

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

6. How do you feel about private property rights?

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

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

Small town w/ post office @ intersection of Broadway and SR 80, 10 miles east of North Olga.

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

May be too restrictive for future development, well designed convenience (7-11 on CR 78) Truck is fitting in and design guidelines.

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

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

Name (Optional)

Signature (Optional)

STAKEHOLDER INTERVIEW QUESTIONS

Stakeholder No. 7

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

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

Can't have density w/o widening roads
2-lane N River Rd. ... + speed East.
If city is built on County line cont
stop impacts. Charlotte Co. needs to
create E-W roadway to I-75 along County line

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

growth pressures

6. How do you feel about private property rights?

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

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

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

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

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

surrounding area!
rural community

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

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

Steven Brodtkin

Name (Optional)

Steve Brodtkin

Signature (Optional)

6/16/09

Land Planning Solutions
Allison D. Megrath, AICP

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

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

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

Thank you,

A handwritten signature in cursive script, reading "Steven Brodtkin". The signature is written in dark ink and is positioned below the "Thank you," text.

Steven Brodtkin

→ boots weathers.

STAKEHOLDER INTERVIEW QUESTIONS

Stakeholder No. 8

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

PRINCIPLE	STAKEHOLDER COMMENTS
Residential Development	low density north until Babcock. river is an amenity. a lot of property has river view. higher density (not specific on 21/20) higher density warranted along river. transition to lower density away from river.
Vision & Identity	different from Alva + Bayshore. Bayshore is low density res., Alva is separated by conserv. lands. individual, large tracts of land, open palette to work w/.
Manage Growth	Struggle w/ this concept. Planning horizon keeps moving, eventually land gets developed. why re-plan every 50 years + call it managed growth?
Economic Development	don't see a lot of new business. boat owl creek boat works is a great business to further develop. Need boat works in this area. industrial but can be done.
Quality of Life	struggle. my quality of life is that I can have certain animals, discharge fire arms. can't do that w/ density around. ag/residential struggle. cultural clash. btw condo dwellers + exist. res.
Commercial Development	along 31 commercial should be allowed. heavily travelled. should should there be something in between 31 + Alva proper. Don't think there is a need for more commercial btw SR31 + Alva.
Open Space/Parks & Rec	need <u>access</u> to 20/20 property to the east. If county buys Babcock, huge amount of 20/20 open land to hiking, biking, Hdt. hunting activity.
Community Center/Focal Point	bring independent subdivisions together. Need total critical mass to make a community center work. don't need it personally. I would not be a user of an activity center.

proper if you can provide infrastructure + provide valuable service. owl creek boat works

Cal. Park no budget to maintain facilities.

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

N. River Oaks.

low density
transition to
lower density
away from
river.
lands
work w/
resurre
plat on
Armed
Parce
for
town
Cent
right.
commen
area a
it.
coastal
high
hazare
zone
makes
it diffic
Paper
issu
politi
argum
for sta
densi

SR 31 will be widened. Don't ^{care it.} 4 or 6 lanes N. Riv. Rd.

Roads & Traffic	need e/w corridor north of river. challenge b/c of 20/20 lands. b/c of <u>perception</u> . Babcock purchased w/ gen. funds can do anything. Along county line a possibility. join this corridor w/ 78 in east LaBelle. <u>regional issue</u> .
Enhanced Fire & Police	Police not a big issue. in terms of fire need closer facility for ppl. in east N. Olga. <u>time is issue</u> .
Water & Sewer	Not practical to have central utilities b/c of existing dw. pattern. \$17K per home in N. River Oaks for just water. community didn't want to connect. not env. issue.
Public Access to River	would be nice. canoe/kayak access. access @ owl creek marina for fee. public ramp @ locks. more creek access important too. canoe/kayak launch in arso 20/20.
Environmental Protection	current rules are fine.
Agriculture like agri.	dual thoughts 1) tax structure needs to support ag or it won't happen 2) local buy-in / support for local ag or it won't work. OR High end product that can be produced. <u>economic struggle</u> . restore 20/20 farm fields. need to farm Babcock 20/20 areas to make them sustainable rich markets

density close to
rivers
would
aid
central
economic
issue.

comm.
farming
opportunities

* has to be incentives

6. How do you feel about private property rights?

Very strongly supportive of priv.
prop. rights

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

4 sq. miles of land squared around
ANA. Alva proper. ~~20/20~~
N. Olga is different - has e. fm ~~phone~~ #

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

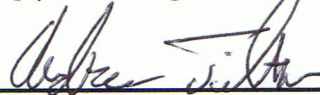
Indifferent. looked into that before.
doesn't preclude the road from being widened.
has nice character.

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

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

Andy Ti Hon

Name (Optional)



Signature (Optional)

STAKEHOLDER INTERVIEW QUESTIONS

Stakeholder No. 9

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

PRINCIPLE	STAKEHOLDER COMMENTS
Residential Development	<ul style="list-style-type: none"> should occur should have rural character should <u>not</u> bring suburban feel dupl guidelines for arch. theme.
Vision & Identity	<ul style="list-style-type: none"> Identity of this area <u>is</u> what it is not - it is not Bayshore; it is not ALA it is a rural large lot active ag. area hope to see conservation subdivisions for ag left crops
Manage Growth	<ul style="list-style-type: none"> should be growth over time, not instantaneous growth that fulfills a theme and fulfills the LDC standards that we see for out here if no problem w/ xxx # of houses over time.
Economic Development	<ul style="list-style-type: none"> see very little economic development need to take advantage of marina Verandah offers good opportunities see very little retail in the area - not enough rooftop
Quality of Life	<ul style="list-style-type: none"> peace + quietness that is true hears cows moo @ night having neighbors take care of neighbors, loading sugar not urbanism, not convenience, not "instant"
Commercial Development	<ul style="list-style-type: none"> ag-related commercial development only
Open Space/ Parks & Rec	<ul style="list-style-type: none"> do not need any add'l parks + recreation except to improve access to the river open space - every development should provide its own - don't see need for Co. to buy open space
Community Center/Focal Point	<ul style="list-style-type: none"> do not need a community center. That equals additional taxes River + rural lifestyle are the focal point.

citrus
horses/
cows
not row

gradual process.

