

North Olga Community Plan

Sufficiency Response Submittal

ORIGINAL

RECEIVED
MAR 25 2010

March 25, 2010

COMMUNITY DEVELOPMENT

Prepared for:

North Olga Community Planning Panel

CPA 2009-00002

Submitted to:

Lee County Department of Community Development
Planning Division
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Mr. Paul O'Connor, AICP
Planning Division
Lee County Department of Community Development
P.O. Box 398
Fort Myers, FL 33902-0398

RECEIVED
MAR 25 2010

COMMUNITY DEVELOPMENT

Re: North Olga Community Plan Sufficiency Review -

Dear Mr. O'Connor

This letter is in response to the sufficiency review comments dated January 6, 2010. The following responses are numbered in accordance with your letter.

PLANNING DIVISION COMMENTS

COMMENT 1

Staff finds the application to be insufficient with Sections 6.1 and 6.3 of Administrative Code 13-3. A large component of the North Olga Community Plan seems to focus on where commercial development should be allowed and the form that it should take. However, the plan offers no data and analysis, such as resident and seasonal population, to demonstrate that additional commercial development is needed in the area.

RESPONSE 1

Please refer to the attached North Olga Community Goal, Objectives and Policies (GOP's). Objective 36.3 has been revised to address the concern regarding the encouragement of additional commercial development within the Community Plan. The policies have been updated to ensure consistency with the underlying Future Land Use Designations and Zoning Districts within the North Olga Community, as well as address compatibility within the context of the Alva Planning Community.

COMMENT 2

The North Olga Community Plan suggests additional studies, such as an "Open Space Master Plan" (proposed policy 36.7.2) and a Corridor Management Plan for State Road 31 (proposed policy 3.6.5.2). However, there are no methodologies identified for the completion of these plans.

RESPONSE 2

Please refer to the attached, updated GOP's. Proposed Policy 36.7.2 has been updated to remove the reference to an Open Space Master Plan specific to the North Olga Community. The updated policy reflects the Community's goal to be included in the existing Lee County Greenways Master Plan at the time of its next update.

Additionally, Policy 36.5.2 has been revised to address the need to work with state agencies on the creation of the SR 31 corridor management plan. The language has been softened to suggest the North Olga Community will 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

COMMENT 3

County staff is concerned that goals, objectives and policies proposed within the North Olga Community Plan will require additional expenditures by Lee County. These include providing additional access to Conservation 20/20 lands and the Caloosahatchee River; creation of a Corridor Management Plan for SR 31; creation of an Open Space Master Plan; providing interpretive signs and water-related public art; providing a community center to serve as a hurricane shelter; and the creation of a community specific Fire-Smoke Protection Plan. Staff acknowledges that Section 5.3 of the North Olga Community Plan discusses potential financing opportunities; however, this does not provide any concrete funding sources as required.

RESPONSE 3

Please refer to the attached, updated GOP's. References to plans and infrastructure that would require additional expenditures by the County have been removed or rephrased to address this comment.

COMMENT 4

Please provide creation dates on each of the maps that were included to support the proposed Lee Plan Amendment.

RESPONSE 4

Please refer to the attached, updated mapping series. All maps have been revised to include the creation date of July 6, 2009. These updated maps are also included in the electronic version of the updated Plan.

COMMENT 5

The dates of the publications are not evident on the copies of the public notice that was provided, nor is the date disclosed. Please provide original copies of the publication with the date and publication name intact (provide complete sheets, not clippings of the notice). Without the publication date, staff cannot be assured that "reasonable notice" of the meetings were provided to the public as required by Section 5.3 of AC 13-3.

Appendix C contains no "Summary of Comments" for Community Outreach Meeting #1. This seems to be a significant meeting because the submitted plan indicates that the issues identified at this meeting

were used as the “Guiding Principles” for the North Olga Community Plan submitted by the Community Planning Panel.

RESPONSE 5

Attached please find original copies of the North Fort Myers Neighbor, which provide the date of advertisement for meetings held from May 2009 to the final meeting prior to plan submittal in September 2009. The location of the North Olga Community advertisements in each paper has been tabbed for convenience of review.

Please also refer to the attached Summary of Comments for Community Outreach Meeting #1.

COMMENT 6

The North Olga Community Plan acknowledges the agricultural areas of the community, and the Existing Land use Map provided with the application shows agriculture to be North Olga’s predominant land use. However, many of the proposed goals, objectives and policies refer to densities greater than one dwelling unit an acre, which would increase the economic incentives to discontinue agricultural uses. Goal 1 also requires that Lee County is to “maintain and enforce a Future Land Use Map showing the proposed distribution, location, and extent of future land use by type, density, and intensity in order to protect natural and man-made resources, provide essential services in a cost-effective manner, and discourage urban sprawl.” Through the objectives and policies that follow Goal 1, it is articulated that a clear distinction should be made through the urban and non-urban areas of Lee County.

RESPONSE 6

Please refer to the attached, updated GOP’s. The NOCPP has included “Objective 36.8: Agriculture” to address the need to preserve the community’s agricultural heritage and character. The community has expressed concern about the continued economic viability of agriculture, particularly in light of continued growth pressures.

However, it is understood that continued agriculture is important to the Community’s economy and character. Additionally, it is understood that agriculture is readily emerging in new forms, such as niche farming, that may increase the economic viability of the industry. The proposed agricultural policies address the need to support innovative forms of agriculture to preserve the character and heritage of the Community.

As stated above, all references to densities greater than one (1) dwelling unit per acre, or the provisions of central water and sewer have been removed to ensure consistency with the Goal 1 of the Lee Plan.

COMMENT 7

Page 12 of the Plan indicates that “the defining boundary for the study area was the inclusion of residents who saw themselves the way a majority of their neighbors did.” Staff agrees that this is a logical method of measurement that could be used to establish the boundary. However, staff is concerned with this claim because the proposed boundary does not seem to be consistent with the

map of property owners that signed a petition to create the North Olga Community Plan. Do the majority of owners in the eastern areas of the proposed North Olga Community boundary favor the creation of the plan? There should be consensus among all residents about the common concerns and how these should be address.

RESPONSE 8

The North Olga Community boundary was established by the Board of County Commissioners (BoCC) at the grant hearing held on October 27, 2009. The NOCPP provided Staff and the BoCC with a petition demonstrating the support of residents within the Community, including signatures from residents in the central and eastern portions of the boundary. An updated map demonstrating support for the Plan is attached. Per this mapping effort, the owners of over 80% of the land area within the Boundary have signed the petition.

Obtaining signatures of support from all landowners within the North Olga Community boundary is not feasible, nor has it been a requirement for other community planning panels with established community plans. The NOCPP continues to encourage awareness about the plan and seek out additional input. This is exemplified by the Panel's recent North Olga Community Day, held on February 20, 2010, as well as the 5th community outreach meeting held on March 11th.

COMMENT 8

A map identifying whether or not the owners of the parcels within the proposed North Olga Planning Community's boundaries signed a petition supporting the creation of the North Olga Community Plan was provided with the application for the proposed amendment. However, staff was unable to verify that the owners of the following parcels signed the petition: 14-43-26-00-00003.0140; 14-43-26-00-00006.0000; 14-43-26-01-00000.0370; 14-43-26-01-00000.0380; 14-43-26-01-00000.0390; 14-43-26-01-00000.0400; 14-43-26-01-0000A.00CE; 14-43-26-01-0000B.00CE; 15-43-26-00-00016.0010; 16-43-26-00-00001.0000; 17-43-26-02-00000.0030; 18-43-26-00-00002.0010; 18-43-26-00-00002.0030; 19-43-26-00-00001.0000; 19-43-26-00-00001.0020; 18-43-26-00-00001.0080; 19-43-26-00-00006.0010; 19-43-26-00-00006.0030; 19-43-26-00-00006.0040; 19-43-26-00-00006.0050; 19-43-26-00-00006.0060; 19-43-26-00-00006.0070; 21-43-26-00-00001.0030. Please clarify this by providing documentation that the owners of these parcels have signed the petition in favor of creating a North Olga Community Plan.

RESPONSE 8

Please refer to the attached petitions. The above referenced parcels have been highlighted and referenced by STRAP number for ease of review. The NOCPP and Consultant have secured signatures from all of these parcel owners, excluding 14-43-26-01-00000.0040 and 18-43-26-00-00002.0030.

COMMENT 9

It is staff's understanding that the parcels owned by the Bonita Bay Group will revert to the previous owners now that the North River Village project has been withdrawn. Have these owners signed the petition in favor of the creation of the North Olga Community Plan?

RESPONSE 9

Per recent discussions, the lands associated with the North River Village project will revert back to the original owners in March/April 2010. Signatures of support have been collected from the majority of original owners as demonstrated on the attached petitions.

COMMENT 9

Staff is concerned about the limited community participation in the creation of the proposed North Olga Community Plan. Attendance at the public meetings appears to be small and by many of the same parties.

RESPONSE 9

While attendance at the panel meetings was relatively small, ranging from 7-12 attendees per meeting, attendance at the four (4) community outreach meetings held prior to plan submittal was significantly greater. The second community outreach meeting included 33 attendees, the third had 24 attendees, and the final outreach meeting prior to plan submittal had 23 attendees. The Panel believes this level of attendance is similar to the average attendance achieved in other communities that developed community plans.

All of the panel and community outreach meetings were properly advertised in the North Fort Myers Neighbor and via posted signage in various businesses within and in close proximity to the Community. Typically these signs were posted at C&C Feed Store and at the Publix at Verandah Shoppes.

