



**LEE COUNTY**  
SOUTHWEST FLORIDA

**BOARD OF COUNTY COMMISSIONERS**

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January 6, 2010

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Examiner

Ms. Allison D. Megrath, AICP  
Land Planning Solutions, Inc  
28100 Bonita Grande Drive, Suite 302  
Bonita Springs, FL 34135  
RE: North Olga Community Plan Sufficiency Review

Dear Ms. Megrath:

Lee County Staff has reviewed the proposed amendment to the Lee County Comprehensive Plan to incorporate a Community Plan for the North Olga Planning Community. The Community Plan was reviewed for sufficiency based on the requirements of Administrative Code 13-3, which is applicable to Community Planning. Provided for your convenience are some observations concerning the North Olga Community Plan. As part of the review process, Lee County Planning staff distributed the application and supplemental materials to interested Departments and Divisions within Lee County government. These responses have been incorporated into this review and are also included as attachments to this letter. Please note that additional substantive comments will be forthcoming during subsequent reviews.

**Sufficiency Comments Based on the Requirements of Administrative Code 13-3 for Community Planning Efforts.**

**Section 6. Minimum Community Plan Requirements.**

6.1. The Community Panel's suggested additions or revisions to the Lee Plan must be based on sufficient data and analysis to support the proposed amendments. Original data collection by the Community Panel to support the vision and unique character of a community is encouraged but not required.

6.3. The Community Panel's suggested additions or revisions to the Lee Plan must be based on resident and seasonal population estimates and projections. Resident and seasonal population estimates and projections must be those provided by the Planning Division, or can be generated by the Community Panel. If the local Community Panel chooses to base its community plan on its own projections, a detailed description of the rationale for this choice must be included in the Plan.

INSUFFICIENT: 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.

6.2. Where data augmentation, updates, or special studies or surveys are deemed necessary by the Community Panel, appropriate methodologies must be clearly described or referenced and must meet professionally accepted standards for those methodologies.

INSUFFICIENT: 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 36.5.2). However, there are no methodologies identified for the completion of these plans.

6.4. If a community plan includes suggested new Capital Expenditures or mandates County actions that will require additional or new public expenditure, the community plan must identify the funding source to achieve these expenditures.

INSUFFICIENT: 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 SR31; 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.

#### Section 7. Submittal Requirements:

7.3. All maps included in the community plan must include major natural and man-made geographic features, and city and county lines, when applicable, and must contain a legend indicating a north arrow, map scale, and date.

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

7.4. As part of any proposed Comprehensive Plan Amendment, the Community Panel must provide a written summary on the extent of citizen participation in the planning effort. At a minimum, the citizen participation report must include the following information:

- a. Details of methods the Community Panel used to notify and involve the public. The dates, location, and attendance of all meetings and workshops where citizens were invited to discuss the planning effort;
- b. Copies of all published and posted notices for meetings. A copy of the letters used for mailings, as well as the dates the letters were mailed and numbers of intended recipients. Copies of newspaper articles and newsletters discussing the community planning efforts;
- c. Copies of all Agency minutes for all meetings and workshops.

INSUFFICIENT: The dates of the publications are not evident on the copies of the public notice that was provided, nor is this 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 the AC13-3.

INSUFFICIENT: 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.

### **General Comments or Concerns about the Proposed Community Plan**

Staff is concerned that the proposed goals, objectives, and policies of North Olga Community Plan could create an expectation that increased densities and commercial uses are desirable in this area of the County. This would be a departure from the current intent of the Lee Plan. The Lee Plan was created on the premise of urban service boundaries. The Plan states that “the growth patterns of the county will continue to be dictated by a Future Land Use map that will not change dramatically during the time frame of this plan.” Chapter One of the Lee Plan, the Vision Statement, conveys the desire for a clear distinction of urban and non-urban areas within Lee County. In the Vision Statement the Lee Plan states that “The county will attempt to maintain the clear distinction between urban and rural areas that characterizes this plan. Its success will depend on two things: the continuing viability of agricultural uses and the amount of publicly-owned land in outlying areas.”