Village center might work - not not successful.

includes 20% open space

OTHER COMMENTS

Tax Rate - ALA tax rate is the highest in the County

Roads & Traffic	<ul style="list-style-type: none"> no deficiency - road system works well sherriff does good job regulating traffic would not want to see 78 expanded b/t Scoville and boundary beast - Rural Theme is imp.
Enhanced Fire & Police	<ul style="list-style-type: none"> not necessary - don't need it
Water & Sewer	<ul style="list-style-type: none"> need to look seriously @ putting in central water no prob. w/ septic - good soil + circulation
Public Access to River	<ul style="list-style-type: none"> should be more public access to river public park, camping, open space, type of walkway system in certain areas
Environmental Protection	<ul style="list-style-type: none"> environmental set-asides w/in dept areas based upon the density level requested low density subdivisions don't need envil set asides
Agriculture	<ul style="list-style-type: none"> should be encouraged through a phased program w/ citrus, cows + horses being long term and row cropping being short term

6. How do you feel about private property rights?

Private property rights are the backbone of the constitution - + the Florida way of life + any thing must be compensated for.

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

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

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

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

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

Absolutely.

Richard Woodward

Name (Optional)

Richard Woodward

Signature (Optional)

STAKEHOLDER INTERVIEW QUESTIONS

Stakeholder No. 10

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

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

Stanley Whitcomb.

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

6. How do you feel about private property rights?

Firm believer in them.

7. Explain what the "Alva" means to you. Olga and Alva are 2 different places on map.
Old Alva is lower class, off Broadway / Palm Beach.

Olga has identity, the bridge being torn down
impacted the identity. Olga has history - cattle loading area on river.

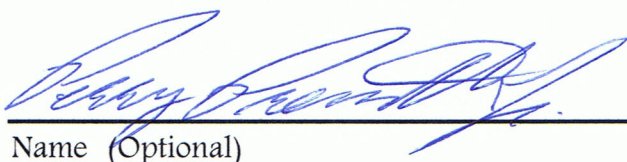
8. How do you feel about State Road 78 being designated a "Florida Scenic Highway"?

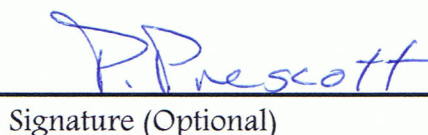
I agree w/ that 100%.

- old school
house (Museum
property)

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

Yes.


Name (Optional)


Signature (Optional)

STAKEHOLDER INTERVIEW QUESTIONS

Stakeholder No. 11

- Do you own property in the proposed North Olga Community Planning Area?
Yes. I own several.
- If yes, how long have you owned property in the area? 25 years.
- What is the approximate acreage you own? >10 10-15 acres ^{\$0.} <50 acres
- Do you operate a business in the area? ~~no~~ yes, agriculture.
- Provide your thoughts/comments on the following guiding principles.

PRINCIPLE	STAKEHOLDER COMMENTS
Residential Development	In favor of RPD. happy w/ existing comprehensive Plan designations.
Vision & Identity	North Olga is the name of this community <u>Olga Bridge.</u>
Manage Growth <u>physical boundaries</u>	Don't like controlled growth, like managed growth to allow for protection of property rights. Believe not much can change for land
Economic Development	believe in property rights. In DRGR have right to farm, mining. It is a right. NO, RCO. dwell. it is a bedroom community.
Quality of Life	high quality of life in this area. Lived there 27 years. Recreation, boating, open space, wildlife, we have it all. Preserves. ^{would like separate motorcycle route.}
Commercial Development	<u>NO.</u>
Open Space/ Parks & Rec	we have more of this than anybody. want access to 20120 lands.
Community Center/Focal Point	Biggest holder of public land. opportunity for or public facility on 20120 lands. Open to public Place to bring horse trailers, dogs. Plan for Lee Co. for public use of the 20120 land in this area.

Bayshore says no CPA. unless proposed by govt.

Use East of Bayshore

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

6. How do you feel about private property rights?

Yes! Very important. That is what Comp Plan is for. - to ~~not~~ dictate property rights.

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

where Alva School is located, by bridge.

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

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

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

Sure.

Name (Optional)

Signature (Optional)

STAKEHOLDER INTERVIEW QUESTIONS

Stakeholder No. 12

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

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

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

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

density to make it feasible

6. How do you feel about private property rights?

Absolutely.

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

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


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

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

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

Sure.

Boots Weathers.



Name (Optional)

Signature (Optional)

STAKEHOLDER INTERVIEW QUESTIONS

Stakeholder No. 13

1. Do you own property in the proposed North Olga Community Planning Area?

Yes

2. If yes, how long have you owned property in the area? 15 years.

3. What is the approximate acreage you own? >10 10-50 acres <50 acres

4. Do you operate a business in the area? no.

5. Provide your thoughts/comments on the following guiding principles.

PRINCIPLE	STAKEHOLDER COMMENTS
Residential Development	love to keep it same but <u>not</u> realistic. larger tracts of land preserved. Like 5-acre tracts.
Vision & Identity	Long history of North Olga in this area
Manage Growth	managed growth allows for some growth in the responsible manner. that
Economic Development	The beauty of the area comes first. Economics comes second. if economic can support + beauty its ok. leave beauty intact.
* Quality of Life be able to walk in area.	larger lot, tracts of land. rural feel. finding benefits to share w/ others. Use & benefit from the rural beauty / character of area
Commercial Development	No commercial, prefer to keep residential. If any, keep it on SR 31 if ever needed. *sidewalks to use / walk around take adv. of comm. Pathways
Open Space/ Parks & Rec	As much as possible. a community center
Community Center/Focal Point	a comm. center would probably be used but not a major priority, markide

Speed is self regulating. along SR 78.

any median should be landscaped. rural cross section preferred.

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

Roads & Traffic	N. River Road to remain 2-lanes. Shoulder improvements needed after S curve. SR3 I assume it will be widened, doesn't bother me.
Enhanced Fire & Police	better fire protection would lower homeowners insurance. Police protection has improved over years.
Water & Sewer	eventually, yes. liked the BBG proposal to bring water and sewer. Costly to hook up. Has to figure into longrange planning. can't have so many septic/wells forever
Public Access to River	like to see access improved. no access right now except park
Environmental Protection	not concerned about raccoons & squirrels. as much as 20120 can buy is helpful for protection
Agriculture	north of N. River Road. is still a possibility for long term agriculture. Need Need large tracts to be kept for this purpose.

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

6. How do you feel about private property rights?

All for private property rights.