While some of the residents and landowners within the North Olga Community elected not to attend the meetings, the Panel and Consultant Team conducted individual stakeholder interviews to garner additional input for inclusion in the Plan, as demonstrated in Appendix D of the Plan.

Lastly, in efforts to increase awareness about the community plan and garner additional input prior to transmittal hearings, the NOCPP hosted the 1st Annual North Olga Community Day on February 20th, 2010. Over 200 people attended this 4-hour, interactive event. The Consultant Team was able to speak to upwards of 70 people, including North Olga residents and visitors from other communities, regarding the community planning effort.

As with any planning process, efforts to engage the community are both essential and ongoing. The Panel has complied with all regulations outlined in the Administrative Code regarding meeting notice and advertisement. The Panel has also utilized their positions as business owners and long-time residents of the community in order to develop awareness about the community planning effort and encourage participation in the Plan.

COMMENT 10

Agriculture issues are identified as something that needs to be addressed within the North Olga Community Plan and the Existing Land Use Map shows agriculture to be the predominate use, however, there are no goals, objectives or policies proposed that reflect this concern. What is the intention of the North Olga Planning Community towards agricultural uses within the community? Does this view really represent the community's vision for North Olga?

RESPONSE 10

As stated above, the updated GOP's includes "Objective 36.8: Agriculture" to address the need to preserve the community's agricultural heritage and character.

COMMENT 11

The plan states that certain areas should be given modest density increases, but it also states that Future Land Use Map changes are not requested. Density increases above a future land use category's stated density are not permitted without changing the Future Land Use Category of a specific parcel. Such increases should also be accompanied by analyses of the impact on needed infrastructure, including transportation; no such analyses were provided.

RESPONSE 11

As stated above, all references to density increases have been removed from the GOP's, as well as throughout the body of the Plan. It is understood that the North Olga Community GOP's must align with the current Future Land Use Designations and should not contemplate future requests for additional density that may or may not occur. Based on this understanding and the corresponding updates to the GOP's, no additional analysis is required.

COMMENT 12

The proposed Community Plan states that it is long-range in nature, but then goes on to say it is how the community would like to develop over the next 5-10 years which would be a planning horizon out to 2015-2020. This is well short of the Lee Plan planning horizon of 2030. Community plans should not create internal inconsistencies within the Lee Plan and should recognize the plan horizon of 2030.

RESPONSE 12

The Plan has been corrected to ensure internal consistency within the Lee Plan and recognize the 2030 planning horizon.

COMMENT 13

The goals, objectives, and policies should be reworded to remove words such as "should", "shall", "discouraged", "encouraged", and other words or phrases that will serve to make the Community Plan difficult to enforce.

RESPONSE 13

Please refer to updated, attached GOP's which have been revised per this comment.

COMMENT 14

Please note adoption of the North Olga Community Plan may require certain map changes. These include identification of community boundaries on Map 1, page 2 of 6; amendment to Map 6 for future water service area; amendment to Map 7 for future sewer service area; and addition of neighborhood commercial center on Map 19.

RESPONSE 14

Per the updated GOP's attached, amendments to future water and sewer service areas, and the addition of a neighborhood commercial center are no longer needed to support the Community Plan. It was not the intention of the Community and Panel to amend the Future Land Use Map, Urban and Rural Service Area Maps and Commercial Site Location Standards Map at the time of Plan submittal. However, Staff's concern regarding the proposing verbiage is understood. The Plan has been updated to reflect/clarify the Panel's intent.

COMMENT 15

Please note that the adoption of the North Olga Community Plan may require additional text changes to the Lee Plan to remove inconsistencies created by the proposed text or to include the appropriate cross references.

RESPONSE 15

So noted.

SCHOOL DISTRICT OF LEE COUNTY

No comments.

LEE COUNTY TRANSIT

No comments.

SMART GROWTH

COMMENT 1

I presume any boundary issue over the inclusion of the county owned land, Babcock, and Alva Community Plan is being resolved by others.

RESPONSE 1

The North Olga Community boundary was established at the Board of County Commissioners (BoCC) hearing on October 27, 2009. The boundary does not overlap with the original Alva Community Plan boundary, which included the one square mile around the downtown Alva area, nor does it overlap with the expanded Alva Community Plan boundary approved by the BCC in October 2009.

The attached, updated GOP's represent a renewed effort to achieve compatibility with the greater Alva Planning Community, as well as consistency with the community planning efforts of the Alva and Bayshore Planning Panels to the east and west, respectively.

Babcock Property Holdings, LLC have been active stakeholders in the North Olga Community planning process to date, and have provided written confirmation that they support their inclusion in the North Olga Community boundary.

COMMENT 2

The real issue I see is that this is a rural community. As a strength, it provides time and room for more in depth discussion of the community's future evolution. As a weakness, there is little public infrastructure to give some better framework for common understanding of this evolution. I think the Plan would benefit from including a date certain policy for an "other roadway" internal circulation plan/program for the community's travel patterns. Further, any discussion by which land uses change should be tied to this "other than roadway" travel, since for all practical purposes vehicle traffic dump onto CR 78 (or SR 31). Any new streets will do the same. Using CR 78 then as the non-motor vehicle route acts to reduce rather than promote internal circulation. The addition of the 8-foot path will make such travel safer, but longer. Interconnection between properties helps but again doesn't create routes. North Olga has an opportunity to add a policy describing the degree to which "Complete Streets" can be met, particular to the circumstances, before any county initiated program does the same thing.

RESPONSE 2

The revised GOP's do not include reference to increased densities, therefore the Panel has elected not to include an "other roadway" internal circulation plan/program for the community's travel patterns at this time.

SOLID WASTE DIVISION

No comments.

EMERGENCY MEDICAL SERVICES

COMMENT 1

This development will negatively impact our current response plan. Medic 11 will not be able to effectively handle this area. We will need to add an additional EMS station and staff to meet the COPCN requirements if this development is approved.

RESPONSE 1

The updated GOP's have removed any reference increased density or intensity within the North Olga Community boundary. No development is proposed as part of the Plan. Therefore, no additional EMS facilities or staff will be needed upon approval of the Plan.

DIVISION OF ENVIRONMENTAL SERVICES

COMMENT 1

Policy 36.1.2 – ES staff agrees with the intent of this policy but it could require impacts to high quality updated to keep low quality wetlands. ES staff suggests creating a standard that would give more

guidelines to preserving high quality uplands/wetlands versus impacting low quality uplands/wetlands.

RESPONSE 1

Please refer to the attached, updated GOP's. Policy 36.1.2 have been revised to indicate that clustering will preserve large, contiguous tracts of open space, including high quality uplands/wetlands and environmentally sensitive lands.

COMMENT 2

Policy 36.1.5 – What is the timeframe for the submittal? Does this include landscaping?

RESPONSE 2

Per the updated GOP's attached, Policy 36.1.5 has been revised to indicate that submittal of enhanced design and architectural standards will occur within 18 months of plan adoption. It is the Panel's intent to include landscaping standards.

COMMENT 3

Policy 36.2 – ES staff has no objections to this policy but Land Development Code will need to be created if the community desires stronger open space and enhanced buffer requirements.

RESPONSE 3

So noted.

COMMENT 4

Policy 36.2.3 – Clarify if the 50% open space is for all new developments or just new residential developments. Land Development Code must be created for the 50% open space requirement. What will the open space requirements be for projects 20 acres or less? Can the 50% open space include pools, recreation facilities or lakes?

RESPONSE 4

Please refer to the attached, revised GOP's. After consideration of Staff's comments and review of the Land Development Code, the Panel has elected to remove this policy and require all new developments to comply with existing code requirements.

COMMENT 5

Policy 36.2.4 – This policy could affect open space requirements. What will the open space requirements be for a mixed use project? Also, how can the density be increased greater than one unit per acre if not changing the land use (Rural 1 dwelling unit/1 acre, DRGR 1 dwelling unit/10 acre).

RESPONSE 5

As stated above, the policies have been updated to remove reference to densities that are inconsistent with the existing Future Land Use Designations within the Community. Additionally, any reference to mixed use developments has been removed as well.

COMMENT 6

Policy 36.2.5 – Land development code must be created for 50-foot rural buffer. Clarify the number of trees and shrubs required per 100 feet for the 50-foot rural buffer.

RESPONSE 6

Please refer to the attached, revised GOP's. After consideration of Staff's comments and review of the Land Development Code requirements, the Panel has elected to revise this policy to remove reference to the 50-foot rural buffer. Specific design standards, such as buffering requirements, will be addressed when the North Olga Community initiates enhanced Land Development Code standards, as noted in Policy 36.1.3 of the Plan.

COMMENT 7

Policy 36.3.5 – Land development code must be created for the 40% open space requirements. What will the open space requirements be for projects 20 acres or less?

RESPONSE 7

Policy 36.3.5 has been removed from the proposed GOP's.

COMMENT 8

Policy 36.3.6 – Should this policy include landscaping?

RESPONSE 8

The policy has been revised to include landscaping.

COMMENT 9

Policy 36.4.2 – Has Conservation 20/20 commented on this policy? ES staff has no objections to this policy.

RESPONSE 9

So noted. The policy has been updated to reflect comments received from Conservation 20/20.

COMMENT 10

How can the density be increased greater than one unit per acres if not changing the land use?

