the required event permits and found that none are required due to the Panel's non-profit status. Mr. Mulling asked Mary Povia if the event could be held at her property on North River Road if the proper insurance was obtained. Ms. Povia indicated her property could be used. Mr. Mulling asked Ms. Crespo to ask Lee County Staff to attend the event to answer resident's questions about parks, conservation lands, the planning process, etc…Ms. Crespo advised she would ask representatives from various departments to attend. Mr. Mulling also suggested inviting the Local Planning Agency and Board of County Commissioners. Mr. Mulling advised that he was researching food costs and would report back to the Panel at the next meeting.

VIII. Contract for Continuation of Services

Ms. Crespo advised that Land Planning Solutions contract for planning services expired at the end of 2009. Ms. Crespo indicated that Dr. Van Roekel had received a contract for continuation of these services through the adoption of the Plan. Mr. Quillen indicated that he would like to discuss the fee schedule and proposed tasks with Ms. Megrath prior to approving the contract. Ms. Crespo indicated that Ms. Megrath was out of the office during most of the following week but could be reached on her cell phone to discuss the contract in further detail.

IX. Future Meeting Schedule

Ms. Crespo suggested that the Panel meet in February to prepare for the Local Planning Agency presentation. Ms. Crespo suggested Sunday, February 7th and asked Chief Nisbet if the Panel could use the Bayshore Fire Station for their meeting space. Chief Nisbet advised he would check the meeting room availability and confirm with the Consultant Team. Glenn Cary made a motion to adjourn. The motion was seconded by Nick Armeda and passed unanimously.

Thomas Mulling, II (To be reviewed/executed at April NOCPP meeting)

_____ _____

Secretary Date

Appendix B

Planning Panel Meeting #14

North Olga Community Planning Panel

Meeting #14

February 6, 2010

Bayshore Fire Station, 17350 Nalle Road, North Fort Myers, FL 33917

I. Welcome

II. Review of Professional Services Contract

III. Community Plan Review Process
- **a. Revised Goal, Objectives & Policies**
- **b. Lee County Sufficiency Response Submittal**

IV. Grants

V. Community Day Follow-Up

VI. Future Meeting Schedule

VII. Adjourn

NEW CONTACT INFORMATION!

Alexis

Cell: (239) 850-8525

Office: (239) 226-0024

Email: alexisc@en-site.com

Shellie

Cell: (239) 898-0125

Office: (239) 226-0024

Email: shelliej@en-site.com

NORTH OLGA COMMUNITY PLANNING PANEL
Meeting #14

Sign-In Sheet

February 6, 2010

NAME	PHONE	EMAIL	MAILING ADDRESS
alexis crespo	850-8525	alexisc@en-sik	
MARY POVIA	694-3997		
GLENN O CARY	694-3980	N/A.	
Tom Mulling I	694-2575	N/A	
Tom Mulling II	693-5054		
Cheri Mulling	693-5054	cherimtle aol.com	14161 Duke Hwy Alva, FL. 33920
Robert Quillen	340-6662	Quillen & DSPLL	22920 N. River Rd Ft Myers
Shellie Johnson	898-0125	shellie@en-sik.com	

NORTH OLGA COMMUNITY PLANNING PANEL MINUTES

February 6, 2010

The North Olga Community Planning Panel (NOCPP) held its fourteenth meeting on Saturday, February 6, 2010. The meeting was held at the Bayshore Fire Station at 17350 Nalle Road, North Fort Myers, Florida 33917. Two (2) meeting notices were posted at various business locations within the area.

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

Alexis Crespo, AICP, LEED AP and Shellie Johnson, AICP from EnSite were in attendance, as well as one (1) member of the public.

I. Welcome

Ms. Crespo provided an introduction and asked each Panel Member and member of the public to state his or her name for the record. Following these introductions Ms. Crespo turned the meeting over to Dr. Van Roekel.

II. EnSite Contract

Dr. Van Roekel asked the Panel to review the contract provided by EnSite to complete the community plan process. Dr. Van Roekel indicated that Land Planning Solutions had done an excellent job thus far on the project but there was an issue with the fees that caused the Panel to consider other consultants with lower fees. Dr. Van Roekel also indicated that some continuity in terms of personnel is ideal considering the complicated nature of the project. Dr. Van Roekel advised that EnSite's contract would allow Ms. Crespo to continue working on the project and was the lowest in terms of cost. Dr. Van Roekel requested a motion regarding the contract. Tom Mulling, Sr. made a motion to approve the contract with EnSite. Glenn Cary seconded the motion, which was unanimously approved by the Panel.

Shellie Johnson, AICP thanked the Panel and provided a brief overview of EnSite's experience in terms of community planning, landscape architecture and engineering.

III. Community Plan Review Process

Ms. Crespo stated that the Consultant Team, Dennis and Mr. Richard Pringle would meet with County Staff on Wednesday, February 10th to discuss the sufficiency comments and Local Planning Agency presentation. Ms. Crespo advised that following this meeting the Consultant Team would move forward with responses to the comments. Ms. Crespo stated she had met with Julianne Thomas from the Southwest Florida Conservancy to discuss their concerns and suggested updates to the Plan. She noted that the Conservancy's comments were similar to Staff's and could be addressed through various policy changes. Ms. Crespo confirmed that the Panel should attend the February 22nd LPA hearing for the "meet and greet". Mr. Mulling asked if the Panel should prepare specific statements. Ms. Crespo advised that would not be necessary, but that the Panel would most likely be introduced at some point during the presentation.

IV. ALVA, Inc. Meeting

Ms. Crespo advised the Panel that ALVA, Inc. was having their regular meeting on Monday, February 8th at 7:00 p.m. Ms. Crespo stated that they would be discussing the North Olga Community Plan, specifically the Southwest Florida Conservancy's comments on specific policies. Ms. Crespo advised that she and Shellie Johnson would attending to obtain their comments and would report these findings back to the Panel at the next meeting.

V. Grants

Dr. Van Roekel asked Ms. Crespo to provide an update on grant opportunities. Ms. Crespo advised she had found two (2) potential grants that fit the needs of the Panel. The first is the "Visions to Ventures" grant offered through the Federation of American Consumers and Travellers (FACT), which provided up to a maximum of $2,500. The second grant offered up to $5,000 and is offered through the Dalton-Dunspaugh Foundation (DDF). Ms. Crespo advised she can submit the grant

application for the FACT grant anytime; however the letter of final determination from the IRS is needed prior to submitting the DDF grant application. The Panel advised Ms. Crespo to submit the FACT grant application as soon as possible.

VI. Community Day Update

Tom Mulling, II advised that he had secured the insurance for Ms. Povia's property for the Community Day event. He also provided the Panel with a layout of the tents and location of the food, fly wheel tractor exhibit and 31 Produce stand. Mr. Mulling advised that the 4-H club would be at the event and hold a bake sale to support their local club. Mr. Mulling advised he would set up the tents and port-o-potties the Friday evening before the event. Mr. Mulling also indicated that he had ordered banner signs to advertise the event and would hang them throughout the community. Mr. Quillen volunteered to cover the cost of food for the event. Ms. Crespo confirmed that representatives from Lee County Parks & Recreation and 20/20 would be present for a portion of the event to answer questions.

VII. Future Meeting Schedule

Mr. Mulling advised that he has booked the Bayshore Fire Station on the first Sunday of the month and the next meeting will be on March 7th, 2010 at 2:00 p.m.

Glenn Cary made a motion to adjourn the meeting; Tom Mulling, Sr. seconded the motion. All voted in favor and the meeting adjourned at approximately 3:00 p.m.

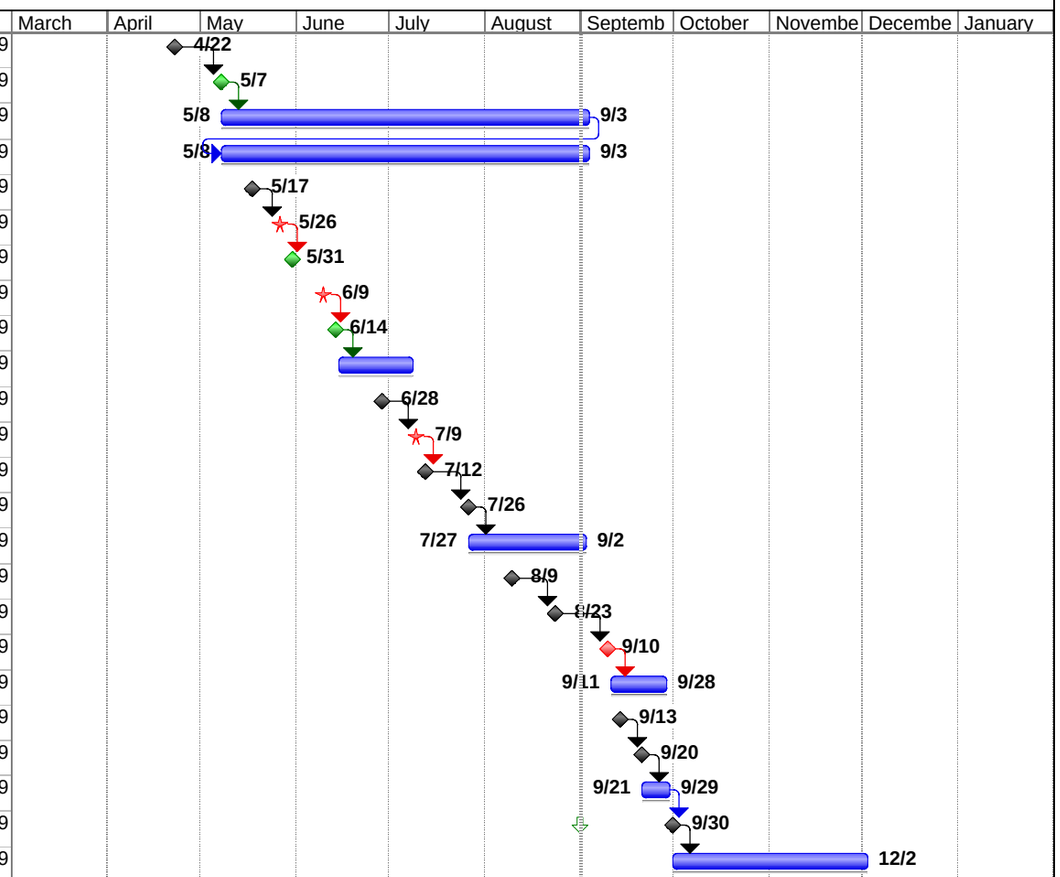
Thomas Mulling, II (To be reviewed/executed at April NOCPP Meeting)

_____ _____

Secretary Date

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

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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Print | Close Window

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



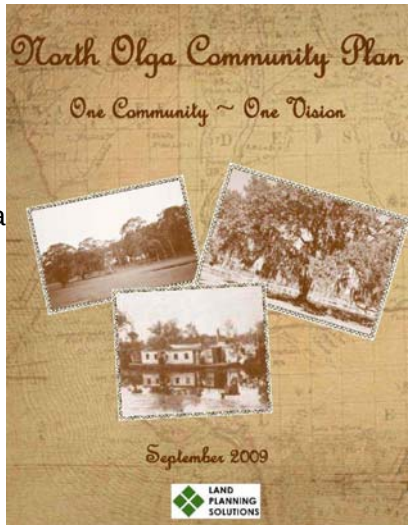
North Olga Community Plan Update
August 2009

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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CONTACT INFORMATION

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

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Appendix C

Community Outreach Meeting #1

NORTH OLGA COMMUNITY PLAN COMMUNITY OUTREACH MEETING #1

MEETING DATE: Thursday, May 26, 2009

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

MEETING TIME: 7:00 P.M. – 9:00 P.M.

AGENDA

7:00	Welcome
7:10	Introductions
7:20	Why Have a North Olga Community Plan? Overview of Process
7:40	Questions and Answers
7:50	What Principals Should Guide North Olga?
8:30	What are our Priorities and Ranking of Priorities
8:50	Summary and Wrap Up
9:00	Adjourn

NORTH OLGA COMMUNITY OUTREACH MEETING
Meeting #1

Sign-In Sheet

MAY 26, 2009

NAME	PHONE	EMAIL	MAILING ADDRESS
Dyra Lee Rockel	239-694-7177	DYRDVM@SWCWORKS.COM	18321 N OLGA DR
Gregory Van Rockel	"	"	"
Glenn Ogan	694-3958	N/A	18451 N. Olga Dr Alva Fl
Nick Armeda	543 3084		19440 ARMEDA RD 33920
Mary Tova	694-3997		5991 Buckingham Rd. 33905
TOM MULLING II	693-5054		14661 Duke Hwy 33920
TOM MULLING	694-2575		14691 Duke Hwy 33920
JOE STEALACCI	293-2335	JOESTEALACCI@YAHOO	14130 DUK HWY 33920
TOM MULLING SR.	694-2575		14691 Duke Hwy 33920 Alva Fla.

NORTH OLGA COMMUNITY PLAN

Community Outreach Meeting #1

May 26, 2009

LAND PLANNING SOLUTIONS

WELCOME, INTRODUCTIONS, & SIGN-IN SHEET

LAND PLANNING SOLUTIONS

AGENDA

1. Why have a community plan for North Olga?
2. Overview of process
3. Questions and answers
4. What principals should guide North Olga?
5. What are our priorities & ranking of priorities?
6. Summary and wrap up

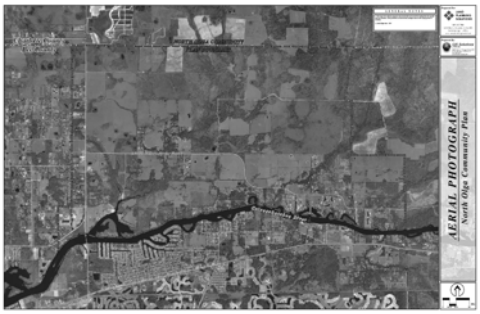
LAND PLANNING SOLUTIONS

WHAT IS A COMMUNITY PLAN?

- ❖ Sets a vision for the community's future
- ❖ Describes what it will look like and be like
- ❖ Guide for making community decisions, and sets policy and program framework to promote the "vision"

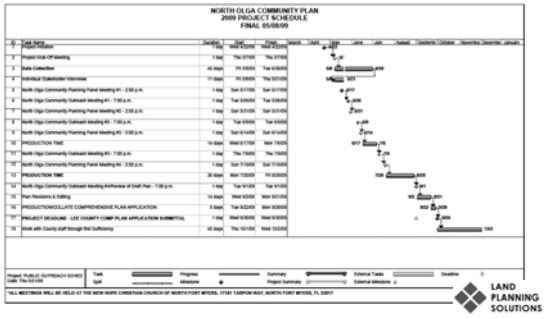
LAND PLANNING SOLUTIONS

NORTH OLGA FOCUS AREA



LAND PLANNING SOLUTIONS

PROJECT SCHEDULE



LAND PLANNING SOLUTIONS

TASK 1: RESEARCH EXISTING CONDITIONS



- Review existing information/studies
- Document existing conditions
  - Area demographics
  - Land use and zoning
  - Open space needs
  - Environmental conditions
  - Housing and business conditions
  - Community resources

TASK 2: DEVELOP RECOMMENDATIONS



- Identify opportunities for
  - Existing and new businesses
  - Recreational uses
  - Economic development
  - Improving transportation linkages

TASK 3: COMMUNITY OUTREACH



- Regular meetings with North Olga Community Planning Panel
- Regular community meetings
- Stakeholder & interested party interviews

TASK 4: FORMULATE VISION & OBJECTIVES



- Create and validate a Vision through community input and consensus
- Develop a strategy and action plan

TASK 5: DRAFT PLAN



- Draft Plan based on Vision, Goals and Objectives
- Allow for public/stakeholder/interested party comments
- Finalize Plan

TASK 5: COMPREHENSIVE PLAN AMENDMENT



- Prepare Comprehensive Plan Amendment application
- Submit application to Lee County by last working day in September 2009
- Work closely with County staff and others through review and sufficiency

QUESTIONS & ANSWERS

GROUND RULES

PLEASE:

- ❖ Say your name and affiliation
- ❖ Ask one question at a time
- ❖ Keep questions brief and to the point
- ❖ Be open and frank in expressing yourself
- ❖ Listen respectfully to what others have to say

WHAT PRINCIPLES SHOULD GUIDE THE FUTURE OF NORTH OLGA?

PHILOSOPHY

Good comprehensive planning must…

1. Be based on broad community involvement
2. Be unique and specific to the community
3. Be professionally-based
4. Lead to implementation

GUIDING PRINCIPLES FOR NORTH OLGA

<u>3 CATEGORIES OF PRINCIPLES</u>

1. Growth
2. Community Character
3. Infrastructure

❖ *Draft Guiding Principles developed with input from the North Olga Community Planning Panel*

INSTRUCTIONS FOR RATING PRINCIPLES

1. Use your questionnaire
2. Each Guiding Principle will be presented
3. Rate the initiative on a scale from 1 to 5
4. Circle only <u>one</u> response
5. Presentation continues until all Guiding Principles have been rated

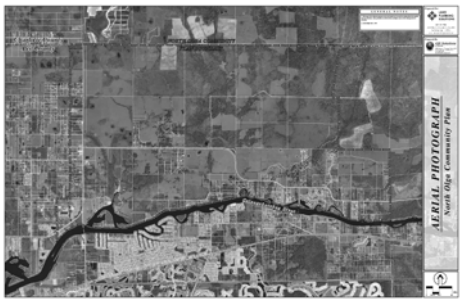
1	2	3	4	5

Not Important At All — Very Important

DRAFT
GUIDING PRINCIPLES:

NORTH OLGA
COMMUNITY PLAN

PRINCIPLE #1: Develop a vision and identity



Category 1: Growth

PRINCIPLE #1: Develop a vision and identity



- What do you want North Olga to look like in the future?
  - Stay the same?
  - Allow some growth?
  - Allow mixed-use development in some areas?
  - Allow commercial opportunities on SR 31?

RATE PRINCIPLE #1: Develop a vision and identity

How important is this principle to the future of North Olga?

Not Important At All	1	2	3	4	5	Very Important

Principle #2: Manage growth and land use allocations to preserve important community characteristics

Principle #2: Manage growth and land use allocations to preserve important community characteristics

- Growth in appropriate locations can retain historic community

RATE PRINCIPLE #2: Manage growth and land use allocations to preserve important community characteristics

How important is this principle to the future of North Olga?

Not Important At All	1	2	3	4	5	Very Important

PRINCIPLE #2: Commercial Development

Category 1: Growth

PRINCIPLE #2: Commercial Development



- North Olga could be strengthened by quality, new development in appropriate locations

Category 1: Growth

RATE PRINCIPLE #2: Commercial Development

How important is this principle to the future of North Olga?

Not Important At All	1	2	3	4	5	Very Important

PRINCIPLE #4: Economic Development

Category 1: Growth

PRINCIPLE #4: Economic Development

- New economic development should correspond to the Vision for the North Olga community

PRINCIPLE #4: Economic Development

- Important to build on the strengths of the community

RATE PRINCIPLE #4: Economic Development

How important is this principle to the future of North Olga?

Not Important At All	1	2	3	4	5	Very Important

PRINCIPLE #5: Residential Development







Category 1: Growth

RATE PRINCIPLE #5: Residential Development

How important is this principle to the future of North Olga?

Not Important At All	1	2	3	4	5	Very Important

PRINCIPLE #6: Open Space, Parks & Recreation



Category 1: Growth

PRINCIPLE #6: Open Space, Parks & Recreation







- Public spaces should have standards that correspond to the Vision for North Olga
- Standards must be maintained to retain quality & encourage use

PRINCIPLE #6: Open Space, Parks & Recreation



- With appropriate locations for parks and recreation areas, the children of North Olga can safely meet and play sports

RATE PRINCIPLE #6: Open Space, Parks & Recreation

How important is this principle to the future of North Olga?

Not Important At All	1	2	3	4	5	Very Important

RATE PRINCIPLE #7: Determine the location of a community center & focal points to promote community interaction & enhance community identity

Category 2: Community Character

RATE PRINCIPLE #7: Determine the location of a community center & focal points to promote community interaction & enhance community identity

- Create new places where people want to live in and gather

RATE PRINCIPLE #7: Determine the location of a community center & focal points to promote community interaction & enhance community identity

How important is this principle to the future of North Olga?

Not Important At All	1	2	3	4	5	Very Important

PRINCIPLE #8: Quality of Life





Category 2: Community Character

RATE PRINCIPLE #8: Quality of Life

How important is this principle to the future of North Olga?

Not Important At All	1	2	3	4	5	Very Important

PRINCIPLE #9: Agriculture

Category 2: Community Character

PRINCIPLE #9: Agriculture





RATE PRINCIPLE #9: Agriculture

How important is this principle to the future of North Olga?

Not Important At All	1	2	3	4	5	Very Important

PRINCIPLE #10: Public Access to the River



Category 2: Community Character

PRINCIPLE #10: Public Access to the River





- Provide public access to and along the Caloosahatchee River where practical

RATE PRINCIPLE #10: Public Access to the River

How important is this principle to the future of North Olga?

Not Important At All	1	2	3	4	5	Very Important

PRINCIPLE #11: Environmental Priorities



Category 2: Community Character

RATE PRINCIPLE #11: Environmental Priorities

How important is this principle to the future of North Olga?

Not Important At All	1	2	3	4	5	Very Important

PRINCIPLE #12: Water and Sewer Infrastructure





❖ Do you want to connect to a public water and sewer system?

Category 3: Infrastructure

PRINCIPLE #12: Water and Sewer Infrastructure



❖ Or do you prefer to stay on well and septic?

Category 3: Infrastructure

RATE PRINCIPLE #12: Water & Sewer Infrastructure

How important is this principle to the future of North Olga?

Not Important At All	1	2	3	4	5	Very Important

PRINCIPLE #13: Roads & Traffic



Category 3: Infrastructure

RATE PRINCIPLE #13: Roads & Traffic

How important is this principle to the future of North Olga?

Not Important At All	1	2	3	4	5	Very Important

PRINCIPLE #14: Enhanced Fire & Police Protection





Category 3: Infrastructure

RATE PRINCIPLE #14: Enhanced Fire & Police Protection

How important is this principle to the future of North Olga?

Not Important At All	1	2	3	4	5	Very Important

WHAT ARE OUR PRIORITIES?

INSTRUCTIONS FOR RANKING PRIORITIES

Place one or more sticky dots on the Guiding Principle(s) you believe are most important to the future of North Olga.

SUMMARY AND WRAP UP

Thank you for participating in the development of the North Olga Community Plan

NEXT COMMUNITY MEETING:

Tuesday, June 9, 2009
7:00 pm
New Hope Christian Church of North Ft. Myers

NORTH OLGA COMMUNITY PLAN
PROPOSED GUILDING PRINCIPLES
RATING QUESTIONNAIRE

INTRODUCTION:
This questionnaire will be used to rate the 14 proposed Guiding Principles that will be used in the preparation of the North Olga Community Plan. The principles have been divided into three (3) categories: Growth, Community Character, and Infrastructure.

Each proposed Guiding Principle will be described in a presentation. After each Guiding Principle is presented, you will be asked to answer a question to rate that initiative on a scale of one to 5. **Please circle only one response.** The presentation will continue until all the principles have been rated.

CATEGORY 1: GROWTH

Principle #1: Develop a vision and identity

1. How important is this principle to the future of North Olga?

Not at all Important — 1 2 3 4 (5) — Very Important

Principle #2: Manage growth and land use allocations to preserve important community characteristics

2. How important is this principle to the future of North Olga?

Not at all Important — 1 2 3 4 (5) — Very Important

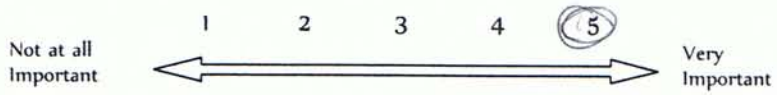
Principle #3: Commercial development

3. How important is this principle to the future of North Olga?

Not at all Important — 1 2 3 4 (5) — Very Important

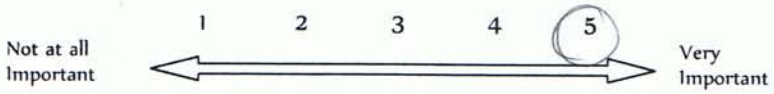
Principle #4: Economic development

4. How important is this principle to the future of North Olga?



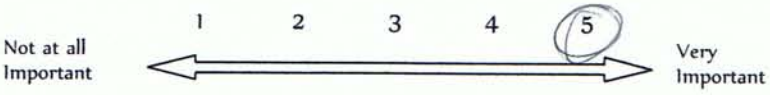
Principle #5: Residential development

5. How important is this principle to the future of North Olga?



Principle #6: Open Space, Parks and Recreation

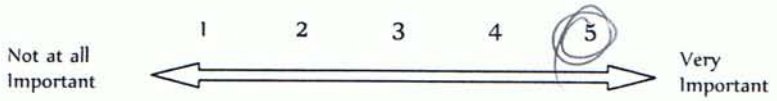
6. How important is this principle to the future of North Olga?



CATEGORY 2: COMMUNITY CHARACTER

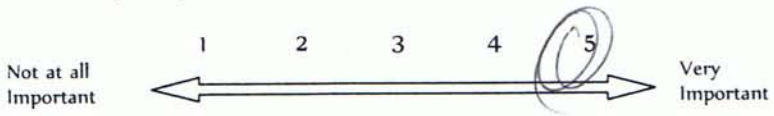
Principle #7: Determine the location of a community center and focal points to promote community interaction and enhance community identity

7. How important is this principle to the future of North Olga?



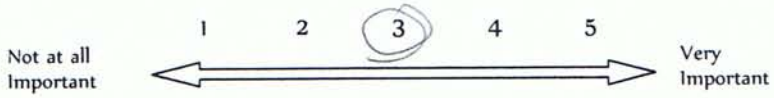
Principle #8: Quality of Life

8. How important is this principle to the future of North Olga?



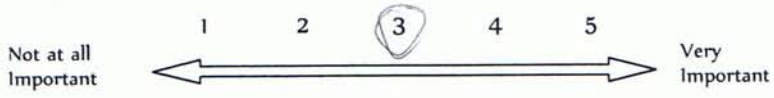
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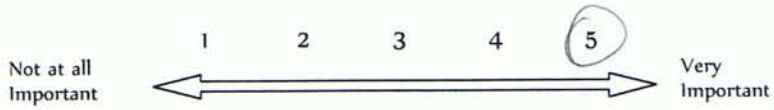
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CATEGORY 3: INFRASTRUCTURE

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14. How important is this principle to the future of North Olga?

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COMMENTS:

If you have any additional comments about the proposed Guiding Principles, please write them in the space below.

(15) Underground utilities (5)
on sizeable developments

NORTH OLGA COMMUNITY PLAN
PROPOSED GUILDING PRINCIPLES
RATING QUESTIONNAIRE

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1. How important is this principle to the future of North Olga?

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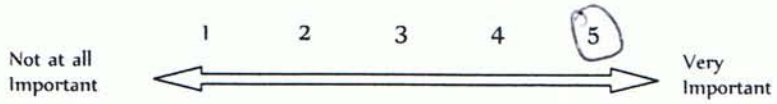
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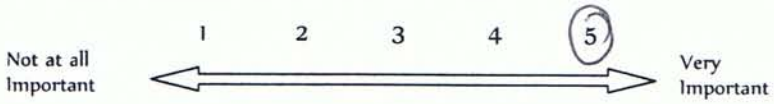
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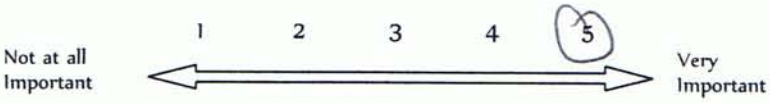
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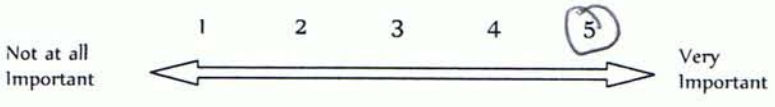
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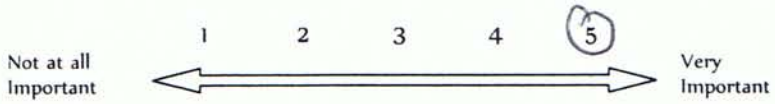
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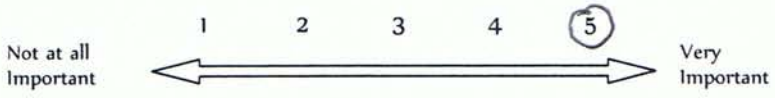
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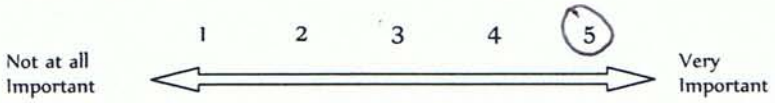
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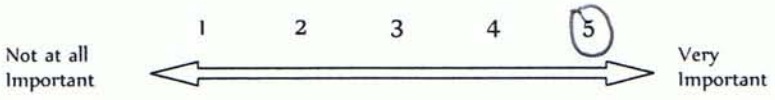
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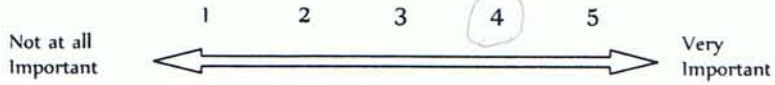
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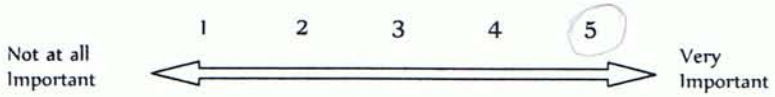
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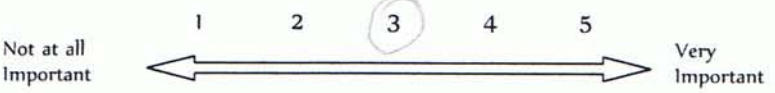
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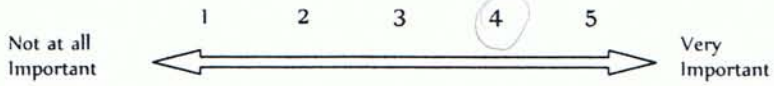
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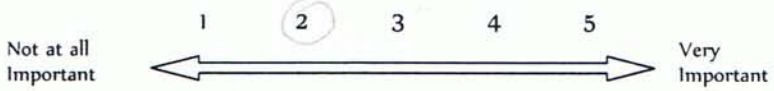
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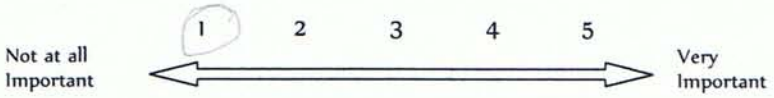
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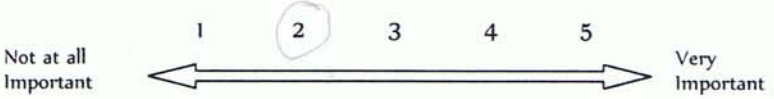
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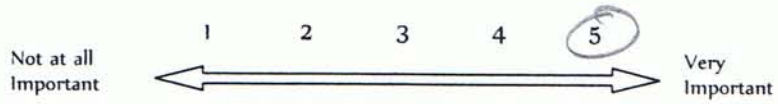
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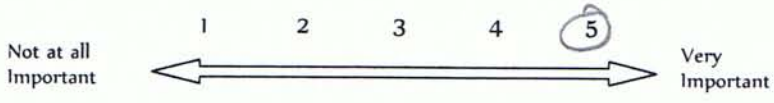
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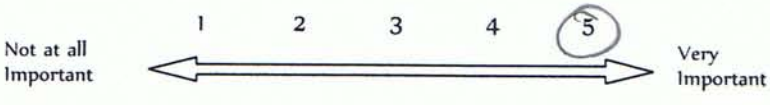
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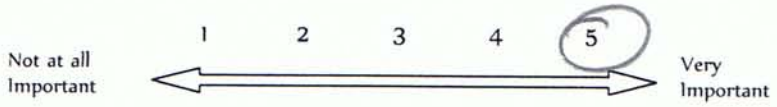
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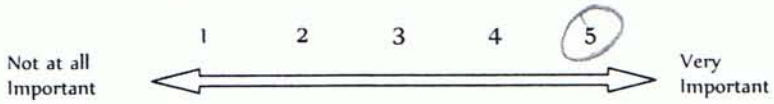
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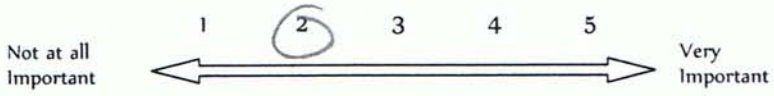
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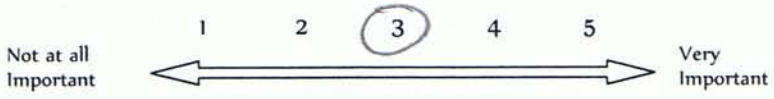
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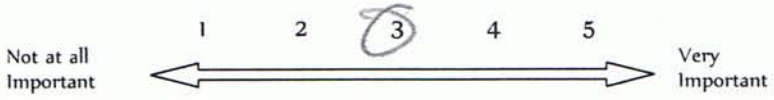
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PROPOSED GUILDING PRINCIPLES
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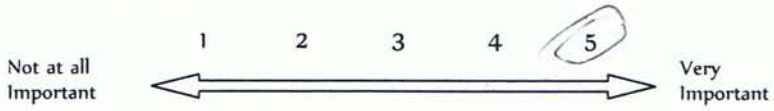
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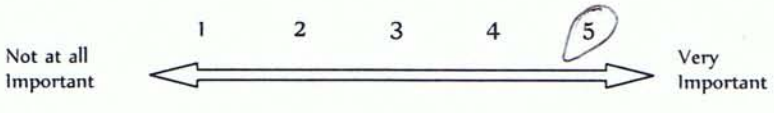
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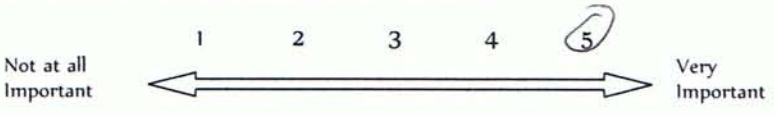
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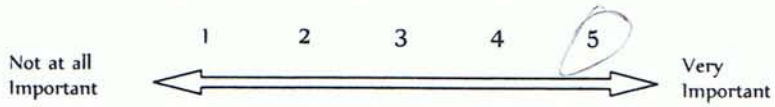
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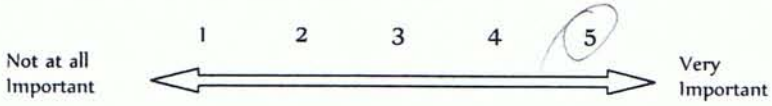
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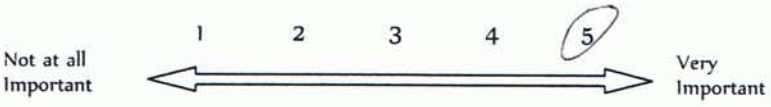
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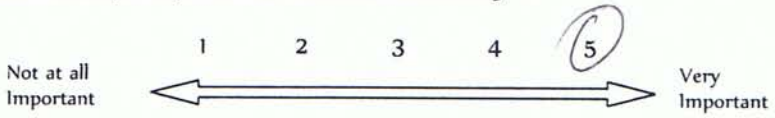
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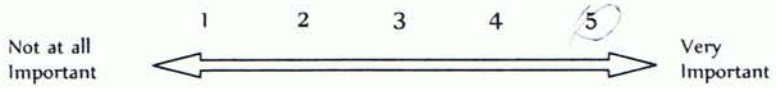
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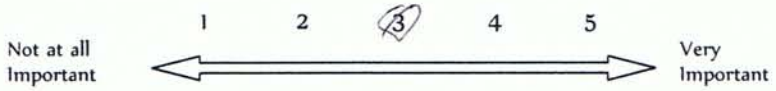
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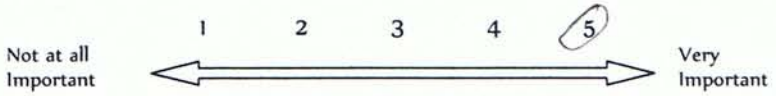
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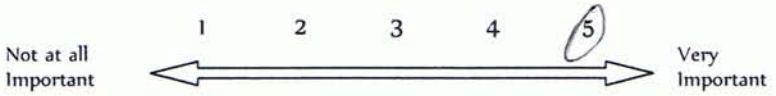
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NORTH OLGA COMMUNITY PLAN
PROPOSED GUILDING PRINCIPLES
RATING QUESTIONNAIRE

INTRODUCTION:
This questionnaire will be used to rate the 14 proposed Guiding Principles that will be used in the preparation of the North Olga Community Plan. The principles have been divided into three (3) categories: Growth, Community Character, and Infrastructure.

Each proposed Guiding Principle will be described in a presentation. After each Guiding Principle is presented, you will be asked to answer a question to rate that initiative on a scale of one to 5. **Please circle only one response.** The presentation will continue until all the principles have been rated.