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 predominate 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 uses 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.

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 or measurement that could be used to established 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 Planning Community boundary favor the creation of this plan? There should be a consensus among all residents about the common concerns and how these should be addressed.

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.

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?

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.

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?

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.

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.

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.

Please note that the 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.

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 appropriate cross references.

We look forward to working cooperatively with you on this proposed Comprehensive Plan Amendment. If you have any additional questions, please contact Mr. Brandon Dunn or Mr. Matt Noble of my staff at 533-8585.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT



PAUL O'CONNOR, AICP  
Director, Division of Planning

cc: Dr. Dennis Van Roekel, Chairperson, North Olga Community Planning Panel  
Richard Pringle Esq., Strayhorn & Strayhorn  
Alexis Crespo, Senior Planner, Land Planning Solutions  
Donna Marie Collins, County Attorney's Office  
John Fredyma, County Attorney's Office

**Wegis, Howard**

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**From:** Osterhout, Thom  
**Sent:** Wednesday, November 25, 2009 12:32 PM  
**To:** Wegis, Howard  
**Subject:** RE: 2009/2010 Lee Plan Regular Amendment Cycle (CPA2009-00002)

Could they talking about on site water and or wastewater plants? That would not make sense from an environmental standpoint though . Do you think w should talk to Matt?

Thom

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**From:** Wegis, Howard  
**Sent:** Wednesday, November 25, 2009 8:11 AM  
**To:** Osterhout, Thom  
**Subject:** FW: 2009/2010 Lee Plan Regular Amendment Cycle (CPA2009-00002)

Thom,  
In reviewing the proposed comp plan amendment for the North Olga Community Plan (link provided below), I saw the following:

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

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

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

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

I am not too sure they can say what they are saying in Policy 36.6.3, your thoughts?

Howard S. Wegis  
Staff Engineer  
Lee County Utilities  
P.O. Box 398  
Fort Myers, FL 33901  
Phone#: (239) 533-8163  
Fax#: (239) 485-8385

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**From:** Dunn, Brandon  
**Sent:** Monday, November 16, 2009 9:07 AM  
**To:** Bill Horner, Lee County Port Authority; Bill Lombardo, Fire Chief South Trail; Bill Van Helden, Fire Chief Cape Coral; Bud Elliott, Fire Chief Iona McGregor; Campbell, Gerald; Charles Barry, Fire Chief Useppa Island; Collins, Donna Marie; Daltry, Wayne; Danny Duncan, Fire Chief Sanibel; David Bradley, Fire Chief Matlacha; David Duncan, Fire Chief Fort Myers Shores; David Edmonds, Fire Chief Boca Grande; Dawn Gordon, Lee County School Board; Dickerson, Kim (Mary); Donald Adams Sr, Fire Chief Lehigh Acres; Eckenrode, Peter; Ed Howell, Fire Chief Port Authority; Griffith, Douglas; Hock, Donna M.; Horsting, Michael; Houck, Pamela; Jay Halverson, Fire Chief Captiva; Joey Tiner, Fire Chief Alva; Johnson, Frederic; Ken Dobson, Fire Chief Fort Myers; Kevin Ferrell, Sheriffs Office; Larry Nisbet, Fire Chief Bayshore; Lavender, James; Lis, Carol; Loveland, David; Manzo, Barbara; Meurer, Douglas; Mike Becker, Fire Chief Fort Myers Beach; Miller, Janet; Moore, James; Myers, Steve; Natale Ippolito, Fire Chief San Carlos Park; Newman, William; Ottolini, Roland; P. H. Kinsey Jr, Fire Chief Bonita Springs; Paul

DeArmond, Fire Chief Tice; Pavese, Michael; Price, Robert; Richard Pepper, Fire Chief Upper Captiva; Roberts, Rickey; Sajgo, Gloria; Sampson, Lindsey; Scott Vanderbrook, Fire Chief Estero; Stewart, Robert; Sweigert, Rebecca; Terry Pye, Fire Chief North Fort Myers; Wegis, Howard; Wilson, John; Zettel, Mary  
**Cc:** O Connor, Paul; Noble, Matthew; Burris, Richard; Blackwell, Peter  
**Subject:** 2009/2010 Lee Plan Regular Amendment Cycle (CPA2009-00002)

Planning staff is asking for your help in review of the above referenced proposed amendment to the Lee Plan.