RESPONSE 10

As stated above, the policies have been updated to remove reference to densities that are inconsistent with the existing Future Land Use Designations within the Community.

COMMENT 10

Objective 36.7 and Policy 36.7.1 – Has Conservation 20/20 commented on this policy? These uses would need to be consistent with the management plans for 20/20 properties. Also, not all 20/20 properties allow public access.

RESPONSE 10

So noted. The policy has been updated to reflect comments received from Conservation 20/20.

COMMENT 11

Policy 36.7.2 – When and how will the open space master plan be created? This could become problematic at this stage. Will the connectivity be created when parcels are developed?

RESPONSE 11

Reference to the creation of an open space master plan has been removed from the proposed policy. The updated policy requests updates to the Lee County Master Greenway Plan to include key linkages within the North Olga Community boundary, as opposed to the creation of a new, community-specific open space plan.

COMMENT 12

Policy 36.7.3 – Has Conservation 20/20 commented on this policy? ES staff has no objections to this policy.

RESPONSE 12

The policy has been updated to reflect comments received from Conservation 20/20.

COMMENT 13

Policy 36.7.4 – Will this policy include single-family developments? What is meant by public access? Does this mean boat ramps, piers or board walks? Who will maintain this public access?

RESPONSE 13

This policy has been revised to encourage proposed Planned Developments adjacent to the Caloosahatchee River to provide public access to the River. The specific type of access is not specified in the policy to allow for design flexibility.

COMMENT 14

Policy 36.7.6 – ES staff does not understand the intent of this policy. ES staff suggest revising this policy because if the County does not own the land then there is no way for the County to provide the intent of the policy.

RESPONSE 14

This policy has been removed from the updated, attached GOP's.

COMMENT 15

Policy 36.8.1 – ES staff suggests revising the policy. Instead of using “and appropriate riverine buffer” revise the policy to state “and to require the appropriate natural waterway buffers during development”.

RESPONSE 15

So noted. Upon review of Staff's comments and the existing requirements of the Lee Plan and Land Development Code, the Panel elected to remove this policy from the Plan. It was determined that the policies and regulations currently in place provide adequate measures to protect the Caloosahatchee River from potential development impacts.

COMMENT 16

Policy 36.8.4 – ES staff has no objections to this policy but Land Development Code will need to be created if the community desires stronger indigenous preserve requirements. Need to provide standards for this policy.

RESPONSE 16

So noted. Specific standards will be provided at the time of Land Development Code amendments, as noted above.

COMMENT 17

Policy 36.8.5 – ES staff suggests revising the policy to require that the heritage tree be replaced on site and not allow for off-site replacement. What about the size/number of the replacement trees for the removal of heritage trees? Need to provide standards for this policy.

RESPONSE 17

The Panel has reviewed the current standards for preservation of heritage trees as outlined in Section 10-415(b)(1)(4) of the LDC and found these to be adequate in achieving the Community's goals. Therefore, Policy 36.8.5 has been removed from the attached, updated GOP's.

COMMENT 18

Policy 36.8.7 – Land Development Code must be created to require the 50-foot setback. Also the 50-foot setback should be required from on-site and off-site fire dependent vegetation/preserve lands. How can a project have greater density?

RESPONSE 18

All references to densities greater than one dwelling unit per acre has been removed from the policy. Per the attached, revised GOP's, the Panel has elected to remove this policy from the Plan and rely upon the existing Land Development Code standards regarding setbacks from fire-dependent vegetative communities.

PUBLIC WORKS DEPARTMENT

COMMENT 1

Public Works staff has reviewed the proposed plan amendment referenced above. Staff is unable to support Policies 36.4.2, 36.7.2, 36.7.3, 36.7.6, and 36.9.2 as drafted. If approved, these policies may result in financial commitments for which funding has neither been approved by the BoCC nor may be available.

RESPONSE 1

Please refer to the attached, updated GOP's. All of the above referenced policies have been revised to address staff comments, with the exception of 36.9.2. Policy 36.9.2 is standard language found in the Lee Plan to support various community planning efforts, such as North Fort Myers, Estero and North, Captiva Communities. Based on the previous adoption of this language, the North Olga Community has included it in the updated GOP's.

CONSERVATION 20/20

COMMENT 1

Soften the recreational component. Nature-based recreation is only one of three components of the Conservation 20/20 program; it cannot be maximized at the expense of natural resources

RESPONSE 1

So noted. The attached, updated GOP's are revised per this comment.

COMMENT 2

Prescribed burning is of critical importance to land managers and agriculture. The burn and smoke plan needs to be authored by those who understand the use of prescribed burn, not necessarily solely by the people on the community planning committee.

RESPONSE 2

Per recent discussions with Conservation 20/20 Staff, it is understood that the Community can proactively plan for burn management without the inclusion of this policy. Therefore, this policy has been removed from the attached GOP's.

COMMENT 3

Babcock Ranch Preserve and the owners are referred to incorrectly throughout the plan. The state owns the portion of Babcock Ranch Preserve in Charlotte County and Lee County owns the part in Lee County and it is called Bob Janes Preserve. While this is semantics it should be correct in the comp plan amendment.

RESPONSE 3

So noted. This correction has been made in the proposed GOP's, as well as throughout the body of the Plan.

COMMENT 4

The figures need updating. There are quite a few errors and updates that need to be made on the C20/20 lands.

RESPONSE 4

Figures throughout the Plan have been updated to correct errors.

LEE COUNTY UTILITIES

COMMENT 1

Could they be talking about on site water and or wastewater plants? That would not make sense from an environmental stand point.

RESPONSE 1

"Objective 36.6: Sewer and Water" has been removed from the proposed GOP's.

If you should have any questions or comments concerning this matter please do not hesitate to contact us.

Sincerely,



Alexis V. Crespo, AICP, LEED AP
Principal Planner

Cc: Matt Noble, AICP
Brandon Dunn
Dr. Dennis Van Roekel
Richard Pringle, Esq.

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 where appropriate and feasible, 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 36.2.2: Proposed Planned Developments 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.

Policy 36.2.3: 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.

NORTH OLGA COMMUNITY GOAL, OBJECTIVES & POLICIES
REVISED MARCH 2010

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.

NORTH OLGA COMMUNITY GOAL, OBJECTIVES & POLICIES
REVISED MARCH 2010

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.

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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28100 Bonita Grande Dr., Ste. 302
Bonita Springs, FL 34135
www.landplanningsolutions.us

Prepared By:



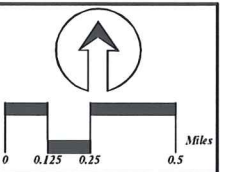
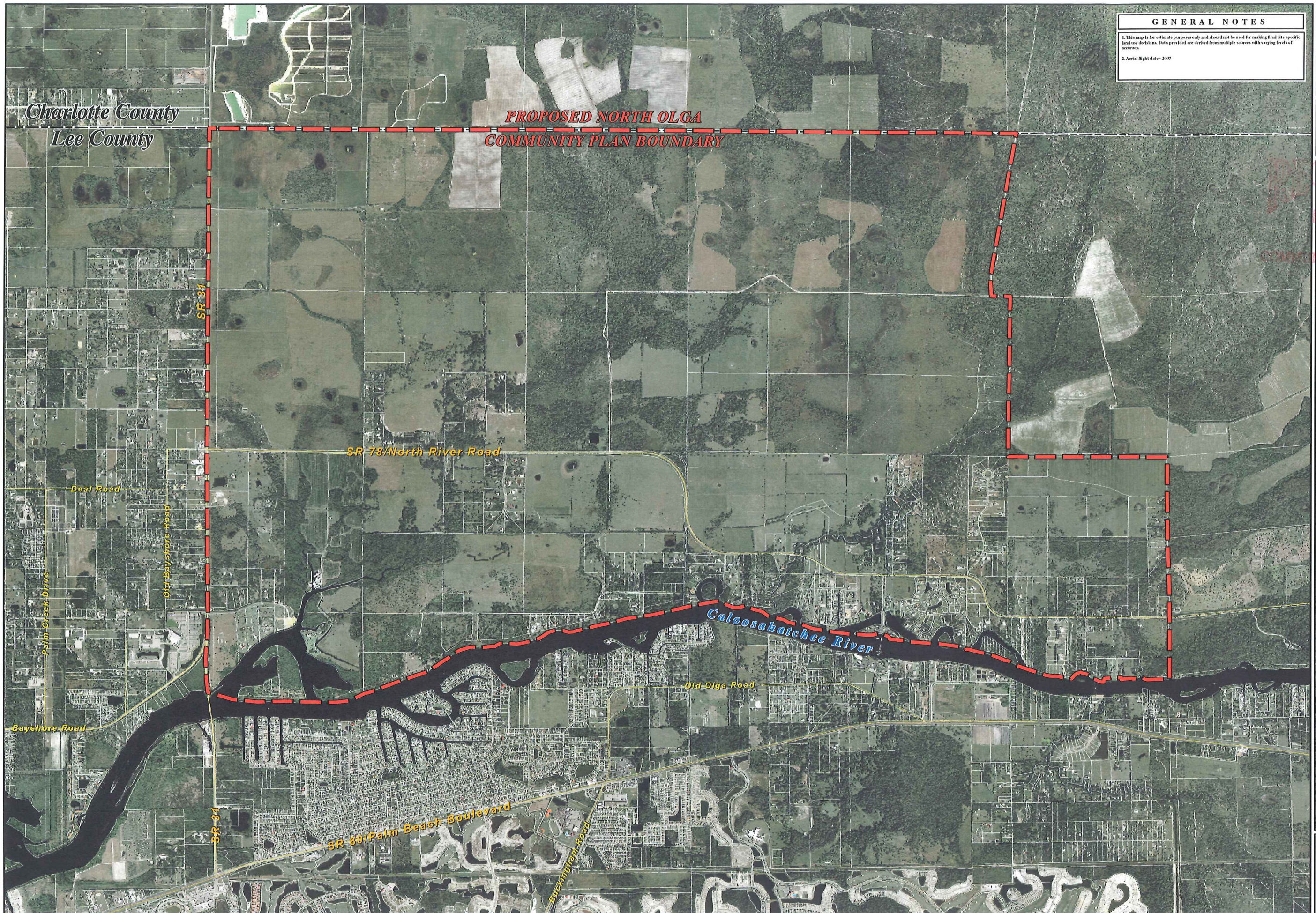
3960 Leonard Passage Court #203
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239 435 4204
DiveToThePoint@Comcast.Net