CATEGORY 1: GROWTH

Principle #1: Develop a vision and identity

1. How important is this principle to the future of North Olga?

Not at all Important — 1 2 3 4 (5) — Very Important

Principle #2: Manage growth and land use allocations to preserve important community characteristics

2. How important is this principle to the future of North Olga?

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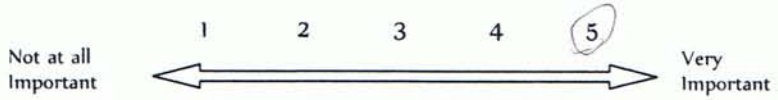
Principle #3: Commercial development

3. How important is this principle to the future of North Olga?

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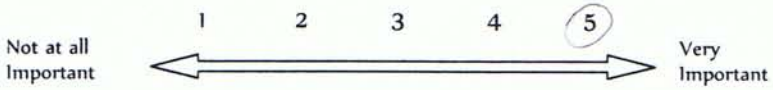
Principle #4: Economic development

4. How important is this principle to the future of North Olga?



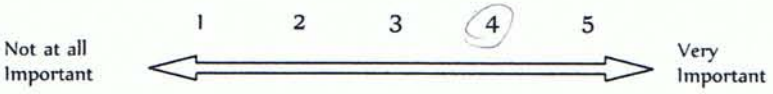
Principle #5: Residential development

5. How important is this principle to the future of North Olga?



Principle #6: Open Space, Parks and Recreation

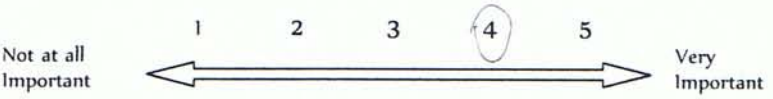
6. How important is this principle to the future of North Olga?



CATEGORY 2: COMMUNITY CHARACTER

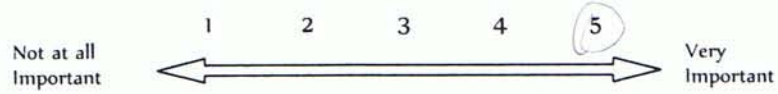
Principle #7: Determine the location of a community center and focal points to promote community interaction and enhance community identity

7. How important is this principle to the future of North Olga?



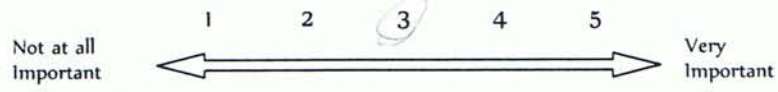
Principle #8: Quality of Life

8. How important is this principle to the future of North Olga?



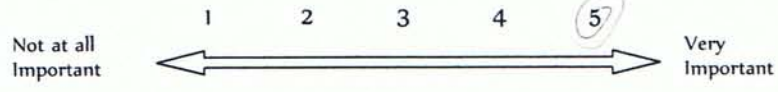
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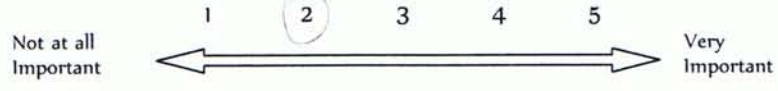
Principle #10: Public access to the river

10. How important is this principle to the future of North Olga?



Principle #11: Environmental priorities

11. How important is this principle to the future of North Olga?



CATEGORY 3: INFRASTRUCTURE

Principle #12: Water and Sewer infrastructure

12. How important is this principle to the future of North Olga?

Not at all Important	1	2	3	4	5	Very Important

Principle #13: Roads and Traffic

13. How important is this principle to the future of North Olga?

Not at all Important	1	2	3	4	5	Very Important

Principle #14: Enhanced Fire and Police Protection

14. How important is this principle to the future of North Olga?

Not at all Important	1	2	3	4	5	Very Important

COMMENTS:

If you have any additional comments about the proposed Guiding Principles, please write them in the space below.

NORTH OLGA COMMUNITY PLAN
PROPOSED GUILDING PRINCIPLES
RATING QUESTIONNAIRE

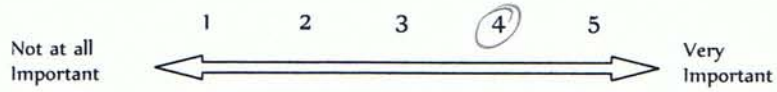
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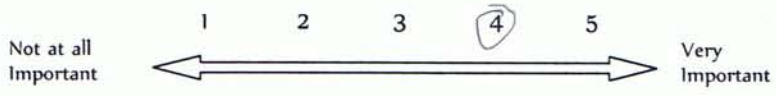
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1. How important is this principle to the future of North Olga?



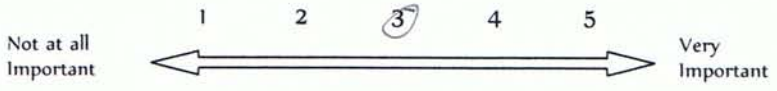
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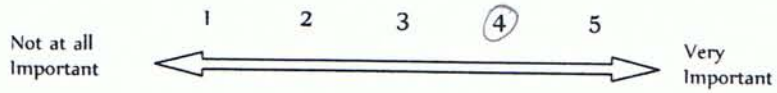
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3. How important is this principle to the future of North Olga?



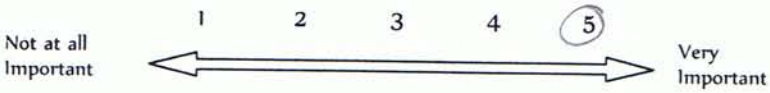
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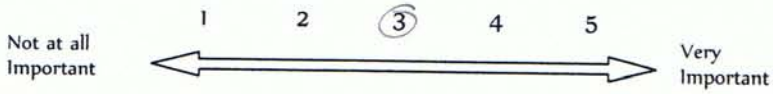
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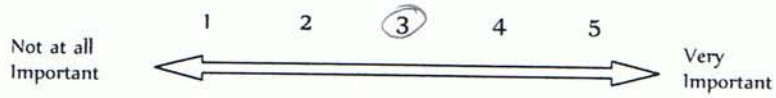
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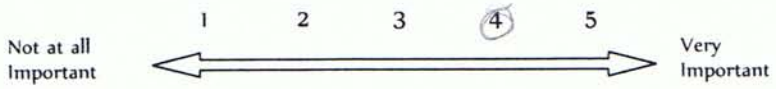
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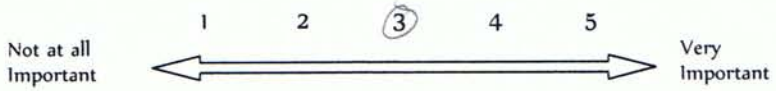
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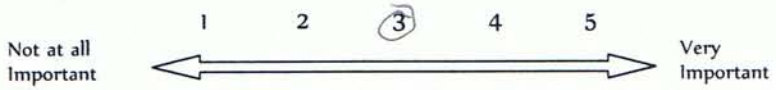
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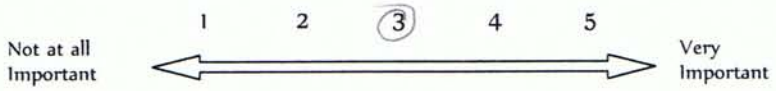
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COMMENTS:

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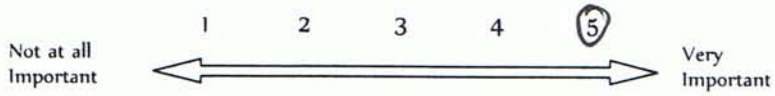
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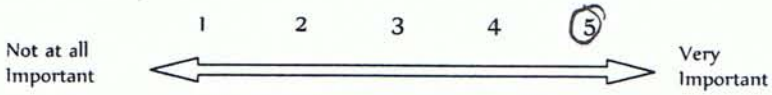
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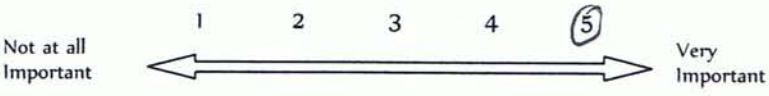
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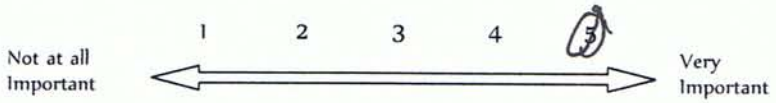
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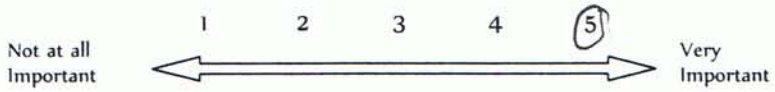
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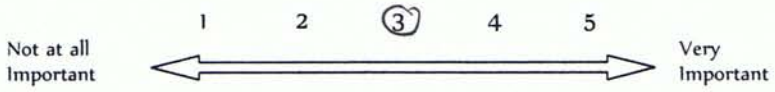
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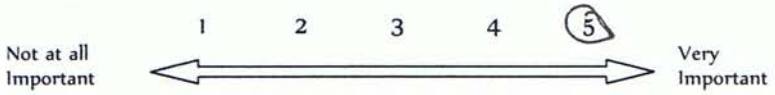
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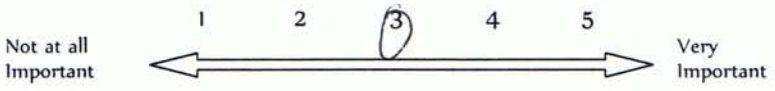
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Not at all Important — 1 2 3 4 (5) — Very Important

COMMENTS:

If you have any additional comments about the proposed Guiding Principles, please write them in the space below.

NORTH OLGA COMMUNITY PLAN
MINUTES

MAY 26, 2009

A community outreach meeting to discuss the North Olga Community Plan was held on May 26, 2009. The meeting was held at the New Hope Christian Church of North Fort Myers, 17181 Tarpon Way, North Fort Myers, Florida 33917. The meeting began at approximately 7:00 p.m.

A sign in sheet and agendas were distributed to attendees. Attendees were also offered anonymous comment cards to record comments.

Consultants from Land Planning Solutions (LPS), Allison D. Megrath, AICP and Alexis Crespo, AICP, LEED AP, were asked by the North Olga Community Planning Panel (NOCPP) to attend this meeting and facilitate the discussion regarding the development of a Community Plan for North Olga.

1. Welcome

Allison Megrath, AICP provided introductions and informed the attendees that the purpose of the meeting was to provide an overview of the North Olga Community Planning purpose and process, and to begin the plan development process by defining guiding principles for the future of the community.

2. Introductions

Ms. Megrath stated that the role of the NOCPP is to provide guidance over the community planning process, including development of the community vision and identification of key stakeholders to be interviewed during the process.

3. Why Have a North Olga Community Plan

Ms. Megrath explained the Planning Panel's efforts to date in terms of defining a vision for the North Olga Community, which expresses its unique character, history and goals for the future. Ms. Megrath also explained that the plan will serve to guide community decisions and set policy and programs to support the identified vision. Ms. Megrath provided an overview of the community planning process and proposed schedule and asked attendees for questions or comments regarding the purpose and process for creating the plan. Ms. Megrath also demonstrated the proposed, draft community plan boundaries, indicating this boundary is subject to further review and alteration by the community and NOCPP.

4. Questions and Answers

There were no questions or comments from attendees. Ms. Megrath explained the next item of the agenda is to discuss the guiding principles determined by the Planning Panel and rank these principles based on their importance to the vision and future of North Olga. Ms. Megrath then provided an overview of the ground rules for public comment.

5. North Olga Guiding Principles

Ms. Megrath provided an overview of the philosophy that would be utilized in the development of the community plan. She explained that it must be based on broad community involvement, be unique and specific to the community, and be professionally based.

Following this discussion Ms. Megrath explained that the fourteen (14) guiding principles under discussion are divided into three (3) general categories as follows:

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 provided a brief description and example of each principle and then distributed the North Olga Community Plan Proposed Guiding Principles Rating Questionnaire to attendees. Further instructions regarding the questionnaire were explained to attendees.

6. Ranking of Principles

Following the description of each principle, attendees anonymously filled out the questionnaire rating each principle on its level of importance.

Upon completion of the questionnaires, Ms. Megrath provided each attendee with three (3) stickers to place on principle posters located the wall. Ms. Megrath asked attendees to place their stickers on the principles that are most important to the community in their opinion. Ms. Megrath also explained to attendees that they could put all their stickers on one (1) principle if it is most important, or delegate the stickers to two (2) or three (3) principles. The attendees placed their stickers. Ms. Megrath stated that the results of the rating questionnaire and ranking would be discussed at the next Planning Panel meeting on May 31st at 2:00 p.m.

Following the ranking exercise there were no further comments and the meeting was adjourned at approximately 8:15 p.m.

Appendix C

Community Outreach Meeting #2

NORTH OLGA COMMUNITY PLAN COMMUNITY OUTREACH MEETING #2

MEETING DATE: Tuesday, June 9, 2009

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

MEETING TIME: 7:00 P.M. – 9:00 P.M.

AGENDA

7:00	Welcome/Introductions/Sign In Sheet
7:10	Overview of North Olga Community Planning Process
7:15	Boundary Discussion
7:30	Review of Guiding Principles/Priorities
7:45	Specific Guiding Principle Issue Identification
8:45	Questions & Answers
9:00	Adjourn

Next Meeting July 9, 2009

All North Olga Community Plan Information will be posted at following web address –

www.landplanningsolutions.us/projects.html

NORTH OLGA COMMUNITY OUTREACH MEETING
Meeting #1

Sign-In Sheet

June 9, 2009

NAME	PHONE	EMAIL	MAILING ADDRESS
MICHAEL SIOTTLEMYER	292-9717		Ft 18400 Telegraph Creek Ln, ALVA
JOE STERLACCI		JOESTERLACCI@YAHOO	14130 DUKE Hwy
Allison Megrath	405-7983	allison@lpsfl.us	28100 BONITA GRANDE #302, BONITA SPRINGS
Alexis Crespo	405-7983	alexis@lpsfl.us	"
Robert Quillen	939-340-6166	Quillen B@AOL.COM	22520 N. RIVER ROAD
• Linnie Cary			
• Glen Cary			
• Mary Povia			
• Richard Woodruff	454-3423		16450 Oakview Ct. Alva FL
• Mary Povia			
Cheri Mulling	693-5054	cherim41@aol.com	
Tom Mulling	694-2545		
Bob & BARBARA PLAMBECK	731-2323		18860 OLD BAY SHORE ROAD
Susan Watts	390-1117	susan@bonitabaygroup.com	9990 Coconut Rd, Bonita Spgs, 34135
PENNIS CHURCH	495-1689	*CHURCHDENNIS55@GMAIL.COM	-
MARGARET EMBLIDGE			
Keith + Robbi Cary	694-4030	rcary@embarqmail.com	18931 Serenoa Ct. Alva, FL. 33920
Cheryl Garn			
JIM MUDD		JMUDD@ECGOV.COM.	
RAY & KATHY HARNEY	425.931.6904	R.HARNEY@COMCAST.NET	20311 8th Dr SE BOTHELL WA 98012
STEVE WEBB	941235688	swebb@kitsonbaycc.com	
LINDA & BILL REDFERN	694-7583	Williamred2@embarqmail.com	14651 DUKE Hwy ALVA.
Perry Prescott	694-6600	PCSTG@Earthlink.net	15090 N OLGA Rd Alva
JERRY MCPHERSON	543-1564	JRMCPHERSON@EMBARQMAIL.COM	
Debbie Jackson	940-0456	debyjack@gmail.com	
Steven Bodkin	543-6032	SteveB239@aol.com.	17720 Durrance Rd. N. Ft. Myers 33917

707-3841 ↑ call

NORTH OLGA COMMUNITY OUTREACH MEETING
Meeting #1

Sign-In Sheet

June 9, 2009

NAME	PHONE	EMAIL	MAILING ADDRESS
Nick Armeda	593-	———	
Tom Mulling II			
Karen Kamener			

NORTH OLGA COMMUNITY PLAN
COMMUNITY OUTREACH MEETING #2
MEETING SUMMARY
JUNE 9, 2009

(prepared by Land Planning Solutions, Inc.)

Land Use Planning Consultants, Allison Megrath, AICP, and Alexis Crespo, AICP, LEED AP, of Land Planning Solutions, Inc. were asked to host and facilitate the second Community Outreach Meeting for the North Olga Community Plan (NOCP). The meeting was held at the New Hope Christian Church of North Ft. Myers, which is located at 17181 Tarpon Way, North Ft. Myers, Florida, 33917. The meeting began at 7:00 p.m.

Ms. Megrath began by giving an overview of the agenda and giving an overview of communication Ground Rules that everyone in attendance would be asked to and expected to abide by. These Ground Rules were based on treating all attendees with equal respect. Once the Ground Rules were agreed upon, Ms. Megrath gave a brief overview of the project status.

Ms. Megrath indicated that the North Olga Planning Panel (NOPP) is considering postponing submittal of the Comprehensive Plan Amendment for their proposed Community Plan to allow for additional public input into the process. While Lee County normally only allows one (1) cycle for the review of Comprehensive Plan Amendments, two (2) cycles are permitted under Florida Legislation. The NOPP has spoken with County Commissioners who have indicated that utilizing a second cycle is a possibility.

The agenda then led to a discussion about the project boundaries. As was originally proposed, the northern boundary was the Lee County/Charlotte County line; the east was the Babcock Preserve and the Caloosahatchee Regional Park, the south was the Caloosahatchee River and the west was approximately 1200 +/- feet west of SR 31. The western boundary overlapped into an area already included by the approved Bayshore Community Plan. Based on discussions with Bayshore residents and local County Commissioners, the North Olga Planning Panel (NOPP) decided to adjust the western boundary to run along the centerline of SR 31, thereby reducing potential conflicts with the Bayshore residents. Ms. Megrath stated that the NOPP would like the opportunity to work with the Bayshore residents on compatibility options for the future of SR 31, the west side being in Bayshore and the east side being the North Olga area.

Attendees were asked to participate by expressing what the following Guiding Principles meant to them when thinking about the area described as the North Olga Community Plan area:

PRINCIPLE #1: MANAGE GROWTH

- Maintain Comprehensive Plan/rural character
- Not increasing density
- "smart growth" – have facilities/no sprawl
- 1-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

PRINCIPLE #2: 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

PRINCIPLE #3: 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 into local character – area appropriate economic development
- diversification of economy – increased quality
- wildlife concerns related to economic development of river
- equestrian & river related economic development
- veterinary services
- eco-tourism

PRINCIPLE #4: VISION & 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

PRINCIPLE #5: 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

PRINCIPLE #6: 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
  - multi-purpose
  - bike/ped
- 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

PRINCIPLE #7: OPEN SPACE, PARKS & 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

PRINCIPLE #8: 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

PRINCIPLE #9: COMMUNITY CENTER/FOCAL POINT

- restaurant
- river
- meeting hall, recreation areas (well lit), play area, restrooms – (grant money?)
- 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

Following the Principles/Issues exercise, Ms. Megrath opened the floor up to questions from the audience One attendee stated that the comments given during the exercise were the same as what are important to the residents of Alva. He asked why this group would want to go through the time and effort of preparing their own community plan. Ms. Megrath explained that the residents of North Olga do not believe that they share the same vision as the residents in Alva and that the only want to determine what is important to the residents of North Olga is to go through the Community Planning process.

A participant stated that in his mind, the Alva Planning Community as defined by Lee County is a logical planning area. He said there are only three (3) ways into that Planning Area and therefore it should all be considered to be alike. Ms. Megrath noted that much like the Olga Community Plan represents only a portion of the Ft. Myers Shores Community Planning Area as defined by Lee County, the entire Alva Community Planning Area does not need to be encompassed in one single Community Plan. There can be the Alva Community Plan and the North Olga Community Plan.

Another question posed was what is the next step in the process. Ms. Megrath explained that she and her staff would continue with one-on-one stakeholder interviews, asking a series of questions to get more comments about the future that people envisioned for the study area. She stated that they were still in the data collection phase of the Plan preparation. Ms. Megrath added that the next Community Planning Panel meeting is Sunday, June 14, 2009 at 2:00 at the same location. The next Community Outreach Meeting (#3) will also be at the church and is scheduled for Thursday, July 9, 2009 at 7:00 pm and that all were invited to attend both meetings.

With no further discussions, the meeting was adjourned.

Appendix C

Community Outreach Meeting #3

NORTH OLGA COMMUNITY PLAN COMMUNITY OUTREACH MEETING #3

MEETING DATE: Thursday, July 9, 2009

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

MEETING TIME: 7:00 P.M. – 9:00 P.M.

AGENDA

7:10	Welcome/Status of North Olga Community Planning Process
7:15	Florida Fish and Wildlife Presentation
8:00	Lee County Conservation 20/20 Land Program Presentation
8:30	Environmental Discussion
8:30	Questions & Answers
9:00	Adjourn

Next Meeting September 1, 2009

All North Olga Community Plan Information will be posted at following web address –

www.landplanningsolutions.us/projects.html

NORTH OLGA COMMUNITY OUTREACH MEETING
Meeting #3

Sign-In Sheet
JULY
~~June 9~~ **2009**

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Glenn CARY	"		
Paul O'Connor	533-8509		
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KEITH CARY	694-4030		
ROBBI CARY	"		
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Joe Walsh		embarqmail.com	
Luis Gonzalez			
karen kamener			
Allison Mesrath.			

NORTH OLGA COMMUNITY PLAN
COMMUNITY OUTREACH MEETINGS #3
MEETING SUMMARY

JULY 9, 2009
(Prepared by Land Planning Solutions, Inc.)

Land Planning Consultants, Allison Megrath, AICP, and Alexis Crespo, AICP, LEED AP, of Land Planning Solutions, Inc. were asked to host and facilitate the third Community Outreach Meeting for the North Olga Community Plan (NOCP). The meeting was held at the New Hope Christian Church of North Fort Myers, which is located at 17181 Tarpon Way, North Fort Myers, Florida. The meeting began at 7:05 p.m.

Ms. Crespo began by giving an overview of the agenda and providing an overview of communication ground rules that everyone in attendance would be asked to and expected to abide by. These ground rules were based on treating all attendees with equal respect. Once the ground rules were agreed upon, Ms. Crespo gave a brief overview of the project status. Ms. Crespo advised that the Consulting Team was in the process of writing the plan based on comments and information receive to date. Ms. Crespo also advised the Consulting Team had been conducting numerous stakeholder interviews. Ms. Crespo noted that anyone in attendance that would like to schedule an interview is invited to speak with either her or Allison following the meeting. Ms. Crespo noted that the North Olga Community Planning Panel (NOCPP) is on schedule for submittal of the Comprehensive Plan Amendment/North Olga Community Plan in September 2009.

With no questions or comments from the audience, Ms. Crespo introduced the first guest, Mr. Luis Gonzalez with Florida Fish & Wildlife Conservation Commission (FWC). Mr. Gonzalez thanked Land Planning Solutions for the opportunity to provide input regarding the subject property early on in the planning process. Mr. Gonzalez acknowledged his colleague from FWC in attendance, Dr. Joe Walsh, who would assist him in his presentation.

Mr. Gonzalez stated that FWC had completed a preliminary investigation of North Olga and had compiled information regarding protected species in the region, as well as environmentally significant areas suggested for preservation within the proposed Community Plan boundary. Following this summary, Mr. Gonzalez presented three (3) maps that he had produced to further explain the natural features within the area.

The first map was a site map depicting the proposed North Olga Community Plan Boundary, as well as existing conservation lands, bear secondary ranges, panther secondary ranges, and telemetry points for panther, bear and eagles. Mr. Gonzalez noted that the secondary ranges indicate that there is a possibility for these species in the area, however only a small portion of the bear secondary range was located in the Community Plan boundary. Mr. Gonzalez noted that the only telemetry points within the Community Plan boundary are two (2) Bald Eagle nests in the southern portion of North Olga. Mr. Gonzalez further explained that the panther telemetry points are outside of the boundaries and represent male panthers traveling through the area in search of territory. Mr. Gonzalez noted the red dots on the map represent bear nuisance complaints within the last five (5) years. Dr. Joe Walsh added that the FWC has developed Best Management Practices to help reduce bear problems that may be applicable to his area.

The second map that Mr. Gonzalez demonstrated was a regional map, showing the proposed North Olga Community Plan Boundary and the regional network of conservation lands in Charlotte, Lee, Hendry and Glades counties. The map also demonstrated bear secondary ranges, panther secondary ranges, and telemetry points for panther, bear and eagles. The regional map also depicted the locations of panther mortalities since 1988.

The last map Mr. Gonzalez presented was a green space map depicting lands currently under conservation by the State of Florida, Lee County, or under negotiation for acquisition by Lee County. Mr. Gonzalez noted that the map depicted an area in the southwestern portion of the property along the Caloosahatchee River that was suggested for preservation based on his findings. He noted that this area is primarily riparian forest. Mr. Gonalez concluded that this area and the 20/20 lands are the only areas of environmental significance in North Olga.

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.

Matt Smith noted that his neighbors to the east have seen panther paw prints on their property. Mr. Smith asked how these prints could be verified. Mr. Gonzalez responded that prints should be reported to the regional FWC office. Dr. Walsh responded that he has dealt with panthers for ten (10) years and they are largely identified aerially and by collars. He noted that a large number of reports are false alarms. Dr. Walsh advised that the FWC needs photographs of the animal in order to make a positive identification, not just their paw prints. Mr. Smith asked Dr. Walsh if FWC loaned motion sensitive cameras to the general public for the purposes of photographing panthers. Dr. Walsh responded that the FWC does not lend cameras. Mr. Gonzalez followed up by noting that since 2002 only one (1) panther sighting has been confirmed to be an actual panther, the rest were bobcats or dogs.

Mr. Gonzalez asked if there were any further questions regarding his presentation. There were none. Ms. Crespo thanked Mr. Gonzalez for his presentation and introduced Ms. Greeno with Lee County's Conservation 20/20 Land Program (20/20). Ms. Greeno provided an overview of the 20/20 program, indicating it was started in 1996 due to a lack of green space throughout Lee County. Ms. Green noted that 20/20's goal is to have 20% of the County's total land area in conservation by the year 2020. Ms. Greeno stated that County currently has approximately 19,000 acres of land acquired and under management. Ms. Greeno introduced a map of Lee County that depicts all the 20/20 properties currently acquired, under negotiation, or under nomination. Ms. Greeno noted that the County has more land they want to purchase than they have money to buy. Ms. Greeno explained that 20/20 has five (5) land stewardship coordinators and two (2) field technicians to do tractor/maintenance work.

Ms. Greeno stated that anyone is able nominate land for 20/20 conservation. Ms. Greeno clarified that the 20/20 program works with willing sellers and does not use eminent domain to acquire property. The most typical reasons that a land is not acquired by 20/20 is because the owner and 20/20 Staff cannot agree on a price for the land, or the land has little or no environmental value.

Ms. Greeno noted that once a property is acquired, the first order of business for 20/20 Staff is to post signs on the property indicating the 20/20 boundary. She explained that the property is open

to the public as it is purchased by the taxpayers of Lee County. She noted that the public may enter at their own risk, adding that many of the properties have cattle, as well as environmentally sensitive areas. She noted that most properties are hard to access for these reasons. Ms. Greeno noted that some sites allow hiking, biking and/or horseback riding. She clarified that motorized vehicles and hunting are not allowed on 20/20 properties.

Ms. Greeno then explained the land stewardship planning process, noting that a staff member typically spends approximately one (1) year on a 20/20 property to collect data on the site's species, soils and plant communities. Following data collection, the Staff creates a Land Stewardship Plan (LSP) which functions as a "Bible for the site" and specifies the types of public use allowed, as well as management practices. She noted that the LSP is revisited and updated every ten (10) years and requires approval by the Board of County Commissioners (BoCC). Following approval of the LSP, 20/20 staff begins maintenance activities, hydrological restoration, and other ongoing management practices that may be noisy to surrounding neighbors.

Bobby Quillen asked Ms. Greeno is there are any rules on how much property can be acquired by 20/20 in a specific area of the County. Ms. Greeno responded that it completely depends on forthcoming nominations and there is no such limitation. An attendee asked how much management is done within the conservation lands. Ms. Greeno responded that this is based on the LSP. Ms. Greeno noted that 20/20 relies on volunteers, as well as consultants and Staff for management and monitoring.

Ms. Crespo asked Ms. Greeno to elaborate on the current status of the Telegraph Creek Preserve. Ms. Greeno responded that currently the 20/20 Staff is on site collecting data for the preparation of the LSP. She noted that they are not at a point with their data collection to advise what types of recreational activities will be allowed on this preserve. She advised that in approximately ten (10) months the LSP will be completed. Ms. Greeno stated that 20/20 acquired the Babcock Preserve lands in Lee County along with Telegraph Creek Preserve and that these lands will most likely not have restrooms or amenities because of what the State and other agencies are planning for the rest of the Babcock Preserve.

Mr. Gonzalez asked Ms. Greeno if all of the Babcock lands in Lee County are shown on the 20/20 map. Ms. Greeno responded in the affirmative.

Paul O'Connor with Lee County Department of Community Development added that Babcock owns lands west of the 20/20 preserve areas to State Road 31.

Tom Mulling, Jr. asked why the land south of the Telegraph Creek Preserve has a low priority and is just under nomination. Ms. Greeno responded that the lower priority was simply due to timing and that 20/20 has sixteen (16) other parcels that were nominated earlier and are currently in the negotiation phase of the acquisition process. Ms. Greeno stated that these sixteen (16) parcels either had to be acquired or have negotiations fail before the lands under nomination can move forward through the acquisition process.

Mr. Mulling, Jr. responded that the land south of Telegraph Creek Preserve concerned him because it is easily developable due to current entitlements. Ms. Greeno responded that 20/20 is not set up to purchase lands based on their ability to be developed.

Tom Mulling, Jr. asked if there is a timetable on the sixteen (16) parcels under negotiation. Ms. Greeno responded that because of the price of Babcock, 20/20 can only buy a portion of the

sixteen (16) parcels under negotiation. She stated that there is not enough money to acquire all the properties. She noted that two (2) parcels have dropped out of the negotiation process and only fourteen (14) remain. Mr. Mulling, Jr. asked how far along in the acquisition process is the Babcock land. Ms. Greeno responded that it is in the middle of the acquisition process. She explained that 20/20 Staff cannot make negotiation information public. She noted that this particular parcel will most likely be acquired in phases if it moves forward.

Mr. Mulling, Jr. asked about the potential for mitigation. Ms. Greeno asked for him to clarify his question. Mr. Mulling, Jr. asked if there is land within the area that cannot be developed. Ms. Greeno responded that all land can be developed it is just a matter of money. Ms. Greeno stated that two (2) land appraisals are completed for each property in the 20/20 acquisition process, noting that independent agents perform the appraisals. She added environmentally sensitive properties are usually more expensive.

Adele Smith asked if the plan for the acquired Babcock Preserve is complete. Ms. Greeno noted that the public comment period for this property closes on July 19th. Ms. Greeno added that this parcel is within the overall Babcock system and coordination with the State and other agencies will be ongoing.

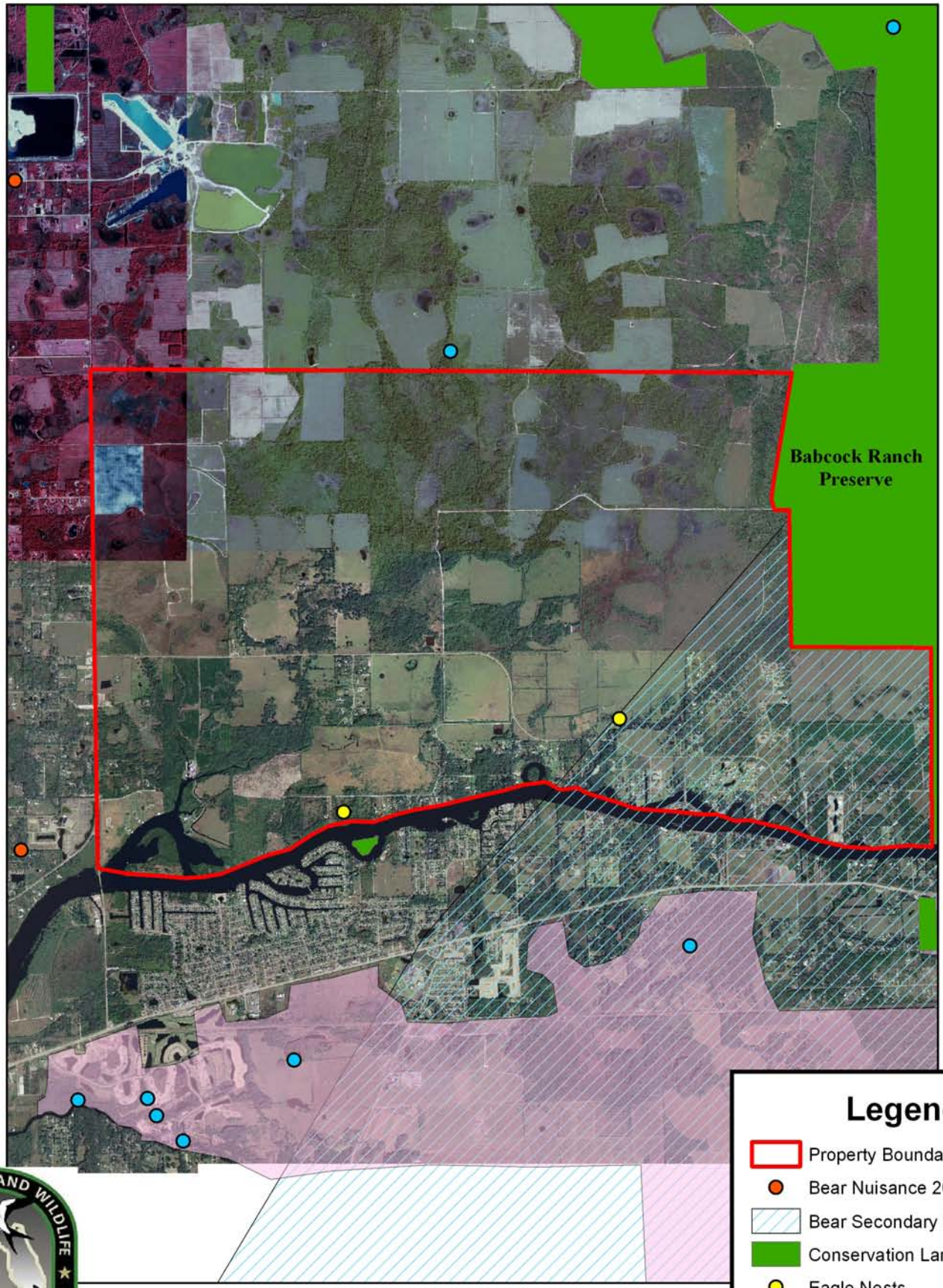
An attendee asked if farm fields stay in production following acquisition by 20/20. Ms. Greeno responded that agricultural operations are not an income source for 20/20 and will most likely be phased out.

Ms. Crespo asked if there is a date set for 20/20 to provide updates to the BoCC. Ms. Greeno responded that there is a monthly meeting for this purpose and that the public is welcome to attend when there is a specific project on the agenda that is of interest. She noted that the dates and agendas are posted on the 20/20 website. There were no further questions.

Following the presentation by Laura Greeno, Ms. Crespo thanked the speakers for their attendance. With no further questions or comments, Ms. Crespo closed the meeting and stated that the next community outreach meeting will be held on September 1, 2009 at 7:00 p.m. at the same location.

The meeting adjourned at 8:00 p.m.