The referenced CPA2009-00002 is a proposed privately initiated Lee County Comprehensive Plan amendment, titled by the Applicant as The North Olga Community Plan.

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

This proposal is not proposing any changes to the County FLUM.

Please review the proposal for CPA2009-00002 (a link is provided below), and provide comments concerning how the proposed amendment will affect your budget, operations, or other responsibilities that your agency/department is concerned with. Comments should be provided no later than December 7, 2009

<http://www3.leegov.com/dcd3/PlanAmendments/PA2009-2010/CPA200902A1.pdf> (Application)  
<http://www3.leegov.com/dcd3/PlanAmendments/PA2009-2010/CPA200902A2.pdf> (Backup Materials)

*Brandon D Dunn*

Development Review Representative  
[bdunn@leegov.com](mailto:bdunn@leegov.com)  
239.533.8585 ext. 48809





Lee County Parks and Recreation  
3410 Palm Beach Blvd.  
Ft. Myers, Fl. 33916  
Phone (239) 461-7400  
Fax (239) 461-7450



## Memorandum

**To:** Brandon Dunn, Planner  
**From:** Cathy Olson, Conservation 20/20 Senior Supervisor  
**Date:** December 28, 2009  
**Subject:** North Olga Community Plan, CPA2009-00002

RECEIVED  
DEC 29 2009

COMMUNITY DEVELOPMENT

Thank you for providing me with a copy of the North Olga Community Plan to review. I have reviewed the document and have the following editorial suggestions and concerns relative to the Conservation 20/20 program.

- The first map (no page number) in the Executive summary needs to be updated. Some of the data are outdated and the Conservation 20/20 preserve should be labeled "Telegraph Creek Preserve".
- Page 11, 1.1 (and throughout the document) says the eastern boundary is Babcock Preserve. The Lee County portion of the Babcock Ranch Preserve has been renamed Bob Janes Preserve. Please note that all of the Babcock Ranch Preserve within Lee County is owned by Lee County (not the state) and is called Bob Janes Preserve.
- Page 22, 1.6: "state owned Babcock Lands" The state of Florida owns the portion of Babcock Ranch Preserve within Charlotte County and Lee County owns the portion of Babcock Ranch Preserve in Lee County (called Bob Janes Preserve). Recreational opportunities will be provided on the entire preserve in accordance with the Babcock Ranch Preserve Management Plan and Babcock Ranch Recreation Master Plan.
- Page 23, 1.8 Conservation 20/20: The two additional nominations should be updated.
- Page 31, Figure 2.3: I am concerned that "environmental priorities" is near the bottom of the list; that runs counter to the Conservation 20/20 program.
- Page 43, Economic Development: Please note that Conservation 20/20 preserves are managed in accordance with Land Stewardship Plans which balances resource protection and nature based recreation.
- Page 45, "state-owned Babcock Ranch" Please note that all of the Babcock Ranch Preserve within Lee County is owned by Lee County (not the state) and is called Bob Janes Preserve.
- Page 47, Goal 36: replace "county-owned Babcock lands" with "county-owned Bob Janes Preserve"
- Page 49, Policy 36.4.2: All nature based recreation will be balanced with the protection of the natural resources on Conservation 20/20 preserves, thus recreation cannot be maximized. Please soften the word maximize or it runs counter to the Conservation

20/20 program. All recreation will be balanced with the natural resources and addressed in a land stewardship plan.