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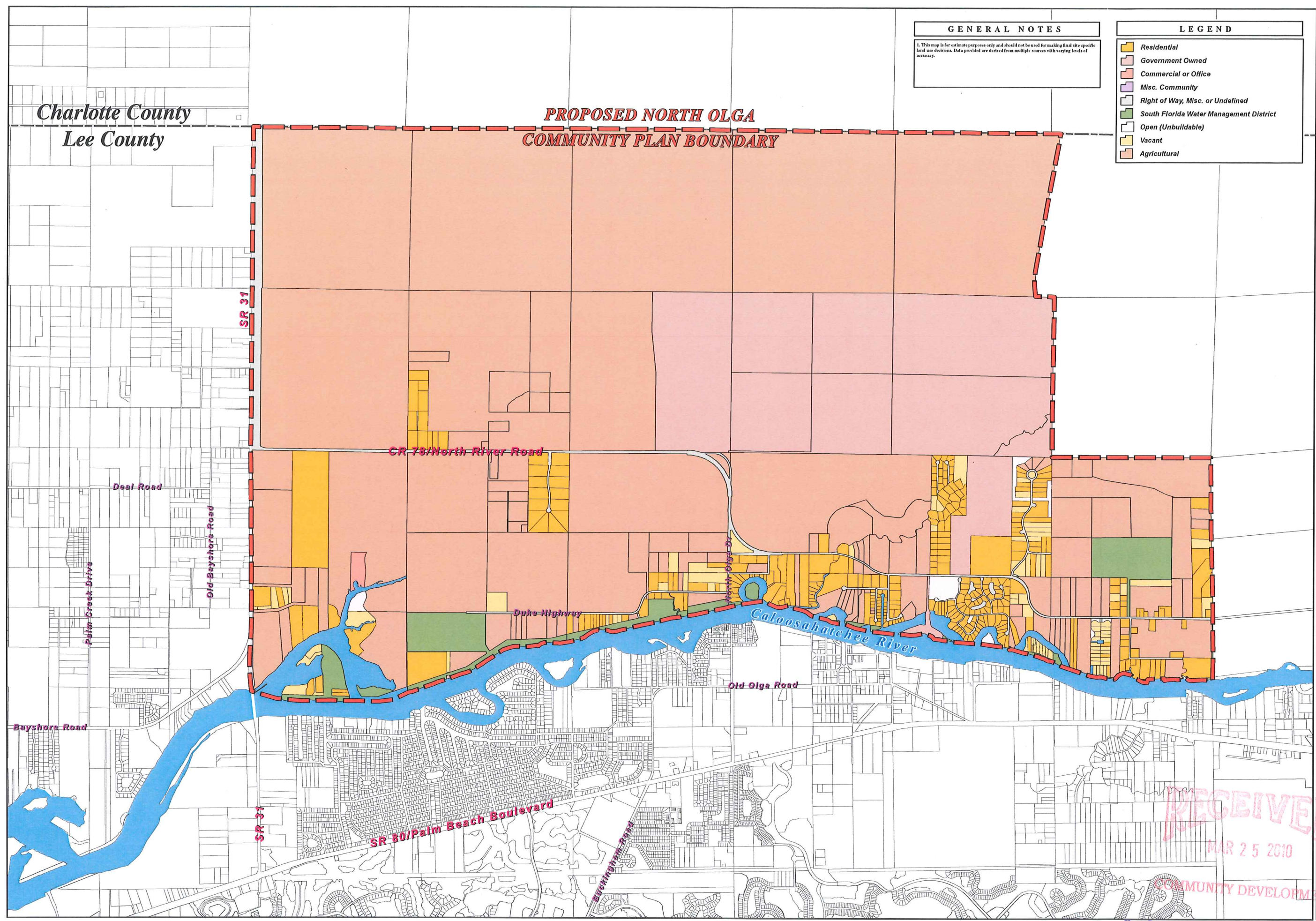
COMMUNITY DEVELOPMENT

AERIAL PHOTOGRAPH

Proposed North Olga Community Plan



CPA 2009-00002



GENERAL NOTES

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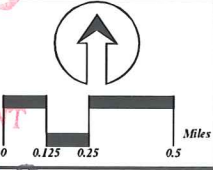
- LEGEND**
- Residential
 - Government Owned
 - Commercial or Office
 - Misc. Community
 - Right of Way, Misc. or Undefined
 - South Florida Water Management District
 - Open (Unbuildable)
 - Vacant
 - Agricultural

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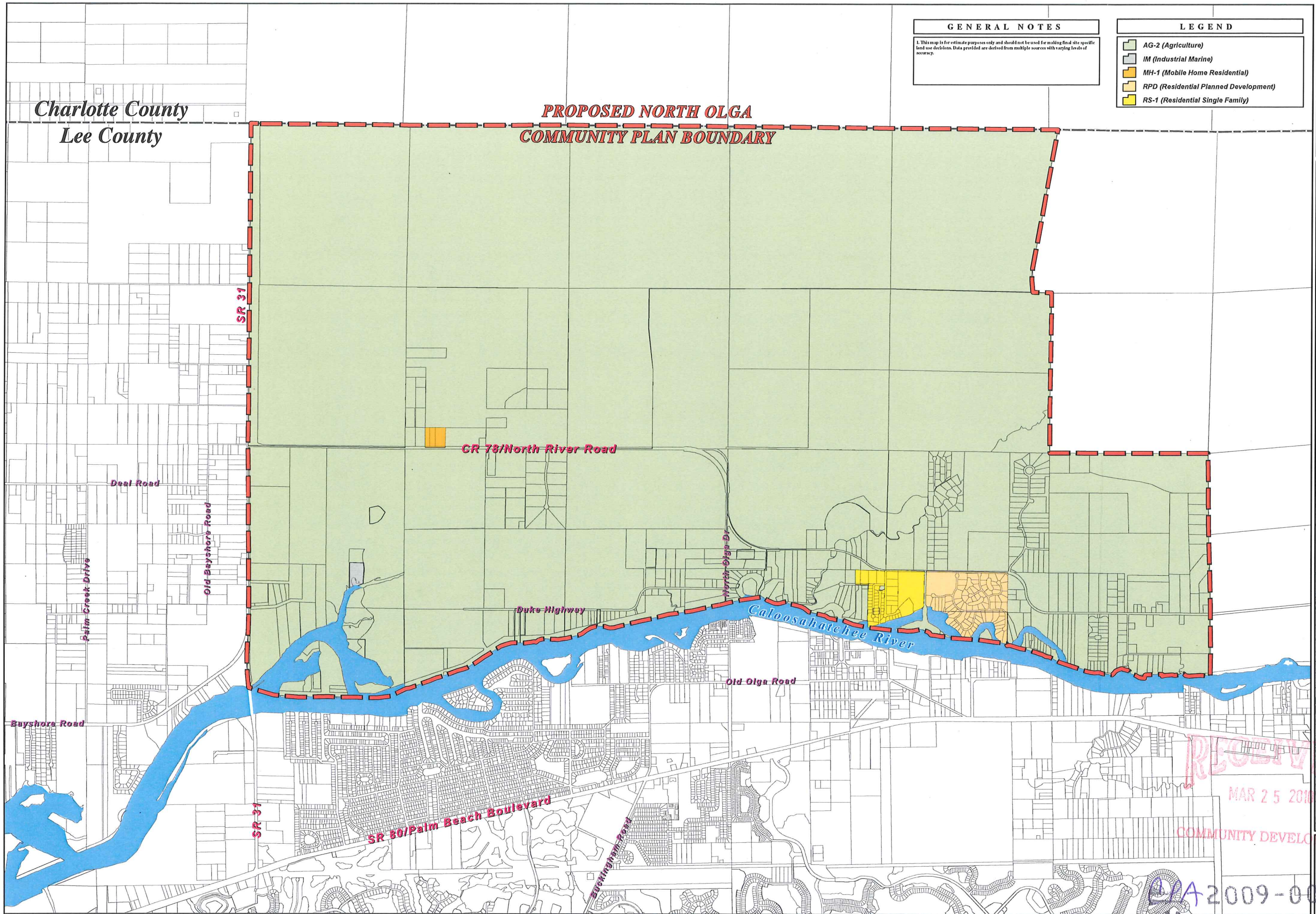
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Bonita Springs, Florida 34134
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EXISTING LAND USE
Proposed North Olga Community Plan