North Olga Community Plan 2009



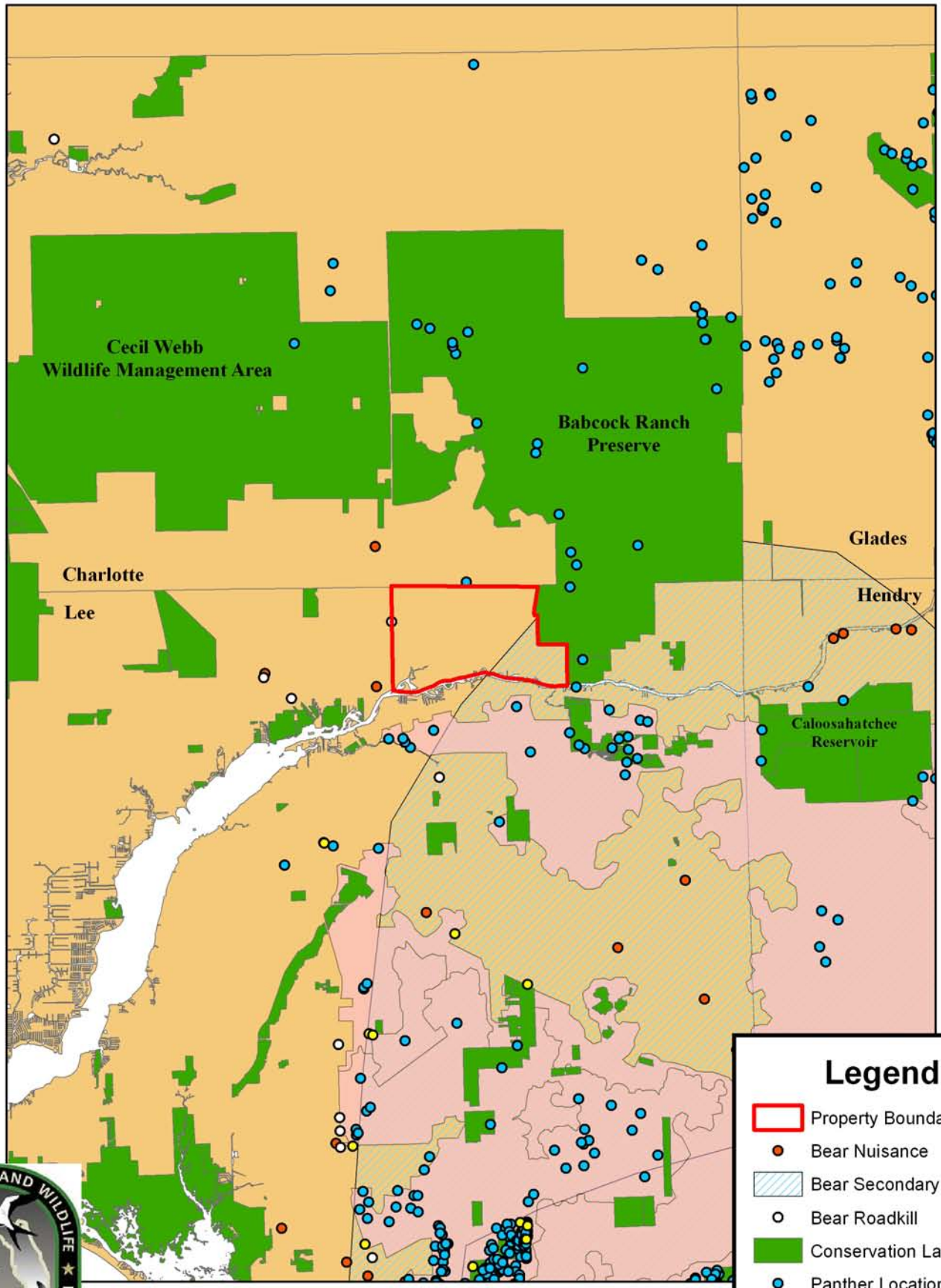
Legend

- Property Boundary
- Bear Nuisance 2002
- Bear Secondary Range
- Conservation Lands
- Eagle Nests
- Panther Locations 1989 - 2000
- Panther Secondary Zone

Habitat Conservation
Scientific Services

0 1 2 Miles

North Olga Community Plan 2009



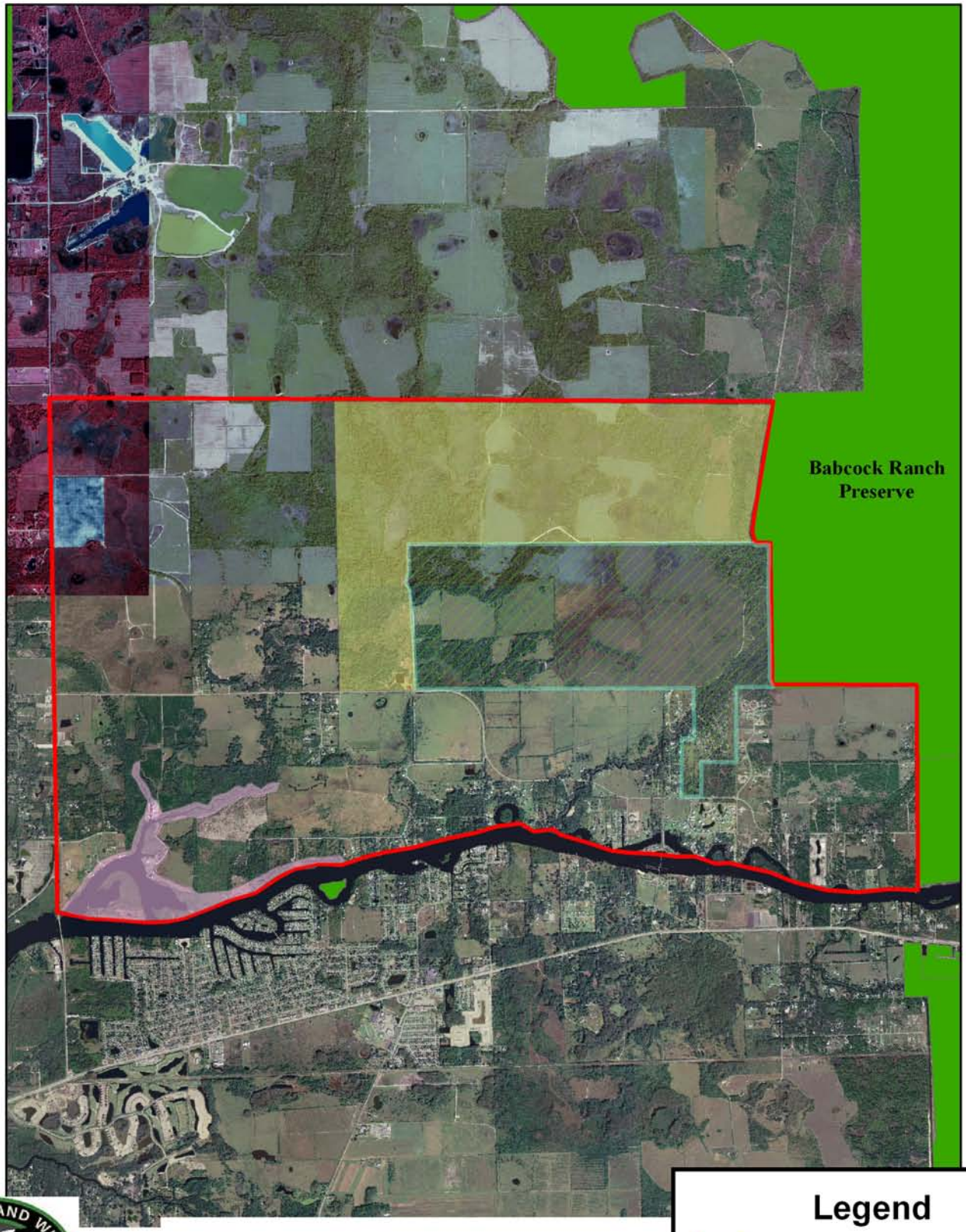
Legend

- Property Boundary
- Bear Nuisance
- Bear Secondary Range
- Bear Roadkill
- Conservation Lands
- Panther Locations
- Panther Mortality
- Panther Secondary Zone

Habitat Conservation
Scientific Services

0 5 10 Miles

North Olga Community Plan 2009



0 1 2 Miles

Legend

- Property Boundary
- Conservation Lands
- Conservation 20/20 Telegraph Creek
- Proposed Conservation 20/20
- Suggested Preservation Buffers

Habitat Conservation
Scientific Services

Appendix C

Community Outreach Meeting #4

NORTH OLGA COMMUNITY PLAN COMMUNITY OUTREACH MEETING #4

MEETING DATE: Thursday, September 10, 2009

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

MEETING TIME: 7:00 P.M. – 9:00 P.M.

AGENDA

7:10	Welcome/Status of North Olga Community Planning Process
7:15	Open House for Review of Goal, Objectives & Policies
9:00	Adjourn

All North Olga Community Plan Information will be posted at following web address –

www.landplanningsolutions.us/projects.html

NORTH OLGA COMMUNITY OUTREACH MEETING
Meeting #4

Sign-In Sheet

September 10, 2009

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Richard Woodruff	935-1020		
Steven Brodkin	543-6032		
FRANK & ROSE MUSCO	693-8726		
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Karen Kamenev	239 543-1435	Swampstead@earthlink.net	

Appendix C

North Olga Community Day

1st Annual

North Olga Community Day

February 20th, 2010
10:00 a.m.– 2:00 p.m.
14500 North River Road
(2 miles east of SR 31 on North River Road/CR 78)

The North Olga Planning Panel invites you to join us for our 1st Annual North Olga Community Day! Festivities will include food, fun with friends & family, and information from various governmental agencies about our area. Please also come to learn about our ongoing community planning process and provide your input for the future of North Olga!

Featuring:

Bayshore & Alva Fire Departments
Lee County Sheriff Department
Lee County Government
31 Produce

Proudly Sponsored By:

North Olga Planning Panel
North Olga Association
Old Timers Antique Collectors Clubs

1st Annual North Olga Community Day

Sign In Sheet

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Shelbie Mulling	
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Dep. Nannie Troia LCSO	
Heather Kuckland	
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William LeMieux - ENGINEER	
Charles Triggs - FF	
Justin Edwards - Engineer	
Jason Densmore - FF	

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CPL CHRIS ASHLEY LCSO	
JERRY LONG	
GLENN O. CADY	Members
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Dean Watts	deanwatts@embarqmail.com
Dana Christensen	dana-schristensen@gmail.com

Appendix C

Community Outreach Meeting #5

North Olga Community Plan

Community Outreach Meeting #5
Bayshore Fire Station, 17350 Nalle Road, North Fort Myers, FL 33917

Date: Thursday, March 11th, 2010

Time: 7:00 p.m. – 8:30 p.m.

AGENDA

7:00 – 7:15.....Sign-In & Greeting

7:15 – 7:20.....Community Plan Status/Update

7:20 – 8:00.....Review of Updated Goals, Objectives & Policies

8:00 – 8:30.....Open Comment & Discussion

8:30.....Adjourn

THANK YOU FOR ATTENDING!

*For additional questions/comments, please contact Alexis Crespo at (239) 226-0024 or alexisc@en-site.com

North Olga Community Meeting #5
March 11, 2010

NAME	PHONE	EMAIL	MAILING ADDRESS
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Debra MacRae	694-7177		18321 N OLGA DR, ALVA FL 33920
Jennie Jan Rachel	"		" " "
Barry G	340 6662	Guillens@FLCCA	22520 RIVER RD
Jim Green	728-5481	JGreen@centurytel.com	PO BOX 218 ALVA FL 33920
Jim Nelson	633-4770		18321 N Olga Dr Alva FL 33920
Jim Mullins	694-2585		14691 Duke Hwy Alva 33920
Ed & Susan Pritchard	694-1884		18239 Lynchhurst Lane, Alva, FL 33920
William Redfern ALVA Inc	694-7583	Willmred2@embarqmail.com	14631 Duke Hwy Alva 33920
Ruby Daniels	728-3242	rubydaniels@embarqmail.com	18100 Persimmon Rdg Rd Alva
Nick Armeda	573 3084		Alva FL
Suzanne Armeda	"		
Bondi Nipp	543 3826		
KEITH CARR	533-9140		18931 SERENOA CT ALVA 33920
Steve Bradkin	543-6032	SteveB239@aol.com	17720 Dorrance Rd. NFM 33917
Tim Mullins	693-5054		14661 Duke Hwy
Cheri Mullins	693-5054	CheriM4l@aol.com	" " "
Julianne Thomas		juliannet@conservancy.org	1450 Merrihue, Naples, FL 34102
Arthur Watts	239-694-0154	deanwatts@embarq	18081 Traverse Dr Alva FL 33920
Dana Christensen	717-817-5622		18021 " " "
MARY POVIA	239-694-3997		—
SHAUNA FLOCK	239-462-8131		
Tom Mullins	239-693-5054		
Dave Stalter	694-1784		

North Olga Community Plan

Community Outreach Meeting #5

Review of Updated Goals, Objectives & Policies

March 11, 2010

ensite

Welcome!

Tonight's Agenda:

7:15 – 7:20.....Plan Status

7:20 – 8:00.....Review of Updated Goal, Objectives & Policies

8:00 – 8:30.....Open Comment/Discussion

ensite

Community Plan Status

- Comments & policy suggestions received from Staff in January/February 2010
- Updates to the Goal, Objectives & Policies drafted
- Re-submittal to the County in March
- Transmittal hearings in April/May

ensite

Summary of Major Changes

- Addition of Agricultural Objective & Policies
- Additional focus on rural character throughout
- Removal of the Sewer & Water Objective
- Corrections to address consistency with Lee Plan

ensite

Goal 36:

To preserve and promote the unique character, historic heritage and quality of life in North Olga, as well as proactively plan for this area by providing greater opportunities for public participation in the land development review process. 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/Bob Janes Preserve to the east, and the Lee/Charlotte county-line to the north.

ensite

Objective 36.1:

Community Character.

Lee County will consider adoption of comprehensive plan policies, land development regulations, public improvements and other actions that will manage growth throughout the community while protecting and enhancing the character and aesthetic appearance of North Olga.

ensite

Community Character Policies

Policy 36.1.1: In order to protect the aesthetic qualities and preserve the natural and historic resources of the North Olga Community, new development will be designed to cluster development areas to preserve large, contiguous tracts of open space, including high quality uplands/wetlands and environmentally sensitive lands.

Policy 36.1.2: The County will discourage 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 any applicable architectural standards.

Policy 36.1.3: Within 18 months, Lee County will consider enhanced design, landscaping, buffering, signage guidelines or compliance with any applicable architectural standards.

ensite

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 resource protection, site access, open space, enhanced buffering/landscaping, public infrastructure and other characteristics which promote and uphold the existing sense of community and 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, including public and private roads predominantly no greater than two (2) lanes in width.

ensite

Residential Policies

Policy 36.2.1: Any proposed residential development greater than or equal to 100 acres will require Review through the Planned Development (PD) rezoning process.

Policy 36.2.2: Any proposed residential development greater than or equal to 100 acres will provide 50% open space through clustering of the development footprint. A proposed residential development less than 100 acres in size will comply with open space requirements of the Lee County Development Code.

Policy 36.2.3: Proposed Planned Developments will be required to provide a mix of unit types and flexible lot sizes to allow for clustering, affordability, preservation of open space and diversity of choice within the community.

ensite

Residential Policies (Cont.)

Policy 36.2.4: Any proposed Planned Development within the North Olga Community that is adjacent to large lot residential areas will provide appropriate separation and buffering as follows:

1) Minimum lot size of one (1) acre for lots abutting the perimeter property line(s) of the adjacent large lot residential area/property, or

2) Minimum 50-foot Rural Buffer to protect these areas from the visual impacts of adjacent development. The Rural Buffer will be established in Chapter 33 of the Land Development Code.

ensite

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 the rural character within the North Olga Community boundaries and to allow for those non-residential land uses needed to serve the rural community. County regulations will attempt to ensure that any future commercial development implements a unified and attractive design theme in terms of landscaping, architecture, lighting and signage.

ensite

Commercial Policy

Policy 36.3.1: In order to maintain the rural and aesthetic value of the North Olga Community, proposed commercial development will utilize a consistent landscaping and architectural style for all buildings and comply with all applicable design standards.

ensite

Objective 36.4:

Economic Development.

To identify and promote the elements of the North Olga Community that contribute to and preserve the rural and agricultural-based quality of life for residents, and that also provide unique economic development opportunities.

ensite

Economic Development Policies

Policy 36.4.1: Lee County will support the development of nature- and agriculturally-based tourism opportunities where appropriate throughout the community. These opportunities include but are not be limited to bird watching, equestrian facilities, kayaking/canoeing, and bed and breakfast establishments.

Policy 36.4.2: Lee County will facilitate access and use of Conservation 20/20 lands to support kayaking/canoeing, bird watching, hiking and other passive uses related to nature-based tourism. Recreational opportunities and access will be balanced with the protection of natural resources and will comply with the Land Stewardship Plan prepared by Conservation 20/20.

ensite

Objective 36.5:

Transportation.

All road improvements within the 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 signage.

ensite

Transportation Policies

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.

Policy 36.5.2: Lee County and the appropriate state agencies will work with the citizen groups and civic organizations within the North Olga and Bayshore Communities to explore the feasibility and potential funding for planning and implementing 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.

ensite

Objective 36.6:

Open Space, Recreation & Community Facilities.

To facilitate appropriate public access to and the enjoyment of scenic, historic, recreational and natural resources in the North Olga Community including, but not limited to the Caloosahatchee River, Franklin Locks and Conservation 20/20 lands, Bob Janes Preserve and Caloosahatchee Regional Park.

ensite

Open Space Policies

Policy 36.6.1: Lee County will incorporate key linkages within the North Olga Community into the Greenway Master Plan. These linkages will serve the purpose of providing a meaningful trail network, which will include connections to public recreational areas and minimization of disturbance to wildlife habitats and natural systems.

Policy 36.6.2: Lee County will work with the North Olga Community and private landowners to identify opportunities to explore the feasibility and potential funding for planning and enhancing public access to the Caloosahatchee River. This includes coordination with the South Florida Water Management District and Conservation 20/20 Land Program to facilitate accessibility where deemed appropriate. Access to Conservation 20/20 lands will be in accordance with the Land Stewardship Plan.

Policy 36.6.3: Proposed Planned Developments adjacent to the Caloosahatchee River will be encouraged to provide public access to the River.

Policy 36.6.4: When the need for a community center within the North Olga Community is determined by the appropriate agencies, consideration of its construction for use as a hurricane shelter will be promoted.

ensite

Objective 36.7:

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.

ensite

Conservation Policies

Policy 36.7.1: 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 to require the appropriate natural waterway buffers during development.

Policy 36.7.2: Public access will be balanced with protection and rehabilitation of the Caloosahatchee River in order to preserve the River's natural features and function.

Policy 36.7.3: New development will maintain on-site native vegetation communities to the furthest extent possible.

ensite

Conservation Policies (Cont.)

Policy 36.7.4: Proposed Planned Developments will provide a minimum 50-foot setback between structures and on- and off-site fire dependent vegetation/preserve lands.

Policy 36.7.5: Proposed Planned Developments will consider "Fire Wise" principles in their site design, including building orientation, access management, landscaping type and placement, and location of fire hydrants.

ensite

Objective 36.8:

Agriculture.

The North Olga Community will promote small and large-scale farming operations and alternative, agriculturally-based enterprises to sustain economically-viable agriculture, consistent with the Community's resource protection goals, in order to preserve the agricultural heritage of the community.

ensite

Agricultural Policies

Policy 36.8.1: Lee County will promote the development and expansion of existing and new agricultural businesses, such as agri-tourism, development of specialty agricultural products, and niche farming activities to allow for continued large- and small- scale agricultural opportunities. Niche farming includes but is not limited to specialized crops and/or the breeding and raising of livestock for specialized markets. Specialty agricultural products include items such as goat milk soap or alpaca yarn.

Policy 36.8.2: Where appropriate, Lee County will promote the use of public and private lands for community gardens and farms.

Policy 36.8.3: New development proposals will be evaluated for compatibility to adjacent, existing small- and large-scale farming operations.

ensite

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.

ensite

Public Participation Policies

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.

ensite

Public Participation Policies (Cont.)

Policy 36.9.3: The owner or agent for any Planned Development request within the North Olga Community will conduct one (1) public informational session 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.

ensite

Thank You!

Questions/Comments?

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NORTH OLGA COMMUNITY PLAN
COMMUNITY OUTREACH MEETINGS #5
MEETING SUMMARY

MARCH 11, 2010

The North Olga Community Planning Panel's Consultant EnSite was asked to facilitate the fifth Community Outreach Meeting for the North Olga Community Plan (NOCP). The meeting was held at the Bayshore Fire Station, located at 17350 Nalle Road, North Fort Myers, Florida 33917. The meeting began at 7:05 p.m.

Ms. Crespo began by giving an overview of the agenda. Ms. Crespo gave a brief overview of the project status, indicating that the Panel intended to submit update Goals, Objective and Policies (GOP's) and a full response to the Lee County insufficiency letter dated January 6, 2010.

Ms. Crespo outlined the major changes to the GOP's that would be covered in detail during the meeting. These changes include addition of an agricultural objective, removal of the sewer & water objective, additional focus on the community's rural character and other revisions to ensure consistency with the Lee Plan.

At this point there were no questions or comments from the audience, Ms. Crespo proceeded to review the GOPs in detail. The following is a summary of comments received during the meeting:

Comment #1: Policy 36.1.1 - Julianne Thomas with the Conservancy of Southwest Florida advised that the Department of Community Affairs preferred the word "shall" to "will" and that the Consultant may want to revise the wording according to this preference. Ms. Thomas also advised that the Community is not limited to clustering in terms of creating desirable development patterns. She advised there are alternative options such as conservation subdivisions to help protect open space and environmentally sensitive lands.

Comment #2: Objective 36.5 – Steve Brodkin with the Concerned Citizens for Bayshore asked if the North Olga Community Planning Panel wants to keep North River Road in its original/existing state or do they have a vision for widening. Ms. Crespo advised that Policy 36.5.1 speaks to preserving the rural character of North River Road. Ms. Crespo advised that the Panel does not have control over the future widening of the roadway and the policy is aimed at ensuring the Panel is able to provide input should any improvements to the roadway occur in the future.

Comment #3: Steve Brodkin asked if there is any difference between the Alva Community Plan and the proposed North Olga Community Plan. Ms. Crespo advised the Alva Community Plan provides policies specific to the downtown

Alva and the mixed-use form of development in that area. Ms. Crespo advised that the North Olga Community Plan will provide GOP's specific to the North Olga area which is a considerable distance west of the area currently included in the Alva Community Plan. Ms. Crespo advised that the Community was provided public funds from the Board of County Commissioners to create a plan for this area. Ms. Crespo added that the North Olga Plan will fit within the context of eastern Lee County, the Alva Planning Community and the community plans established by neighboring communities. Ms. Crespo advised that the North Olga Community sought a voice through the community planning grant program and was awarded funding to create their own plan.

Comment #4 – Ed Pritchard commented that all of his mail comes to him with an Alva address. Ms. Crespo stated that the intent of the Plan is to acknowledge the North Olga Community's relationship the Alva Planning Community and its location in rural Lee County. She reinforced the concept that the Plan does not need to take away from this relationship, but rather acknowledge North Olga as a distinctive community within the Alva Planning Community.

Ms. Crespo finished the overview of changes to the GOP's and asked if there were any further comments, questions or concerns. Ms. Crespo indicated that the purpose of the meeting was to collect further suggestions on how to make the plan better.

Comment #5 - Ruby Daniels commented that she appreciates that the NOCPP took the comments of Alva, Inc. into consideration.

Following the overview of the updated GOP's, there were no further questions. Ms. Crespo thanked everyone for their attendance and continued interest in the planning process. Ms. Crespo advised that her contact information was provided at the sign-in desk if anyone had further questions after the meeting.

The meeting adjourned at 8:20 p.m.

Appendix D

Stakeholder Interviews

NORTH OLGA COMMUNITY PLAN COMMUNITY PLAN
STAKEHOLDERS AND INTERESTED PARTIES LOG

The following is a list of possible stakeholders and interested parties who have been identified as having a potential interest in the preparation of the proposed North Olga Community Plan. This list is meant to be a fluid list, subject to additions and deletions as the planning process unfolds. Because someone is noted on the list as a possible stakeholder or interested party, it should not be implicitly implied that they will or have been contacted about this plan. We have noted in the table below if Land Planning Solutions has contacted to date any of the persons listed. Also note that the names were not listed in any particular order.

NAME	REASON FOR POTENTIAL INTEREST	ADDRESS	PHONE NUMBER	CONTACTED (DATE)	EMAIL
Bobbie Quillen	NOCPP	22920 N. River Road, Fort Myers, FL 33920	239-340-6162	Meeting on 7/26/09	QuillenB@dfllc.com
Mary Povia	NOCPP	5991 Buckingham Rd., Fort Myers, FL 33905	239-694-3997	Meeting 7/22/09 at 2 p.m.	flock@comcast.net
Nick Armeda	NOCPP	19440 Armeda Road, Alva, FL 33920	239-543-2904 (store) 239-543-3084 (house)	Meeting 7/17/09	N/A
Glen Cary	NOCPP	18451 N Olga Drive, Alva, FL 33920	239-543-2904	Meeting on 7/26/09	N/A
Dennis Van Roekel	NOCPP	18321 N. Olga Drive, Alva, FL 33920	239-694-7177 (office) 239-872-2436 (cell)	Meeting 7/17/09	DVRDVM@SNWORKS.com
Tom Mulling	NOCCP	14691 Duke Hwy. Alva, FL 33920	239-694-2545	Meeting 7/17/09	Shel6122@aol.com
Tom Mulling, II	NOCPP	14661 Duke Hwy. Alva, FL 33920	239-693-5054	Meeting 8/03/09	Cherim41@aol.com
Cheri Mulling	North Olga Property Owner	14661 Duke Hwy. Alva, FL 33920	239-693-5053	Meeting 7/17/09	Cherim41@aol.com
Joe Sterlacci	North Olga Property Owner	14130 Duke Hwy. Alva, FL 33920	239-293-2335	Meeting on 6/17/09 at 10 a.m.	joesterlacci@yahoo.com
Kitson-Babcock Gary Nelson, Erica Chutkan, Steve Webb	North Olga Property Owner	17837 Murdock Circle, Port Charlotte, FL 33948	941-235-6900 (office) 941-979-6544 (Steve cell)	Meeting 6/11/09 @ 4 p.m.	echutkan@kitsonbabcock.com swebb@kitsonbabcock.com gnelson@kitsonbabcock.com tdanahy@kitsonpartners.com
Bonita Bay Susan Watts	North Olga Property Owner	9 9990 Coconut Road S Suite 200 nita Springs, FL 34135-8488	239-390-1117 (office) 239-565-0245(cell)	Meeting 6/4/09 @ 8 a.m. Meeting on 7/22/09 9 a.m.	susanw@bonitabaygroup.com

RealMark Craig Dearden	North Olga Property Owner	5703 Cape Harbour Drive Cape Coral, FL	239-541-1372	Meeting 6/16/09 @ 2 p.m.	cdearden@realmarkgroup.com
Jim English	Alva Property Owner	17631 North River Road Alva, FL 33920	239-694-1340	LM on 6/29/09	
Dan Kreinbrink	North Olga Property Owner	2109 Cleveland Avenue Fort Myers, FL 33901	239-337-1669	Meeting 6/16/09 3:30 p.m.	fsic2109@aol.com
Valerie Thivierge	Serengeti Development Representative/Property Owner	17050 Serengeti Circle Alva, FL 33920	~~239-694-8892~~ Not In Service	No number available	N/A
Greg Blurton	Lee Civic Center Board of Directors/Regional Manager First Bank	741 Palm Beach Blvd. Suite 1000 Fort Myers, FL 33905	239-437-8191	Meeting on 6/10/09 @ 2 p.m.	gblurton@fbclew.com
Mike Greenwell	North Olga Property Owner	12320 Old Rodeo Drive Alva, FL 33920	239-567-0610 (home) 707-1118 (cell)	LM on 7/28/09	macyg39@aol.com
Bill Stancel	North Olga Property Owner (Riverwind Cove)	18190 Riverwind Drive Alva, FL 33920	694-9382 (home) 437-7051 (work)	LM 6/29/09 Out of Town for Summer	
Sunny and Bryan Sipes	North Olga Property Owner (Telegraph Creek)	18261 Telegraph Creek Lane Alva, FL 33920	239-694-3654 239-694-3200	LM 6/29/09 Contacted on 7/31/09 – vacation until 8/11/09	sunnysipes@embarqmail.com
George Austin	Property Owner	14970 Terrell Drive Alva, FL 33920	239-728-2333	LM on 6/29/2009 Phone Interview 8/17/2009	georgeaustin@embarqmail.com
Adele Smith	North Olga Property Owner (Riverwind Cove)	18140 Riverchase Ct Alva, FL 33920	239-694-4774 305-799-4651	LM 6/29/09 LM 7/21/09 Phone interview on 8/17/09	Smokey1940@embarqmail.com

Steve Frank	North Olga Property Owner (Riverwind Cove)	166321 Willow Point Ct Alva, FL 33920	239-694-8695	LM 6/29/09 Contacted	rwcwebmaster@embarqmail.com
Rick Pritchett	North Olga Property Owner	14400 Duke Hwy. Alva, FL 33920	rlprit@aol.com 239-693-5991	Meeting on 7/8/09 @ 10:00 a.m.	rlprit@aol.com
Bobby and Vickie Smart	North River Estates Development Representative	18831 River Estates Lane Alva, FL 33920	239-694-7189	Contacted 6/29/2009 Requested a call back after 7/6/2009 to schedule meeting	
Gerald & Patricia Smart	North Olga Property Owner (Telegraph Creek Estates)	18520 Telegraph Creek Lane Alva, FL 33920	239-694-5165	Contacted 6/29/2009 DECLINED MEETING	
Andrew Tilton	North Olga Property Owner (North River Oaks)	18810 Serenoa Court Alva, FL 33920	863-612-0594 (office)	Meeting on 7/22/2009 Johnson Engineering	rncracker@yahoo.com
Belinda Ulrich	North Olga Property Owner	10 Wimbledon Court Frisco, TX 75034	972-335-4808	Contacted/Phone Interview on 7/28/09	bblayla@aol.com
Charlie Doss	Civic Center	4868 E. Riverside Drive Fort Myers, FL 33905			
Julie Griffin	North Olga Property Owner	970 Aqua Lane Alva, FL 33920	936-3751 (home) 872-9811 (cell)	LM on 6/29/2009	
Dr. Burdick	North Olga Property Owner	16031 North River Road Alva, FL 33920	239-936-3376	LM on 6/29/2009	
Keith & Robbie Cary	North Olga Property Owner	18931 Serenoa Court Alva, FL 33920	239-694-4030	Meeting on 7/14/2009 @ 9	rcary@embarqmail.com
Joe Walsh	FWC		772-778-6354 joe.walsh@myfwc.com	Meeting 7/9/2009	Joe.walsh@myFWC.com
Steven Brodkin	Bayshore Property Owner/Concerned Citizens for Bayshore	17720 Durrance Road, North Fort Myers 33917	239-543-6032	Meeting on 6/18/2009 @ 9	Steveb239@aol.com

Bill & Linda Redfern	North Olga Property Owner/ALVA, Inc. Representative	14651 Duke Highway Alva, FL 33920	239-694-7583	Contacted 6/8/2009 MEETING CANCELLED BY STAKEHOLDER	Williamred2@embarqmail.com
Perry Prescott	North Olga Property Owner	15090 N. Olga Road Alva, FL 33920	239-694-6600	Meeting on 6/23/2009 @2	USCI@earthlink.net
Richard Woodruff	North Olga Property Owner	16450 Oakview Circle, Alva, FL 33920	239-454-3423	Meeting on 6/23/2009 @ 9	YES
Scott & Linda Brown	North Olga Property Owner	15151 Terrell Drive Alva, FL 33920	239-690-1594	LM on 6/29/2009	
Boots Weathers	Alva Property Owner/Realtor	3001 Bateman Rd. Alva, FL 33920	239-229-8682 (cell)	Meeting on 7/10/2009 @ 11	boots@burson-weathers.com
Robert & Amy Warden	North Olga Property Owner	14971 Terrell Drive Alva, FL 33920	239-690-1894	LM 6/29/2009	
Karen Kamener	Bayshore Property Owner/Concerned Citizens for Bayshore	20777 Bradley Road North Fort Myers, FL 33917	239-543-1435	Meeting on 7/6/2009 @ 4 p.m. Cracker Barrel MEETING CANCELLED	Shadowfaxfan.@earthlink.net
Matt Smith	Bayshore Property Owner/Concerned Citizens for Bayshore	9801 W. Bahia Vista Road North Fort Myers, FL 33917	239-543-1258/	Meeting on 7/6/2009 @ 4 p.m. Cracker Barrel MEETING CANCELLED	mattsmith@biofilters.com
Ruby Daniels	ALVA, Inc.	18100 Persimmon Ridge Road Alva, FL 33920	239-728-3292 danielsre@ssfcumember.org	Contacted 6/29/2009 DECLINED MEETING	No
Joe Shepard	N. Olga Property Owner Telegraph Creek Estates		239-590-1000 ext. 1119 (office) 239-693-5041 (home)	LM 6/29/09 8/4/09	jshepard@fgcu.edu
Bob Barber	N. Olga Property Owner	16631 N. River Road Alva, FL 33920	(239) 851-2236 (cell)	Telephone meeting on 7/16/09	b.barber@embarqmail.com

Jim Green	Alva, Inc. Representative			DECLINED MEETING BY EMAIL 7/22/09	jgreen@cyberstreet.com
BJ Gerald	Alva, Inc. Representative	3301 Bateman Road Alva, FL 33920	(239) 728-6622	LM on 7/22/09	
Wayne Daltry	Smart Growth Director	N/A		Emailed 7/29/09 Meeting on 8/4/09	wdaltry@leegov.com
Rob Andrys	Alva, Inc. Representative			Emailed 7/29/09	
Jerry Murphy	Alva, Inc. Consultant	N/A	N/A	Meeting 9/2/09	jerry@murphyplanning.com
Scott and Donna Sanders	N. Olga Property Owner	14561 Duke Highway Alva, FL 33920	239-464-0262 239-851-9573	Contacted by Panel	cottysgrl@aol.com
Diane and Daniel Schwartz	N. Olga Property Owner	13714 Duke Highway	239-992-0137 239-498-2053	Contacted by Panel	
Roger Culver	N. Olga Property Owner	14120 Duke Highway Alva, FL 33920	239-693-2214	Contacted by Panel	vetteroger@aol.com
Susan and Richard Wunderlich	N. Olga Property Owner	15300 North River Road Alva, FL 33920	239-940-5401 940-5255(Susan's office)	Contacted by Panel	swunderlich@teamtitle.net
COMMISSIONER MEETINGS					
Commissioner Mann	District 5	Box 398, Ft. Myers, FL 33902-0398	239-533-2224	Meeting on 5/12/2009	
Commissioner Judah	District 3	Box 398, Ft. Myers, FL 33902-0398	239-533-2227	Meeting on 5/27/2009 7/21/09 9/28/09	
Commissioner Hall	District 4	Box 398, Ft. Myers, FL 33902-0398	239-533-2223	Meeting on 6/9/2009 8/10/2009 9/2/2009	
Commissioner Bigelow	District 2	Box 398, Ft. Myers, FL	239-533-2226	TBD	
Commissioner Janes	District 1	Box 398, Ft. Myers, FL 33902-0398	239-533-2225	Meeting on 8/4/2009 10/6/2009	

STAKEHOLDER INTERVIEW QUESTIONS

Stakeholder No._____

1. Do you own property in the proposed North Olga Community Planning Area?
   _____
2. If yes, how long have you owned property in the area?_____
3. What is the approximate acreage you own? >10 10-50 acres <50 acres
4. Do you operate a business in the area?_____
5. Provide your thoughts/comments on the following guiding principles:

PRINCIPLE	STAKEHOLDER COMMENTS
Residential Development	
Vision & Identity	
Manage Growth	
Economic Development	
Quality of Life	
Commercial Development	
Open Space/ Parks & Rec	
Community Center/Focal Point	

Roads & Traffic	
Enhanced Fire & Police	
Water & Sewer	
Public Access to River	
Environmental Protection	
Agriculture	

6. How do you feel about private property rights?

_____

_____

_____

7. Explain what the "Alva" means to you.

_____

_____

_____

8. How do you feel about State Road 78 being designated a "Florida Scenic Highway"?

_____

_____

_____

9. In general, are you supportive of the community planning effort for North Olga?

_____

_____

_____

Name (Optional) Signature (Optional)

STAKEHOLDER INTERVIEW QUESTIONS

Stakeholder No. 1

1. Do you own property in the proposed North Olga Community Planning Area?
   Yes.
2. If yes, how long have you owned property in the area? 5-6 years
3. What is the approximate acreage you own? >10 10-50 acres (<50 acres)
4. Do you operate a business in the area? yes.
5. Provide your thoughts/comments on the following guiding principles.

PRINCIPLE	STAKEHOLDER COMMENTS
Residential Development	variety/diversity of dwellings. Clustered to preserve lands. Diversity, size, type, price point.
Vision & Identity	needs to focus on the river not necessarily agriculture or rural.
Manage Growth	managed growth is appropriate here so infrastructure is not overburdened.
Economic Development	it will be a limited economic dev. area. related to river. also along SR 31 from SR 80 to Babcock. Not a mall, great opportunities appropriate for area.
Quality of Life	having great environ. to live in. variety of opportunities to get around: walk, bike, access to river for public. local services beautiful env., safe, access to jobs.
Commercial Development	Potential along SR 31 and around Owl Creek Marina.
Open Space/ Parks & Rec	cont. to develop these things Passive in nature such as kayak, walk, lake, horseback riding, hiking, boating, no need for regional park.
Community Center/Focal Point	no need for community center. Picnic pavilions more appropriate

on 78 - has beautiful feel to it. Not sure if # of lanes need to be ltd. Needs control in terms of landscape, signage, no gates.

Roads & Traffic	SR 31 is significant roadway that will be widened. Need to make it beautiful, signage, landscaping, limit curb cuts.
Enhanced Fire & Police	needs to be adequate & appropriate to limit insurance rates.
Water & Sewer	yes, important to this area. Can't have septic, wells along Caloosahatchee for env. purposes.
Public Access to River	yes, very important. Not enough access right now, needs to be more.
Environmental Protection	existing zoning is bad in terms of protecting environment. 1 acre lots allow for minimal protection of resources. Protection of creeks + waterways + river need protection both in and offsite
Agriculture	Will be phased out. economies of scale prevent ag from being viable.

* ltd. by economy

6. How do you feel about private property rights?

feel very good about them: basis of the American way, constitution.

7. Explain what the "Alva" means to you.

9 miles east of North Olga at intersection of SR 80/Broadway

8. How do you feel about State Road 78 being designated a "Florida Scenic Highway"?

Does not provide much protection, better way to protect the road.

9. In general, are you supportive of the community planning effort for North Olga?

Absolutely.

Susan Watts

Name (Optional) Signature (Optional)

STAKEHOLDER INTERVIEW QUESTIONS

GREG BURTON

Stakeholder No. 2 East Lee Co. Business Assoc.

1. Do you live in the proposed North Olga Community Planning Area? NO.
2. If yes, how long have you lived in the area?_____
3. What is the approximate acreage you own? >10 10-15 acres <50 acres
4. Do you operate a business in the area? NO
5. Provide your thoughts/comments on the following guiding principles:

PRINCIPLE	STAKEHOLDER COMMENTS
Residential Development	- SF homes. Family amenities greenway blueway - Family-oriented. - not retirement.
Commercial Development	- mky place ~~for~~ along SR31 - Not along N. River Road. - civic center is hub, core
Parks & Open Space	- State park to east. - blueway/ greenways - should be BIG component of Plan, along river to provide access
Community Focal Point	- civic center, vacant area surrounding - coupled w/ river - potential to expand, events, festivals.
Control / Manage Growth	- ~~keeping same density/zoning~~ Balance rural w/ desired services. - each project stands on its own - smart growth, density doesn't make sense everywhere; needs preservation, open space find consensus.
Access to River	- untapped/ unused. no public access. - community park/ public use - maintain property rights. out door concerts.
Roads & Traffic	- currently well managed along SR80. - concerned/questions re SR31 improvements. - planned future improvements, before growth. - NOT 10 laned.
Enhanced Police & Fire	- Fire dept. well staffed b/tw BayStore/Alva/ Shore depts. well served. - central district (sheriff) well served. - Plan should address these service needs OR volunteer fire dept.