- Page 51, 36.71 This Objective needs to be softened. Recreational opportunities may not be the highest and best use for Conservation 20/20 lands. Listed species protection, wetland mitigation etc. may be the best use of the land. These sometimes competing items are addressed and balanced within the land stewardship plans.
- Page 59, Policy 36.4.2 All nature based recreation will be balanced with the protection of the natural resources on Conservation 20/20 preserves, thus recreation cannot be maximized. Please soften the word maximize or it runs counter to the Conservation 20/20 program. All nature based recreation will be balanced with the natural resources and addressed in a land stewardship plan. Public meetings are provided during the development of the Land Stewardship Plans for members of the public to provide their input.
- Objective 36.7: It may not always be appropriate to increase public access on Conservation 20/20 land. Please soften and correct “Babcock Ranch”.
- Page 63, Objective 36.7.3: Nature based recreation may not be appropriate for all Conservation 20/20 preserves. Please soften.
- Page 62, 36.7.1 “State owned Babcock Preserve” The portion of Babcock Ranch Preserve in Charlotte County is owned by the state, while the portion of the preserve in Lee County is owned by Lee County and is called Bob Janes Preserve.
- Page 65, 36.8.6 The prescribed fire and smoke management plan is paramount to be able to manage conservation areas and agricultural lands. Land managers, agriculturists and the staff from the Division of Forestry should be able to assist in crafting the plan or at the very least be able to review and comment on the plan.
- Appendices 1 and 3 have errors. Conservation 20/20 staff will be happy to work with the applicant in order to update and correct the figures.

cc: Barbara Manzo, Parks and Recreation Director  
Roger Clark, Parks and Recreation Manager  
Fred Johnson, Parks and Recreation Manager  
Mike Pavese, Principal Planner  
Brad Browning, Senior Environmental Planner

## Dunn, Brandon

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**From:** Olson, Cathy  
**Sent:** Monday, December 28, 2009 10:43 AM  
**To:** Dunn, Brandon  
**Cc:** Clark, Roger; Manzo, Barbara; Harner, David; Johnson, Frederic; Pavese, Michael; Browning, Bradley  
**Subject:** North Olga Community Plan  
**Attachments:** olga comments.doc

Hi Brandon,

Thanks for the opportunity to review. I have thrown together some comments (attached) which can be distilled in 4 bullets:

1. Soften the recreational component. Nature-based recreation is only one of 3 components of the C20/20 program; it cannot be maximized at the expense of the natural resources.
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 fire, not necessarily solely by the people on the community planning committee.
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 a comp plan amendment.
4. The figures need updating. There are quite a few errors and updates that need to be made on the C20/20 lands.

Hope these comments help. Let me know if you have questions.

Cathy

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](mailto:colson@leegov.com)  
[www.leeparks.org](http://www.leeparks.org)

[The Natural Place to Play...](#)

Lee County Parks and Recreation is CAPRA accredited.

*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 e-mail communication may be subject to public disclosure.*

**Dunn, Brandon**

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**From:** Pavese, Michael  
**Sent:** Tuesday, December 22, 2009 11:55 AM  
**To:** Dunn, Brandon  
**Subject:** North Olga Community Plan

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. Should you have any questions you may contact me.

Michael P. Pavese  
Principal Planner  
Department of Public Works Administration  
[pavesemp@leegov.com](mailto:pavesemp@leegov.com)  
Phone: (239) 533-8360  
Fax: (239) 485-8307



# THE SCHOOL DISTRICT OF LEE COUNTY

2855 COLONIAL BLVD. ♦ FORT MYERS, FLORIDA 33966-1012 ♦ (239) 334-1102 ♦ WWW.LEESCHOOLS.NET

RECEIVED  
DEC 09 2009

COMMUNITY DEVELOPMENT

December 7, 2009

Mr. Brandon Dunn  
Lee County Development Services Division  
P.O. Box 398  
Fort Myers, FL 33902-0398

RE: Case # CPA2009-00002

Dear Mr. Dunn:

This letter is in response to your email request dated November 16, 2009 for the Case # CPA2009-00002 for comments with regard to educational impact. This proposed structure is located in the East Choice Zone, Sub Zone E2.

After reviewing the submittal, this amendment does not appear to change the land use; therefore, having no impact on classroom needs.

Thank you for your attention to this issue. If I may be of further assistance, please call me at (239) 479-5661.