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

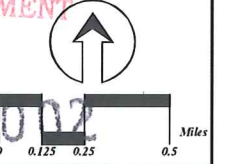
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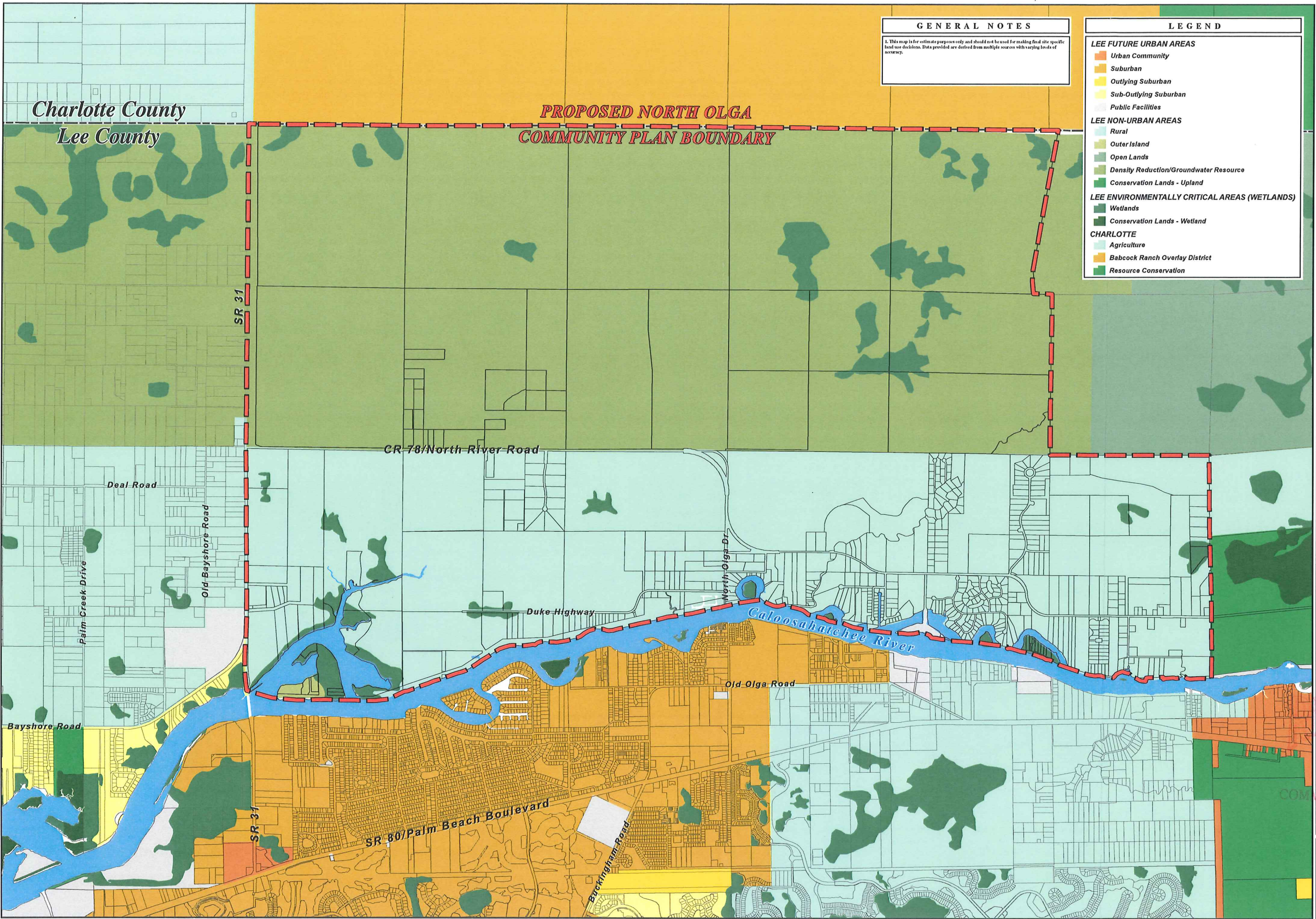
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ZONING MAP
Proposed North Olga Community Plan

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2009-00000



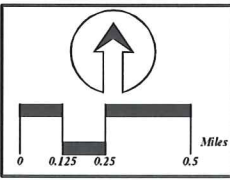


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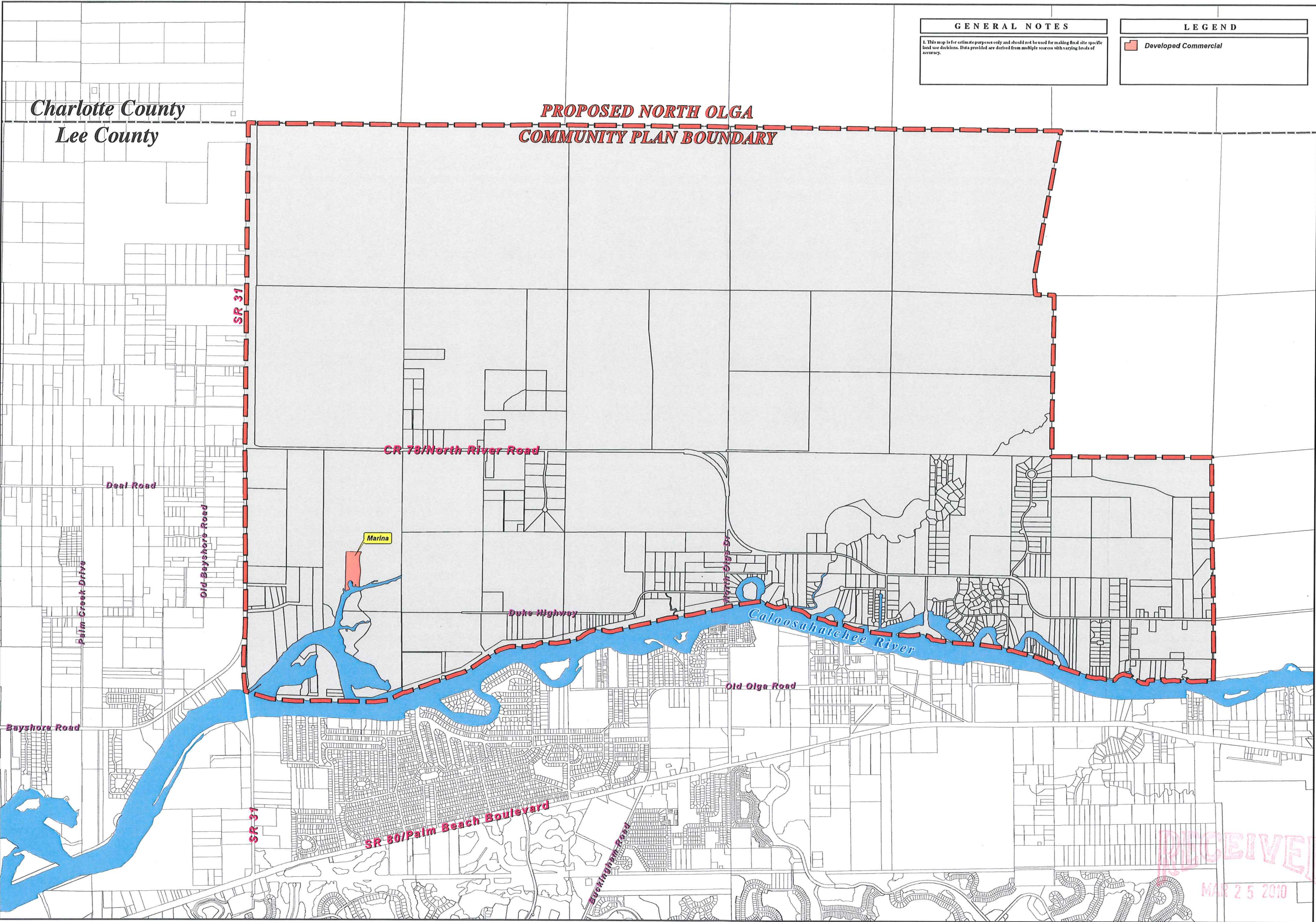
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Bonita Springs, Florida 34134
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DoverPlace@Comcast.Net

FUTURE LAND USE
Proposed North Olga Community Plan

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LEGEND

Developed Commercial

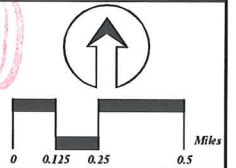
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GIS Solutions of Florida
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Bonita Springs, Florida 34134
239 405 4134
DivePlace@Comcast.Net