7. Explain what the "Alva" means to you. N. Olga / Alva are 2 separate areas.

I like having Alva address vs. N. Fort Myers address.

Alva bridge, school, Tucker Hull Rd. S curve up to Persimmon Ridge Rd. Downtown Alva. N. Olga is characterized by Bridge that used to be there also by old Olga school center of N. Olga is Olga Dr.

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

Like the idea of it. I like scenic highways.

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

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

Name (Optional)

Signature (Optional)

STAKEHOLDER INTERVIEW QUESTIONS

Stakeholder No. 14

1. Do you own property in the proposed North Olga Community Planning Area?

yes.

2. If yes, how long have you owned property in the area? 1951.

3. What is the approximate acreage you own? >10 10-50 acres <50 acres

4. Do you operate a business in the area? cattle + citrus.

5. Provide your thoughts/comments on the following guiding principles.

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

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

6. How do you feel about private property rights?

Very important. Property rights are being infringed upon by govt. Need permission to manage land.

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

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

9 miles east @ Broadway & SR80.

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

yes.

Name (Optional)

Signature (Optional)

STAKEHOLDER INTERVIEW QUESTIONS

Stakeholder No. 15

1. Do you own property in the proposed North Olga Community Planning Area?

Yes.

2. If yes, how long have you owned property in the area? 1977

3. What is the approximate acreage you own? >10 10-50 acres <50 acres

4. Do you operate a business in the area? no.

5. Provide your thoughts/comments on the following guiding principles.

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

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

6. How do you feel about private property rights?

It is your property as long as you don't devalue your neighbor you should do what you want.

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

It's a zip code. 9 miles east of my house. downtown Alva is ALVA.

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

It doesn't matter b/c DOT and development will dictate 78 through traffic counts. Keep it close to scenic hwy as possible. Keep it as a rural cross section w/ swales.

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

110%. Yes.

Thomas E. Mullins JR.

Name (Optional)

Signature (Optional)

STAKEHOLDER INTERVIEW QUESTIONS

Stakeholder No. 16 .

1. Do you own property in the proposed North Olga Community Planning Area?

Yes.

2. If yes, how long have you owned property in the area? 27 years.

3. What is the approximate acreage you own? <10 10-50 acres <50 acres

4. Do you operate a business in the area? NO.

5. Provide your thoughts/comments on the following guiding principles.

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

Roads & Traffic	depends on what happens in future. SR31 is dangerous. Needs to be 4-laned now. CR 78 remain rural, no curb/gutter.
Enhanced Fire & Police	Important. would like station in the area.
Water & Sewer	most definitely want public utilities. want developers to provide these so existing houses can tie in.
Public Access to River	not enough access to river. like to see access to river @ end of N. Olga Drive.
Environmental Protection	enough preservation w/ existing regs and 20/20 lands. see a lot of wildlife
Agriculture	will be phased out. Already see it being phased out. so

6. How do you feel about private property rights?

Yes.

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

on the ~~other~~ side of Park, where school + east

post office is located.

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

Might bring more traffic to area. more weekend travellers.

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

Yes.

Cheri Mulling

Name (Optional)

Cheri Mulling

Signature (Optional)

STAKEHOLDER INTERVIEW QUESTIONS

Stakeholder No. 17

1. Do you own property in the proposed North Olga Community Planning Area?

Yes.

2. If yes, how long have you owned property in the area? 32 years.

3. What is the approximate acreage you own? >10 10-50 acres <50 acres

4. Do you operate a business in the area? Yes.

5. Provide your thoughts/comments on the following guiding principles.

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

Roads & Traffic	not opposed to needed road improvements. open swale is okay. curb/gutter is expensive. don't want it to be prohibitive.
Enhanced Fire & Police	as area grows, we will need a substation right in middle of 2 districts.
Water & Sewer	very important. if development happens it is a prerequisite to provide utilities.
Public Access to River	should be a prerequisite to any development along river. NRV. provided access, lots of good things to the area.
Environmental Protection	20120 could do a better job of preserving. pasture left to go wild w/ exotics it is a waste. Need to burn/maintain if woods are in neighborhood.
Agriculture	In the future ag will be minimal in this area. not an ag-use b/c generational passing of land. can't do it at economy of scale to make it work financially.

6. How do you feel about private property rights?

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

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

9 miles east 801 Broadway.

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

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

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

Yes.

Name (Optional)

Signature (Optional)

STAKEHOLDER INTERVIEW QUESTIONS

Stakeholder No. 18

1. Do you own property in the proposed North Olga Community Planning Area?
yes
2. If yes, how long have you owned property in the area? 54 years.
3. What is the approximate acreage you own? >10 10-50 acres <50 acres
4. Do you operate a business in the area? yes.
5. Provide your thoughts/comments on the following guiding principles.

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

clustered up to 3 du/acre
non-gated.
architectural control & guidelines

community swimming pool. county park. would work. Ballfields, tennis courts like @ Alva. includes a building.

rural country flavor.

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

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

* Estero has good community plan. Quality increases value.

6. How do you feel about private property rights?

Ppl should be able to enjoy their property. In support of rights but there are issues w/ them. Can't devalue neighbors property. Opposed to blight.

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

Alva is @ Broadway / SR 80.

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

Very supportive, as long as it can be improved.

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

Yes.

Name (Optional)

Signature (Optional)

STAKEHOLDER INTERVIEW QUESTIONS

Stakeholder No. 19

1. Do you own property in the proposed North Olga Community Planning Area?

yes.

2. If yes, how long have you owned property in the area? 20+/-

3. What is the approximate acreage you own? >10 10-50 acres <50 acres

4. Do you operate a business in the area? yes.

5. Provide your thoughts/comments on the following guiding principles.

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

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

for existing
large lot
estates.

6. How do you feel about private property rights?

yes, very important.

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

downtown Alva, mile radius at Broadway
and SR 80.

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

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

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

Yes.

Name (Optional)

Signature (Optional)

STAKEHOLDER INTERVIEW QUESTIONS

Stakeholder No. 19

1. Do you own property in the proposed North Olga Community Planning Area?

yes.

2. If yes, how long have you owned property in the area? 20+/-

3. What is the approximate acreage you own? >10 10-50 acres <50 acres

4. Do you operate a business in the area? yes.

5. Provide your thoughts/comments on the following guiding principles.

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

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

for existing
large lot
estates.

6. How do you feel about private property rights?

yes, very important.