Sincerely,

Dawn Gordon, Community Development Planner  
Planning Department

JEANNE S. DOZIER  
CHAIRMAN, DISTRICT 2  
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VICE CHAIRMAN, DISTRICT 3  
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DISTRICT 5  
JAMES W. BROWDER, ED.D.  
SUPERINTENDENT  
KEITH B. MARTIN, ESQ.  
BOARD ATTORNEY

**MEMORANDUM  
FROM  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
DIVISION OF ENVIRONMENTAL SCIENCES**

**Date:** December 4, 2009  
**To:** Brandon Dunn, Planner

**From:** Brad Browning, Senior Environmental Planner  
**Phone:** (239)533-8157  
**e-mail:** [bbrowning@leegov.com](mailto:bbrowning@leegov.com)

**Project:** North Olga  
**Case:** CPA2009-00002

**PROJECT:**

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

**PROJECT SITE:**

ES Staff has reviewed the application submittal and has the following comments and questions:

Policy 36.1.2- ES staff agrees with the intent of this policy but it could require impacts to high quality uplands to keep low quality wetlands. ES staff suggest creating a standard that would give more guidelines to preserving high quality uplands/wetlands versus impacting low quality uplands/wetlands.

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

Policy 36.1.4- ES staff has no objections to this policy.

Objective 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.

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?

Policy 36.2.4- This policy could affect open space requirements. What will the open space requirements be for a mixed use projects? Also how can the density be increased greater than one

unit per acre if not changing the land use (Rural 1dwelling unit/1acre, DRGR 1dwelling unit/10 acre).

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

Policy 36.3- ES staff has no objections to this policy.

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

Policy 36.3.6 Should this policy include landscaping?

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

Policy 36.6.1- How can the density be increased greater than one unit per acre if not changing the land use (Rural 1/1acre, DRGR 1/10 acre)?

Objective 36.7 and Policy36.7.1- 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.

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?

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

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 accesses?

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 this policy.

Objective 36.8- ES staff has no objections to this policy.

Policy 36.8.1- ES staff suggest 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”.

Policy 36.8.2- ES staff has no objections to this policy.

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.

Policy 36.8.5- ES staff suggest revising the policy to require that the heritage tree be replaced on site and not allow 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.

Policy 36.8.6- ES staff has no objections to this policy.

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?

Policy 36.8.8-ES staff has no objections to this policy.



**Dunn, Brandon**

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**From:** Dickerson, Kim (Mary)  
**Sent:** Tuesday, December 01, 2009 11:34 AM  
**To:** Dunn, Brandon  
**Cc:** Wilson, John  
**Subject:** RE: 2009/2010 Lee Plan Regular Amendment Cycle (CPA2009-00002)

Hi Brandon,

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.

Kim

**Kim Dickerson, EMT-P, RN, MBA**  
**EMS Operations Chief**  
**Lee County Emergency Medical Services**  
**14752 Ben Pratt/Six Mile Cypress Parkway**  
**Fort Myers, FL 33912**  
**Phone: 239-533-3961**  
**Fax: 239-485-2607**  
**Email: [kdickerson@leegov.com](mailto:kdickerson@leegov.com)**  
**Website: [www.lee-ems.com](http://www.lee-ems.com)**