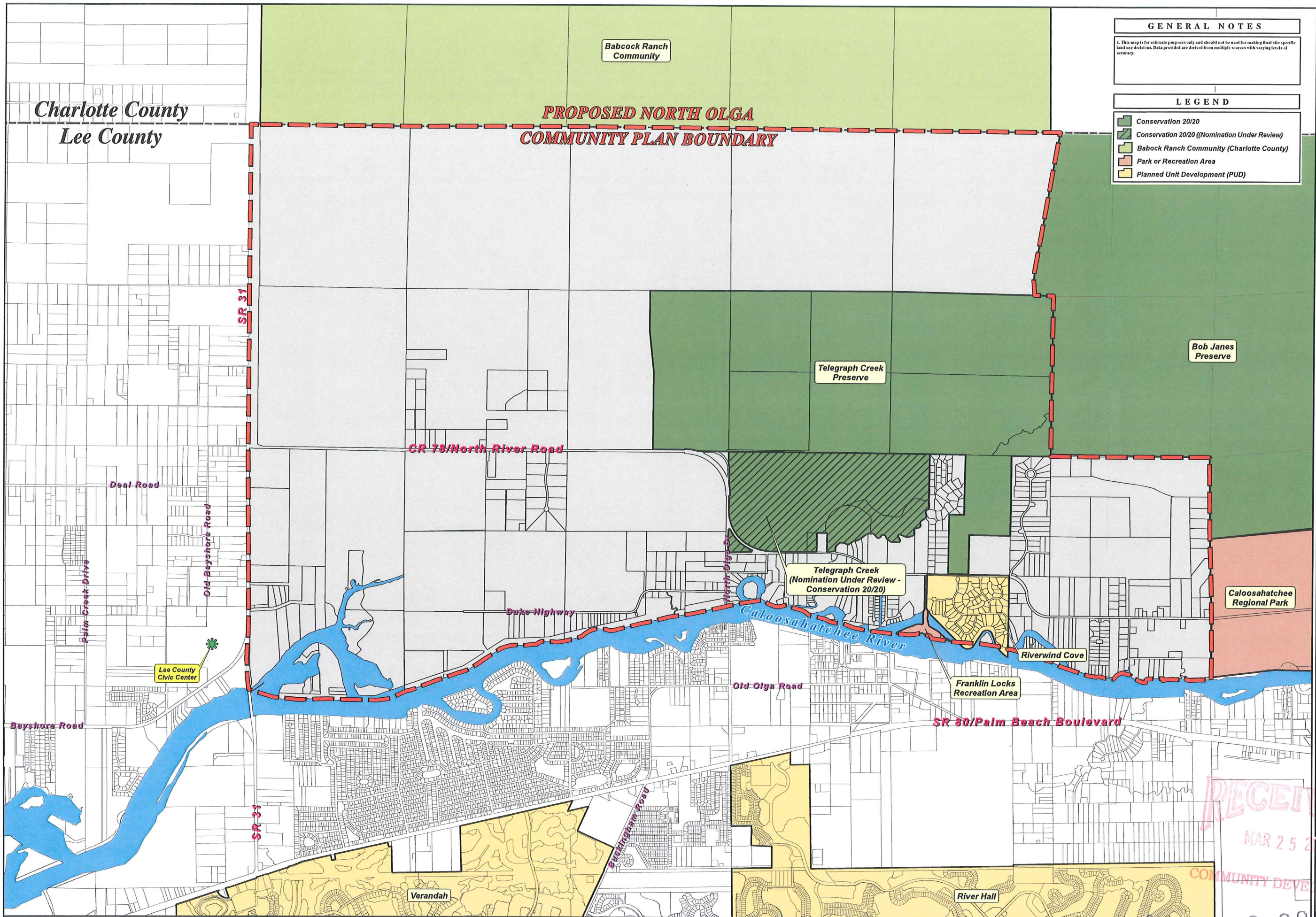
DEVELOPED COMMERCIAL

Proposed North Olga Community Plan

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COMMUNITY DEVELOPMENT
CRA 2000



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LEGEND

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

Prepared For:

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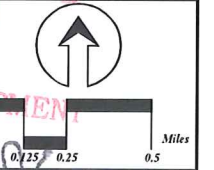
GIS Solutions of Florida

3060 Leeward Passage Court #203
Bonita Springs, Florida 34134
239-405-8104
Doris@GISofFlorida.com

CONTEXT MAP

Proposed North Olga Community Plan

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GENERAL NOTES

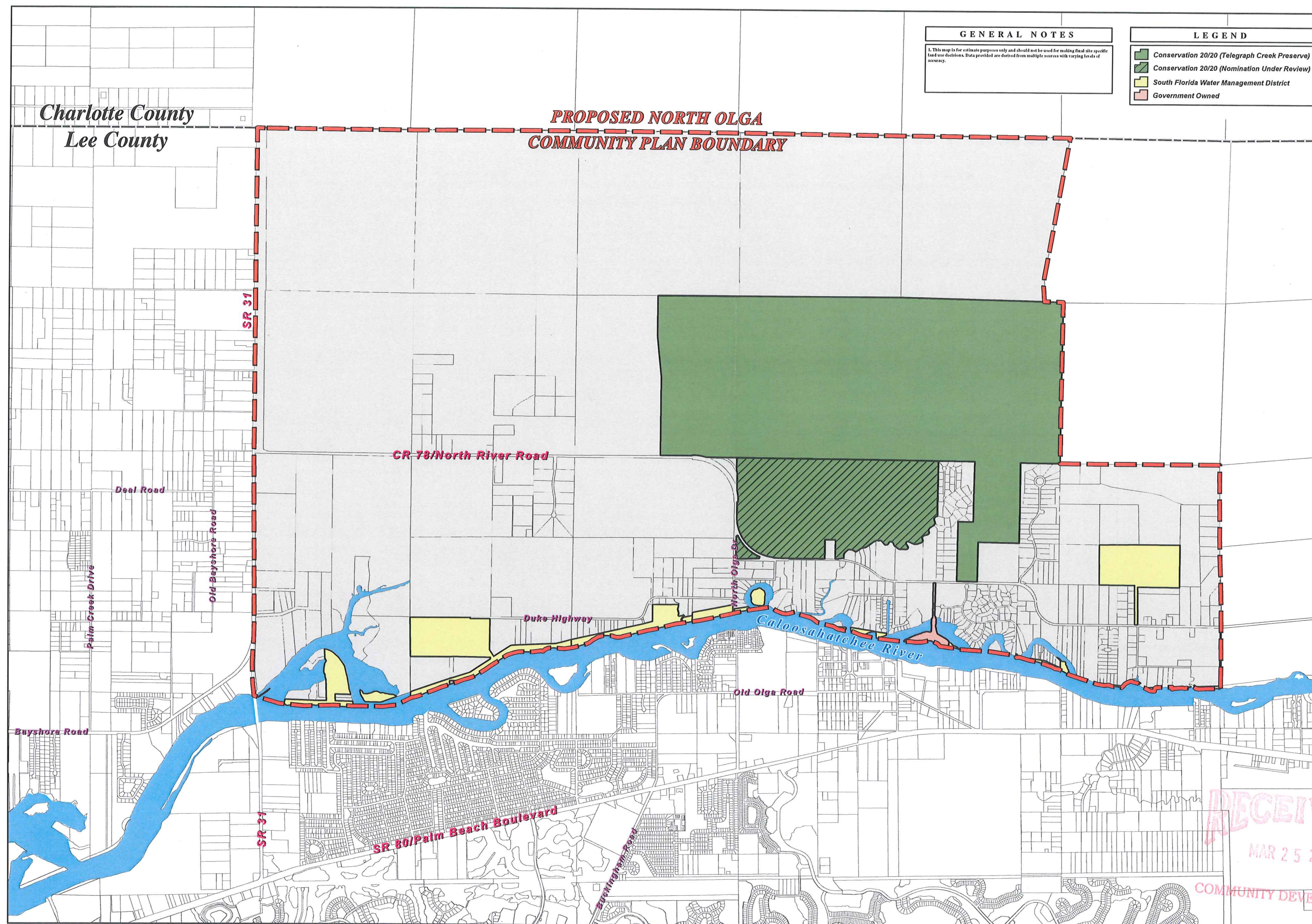
1. This map is for estimate purposes only and should not be used for making final site specific land use decisions. Data provided are derived from multiple sources with varying levels of accuracy.

LEGEND

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

Charlotte County
Lee County

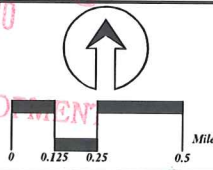
**PROPOSED NORTH OLGA
COMMUNITY PLAN BOUNDARY**



PUBLIC LAND
Proposed North Olga Community Plan

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COMMUNITY DEVELOPMENT



2009-00002

LEE COUNTY MPO 2030 LRTP Highway Element Map

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

0 1 2 4 6 8 Miles

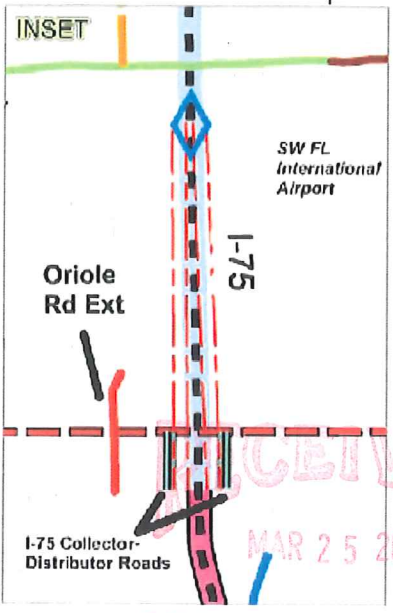
Created By: Brian V. Raimondo - July 31, 2007
Source: 2030 LRTP Highway Element
Modified: October 23, 2007

Proposed North Olga
Community Plan Boundary

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239 405 7983
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Bonita Springs, FL 34135
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Bonita Springs, Florida 34134
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2030 TRANSPORTATION PLAN Proposed North Olga Community Plan



COMMUNITY DEVELOPMENT
CPA
2009-000003

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.

PA 2009-00002

COMMUNITY DEVELOPMENT

MAR 25 2010

2010

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.