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

downtown Alva, mile radius at Broadway
and SR 80.

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

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

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

Yes.

Name (Optional)

Signature (Optional)

STAKEHOLDER INTERVIEW QUESTIONS

Stakeholder No. 20.

1. Do you own property in the proposed North Olga Community Planning Area?

yes.

2. If yes, how long have you owned property in the area? 1994, in family since 1910.

3. What is the approximate acreage you own? >10 10-50 acres <50 acres

4. Do you operate a business in the area? cattle, citrus.

5. Provide your thoughts/comments on the following guiding principles.

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

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

6. How do you feel about private property rights?

we have our rights.

eminent domain is scary.

Alva shouldn't dictate this area.

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

SR 80 / Broadway. downtown Alva.

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

No opinion.

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

Yes.

Name (Optional)

Signature (Optional)

STAKEHOLDER INTERVIEW QUESTIONS

Stakeholder No. 21

1. Do you own property in the proposed North Olga Community Planning Area?

Yes.

2. If yes, how long have you owned property in the area? in family 90 yrs. / 30 years.

3. What is the approximate acreage you own? >10 10-50 acres <50 acres

4. Do you operate a business in the area? yes.

5. Provide your thoughts/comments on the following guiding principles.

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

Roads & Traffic	SR 31 will be widened, inevitable. rural cross section, no curb/gutter.
Enhanced Fire & Police	issue b/tw Bayshore/Alva. Substation. would be good to reduce ins. rates. Keep
Water & Sewer	would like central utilities. Developers should provide utilities as part of plan.
Public Access to River	mixed emotions. Worried pollution + traffic.
Environmental Protection	adequate protection through 20/20 + existing regs.
Agriculture	depends on development. helps keep taxes low. economic force, just to save tax money.

away from houses.

6. How do you feel about private property rights?

very important!

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

Alva school. 7 1/2 miles east of N. Olga.

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

not opposed to the idea. 2 part road, County

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

yes.

Glenn Olary
Name (Optional)

Linnée M. Cary
Signature (Optional)

STAKEHOLDER INTERVIEW QUESTIONS

Stakeholder No. 22

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

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

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

6. How do you feel about private property rights?

in favor. very imp.

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

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

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

Yes, good idea.

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

yes.

Name (Optional)

Robert J. Guit
Signature (Optional)

STAKEHOLDER INTERVIEW QUESTIONS

Stakeholder No. 23

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

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

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

6. How do you feel about private property rights?

Proponent.

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

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

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

No comment.

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

Yes. Not immediate pressure
Proponent

Name (Optional)

Signature (Optional)

STAKEHOLDER INTERVIEW QUESTIONS

Stakeholder No. 24.

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

PRINCIPLE	STAKEHOLDER COMMENTS
Residential Development	done correctly. sewer, water, clustering are a must. Connected greenways, blueways. meets rural characteristic
Vision & Identity	lost its identity, need to get identity back. Gateway from N.E. into Lee Co. Can be accomplished through design, treatment of SR 31
Manage Growth	restrictions in terms of keeping 78 the same more it other
Economic Development	Stay residential. North of N. Olga is a major opportunity for new jobs. Don't want too many home businesses - less desirable development.
Quality of Life	yes, has ↑ quality of life b/c not in the city. tradeoff b/c no local services. Can make it better by providing services.
Commercial Development	SR 31 is appropriate also at Owl Creek Manna. Great asset to area + to the river.
Open Space/ Parks & Rec	need to do clustered bldg. to ensure open space. 2000 open land is starting to detract from quality of life = loss of taxes.
Community Center/Focal Point	In the future (10 yrs.) yes. right now now, no. long term plan

SR 31 - limited access
rural cross sections are important.

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

Sand operation.

6. How do you feel about private property rights?

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

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

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

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

Supportive.

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

Yes.

Name (Optional)

Signature (Optional)

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

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

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

Stakeholder Comments Matrix																						
	OWNERSHIP				GUIDING PRINCIPLES														MISCELLANEOUS			
	Property Ownership in North Olga	Years of Ownership	Acreage Owned	Business On Property	Residential Development	Vision & Identity	Managed Growth vs. Controlled Growth	Economic Development	Quality of Life	Commercial Development	Open Space & Parks	Community Center/Focal Point	Roads & Traffic	Enhanced Fire & Police Protection	Water & Sewer	Public Access to River	Environmental Protection	Agriculture	Private Property Rights	What does Alva mean to you?	C.R. 78 , Scenic Highway?	Supportive of North Olga Community Plan ?
Stakeholder																						
16	Yes	27 years	>10	No	Not opposed if it is a nice community, clustered	Always been North Olga	There is good growth, Shell Station is an example of bad growth	Jobs are needed in this area, prefer a center for jobs	Based on safety, rural charm	Commercial services needed on SR 31, need design standards to make it nice	Need active rec areas for kids	Very important, need place for community gatherings	SR 31 is dangerous, needs to be 4-laned now, keep rural cross section	Important, need fire station in the area	Very important, developers need so existing houses can tie in	Not enough access, access needed at the end of N. Olga Drive	Enough protection through 20/20 and existing regulations	Will be phased, already seeing it phasing out in the area	Very important	East side of Regional Park where the post office is located	Good idea but might lead to more tourists, weekend traffic on the road	Yes
17	Yes	32 years	10-50	Yes	Proponent, liked NRV proposal for clustered, nice neighborhood	We need to teach the North Olga history to new folks	Managed growth is preferred, everything can't stay the same forever	Should occur along SR 31. Commercial proposed through NRV would be great for area for jobs	High quality of life – area is not congested, no pollution, natural beauty	Would like stores and retail in the area but in the right places to manage growth. Along SR 31 is appropriate	Development needs to provide open space to protect the area	Not sure if there is a need for a community center but it would be nice	Not opposed to improvements, prefer open swale to curb/gutter	As development occurs area will need a substation	Very important Utilities are a prerequisite to development	Prerequisite to any development along the River	20/20 could do a better job of maintaining properties	Agriculture will be minimal in this area because of generational passing of land	Very important	9 miles east of North Olga	If it costs money it is not worth it	Yes
18	Yes	5 years	10-50	Yes	Rural ambience not necessarily low density, area is a clean slate for quality clustered development	Rural character, vegetation, architecture	Maximum of 3 du/acre, clustered, growth is a function of demand	Will be a residential area— N. River Road will not change	Rural ambience, short distance from downtown Ft Myers but has peace & quiet	Too soon for commercial development. Design guidelines are needed limited to SR 31, services only	Clustered development should be required in any plan	Splendid idea, would help build the North Olga identity	SR 31 will be 6-laned, need buffering, design to maintain character	Sheriff service is adequate, need a fire station	Creates serious pollution issues need density to make utilities feasible	More access needed, Owl Creek Boat Work expansion	Environmental regs are sufficient, too many regs	Don't see it continuing The economics don't work	People should be able to enjoy their property but not devalue others	Broadway and SR 80 intersection	Very supportive of this designation, as long as improvements can still happen in future	Yes
19	Yes	20 years	<50	Yes	Supportive of residential development, 2.5-3 du/acre in order to be developer friendly	North Olga has long history, property known as Olga pasture	Want to see growth occur to allow for property value increases	SR 31 is appropriate location for economic development, rest of area should remain residential	High quality of life, land is too expensive for low priced-housing	SR 31 is appropriate for commercial because of Babcock	Enough open space because of 20/20 program	Yes, if the community supports/ uses the facility	SR 31 will be improved, N. River Road should stay the same, rural cross section preferred	A local substation will lower-insurance rates, very supportive of enhanced protection	New development should provide utilities,	More access increases development potential	Existing regs protect the environment	Depends on development. Will run cattle on land until able to sell for development	Very important	Alva is the mile radius around Broadway and SR 80	Not important, too many restrictions	Yes
20	Yes	15 years	<50	Yes	Clustered residential	North Olga used to be N. Fort Myers,	Some level of growth is appropriate	Live/Work is possible, good to keep trips local, no malls	Not the city, rural, peaceful environment	SR 31 is appropriate for commercial	Needs to be provided, important t	Should be provided by developers as an incentive	No opinion	Up to the County based on population	Developers should provide utilities,	Conflict between enjoyment & pollution	Very important, needs to be protected	Dictated by the value of the property.	Very important, eminent domain	SR 80/ Broadway	No opinion.	Yes