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---

**From:** Dunn, Brandon  
**Sent:** Monday, November 16, 2009 9:07 AM  
**To:** Bill Horner, Lee County Port Authority; Bill Lombardo, Fire Chief South Trail; Bill Van Helden, Fire Chief Cape Coral; Bud Elliott, Fire Chief Iona McGregor; Campbell, Gerald; Charles Barry, Fire Chief Useppa Island; Collins, Donna Marie; Daltry, Wayne; Danny Duncan, Fire Chief Sanibel; David Bradley, Fire Chief Matlacha; David Duncan, Fire Chief Fort Myers Shores; David Edmonds, Fire Chief Boca Grande; Dawn Gordon, Lee County School Board; Dickerson, Kim (Mary); Donald Adams Sr, Fire Chief Lehigh Acres; Eckenrode, Peter; Ed Howell, Fire Chief Port Authority; Griffith, Douglas; Hock, Donna M.; Horsting, Michael; Houck, Pamela; Jay Halverson, Fire Chief Captiva; Joey Tiner, Fire Chief Alva; Johnson, Frederic; Ken Dobson, Fire Chief Fort Myers; Kevin Ferrell, Sheriffs Office; Larry Nisbet, Fire Chief Bayshore; Lavender, James; Lis, Carol; Loveland, David; Manzo, Barbara; Meurer, Douglas; Mike Becker, Fire Chief Fort Myers Beach; Miller, Janet; Moore, James; Myers, Steve; Natale Ippolito, Fire Chief San Carlos Park; Newman, William; Ottolini, Roland; P. H. Kinsey Jr, Fire Chief Bonita Springs; Paul DeArmond, Fire Chief Tice; Pavese, Michael; Price, Robert; Richard Pepper, Fire Chief Upper Captiva; Roberts, Rickey; Sajgo, Gloria; Sampson, Lindsey; Scott Vanderbrook, Fire Chief Estero; Stewart, Robert; Sweigert, Rebecca; Terry Pye, Fire Chief North Fort Myers; Wegis, Howard; Wilson, John; Zettel, Mary  
**Cc:** O Connor, Paul; Noble, Matthew; Burris, Richard; Blackwell, Peter  
**Subject:** 2009/2010 Lee Plan Regular Amendment Cycle (CPA2009-00002)

Planning staff is asking for your help in review of the above referenced proposed amendment to the

12/8/2009

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This proposal is not proposing any changes to the County FLUM.

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<http://www3.leegov.com/dcd3/PlanAmendments/PA2009-2010/CPA200902A2.pdf> (Backup Materials)

*Brandon D Dunn*

Development Review Representative

[bdunn@leegov.com](mailto:bdunn@leegov.com)

239.533.8585 ext. 48809

## Dunn, Brandon

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**From:** Newman, William  
**Sent:** Wednesday, November 18, 2009 2:34 PM  
**To:** Dunn, Brandon  
**Subject:** RE: 2009/2010 Lee Plan Regular Amendment Cycle (CPA2009-00002)

The Solid Waste Division has no objections to this Plan amendment.

Bill Newman  
Operations Manager  
Solid Waste Division  
(239) 533-8000

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**From:** Dunn, Brandon  
**Sent:** Monday, November 16, 2009 9:07 AM  
**To:** Bill Horner, Lee County Port Authority; Bill Lombardo, Fire Chief South Trail; Bill Van Helden, Fire Chief Cape Coral; Bud Elliott, Fire Chief Iona McGregor; Campbell, Gerald; Charles Barry, Fire Chief Useppa Island; Collins, Donna Marie; Daltry, Wayne; Danny Duncan, Fire Chief Sanibel; David Bradley, Fire Chief Matlacha; David Duncan, Fire Chief Fort Myers Shores; David Edmonds, Fire Chief Boca Grande; Dawn Gordon, Lee County School Board; Dickerson, Kim (Mary); Donald Adams Sr, Fire Chief Lehigh Acres; Eckenrode, Peter; Ed Howell, Fire Chief Port Authority; Griffith, Douglas; Hock, Donna M.; Horsting, Michael; Houck, Pamela; Jay Halverson, Fire Chief Captiva; Joey Tiner, Fire Chief Alva; Johnson, Frederic; Ken Dobson, Fire Chief Fort Myers; Kevin Ferrell, Sheriffs Office; Larry Nisbet, Fire Chief Bayshore; Lavender, James; Lis, Carol; Loveland, David; Manzo, Barbara; Meurer, Douglas; Mike Becker, Fire Chief Fort Myers Beach; Miller, Janet; Moore, James; Myers, Steve; Natale Ippolito, Fire Chief San Carlos Park; Newman, William; Ottolini, Roland; P. H. Kinsey Jr, Fire Chief Bonita Springs; Paul DeArmond, Fire Chief Tice; Pavese, Michael; Price, Robert; Richard Pepper, Fire Chief Upper Captiva; Roberts, Rickey; Sajgo, Gloria; Sampson, Lindsey; Scott Vanderbrook, Fire Chief Estero; Stewart, Robert; Sweigert, Rebecca; Terry Pye, Fire Chief North Fort Myers; Wegis, Howard; Wilson, John; Zettel, Mary  
**Cc:** O Connor, Paul; Noble, Matthew; Burris, Richard; Blackwell, Peter  
**Subject:** 2009/2010 Lee Plan Regular Amendment Cycle (CPA2009-00002)