NORTH OLGA COMMUNITY OUTREACH PRINCIPLE RATING TALLY (MAY 26, 2009)

Principle #	RESPONDENTS RATING								RATING	
	1	2	3	4	5	6	7	8		
1. Vision and Identity	5	5	5	5	5	5	4	5	4.9	2
2. Manage Growth	5	5	4	5	5	5	4	5	4.8	3
3. Commercial Development	5	5	4	5	5	5	3	5	4.6	4
4. Economic Development	5	5	4	5	5	5	4	5	4.8	3
5. Residential Development	5	5	5	5	5	5	5	5	5.0	1
6. Open Space/Parks & Rec	5	5	3	5	5	4	3	5	4.4	5
7. Community Center/Focal Point	5	5	3	5	5	4	3	5	4.4	5
8. Quality of Life	5	5	4	5	5	5	4	5	4.8	3
9. Agriculture	3	5	2	2	3	3	3	3	3.0	10
10. Public Access to River	3	5	1	3	5	5	3	5	3.8	8
11. Environmental Priorities	5	5	2	3	5	2	3	3	3.5	9
12. Water & Sewer	5	5	1	3	4	3	5	5	3.9	7
13. Roads & Traffic	5	5	1	5	4	5	5	5	4.4	5
14. Enhanced Fire & Police	5	5	1	5	5	4	4	5	4.3	6
Other										
Underground Utilities on sizeable developments	5									

RATING	Principle #
1	Residential Development
2	Vision and Identity
3	Manage Growth
3	Economic Development
3	Quality of Life
4	Commercial Development
5	Open Space/Parks & Rec
5	Community Center/Focal Point
5	Roads & Traffic
6	Enhanced Fire & Police
7	Water & Sewer
8	Public Access to River
9	Environmental Priorities
10	Agriculture

PRINCIPLES ORGANIZED BY AVERAGE RATING

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. Armada	<i>Suzanne S. Armada</i>	19440 Armada Rd. Alva, FL. 33920	49 years	5.65
	Michael Hipp	<i>Michael Hipp</i>	14500 Hipp Ct. Alva, FL. 33920	3 1/2 yrs	10
	Robin Jones	<i>Robin Jones</i>	17681 Calusa Rd ALVA FL 33920	6 yrs.	2
	John Jones	<i>John Jones</i>	17681 Calusa Rd ALVA FL 33920	6 yrs.	2
	Paul E. Schmidt	<i>Paul E. Schmidt</i>	18181 Fichters Creek Ln 33920	26 y	12
	Rebecca Jo Schmidt	<i>Rebecca Jo Schmidt</i>	18181 Fichters Creek Ln 33920	26 y	12

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Joseph C English	Frank English	921 Glenn Ave Lehigh, R33872	30	25
Nick ARMEDA LATT	Nick Armada	19440 Armada Rd. 33920	58 yrs	565
ARMEDA	Latt Armada	19501 ARMEDA RD. ALVA FL 33920	39 YEARS	10
Deana Armada	Deana Armada	19501 Armada 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 Ln. ALVA FL 33920	12	5

① LPS

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
	Daniel Kreinbrink	<i>Daniel M Kreinbrink</i>	12100 N RIVER RD ALVA, FL 33920	14 yrs	40 acres
	Andrew Tilton	<i>Andrew Tilton</i>	18810 Serenada Court Alva, FL 33920	22 yrs	5 acres
	Richard Proffitt	<i>Richard Proffitt</i>	14350 Duke Hwy Alva FL. 33920	22	1 acre
→	KEITH CARY	<i>K. Keith Cary</i>	18931 SERENADA CT ALVA, FL 33920	15	5 acres
→	ROBERT CARY	<i>Robert Cary</i>	" "	15	5 acres
	Shelbie Mulling	<i>Shelbie G. Mulling</i>	14691 Duke Hwy ALVA, FL 33920	32	8 acres

14-43-26-00-00006.0000
14-43-26-01-00000.0370
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14-43-26-01-0000A.00CE
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9990 Coconut Rd.

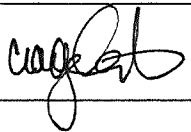
Bonita Springs, FL. 34135

6 yrs.	~1200
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**PETITION
TO LEE COUNTY BOARD OF COUNTY
COMMISSIONERS
FOR THE CREATION OF A
NORTH OLGA COMMUNITY PLAN**

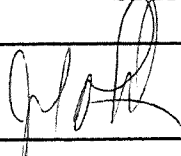

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#	NAME (print)	SIGNATURE	ADDRESS	YEARS IN BOUNDARY	ACRES
	Realmark Telegraph Creek 40 Craig Dearden		Access undetermined + 15551 N. River Rd. Alva, FL	3.5 yrs.	1/4 - 450

#4 - missing

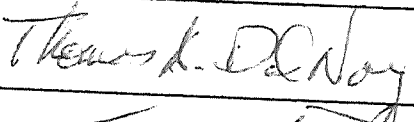


PETITION TO LEE COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE CREATION OF A NORTH OLGA COMMUNITY PLAN

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

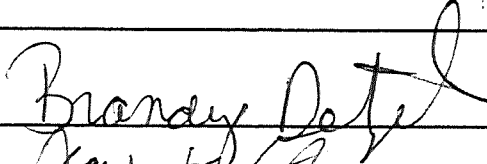
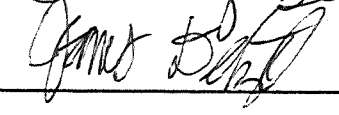
PETITION TO LEE COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE CREATION OF A NORTH OLGA COMMUNITY PLAN

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		18081 Riverchase ct.	5	2
	Tony Zielinski		18210 Riverchase ct.	14	4
	Bryan Sipes		18261 Telegraph Creek Ln.	6	1.25

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#	NAME (print)	SIGNATURE	ADDRESS	YEARS IN BOUNDARY	ACRES
	Brandy Detzel		18180 Traverse Dr.	32 yrs.	2.25
	James Detzel		18180 Traverse Drive	4 yrs.	2.25

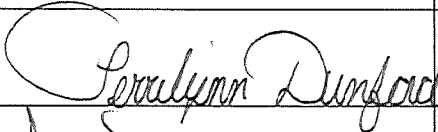
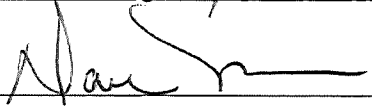
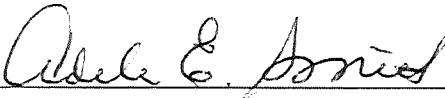
PETITION

TO LEE COUNTY BOARD OF COUNTY COMMISSIONERS

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

PETITION

TO LEE COUNTY BOARD OF COUNTY COMMISSIONERS

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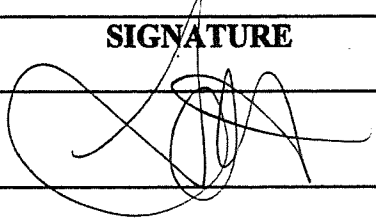
#	NAME (print)	SIGNATURE	ADDRESS	YEARS IN BOUNDARY	ACRES
1	P. Prescott	<i>P. Prescott</i>	15090 N OLGA RD	8	5
2	T.E. Mulling	<i>Thomas E. Mulling</i>	14691 Duke Hy	30	8
3	Glen O. Cary	<i>Glen O. Cary</i>	18451 N. OLGA DR	Myself 30 Family 99	600
4	Nick ARMEDA	<i>Nick Armada</i>	19440 ARMEDA RD	58 yrs	565
5	MARY POVIA	<i>Mary Povia</i>	14500 N. RIVER Rd.		312
6	DEBRA VANROEKEL	<i>Debra VanRoekel</i>	18321 N Olga Rd	33	17 1/2

16-43-26-00-00001.0000

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

PETITION
TO LEE COUNTY BOARD OF COUNTY COMMISSIONERS
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#	NAME (print)	SIGNATURE	ADDRESS	YEARS IN BOUNDARY	ACRES
	Tonya Hampton		18900 Serenoa Ct Alva FL 33420	1	5.5

#9
VanRocke

North Olga Community Plan Petition
June 2009

07-10-'09 10:39 FROM-

PETITION

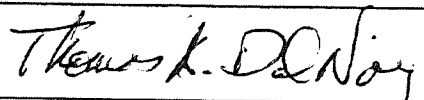



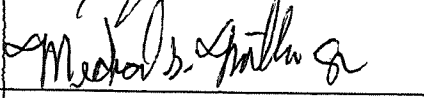
TO LEE COUNTY BOARD OF COUNTY COMMISSIONERS

FOR THE CREATION OF A

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Copy

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#	NAME (print)	SIGNATURE	ADDRESS	YEARS IN BOUNDARY	ACRES
	Tom & Cathy Delnay		18081 Riverchase Ct.	5	2
	Tony Zielinski		18210 Riverchase Ct.	14	4
	Bryan Sipes		18261 TELEGRAPH CREEK LN.	6	1.25
	Jeff Williams		18090 W. Olga Dr. Alva FL 33520	6	1.5
	Mike Millarsp		18430 HICKORY ST LANE ALVA FL 33900	30	3

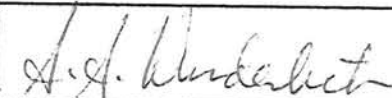

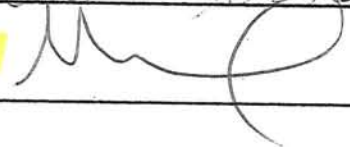
New

Yes

T-012 P002/005 F-044

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
	SUSAN WUNDERLICH		15500 N RIVER RD ALVA, FL 33920	3	5
	Adelle S. R.		Alva 33920 18140 Riverchase Ct.	1 1/2	3/4
	Gregory Shepard		18690 Telegraph Creek	14	2