Sewer & Water	- septic currently. esp. D/C river. - sewer over septic as long as can be afforded. Through development can be accomplished.
Environmental Protection	- definite plan for preservation of land + river - very imp. balance. - i.d. key areas to preserve/protect, other to develop.
Agriculture	First Bank from Alviston., ag imp. here. proponent of ag. - promote ag in this area, equine, crops - history of ag in this area. inspire + encourage. - animals imp. here.

6. How do you feel about private property rights?

Very important to maintain.

7. Explain what the Alva ~~Community Plan~~ Planning District Area means to you.

alva is the eastern core area near Hickey's Creek.
N. olga term heard for this area.

8. How do you feel about State Road 78 being designated a "Florida Scenic Highway"?

definite parts that are scenic.
takes River Road, maintained/preserved.

ELCBC

STAKEHOLDER INTERVIEW QUESTIONS

Stakeholder No. 3

1. Do you own property in the proposed North Olga Community Planning Area?
   Yes.
2. If yes, how long have you ~~lived~~ owned in the area? July 2006.
3. What is the approximate acreage you own? >10 10-15 acres <50 acres
4. Do you operate a business in the area? ranching, pastureland Yes.
5. Provide your thoughts/comments on the following guiding principles:

PRINCIPLE	STAKEHOLDER COMMENTS
Residential Development	- planned communities high interest in planned comm. dev. - transitional residential. - compatible w/ Babcock & other future planned dev. & complimentary to
Commercial Development	- absolutely. - compatible/complimentary w/ Babcock & other future planned dev.
Parks & Open Space	- needed. - future connections to adjacent trail system - link to regional trail system, Coloosahatchee Park
Community Focal Point	- central gathering area. - complimenting river & preservation areas. -
~~Control~~ Manage Growth	- manage, guide Not stop. - Plan for it. -
Access to River	- Yes, - public access, not necessarily free boat ramps. - public marina, hotel.
Roads & Traffic	- minimal expansions but adequate - safety, improved roadways, flooding issue - not overbuilt. ltd. access.
Enhanced	

Police & Fire	- take advantage of police/fire expansion in Babcock.
Sewer & Water	- take advantage of central utilities in Babcock. - closeness to river - central sewer important. - DRGR?
Environmental Protection	- yes! - high priority for this area.
Agriculture	- organic farming potential. - important part of plan. - less and less commercial - community-oriented farming / co-op

6. How do you feel about private property rights?

Very strongly.

7. Explain what the Alva Planning District means to you.

2 different areas.
landowners in North Olga don't believe they are Alva. Alva isn't all-inclusive.

8. How do you feel about State Road 78 being designated a "Florida Scenic Highway"?

to the extent that designation does not limit improvements - it is a good idea / important.

9. In general, are you supportive of the community planning effort for North Olga?

Yes.

Name (Optional) Signature (Optional)

STAKEHOLDER INTERVIEW QUESTIONS

Stakeholder No. 4

emailing list.

1. Do you own property in the proposed North Olga Community Planning Area? Yes.
2. If yes, how long have you owned property in the area? 3.5 yrs.
3. What is the approximate acreage you own? >10 10-15 acres <50 acres
4. Do you operate a business in the area? farming.
5. Provide your thoughts/comments on the following guiding principles:

PRINCIPLE	STAKEHOLDER COMMENTS
Residential Development	important, SF homes. not conducive to apts. Follow comp plan amendment follow density in comp plan.
Commercial Development	important. utility service issue for commercial. self-supporting.
Parks & Open Space	all for it, makes sense. use Beautiful area River. 20/20 property. amenitime Telegraph opportu
Community Focal Point	The River. Natural Resources in Babcock lands. amenity/asset for recreation.
Control Growth vs. Manage Growth	very different. No set of guidelines to allow predictable growth. manage = set grand rules, build design accordingly.
Access to River	Important, sveral offalls to River, Telegraph Creek, open to public use these water bodies for recreation.
Roads & Traffic	Concurrency issues take care of this issue. Speed high on 78. Growth will lead to improvements.

Enhanced Police & Fire	Not concerned with this issue. concern w/ overall viability of fire Depts in general
Sewer & Water	important to the future & environment self support community
Environmental Protection	Always to River. Env. well protected through existing Env. regulations.
Agriculture	historically grave, hasn't been for 30 yrs. Ag has place in FL, but not here near urban/suburban areas.

6. How do you feel about private property rights?

Very important, eminent domain offensive. foundation of America.

7. Explain what the Alva ~~Planning Community~~ means to you.

- Underserved community in need of upgrades.
- Town center on Broadway is Alva, downtown Alva. School + surrounding 3 blocks.

8. How do you feel about State Road 78 being designated a "Florida Scenic Highway"?

Don't know implications of it.

9. In general, are you supportive of the community planning effort for North Olga?

Yes.

CRAIG DEPRIEW

Name (Optional)

Signature (Optional)

STAKEHOLDER INTERVIEW QUESTIONS

Stakeholder No. 5 ✓email list.

1. Do you own property in the proposed North Olga Community Planning Area?
   YES.
2. If yes, how long have you owned property in the area? 15yrs.
3. What is the approximate acreage you own? >10 (10-~~15~~ 50 acres) <50 acres
4. Do you operate a business in the area? ~~NO~~ cattle grazing.
5. Provide your thoughts/comments on the following guiding principles.

PRINCIPLE	STAKEHOLDER COMMENTS
Residential Development	area is extension of Babcock 3 dwl/acre minimum.
Commercial Development	commercial brings services locally cuts down on driving to retail services. SR31 commercial corridor.
Parks & Open Space	Percentage needs to be parks/open space. closer to river or in preserve areas.
Community Focal Point	LOCKS, Franklin Locks.
Control Growth vs. Manage Growth	control growth is being told what to do with property land use plan dictates what should be allowed on property. Outside areas shouldn't control Olga.
Access to River	Public access is big plus. Public enjoyment on river would be good in future.
Roads & Traffic	SR31 will be improved b/c Babcock atleast 4-laned. Babcock envis to be

comp plan manages growth.

should take over.

Bayshore ~~or AWA~~.

Enhanced Police & Fire	out of my hands. Don't know future services in this area are needed.
Sewer & Water	sewer / water @ civic center extend the lines to accomodate growth.
Environmental Protection	support state regulations for protection of env.
Agriculture	transition area. urban area once Babcock starts, urban infill area.

6. How do you feel about private property rights?

Strong in favor of private prop rights

7. Explain what ~~the~~ Alva ~~Planning Community~~ means to you.

Small community 9 mi. East of N River Road and SR31.

8. How do you feel about State Road 78 being designated a "Florida Scenic Highway"?

In N. Olga doesn't make sense w/ future growth that will happen. Criteria not appropriate. Perhaps east of Telegraph Creek.

9. In general, are you supportive of the community planning effort for North Olga?

Absolutely.

Dan Kreinbrink

Name (Optional) Signature (Optional)

STAKEHOLDER INTERVIEW QUESTIONS

Stakeholder No. 6

1. Do you own property in the proposed North Olga Community Planning Area?
   Yes
2. If yes, how long have you owned property in the area? 7 years.
3. What is the approximate acreage you own? (>10) 10-15 acres <50 acres
4. Do you operate a business in the area? no.
5. Provide your thoughts/comments on the following guiding principles:

PRINCIPLE	STAKEHOLDER COMMENTS
Residential Development	setting guidelines by which a developer can economically provide a quality end product.
Commercial Development	setting guidelines, architectural review to keep rural character.
Parks & Open Space	Take advantage of River, and provide community centre, ball fields, band shelter place for young ppl to go.
Community Focal Point	-needs identity, enhance its existing identity. good location of N. River Road.
Control Growth vs. Manage Growth	economics controls growth. matter of managing the growth in an intelligent way.
Access to River	important to have access for general public in certain areas
Roads & Traffic	dictated by density, D.O.T. to make necessary adjustments as needed.

Enhanced Police & Fire	-location of Bayshore to reduce response times.
Sewer & Water	extremely important. discourage septic/well.
Environmental Protection	require open spaces for developers to provide.
Agriculture	as the years go by less and less important. Going overseas.

6. How do you feel about private property rights?

within reason and in limits of community plan ~~land~~, maintain the right to do what I want with my land. important!

7. Explain what the Alva ~~Planning~~ ~~Community~~ means to you.

Small town w/ post office @ intersection of Broadway and SR80, 10 miles east of North Olga.

8. How do you feel about ~~State~~ County Road 78 being designated a "Florida Scenic Highway"?

May be too restrictive for future development. well disigned convenience (7-11 on CR78) Trick is fitting in and design guidelines.

9. In general, are you supportive of the community planning effort for North Olga?

Yes. It is imperative that the local community have say in future development of the area. Present zoning allows for development that most of community is against (trailers, wells, septic systems)

Name (Optional) Signature (Optional)

STAKEHOLDER INTERVIEW QUESTIONS

Stakeholder No. 7

1. Do you own property in the proposed North Olga Community Planning Area?
   NO
2. If yes, how long have you owned property in the area? NO.
3. What is the approximate acreage you own? >10 10-15 acres <50 acres
4. Do you operate a business in the area? NO.
5. Provide your thoughts/comments on the following guiding principles:

PRINCIPLE	STAKEHOLDER COMMENTS
Residential Development	property owners have rights. 1) not to increase above current density allowed in FLUM. 2) design guidelines + county theme.
Commercial Development	Don't want to see incompatible commercial that doesn't fit in county/rural area. Vet clinic ok. No strip malls, no changes to allow that. Not opposed to a restaurant
Parks & Open Space	like to maximize parks/open space in the area
Community Focal Point	Downtown Alva is the focal point for this area.
Control Growth vs. Manage Growth	minimize growth. Will be growth, ppl have property rights minimize growth to maximize future ppl + wildlife
Access to River	mixed feelings. It is a resource that ppl should enjoy less pollution of river needed but more not against access, but in a way that reduces pollutants. boats, etc
Roads & Traffic	if Babcock built - huge impact on roads + traffic can't stay 2-laned. Minimize impacts in support of keeping area rural, not adding traffic

Can't have density w/o widening roads 2-lane N River Rd. ... + spread East.

If city is built on county line can't stop impacts. Charlotte Co. needs to create E-W roadway to I-75 along county line

Enhanced Police & Fire	N/A outside area. Bayshore Fire Unit supports North River Village, improve service.
Sewer & Water	Takes density to run sewer lines. Debate on whether sewer is better than septic concern w/ water sources, current restrictions.
Environmental Protection	- like not to see any development, at least minimized to what is currently allowed. Seen decline in past 30yrs. in species, wildlife in area. growth pressures
Agriculture	- existing agriculture, minimize environmental impacts of ag. Best Management Practices. Not against continued agriculture.

6. How do you feel about private property rights?

People have these rights. As far as development goes, there is no automatic right to increase entitlements. Some places it is appropriate. Balance b/t w community & ppr.

7. Explain what the "Alva" means to you.

Alva is 31 to Hendry Co. N. of River. Town ~~Center~~ of Alva is Broadway / 80. extends South of River in this area. Post office, school. + rural sunday area.

8. How do you feel about ~~State~~ SR Road 78 being designated a "Florida Scenic Highway"?

→ Don't know what it means, takes to designate, restrictions or protections. Don't know enough about it. Discuss at community meeting in future - good topic. rural community

9. In general, are you supportive of the community planning effort for North Olga?

No. Supportive of ALVA, Inc. as planning entity for that area.

Steven Brodkin — Steve Brodkin

Name (Optional) — Signature (Optional)

6/16/09

Land Planning Solutions
Allison D. Megrath, AICP

As a long time resident of the Bayshore Community and a member of the CCBC I am strongly opposed to the formation of a new planning area in the western part of Alva. The CCBC and Alva Inc. have a common vision for north Lee County from I-75 to the Hendry County line. Most of the people I've talked to in the proposed N. Olga Planning area support the Alva Inc. vision.

Last year when Amy Gravina, vice president of sales and marketing for Bonita Bay Group, attended a North Olga Association Meeting (according to minutes from that meeting) she offered to have an artist work up a logo for the N. Olga Association and asked the group to come up with a list frequently asked questions regarding Bonita Bay's project. At the recent meeting at the Civic Center it seemed disingenuous when it was indicated that members of the N. Olga Community Planning Panel hadn't taken any positions, when I know from the meeting last year at the Verandah, put on by Bonita Bay with the N. Olga Association to promote North River Village, that most if not all of the Planning Panel members supported the North River Village project and have indicated that they don't agree with the Alva Inc. vision. It appears that a small group of people are acting as an arm of Bonita Bay Group. I've done business with some of the members of the N. Olga Planning Panel for many years and they seem like good people. I hope they will reconsider the preservation of this rural area and endorse the Alva Inc. vision.

I've agreed to this stakeholders meeting to present my views but not to support the formation of a N. Olga Planning Area.

Thank you,

Steven Brodkin

Steven Brodkin

→ boots weathers.

STAKEHOLDER INTERVIEW QUESTIONS

Stakeholder No. 8

1. Do you own property in the proposed North Olga Community Planning Area? Yes.
2. If yes, how long have you owned property in the area? since 1987.
3. What is the approximate acreage you own? (>10) 10-15 acres <50 acres
4. Do you operate a business in the area? NO.
5. Provide your thoughts/comments on the following guiding principles:

PRINCIPLE	STAKEHOLDER COMMENTS
Residential Development	low density north until Babcock. river is an amenity. a lot of property has river view. higher density (not specific on #/ac or lot/ac higher density warranted along river. transitioning to lower away from river
Vision & Identity	different from Alva + Bayshore. Bayshore is low density res., Alva is separated by conserv. lands individual, large tracts of land, open palette to work w
Manage Growth	struggle w/ this concept. Planning horizon keeps moving, eventually land gets developed. why re-plan every 50 years + call it managed growth
Economic Development	don't see a lot of new business. ~~80~~ owl creek boat works is a great business to further develop. Need boat works in this area. industrial but can be done right.
Quality of Life social struggle.	struggle. My quality of life is that I can have certain animals, discharge fire arms. can't do that w/ density around. ag/residential struggle. cultural clash. b/tw condo dwellers + exist. res.
Commercial Development large comm on 31 only.	along 31 commercial should be allowed. heavily travelled. ~~should~~ should there be something in between 31 + Alva proper. Don't think there is a need for more commercial b/tw SR31 + Alva.
Open Space/ Parks & Rec no golf course or huge park	need access to 20/20 property to the east. If county buys Babcock, huge amount of 20/20 open land to hiking, biking, Hd. hunting activity
Community Center/Focal Point	bring independent subdivisions together. Need critical mass to make a community center work. don't need it personally. I would not be a user of an activity center.

proper if you can provide infrastructure + provide valuable service.

owl creek boat works

Cal. Park no budget to maintain facilities.

develop existing Park resources fully. a lot of committed open space.

N. River Oaks.

coastal high hazard zone makes it difficult Paper issue polit argum for stg dunsi

makes nice scenic N. River Rd.
↑ care if.

SR 31 will be widened. Don't 4 or 6 laned N. Riv. Rd

Roads & Traffic	need e/w corridor north of river. challenge b/c of 2020 lands. b/c of perception. Babcock purchased w/ gov. funds can do anything. Along county line a possibility. join this corridor w/ 78 in east LaBelle. regional issue.
Enhanced Fire & Police	Police not a big issue. in terms of fire need closer facility for ppl. in ~~East~~ N. Olga., time is issue.
Water & Sewer	Not practical to have central utilities b/c of existing dev. pattern. $17K per home in N. River Oaks for just water. community didn't want to connect. not env. issue.
Public Access to River	would be nice. canoe/kayak access. access @ owl creek marina for fee. public ramp @ locks. more creek access important too. canoe/kayak launch on arso 2020.
Environmental Protection	current rules are fine.
Agriculture like agri.	dual thoughts 1) tax structure needs to support ag or it won't happen 2) local buy-in/support for local ag or it won't work. OR High end product that can be produced. economic struggle. restore 2020 farm fields. Need to farm Babcock 2020 areas to make them sustainable w/ the market

density close to creeks & river would need central economic issue.

comm. farming opportunities agri.

* has to be incentives.

6. How do you feel about private property rights?

Very strongly supportive of priv. prop. rights

7. Explain what the "Alva" means to you.

4 sq. miles of land squared around Alva. Alva proper. ~~Olga~~
N. Olga is different - has e. FM phone #

8. How do you feel about State Road 78 being designated a "Florida Scenic Highway"?

Indifferent. looked into that before. doesn't preclude the road from being widened. has nice character.

9. In general, are you supportive of the community planning effort for North Olga?

Okay w/ doing a separate community plan. Not highly in favor of comm. plans in general b/c of little oversight by county "thiefdoms". Buckingham example. The past plans have not looked @ regional issues. too localized. This plan should address E/W corridor. not be too restrictive.

Andy T. Hon

Name (Optional) Signature (Optional)

STAKEHOLDER INTERVIEW QUESTIONS

Stakeholder No. 9

1. Do you own property in the proposed North Olga Community Planning Area?
   Yes
2. If yes, how long have you owned property in the area? 9 years
3. What is the approximate acreage you own? (>10) 10-15 acres <50 acres
4. Do you operate a business in the area? No.
5. Provide your thoughts/comments on the following guiding principles.

PRINCIPLE	STAKEHOLDER COMMENTS
Residential Development	. should occur . should have rural character . should not bring suburban feel . dupt guidelines for arch. theme.
Vision & Identity	. identity of this area is what it is not - it is not Bayshore; it is not Alva - it is a rural large lot active ag. area . hope to see conservation subdivisions for ag left crops . citrus . horses/cows . not row
Manage Growth	. should be growth over time, not instantaneous . growth that fulfills a theme and fulfills the LDC standards that we see for out here . ie/ no problem w/ xxx # of houses over time. . gradual process.
Economic Development	. see very little economic development . need to take advantage of marina . Verandah offers good opportunities . see very little retail in the area - not enough rooftops Village center might work - not successful
Quality of Life	. peace + quietness that is there . hear cows moo @ night - have neighbors take care of neighbors, loaning sugar. . not tourism, not convenience, not "instant"
Commercial Development	. ag-related commercial development only
Open Space/ Parks & Rec	. do not need any addl parks + recreation except to improve access to the river . open space - every development should provide its own - don't see need for Co. to buy openspace . include 2020
Community Center/Focal Point	. do not need a community center. That equals additional taxes - River + rural lifestyle are the focal point.

OTHER COMMENTS
. Tax Rate - Alva tax rate is the highest in the County.

Roads & Traffic	· no deficiency - road system works well · Sheriff does good job regulating traffic · would not want to see 78 expanded 6/t Scenic and boundary east - Rural theme is imp.
Enhanced Fire & Police	· not necessary - don't need it
Water & Sewer	· need to look seriously @ putting in central water · no prob. w/ septic - good soil + circulation
Public Access to River	· should be more public access to river · public park, camping, open space, type of walkway system in certain areas.
Environmental Protection	· environmental set-asides w/in dvlpt areas based upon the density level requested LD low density subdivisions don't need env'l set-asides
Agriculture	· shld be encouraged through a phased program w/ citrus, cows + horses being long term and row cropping being short term

6. How do you feel about private property rights?

Private property rights are the backbone of the Constitution + the America way of life + any taking must be compensated for.

7. Explain what the "Alva" means to you.

Alva means the area east of us by 5 miles, centered at the Alva bridge. It means it isn't us.

8. How do you feel about ~~State~~ County Road 78 being designated a "Florida Scenic Highway"?

Don't see a need for it but do believe we should create our own standards for future improvements.

9. In general, are you supportive of the community planning effort for North Olga?

Absolutely.

Richard L Woodruff — Richard L Woodruff

Name (Optional) — Signature (Optional)

STAKEHOLDER INTERVIEW QUESTIONS

Stakeholder No. 10

1. Do you own property in the proposed North Olga Community Planning Area?
   Yes
2. If yes, how long have you owned property in the area? 8 years.
3. What is the approximate acreage you own? (>10) 10-15 acres <50 acres
4. Do you operate a business in the area? NO.
5. Provide your thoughts/comments on the following guiding principles:

PRINCIPLE	STAKEHOLDER COMMENTS
Residential Development	its going to happen, can't stop it. control units per acre is only thing that can be controlled.
Vision & Identity	North Olga, the history, the community, scenic rural character. Good place to raise kids, community closeness.
Manage Growth	keeping rural communities. growth will occur. Nothing wrong with nice communities, with mid high class people. Support good/quality development
Economic Development	Depends on developer. Just residential and agriculture is preferred.
Quality of Life	Good neighborhoods, morals, respect for community safe place for children to grow up.
Commercial Development	prefer to stay ag and residential commercial along SR 31, not CR 78. Put Olga Bridge back in.
Open Space/ Parks & Rec	Nice to have something like Alva has; ball fields rec area., but keep it away from existing residential uses.
Community Center/Focal Point	if Bonita Bay was approved they could provide comm. center. Not enough ppl. to need a community center now.

Stanley Whitcomb.

Roads & Traffic	CR 78 Maintain rural character SR 31 will be widened. Need improvements in future Don't want new access to Duke Hwy. Extend Olga Bridge.
Enhanced Fire & Police	need more service if residents grow. currently, response times are good.
Water & Sewer	Love to have city water, more important than sewer. Would like central utilities.
Public Access to River	Have enough already (locks). Don't think more access will ~~be~~ create more ppl coming to area. current users = users.
Environmental Protection	Lack of the draw. Will be impacted with new development. Lived in area for 22 years have not seen panther or bear, have hogs, deer, coon. Biggest impact will be Babcock.
Agriculture	Dying breed. Run cattle in Olga. This use will go away when urban sprawl comes to this area.

6. How do you feel about private property rights?
Firm believer in them.

7. Explain what the "Alva" means to you. Olga and Alva are 2 different places on map.
Old Alva is lower class, off Broadway / Palm Beach.
Olga has identity, the bridge being torn down impacted the identity. Olga has history - cattle loading area on river.

8. How do you feel about State Road 78 being designated a "Florida Scenic Highway"? - old school house (Musco property)
I agree w/ that 100%.

9. In general, are you supportive of the community planning effort for North Olga?
Yes.

Name (Optional)

P. Prescott
Signature (Optional)

STAKEHOLDER INTERVIEW QUESTIONS

Stakeholder No. 11

1. Do you own property in the proposed North Olga Community Planning Area?
   Yes. I own several.
2. If yes, how long have you owned property in the area? 25 years.
3. What is the approximate acreage you own? (>10) 10-~~15~~ 50 acres <50 acres
4. Do you operate a business in the area? ~~No~~ yes, agriculture.
5. Provide your thoughts/comments on the following guiding principles:

PRINCIPLE	STAKEHOLDER COMMENTS
Residential Development	In favor of RPD. happy w/ existing comprehensive Plan designations.
Vision & Identity	North Olga is the name of this community Olga Bridge.
Manage Growth physical Boundaries.	Don't like controlled growth, like Managed growth to allow for protection of property rights. Believe not much can change for Land Use Each of Bayshore
Economic Development	believe in property rights. In DRGR have right to farm, mining. It is a right. NO, rec co. duel.. it is a bedroom community.
Quality of Life	high quality of life in this area. Lived there 27 years. Recreation, boating, open space wildlife, we have it all. Preserves. would like separate motorcycle route.
Commercial Development	NO..
Open Space/ Parks & Rec	we have more of this than anybody. Want access to 2080 lands.
Community Center/Focal Point	Bigsest holder of public land. opportunity for center or public facility on 2080 lands. Open to public Place to bring horse trailers, dogs. Plan for Lee Co. for public use of the 2080 land in this area.

Bayshore says no CPA. unless proposed by govt.

Roads & Traffic	Not opponent to new roads. Believe SR 31 will be 6-laned. CR 78 is beautiful roa
Enhanced Fire & Police	Opponent to ~~new~~ enhanced fire + police. N. River Estates req'd to have fire suppression systems in hou
Water & Sewer	hate well + septic. prefer potable water not willing to pay for it.
Public Access to River	adequate public access now. plenty. from locks + park.
Environmental Protection	existing standards are sufficient. Acquisition has protected land. in favor of RPD b/c of open space/clustering requirem
Agriculture	supportive of agriculture. S of CR 78 not good ag. land. citrus industry is having big problem, economy of scale, need thousands of acre

6. How do you feel about private property rights?

Yes! Very important. That is what Comp Plan is for. - to ~~tell~~ dictate property rights.

7. Explain what the "Alva" means to you.

where Alva School is located, by bridge.

8. How do you feel about State Road 78 being designated a "Florida Scenic Highway"?

I think it would be awesome. Beautiful road, it should be.

9. In general, are you supportive of the community planning effort for North Olga?

Sure.

Name (Optional) Signature (Optional)

STAKEHOLDER INTERVIEW QUESTIONS

Stakeholder No. 12

1. Do you own property in the proposed North Olga Community Planning Area?
   No
2. If yes, how long have you owned property in the area? N/A
3. What is the approximate acreage you own? >10 10-15 acres <50 acres
4. Do you operate a business in the area? N/A
5. Provide your thoughts/comments on the following guiding principles.

PRINCIPLE	STAKEHOLDER COMMENTS
Residential Development	very little land left for good development b/c of roads. 1 mi. N. and S. of river should be residential b/c of existing road network. Protect rest. issues, spr
Vision & Identity	Absolutely North Olga. South Olga heavily developed. Alva does not go west to SR31. Olga Bridge, historically called Olga, should decide their future
Manage Growth	manage growth is better than controlled growth. regulations are very ambiguous leads to growth issues/miscommunicatix.
Economic Development	Not really. Not for a long time.
Quality of Life	living in the county w/ protected environment. trade-off.
Commercial Development	limited services, neighborhood stopping.
Open Space/ Parks & Rec	More than enough. open space. Dev. regs require open space. + 20/20 land.
Community Center/Focal Point	Civic center nearby why need something more.

think about connection, green highway need connections. to Hendry + I-75. Sper 78.

Roads & Traffic	hate to see N. River Rd 4-laned. Something needs to change. Perhaps ltd. access
Enhanced Fire & Police	they always will have services. NO + enough PPl to warrant fire house now.
Water & Sewer	eventually needs to have public facilities. traumatizes land to have well/sewer forever density to make it feasible
Public Access to River	not enough access to the river.
Environmental Protection	do it the right way. do whats right. regs. in place. restrictive regs.
Agriculture	may continue on a smaller scale. If nothing ever changes may ~~change~~ stay ag.

6. How do you feel about private property rights?

Absolutelly.

7. Explain what the "Alva" means to you.

Alva is a small country village w/ tradition. east lee county. SR 80/ Broadway "Alva Proper"

8. How do you feel about State Road 78 being designated a "Florida Scenic Highway"?

I don't enough about it to make a decision. need to explain this to people.

9. In general, are you supportive of the community planning effort for North Olga?

Sure.

Boots Weathers

Name (Optional)

Signature (Optional)

STAKEHOLDER INTERVIEW QUESTIONS

Stakeholder No. 13

1. Do you own property in the proposed North Olga Community Planning Area?
   Yes
2. If yes, how long have you owned property in ~~the area~~? 15 years.
3. What is the approximate acreage you own? (>10) 10-50 acres <50 acres
4. Do you operate a business in the area? no.
5. Provide your thoughts/comments on the following guiding principles.

PRINCIPLE	STAKEHOLDER COMMENTS
Residential Development	love to keep it same but not realistic. Larger tracts of land preserved. Like 5-acre tracts.
Vision & Identity	Long history of North Olga in this area
Manage Growth	managed growth allows for some growth in responsible manner. ~~don't~~
Economic Development	The beauty of the area comes first. Economics comes second. If economic can support + beauty its ok. leave beauty intact.
Quality of Life	larger lot, tracts of land. rural feel. finding benefits to share w/ others. Use $ benefit from the rural beauty / character of area
Commercial Development	No commercial, prefer to keep residential If any, keep it on SR31 if ever needed.
Open Space/ Parks & Rec	As much as possible. ~~a community center~~
Community Center/Focal Point	a comm. center would probably be used but not a major priority. mor kids

* be able to walk in area.

* sidewalks to use/ walk around take adv. of comm. pathways

speed is self regulating along SR 78.

any median should be landscaped. rural cross section preferred.

Roads & Traffic	N. River Road to remain 2-1 lanes. Shoulder improvements needed after S curve. SR31: assume it will be widened, doesn't bother me.
Enhanced Fire & Police	better fire protection would lower homeowners insurance. Police protection has improved over years.
Water & Sewer	eventually, yes. liked the BBG proposal to bring water and sewer. costly to hook up. Has to figure into long range planning. can't have so many septics/wells forever
Public Access to River	like to see access improved. no access right now except park
Environmental Protection	not concerned about raccoons & squirrels. as much as 20/20 can buy is helpful for protection
Agriculture	north of N. River Road. is still a possibility for long term agriculture. Need large tracts to be kept for this purpose would

no need for subsection not on top of my list of improvements

seems like ag. is being shut out b/c of estate taxes. Difficult to buy land and run cattle op. Room for specialty farming.

6. How do you feel about private property rights?

All for private property rights.

7. Explain what the "Alva" means to you. N. Olga / Alva are 2 separate areas. I like having Alva address vs. N. Fort Myers address. Alva bridge, school, Tucker Hull Rd. S curve up to Persimmon Ridge Rd. Downtown Alva. N. Olga is characterized by Bridge that used to be there also by old Olga school center of N. Olga is Olga Dr.

8. How do you feel about State Road 78 being designated a "Florida Scenic Highway"?

Like the idea of it. I like scenic highways.

9. In general, are you supportive of the community planning effort for North Olga?

Yes. I like giving my input in the process/ being involved.

Name (Optional) Signature (Optional)

STAKEHOLDER INTERVIEW QUESTIONS

Stakeholder No. 14

1. Do you own property in the proposed North Olga Community Planning Area? Yes.
2. If yes, how long have you owned property in the area? 1951.
3. What is the approximate acreage you own? >10 10-50 acres <50 acres
4. Do you operate a business in the area? Cattle + citrus.
5. Provide your thoughts/comments on the following guiding principles.

PRINCIPLE	STAKEHOLDER COMMENTS
Residential Development	For residential development. Nice development. Better than NFM. attractive, not a trailer on 10 acres.
Vision & Identity	it's never been Alva. It has always been North Olga Before it was just Olga. When the bridge was taken down in 1960's it became N. Olga.
Manage Growth	means good development. Kitson is example of good, managed growth.
Economic Development	I don't see any more business than required to serve population. Just basic services...
Quality of Life	Right now I have the quality of life I want. Someday it will change. Like to see it become a nice area in the future. Ppl forced to sell land
Commercial Development	Just basic services. It should happen along SR31 not N. River Road. improvements will happen.
Open Space/ Parks & Rec	So much open space to the east. in preservation Development like Babcock, BBG provide good open space.
Community Center/Focal Point	I'm not against it, not a priority.

Roads & Traffic	if it needs to be changed the roads will be improved.
Enhanced Fire & Police	I don't need either one.
Water & Sewer	I don't need either one.
Public Access to River	I'm not against more public access. But it involves more government.
Environmental Protection	I think env. is being protected. Too much govt. land owned in area.
Agriculture	I think eventually there won't be any ag in this area. Plenty of land in other places that won't be developed

6. How do you feel about private property rights?
Very important. Property rights are being infringed upon by govt. Need permission to manage land.

7. Explain what the "Alva" means to you.

8. How do you feel about State Road 78 being designated a "Florida Scenic Highway"?
9 miles east @ Broadway & SR80.

9. In general, are you supportive of the community planning effort for North Olga?
YES.

Name (Optional) Signature (Optional)

STAKEHOLDER INTERVIEW QUESTIONS

Stakeholder No. 15

1. Do you own property in the proposed North Olga Community Planning Area?
   Yes.
2. If yes, how long have you owned property in the area? 1977
3. What is the approximate acreage you own? (>10) 10-50 acres <50 acres
4. Do you operate a business in the area? no.
5. Provide your thoughts/comments on the following guiding principles:

PRINCIPLE	STAKEHOLDER COMMENTS
Residential Development	mixed residential w/ clustered building and preservation of open space.
Vision & Identity	North Olga has unique history and heritage. Would like to keep it that way do not want to be lumped in w/ Alva.
Manage Growth	need managed growth. dont want restrict growth, but support good growth if you buy property, pay taxes, can do what you want just don't devalue neighbor's property. no trailers.
Economic Development	mostly a residential area. Along 31 corridor there will be some business development.
Quality of Life	don't have traffic pollution, heavy industry we have green space to enjoy, bike, walk
Commercial Development	Just along 31 corridor. Like to see design standards so it looks rural, country character.
Open Space/ Parks & Rec	When Argo + Babcock is open to public this area will have plenty of open space to protect wildlife.
Community Center/Focal Point	Yes. Need center & playground for kids w/ basketball, tennis courts. ballfield. horseshoes All ages in community can participate

Roads & Traffic	I don't want to see 78 improved unless it is needed, other than turn lanes. Dn't destroy oak trees for improvements. Mixed use to internalize trips.
Enhanced Fire & Police	situated b/tw districts. extreme outer limits of service area. Need to build/operate a firehouse to serve area. No issues w/ police.
Water & Sewer	love to have public utilities. make developers bring services in as part of their development cost-effective
Public Access to River	Not enough access. Need public access + boat ramps. Biggest Asset of N. Olga. boat ramps at locks + Alva.
Environmental Protection	Think regs are good at protecting. Following the Fish/Game rles will prtct surpass what other communities have.
Agriculture	until development occurs, cattle will continue, as well a sod.

6. How do you feel about private property rights?
It is your property as long as you don't devalue your neighbor you should do what you want.

7. Explain what the "Alva" means to you.
It's a zip code. 9 miles east of my house. downtown Alva is Alva.

8. How do you feel about State Road 78 being designated a "Florida Scenic Highway"?
It doesn't matter b/c DOT and development will dictate 78 through traffic counts. Keep it close to scenic hwy as possible. Keep it as a rural cross section w/ swales.

9. In general, are you supportive of the community planning effort for North Olga?
110%. Yes.

Thomas E. Mahoney JR.

Name (Optional) Signature (Optional)

STAKEHOLDER INTERVIEW QUESTIONS

Stakeholder No. 16.

1. Do you own property in the proposed North Olga Community Planning Area?
   Yes.
2. If yes, how long have you owned property in the area? 27 years.
3. What is the approximate acreage you own? (≥10) 10-50 acres <50 acres
4. Do you operate a business in the area? NO.
5. Provide your thoughts/comments on the following guiding principles.

PRINCIPLE	STAKEHOLDER COMMENTS
Residential Development	- not against if it is a nice community - open space, clustered bldg., well planned.
Vision & Identity	always been North Olga. Just Alva P.O. Box. Never considered it Alva..
Manage Growth well planned.	there is good growth. Shell Station is example of bad growth. Could of looked like it belonged in this community. Love having the servic
Economic Development	center for jobs, jobs are needed in this area.
Quality of Life	safety, rural charm. hard for young kids b/c lack of roads, community space.
Commercial Development	like to see comm. on SR31 to serve community. Wouldn't bother me to have comm. on 78, esp. @ corner of 31/SR78. design standards well planned
Open Space/ Parks & Rec	need for recreation in the area for children, place to take horses. can't mix horses, bike, jog trails all on same path.
Community Center/Focal Point	yes, for children. Pan cake breakfasts, fish fry, bbq to bring community together. monthly get togethers.

Roads & Traffic	depends on what happens in future. SR31 is dangerous. Needs to be 4-laned now. CR78 remain rural, no curb/gutter.
Enhanced Fire & Police	Important. would like station in the area.
Water & Sewer	most definitely want public utilities. want developers to provide these so existing houses can tie in.
Public Access to River	not enough access to river. like to see access to river @ end of N. Olga Drive.
Environmental Protection	enough preservation w/ existing regs and 2020 lands. see alot of wildlife
Agriculture	will be phased out. Already see it being phased out. So

6. How do you feel about private property rights?

Yes.

7. Explain what the "Alva" means to you.

on the ~~other~~ east side of Park, where school + post office is located.

8. How do you feel about State Road 78 being designated a "Florida Scenic Highway"?

Might bring more traffic to area. more weekend travellers.

9. In general, are you supportive of the community planning effort for North Olga?

Yes.

Cheri Mulling — Cheri Mulling

Name (Optional) — Signature (Optional)

STAKEHOLDER INTERVIEW QUESTIONS

Stakeholder No. 17

1. Do you own property in the proposed North Olga Community Planning Area?
   Yes.
2. If yes, how long have you owned property in the area? 32 years.
3. What is the approximate acreage you own? >10 (10-50 acres) <50 acres
4. Do you operate a business in the area? Yes.
5. Provide your thoughts/comments on the following guiding principles.

PRINCIPLE	STAKEHOLDER COMMENTS
Residential Development	Yes. Liked the BBG plan's density and open space, clustered density. Gets us more of what we want. no cookie cutter
Vision & Identity	it has its own identity, we have to teach history, identity.
Manage Growth	managed growth is the way to go. in an ideal world everything would stay same 20/20 doesn't have $ to manage. Nice development is okay
Economic Development	Yes, along SR 31. N. River Village proposed commercial. would be great for this area.
Quality of Life	good quality of life now. not too congested. not polluted. natural beauty Junk along 78, preserve and ~~improve~~ area needs improvement aesthetics.
Commercial Development	would like stores + retail. I'd be fine with a Wal-Mart @ 78/31. but need to manage growth too.
Open Space/ Parks & Rec	As development happens needs to continuously be provided to protect wildlife + preserve beauty
Community Center/Focal Point	would be nice. Not sure if the need is there. but would be good

Roads & Traffic	not opposed to needed road improvements. open swale is okay. curb / gutter is expensive. don't want it to be prohibitive.
Enhanced Fire & Police	as area grows, we will need a substation. right in middle of 2 districts.
Water & Sewer	very important. If development happens it is a prerequisite to provide utilities.
Public Access to River	should be a prerequisite to any development along river. NRV. provided access, lots of good things to the area.
Environmental Protection	20/20 could do a better job of preserving. pasture left to go wild w/ exotics it is a waste. Need to burn / maintain if woods are in neighborhood.
Agriculture	In the future ag will be minimal in this area. not an ag-use b/c generational passing of land. can't do it at economy of scale to make it work financially.