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*Brandon D Dunn*

Development Review Representative

[bdunn@leegov.com](mailto:bdunn@leegov.com)

239.533.8585 ext. 48809

**Dunn, Brandon**

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**From:** Daltry, Wayne  
**Sent:** Friday, November 20, 2009 12:55 PM  
**To:** Dunn, Brandon  
**Subject:** RE: 2009/2010 Lee Plan Regular Amendment Cycle (CPA2009-00002)

Hello Brandon:

Thank you for the opportunity to review this item.

1. I presume any boundary issue over the inclusion of the county owned land, Babcock, and Alva Community Plan is being resolved by others.
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 than 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 will 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 their circumstances, before any county initiated program does the same thing.

Thank you for the opportunity to comment upon this item.

Wayne Daltry, FAICP  
 Director, Smart Growth  
 239-533-2240  
 fx -485-2262

"Never doubt that a small group of thoughtfully committed citizens can change the world. Indeed, it's the only thing that ever has." Margaret Mead.

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**From:** Dunn, Brandon  
**Sent:** Monday, November 16, 2009 9:07 AM  
**To:** Bill Horner, Lee County Port Authority; Bill Lombardo, Fire Chief South Trail; Bill Van Helden, Fire Chief Cape Coral; Bud Elliott, Fire Chief Iona McGregor; Campbell, Gerald; Charles Barry, Fire Chief Useppa Island; Collins, Donna Marie; Daltry, Wayne; Danny Duncan, Fire Chief Sanibel; David Bradley, Fire Chief Matlacha; David Duncan, Fire Chief Fort Myers Shores; David Edmonds, Fire Chief Boca Grande; Dawn Gordon, Lee County School Board; Dickerson, Kim (Mary); Donald Adams Sr, Fire Chief Lehigh Acres; Eckenrode, Peter; Ed Howell, Fire Chief Port Authority; Griffith, Douglas; Hock, Donna M.; Horsting, Michael; Houck, Pamela; Jay Halverson, Fire Chief Captiva; Joey Tiner, Fire Chief Alva; Johnson, Frederic; Ken Dobson, Fire Chief Fort Myers; Kevin Ferrell, Sheriffs Office; Larry Nisbet, Fire Chief Bayshore; Lavender, James; Lis, Carol; Loveland, David; Manzo, Barbara; Meurer, Douglas; Mike Becker, Fire Chief Fort Myers Beach; Miller, Janet; Moore, James; Myers, Steve; Natale Ippolito, Fire Chief San Carlos Park; Newman, William; Ottolini, Roland; P. H. Kinsey Jr, Fire Chief Bonita Springs; Paul DeArmond, Fire Chief Tice; Pavese, Michael; Price, Robert; Richard Pepper, Fire Chief Upper Captiva; Roberts, Rickey; Sajgo, Gloria; Sampson, Lindsey; Scott Vanderbrook, Fire Chief Estero; Stewart, Robert; Sweigert, Rebecca; Terry Pye, Fire Chief North Fort Myers; Wegis, Howard; Wilson, John; Zettel, Mary  
**Cc:** O Connor, Paul; Noble, Matthew; Burris, Richard; Blackwell, Peter  
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*Brandon D Dunn*

Development Review Representative

[bdunn@leegov.com](mailto:bdunn@leegov.com)

239.533.8585 ext. 48809

## Dunn, Brandon

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**From:** Horsting, Michael  
**Sent:** Monday, November 23, 2009 5:30 PM  
**To:** Dunn, Brandon  
**Subject:** RE: 2009/2010 Lee Plan Regular Amendment Cycle (CPA2009-00002)

Brandon, we have no comments or concerns with this proposed Plan amendment.