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

support NRV from public safety standpoint.

- sig. positive impacts.
- fire hydrants 1/3 of district.
- 1.8 M impact fees.
- new access to Duke Hwy.
- (more commercial in '88)

North Olga Community Plan

Police & Fire Meetings

proactive towards Babcock.

- Project explanation/history/boundary map/community planning process
- nat'l standards - area of deficit. esp. Duke Hwy.
- 2020 property ↓ tax dollars. lose revenue, lost 30% budget.
- commercial growth on 31 won't be negative impact.
- excellent partnership w/ Shores, Alva, Bay Shore.
- Provide your comments/feedback regarding fire/police service for the study area want 16.
- non funded mandates. - ideally 5 on scene to meet 2 in 2 out. + 1 for management. auto mutual aid agreement.
- Concerns regarding service levels, specific challenges for your district/department Bay Shore
- concerned citizens for concerned citizens. ↓ 2 mo. in to role @ Bay Shore.
- Bay Shore charge high millage rate in co. b/c of ↓ taxes.
- Participation with the community to date, if any
- active discussions.
- transparent on view about LOS
- call volume not an issue BUT response time is
- Suggestions regarding policies for fire/police service (ex. Prescribed burns, neighborhood watch, etc...) okay w/ 3 stations.
- SR31 station near N. River Rd (5 yr. strategic plan)
- Nalle Rd / county Line Rd. (whenever that should happen)
- How does a volunteer fire department work in terms of organization and management
- Part Time - combination fire dept.
- 212 hrs. - full time + volunteer staff (25) chances, capability BUT uncertain
- training. - 4 at a time.
- Is a volunteer fire department an option for this area
- maintain, but increase. full time.
- work w/ people. want Bay Shore State taxing district. If they do their own they would have to change
- 2 locations considered for future fire department: S curve and north of 78 state on Babcock lands legislation
- NRV → not ideal
- Fire Station in Phase I of dw. has to service larger area than just N. Olga.
- const. of multi story bldg = dangerous. → strategically locate in SR31 to service entire Bay Shore
- 8 minutes is good. structure fire.

fire district - enhancement of utilities for
fire hydrants.

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

- Div. of Forestry.

Support land management
prescribed burns.

Concern w/ William
Island - need a boat.

- Follow "Fire Wise". com
guidelines

Concern w/
gated communities.

for wild urban
interface.

30' setback from
bldgs.

not mandated
to fight fires
in 2010

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

create twine.

↑ brush fires this
summer.

[Print](#) | [Close Window](#)**Subject:****From:** "Chief Nisbet" <chief@bayshorefire.org>**Date:** Fri, Aug 07, 2009 9:51 am**To:** <alexis@lpsfl.us>

Alexis,

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

Lawrence Nisbet, EFO

Fire Chief / Paramedic

Bayshore Fire Rescue

17350 Nalle Road

North Fort Myers Florida, 33917

(239) 543-3443

chief@bayshorefire.org

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On the other hand:

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North Olga Community Plan
Police & Fire Meetings

→ 22 years.

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

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

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

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

county purchasing land is hurting tax base

contacted county re: leasing land in state park.

* Station in Caloosahatchee Regional Park.

Participation with the community to date, if any

next station in Caloosahatchee Park or anywhere west. S-curve could

be a loc. to help at Bayshore as well

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

Alva Inc. okay shape for tax base. Maybe in small deficit. Concern re: 2010-2011 fiscal year

3 ppl. + asst. chief.

volunteer program.

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

Alva, Inc. hasn't asked for help.

Caloosahatchee Preserve in middle of scrub oaks.

* Policy to allow separation b/w Palmetto, scrub oak

- Is a volunteer fire department an option for this area

→ Division of Forestry help local groups w/ Fire Wise.

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

3 auto mutual aid
→ includes Caloosahatchee Regional

Send GOP's

North Olga Community Plan
Police & Fire Meetings

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

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

car assigned to area 24/7

patrol N. side of river.

day shift / night shift

backup car in the next zone (west)

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

- response times are good.

1 car is adequate.

- Participation with the community to date, if any

no formal contact.

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

rental cabins. - lived in area 25 years.

Old Florida. - ANA, Inc.

"comstat"

good idea
to set up
neighborhood
watch.

- Neighborhood Watch
contact.

Trish Bissler.