6. How do you feel about private property rights?

Very strong about prop. rights. W/in reason should be able to use their land as they want.

7. Explain what the "Alva" means to you.

9 miles east 80 / Broadway.

8. How do you feel about State Road 78 being designated a "Florida Scenic Highway"?

I don't see it as an issue. Don't know costs or restrictions. If it costs $ not worth it.

9. In general, are you supportive of the community planning effort for North Olga?

Yes.

Name (Optional) Signature (Optional)

STAKEHOLDER INTERVIEW QUESTIONS

Stakeholder No. 18

1. Do you own property in the proposed North Olga Community Planning Area?
   Yes
2. If yes, how long have you owned property in the area? 5 years.
3. What is the approximate acreage you own? >10 (10-50 acres) <50 acres
4. Do you operate a business in the area? yes.
5. Provide your thoughts/comments on the following guiding principles.

PRINCIPLE	STAKEHOLDER COMMENTS
Residential Development	rural ambiance, not necessarily low density. North River, important corridor, not developed, unique, clean slate to create from scratch. advocate of clustering to keep rural ambiance
Vision & Identity	rural character, vegetation + architecture North Olga is not Alva. Rural ambiance.
Manage Growth	max. 3 du/acre, clustered. growth is a function of demand.
Economic Development	will be a residential area. N. River Road will not change. Not going to happen
Quality of Life	ambiance, laid back. short distance from down town Ft Myers, high quality of life. PPI Not looking for coconut Pointe. Peace + Quiet.
Commercial Development	too soon right now, not enough rooftops design guidelines will be needed. limited to 31 / N. River Road for services
Open Space/ Parks & Rec	clustered development. Needs to be required in any development plan.
Community Center/Focal Point	Splendid idea. N. Olga needs own identity, this would help est. identity, sense of community, regular events. community swimming pool. county park. would work. Ballfields, tennis courts like @ Alva. includes a building.

clustered up to 3 du/acre

non-gated.

architectural control & guidelines

Long Range ... will be commercial ... only.

rural county flavor.

SR. 31 will be 6-laned. Needs buffering, landsc reverse frontage roads.

Roads & Traffic	Need another bridge over the river to access South. Keep N. River Road the Same. where olga bridge used to be.
Enhanced Fire & Police	Shriff doing a good job. Good police visibility Need a fire Station in the area.
Water & Sewer	very bad, serious pollution issues. Septic will malfunction and pollute water. Need density to make it feasibl
Public Access to River	Should be more access owl creek marina/boat ramp ~~is great~~ as public would be great.
Environmental Protection	env. regs. are sufficient, there are too many actually.
Agriculture	don't see it continuing. Few large tracts. for ag purposes. Economics don't work.

* Estero has good community plan. Quality increases value.

6. How do you feel about private property rights?

Ppl Should be able to enjoy their property. In support if rights but there are issues w them. can't devalue neighbors property. Opposed to blight.

7. Explain what the "Alva" means to you.

Alva is @ Broadway / SR 80.

8. How do you feel about State Road 78 being designated a "Florida Scenic Highway"?

Very supportive, as long as it can be improved.

9. In general, are you supportive of the community planning effort for North Olga?

Yes.

Name (Optional) Signature (Optional)

STAKEHOLDER INTERVIEW QUESTIONS

Stakeholder No. 19

1. Do you own property in the proposed North Olga Community Planning Area? yes.
2. If yes, how long have you owned property in the area? 20+/-
3. What is the approximate acreage you own? >10 10-50 acres (<50 acres)
4. Do you operate a business in the area? yes.
5. Provide your thoughts/comments on the following guiding principles.

PRINCIPLE	STAKEHOLDER COMMENTS
Residential Development	yes. depends on what is develope-friendly 2.5/3 du/acre. ecnomically viable.
Vision & Identity	North Olga, has been for long time. land been called "Olga" pasture since '60's. South of river is Olga, north of Olga is River, North Olga.
Manage Growth	want to see growth here. controlled growth change for property value increase. sell for acveloper friendly purposes
Economic Development	SR 31 = commercial, the rest would be residential.
Quality of Life	high quality of life here. land is too expensive for low priced housing.
Commercial Development	SR 31 only. b/c of Babcock.
Open Space/ Parks & Rec	w/ 20/20 there is enough open space
Community Center/Focal Point	yes, if community center supports it.

Roads & Traffic	SR 31 will be improved. SR 78, N. River Road will stay. Same rural cross section is good.
Enhanced Fire & Police	yes, help insurance go down. Need substation
Water & Sewer	new development should be required to provide central utilities. Should be optional for existing large lot estates.
Public Access to River	public access to river is good to allow land to be developer friendly.
Environmental Protection	existing regs protect the environment.
Agriculture	depends on development. will run cattle until able to sell.

6. How do you feel about private property rights?

yes, very important.

7. Explain what the "Alva" means to you.

downtown Alva, mile radius at Broadway and SR 80.

8. How do you feel about State Road 78 being designated a "Florida Scenic Highway"?

Not important. don't want too many restrictions on roadway.

9. In general, are you supportive of the community planning effort for North Olga?

yes.

Name (Optional) Signature (Optional)

STAKEHOLDER INTERVIEW QUESTIONS

Stakeholder No. 19

1. Do you own property in the proposed North Olga Community Planning Area? yes.
2. If yes, how long have you owned property in the area? 20+/-
3. What is the approximate acreage you own? >10 10-50 acres (<50 acres)
4. Do you operate a business in the area? yes.
5. Provide your thoughts/comments on the following guiding principles.

PRINCIPLE	STAKEHOLDER COMMENTS
Residential Development	yes. depends on what is develope-friendly 2.5/3 du/acre. ecnomically viable.
Vision & Identity	North Olga, has been for long time. land been called "Olga" pasture since '60's. South of river is Olga, north of Olga is River, North Olga.
Manage Growth	want to see growth here. controlled growth change for property value increase. sell for acveloper friendly purposes
Economic Development	SR 31 = commercial, the rest would be residential.
Quality of Life	high quality of life here. land is too expensive for low priced housing.
Commercial Development	SR 31 only. b/c of Babcock.
Open Space/ Parks & Rec	w/ 20/20 there is enough open space
Community Center/Focal Point	yes, if community center supports it.

Roads & Traffic	SR 31 will be improved. SR 78, N. River Road will stay. Same rural cross section is good.
Enhanced Fire & Police	yes, help insurance go down. Need substation
Water & Sewer	new development should be required to provide central utilities. Should be optional for existing large lot estates.
Public Access to River	public access to river is good to allow land to be developer friendly.
Environmental Protection	existing regs protect the environment.
Agriculture	depends on development. will run cattle until able to sell.

6. How do you feel about private property rights?

yes, very important.

7. Explain what the "Alva" means to you.

downtown Alva, mile radius at Broadway and SR 80.

8. How do you feel about State Road 78 being designated a "Florida Scenic Highway"?

Not important. don't want too many restrictions on roadway.

9. In general, are you supportive of the community planning effort for North Olga?

yes.

Name (Optional) Signature (Optional)

STAKEHOLDER INTERVIEW QUESTIONS

Stakeholder No. 20.

1. Do you own property in the proposed North Olga Community Planning Area? Yes.
2. If yes, how long have you owned property in the area? 1994, in family since 1910.
3. What is the approximate acreage you own? >10 10-50 acres (<50 acres)
4. Do you operate a business in the area? cattle, citrus.
5. Provide your thoughts/comments on the following guiding principles.

PRINCIPLE	STAKEHOLDER COMMENTS
Residential Development	clustered residential helps w/ env. issues. don't spread it out, keep open space.
Vision & Identity	would not call it ANA. Shocked about ATV reference. used to be N. Fort Myers.
Manage Growth	some level of growth is appropriate.
Economic Development	live and work is possible here. Keep trips locally. Some job creation. Not a mall small office park
Quality of Life	not in the city / urban environment. it is rural and there is peace + quiet being in nature: walk, kayak, fish.
Commercial Development	SR 31, especially b/c of space.
Open Space/ Parks & Rec	very important in this area. It is the beauty of the area. Needs to be provided
Community Center/Focal Point	eventually, should be provided by developers as incentive

Roads & Traffic	No opinion.
Enhanced Fire & Police	up to county based on population growth in area.
Water & Sewer	developers should provide, Babcock could provide to North Olga.
Public Access to River	conflict btw enjoyment + natural resources/ protection.
Environmental Protection	important, needs to be protected beautiful area
Agriculture	dictated by value of property. out of landowners control. hope small farms continue in this area.

6. How do you feel about private property rights?

we have our rights.
eminent domain is scary.
Alva shouldn't dictate this area.

7. Explain what the "Alva" means to you.

SR 80/ Broadway. down town Alva.

8. How do you feel about State Road 78 being designated a "Florida Scenic Highway"?

No opinion.

9. In general, are you supportive of the community planning effort for North Olga?

Yes.

Name (Optional) Signature (Optional)

STAKEHOLDER INTERVIEW QUESTIONS

Stakeholder No. 21

1. Do you own property in the proposed North Olga Community Planning Area?
   yes.
2. If yes, how long have you owned property in the area? in family 90yrs / 30years.
3. What is the approximate acreage you own? >10 10-50 acres (<50 acres)
4. Do you operate a business in the area? yes.
5. Provide your thoughts/comments on the following guiding principles.

PRINCIPLE	STAKEHOLDER COMMENTS
Residential Development	mixed types of residential. clustered for open space. Planned community w/ incentives.
Vision & Identity	North Olga, stay that way.
Manage Growth	managed growth in good locations.
Economic Development	not an employment center. primarily residential.
Quality of Life	beauty of land, safety, rural character.
Commercial Development	limit it to SR 31. small rural-based commercial okay on N. River Rd.
Open Space/ Parks & Rec	Like the open space offered through N. River Village. Have to preserve open space due to wetlands.
Community Center/Focal Point	not a priority.

Roads & Traffic	SR 31 will be widened, inevitable. rural cross section, no curb/gutter.
Enhanced Fire & Police	issue b/tw Bayshore/Alva. Substation. would be good to reduce ins. rates. Keep away from noises.
Water & Sewer	would like central utilities. Developers should provide utilities as part of plan.
Public Access to River	mixed emotions. Worried pollution + traffic.
Environmental Protection	adequate protection through 2020 + existing regs.
Agriculture	depends on development. helps keep taxes low. not economic force, just to save tax money.

6. How do you feel about private property rights?

very important!

7. Explain what the "Alva" means to you.

Alva school. 7½ miles east of N. Olga.

8. How do you feel about State Road 78 being designated a "Florida Scenic Highway"?

not opposed to the idea. 2 part road. County

9. In general, are you supportive of the community planning effort for North Olga?

yes.

Glenn Clary — Name (Optional)

Linnie M. Clary — Signature (Optional)

STAKEHOLDER INTERVIEW QUESTIONS

Stakeholder No. 22

1. Do you own property in the proposed North Olga Community Planning Area?
   NO.
2. If yes, how long have you owned property in the area? N/A
3. What is the approximate acreage you own? >10 10-50 acres <50 acres
4. Do you operate a business in the area? NO.
5. Provide your thoughts/comments on the following guiding principles.

PRINCIPLE	STAKEHOLDER COMMENTS
Residential Development	mixed use, upscale along river.
Vision & Identity	North Olga.
Manage Growth	managed growth, appropriate
Economic Development	SR 31 and South of N. River Rd.
Quality of Life	needs more commercial, amenities, services.
Commercial Development	SR 31.
Open Space/ Parks & Rec	not enough developers should provide.
Community Center/Focal Point	yes. need one

Roads & Traffic	SR 31 needs widening. CookNBrown exit off I-75. to this area.
Enhanced Fire & Police	need substation in this area. whatever is need.
Water & Sewer	very important, high priority.
Public Access to River	not enough, need more.
Environmental Protection	river quality needs to be expanded.
Agriculture	phasing out, not being tended to properly.

6. How do you feel about private property rights?

in favor. very imp.

7. Explain what the "Alva" means to you.

I a member of Alva, Inc. I live in Alva Downtown Alva

8. How do you feel about State Road 78 being designated a "Florida Scenic Highway"?

Yes, good idea.

9. In general, are you supportive of the community planning effort for North Olga?

yes.

Robert J Guid

Name (Optional) Signature (Optional)

STAKEHOLDER INTERVIEW QUESTIONS

Stakeholder No. 23

1. Do you own property in the proposed North Olga Community Planning Area?
   Yes.
2. If yes, how long have you owned property in the area? ~~1 year~~. 1995.
3. What is the approximate acreage you own? (>10) 10-50 acres <50 acres
4. Do you operate a business in the area? No.
5. Provide your thoughts/comments on the following guiding principles.

PRINCIPLE	STAKEHOLDER COMMENTS
Residential Development	Proponent of planned growth. not opposed to more res. development.
Vision & Identity	N. Olga is being strengthened in terms of area identity over past 2 yrs.
Manage Growth	proponent of managed, planned growth, right place + right time
Economic Development	primarily residential in the future.
Quality of Life	Good residential quality of life due to rural character.
Commercial Development	demographics won't support alot of limited commercial on SR 31.
Open Space/ Parks & Rec	expanded upon. in future. need more.
Community Center/Focal Point	demographics don't support it premature

Roads & Traffic	N. River remain the same, would like that road to be maintained.
Enhanced Fire & Police	not opposed to fire station in the area. police is adequate.
Water & Sewer	very important!
Public Access to River	not a proponent for more public access to river.
Environmental Protection	adequate.
Agriculture	declining activity esp. in Lee county.

6. How do you feel about private property rights?

Proponent.

7. Explain what the "Alva" means to you.

2-3 miles east + west of Broadway + SR 80. a limited geographic area

8. How do you feel about State Road 78 being designated a "Florida Scenic Highway"?

No comment.

9. In general, are you supportive of the community planning effort for North Olga?

Yes. Not immediate pressure Proponent

Name (Optional) Signature (Optional)

STAKEHOLDER INTERVIEW QUESTIONS

Stakeholder No. 24.

1. Do you own property in the proposed North Olga Community Planning Area? YES.
2. If yes, how long have you owned property in the area? 1981
3. What is the approximate acreage you own? (>10) 10-15 acres <50 acres
4. Do you operate a business in the area? NO.
5. Provide your thoughts/comments on the following guiding principles.

PRINCIPLE	STAKEHOLDER COMMENTS
Residential Development	done correctly. sewer, water, clustering are amust. Connected greenways, blueways. meets rural characteristic
Vision & Identity	lost its identity, need to get identity back. Gateway from N.E. into Lee Co. Can be accomplished through design, treatment of SI
Manage Growth	restrictions in terms of keeping 78 the same move it other
Economic Development	Stay residential. North of N. Olga is a major opportunity for new jobs. Don't want too many home businesses - less desirable development.
Quality of Life	yes, has ↑ quality of life b/c not in the city. tradeoff b/c no local services. Can make it better by providing services.
Commercial Development	SR 31 is appropriate also at Owl creek Manna. Great asset to area + to the river.
Open Space/ Parks & Rec	need to do clustered bldg. to ensure open space. 2020 open land is starting to detract from quality of life = loss of taxes.
Community Center/Focal Point	In the future (10 yrs.) yes. right now now, no. long term plan

SR 31 – limited access
rural cross sections are important.

Roads & Traffic	N. River Road should stay same. SR 31 will be improved. funnel traffic there just a matter of time.
Enhanced Fire & Police	keep insurance down. on 31 corridor. substation should be planned for future (10yrs
Water & Sewer	concern w/ proximity to river. Sewer is a must. any development should provide.
Public Access to River	not a big priority. Have access @ locks. and creek marina is opportunity for public acces
Environmental Protection	density currently allowed hurts env. clustered, appropriate dunsities will help env.: paths, and able to provide utilities.
* current plan hurts environment.	
Agriculture	ag is dead in this area. Not enough land to do large scale, economically sand operation.

6. How do you feel about private property rights?

Property owner has right to use property within reason. Density needs to be accompanied by incentives. Work w/ property owner instead of against.

7. Explain what the "Alva" means to you.

Small town 8 miles east of N. Olga. Different from N. Olga. Doesn't have same characteristics as Olga.

8. How do you feel about State Road 78 being designated a "Florida Scenic Highway"?

Supportive.

9. In general, are you supportive of the community planning effort for North Olga?

Yes.

Name (Optional)

Signature (Optional)

Stakeholder Comments Matrix

	OWNERSHIP				GUIDING PRINCIPLES													MISCELLANEOUS			
	Property Ownership in North Olga	Years of Ownership	Acreage Owned	Business On Property	Residential Development	Vision & Identity	Managed Growth vs. Controlled Growth	Economic Development	Quality of Life	Commercial Development	Open Space & Parks	Community Center/Focal Point	Roads & Traffic	Enhanced Fire & Police Protection	Water & Sewer	Public Access to River	Environmental Protection	Agriculture	Private Property Rights	What does Alva mean to you?	C.R. 78 : Scenic Highway?	Supportive of North Olga Community Plan ?
Stakeholder																						
1	Yes	6 years	<50	Yes	Diversity in dwelling types in terms of price, size, type; clustered to preserve land	Caloosa-hatchee River	Managed growth timed with infrastructure improvements	Limited economic development along SR 31 and related to the River	Great environment, variety of opportunities to walk, hike, bike, etc...	SR 31 and Owl Creek Marina	More passive rec. needed	Passive, such as picnic pavilion more appropriate here	SR 31, ensure improvements are attractive through design	Needs to be adequate & appropriate, timed with growth	Important in this area because of River, limited by economy	Very important, not enough access currently	Existing large lot zoning is bad for environment. Protection of creeks and River important	Will be phased out due to economies of scale	Basis of American way, constitution	9 miles east of North Olga, downtown Alva at Broadway/SR 80	Does not provide much protection, better way to protect the road	Yes
2	No	N/A	N/A	N/A	Single family homes, family oriented – not retirement	N/A	Each proposed development should stand on its own . Possible to balance rural with desired services and smart growth.	N/A	N/A	Along SR 31, not along N. River Road, oriented around Civic Center	More connections should be a priority	Civic center provides this, potential to expand on surrounding lands	Planned improvements on SR 31 should happen before growth	This area is well served between Alva and Bayshore Districts	Septic is bad for River. Public utilities needed if afforded	Untapped/ under used resource, more access needed	Very important to balance growth with env. Protection. Key areas need to be identified in plan	Proponent of agriculture. Animal husbandry important here	Very important these are maintained	Alva is the eastern core area near Hickey's Creek.	Proponent if it maintains scenic beauty of N. River Road	Yes
3	Yes	3 years	<50	Yes	Planned communities with incentives, compatible with planned communities such as Babcock	N/A	Growth needs to be managed, guided, not stopped. Growth needs to be planned for.	N/A	N/A	Absolutely along SR 31	Needed, future connections to regional trail systems & regional park	Central gathering area needed to compliment preserves and River	Minimal but adequate expansions will be needed Limited access	Take advantage of services offered through Babcock	Important because of River, take advantage of services through Babcock	Public access is needed, not necessarily boat ramps	High priority for this area	Organic farming & community farming potential, less commercial farming	Very important	North Olga is different from Alva. Alva is not all-inclusive of east Lee County	Proponent to the extent that it does not limit improvements	Yes
4	Yes	3½ years	<50	Yes	Single family not apartments	N/A	Predictable growth with guidelines should be allowed	N/A	N/A	Important to provide services to the area. Utilities needed first.	Proponent, it is a beautiful area and needs to be maintained	The River & natural resources in Babcock are community focal points	Concurrency takes care of this issue	Not a concern	Important for the future of environment	Important to have more access for recreation	Flow-ways to the River need protection, well protected through existing regulation	Historically this area has been ag but it will be phased out. Suburban area now.	Very important, foundation of America	Alva is at Broadway/SR 80, surrounding 3 blocks with school	Don't know the full implications	Yes
5	Yes	15 years	10-50	Yes	3 units per acre minimum	N/A	Land Use Plan dictates growth, outside areas shouldn't control growth in North Olga	N/A	N/A	Need local services, SR 31 will be a commercial corridor for the area	% of all land should be preserved	Franklin Locks is focal point	SR 31 will be improved due to Babcock	Bayshore District should take over	Extend utilities from Civic Center	Important, public enjoyment of River	Support the existing regulation for protection	Transition once Babcock starts North Olga will be infill	Very important	Small community 9 miles east of North Olga	Against, doesn't make sense with future growth	Yes

Stakeholder Comments Matrix

	OWNERSHIP				GUIDING PRINCIPLES													MISCELLANEOUS			
	Property Ownership in North Olga	Years of Ownership	Acreage Owned	Business On Property	Residential Development	Vision & Identity	Managed Growth vs. Controlled Growth	Economic Development	Quality of Life	Commercial Development	Open Space & Parks	Community Center/Focal Point	Roads & Traffic	Enhanced Fire & Police Protection	Water & Sewer	Public Access to River	Environmental Protection	Agriculture	Private Property Rights	What does Alva mean to you?	C.R. 78 : Scenic Highway?	Supportive of North Olga Community Plan ?
Stakeholder																						
6	Yes	7 years	>10	No	Set economic guidelines so a developer can provide a quality product	N/A	Economy controls growth Growth needs to managed Intelligently	N/A	N/A	Architectural standards need to be set	Take advantage of River, provide park/ center	Enhance existing North Olga identity	Dictated by density, DOT makes necessary improvements	Need reduced response times	Very important, well and septic should be discouraged	Important	Open space requirements are adequate	Phased out over time in this area	Within reason and in the limits of the Community Plan	Small town at Broadway and SR 80 10 miles east of North Olga	May be too restrictive for future development	Yes
7	No	N/A	N/A	N/A	Do not increase density above existing Future Land Use	N/A	Minimize growth, there will be growth but need to maximize env. protection	N/A	N/A	No incompatible commercial, vet clinic is compatible, needs rural focus		Downtown Alva is the focal point for North Olga	If Babcock is built improvements will be huge	No Comment	Need density to have utilities, concern with water resources	Mixed feelings, important resource, need to limit pollution	Prefer no more development and minimize what is currently allowed	Support existing ag, but minimize environmental impacts of ag.	No automatic right for density – has to be appropriate	Alva is SR 31 to Hendry County line	Don't know the implications	No
8	Yes	22 years	>10	No	Higher density along river, lower density north of CR 78 to Babcock	Different from Alva and Bayshore	It is a struggle. Planning horizon moves and eventually land gets developed	Owl Creek Boat Works should be Expanded, high demand use	Based on ability to keep certain animals and have open land, cultural clash between urban and rural	SR 31 is appropriate for commercial uses, nothing between SR 31 and Alva	Need access to 20/20 property	Bring independent subdivisions together, not enough critical mass for community center	SR 31 improvements, do not want N. River Road 4 or 6 laned. Need E/W corridor north of River	Not Important, well serviced	Not practical at existing densities. Expense associated with connection is a concern	Important to be have access to canoe/ kayak	Current regulation is adequate	Conflicting thoughts, tax structure needs to support ag as well as local support	Very important	4 sq. miles around downtown Alva, "Alva Proper"	Neutral	Neutral
9	Yes	9 years	>10	No	Should occur and have rural character, not suburban	Rural, large lot active agriculture area	Growth over time, not Instantaneous. Directed by Code and Theme	Little economic development potential. Need to take advantage of marina. No retail	Peace & Quiet. Neighbors, not urban	Ag-related commercial development only	Do not need more open space, need access to River	Do not need community center, River and rural lifestyle are the focal points	Road system works well. Do not want 78 expanded	Not important, well serviced	Central water is priority, septic is not a priority	More public access is needed, such as public park, camping	Environment lands set aside within developments based on density	Encouraged through phased program with citrus, cows and horses, row crops in short term	Very important Backbone of the constitution	5 miles east of North Olga, centered at Alva bridge	Not important	Yes
10	Yes	8 years	>10	No	Inevitable, control density	North Olga- history & character	Keep it rural, nice communities, family oriented	Residential & agricultural uses preferred	Good, moral neighbors, respect, safe	Residential & agricultural uses preferred	Would like ball fields/ active rec	Not enough people to require center	Maintain rural character on roads, esp. Duke	Need more services as area grows	Public utilities preferred	Have enough already, not needed	Impacts are inevitable	Agriculture is being phased out, area is suburban	Very important	Not North Olga, Broadway/SR 80	Yes would like scenic designation	Yes

Stakeholder Comments Matrix

	OWNERSHIP				GUIDING PRINCIPLES													MISCELLANEOUS			
	Property Ownership in North Olga	Years of Ownership	Acreage Owned	Business On Property	Residential Development	Vision & Identity	Managed Growth vs. Controlled Growth	Economic Development	Quality of Life	Commercial Development	Open Space & Parks	Community Center/Focal Point	Roads & Traffic	Enhanced Fire & Police Protection	Water & Sewer	Public Access to River	Environ-mental Protection	Agriculture	Private Property Rights	What does Alva mean to you?	C.R. 78 ; Scenic Highway?	Supportive of North Olga Community Plan ?
Stakeholder																						
11	Yes	25 years	>10	Yes	Prefer planned developments due to incentives	North Olga is the identity, dating back to bridge	Managed growth is preferred to ensure property rights are protected	No economic development, North Olga is bedroom com-munity	High quality of life, rural, wildlife, boating, open space	No commercial development is preferred	North Olga has enough open space through 20/20	Open space, public land is the focal point of North Olga	Not opposed to new roads, SR 31 will be 6-laned, Maintain beauty of CR 78	Opposed to more fire and police protection, fire suppres-sion systems in homes	Prefer public utilities but not willing to pay for it	Enough public access available through Franklin Locks	Existing regulations are ade-quate. De-velopment should be clustered in RPD's	Supportive of agricul-ture but economies of scale is an issue in this area	Very impor-tant	Alva is near the Alva school and bridge	Beautiful road, should be designated a scenic highway	Yes
12	No	N/A	N/A	N/A	1 mile north and south of the River should be residential	Identity based around the North Olga bridge	Managed growth is preferred. Regulations are ambiguous and leads to growth issues	This area is a residential area primarily, not job center	Country living	Limited to services and neighborhood commercial	More than enough, through 20/20 and open space regs	Civic Center is near this area and services this need	Connec-tions needed to Hendry from I-75, Prefer N. River Road to remain 2-lanes	No fire or police substation is needed at this time	Density will make utilities feasible. Well and sewer is bad for the land	Not enough access to River	Do what is right. The regulations to protect the envi-ronment are in place	If density is not ap-proved, land may remain in ag	Very impor-tant	"Alva Proper" Small country village at SR 80 & Broadway	Don't know the ramifica-tions	Yes
13	Yes	15 years	>10	No	Not realistic for area to remain same, prefer 5-acre estate lots	Long history of North Olga in this area	Growth should be allowed in a responsible man-ner	Beauty of area comes first, economic de-velopment can happen only if the beauty is preserved	Large lots, rural feel, character of the area, able to walk	Prefer residential only, if commercial occurs prefer it on SR 31	Need as much open space as possible	Would be nice but not a major priority	Rural cross sections preferred, N. River Road remain 2 lanes	Better fire protection would lower insurance . Police ser-vice is fine	Utilities are needed, provide through devel-oper incen-tives	Im-proved access is needed	20/20 has been very helpful in this area for protection of environ-ment	North of N. River Road is still pos-sible for long term ag uses, need large tracts	Very impor-tant	Alva School, bridge, Tucker Hull Road, Down-town Alva	Supportive of scenic highway, very scenice roadway	Yes
14	Yes	58 years	<50	Yes	Nice, attractive developments preferred. Not trailer parks	The area was called Olga, then North Olga when the bridge was taken down	Managed growth means good, incentivized development, such as Babcock	Businesses that are required to serve the population, limited to neighborhood commercial	Very high future quality of life can be main-tained through good de-velopment	Basic services along SR 31 is appropriate in this area	Open space provided through 20/20 and quality develop-ments	Not a Priority, not opposed to a community center	When develop-ment oc-curs, roads will be changed/ improved	Not a pri-ority, ex-isting ser-vice is adequate	Not a priority, existing service is adequate	Not op-posed to more access,	Environ-ment is protected, too much government owned land in the area	Ag will be phased out in this area, will continue in other parts of Florida	Very impor-tant and are in-fringed upon by govern-met	9 miles east of North Olga at Broadway and SR 80	Neutral	Yes
15	Yes	32 years	>10	No	Mixed resi-dential, clus-tered	Unique history/ heritage	Don't want re-stricted growth, need good growth	Mostly resi-dential area, small business on SR 31	High– no traffic pollution, industry	Limited to along SR 31	Enough through 20/20	Need center for children, active rec	N. River Road main-tained	Police is adequate, need fire-house	Through new develop-ment, Preferred to well/ septic	Not enough access, biggest asset to N. Olga	Existing regs effec-tively pro-tect envi-ronment	Cattle will continue until de-velopment occurs	Impor-tant, but can't devalue adjacent property	It is a zip code, Alva is located9 miles east of N. Olga	Neutral	Yes

Stakeholder Comments Matrix

	OWNERSHIP				GUIDING PRINCIPLES													MISCELLANEOUS			
	Property Ownership in North Olga	Years of Ownership	Acreage Owned	Business On Property	Residential Development	Vision & Identity	Managed Growth vs. Controlled Growth	Economic Development	Quality of Life	Commercial Development	Open Space & Parks	Community Center/Focal Point	Roads & Traffic	Enhanced Fire & Police Protection	Water & Sewer	Public Access to River	Environ-mental Protection	Agriculture	Private Property Rights	What does Alva mean to you?	C.R. 78 : Scenic Highway?	Supportive of North Olga Community Plan ?
Stakeholder																						
16	Yes	27 years	>10	No	Not opposed if it is a nice community, clustered	Always been North Olga	There is good growth, Shell Station is an example of bad growth	Jobs are needed in this area, prefer a center for jobs	Based on safety, rural charm	Commercial services needed on SR 31, need design stan-dards to make it nice	Need active rec areas for kids	Very impor-tant, need place for community gatherings	SR 31 is dangerous, needs to be 4-laned now, keep rural cross section	Important, need fire station in the area	Very impor-tant, develop-ers need so exist-ing houses can tie in	Not enough access, access needed at the end of N. Olga Drive	Enough protection through 20/20 and existing regulations	Will be phased, already seeing it phasing out in the area	Very impor-tant	East side of Regional Park where the post office is located	Good idea but might lead to more tourists, weekend traffic on the road	Yes
17	Yes	32 years	10-50	Yes	Proponent, liked NRV proposal for clustered, nice neighbor-hood	We need to teach the North Olga history to new folks	Managed growth is preferred, everything can't stay the same forever	Should occur along SR 31. Commercial proposed through NRV would be great for area for jobs	High quality of life - area is not con-gested, no pollution, natural beauty	Would like stores and retail in the area but in the right places to man-age growth. Along SR 31 is appropriate	Develop-ment needs to provide open space to protect the area	Not sure if there is a need for a community center but it would be nice	Not opposed to improve-ments, prefer open swale to curb/ gutter	As devel-opment occurs area will need a substation	Very impor-tant Utilities are a prereq-uisite to develop-ment	Prereq-uisite to any de-velopme nt along the River	20/20 could do a better job of main-taining properties	Agriculture will be minimal in this area because of genera-tional passing of land	Very impor-tant	9 miles east of North Olga	If it costs money it is not worth it	Yes
18	Yes	5 years	10-50	Yes	Rural ambi-ance not nec-essarily low density, area is a clean slate for quality clus-tered devel-opment	Rural character, vegeta-tion, architec-ture	Maximum of 3 du/acre, clus-tered, growth is a function of demand	Will be a resi-dential area—N. River Road will not change	Rural am-biance, short dis-tance from downtown Ft Myers but has peace & quiet	Too soon for commercial development. Design guide-lines are needed limited to SR 31, services only	Clus-tered develop-ment should be re-quired in any plan	Splendid idea, would help build the North Olga identity Active rec preferred	SR 31 will be 6-laned, need buff-ering, design to maintain character	Sheriff service is adequate, need a fire station	Creates serious pollution issues need density to make utilities feasible	More access needed, Owl Creek Boat Work expan-sion	Environ-mental regs are sufficient, too many regs	Don't see it continuing The eco-nomics don't work	People should be able to enjoy their property but not devalue others	Broadway and SR 80 intersec-tion	Very sup-portive of this desig-nation, as long as improve-ments can still hap-pen in future	Yes
19	Yes	20 years	<50	Yes	Supportive of residential development, 2.5-3 du/acre in order to be developer friendly	North Olga has long his-tory, property known as Olga pasture	Want to see growth occur to allow for property value increases	SR 31 is ap-propriate loca-tion for eco-nomic devel-opment, rest of area should remain resi-dential	High quality of life, land is too expen-sive for low priced-housing	SR 31 is appro-priate for com-mercial because of Babcock	Enough open space because of 20/20 program	Yes, if the community supports/ uses the fa-cility	SR 31 will be im-proved, N. River Road should stay the same, rural cross section preferred	A local substation will lower-insurance rates, very supportive of en-hanced protection	New develop-ment should provide utilities,	More access increases develop-ment potential	Existing regs protect the environ-ment	Depends on devel-opment. Will run cattle on land until able to sell for devel-opment	Very impor-tant	Alva is the mile radius around Broadway and SR 80	Not im-portant, too many restric-tions	Yes
20	Yes	15 years	<50	Yes	Clustered residential	North Olga used to be N. Fort Myers,	Some level of growth is appropriate	Live/Work is possible, good to keep trips local, no malls	Not the city, rural, peaceful environ-ment	SR 31 is appro-priate for com-mercial	Needs to be pro-vided, impor-tant t	Should be provided by developers as an incentive	No opinion	Up to the County based on population	Develop-ers should provide utilities,	Conflict between enjoy-ment & pollution	Very impor-tant, needs to be pro-tected	Dictated by the value of the property.	Very impor-tant, eminent domain	SR 80/ Broadway	No opinion.	Yes

Stakeholder Comments Matrix

	OWNERSHIP				GUIDING PRINCIPLES													MISCELLANEOUS			
	Property Ownership in North Olga	Years of Ownership	Acreage Owned	Business On Property	Residential Development	Vision & Identity	Managed Growth vs. Controlled Growth	Economic Development	Quality of Life	Commercial Development	Open Space & Parks	Community Center/Focal Point	Roads & Traffic	Enhanced Fire & Police Protection	Water & Sewer	Public Access to River	Environ-mental Protection	Agriculture	Private Property Rights	What does Alva mean to you?	C.R. 78 , Scenic Highway?	Supportive of North Olga Community Plan ?
Stakeholder																						
21	Yes	30 years 90 years in the family	<50	Yes	Mixed types of housing, clustered for open space, planned communities with incen-tives for the area	North Olga, identity needs to be preserved	Managed growth means quality development in good locations	Not an employment center, primarily residential	Beauty of land, safety, rural character	Limited to SR 31, but small, rural-based businesses are appropriate on N. River Road	Like the open space offered through North River Village.	Not a priority	SR 31 will be wid-ened, no curb and gutter, rural cross section preferred	Substation for fire would help reduced insurance rates, but concerned about lo-cation due to noise	Prefer central utilities, develop-ers should provide as incen-tive	Mixed emo-tions, con-cerned with water quality/ pollution	Adequate protection is offered through 20/20 and existing regs	Depends on devel-opment, helps keeps taxes low but not an economic force in the area	Very impor-tant	Near the Alva School, 7.5 miles east of North Olga	Not op-posed to the idea	Yes
22	No	N/A	N/A	N/A	Mixed use, upscale along the River	North Olga	Managed growth is appropriate in this area	SR 31 and the area sough of N. River Road is appropriate for economic development opportunities	Need more amenities and services	Commercial development should occur along SR 31	Not enough open space, develop-ers should provide as incen-tive	A commu-nity center is needed in this area	SR 31 needs Widening, also need an exit off of I-75 for better connection	Need a fire substation in this area	Public utilities are very impor-tant and of high priority	More public access is needed	River quality needs to be improved	Phasing out of this area, not being tended to property	Very impor-tant	I am a member of Alva, Inc. Alva is SR 80/ Broad-way1	Very good idea	Yes
23	Yes	14	>10	No	Planned growth, not opposed to new development	The North Olga identity is being strength-ened over time	Growth in the right place at the right time	Primarily Residential development	Due to natural, rural character, good place to live	Demographics will not support a lot of commercial development	More needed in the future	Center would be premature at this time	N. River Road to be main-tained as it is now	Not op-posed to new fire station, police service is adequate	Very impor-tant	Opposed to more public access to River	Adequate	Declining activity, Especially in Lee County	Propo-nent	2-3 miles east and west of SR 80 and Broadway	No com-ment	Yes
24	Yes	28	>10	No	Needs to be done cor-rectly with sewer and water, blue-ways, green-way and ru-ral character	Lost its identity, needs to get the North Olga identity back	Restrictions in terms of keeping CR 78 the same, need bypass	Area should stay residen-tial, don't want too many home busi-nesses	Very high, but better if more local Services were available	SR 31 and Owl Creek Marina are appropriate locations for commercial	Cluster Develop-ment to ensure open space	Center is needed in 10 years but not now	SR 31 should have lim-ited access, N. River Road should stay the same	Need to keep in-surance down, substation should be planned in the future	Sewer is a must due to the River Any new develop-ment needs to provide it	Not a big priority, access at the Locks and marina	The current 1 to 1 den-sity hurst the envi-ronment, need clus-tering	Dead in this area	Right to use property within reason	Small town 8 miles east of Alva	Supportive	Yes

support NRV from public safety standpoint.
- sig. positive impacts.
- fire hydrants 1/3 of district.
- 1.8M impact fees.
- new access to Duke Hwy.

North Olga Community Plan
Police & Fire Meetings

- nat'l standards - area of deficit. esp. Duke Hwy.
- 2020 property ↓ tax dollars. lose revenue, lost 30% budget.
- commercial growth on 31 won't be negative impact.

proactive towards Babcock.