Mike Horsting, AICP  
Principal Planner - Lee County Transit  
239-533-0333 tel

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**From:** Dunn, Brandon  
**Sent:** Monday, November 16, 2009 9:07 AM  
**To:** Bill Horner, Lee County Port Authority; Bill Lombardo, Fire Chief South Trail; Bill Van Helden, Fire Chief Cape Coral; Bud Elliott, Fire Chief Iona McGregor; Campbell, Gerald; Charles Barry, Fire Chief Useppa Island; Collins, Donna Marie; Daltrey, Wayne; Danny Duncan, Fire Chief Sanibel; David Bradley, Fire Chief Matlacha; David Duncan, Fire Chief Fort Myers Shores; David Edmonds, Fire Chief Boca Grande; Dawn Gordon, Lee County School Board; Dickerson, Kim (Mary); Donald Adams Sr, Fire Chief Lehigh Acres; Eckenrode, Peter; Ed Howell, Fire Chief Port Authority; Griffith, Douglas; Hock, Donna M.; Horsting, Michael; Houck, Pamela; Jay Halverson, Fire Chief Captiva; Joey Tiner, Fire Chief Alva; Johnson, Frederic; Ken Dobson, Fire Chief Fort Myers; Kevin Ferrell, Sheriffs Office; Larry Nisbet, Fire Chief Bayshore; Lavender, James; Lis, Carol; Loveland, David; Manzo, Barbara; Meurer, Douglas; Mike Becker, Fire Chief Fort Myers Beach; Miller, Janet; Moore, James; Myers, Steve; Natale Ippolito, Fire Chief San Carlos Park; Newman, William; Ottolini, Roland; P. H. Kinsey Jr, Fire Chief Bonita Springs; Paul DeArmond, Fire Chief Tice; Pavese, Michael; Price, Robert; Richard Pepper, Fire Chief Upper Captiva; Roberts, Rickey; Sajgo, Gloria; Sampson, Lindsey; Scott Vanderbrook, Fire Chief Estero; Stewart, Robert; Sweigert, Rebecca; Terry Pye, Fire Chief North Fort Myers; Wegis, Howard; Wilson, John; Zettel, Mary  
**Cc:** O Connor, Paul; Noble, Matthew; Burris, Richard; Blackwell, Peter  
**Subject:** 2009/2010 Lee Plan Regular Amendment Cycle (CPA2009-00002)

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*Brandon D Dunn*

Development Review Representative

[bdunn@leegov.com](mailto:bdunn@leegov.com)

239.533.8585 ext. 48809





# THE SCHOOL DISTRICT OF LEE COUNTY

2855 COLONIAL BLVD. ♦ FORT MYERS, FLORIDA 33966-1012 ♦ (239) 334-1102 ♦ WWW.LEESCHOOLS.NET

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COMMUNITY DEVELOPMENT

JEANNE S. DOZIER  
CHAIRMAN, DISTRICT 2  
JANE E. KUCKEL, PH.D.  
VICE CHAIRMAN, DISTRICT 3  
ROBERT D. CHILMONIK  
DISTRICT 1  
STEVEN K. TEUBER, J.D.  
DISTRICT 4  
ELINOR C. SCRICCA, PH.D.  
DISTRICT 5  
JAMES W. BROWDER, ED.D.  
SUPERINTENDENT  
KEITH B. MARTIN, ESQ.  
BOARD ATTORNEY

December 3, 2009

Mr. Brandon Dunn  
Lee County Development Services Division  
P.O. Box 398  
Fort Myers, FL 33902-0398

RE: Case # CPA2009-00002

Dear Mr. Dunn:

This letter is in response to your email request dated November 16, 2009 for the Case # CPA2009-00002 for comments with regard to educational impact. This proposed structure is located in the East Choice Zone, Sub Zone E2.

After reviewing the submittal, this amendment should have no impact on classroom needs based on the applicant's indication that this amendment is to preserve the North Olga area.

Thank you for your attention to this issue. If I may be of further assistance, please call me at (239) 479-5661.

Sincerely,

Dawn Gordon, Community Development Planner  
Planning Department