- Community Outreach.
- formal process

A faint, sepia-toned map of the United States serves as the background for the title page. The map shows state boundaries, major cities, and geographical features like rivers and mountains. The text is overlaid on the map, centered in the upper half.

Appendix E

Email & Other Correspondence

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

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

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

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

Hi Jim,

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

Thanks,

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

www.lpsfl.us



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

Thank you for getting back to me.

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

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

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

Regards,

Allison

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

(239) 405-7983

<http://www.landplanningsolutions.us/>

----- Original Message -----

Subject: RE: North Olga Community Plan
From: "Noble, Matthew" <NOBLEMA@leegov.com>
Date: Fri, May 22, 2009 11:25 am
To: "Mudd, James" <JMudd@leegov.com>, <allison@lpsfl.us>
Cc: "Alexis Crespo" <alexis@lpsfl.us>, "O Connor, Paul" <oconnops@leegov.com>

[We have also heard from some Alva Residents, also in opposition....](#)

From: Mudd, James
Sent: Friday, May 22, 2009 10:13 AM
To: allison@lpsfl.us
Cc: Alexis Crespo; O Connor, Paul; Noble, Matthew
Subject: RE: North Olga Community Plan

[Allison, we received a funding request from ALVA, Inc. to revise their community plan to include the remainder of the](#)

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

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

From: allison@lpsfl.us [<mailto:allison@lpsfl.us>]

Sent: Thursday, May 21, 2009 1:44 PM

To: Mudd, James

Cc: Alexis Crespo

Subject: North Olga Community Plan

Hi Jim,

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

I look forward to hearing from you.

Thanks!

Allison

ALLISON D. MEGRATH, AICP
President/Principal Planner
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Subject: RE: North Olga Community Plan

From: allison@lpsfl.us

Date: Tue, Jun 02, 2009 10:47 am

To: "Gibbs, Mary" <GIBBSMX@leegov.com>

Cc: "Dist3, Judah" <Dist3@leegov.com>, "Noble, Matthew" <NOBLEMA@leegov.com>, "Mudd, James" <JMudd@leegov.com>, "Owen, David" <OWEND@leegov.com>, "Alexis Crespo" <alexis@lpsfl.us>, "O Connor, Paul" <oconnops@leegov.com>

Hi Mary,

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

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

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

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

Regards,
Allison

ALLISON D. MEGRATH, AICP
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----- Original Message -----

Subject: RE: North Olga Community Plan

From: "Gibbs, Mary" <GIBBSMX@leegov.com>

Date: Tue, June 02, 2009 8:31 am

To: <allison@lpsfl.us>, "O Connor, Paul" <oconnops@leegov.com>

Cc: "Dist3, Judah" <Dist3@leegov.com>, "Noble, Matthew"

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

Good morning Allison,

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

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

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

Regards,

Mary

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

From: allison@lpsfl.us [<mailto:allison@lpsfl.us>]

Sent: Monday, June 01, 2009 5:01 PM

To: O Connor, Paul

Cc: Dist3, Judah; Noble, Matthew; Gibbs, Mary; Mudd, James; Owen, David; Alexis Crespo

Subject: RE: North Olga Community Plan

Paul,

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

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

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

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

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

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

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

Regards,
Allison

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----- Original Message -----

Subject: RE: North Olga Community Plan
From: allison@lpsfl.us

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

Hi Jim,

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

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

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

Regards,
Allison

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----- Original Message -----

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

Thank you for getting back to me.

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

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

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

Regards,

Allison

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----- Original Message -----

Subject: RE: North Olga Community Plan
From: "Noble, Matthew" <NOBLEMA@leegov.com>
Date: Fri, May 22, 2009 11:25 am
To: "Mudd, James" <JMudd@leegov.com>,
<allison@lpsfl.us>
Cc: "Alexis Crespo" <alexis@lpsfl.us>, "O Connor, Paul"
<oconnops@leegov.com>

[We have also heard from some Alva Residents, also in opposition....](#)

From: Mudd, James
Sent: Friday, May 22, 2009 10:13 AM
To: allison@lpsfl.us
Cc: Alexis Crespo; O Connor, Paul; Noble, Matthew
Subject: RE: North Olga Community Plan

[Allison, we received a funding request from ALVA, Inc. to revise their community plan to include the remainder of the Alva Planning Community, which is most of the area](#)

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

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

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

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

I look forward to hearing from you.

Thanks!
Allison

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

Just a meeting between staff and a couple of attorneys.

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

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

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

Hi Jim:

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

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

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

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

Hi Dawn

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

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

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

2. Thomas Edward Mulling, II - failure to specify the manner of calculating reportable interests.

(Both these individuals erroneously included their personal residence under Part C. Since they will have to redo the forms anyway, they should remove that information from the revised form as personal residences and vacation homes are not to be listed in Part C)

3. Robert Joseph Quillen - failure to specify the manner of calculating reportable interests.

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

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

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

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

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"Patience is the companion of wisdom" - Saint Augustine

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Subject: [FWD: RE: Second Comprehensive Plan Amendment Cycle for 2010]

From: allison@lpsfl.us

Date: Mon, Sep 28, 2009 12:18 pm

To: "Alexis Crespo" <alexis@lpsfl.us>

another email

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----- Original Message -----

Subject: RE: Second Comprehensive Plan Amendment Cycle for 2010

From: "Gibbs, Mary" <GIBBSMX@leegov.com>

Date: Tue, June 16, 2009 8:48 am

To: <allison@lpsfl.us>

Cc: "Dist3, Judah" <Dist3@leegov.com>, "Dist4, Hall"

<DIST4@leegov.com>, "Mudd, James" <JMudd@leegov.com>, "Dennis Van

Roekel" <DVRDVM@SNWORKS.COM>, "Alexis Crespo" <alexis@lpsfl.us> ,

<Dist1>, "Dist2, Bigelow" <DIST2@leegov.com>, "Dist5, Mann"

<dist5@leegov.com>, "Hawes, Karen" <HAWESKB@leegov.com>, "Winton, Peter"

<wintonp@leegov.com>, "O Connor, Paul" <oconnops@leegov.com>, "Mudd,

James" <JMudd@leegov.com>

Hi Allison,

In response to your email about a second plan amendment cycle, it would be premature to commit to that for you at this time. However, Paul has another idea and he is going to call and explain it to you. We probably will have two cycles already for next year since the amendments scheduled for BCC review in late September will not be adopted until early next year, and that will count as one amendment cycle, leaving just one other one for everything else. The timing of that second cycle may not work for you since you mentioned March as your target date in this email. However, we can put your amendment in this current cycle, as a "placeholder" and you can continue to work on it. Paul will explain. I think it is your best option to still allow you to work with the community without being delayed.