- Project explanation/history/boundary map/community planning process

excellent partnership w/ Shores, Alva, Bayshore.

- Provide your comments/feedback regarding fire/police service for the study area

want 16.
non funded mandates. - ideally 5 on scene to meet 2 in 2 out. +1 for management. auto mutual aid agreement.

(more commercial in '88)

- Concerns regarding service levels, specific challenges for your district/department

Bayshore
Concerned citizens for concerned citizens.

↓
2 mo. in to role @ Bayshore.

Bayshore charge high millage rate in co. b/c of ↓ taxes.

- Participation with the community to date, if any
  - active discussions
  - transparent in view about LOS
  - call volume not an issue BUT response time is

- Suggestions regarding policies for fire/police service (ex. Prescribed burns, neighborhood watch, etc…)

okay w/ 3 stations.
→ SR31 station near N. River Rd (5 yr. Strategic plan)
→ Nalle Rd / County Line Rd. (whenever that should happen)

1 year.

- How does a volunteer fire department work in terms of organization and management

full time 480 training
Part Time 212 hrs. training.
- combination fire dept.
- full time + volunteer staff (25)
- 4 at a time.

enhances capability BUT uncertain

- Is a volunteer fire department an option for this area

→ maintain, but increase. full time.
Bayshore State taxing district. If they want to do their own they would have to change state legislation

work w/ people.

- 2 locations considered for future fire department: S curve and north of 78 on Babcock lands

Bayshore 60's.

NRV
- Fire Station in Phase I of dw.
- const. of multi story bldg = dangerous.

→ not ideal
has to service larger area than just N. Olga.

→ Strategically locate on SR31 to service entire Bayshore

8 minutes is goal. structure fire.

fire district - enhancement of utilities for fire hydrants.

- improve LOS at a point where it is economically viable.

- Div. of Forestry.

Support land management prescribed burns.

Concern w/ William Island - need a boat.

- Follow "Fire Wise" com guidelines for wild urban interface.

Concern w/ gated communities.

30' setback from bldgs.

not mandated to fight fires on 20/20

- never would do that. 12 in. below annual rainfall.

↑ brush fires this summer.

generate revenue.

Print | Close Window

Subject:
From: "Chief Nisbet" <chief@bayshorefire.org>
Date: Fri, Aug 07, 2009 9:51 am
To: <alexis@lpsfl.us>

Alexis,

Thank you for coming in today and meeting with me, it is a great help to see what the community needs are, and what Bayshore Fire Rescue can do in identifying areas that need to be addressed. After you left I felt that a copy of the Fire Districts 5-year plan may assist you in what the District has seen for upcoming needs for the area. I have attached a copy of the plan. Please call me if you have any questions.

Lawrence Nisbet, EFO
Fire Chief / Paramedic
Bayshore Fire Rescue
17350 Nalle Road
North Fort Myers Florida, 33917
(239) 543-3443
chief@bayshorefire.org

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On the other hand:
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→ 22 years.

→ Station is at Stiles Rd. off of Palm Beach Blvd.

North Olga Community Plan
Police & Fire Meetings

- Project explanation/history/boundary map/community planning process

- Provide your comments/feedback regarding fire/police service for the study area → issue w/ response time, do not run alot of calls. much of the area is +5 miles from the N. Olga area. Insurance is an issue.

- Concerns regarding service levels, specific challenges for your district/department county purchasing land is hurting tax base
Contacted county re: leasing land in State Park.
* Station in Caloosahatchee Regional Park.

- Participation with the community to date, if any
* met w/ Realmark re: purchasing the triangle piece next station in caloosahatchee Park or anywhere west. S-curve could be a loc. to help at Bayshore as well

- Suggestions regarding policies for fire/police service (ex. Prescribed burns, neighborhood watch, etc...) Alva Inc. okay shape for tax base. May be in small deficit. Concern re: 2010-2011 fiscal year
3 ppl. + asst. chief
Volunteer program.

- How does a volunteer fire department work in terms of organization and management Alva, Inc. hasn't asked for help.
Caloosahatchee Preserve in middle of Scrub oaks.
* Policy to allow separation b/tw Palmetto, scrub oak

- Is a volunteer fire department an option for this area
→ Division of Forestry help local groups w/ Fire Wise.

- 2 locations considered for future fire department: S curve and north of 78 on Babcock lands

3 auto mutual aid
⇒ includes Caloosahatchee Regional

send GOP's

North Olga Community Plan
Police & Fire Meetings

- Project explanation/history/boundary map/community planning process

- Provide your comments/feedback regarding fire/police service for the study area car assigned to area 24/7.
  patrol N. side of river.
  day shift / night shift
  Backup car in the next zone (west)
- Concerns regarding service levels, specific challenges for your district/department - response times are good.
  1 car is adequate.

- Participation with the community to date, if any
  no formal contact.

- Suggestions regarding policies for fire/police service (ex. Prescribed burns, neighborhood watch, etc...)

rental cabins. - lived in area 25 years.
Old Florida. - AIVa, Inc.

"comstat"

good idea to set up neighborhood watch.

- Neighborhood Watch contact. Trish Bissler.
- Community outreach.
- formal process

Appendix E

Emails & Written Correspondence

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Subject: RE: Sunshine Laws
From: "Mudd, James" <JMudd@leegov.com>
Date: Tue, May 19, 2009 3:41 pm
To: <alexis@lpsfl.us>

I will call Commissioner Bigelow's assistant and have her schedule a meeting with you and Allison, the Commissioner, Paul and me.

The last I heard from Dawn she was going to have her assistant schedule a meeting to go over the Sunshine Law requirements. I'll check back with her and see where they are with that.

From: alexis@lpsfl.us [mailto:alexis@lpsfl.us]
Sent: Tuesday, May 19, 2009 3:33 PM
To: Mudd, James
Subject: Sunshine Laws

Hi Jim,

Another quick question. We distributed the Sunshine Law materials you provided to the North Olga Community Planning Panel at our first meeting. While they understand it for the most part, they thought it wouldn't hurt to have a county attorney explain the rules in more detail. The next Planning Panel meeting is Sunday, May 31st at 2:00 p.m. Would it be possible to have a county attorney attend? Should I call Dawn or Donna Marie directly?

Thanks,

Alexis V. Crespo, AICP, LEED AP
Senior Planner
LAND PLANNING SOLUTIONS, INC.
28100 Bonita Grande Drive, Suite 302
Bonita Springs, Florida 34135
239-405-7983 (Office)
239-595-9070 (Cell)

www.lpsfl.us



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Subject: RE: North Olga Community Plan
From: allison@lpsfl.us
Date: Fri, May 22, 2009 12:39 pm
To: "Noble, Matthew" <NOBLEMA@leegov.com>, "Mudd, James" <JMudd@leegov.com>
Cc: "Alexis Crespo" <alexis@lpsfl.us>, "O Connor, Paul" <oconnops@leegov.com>

Thank you for getting back to me.

Would you kindly advise how best to submit a public records request for copies of all the correspondence you have received regarding the proposed North Olga Community Plan as referenced in your emails below? Also, I would like to request a copy of the ALVA, Inc. grant funding request and to know when that request was submitted to the County.

We would be happy to sit down with County staff and representatives of the other organizations to discuss the interrelationships of these existing and proposed plans, if that would be helpful. It is important to note, that the North Olga Community has not established formal boundaries yet, as we are just beginning the planning process.

We look forward to working with the County and other interested parties through this process.

Regards,

Allison

ALLISON D. MEGRATH, AICP
President/Principal Planner
Land Planning Solutions, Inc.

(239) 405-7983

http://www.landplanningsolutions.us/

> -------- Original Message --------
> Subject: RE: North Olga Community Plan
> From: "Noble, Matthew" <NOBLEMA@leegov.com>
> Date: Fri, May 22, 2009 11:25 am
> To: "Mudd, James" <JMudd@leegov.com>, <allison@lpsfl.us>
> Cc: "Alexis Crespo" <alexis@lpsfl.us>, "O Connor, Paul" <oconnops@leegov.com>
>
> We have also heard from some Alva Residents, also in opposition....
>
> ---
>
> **From:**Mudd, James
> **Sent:** Friday, May 22, 2009 10:13 AM
> **To:** allison@lpsfl.us
> **Cc:** Alexis Crespo; O Connor, Paul; Noble, Matthew
> **Subject:** RE: North Olga Community Plan
>
> Allison, we received a funding request from ALVA, Inc. to revise their community plan to include the remainder of the

Alva Planning Community, which is most of the area that the North Olga plan would cover. I'm not sure how we are going to handle the two funding requests at this time. Staff is meeting next week to discuss and I will let you know what we decide right after we meet.

For your information, we have received numerous e-mails from residents of Bayshore opposed to the North Olga planning area extending into Bayshore. As I mentioned to you at our May 4 meeting, that is going to be problematic.

From: allison@lpsfl.us [mailto:allison@lpsfl.us]
Sent: Thursday, May 21, 2009 1:44 PM
To: Mudd, James
Cc: Alexis Crespo
Subject: North Olga Community Plan

Hi Jim,
I just wanted to follow up with you to see if you knew when the North Ogla Community Plan Grant might be considered by the BCC? Also, I think Alexis may have touched base with you about asking the County Attorney to attend the next meeting of the Planning Panel to give an overview of the Sunshine Law. They meet on Sunday, May 31 at 2:00. Would you please confirm whether or not she will be able to make it?

I look forward to hearing from you.

Thanks!
Allison

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Subject: RE: North Olga Community Plan
From: allison@lpsfl.us
Date: Tue, Jun 02, 2009 10:47 am
To: "Gibbs, Mary" <GIBBSMX@leegov.com>
Cc: "Dist3, Judah" <Dist3@leegov.com>, "Noble, Matthew" <NOBLEMA@leegov.com>, "Mudd, James" <JMudd@leegov.com>, "Owen, David" <OWEND@leegov.com>, "Alexis Crespo" <alexis@lpsfl.us>, "O Connor, Paul" <oconnops@leegov.com>

Hi Mary,

Thanks for the follow up. I was happy to have Paul call me; that was no problem. I'm a little less than pleased with the misinformation that we appear to get from the planning department, but we'll continue to work through it.

For some additional clarification, I have only met with Commissioner Mann and Commissioner Judah to date. You do mention below that Commissioner Judah thought it would be a good idea for all parties to be at the meeting, including me, however, Jim made it clear to me in no uncertain terms on Friday that I, as the North Olga Community's planning consultant, was explicitly asked to not be at the meeting by Ms. Daniels who, I believe represents ALVA, Inc. Our planning panel discussed the matter and has asked that I go and represent them at the meeting. I am happy to do that on their behalf, however, if you choose to cancel the meeting, please let me know prior to Thursday afternoon. Jim did tell me on Friday, that Commissioner Mann would likely be at the meeting, hence my inquiry about whether all of the Commissioners would have the opportunity to attend.

Regarding the boundaries of the proposed and existing projects, North Olga has not established boundaries to this point. What was included in the Grant Funding Application was a starting point - which any plan needs to have - and is subject to change. However, without a valid planning process, formal boundaries cannot be established. What was presented in the application was by no means intended to be a line in the sand in terms of the North Olga Community Plan boundaries. I am less concerned about the status of the proposed boundaries, than I am about any interference in the obligation we hold as certified planners under our Code of Ethics and Professional Conduct to be responsible to the public in allowing them to participate in a valid planning process.

I appreciate your follow up email and look forward to working with you and your staff through the completion of the North Olga Community Plan.

Regards,
Allison

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(239) 304-6837 (cell)

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> -------- Original Message --------
> Subject: RE: North Olga Community Plan
> From: "Gibbs, Mary" <GIBBSMX@leegov.com>
> Date: Tue, June 02, 2009 8:31 am
> To: <allison@lpsfl.us>, "O Connor, Paul" <oconnops@leegov.com>
> Cc: "Dist3, Judah" <Dist3@leegov.com>, "Noble, Matthew"

<NOBLEMA@leegov.com>, "Mudd, James" <JMudd@leegov.com>, "Owen, David" <OWEND@leegov.com>, "Alexis Crespo" <alexis@lpsfl.us>

Good morning Allison,
I asked Paul to return your call as he is more familiar with the community planning process.Please let me clarify a couple items. I am sorry you were under the impression this would be scheduled within 2 to 3 weeks. Even if an item were immediately scheduled, the bluesheet process takes longer than that. Before doing the bluesheet, we first review the application to see if items are missing or if we have additional questions. You will receive those comments soon and Jim will get you the emails you requested.

As you know, you met with Commissioner Judah and other commissioners separately (staff was not in attendance). Commissioner Judah requested of me that we set up a meeting including all the groups, and that all the groups and you participate. I am disappointed to hear that your group does not wish to participate.This was intended to be a neutral meeting but without your group, I don't know what will be accomplished. The meeting is not for commissioners it is for the communities so we do not plan to invite commissioners.

Let me point out an item of concern that I am sure you are aware of. The boundaries of these communities overlap (Bayshore, Alva and N.Olga). This is problematic and I don't know what staff will recommend as we take the funding request to the Board.
Regards,
Mary

Mary Gibbs, Director
Lee County Dept. of Community Development
1500 Monroe Street
Fort Myers, FL 33901
(239) 533-8345
(239) 485-8341 (fax)
gibbsmx@leegov.com

From: allison@lpsfl.us [mailto:allison@lpsfl.us]
Sent: Monday, June 01, 2009 5:01 PM
To: O Connor, Paul
Cc: Dist3, Judah; Noble, Matthew; Gibbs, Mary; Mudd, James; Owen, David; Alexis Crespo
Subject: RE: North Olga Community Plan

Paul,

Thank you for returning my call to Mary this afternoon. As we discussed, I was calling her to check about the status of the Community Grant Funding Application that we submitted on behalf of the North Olga Planning Panel on May 12, 2009. We have yet to be noticed as to when that request would be scheduled for consideration by the Board of County Commission. I was surprised to hear from you that you were awaiting additional input from staff prior to scheduling the agenda item, as when we first met with Jim Mudd on May 4th, he clearly told us it would take 2-3 days to prepare the "Blue Sheet" and then we would be scheduled on the next BCC agenda depending on when we submitted but that it would be within 2-3 weeks. It has now been 3 weeks and we have not received an indication when we would be considered by the Commission, hence my call to Mary.

I was more than surprised when you indicated to me that the County Attorney's office has provided comments to the Planning Department regarding the sufficiency of our request. We have heard nothing to that effect to date. I spoke with Jim as late as last Friday afternoon, and comments from the County Attorney's office were never mentioned. We would appreciate receipt of these

comments such that they may be addressed and our request may be scheduled for consideration in a timely manner. Please advise when I can expect receipt of all comments such that we can respond accordingly and have this request scheduled for consideration.

Additionally, Jim and Matt both had mentioned that staff has received comments from the public regarding our Community Grant Funding request. I have requested on two prior occasions copies of those emails, which are public record, and have received nothing to date. Again, I would respectfully request copies of any and all such correspondence as well as a copy of the ALVA, Inc recent grant funding application that Jim advised me last Friday was submitted after the North Olga Community Plan Grant Funding Application request and that it was also incomplete. I am happy to pick up the copies of all of the requested information at your office, if necessary.

Finally, you and I discussed the meeting of the Alva community, the Bayshore community and the North Olga community. While this was a meeting that I suggested first to Jim on May 22 (as indicated in my email below) and then to Commissioner Judah on May 27, I was surprised to learn on Friday that Alva residents are taking the lead as to who and where the meeting would be held. Earlier last week when I spoke with Jim, he informed me that staff would be looking to me to facilitate the meeting since this was our request, however, that somehow changed direction as the week went on. As such, the North Olga Planning Panel has met and discussed participation in this meeting. They have decided to decline their individual attendance at the meeting but have requested that I, as their planning consultant, attend the meeting out of respect to Commission Judah, who thought the meeting would be a good idea, and also to hear what the other communities have to say. The reason the North Olga community is organizing to prepare a Community Plan of their own is precisely because they are tired of being dictated to by others who don't share their same vision.

Per our conversation this afternoon, you indicated that the meeting will be at the Lee County Civic Center Clubhouse at 6:00 pm on Thursday, June 4, 2009. I will look forward to hearing what the other communities have to say. Please advise if you will be advertising this meeting and if all Commissioners will be invited to attend this meeting. When I spoke with Jim last week, he advised that he believed Commissioner Mann would be attending but that he had no intention of inviting the other Commissioners. I think given the history of these three communities, it may be helpful to open it up to any and all Commissioners who might like to participate and also avoid the perception of any potential conflict of interest. I am copying Commissioner Judah on this email because he had thought the meeting was worthy of having and I would like for him to be informed of how the North Olga Community Planning Panel has decided to proceed.

In the meantime, I would appreciate the public information as requested at your earliest possible convenience.

Regards,
Allison

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Land Planning Solutions, Inc.

(239) 405-7983 (office)
(239) 304-6837 (cell)

http://www.landplanningsolutions.us/

> -------- Original Message --------
> Subject: RE: North Olga Community Plan
> From: allison@lpsfl.us

Date: Fri, May 29, 2009 3:09 pm
To: "Mudd,James" <JMudd@leegov.com>
Cc: "Alexis Crespo" <alexis@lpsfl.us>, "O Connor,Paul" <oconnops@leegov.com>, "Noble,Matthew" <NOBLEMA@leegov.com>, gibbsm@leegov.com

Hi Jim,

I would respectfully request again, a copy of any and all email correspondence that you have received to date regarding the North Olga Community Plan project as well as a copy of the ALVA, Inc Grant Funding application/request. This was information that I requested a week ago and have yet to receive. You mentioned earlier this week that you would forwarded to me, however, I have not heard from you. If I need to make a formal request of the County for this information, please advise how best to do that, otherwise I would appreciate it if you or someone in your department could forward it to me this afternoon.

I will get back to you on Monday whether or not the North Olga Community will be participating in the meeting that you and I discussed today. The North Olga Community Planning Panel and I, as their planning consultant, suggested that meeting (per my email below to you last Friday) as an opportunity to discuss the existing and proposed plans in a civil and friendly environment. It would appear that the purpose and facilitation of that meeting is now being controlled by others. As you know, this is not a required meeting and was something we suggested as we thought it would be the most mature, productive way to try to resolve some of the issues that exist between the communities. We are not sure following the conversation you and I had earlier today, that that will be the case and/or that the meeting would be productive if held in the manner in which you described. I will speak with the North Olga Community Planning Panel and will advise you accordingly of their decision early next week.

I look forward to receiving the requested correspondence. Your earliest attention is appreciated.

Regards,
Allison

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(239) 304-6837 (cell)

http://www.landplanningsolutions.us/

> -------- Original Message --------
> Subject: RE: North Olga Community Plan
> From: allison@lpsfl.us
> Date: Fri, May 22, 2009 12:39 pm
> To: "Noble,Matthew" <NOBLEMA@leegov.com>, "Mudd,James" <JMudd@leegov.com>
> Cc: "Alexis Crespo" <alexis@lpsfl.us>, "O Connor,Paul" <oconnops@leegov.com>

Thank you for getting back to me.

Would you kindly advise how best to submit a public records request for copies of all the correspondence you have received regarding the proposed North Olga Community Plan as referenced in your emails below? Also, I would like to request a copy of the ALVA, Inc. grant funding request and to know when that request was submitted to the County.

We would be happy to sit down with County staff and representatives of the other organizations to discuss the interrelationships of these existing and proposed plans, if that would be helpful. It is important to note, that the North Olga Community has not established formal boundaries yet, as we are just beginning the planning process.

We look forward to working with the County and other interested parties through this process.

Regards,

Allison

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Land Planning Solutions, Inc.

(239) 405-7983

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> -------- Original Message --------
> Subject: RE: North Olga Community Plan
> From: "Noble, Matthew" <NOBLEMA@leegov.com>
> Date: Fri, May 22, 2009 11:25 am
> To: "Mudd, James" <JMudd@leegov.com>,
> <allison@lpsfl.us>
> Cc: "Alexis Crespo" <alexis@lpsfl.us>, "O Connor, Paul"
> <oconnops@leegov.com>
>
> We have also heard from some Alva Residents, also in opposition....
>
> ---
>
> **From:**Mudd, James
> **Sent:** Friday, May 22, 2009 10:13 AM
> **To:** allison@lpsfl.us
> **Cc:** Alexis Crespo; O Connor, Paul; Noble, Matthew
> **Subject:** RE: North Olga Community Plan
>
> Allison, we received a funding request from ALVA, Inc. to revise their community plan to include the remainder of the Alva Planning Community, which is most of the area

that the North Olga plan would cover. I'm not sure how we are going to handle the two funding requests at this time. Staff is meeting next week to discuss and I will let you know what we decide right after we meet.

For your information, we have received numerous e-mails from residents of Bayshore opposed to the North Olga planning area extending into Bayshore. As I mentioned to you at our May 4 meeting, that is going to be problematic.

From: allison@lpsfl.us [mailto:allison@lpsfl.us]
Sent: Thursday, May 21, 2009 1:44 PM
To: Mudd, James
Cc: Alexis Crespo
Subject: North Olga Community Plan

Hi Jim,
I just wanted to follow up with you to see if you knew when the North Ogla Community Plan Grant might be considered by the BCC? Also, I think Alexis may have touched base with you about asking the County Attorney to attend the next meeting of the Planning Panel to give an overview of the Sunshine Law. They meet on Sunday, May 31 at 2:00. Would you please confirm whether or not she will be able to make it?

I look forward to hearing from you.

Thanks!
Allison

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Subject: RE: Olga Community Plan Backup Materials
From: "Mudd, James" <JMudd@leegov.com>
Date: Tue, Jun 09, 2009 12:47 pm
To: "Mudd, James" <JMudd@leegov.com>, <allison@lpsfl.us>

Just a meeting between staff and a couple of attorneys.

From: Mudd, James
Sent: Tuesday, June 09, 2009 12:18 PM
To: 'allison@lpsfl.us'
Subject: FW: Olga Community Plan Backup Materials

Allison, I was asked to forward this to the appropriate individuals but I don't have their e-mail addresses. Will you please forward this to the people listed? Or let me know and I can send it through the mail.

From: Lehnert, Dawn
Sent: Monday, June 08, 2009 7:53 AM
To: Mudd, James
Cc: Noble, Matthew; Collins, Donna Marie
Subject: FW: Olga Community Plan Backup Materials

Hi Jim:

Can you pass the attached information along to the appropriate individuals? Thanks

Dawn E. Perry-Lehnert
Assistant County Attorney
Lee County Attorney's Office
Phone: 239-533-2236
Fax: 239-485-2106
Lehnertd@leegov.com

Please note: Florida has a very broad public records law. Most written communications to or from County Employees and Officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure.

From: Collins, Donna Marie
Sent: Thursday, June 04, 2009 3:08 PM
To: Lehnert, Dawn
Subject: Olga Community Plan Backup Materials

Hi Dawn
While reviewing the packet of backup materials provided by you/Tina for the meeting on Tuesday I noticed that several of the Form 1 Statements of Financial Interests presented on behalf of panel members were deficient. These

forms must be corrected before the request for funding can be presented to the Board. (AC 13-3 section 2.2)

1. T.E. Mulling - failure to specify the manner of calculating reportable interests. There two options, either "comparative thresholds" or "dollar value thresholds". One or the other must be specified to complete the form correctly.

2. Thomas Edward Mulling, II - failure to specify the manner of calculating reportable interests.
(Both these individuals erroneously included their personal residence under Part C. Since they will have to redo the forms anyway, they should remove that information from the revised form as personal residences and vacation homes are not to be listed in Part C)

3. Robert Joseph Quillen - failure to specify the manner of calculating reportable interests.
In addition, Mr. Quillen has erroneously listed two business entities under Part F that do not qualify as "specified businesses" pursuant to the Form instructions. The businesses that must be referenced under Part F are mainly banks and financial institutions. Since he will have to redo his form anyway, he should remove the information he has listed under Part F.

4. Dennis Van Roekel - failure to specify the manner of calculating reportable interests.

5. Nick Armeda - He erroneously listed his feed store business under Part F, which does not qualify as one of the "specified businesses" pursuant to the Form instructions. He has also listed his personal residence under Part C, the instructions state that personal residences and vacation homes are not to be listed under that part.

Donna Marie Collins
Chief Assistant County Attorney
Lee County Attorney's Office
Phone: 239-533-2236
Fax: 239-485-2106
collinsd@leegov.com

Please note that Florida has a broad public records law. Most written communications to or from County Employees and Officials regarding County business are public records subject to review by the public and media upon request. Your email communication may be subject to public disclosure.
"Patience is the companion of wisdom" - Saint Augustine

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Subject: [FWD: RE: Second Comprehensive Plan Amendment Cycle for 2010]
From: allison@lpsfl.us
Date: Mon, Sep 28, 2009 12:18 pm
To: "Alexis Crespo" <alexis@lpsfl.us>

another email

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(239) 304-6837 (cell)

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> -------- Original Message --------
> Subject: RE: Second Comprehensive Plan Amendment Cycle for 2010
> From: "Gibbs, Mary" <GIBBSMX@leegov.com>
> Date: Tue, June 16, 2009 8:48 am
> To: <allison@lpsfl.us>
> Cc: "Dist3, Judah" <Dist3@leegov.com>, "Dist4, Hall" <DIST4@leegov.com>, "Mudd, James" <JMudd@leegov.com>, "Dennis Van Roekel" <DVRDVM@SNWORKS.COM>, "Alexis Crespo" <alexis@lpsfl.us>, <Dist1>, "Dist2, Bigelow" <DIST2@leegov.com>, "Dist5, Mann" <dist5@leegov.com>, "Hawes, Karen" <HAWESKB@leegov.com>, "Winton, Peter" <wintonp@leegov.com>, "O Connor, Paul" <oconnops@leegov.com>, "Mudd, James" <JMudd@leegov.com>
>
> Hi Allison,
>
> In response to your email about a second plan amendment cycle, it would be premature to commit to that for you at this time. However, Paul has another idea and heis going to call and explain it to you. We probably will have two cycles already for next year since the amendments scheduled for BCC review in late September will not be adopted until early next year, and that will count as one amendment cycle, leaving just one other one for everything else. The timing of that second cycle may not work for you since you mentioned March as your target date in this email. However, we can put your amendment in this current cycle , as a "placeholder" and you can continue to work on it. Paul will explain. I think it is your best option to still allow you to work with the community without being delayed.
>
> I appreciate that you are trying to work with the community and staff! Expect a call from Paul soon.
>
> ***Mary Gibbs, Director***
> ***Lee County Dept. of Community Development***
> ***1500 Monroe Street***
> ***Fort Myers, FL 33901***
> ***(239) 533-8345***
> ***(239) 485-8341 (fax)***
> gibbsmx@leegov.com

From:allison@lpsfl.us [mailto:allison@lpsfl.us]
Sent: Thursday, June 11, 2009 9:39 AM
To: Gibbs, Mary
Cc: Dist3, Judah; Dist4, Hall; Mudd, James; Dennis Van Roekel; Alexis Crespo
Subject: Second Comprehensive Plan Amendment Cycle for 2010

Mary,

In response to recent comments received from Commissioner Judah and Commissioner Hall regarding the North Olga Community Plan effort, the North Olga Community Planning Panel has agreed to postpone submittal of the Comprehensive Plan Amendment we are working on in order to further engage the public in the preparation of the Plan. The Panel does, however, not want to have to wait until September 2010 to submit their Comprehensive Plan Amendment application for review and consideration.

While we understand that Lee County normally only entertains one Comprehensive Plan Amendment cycle per year, two such cycles are permitted. We would like to respectfully request consideration of a second cycle for the 2010 Lee County Comprehensive Plan Amendment process. Commissioner Judah has indicated to us that this is a possibility. We would kindly request that you advise how we best make a request for such a consideration as soon as possible. Our hope is that it could occur in March of 2010. If the second cycle is not feasible, the Panel may decide to revert back to original schedule of submitting their Plan Amendment by the 2009 deadline.

Additionally, we had a very productive & civil community outreach meeting this past Tuesday night. We have realigned our proposed western boundary to no longer overlap the existing Bayshore Community Plan boundary, and will now use the center-line of SR 31 as our western boundary, in an effort to be good neighbors. We hope to work with the Bayshore representatives and residents to discuss opportunities for coordination about the future of SR 31.

We were happy to see County staff attend the event. We would hope that you have received positive feedback about the meeting. We look forward to continuing this effort and working with both the community and with staff.

I will look forward to hearing from you regarding our second cycle request.

Thanks.
Allison

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(239) 304-6837 (cell)

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Subject: RE: Status of North Olga Grant Application
From: "Gibbs, Mary" <GIBBSMX@leegov.com>
Date: Wed, Jul 08, 2009 4:28 pm
To: <allison@lpsfl.us>
Cc: "O Connor, Paul" <oconnops@leegov.com>

ok we will have a better handle on it then!

Mary Gibbs, Director
Lee County Dept. of Community Development
1500 Monroe Street
Fort Myers, FL 33901
(239) 533-8345
(239) 485-8341 (fax)
gibbsmx@leegov.com

From: allison@lpsfl.us [mailto:allison@lpsfl.us]
Sent: Wednesday, July 08, 2009 2:55 PM
To: Gibbs, Mary
Cc: O Connor, Paul
Subject: RE: Status of North Olga Grant Application

Okay, thanks. I'll check back with you next week then when Ms. Lehnert returns to get clarification as to exactly what she is looking for. I appreciate your help, Mary.

Allison

ALLISON D. MEGRATH, AICP
President/Principal Planner
Land Planning Solutions, Inc.

(239) 405-7983 (office)
(239) 304-6837 (cell)

http://www.landplanningsolutions.us/

> -------- Original Message --------
> Subject: RE: Status of North Olga Grant Application
> From: "Gibbs, Mary" <GIBBSMX@leegov.com>
> Date: Wed, July 08, 2009 2:49 pm
> To: <allison@lpsfl.us>
> Cc: "O Connor, Paul" <oconnops@leegov.com>
>
> I dont know what contract she was referring to so we will have to clarify when she returns. Not aware of any Alva meetings.Request is not sufficient.
>
> ***Mary Gibbs, Director***
> ***Lee County Dept. of Community Development***
> ***1500 Monroe Street***
> ***Fort Myers, FL 33901***
> ***(239) 533-8345***

(239) 485-8341 (fax)
gibbsmx@leegov.com

From: allison@lpsfl.us [mailto:allison@lpsfl.us]
Sent: Wednesday, July 08, 2009 1:47 PM
To: Gibbs, Mary
Cc:O Connor, Paul; Alexis Crespo; Dennis Van Roekel
Subject: RE: Status of North Olga Grant Application

Hi Mary,

You mention the need for a copy of a contract. Do you mean the contract that we have with the North Olga Community Planning Panel? If so, we were unaware that this was required to be part of our submittal packet as we didn't see it in the Administrative Code and it was never requested of us by Jim.

Please confirm that this is what you are looking for and that this is a common practice of the County to request for all Community Planning Efforts. Jim had given us a copy of the Alva Inc Grant Application and we didn't see a copy of their contract attached to their application.

Speaking of which, would you please tell me the status of the sufficiency of the Alva Inc Grant Request? If you or Paul are aware of when their community outreach meetings are being held by Alva, would you please share those dates, times and locations with me. We haven't been told when and where those are occurring and would obviously like to participate in those meetings.

Thanks, Mary,
Allison

ALLISON D. MEGRATH, AICP
President/Principal Planner
Land Planning Solutions, Inc.

(239) 405-7983 (office)
(239) 304-6837 (cell)

http://www.landplanningsolutions.us/

> -------- Original Message --------
> Subject: RE: Status of North Olga Grant Application
> From: "Gibbs, Mary" <GIBBSMX@leegov.com>
> Date: Tue, July 07, 2009 5:01 pm
> To: <allison@lpsfl.us>
> Cc: "O Connor, Paul" <oconnops@leegov.com>
>
> Hi Allison,
> I spoke to Dawn Lehnert late last week and there were a few items she needed to review (she wasnt specific) so its not sufficient yet. She will be back from vacation on Monday. In the meantime, Jim Mudd doesnt work here any more, so Paul will attend your meeting later this week (Thurs I think?)
> We are looking thru his files for the contract, Dawn mentioned to me that he hadnt sent it to her, so we need to forward it to her.If you can email me a copy, I will forward to her asap.
> The BCC isnt meeting in July, so it will be August earliest to get this to the Board.

Thanks!
Mary Gibbs, Director
Lee County Dept. of Community Development
1500 Monroe Street
Fort Myers, FL 33901
(239) 533-8345
(239) 485-8341 (fax)
gibbsmx@leegov.com

From: allison@lpsfl.us [mailto:allison@lpsfl.us]
Sent: Tuesday, July 07, 2009 10:55 AM
To: O Connor, Paul
Cc: Gibbs, Mary; Alexis Crespo; Dennis Van Roekel
Subject: Status of North Olga Grant Application

Hi Paul,

I hope you had a safe and happy holiday weekend. Would you please tell me the status of the North Olga Community Grant Application? We have yet to hear if the information we resubmitted was sufficient and if so, the date the request will go before the Board of County Commissioners.

Thanks.
Allison

ALLISON D. MEGRATH, AICP
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Land Planning Solutions, Inc.

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(239) 304-6837 (cell)

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Subject: RE: Status of North Olga Grant Application
From: allison@lpsfl.us
Date: Thu, Jul 16, 2009 11:04 am
To: "O Connor, Paul" <oconnops@leegov.com>
Cc: "Dennis Van Roekel" <DVRDVM@SNWORKS.COM>, "Alexis Crespo" <alexis@lpsfl.us>, "Gibbs, Mary" <GIBBSMX@leegov.com>

Paul,

I'm attaching a copy of our original Grant Application to Lee County that we submitted to the County in May. All of the information regarding the proposed planning process and preliminary budget is included on pages 2-5. I didn't see a copy of the contracts between the consultants and the other community planning panels included in the links that you sent me so it appears that we have already provided like information to the other community planning grant requests.

Please let me know if you need anything else and/or advise when this will be scheduled for the Board of County Commissioners' consideration.

Thanks.
Allison

ALLISON D. MEGRATH, AICP
President/Principal Planner
Land Planning Solutions, Inc.

(239) 405-7983 (office)
(239) 304-6837 (cell)

http://www.landplanningsolutions.us/

> -------- Original Message --------
> Subject: RE: Status of North Olga Grant Application
> From: "O Connor, Paul" <oconnops@leegov.com>
> Date: Thu, July 16, 2009 10:49 am
> To: <allison@lpsfl.us>, "Gibbs, Mary" <GIBBSMX@leegov.com>
> Cc: "Dennis Van Roekel" <DVRDVM@SNWORKS.COM>, "Alexis Crespo" <alexis@lpsfl.us>
>
> Allison, we attempt to get as much information to the Board as possible to allow them to make an informed decision. Below are two links to Board agenda items for previous Community Planning grants. As you can see, attached to the agenda items are proposals that outline the planning process and costs associated with the planning effort. We would like to attach similar documents to the North Olga request. Your signed or proposed contract with the community planning panel would be the preferable attachment.
>
> http://www.lee-county.com/gov/bocc/Old%20Agendas/2005/08-30-05/Administrative/A4A.pdf
>
> http://www.lee-county.com/gov/bocc/Old%20Agendas/2006/10-24-2006/Administrative/Administrative/A4A.pdf

---

From: allison@lpsfl.us [mailto:allison@lpsfl.us]
Sent: Monday, July 13, 2009 6:08 PM
To: Gibbs, Mary
Cc:O Connor, Paul; Dennis Van Roekel; Alexis Crespo
Subject: RE: Status of North Olga Grant Application

Hi Mary,

Just checking back with you to see if you were able to get any clarification from Mr. Lehnert on our grant application request. Obviously, if there is additional information that she is waiting on from us, we would like to get it to her as soon as possible.

I look forward to hearing from you.

Regards,
Allison

ALLISON D. MEGRATH, AICP
President/Principal Planner
Land Planning Solutions, Inc.

(239) 405-7983 (office)
(239) 304-6837 (cell)

http://www.landplanningsolutions.us/

> -------- Original Message --------
> Subject: RE: Status of North Olga Grant Application
> From: "Gibbs, Mary" <GIBBSMX@leegov.com>
> Date: Wed, July 08, 2009 4:28 pm
> To: <allison@lpsfl.us>
> Cc: "O Connor, Paul" <oconnops@leegov.com>
>
> ok we will have a better handle on it then!
>
> ***Mary Gibbs, Director***
> ***Lee County Dept. of Community Development***
> ***1500 Monroe Street***
> ***Fort Myers, FL 33901***
> ***(239) 533-8345***
> ***(239) 485-8341 (fax)***
> gibbsmx@leegov.com
>
> ---
>
> **From:** allison@lpsfl.us [mailto:allison@lpsfl.us]
> **Sent:** Wednesday, July 08, 2009 2:55 PM
> **To:** Gibbs, Mary
> **Cc:** O Connor, Paul
> **Subject:** RE: Status of North Olga Grant Application
>
> Okay, thanks. I'll check back with you next week then when Ms. Lehnert returns to get

clarification as to exactly what she is looking for. I appreciate your help, Mary.

Allison

ALLISON D. MEGRATH, AICP
President/Principal Planner
Land Planning Solutions, Inc.

(239) 405-7983 (office)
(239) 304-6837 (cell)

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-------- Original Message --------
Subject: RE: Status of North Olga Grant Application
From: "Gibbs, Mary" <GIBBSMX@leegov.com>
Date: Wed, July 08, 2009 2:49 pm
To: <allison@lpsfl.us>
Cc: "O Connor, Paul" <oconnops@leegov.com>

I dont know what contract she was referring to so we will have to clarify when she returns. Not aware of any Alva meetings.Request is not sufficient.