14-43-26-00-00003.0140


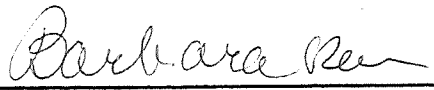
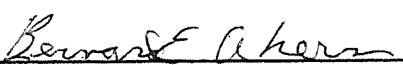
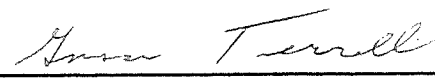
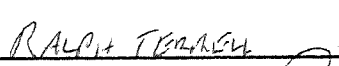
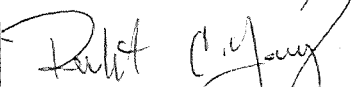
PETITION

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#	NAME (print)	SIGNATURE	ADDRESS	YEARS IN BOUNDARY	ACRES
	R.L. Smart		18831 RIVER ESTATES LN ALVA FL 33920		
	B Roessner		116090 Oak Grove Ct.	10	1
	B.E. Ahern		17221 IV RIVER RD	44 yrs	55
	Ann Terrell		15 th 200 Terrell Dr. ^{Alva} FL 33920	57 years	2
	Ralph Terrell		15700 TERRELL DR ALVA FLA 33920	3 YEARS	2
	Robert C. Young		15170 TERRELL DR ALVA 33920	10 years	1

[illegible]

PETITION
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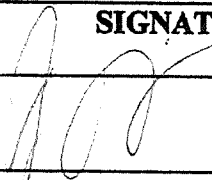
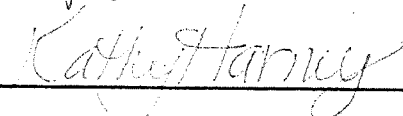

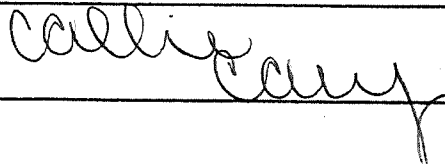
#	NAME (print)	SIGNATURE	ADDRESS	YEARS IN BOUNDARY	ACRESS
	R.L. Smart		18831 RIVER ESTATES LN ALVA FL 33920		
	B Roessner		116690 Oak Grove Ct.	10	1

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#	NAME (print)	SIGNATURE	ADDRESS	YEARS IN BOUNDARY	ACRES
	HARNEY RAYMOND HARNEY		2745 1ST ST #134 FORT MYERS FL 33916	30	25
	KATHY HARNEY		"	"	"
	NATHAN MILLER		2388 AVENUE C CT OLDSMAR FL 34677	40	500 ^{80%}
	Callie Cary		18471 N. Olga DR. ALBA, FL 33920	20	5

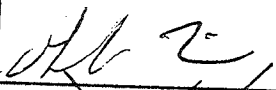
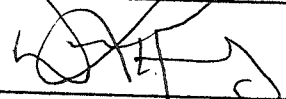
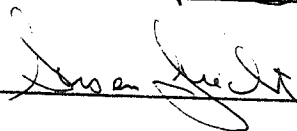
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#	NAME (print)	SIGNATURE	ADDRESS	YEARS IN BOUNDARY	ACRESS
	Glenn Fichter	<i>Glenn Fichter</i>	PO Box 575 (18050 Lyndhurst Lane) Alva FL 33920	35	2.5A 5A
	Jan Fifer	<i>Jan Fifer</i>	16980 Riverboat Bend	2 1/2	5
	Magda Wiese	<i>Magda Wiese</i>	18081 Interochen Ln. Alva, FL 33920	9	6

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#	NAME (print)	SIGNATURE	ADDRESS	YEARS IN BOUNDARY	ACRESS
	Glenn Fichter		PO Box 575 (18050 Lyndhurst Lane) Alva 33920	35	2.5A 5A
→	Dennis Krug		18671 S. River Rd Alva 33920	2	3.0A
→	Susan Wecht		18671 S. River Rd Alva 33920	2	3

PETITION

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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	143rd Duke Highway	20 years	1.0
	DARLEEN MORRIS	Darleen Morris	16990 RIVER BOAT BEACH ALVA	7 YRS.	2.5
	Sarah Beckwith	Sarah Beckwith	18621 SR 31 N. FT. MYERS FL	1.5	2.1

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NO. 4510 1. 2

SEP. 30. 1944 8:52 AM




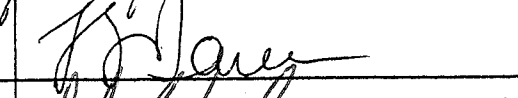

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#	NAME (print)	SIGNATURE	ADDRESS	YEARS IN BOUNDARY	ACRESS
	Ernie Powell		16951 River Estate CT Alva FL 33928	9	2.0
	Geza Wisselberg		18641 Telegraph Creek Lane Alva FL 33920	4	1.6
	Robert AHERN		17091 N RIVER RD Alva FL	58	10.
	LARRY BAYEN		18010 Villa del Rio Dr	9	27
	Gail Hertling		18291 N. OLGA DRIVE	30	3



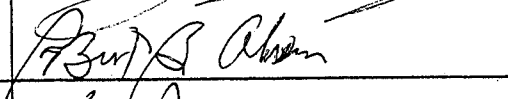
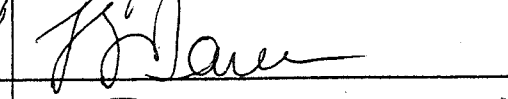
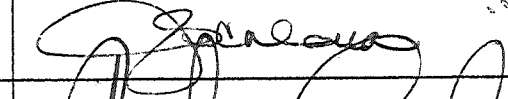


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#	NAME (print)	SIGNATURE	ADDRESS	YEARS IN BOUNDARY	ACRES
	Ennis Powell		16951 River Estate LT Alva FL 33928	9	2.0
	Geza Weissert-Catlin		18641 Telegraph Creek Lane Alva FL 33920	4	1.6
	Robert AHERN		17091 N RIVER RD Alva FL	58	10.
	LARRY BAUGH		18010 Villa del Rio Dr	9	27
	Jennifer Scalora			4	1.5
	Anthony Scalora			4	1.5

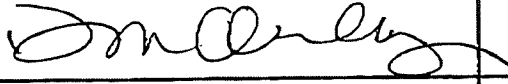
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#	NAME (print)	SIGNATURE	ADDRESS	YEARS IN BOUNDARY	ACRES
	Tim Corkhill				
	DEBBIE McCauley		14941 DUKE Hwy ALVA 33920	17 yrs	2

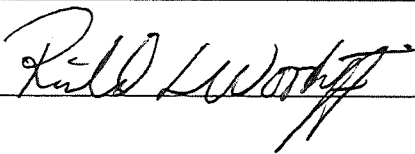
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#	NAME (print)	SIGNATURE	ADDRESS	# OF YEARS OWNED	ACRES
	Richard Woodenff		16450 Oakview Circle Apt. 1	10	1.75

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

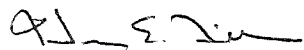
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#	NAME (print)	SIGNATURE	ADDRESS	YEARS IN BOUNDARY	ACRES
[SANDRA KAY BARBER	Sandra Kay Barber	16631 N. River Rd.	4	40
[ROBERT S. BARBER	R. S. Barber	16631 N. River Rd.	4	40
	KIMBERLY MANNING	Kimberly Manning	16730 OAK GROVE CT.	5	1.6
	KOLIN MANNING	[Signature]	16730 OAK GROVE CT	5	1.6

→ 14-43-26-00-00006.0000

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#	NAME (print)	SIGNATURE	ADDRESS	YEARS IN BOUNDARY	ACRESS
	Henry E. Fichter		17781 N. River Rd. Alva, FL 33920	30 yr	10

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#	NAME (print)	SIGNATURE	ADDRESS	# OF YEARS OWNED	ACRES
	GERTRUDE NOACK	<i>Gertrude Noack</i>	DUKE HWY + NORTH OLGA ROAD	25+	10±
<i>New</i>	CARLA BONICK	<i>Carla Bonick</i>	14600 Duke Hwy	18	1

To: Alexis

Fax
226-0094

PETITION
TO LEE COUNTY BOARD OF COUNTY COMMISSIONERS
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#	NAME (print)	SIGNATURE	ADDRESS	# OF YEARS OWNED	ACRES
	GERTRUDE NOACK	<i>Gertrude Noack</i>	DUKE HWY + NORTH OLGA ROAD	25	10±
(New)	CARLA RONCO	<i>Carla Ronco</i>	14600 Duke Hwy	18	1

To: Alexis

Fax
226-0094

**PROPOSED NORTH OLGA
COMMUNITY PLAN BOUNDARY**

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

Conservation 20/20

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

Caloosahatchee River

SR 80/Palm Beach Boulevard

CR 78/North River Road







SR 31

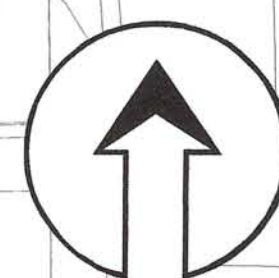
**Charlotte County
Lee County**

GENERAL NOTES

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

LEGEND

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



Prepared By:
 **GIS Solutions**
of Florida
3960 Leeward Passage Court #203
Bonita Springs, Florida 34134
239-405-4204
DavePlace@Comcast.Net

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

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