I appreciate that you are trying to work with the community and staff! Expect a call from Paul soon.

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

From:allison@lpsfl.us [<mailto:allison@lpsfl.us>]

Sent:Thursday, June 11, 2009 9:39 AM

To:Gibbs, Mary

Cc:Dist3, Judah; Dist4, Hall; Mudd, James; Dennis Van Roekel; Alexis Crespo

Subject:Second Comprehensive Plan Amendment Cycle for 2010

Mary,

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

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

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

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

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

Thanks.
Allison

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

ok we will have a better handle on it then!

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

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

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

Allison

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----- Original Message -----

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

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

Mary Gibbs, Director
Lee County Dept. of Community Development
1500 Monroe Street
Fort Myers, FL 33901
(239) 533-8345

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

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

Hi Mary,

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

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

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

Thanks, Mary,
Allison

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----- Original Message -----

Subject: RE: Status of North Olga Grant Application
From: "Gibbs, Mary" <GIBBSMX@leegov.com>
Date: Tue, July 07, 2009 5:01 pm
To: <allison@lpsfl.us>
Cc: "O Connor, Paul" <oconnops@leegov.com>

Hi Allison,

I spoke to Dawn Lehnert late last week and there were a few items she needed to review (she wasnt specific) so its not sufficient yet. She will be back from vacation on Monday. In the meantime, Jim Mudd doesnt work here any more, so Paul will attend your meeting later this week (Thurs I think?)

We are looking thru his files for the contract, Dawn mentioned to me that he hadnt sent it to her, so we need to forward it to her. If you can email me a copy, I will forward to her asap.

The BCC isnt meeting in July, so it will be August earliest to get this to the Board.

Thanks!

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

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

Hi Paul,

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

Thanks.
Allison

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Subject: RE: Status of North Olga Grant Application

From: allison@lpsfl.us

Date: Thu, Jul 16, 2009 11:04 am

To: "O Connor, Paul" <oconnops@leegov.com>

Cc: "Dennis Van Roekel" <DVRDVM@SNWORKS.COM>, "Alexis Crespo" <alexis@lpsfl.us>, "Gibbs, Mary" <GIBBSMX@leegov.com>

Paul,

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

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

Thanks.
Allison

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----- Original Message -----

Subject: RE: Status of North Olga Grant Application

From: "O Connor, Paul" <oconnops@leegov.com>

Date: Thu, July 16, 2009 10:49 am

To: <allison@lpsfl.us>, "Gibbs, Mary" <GIBBSMX@leegov.com>

Cc: "Dennis Van Roekel" <DVRDVM@SNWORKS.COM>, "Alexis Crespo" <alexis@lpsfl.us>

Allison, we attempt to get as much information to the Board as possible to allow them to make an informed decision. Below are two links to Board agenda items for previous Community Planning grants. As you can see, attached to the agenda items are proposals that outline the planning process and costs associated with the planning effort. We would like to attach similar documents to the North Olga request. Your signed or proposed contract with the community planning panel would be the preferable attachment.

<http://www.lee-county.com/gov/bocc/Old%20Agendas/2005/08-30-05/Administrative/A4A.pdf>

<http://www.lee-county.com/gov/bocc/Old%20Agendas/2006/10-24-2006/Administrative/Administrative/A4A.pdf>

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

Hi Mary,

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

I look forward to hearing from you.

Regards,
Allison

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----- Original Message -----

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

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

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

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

Allison

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Subject: RE: Status of North Olga Grant Application

From: "Gibbs, Mary" <GIBBSMX@leegov.com>

Date: Wed, July 08, 2009 2:49 pm

To: <allison@lpsfl.us>

Cc: "O Connor, Paul" <oconnops@leegov.com>

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Mary Gibbs, Director
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(239) 485-8341 (fax)
gibbsmx@leegov.com

From: allison@lpsfl.us [<mailto:allison@lpsfl.us>]

Sent: Wednesday, July 08, 2009 1:47 PM

To: Gibbs, Mary

Cc: O Connor, Paul; Alexis Crespo; Dennis Van Roekel

Subject: RE: Status of North Olga Grant Application

Hi Mary,

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

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

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

those are occurring and would obviously like to participate in those meetings.

Thanks, Mary,
Allison

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

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

<http://www.landplanningsolutions.us/>

----- Original Message -----

Subject: RE: Status of North Olga Grant Application
From: "Gibbs, Mary" <GIBBSMX@leegov.com>
Date: Tue, July 07, 2009 5:01 pm
To: <allison@lpsfl.us>
Cc: "O Connor, Paul" <oconnops@leegov.com>

Hi Allison,

I spoke to Dawn Lehnert late last week and there were a few items she needed to review (she wasnt specific) so its not sufficient yet.

She will be back from vacation on Monday. In the meantime, Jim Mudd doesnt work here any more, so Paul will attend your meeting later this week (Thurs I think?)

We are looking thru his files for the contract, Dawn mentioned to me that he hadnt sent it to her, so we need to forward it to her.If you can email me a copy, I will forward to her asap.

The BCC isnt meeting in July, so it will be August earliest to get this to the Board.

Thanks!

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

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

Hi Paul,

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

of County Commissioners.

Thanks.
Allison

ALLISON D. MEGRATH, AICP
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Subject: Fw: North Olga
From: allison@lpsfl.us
Date: Thu, Jul 23, 2009 11:05 am
To: "Alexis Crespo" <Alexis@lpsfl.us>, "Debra and Dennis Van Roekel" <dvrldvm@snworks.com>

Let's discuss on Sunday.