Mary Gibbs, Director
Lee County Dept. of Community Development
1500 Monroe Street
Fort Myers, FL 33901
(239) 533-8345
(239) 485-8341 (fax)
gibbsmx@leegov.com

From: allison@lpsfl.us [mailto:allison@lpsfl.us]
Sent: Wednesday, July 08, 2009 1:47 PM
To: Gibbs, Mary
Cc:O Connor, Paul; Alexis Crespo; Dennis Van Roekel
Subject: RE: Status of North Olga Grant Application

Hi Mary,

You mention the need for a copy of a contract. Do you mean the contract that we have with the North Olga Community Planning Panel? If so, we were unaware that this was required to be part of our submittal packet as we didn't see it in the Administrative Code and it was never requested of us by Jim.

Please confirm that this is what you are looking for and that this is a common practice of the County to request for all Community Planning Efforts. Jim had given us a copy of the Alva Inc Grant Application and we didn't see a copy of their contract attached to their application.

Speaking of which, would you please tell me the status of the sufficiency of the Alva Inc Grant Request? If you or Paul are aware of when their community outreach meetings are being held by Alva, would you please share those dates, times and locations with me. We haven't been told when and where

those are occurring and would obviously like to participate in those meetings.

Thanks, Mary,
Allison

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(239) 304-6837 (cell)

http://www.landplanningsolutions.us/

-------- Original Message --------
Subject: RE: Status of North Olga Grant Application
From: "Gibbs, Mary" <GIBBSMX@leegov.com>
Date: Tue, July 07, 2009 5:01 pm
To: <allison@lpsfl.us>
Cc: "O Connor, Paul" <oconnops@leegov.com>

Hi Allison,
I spoke to Dawn Lehnert late last week and there were a few items she needed to review (she wasnt specific) so its not sufficient yet. She will be back from vacation on Monday. In the meantime, Jim Mudd doesnt work here any more, so Paul will attend your meeting later this week (Thurs I think?)
We are looking thru his files for the contract, Dawn mentioned to me that he hadnt sent it to her, so we need to forward it to her.If you can email me a copy, I will forward to her asap.
The BCC isnt meeting in July, so it will be August earliest to get this to the Board.
Thanks!
Mary Gibbs, Director
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1500 Monroe Street
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(239) 533-8345
(239) 485-8341 (fax)
gibbsmx@leegov.com

From: allison@lpsfl.us [mailto:allison@lpsfl.us]
Sent: Tuesday, July 07, 2009 10:55 AM
To: O Connor, Paul
Cc: Gibbs, Mary; Alexis Crespo; Dennis Van Roekel
Subject: Status of North Olga Grant Application

Hi Paul,

I hope you had a safe and happy holiday weekend. Would you please tell me the status of the North Olga Community Grant Application? We have yet to hear if the information we resubmitted was sufficient and if so, the date the request will go before the Board

of County Commissioners.

Thanks.
Allison

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Subject: **Fw: North Olga**
From: **allison@lpsfl.us**
Date: **Thu, Jul 23, 2009 11:05 am**
To: **"Alexis Crespo" <Alexis@lpsfl.us>, "Debra and Dennis Van Roekel" <dvrdvm@snworks.com>**

Let's discuss on Sunday.

Sent via BlackBerry by AT&T

From: "Gibbs, Mary"
Date: Thu, 23 Jul 2009 09:37:47 -0400
To: <allison@lpsfl.us>
Subject: North Olga

Hi Allison,
Commissioner Judah asked me to contact you after you met with him at his office the other day. I told him that we had been in contact and that the agenda item would be scheduled for a County Commission agenda in August. Here is what we need:
1. Please confirm for me the amount of money that you are asking for, there are two different amounts listed in your application.

2. The administrative code says the written proposal must contain a good faith estimate of the expected full cost of the planning effort. Your proposal says that the money requested will take the project through the first sufficiency. You also reference that other monies may be available. I need to know the estimated full cost as delineated in the admin code.

3. While I would prefer to have a more detailed scope of services I can attach your proposal to the bluesheet as the scope of services. We will (county attorneys office and our staff) have to format that into a Community Planning Agreement that will have to be signed by a principal of your planning panel, prior to scheduling at a commission meeting.

4. As a follow up to item 2 above, I am concerned about what happens after first sufficiency.Will the plan be left uncompleted? Please clarify as this may be an issue we will have to describe in the Board's agenda item.

5. I am also concerned about the boundary overlap with Alva. We typically would prefer not to take this to the Commission with this item outstanding. I will schedule it, but the bluesheet will have to mention this as a potential issue.

6. Funding- Just to let you know, we do not have enough money in this year's budget to cover your request plus the items we already have encumbered. We do have budget money allocated in the new budget starting October 1st. This item will be mentioned in the bluesheet as well.

Thanks Allison!

Mary Gibbs, Director
Lee County Dept. of Community Development
1500 Monroe Street
Fort Myers, FL 33901
(239) 533-8345
(239) 485-8341 (fax)
gibbsmx@leegov.com

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Subject: RE: North Olga Community Plan
From: "Jim Green" <jgreen@cyberstreet.com>
Date: Wed, Jul 22, 2009 8:38 am
To: <alexis@lpsfl.us>

Thank you for the invitation. I respectfully decline.
Please enjoy your day,

Jim Green

From: alexis@lpsfl.us [mailto:alexis@lpsfl.us]
Sent: Tuesday, July 21, 2009 1:23 PM
To: jgreen@cyberstreet.com
Cc: Allison Megrath
Subject: North Olga Community Plan

Mr. Green,

As you may be aware, Land Planning Solutions, Inc. was hired by the North Olga Community Planning Panel in May 2009 to prepare the North Olga Community Plan for submittal in September of this year. As part of the planning process we are conducting one-on-one stakeholder interviews to collect comments and input from stakeholders both within and outside the proposed North Olga Community Plan boundary.

Due to your role on Alva, Inc.'s Board of Directors we would appreciate the opportunity to interview you as a stakeholder in this process. We conduct the interviews at our office in Bonita Springs during the work week, or at the New Hope Christian Church of North Fort Myers (Bayshore Road and Tarpon Way) on Sunday afternoons. Please contact me if you are interested and we can set up a time that is convenient. I appreciate your consideration and look forward to speaking with you further on this subject.

Sincerely,

Alexis V. Crespo, AICP, LEED AP
Senior Planner
LAND PLANNING SOLUTIONS, INC.
28100 Bonita Grande Drive, Suite 302
Bonita Springs, Florida 34135
239-405-7983 (Office)
239-595-9070 (Cell)

www.lpsfl.us

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This message has been scanned for viruses and dangerous content by **MailScanner**, and is believed to be clean.

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Subject: Fw: North Olga Community Plan
From: allison@lpsfl.us
Date: Fri, Aug 14, 2009 5:10 pm
To: "Alexis Crespo" <Alexis@lpsfl.us>, "Joe Sterlacci" <joesterlacci@yahoo.com>

Sent via BlackBerry by AT&T

From: Charles.Gauthier@dca.state.fl.us
Date: Fri, 14 Aug 2009 17:09:24 -0400
To: <allison@lpsfl.us>
Subject: RE: North Olga Community Plan

Sounds good, Allison.

Charlie

Charles Gauthier, AICP
Director, Division of Community Planning
Florida Department of Community Affairs
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100
(850) 488-2356

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Florida has a broad public records law and all correspondence, including email addresses, may be subject to disclosure.

allison@lpsfl.us

08/12/2009 03:08 PM

To Charles.Gauthier@dca.state.fl.us
cc
Subject RE: North Olga Community Plan

Hi Charlie,

Thanks for getting back to me. I apologize now for my delayed response, however, I have been out of the office for a few days. I appreciate your willingness to participate in our process.

As soon as our Planning Panel has signed off on the draft policies that we have proposed, I will send them to you for your preliminary input. If you have an interest in having any of the background information, please let me know and we can send that to you as well, but I don't want to burden you with too much information, when you are so busy.

I completely respect that the formal comments will come from the Department at a later date during the

regular review process. We look forward to working with you in this regard.

Regards,
Allison

ALLISON D. MEGRATH, AICP
President/Principal Planner
Land Planning Solutions, Inc.

(239) 405-7983 (office)
(239) 304-6837 (cell)

www.landplanningsolutions.us

-------- Original Message --------
Subject: Re: North Olga Community Plan
From: Charles.Gauthier@dca.state.fl.us
Date: Thu, August 06, 2009 1:25 pm
To: allison@lpsfl.us

Hello Allison,

I am sorry for the delay in responding - we have been very busy. I would be happy to review and provide informal comments as you move along with the Olga Community planning process.
While I will do more 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
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100
(850) 488-2356

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Florida has a broad public records law and all correspondence, including email addresses, may be subject to disclosure.

allison@lpsfl.us
08/03/2009 03:24 PM

To charles.gauthier@dca.state.fl.us
cc
Subject North Olga Community Plan

Hi Charlie,

I hope you are well. I just wanted to touch base with you about the discussion we had in Ft. Lauderdale at the FDOT/climate workshop in June. As you might recall, I am working with the residents of North Olga, outside of Ft. Myers in Lee County, to develop a Community Plan.

As part of being innovative and thinking outside of the box for that project, I suggested to my group that we should ask the DCA to be participants early on in the process. You were receptive to the idea when we spoke, only hesitating as to how best you could participate in the Plan. I have given this much thought and rather than having expenses incurred with travel etc., my thought is to send you a copy of the draft of the Plan and impose upon you to review and comment on the draft that we have prepared prior to us submitting it to Lee County by September 30. You obviously would be a review agency as we go through the Comprehensive Plan Amendment process, but we thought having your preliminary comments at this juncture would be beneficial to us.

Dr. Joe Walsh, PhD and Luis Gonzalez of the Florida Fish and Wildlife Commission have participated with us on this project in a similar fashion - providing us with their technical review of the environment within our proposed boundaries. They commented to us that they wished more folks would bring them in sooner like that rather than later. I am hopeful that you will agree to work with us, as well.

Please advise if you would be amenable to working with us in this way or if you have other suggestions. I'll look forward to hearing from you at your earliest convenience as we're trying to meet the September application deadline.

Regards,
Allison

ALLISON D. MEGRATH, AICP
President/Principal Planner
Land Planning Solutions, Inc.

(239) 405-7983 (office)
(239) 304-6837 (cell)

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Alexis Crespo

From: Alexis Crespo
Sent: Tuesday, February 09, 2010 7:57 AM
To: 'Steve Brodkin (steveb239@aol.com)'
Subject: New Contact Information

Contacts: Steve Brodkin

Hi Steve,

I wanted to pass on my updated contact information. As I mentioned last night, the North Olga Planning Panel will be having their "meet and greet" presentation before the Local Planning Agency on February 22nd, and a community day on February 20th. If you would like to provide specific policy comments via email, at the community day meeting, or by any other means, that would be appreciated.

I understand the key concerns based on Julianne Thomas's list, as well as the general comments heard last night, but if there is anything further you would like to discuss, please let me know.

Thanks,

Alexis Crespo, AICP, LEED AP
EnSite
Historic Kress Building
1514 Broadway, Suite 201
Fort Myers, FL 33901
P: (239) 226-0024
C: (239) 850-8525
F: (239) 226-0094
www.en-site.com
AlexisC@en-site.com

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And agrees to indemnify and hold harmless Ensite, for any defects or errors in this file/data.

Alexis Crespo

From: Steveb239@aol.com
Sent: Wednesday, February 10, 2010 12:37 AM
To: Alexis Crespo
Cc: jerry@murphyplanning.com; juliannet@conservancy.org; rubydaniels@embarqmail.com; bjgalva@embarqmail.com; williamred2@embarqmail.com; MikeStottlemyer@MSN.com; Shadowfaxfan@earthlink.net; debjack12@gmail.com; Sat300@aol.com; MortonPalm@yahoo.com; irbye@exoconnect.com
Subject: Ensite Meeting

Alexis Crespo,

I am writing to inform you that Bayshore representatives will not be attending the Ensite meeting. Our Board of Directors reviewed the matter and decided that having met with NOPP representatives a number of times that if there was some consensus to be had, an agreement would have already been reached and there would be no need for the NOPP. Despite talk we've sometimes heard that we're not too far apart, the plan submitted to Lee County indicates otherwise. If the NOPP members have a similar vision to ours for our area, they would not have appeared at the SFWMD ERP meeting and the SWFRPC meeting and spoken in support of the Babcock Ranch Community.

We will review any changes to the plan when they're made and present our comments to the LPA and the BOCC.

Steve Brodkin
President CCBC

Alexis Crespo

From: Alexis Crespo
Sent: Wednesday, February 17, 2010 8:10 AM
To: 'smokey1940@embarqmail.com'
Subject: 1st Annual North Olga Community Day
Attachments: North_Olga_Community_Day_FEB20.pdf

Hi Adele,

On behalf of the North Olga Planning Panel, I would like to invite you and your family to the 1st Annual North Olga Community Day. The event will be held this Saturday at 14500 N. River Road (Mary Povia's property, just east of the entrance to North River Oaks), from 10 a.m. – 2 p.m.

Hope you can stop by!

Alexis Crespo, AICP, LEED AP
EnSite
Historic Kress Building
1514 Broadway, Suite 201
Fort Myers, FL 33901
P: (239) 226-0024
C: (239) 850-8525
F: (239) 226-0094
www.en-site.com
AlexisC@en-site.com

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And agrees to indemnify and hold harmless Ensite, for any defects or errors in this file/data.

Alexis Crespo

From: Wewerka, Laura [LWewerka@leegov.com]
Sent: Monday, February 22, 2010 3:15 PM
To: Alexis Crespo
Cc: Olson, Cathy
Subject: RE: 1st Annual North Olga Community Day

Hi Alexis,

It was good to see you on Saturday and thanks for inviting us to the community day. I wanted to follow up on a conversation I had with Tom about the land to the south of Telegraph Creek Preserve and the idea of having several groups, including Conservation 20/20 purchase it with the idea of putting park-like amenities and providing access to the preserve. I spoke with Cathy Olson, the senior supervisor for 20/20 and she said that C20/20 encourages partnerships with other groups and thought this was a great idea to pursue. Obviously, we are a willing seller program, and acquisitions must be approved through our advisory committee as well as the County Commissioners, so I can not make any promises. That said, if you can get interest and support from the other groups that you mentioned that day, it would definitely be a wonderful idea to present to our advisory committee.

Laura Wewerka

Land Stewardship Coordinator
Conservation 20/20
3410 Palm Beach Blvd.
Ft. Myers, FL 33916
239-707-0874
239-485-2302 (fax)
www.conservation2020.org

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From: Alexis Crespo [mailto:AlexisC@en-site.com]
Sent: Friday, February 05, 2010 2:57 PM
To: Johnson, Frederic; Wewerka, Laura
Subject: RE: 1st Annual North Olga Community Day

Would 11 a.m. until about 1 p.m. work? This is the community's first attempt at this type of event, so things may slow down earlier than anticipated. If you both are comfortable arriving around 11 and staying for an hour or two, it would be greatly appreciated. Thanks again for your consideration!

Alexis Crespo, AICP, LEED AP
EnSite
Historic Kress Building
1514 Broadway, Suite 201
Fort Myers, FL 33901
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C: (239) 850-8525
F: (239) 226-0094
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AlexisC@en-site.com

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And agrees to indemnify and hold harmless Ensite, for any defects or errors in this file/data.

From: alexis johnson [mailto:missalexisjohnson@hotmail.com]
Sent: Friday, February 05, 2010 2:53 PM
To: Alexis Crespo
Subject: RE: 1st Annual North Olga Community Day

Would 11 a.m. - 1:00 p.m. work? Since this is the community's first attempt at this type of event, things may slow down earlier than expected. If you come at 11 a.m.

Subject: FW: 1st Annual North Olga Community Day
Date: Fri, 5 Feb 2010 11:25:50 -0500
From: FJohnson@leegov.com
To: missalexisjohnson@hotmail.com
CC: LWewerka@leegov.com

Alexis - Please respond to Laura and I. Thanx

FRED JOHNSON
PLANNING MANAGER
LEE COUNTY PARKS AND RECREATION
3410 PALM BEACH BOULEVARD
FORT MYERS, FLORIDA 33916

239 533 7474

From: Olson, Cathy
Sent: Friday, February 05, 2010 11:24 AM
To: Johnson, Frederic
Cc: Wewerka, Laura
Subject: RE: 1st Annual North Olga Community Day

Laura Wewerka has agreed to be there. Will you narrow down the time for her so she doesn't have to be there the entire time?

Thanks!

CO

Cathy Olson
Conservation 20/20 Senior Supervisor
Lee County Parks and Recreation
3410 Palm Beach Blvd.
Fort Myers, FL 33916
(239) 533-7455
fax: 239 485-2302
colson@leegov.com
www.leeparks.org

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From: Johnson, Frederic
Sent: Wednesday, February 03, 2010 2:58 PM
To: Olson, Cathy
Subject: FW: 1st Annual North Olga Community Day

Hi Cathy

Here is the announcement for the North Olga Community Day. They have requested that a representative from 2020 attend to participate in a short question and answer session. Thanks

FRED JOHNSON
PLANNING MANAGER
LEE COUNTY PARKS AND RECREATION
3410 PALM BEACH BOULEVARD
FORT MYERS, FLORIDA 33916

239 533 7474

From: Alexis Crespo [mailto:AlexisC@en-site.com]
Sent: Wednesday, February 03, 2010 2:55 PM
To: Johnson, Frederic
Subject: 1st Annual North Olga Community Day

Good Afternoon,

Attached please find the flyer for the 1st Annual North Olga Community Day. The event will be held on Saturday, February 20th from 10 a.m. – 2 p.m at 14500 North River Road (2 miles east of SR 30). The North Olga Community Planning Panel would greatly appreciate if a representative from Lee County Parks & Recreation and 20/20 could attend, perhaps for an hour or so during the event. Please let me know if you have any questions or concerns.

Thanks,

Alexis Crespo, AICP, LEED AP
EnSite
Historic Kress Building
1514 Broadway, Suite 201
Fort Myers, FL 33901
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C: (239) 850-8525
F: (239) 226-0094
www.en-site.com
AlexisC@en-site.com

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Alexis Crespo

From: Alexis Crespo
Sent: Wednesday, February 24, 2010 5:03 PM
To: 'deanwatts@embarqmail.com'; 'danaschristensen@gmail.com'
Subject: North Olga Day Follow-Up

Dean & Dana,

It was very nice to meet you both last weekend! I hope you enjoyed the first Annual North Olga Community Day as much as I did. The Panel and I appreciate your input as we continue on in the community planning process. Our next community outreach meeting is Thursday, March 11th at 7:00 p.m. at the Bayshore Fire Station (17350 Nalle Road, North Fort Myers, FL). We will be discussing updated policies that will better reflect the need to protect the rural character and prevent incompatible land uses.

Also, if you would like to meet or phone me to discuss any questions/concerns you may have about the Plan, please feel free to do so. My cell phone is the best way to reach me – 239-850-8525.

Take care,

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Alexis Crespo

From: Alexis Crespo
Sent: Wednesday, February 24, 2010 5:22 PM
To: 'pkmusler@strato.net'
Subject: North Olga Day Follow-Up

Maria,

It was very nice to meet you last weekend! I hope you enjoyed the first Annual North Olga Community Day as much as I did. The Panel and I appreciate your input as we continue on in the community planning process. Our next community outreach meeting is Thursday, March 11th at 7:00 p.m. at the Bayshore Fire Station (17350 Nalle Road, North Fort Myers, FL). We will be discussing updated policies that will better reflect the need to protect the rural character and prevent incompatible land uses.

Also, if you would like to meet or phone me to discuss any questions/concerns you may have about the Plan, please feel free to do so. My cell phone is the best way to reach me – 239-850-8525.

Take care,

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Alexis Crespo

From: Wunderlich, Susan [susan@dennygrimes.com]
Sent: Wednesday, February 24, 2010 9:01 PM
To: Alexis Crespo
Subject: RE: North Olga Day Follow-Up

I enjoyed the event and so did the club. I would to know what is going on with the group but doubt I will attend meetings us less they would need me to for some reason. Just a summary on what is going on via email would be great. If my participation is required just let me know.

See you at Market Watch, S.

From: Alexis Crespo [AlexisC@en-site.com]
Sent: Wednesday, February 24, 2010 5:23 PM
To: Wunderlich, Susan
Subject: North Olga Day Follow-Up

Susan,

It was very nice to meet you last weekend! I hope you and the Just 4 Kicks group enjoyed the first Annual North Olga Community Day as much as I did. The Panel and I appreciate your input as we continue on in the community planning process. Our next community outreach meeting is Thursday, March 11th at 7:00 p.m. at the Bayshore Fire Station (17350 Nalle Road, North Fort Myers, FL). We will be discussing updated policies that will better reflect the need to protect the rural character and prevent incompatible land uses.

Also, if you would like to meet or phone me to discuss any questions/concerns you may have about the Plan, please feel free to do so. My cell phone is the best way to reach me – 239-850-8525.

Take care,

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Alexis Crespo

From: Alexis Crespo
Sent: Wednesday, February 24, 2010 4:55 PM
To: 'edpritchard34@hotmail.com'
Subject: North Olga Day Follow-Up

Ed,

It was very nice to meet you last weekend! I hope you enjoyed the first Annual North Olga Community Day as much as I did. The Panel and I appreciate your continued input in the North Olga Community Planning process. Our next community outreach meeting is Thursday, March 11th at 7:00 p.m. at the Bayshore Fire Station (17350 Nalle Road, North Fort Myers, FL). We will be discussing updated policies that will better reflect the need to protect the rural character and prevent incompatible land uses.

Also, if you would like to meet or phone me to discuss any questions/concerns you may have about the Plan, please feel free to do so. My cell phone is the best way to reach me – 239-850-8525.

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Alexis Crespo

From: Alexis Crespo
Sent: Tuesday, March 02, 2010 9:12 AM
To: 'Julianne Thomas'; 'jerry@murphyplanning.com'; williamred2@embarqmail.com; rubydaniels@embarqmail.com
Cc: Shellie Johnson; 'Dunn, Brandon'
Subject: Revised North Olga Community GOP's
Attachments: GOPS's_Plan_REVISEDMAR2010_CLEAN.pdf

Good Morning

Attached is a first draft of the updated GOP's. It is still a work in progress, but we want to keep the information flowing. We look forward to your comments both prior to and at the community outreach meeting on Thursday, March 11th - Bayshore Fire Station at 7 p.m.

Rather than the previous "open house" review of the policies that was conducted last September, we will go through the policies in detail at this outreach meeting. I think we are all in agreement that is a better way to do things!

Please feel free to call me with any questions/concerns. Look forward to seeing you all next Monday.

Thanks,

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Alexis Crespo

From: Alexis Crespo
Sent: Tuesday, March 02, 2010 8:59 AM
To: 'Dunn, Brandon'
Cc: 'Matt Noble (NOBLEMA@leegov.com)'; Shellie Johnson
Subject: North Olga Community Plan - Draft GOP's
Attachments: GOPS's_Plan_REVISEDMAR2010_CLEAN.doc

Brandon,

Per our conversation this morning, I have attached a first draft of the updated GOP's to address Staff's sufficiency comments. Highlights of the changes include removal of any reference to more than 1 du/acre, addition of an agricultural objective, and removal of the sewer and water objective.

In efforts to reach some level of consensus and keep the lines of communication open, we will be sending a PDF version of these updates to Alva, Inc. representatives and Julianne Thomas at the Conservancy.

We will be tightening up the language over the next week or so, and finalizing the response after the Panel's community outreach meeting on Thursday, March 11th. Any comments you can provide prior to our official re-submittal would be greatly appreciated.

Thanks again for your continued assistance on this project!

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Alexis Crespo

From: Ruby Daniels [rubydaniels@embarqmail.com]
Sent: Monday, March 08, 2010 2:17 PM
To: Alexis Crespo
Subject: Community Plan

Hi Alexis,

We are going to meet on Wednesday afternoon to go over the draft plan . Sorry we couldn't make it happen sooner. I'll get back in touch after we meet. I do have one concern that I'll share now. It's Policy 34.6.2. I don't think this should be in the plan. Con 2020 operates under Policy 912(?). I found it a long time ago when I was in the process of selling my property to them. When they buy property, they do a through study of it and develop a master plan for its management. Then they hold hearings to collect public input. I don't know if public hearings have been held on the latest purchase in N Olga. Also a master plan for Babcock Ranch is in the works.

The policy sounds like commercialization of conservation lands which is not the purpose of the 2020. It's the one program everyone supports, recent events excepted, but that will pass. I say work with the program, not try to control it. I'm not sure Staff or the Board would be happy with this policy.

See you tonight.

Ruby

Alexis Crespo

From: Alexis Crespo
Sent: Wednesday, March 10, 2010 10:55 AM
To: 'wrussell@quixnet.net'; 'ocbws@cs.com'
Subject: North Olga Community Meeting
Attachments: GOPS's_Plan_REVISEDMAR2010_CLEANv2.doc

Good Morning,

Following up on yesterday's conversation, our next community meeting will be tomorrow, Thursday, March 11th at 7 p.m. at the Bayshore Fire Station (17350 Nalle Road, North Forty Myesr, FL 33917). The meeting will most likely run until 8:30 or 9:00 p.m, so please stop by if you can. I have attached an electronic copy of the draft policies as requested.

Thank you both again for taking the time to meet with me. I am more than happy to circle back around to discuss any questions you may have.

Take care,

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County Attorney

Diana M. Parker
County Hearing Examiner

September 18, 2009

Open letter to Citizens of Alva
From: Frank Mann, County Commissioner and Alva Neighbor

Dear Fellow Citizens of Alva,
September 23rd was to be a day on which a decision would be made by the County Commission that might have forever changed the rural character and nature of this beautiful part of Lee County we call home. The issue involved the proposal by Bonita Bay to place approximately 2500 homes and 5000 vehicles, along with 8 story condominiums on 1200 acres on North River Road and SR31.This was the so called North River Village project. The negative impact on our quality of life could not be overstated, as I see it. In order for the developer to proceed with the project they had to first get final approval from the County Commission on that day. It was questionable as to whether or not there was a majority of commissioners willing to oppose what they were asking for.

But I have GREAT NEWS to share with you. The developer has withdrawn their application and is in the process of returning the lands to their original owners. It might appear that we won the battle without a shot being fired. But I want you to know that many, many shots were fired behind the scenes, and many of you were a part of that lengthy and critical fight. Citizens from Alva, too numerous to mention, have attended meeting after meeting, standing tall to be counted in opposition to this terrible example of urban sprawl directed at the heart of our pleasant rural setting. One person in particular, deserves special praise and thanks for her untiring efforts in discouraging the developer from proceeding. She is Ruby Daniels, president of our important and vital community organization, Alva, Inc. It is impossible to calculate the significance of the role she has played to win the day for preservation and common sense.

But even now we cannot begin to rest. A group of landowners where the North River Village project would have been built, have themselves begun an effort to change the rural land designation and possibly allow for greatly increased density and commercialization, in a similar fashion as was planned by Bonita Bay. If those efforts are successful, that land would then be attractive to the next big developer coming down the street. So to those of us who love the rural character of our Alva countryside, it is clear that our battle will never be completely over. We must be ever alert and ready for that battle. As someone once said, "Eternal vigilance is the price of freedom". That certainly applies to us today.

Sincerely,

Frank Mann

Appendix F

Department of Community Affairs

Print | Close Window

Subject: [FWD: Re: North Olga Community Plan]
From: allison@lpsfl.us
Date: Mon, Sep 28, 2009 12:15 pm
To: "Alexis Crespo" <alexis@lpsfl.us>

I think this is the one you're looking for.

ALLISON D. MEGRATH, AICP
President/Principal Planner
Land Planning Solutions, Inc.

(239) 405-7983 (office)
(239) 304-6837 (cell)

www.landplanningsolutions.us

> -------- Original Message --------
> Subject: Re: North Olga Community Plan
> From: Charles.Gauthier@dca.state.fl.us
> Date: Tue, September 15, 2009 7:30 am
> To: "allison" <allison@lpsfl.us>
>
> You are doing valuable work helping a community and should be proud. To me this kind of work is the best part of being a planner. Will look for you at FAPA.
>
> ---
> Sent from my BlackBerry Wireless Handheld
>
> ---
>
> **From:** allison
> **Sent:** 09/15/2009 01:23 AM GMT
> **To:** Charles Gauthier
> **Cc:** "Debra and Dennis Van Roekel" <dvrdvm@snworks.com>
> **Subject:** Re: North Olga Community Plan
>
> Hi Charlie,
>
> Thank you so much for taking the time to provide your preliminary (unofficial) and productive comments. We will revise our policies accordingly. I am familiar with some of the Wekiva policies from the Seminole Co Plan and will revisit it in light of this project. Great suggestion, thanks!
>
> Again, I appreciate how busy you are at the Department, and offer many thanks on behalf of myself and the Planning Panel - they have worked very hard to get to this point. It is nice to know they/we are on the right track for their community,
>
> I look forward to seeing you this week. Safe travels!
>
> Regards,
>
> Allison

Sent via BlackBerry by AT&T

From: Charles.Gauthier@dca.state.fl.us
Date: Mon, 14 Sep 2009 18:11:12 -0400
To: <allison@lpsfl.us>
Subject: RE: North Olga Community Plan

Hello Allison,

Here is the pdf. document with my notes included. Mostly I have identified policy language that should be sharpened. The draft North Olga Plan appears to work within the framework of the Lee Plan in terms of future land use and future transportation but then adds development standards, programmatic and procedural commitments. in addition to my notes, two suggestions:

1. Add an adopted narrative at the start to describe the community / rural character that is to be protected. This will assist with the proper application of the policies later.

2. Take a look at the Seminole County Comprehensive Plan and its policies for the Wekiva area - it addresses a range of rural character features and might give you more ideas.

http://www.seminolecountyfl.gov/pd/planning/compplan.asp

I hope this is helpful.

Charlie

Charles Gauthier, AICP
Director, Division of Community Planning
Florida Department of Community Affairs
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100
(850) 488-2356

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allison@lpsfl.us
09/04/2009 04:44 PM

To	Charles.Gauthier@dca.state.fl.us
cc	"Dennis Van Roekel" <DVRDVM@SNWORKS.COM>
Subject	RE: North Olga Community Plan

Hi Charlie,

I enjoyed the Mobility Webinar the other day. Very informative and a thought-provoking process that is being conducted.

I wanted to double check that you received my email last week about the draft policies for the proposed North Olga Community Plan. I'm reattaching them in case my email was buried in the many I'm sure you receive daily. It would be great if we could receive any preliminary comments you might have by next **Friday, September 11**so that we can incorporate any suggestions you have into the application that we submit by the end of the month.

Thanks again.

Regards,
Allison

ALLISON D. MEGRATH, AICP
President/Principal Planner
Land Planning Solutions, Inc.

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(239) 304-6837 (cell)

http://www.landplanningsolutions.us/

-------- Original Message --------
Subject: RE: North Olga Community Plan
From: allison@lpsfl.us
Date: Thu, August 27, 2009 2:50 pm
To: Charles.Gauthier@dca.state.fl.us
Cc: "Dennis Van Roekel" <DVRDVM@SNWORKS.COM>

Hi Charlie,

I hope you are well. Attached please find the draft of the North Olga Community Plan Goal, Objectives and Policies (GOPs). As we have previously discussed, the North Olga Community Planning Panel would appreciate your comments on the draft GOPs such that we can make any adjustments prior to submitting our Comprehensive Plan Amendment application to Lee County prior to the September 30, 2009 application deadline.

If your time allows, it would be most helpful to us to have your comments by **Friday, September 11th, 2009**, such that we might have ample time to consider any recommendations you may have and make adjustments to our document as appropriate, with adequate time for the North Olga Community Planning Plan to review in time to meet our deadline. I am sending you the document in Word format in the event you would prefer to use "track changes" to provide your comments.

Again, we fully understand that your comments are preliminary in nature and in no way affect the Department's ability to make further comments during the formal review process. We simply welcome the Department's engagement at this juncture of the North Olga Community Plan preparation process.

Thank you again for your willingness to assist in the preparation of this Plan in this fashion.

I look forward to seeing you at the conference the week of September 14!

Regards,
Allison

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Land Planning Solutions, Inc.

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-------- Original Message --------
Subject: RE: North Olga Community Plan
From: Charles.Gauthier@dca.state.fl.us
Date: Fri, August 14, 2009 5:09 pm
To: allison@lpsfl.us

Sounds good, Allison.

Charlie

Charles Gauthier, AICP
Director, Division of Community Planning
Florida Department of Community Affairs
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100
(850) 488-2356

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allison@lpsfl.us
08/12/2009 03:08 PM

To	Charles.Gauthier@dca.state.fl.us
cc	
Subject	RE: North Olga Community Plan

Hi Charlie,

Thanks for getting back to me. I apologize now for my delayed response, however, I have been out of the office for a few days. I appreciate your willingness to participate in our process.

As soon as our Planning Panel has signed off on the draft policies that we have proposed, I will send them to you for your preliminary input. If you have an interest in having any of the background information, please let me know and we can send that to you as well, but I don't want to burden you with too much information, when you are so busy.

I completely respect that the formal comments will come from the Department at a later date during the regular review process. We look forward to working with you in this regard.

Regards,
Allison

ALLISON D. MEGRATH, AICP
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(239) 304-6837 (cell)

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-------- Original Message --------
Subject: Re: North Olga Community Plan
From: Charles.Gauthier@dca.state.fl.us
Date: Thu, August 06, 2009 1:25 pm
To: allison@lpsfl.us

Hello Allison,

I am sorry for the delay in responding - we have been very busy. I would be happy to review and provide informal comments as you move along with the Olga Community planning process. While I will do more 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
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100
(850) 488-2356

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Florida has a broad public records law and all correspondence, including email addresses, may be subject to disclosure.

allison@lpsfl.us
08/03/2009 03:24 PM

To charles.gauthier@dca.state.fl.us
cc
Subject North Olga Community Plan

Hi Charlie,

I hope you are well. I just wanted to touch base with you about the discussion we had in Ft. Lauderdale at the FDOT/climate workshop in June. As you might recall, I am working with the residents of North Olga, outside of Ft. Myers in Lee County, to develop a Community Plan.

As part of being innovative and thinking outside of the box for that project, I suggested to my group that we should ask the DCA to be participants early on in the process. You were receptive to the idea when we spoke, only hesitating as to how best you could participate in the Plan. I have given this much thought and rather than having expenses incurred with travel etc., my thought is to send you a copy of the draft of the Plan and impose upon you to review and comment on the draft that we have prepared prior to us submitting it to Lee County by September 30. You obviously would be a review agency as we go through the Comprehensive Plan Amendment process, but we thought having your preliminary comments at this juncture would be beneficial to us.

Dr. Joe Walsh, PhD and Luis Gonzalez of the Florida Fish and Wildlife Commission have participated with us on this project in a similar fashion - providing us with their technical review of the environment within our proposed boundaries. They commented to us that they wished more folks would bring them in sooner like that rather than later. I am hopeful that you will agree to work with us, as well.

Please advise if you would be amenable to working with us in this way or if you have other suggestions. I'll look forward to hearing from you at your earliest convenience as we're trying to meet the September application deadline.

Regards,
Allison

ALLISON D. MEGRATH, AICP
President/Principal Planner
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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 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, 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: new streetscape improvements and/or new developments requiring a Development Order shall not provide overhead utilities to enhance the community aesthetic.

Policy 36.1.4: The North Olga Community encourages 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 and architectural standards to

Summary of Comments on North Olga Community Plan Draft GOPs August 2009 cg.pdf

Page: 1

Number: 1 Author: charlesg Subject: Sticky Note Date: 9/14/2009 5:40:17 PM
The word generally is throwing me off - the area should be exactly defined.

Number: 2 Author: charlesg Subject: Sticky Note Date: 9/14/2009 5:42:50 PM

This is an odd phrase - you might consider "Based on recommendations of the North Olga Community Planning Panel the County will consider adoption of comprehensive plan policies, land development regulations, public improvements and other actions that will protect and enhance the character..."

Number: 3 Author: charlesg Subject: Sticky Note Date: 9/14/2009 5:45:45 PM
You might consider providing guidance to the clustering. For instance, a statement of purpose such as "In order to protect the aesthetic qualities and natural resources of the North Olga Community any new development..."

Number: 4 Author: charlesg Subject: Sticky Note Date: 9/14/2009 5:46:42 PM
This can be stated in the affirmative; "...shall provide underground utilities..."

Number: 5 Author: charlesg Subject: Sticky Note Date: 9/14/2009 5:47:55 PM
I know you are referring to deviations from detailed standards in the LDC but this could be read like a deviation from a plan policy which would not be proper.

be considered by Lee County Staff 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.

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 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 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 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

Page: 2

Number: 1 Author: charlesg Subject: Sticky Note Date: 9/14/2009 5:48:41 PM

You might reword this so it says "Lee County shall consider..."

Number: 2 Author: charlesg Subject: Sticky Note Date: 9/14/2009 5:49:46 PM

For the sake of future interpretation consider adding a narrative at the start of the community plan that describes the community character to be protected and enhanced.

Number: 3 Author: charlesg Subject: Sticky Note Date: 9/14/2009 5:50:15 PM

Explain what kind of services.

Number: 4 Author: charlesg Subject: Sticky Note Date: 9/14/2009 5:51:27 PM

I appreciate the point about social economic blend but it might be better to simply refer to affordability and diversity of choice.

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

This page contains no comments

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.

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

Page: 4

Number: 1 Author: charlesg Subject: Sticky Note Date: 9/14/2009 5:53:29 PM
You had better describe the rural character.

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 a threat to public health can be documented, unless proposing new development addressed in Policies 36.5.1 or 36.5.2 above. 1

Page: 5

Number: 1 Author: charlesg Subject: Sticky Note Date: 9/14/2009 5:54:49 PM

Why is this limited to public health? I would be careful about overriding other county policies or state law.

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 [1] 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 [2] the Caloosahatchee River requiring a Development Order must 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.

Page: 6

Number: 1 Author: charlesg Subject: Sticky Note Date: 9/14/2009 5:55:23 PM
How / where would this open space plan be adopted.

Number: 2 Author: charlesg Subject: Sticky Note Date: 9/14/2009 5:56:47 PM
A good policy direction but need to be very careful with US Supreme Court decision (in South Carolina?) about the relative burden on private property.

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

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

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

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

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

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

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

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

Page: 7

Number: 1 Author: charlesg Subject: Sticky Note Date: 9/14/2009 5:57:29 PM
Good direction but vague standard.

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

This page contains no comments

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.

This page contains no comments

Appendix G

Florida Fish & Wildlife Conservation Commission

Florida Fish and Wildlife Conservation Commission

Commissioners
Rodney Barreto
Chair
Miami

Kathy Barco
Vice-Chair
Jacksonville

Ronald M. Bergeron
Fort Lauderdale

Richard A. Corbett
Tampa

Dwight Stephenson
Delray Beach

Kenneth W. Wright
Winter Park

Brian S. Yablonski
Tallahassee

Executive Staff
Kenneth D. Haddad
Executive Director

Nick Wiley
Assistant Executive Director

Karen Ventimiglia
Deputy Chief of Staff

Division of Habitat and Species Conservation
Timothy A. Breault
Director
(850)488-3831
(850)921-7793 FAX

Managing fish and wildlife resources for their long term well-being and the benefit of people.

620 South Meridian Street
Tallahassee, Florida
32399-1600
Voice: (850) 488 4676

Hearing/speech impaired:
(800) 955-8771 (T)
(800) 955-8770 (V)

MyFWC.com

August 18, 2009

Alexis V. Crespo, AICP, LEED AP
Senior Planner
Land Planning Solutions, Inc.
28100 Bonita Grande Drive, Suite 302
Bonita Springs, Florida 34135

Re: North Olga Community

Dear Ms. Crespo:

The Division of Habitat and Species Conservation, Habitat Conservation Scientific Services Section, of the Florida Fish and Wildlife Conservation Commission (FWC) appreciates the opportunity to provide technical assistance early in the planning of the North Olga Community. This letter serves as a summary of the remarks that we have provided thus far via telephone and email and at the Town Hall meeting you conducted on July 9th, 2009, in Fort Myers. Also, we are providing herein, some more specific guidance for your applicant to consider if they move forward towards local government approval and permitting of this project.

Project Description

The North Olga Community proposal encompasses ± 11,930-acres located on the north shore of the Caloosahatchee River east of State Road 31. The proposed study area is bounded to the South by the Caloosahatchee River, to the 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.

Potentially Affected Resources

We conducted a Geographic Information System-based (GIS) review of the site with particular attention to fish and wildlife resources known to occur or having the potential to occur in the area. According to our analysis, the North Olga Community study area contains or falls within:

- Priority wetlands for the American alligator, bald eagle, Florida black bear, brown pelican, and little blue heron,
- U.S. Fish and Wildlife Service Consultation Areas for the Florida scrub-jay, and red-cockaded woodpecker,
- Potential Habitat – Big Cypress bear sub-population secondary range,
- Florida Natural Areas Inventory (FNAI) Publicly Managed Lands – Columbus G. MacLeod Preserve, Caloosahatchee Regional Park, and Babcock Ranch Preserve,
- FNAI Conservation Needs – Underrepresented Natural Communities-Pine flatwoods.

These habitats support a diverse array of wildlife species including 13 that are protected by state and/or federal law.

Potentially Occurring Listed Wildlife Species

Common Name	***Scientific Name***	**Status***
American alligator	*Alligator mississippiensis*	SSC; FT
Gopher tortoise	*Gopherus polyphemus*	ST
Eastern indigo snake	*Drymarchon corais couperi*	ST; FT
Florida pine snake	*Pituophis melanoleucus mugitus*	SSC
Florida scrub jay	*Aphelocoma coerulescens*	ST; FT
Red cock-woodpecker	*Picoides borealis*	SSC; FE
Bald eagle	*Haliaeetus leucocephalus*	Not Listed**
Crested caracara	*Caracara cheriway*	ST; FT
Little blue heron	*Egretta caerulea*	SSC
Brown pelican	*Pelecanus occidentalis*	SSC
Florida panther	*Puma concolor coryi*	SE; FE
Sherman's short-tailed shrew	*Blarina carolonensis*	SSC
Sherman's fox squirrel	*Sciurus niger shermani*	SSC

* SSC - Species of Special Concern; ST - State Threatened; SE - State Endangered; FT - Federally Threatened; FE - Federally Endangered

** Covered by the federal Bald Eagle and Golden Eagle Protection Act and the State's Bald Eagle Rule (see http://myfwc.com/docs/WildlifeHabitats/Eagle_Plan_April_2008.pdf#page=35)

Recommendations

Conservation areas: During the town hall meeting we attended, we identified conservation areas adjacent to and within the vicinity of the proposed North Olga Community. Any future high-density development close to conservation lands may have the potential to negatively affect the ability of the managing entities to effectively manage these properties. For example, prescribed burning frequently becomes a permitting issue in areas where smoke-sensitive facilities, such as high-capacity roads, schools, and healthcare facilities, are within the smoke shed of the land management units. The probable reduction in prescribed burning or other land management practices due to changes in nearby zoning would impact fire-dependent plant communities and reduce the productivity of the wildlife habitat. Lack of a proper fire rotation on these areas would also lead to the accumulation of heavy fuel loads that can contribute to catastrophic wildfires that not only affect wildlife but threaten human life and property. Please consider appropriate development densities and land use designations during planning efforts.

Acknowledgement of land management practices on adjacent lands through future community covenants: If development would be incorporated in close proximity to conservation areas, then we recommend that assurances be provided that a) the community would not interfere with the ability of conservation land managers to continue to perform prescribed burns on fire-dependant plant communities within the preserved areas, that b) prospective homeowners be made aware that these assurances are in place

and that c) homeowners be educated regarding the role that prescribed burning plays in maintaining fire-dependent habitats within the Babcock Ranch Preserve and other public and private conservation lands in the vicinity. We would prefer that these assurances would be binding on the development into perpetuity.

Wetland protections: We identified an undeveloped wetland section along the Caloosahatchee River in the south western portion of the proposed project site that remains undisturbed. We recommend that the applicant consider setting aside this area for conservation. The existing riparian forest could continue to provide habitat opportunities for wading birds and may help protect water quality in the Caloosahatchee River (Attachment 1).

We frequently find that various local and state rules provide for 15-foot minimum, 25-foot average [buffer] setbacks for permitted activities near wetlands. While these setbacks are intended to help attenuate various stormwater effects such as sedimentation, they do not meet all of the ecological needs of fish and wildlife resources associated with wetlands. The U.S. Fish and Wildlife Service has developed a wetland buffers FAQ sheet, which provides better guidance for determining appropriate wetland buffers based on the degree to which wetlands support fish and wildlife. This sheet was initially provided to you via e-mail on 6/23/2009, but is attached to this letter for your convenience (Attachment 2).

Bald eagle management: Our records indicate that there are two active eagle nests within the developable areas of the property. We understand that exact locations of development activities are yet to be determined for this proposal. Therefore, it is our recommendation that development-related activities be kept beyond a 660-foot protective buffer zone surrounding any existing eagle nest. If activities were to be considered within a zone of 330 to 660 feet from either eagle nest tree, then we recommend a bald eagle conservation permit be investigated. Be advised that no activity or project would be permitted within the 330-foot zone of an active or alternate eagle's nest during the breeding season (Oct 1 – May 15).

We recommend that the applicant consult the State's Bald Eagle Management Plan guidelines and visit the web site at: http://myfwc.com/WILDLIFEHABITATS/Eagle_index.htm . If the applicant has any site-specific questions concerning bald eagle nest management, they may contact our Eagle Plan Coordinator, Ulgonda Kirkpatrick, at 352-260-8699, or by email at Ulgonda.kirkpatrick@myfwc.com .

Waste management practices: Because a portion of the community lies within the secondary black bear range, we recommend that the community develop a wildlife-friendly solid waste management program such as is outlined in the Sept. 09 Bear Management Plan / Bear Smart program.

Wildlife surveys: Please note that if future development occurs within the property under discussion, wildlife surveys for listed species may be required. These surveys are time sensitive and FWC recommends that all wildlife species surveys should follow established survey protocols by U.S. Fish and Wildlife Service and the FWC, and should be conducted by qualified wildlife biologists. Basic guidance for conducting wildlife

surveys may be found in the Florida Wildlife Conservation Guide (http://myfwc.com/CONSERVATION/FWCG.htm).

A conservation permit from the FWC would need to be obtained if any proposed development on the property would impact gopher tortoises, their burrows, or their habitat. The FWC now requires that gopher tortoise work be conducted by "Authorized Agents". If gopher tortoises are encountered during wildlife surveys of the area, then we recommend that your client look into the need for a gopher tortoise conservation permit. The applicant would need to adhere to the current (revised April 2009) FWC gopher tortoise permitting guidelines (www.myfwc.com/gophertortoise).

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. We acknowledge that our comments may be revisited at some later date pursuant to local government approvals and permits. Thank you for the opportunity to provide our perspective on this proposed project. If you or your staff would like to coordinate further on the recommendations contained in this letter, please contact me by phone at 863-581-6914 or by email at Luis.Gonzalez@myfwc.com.

Sincerely,

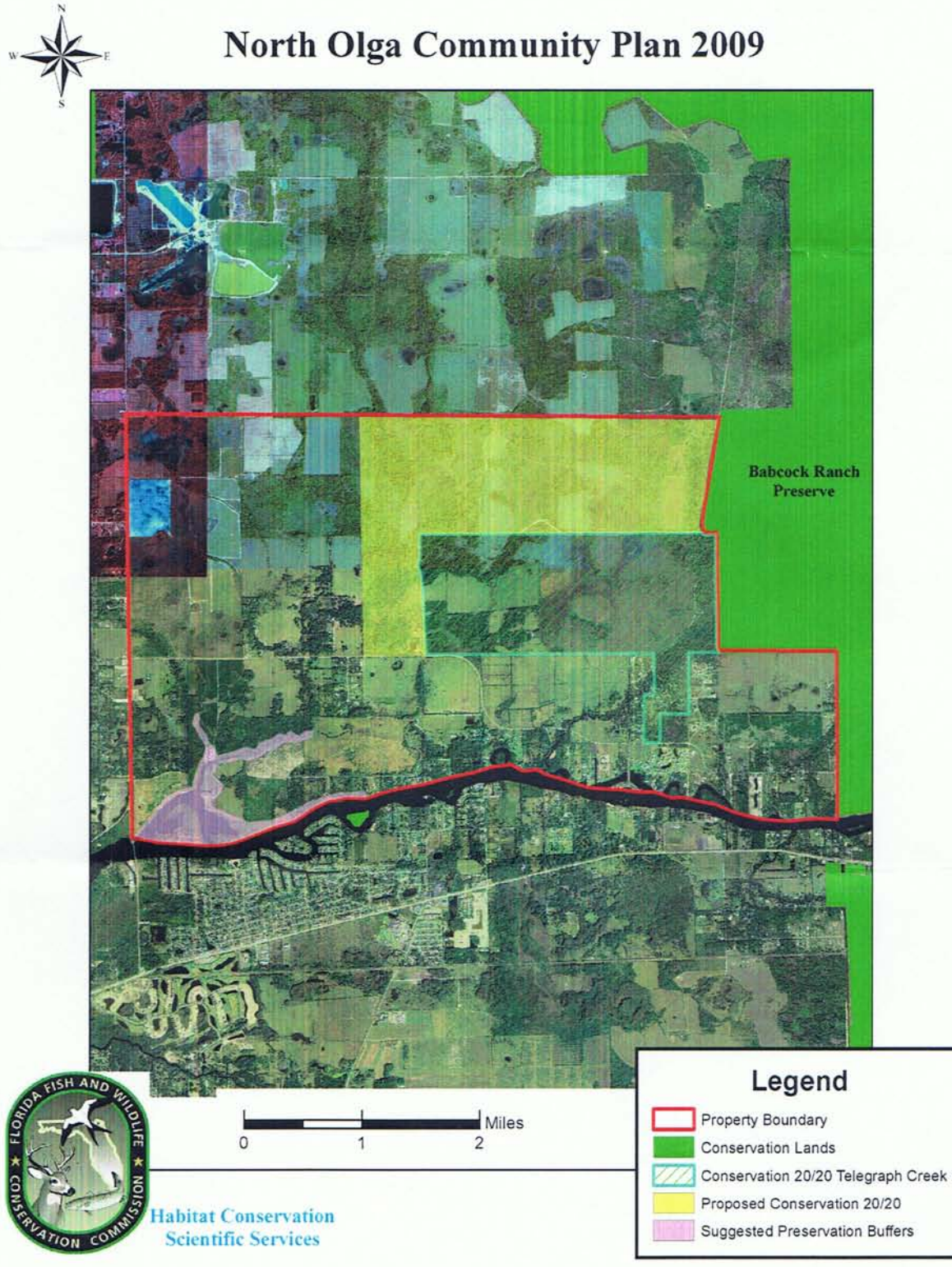
Luis F. Gonzalez

Luis Gonzalez
Fish and Wildlife Biologist
Habitat Conservation Scientific Services Section

ENV 1-11-3
North Olga Community Lttr

Enclosures:

Attachment 1.



Attachment 2.

A **buffer** is a strip of naturally vegetated land along a lake, stream, or wetland that provides numerous benefits. Preserving a buffer zone protects water resources from neighboring land uses. Nutrient inputs are of great concern because of their abundant sources (fertilizer, septic tank drain fields, leaking sewage lines, animal waste). Excess nutrients in lakes and estuaries cause toxic algal blooms and depleted oxygen. Natural chemical and biological processes within buffers alter or uptake nutrients and pollutants *before* they enter a water body, thus providing a cost-effective treatment system. Buffers preserve native habitat for wildlife and enhance aquatic habitat. The range of benefits provided by buffers includes:

- Water quality protection
- Erosion control
- Storage of floodwaters and flood damage reduction
- Aquatic habitat enhancement
- Habitat for terrestrial riparian wildlife
- Maintenance of base flow in streams
- Improved aesthetic appearance of stream corridors
- Recreational and educational opportunities

Riparian refers to the land adjoining a body of water, usually a river or stream.

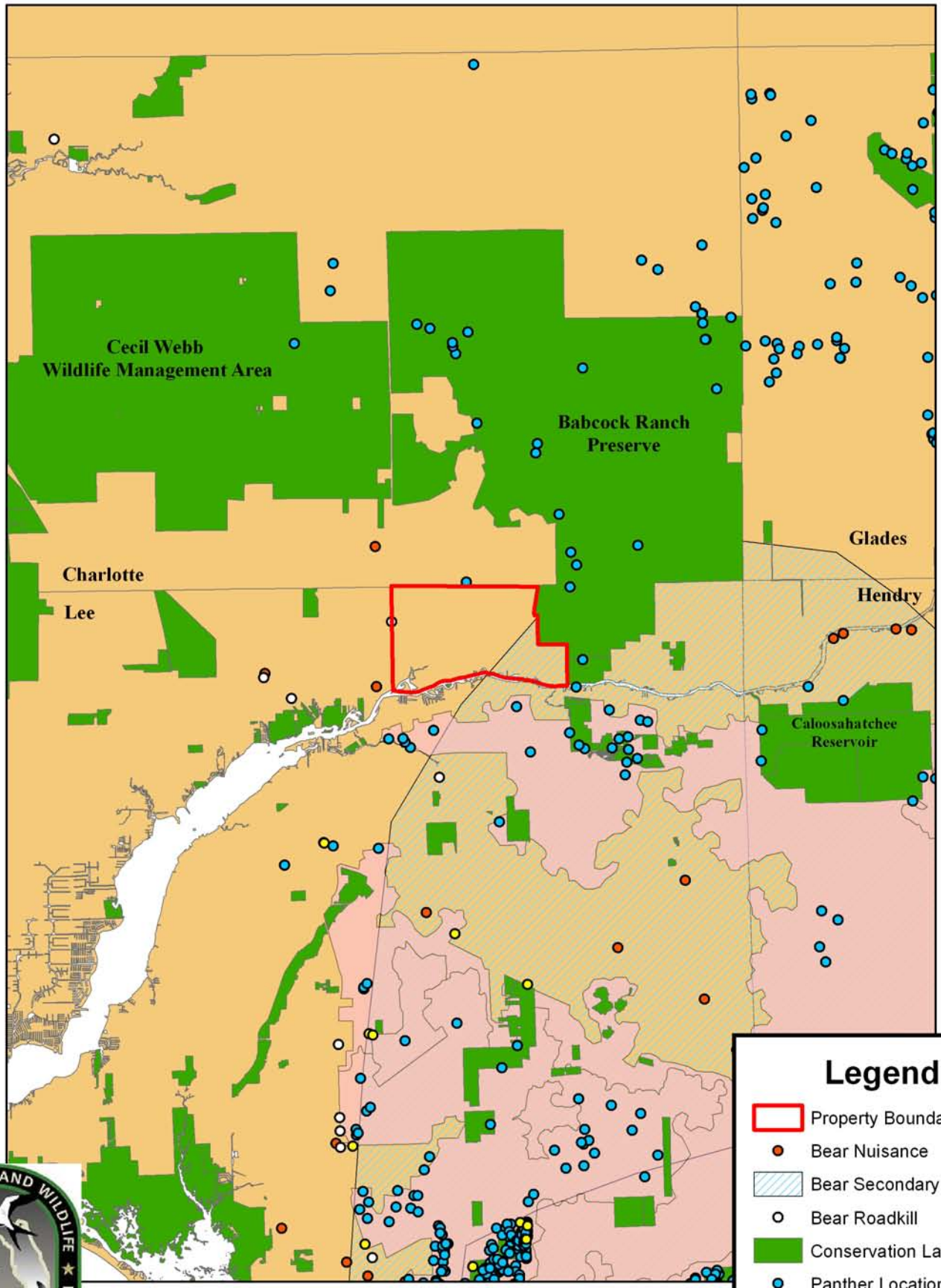
Buffer Width: Bigger is Better

Choosing a buffer width depends on your planning goals. As buffer width increases, the buffer provides greater benefits. As seen in the table below, a 30-foot buffer provides minimal service. At 50 feet, the buffer meets minimum water quality protection recommendations and gives some aquatic habitat benefits. For effective water quality and aquatic habitat protection, a buffer width of 100 feet is needed. Buffers to enhance riparian wildlife should be 300 feet or greater. Special buffer zones may be required to protect vulnerable species. Width should be increased where slope, impervious surface, and soil type reduce buffer effectiveness. The consequences of an inadequate buffer may be an increased need for stormwater ponds, increased flooding, decreased abundance of sportfish, and/or loss of certain species such as some salamanders or crayfish.

Benefit Provided:	**Buffer Width:** 30 ft	50 ft	100 ft	300 ft	1,000 ft	1,500 ft
Sediment Removal - Minimum	●	●	●	●	●	●
Maintain Stream Temperature	●	●	●	●	●	●
Nitrogen Removal - Minimum		●	●	●	●	●
Contaminant Removal		●	●	●	●	●
Large Woody Debris for Stream Habitat		●	●	●	●	●
Effective Sediment Removal			●	●	●	●
Short-Term Phosphorus Control			●	●	●	●
Effective Nitrogen Removal			●	●	●	●

Maintain Diverse Stream Invertebrates	
Bird Corridors	
Reptile and Amphibian Habitat	
Habitat for Interior Forest Species	
Flatwoods Salamander Habitat – Protected Species	

North Olga Community Plan 2009



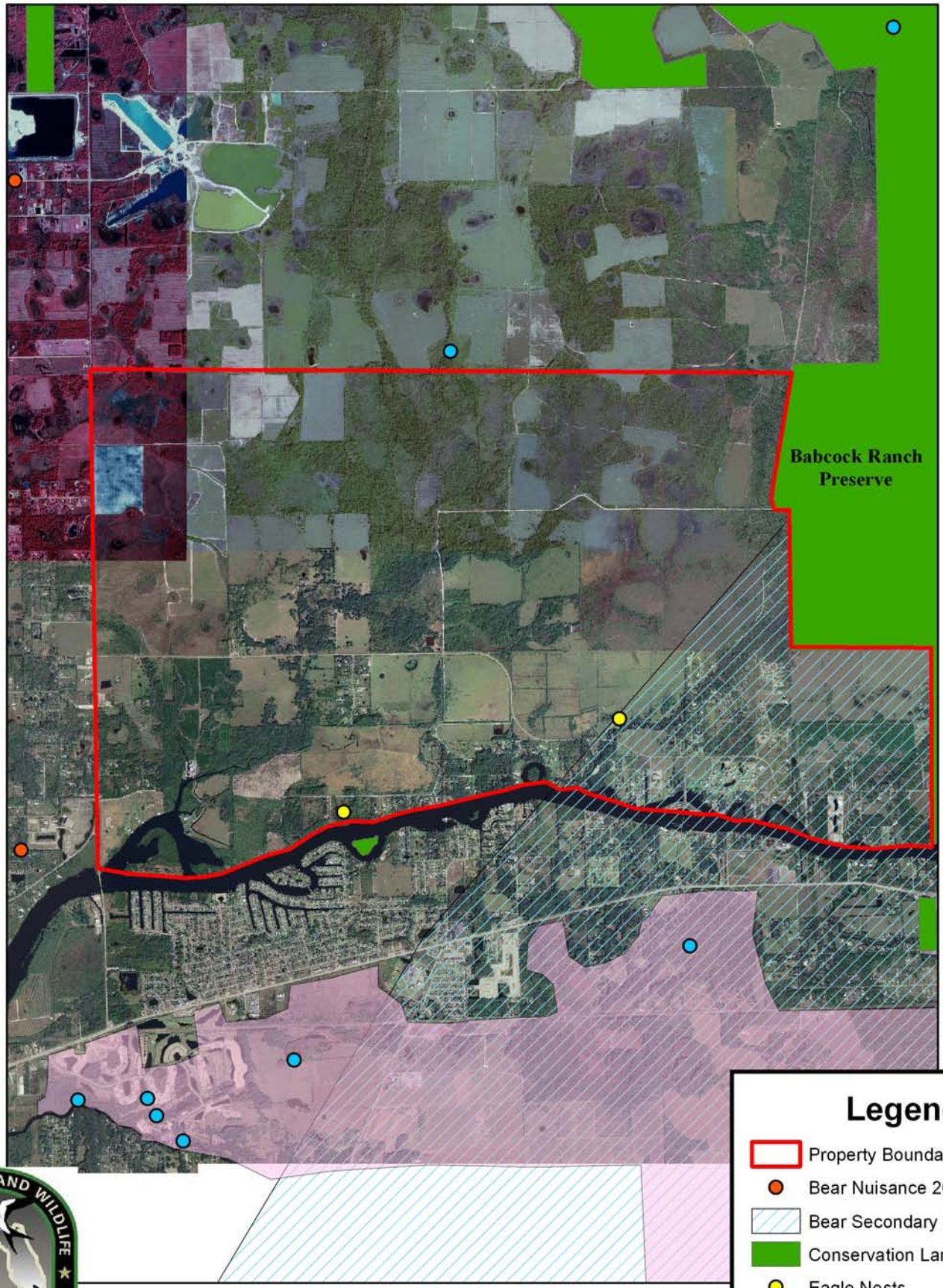
Legend

- Property Boundary
- Bear Nuisance
- Bear Secondary Range
- Bear Roadkill
- Conservation Lands
- Panther Locations
- Panther Mortality
- Panther Secondary Zone

Habitat Conservation
Scientific Services

0 5 10 Miles

North Olga Community Plan 2009



Legend

- Property Boundary
- Bear Nuisance 2002
- Bear Secondary Range
- Conservation Lands
- Eagle Nests
- Panther Locations 1989 - 2000
- Panther Secondary Zone

Habitat Conservation
Scientific Services

0 1 2 Miles

Print | Close Window

Subject: [FWD: RE: North Olga - Thank you]
From: allison@lpsfl.us
Date: Mon, Sep 28, 2009 12:13 pm
To: "Alexis Crespo" <alexis@lpsfl.us>

ALLISON D. MEGRATH, AICP
President/Principal Planner
Land Planning Solutions, Inc.

(239) 405-7983 (office)
(239) 304-6837 (cell)

www.landplanningsolutions.us

-------- Original Message --------
Subject: RE: North Olga - Thank you
From: "Walsh, Joe" <joe.walsh@MyFWC.com>
Date: Fri, July 10, 2009 1:51 pm
To: <allison@lpsfl.us>, "Gonzalez, Luis" <Luis.Gonzalez@MyFWC.com>
Cc: "Alexis Crespo" <alexis@lpsfl.us>, "Dennis Van Roekel" <DVRDVM@SNWORKS.COM>

Allison-

I think that you and Alexis are doing a bangup job in gathering interested party input ahead of writing the plan. I'm sure I can speak for Luis when I say that we were glad to be able to provide what I hope will be useful information. If you find that our input was valuable, I hope that you'll let your colleagues know that we are available for this type of technical assistance. Certainly, if you find there might be ways we could improve our services I'd like to hear about them.

Best wishes,

- Joe Walsh
FWC's Division of Habitat and Species Conservation
Leader, Environmental Commenting Sub-Section
telephone: **772) 778-6354**

From:allison@lpsfl.us [mailto:allison@lpsfl.us]
Sent: Friday, July 10, 2009 12:26 PM
To: Gonzalez, Luis; Walsh, Joe
Cc: Alexis Crespo; Dennis Van Roekel
Subject: North Olga - Thank you

Luis & Joe,

Please let me extend my gratitude to you both again for the time and effort you offered to the North Olga Community with regard to their Community Planning effort. On behalf of the Planning Panel and those who attended last evening's meeting, as well as Alexis and myself, please accept of thanks. We look forward to having you contribute to this project as we move through the process.

Warmest regards,
Allison

ALLISON D. MEGRATH, AICP
President/Principal Planner
Land Planning Solutions, Inc.

(239) 405-7983 (office)
(239) 304-6837 (cell)

www.landplanningsolutions.us

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Print | Close Window

Subject: RE: North Olga - Thank you
From: "Walsh, Joe" <joe.walsh@MyFWC.com>
Date: Fri, Jul 10, 2009 1:59 pm
To: <allison@lpsfl.us>, "Gonzalez, Luis" <Luis.Gonzalez@MyFWC.com>, "Glick, Anne" <Anne.Glick@MyFWC.com>
Cc: "Alexis Crespo" <alexis@lpsfl.us>, "Dennis Van Roekel" <DVRDVM@SNWORKS.COM>

Alexis-
Almost forgot to add- Anne Glicke is the Section Leader responsible for recreational development opportunities. I promised Alexis I would put the two of them in touch.

Anne- I learned last night that there is a Lee County acquisition project going through the system which would maintain a landscape connection to the Babcock Ranch's SW corner. The development we were discussing is SE of that and due south of Babcock. Some of the stakeholders I spoke with envision developing this new acquisition to complement but not duplicate Babcock's services, with facilities to support birding, hiking, horse back riding etc. Alexis said she could hook you up with the appropriate contact at Lee County's 20/20 Land Acquisition program.

- *Joe Walsh*
FWC's Division of Habitat and Species Conservation
Leader, Environmental Commenting Sub-Section
telephone: **772) 778-6354**

From: allison@lpsfl.us [mailto:allison@lpsfl.us]
Sent: Friday, July 10, 2009 12:26 PM
To: Gonzalez, Luis; Walsh, Joe
Cc: Alexis Crespo; Dennis Van Roekel
Subject: North Olga - Thank you

Luis & Joe,

Please let me extend my gratitude to you both again for the time and effort you offered to the North Olga Community with regard to their Community Planning effort. On behalf of the Planning Panel and those who attended last evening's meeting, as well as Alexis and myself, please accept of thanks. We look forward to having you contribute to this project as we move through the process.

Warmest regards,
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Print | Close Window

Subject: RE: North Olga Maps
From: "Gonzalez, Luis" <Luis.Gonzalez@MyFWC.com>
Date: Mon, Jul 27, 2009 10:00 am
To: <alexis@lpsfl.us>
Cc: "Walsh, Joe" <joe.walsh@MyFWC.com>

Good Morning Alexis:

Sorry it took me a few days to reply but I was in the field. I will discuss this with Joe to determine which is the most suitable for a response (letter or memo). It will be a few weeks before I can get to this. My work load is pretty extensive at this moment. Sorry.

Luis F. Gonzalez

Environmental Commenting Sub-Section
Habitat Conservation Scientific Services
Florida Fish & Wildlife Conservation Commission
3900 Drane Field Road
Lakeland, FL 33811
office: (863) 648-3200
fax: (863) 701-1248

From: alexis@lpsfl.us [mailto:alexis@lpsfl.us]
Sent: Wednesday, July 22, 2009 4:05 PM
To: Gonzalez, Luis
Subject: RE: North Olga Maps

Hi Luis,

I have one more favor to ask you. Would it be possible to get a brief written summary of your findings regarding the telemetry points, secondary ranges, and areas suggested for preservation? This could be in the form of a letter or memo, which ever is easiest for you. We don't need this right away, whenever you have time in the next month or so. We would like to insert this in the final plan as further representation of our coordination with FWC. I appreciate your help!

Alexis V. Crespo, AICP, LEED AP
Senior Planner
LAND PLANNING SOLUTIONS, INC.
28100 Bonita Grande Drive, Suite 302
Bonita Springs, Florida 34135
239-405-7983 (Office)
239-595-9070 (Cell)

http://www.lpsfl.us/

> -------- Original Message --------

Subject: RE: North Olga Maps
From: "Gonzalez, Luis" <Luis.Gonzalez@MyFWC.com>
Date: Mon, July 20, 2009 2:42 pm
To: <alexis@lpsfl.us>

Hello Alexis:

The data that is depicted on the regional map for panther mortality points goes back as far as 1988 but the majority are showing to be between 2000 – 2008. Please let me know if I could be of further assistance.

Luis F. Gonzalez

Environmental Commenting Sub-Section
Habitat Conservation Scientific Services
Florida Fish & Wildlife Conservation Commission
3900 Drane Field Road
Lakeland, FL 33811
office: (863) 648-3200
fax: (863) 701-1248

From: alexis@lpsfl.us [mailto:alexis@lpsfl.us]
Sent: Monday, July 20, 2009 8:59 AM
To: Gonzalez, Luis
Subject: North Olga Maps

Hi Luis,

Hope all is well and you enjoyed your weekend. I am finally writing up my notes from our July 9th meeting and was hoping you could answer a quick question. The regional map shows panther mortality points. Are these points for the past 8 years or the past decade? I couldn't remember how far back the data goes.

Thanks for your help!

Alexis V. Crespo, AICP, LEED AP
Senior Planner
LAND PLANNING SOLUTIONS, INC.
28100 Bonita Grande Drive, Suite 302
Bonita Springs, Florida 34135
239-405-7983 (Office)
239-595-9070 (Cell)

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Appendix H

Support Petitions & Map

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	3½ yrs	10
	Robin Jones	Robin Jones	17681 Calusa Rd Alva Fl 33920	6yrs.	2
	John Jones	John Jones	17681 Calusa Rd Alva Fl 33920	6yrs.	2
	Paul E Schmidt	PAUL E. SCHMIDT	18181 Fiddlers Creek Dr	26y	12
	Rebecca Jo Schmidt	Rebecca Jo Schmidt	18181 Fiddlers Creek Dr 33912 33972	26y	12

	JOSEPH & 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
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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
	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 Pittchott	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

Bonita Bay Group

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

#3

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
	Realmark Telegraph Creek 40 Craig Dearden		Access Undetermined + 15551 N. River Rd. Alva, FL	3.5 yrs.	+/- 450

#4 – Norths

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
	John P. Lovelace		17080 Scout Camp Rd	3	7±
	Jan Fifer	Jan Fifer	16980 Riverboat Bend	2	5.2

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
	TOM & CATHY DELNAY	Thomas L. DelNay	18081 Riverchase ct.	5	2
	Tony Zielinski	~~[illegible]~~	18210 Riverchase ct.	14	4
	Bryan Sipes	[illegible]	18261 Telegraph Creek Ln.	6	1.25

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

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
	Brandy Detzel	Brandy Detzel	19180 Traverse Dr.	32 yrs.	2.25
	James Detzel	James Detzel	19180 Traverse Drive	4 yrs.	2.25

#8 Mulling

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
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	18331 N Olga Dr	33	17½

7	Dennis Van Rocke	Dennis Van Rocke	18321 N. Olga Dr.	33	17 1/2
8	Tom E. Mullaney	Tom Mullaney	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

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
	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
FOR THE CREATION OF A
NORTH OLGA COMMUNITY PLAN

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 N. Olga Dr. Alva Fl 33920	6	1.5	New
	Mike Millard Sr	Michael S. Millard Sr	18830 Northwest Lane Alva FL 33920	30	3	New

T-012 P002/005 F-044

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
	SUSAN WUNDERLICH	A. A. Wunderlich	15300 N RIVER RD ALVA, FL 33920	3	5
	Adele Smith	Adele Smith	18140 Riverchase Ct. Alva 33920	1 1/2	3/4
→	Gregory Shepard		18680 Telegraph Creek	14	2

PETITION
TO LEE COUNTY BOARD OF COUNTY COMMISSIONERS
FOR THE CREATION OF A
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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 Ahard	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	Robert C. Young	15170 TERRELL DR ALVA 33920	10 years	1

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

Sep. 15. 2009 4:24PM No. 4016 P. 1

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	ACRESS
	R.L. Smart		18831 River Estates Ln Alva FL 33920		
	B Roessner	Barbara Roessner	16690 Oak Grove Ct.	10	1

PETITION
TO LEE COUNTY BOARD OF COUNTY COMMISSIONERS
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#	NAME (print)	SIGNATURE	ADDRESS	YEARS IN BOUNDARY	ACRESS
	HARNEY Raymond HARNEY		2145 1st. St. #134 FT MYERS FL 33916	30	25
	KATHY HARNEY	Kathy Harney	"	"	"
	NATHAN MILLER		7388 Avenel CT OLDSMAR FL 34677	40	500 80%
	Callie Cary	Callie Cary	18471 N. Olga DR. Alva, FL 33920	20	5

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 (18050 Lyndhurst Lane) Alva FL 33920	35	2.5A 5A
	Jan Fifer	Jan Fifer	16980 Riverboat Bend	2 1/2	5
	Magda Wiese		18081 Iuteolochen Ln. Alva, FL 33920	9	6

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
→	Dennis Krug		18671 S. River Rd Alva 33920	2	3.0A
→	Susan Hecht		18671 S. River Rd Alva 33920	2	3

#14 - VanRoeke

PETITION
TO LEE COUNTY BOARD OF COUNTY COMMISSIONERS
FOR THE CREATION OF A
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#	NAME (print)	SIGNATURE	ADDRESS	YEARS IN BOUNDARY	ACRESS
	Cathy DeNay	Catherine DeNay	16950 River Estates Ct	3 yrs	3.1
	Vicki Smart	Vicki Smart	18831 RIVER ESTATES LN.	4	1.5
	Ed Thompson	Ed Thompson	18751 River Estates Ln.	10 YRS.	2.0
	Richard Durling	Richard Durling	14360 Duke Highway	20 years	1.0
	DARLEEN MORRIS	Darleen Morris	16990 RIVER BOAT BEND ALVA	7 YRS.	2.5
	Sonni Peckham	Sonni Peckham	18621 SR 31 N. FT MYERS FL	1.5	2.1

Sep. 28. 2009 2:49PM NO. 4284 P. 7

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
	Louis Powell		16951 River Estates CT Alva FL 33920	9	2.0
	Geza [illegible]		18641 Telegraph Creek Lane Alva, FL 33920	4	1.6
	Robert AHERN		17091 N RIVER RD ALVA, FL	58	10.
	LARRY BAUER		18010 Villa del Rio Dr	9	27
	Jennifer Scalora		Scalora Jennifer 18240 River Chase Ct Alva, FL 33920-3156	4	1.5
	Anthony Scalora			4	1.5

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
	Louis Powell		16951 River Estates Ct Alva Fl. 33920	9	2.0
	Geza Kiss & Cathy		18641 Telegraph Creek Lane Alva, FL 33920	4	1.6
	Robert AHERN		17091 N RIVER RD ALVA FL	58	10.
	LARRY BAUER		18010 Villa del Rio Dr	9	27
→	CATHY HERTLING		18291 N. OLGA DRIVE	30	3

#18 Mining.

PETITION
TO LEE COUNTY BOARD OF COUNTY COMMISSIONERS
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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
	Tim Corkhill / DEBBIE McCAULEY		14941 DUKE Hwy ALVA 33920	17 yrs	2

Oct. 20. 2009 2:20PM NO. 4/30 P. 1

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	# OF YEARS OWNED	ACRES
	Richard Woodruff	Richard L Woodruff	16450 Oakview Circle Alva	10	1 ± AC

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
	SANDRA KAY BARBER	Sandra Kay Barber	16631 N. River Rd.	4	40
	ROBERT S. BARBER	Robert S Barber	16631 N. River Rd.	4	40
	KIMBERLY MANNING	Kimberly Manning	16730 OAK GROVE CT.	5	1.6
	KOLIN MANNING		16730 OAK GROVE CT	5	1.6

#21-CPC

PETITION
TO LEE COUNTY BOARD OF COUNTY COMMISSIONERS
FOR THE CREATION OF A
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#	NAME (print)	SIGNATURE	ADDRESS	YEARS IN BOUNDARY	ACRESS
	Henry E. Fichter	H. E. Fichter	17781 N. River Rd. Alva, Fl. 33920	30 yr	10

No. 8792 P. 1

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	# OF YEARS OWNED	ACRES
	GERTRUDE NOACK	Gertrude Noack	DUKE HWY + NORTH OLGA ROAD	25±	10±
(New)	CARLA RONCO	Carla Ronco	14600 Duke Hwy	18	1

To: Alexis

Fax
226-0094

Mar. 18. 2010 7:10AM

PROPOSED NORTH OLGA
COMMUNITY PLAN BOUNDARY

Charlotte County
Lee County

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

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)

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