Sent via BlackBerry by AT&T

From: "Gibbs, Mary"
Date: Thu, 23 Jul 2009 09:37:47 -0400
To: <allison@lpsfl.us>
Subject: North Olga

Hi Allison,

Commissioner Judah asked me to contact you after you met with him at his office the other day. I told him that we had been in contact and that the agenda item would be scheduled for a County Commission agenda in August. Here is what we need:

1. Please confirm for me the amount of money that you are asking for, there are two different amounts listed in your application.
2. The administrative code says the written proposal must contain a good faith estimate of the expected full cost of the planning effort. Your proposal says that the money requested will take the project through the first sufficiency. You also reference that other monies may be available. I need to know the estimated full cost as delineated in the admin code.
3. While I would prefer to have a more detailed scope of services I can attach your proposal to the bluesheet as the scope of services. We will (county attorneys office and our staff) have to format that into a Community Planning Agreement that will have to be signed by a principal of your planning panel, prior to scheduling at a commission meeting.
4. As a follow up to item 2 above, I am concerned about what happens after first sufficiency. Will the plan be left uncompleted? Please clarify as this may be an issue we will have to describe in the Board's agenda item.
5. I am also concerned about the boundary overlap with Alva. We typically would prefer not to take this to the Commission with this item outstanding. I will schedule it, but the bluesheet will have to mention this as a potential issue.
6. Funding- Just to let you know, we do not have enough money in this year's budget to cover your request plus the items we already have encumbered. We do have budget money allocated in the new budget starting October 1st. This item will be mentioned in the bluesheet as well.

Thanks Allison!

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

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Subject: RE: North Olga Community Plan
From: "Jim Green" <jgreen@cyberstreet.com>
Date: Wed, Jul 22, 2009 8:38 am
To: <alexis@lpsfl.us>

Thank you for the invitation. I respectfully decline.
Please enjoy your day,

Jim Green

From: alexis@lpsfl.us [<mailto:alexis@lpsfl.us>]
Sent: Tuesday, July 21, 2009 1:23 PM
To: jgreen@cyberstreet.com
Cc: Allison Megrath
Subject: North Olga Community Plan

Mr. Green,

As you may be aware, Land Planning Solutions, Inc. was hired by the North Olga Community Planning Panel in May 2009 to prepare the North Olga Community Plan for submittal in September of this year. As part of the planning process we are conducting one-on-one stakeholder interviews to collect comments and input from stakeholders both within and outside the proposed North Olga Community Plan boundary.

Due to your role on Alva, Inc.'s Board of Directors we would appreciate the opportunity to interview you as a stakeholder in this process. We conduct the interviews at our office in Bonita Springs during the work week, or at the New Hope Christian Church of North Fort Myers (Bayshore Road and Tarpon Way) on Sunday afternoons. Please contact me if you are interested and we can set up a time that is convenient. I appreciate your consideration and look forward to speaking with you further on this subject.

Sincerely,

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

www.lpsfl.us

--

This message has been scanned for viruses and dangerous content by [MailScanner](#), and is believed to be clean.

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Subject: Fw: North Olga Community Plan

From: allison@lpsfl.us

Date: Fri, Aug 14, 2009 5:10 pm

To: "Alexis Crespo" <Alexis@lpsfl.us>, "Joe Sterlacci" <joesterlacci@yahoo.com>

Sent via BlackBerry by AT&T

From: Charles.Gauthier@dca.state.fl.us

Date: Fri, 14 Aug 2009 17:09:24 -0400

To: <allison@lpsfl.us>

Subject: RE: North Olga Community Plan

Sounds good, Allison.

Charlie

Charles Gauthier, AICP
Director, Division of Community Planning
Florida Department of Community Affairs
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100
(850) 488-2356

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allison@lpsfl.us

To: Charles.Gauthier@dca.state.fl.us

cc

08/12/2009 03:08 PM

Subject: RE: North Olga Community Plan

Hi Charlie,

Thanks for getting back to me. I apologize now for my delayed response, however, I have been out of the office for a few days. I appreciate your willingness to participate in our process.

As soon as our Planning Panel has signed off on the draft policies that we have proposed, I will send them to you for your preliminary input. If you have an interest in having any of the background information, please let me know and we can send that to you as well, but I don't want to burden you with too much information, when you are so busy.

I completely respect that the formal comments will come from the Department at a later date during the

regular review process. We look forward to working with you in this regard.

Regards,
Allison

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

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(239) 304-6837 (cell)

www.landplanningsolutions.us

----- Original Message -----

Subject: Re: North Olga Community Plan
From: Charles.Gauthier@dca.state.fl.us
Date: Thu, August 06, 2009 1:25 pm
To: allison@lpsfl.us

Hello Allison,

I am sorry for the delay in responding - we have been very busy. I would be happy to review and provide informal comments as you move along with the Olga Community planning process. While I will do more best to provide you with comments and suggestions, I will need to preserve the Department's formal review process which will come later. Meanwhile though it would be an honor to help you and the community.

Thanks, Charlie

Charles Gauthier, AICP
Director, Division of Community Planning
Florida Department of Community Affairs
2555 Shumard Oak Boulevard
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(850) 488-2356

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allison@lpsfl.us
08/03/2009 03:24 PM

To: charles.gauthier@dca.state.fl.us
cc
Subject: North Olga Community Plan

Hi Charlie,

I hope you are well. I just wanted to touch base with you about the discussion we had in Ft. Lauderdale at the FDOT/climate workshop in June. As you might recall, I am working with the residents of North Olga, outside of Ft. Myers in Lee County, to develop a Community Plan.

As part of being innovative and thinking outside of the box for that project, I suggested to my group that we should ask the DCA to be participants early on in the process. You were receptive to the idea when we spoke, only hesitating as to how best you could participate in the Plan. I have given this much thought and rather than having expenses incurred with travel etc., my thought is to send you a copy of the draft of the Plan and impose upon you to review and comment on the draft that we have prepared prior to us submitting it to Lee County by September 30. You obviously would be a review agency as we go through the Comprehensive Plan Amendment process, but we thought having your preliminary comments at this juncture would be beneficial to us.

Dr. Joe Walsh, PhD and Luis Gonzalez of the Florida Fish and Wildlife Commission have participated with us on this project in a similar fashion - providing us with their technical review of the environment within our proposed boundaries. They commented to us that they wished more folks would bring them in sooner like that rather than later. I am hopeful that you will agree to work with us, as well.

Please advise if you would be amenable to working with us in this way or if you have other suggestions. I'll look forward to hearing from you at your earliest convenience as we're trying to meet the September application deadline.

Regards,
Allison

ALLISON D. MEGRATH, AICP
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LEE COUNTY

SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

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District One

A. Brian Bigelow
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Frank Mann
District Five

Donald D. Stilwell
County Manager

David M. Owen
County Attorney

Diana M. Parker
County Hearing Examiner

September 18, 2009

Open letter to Citizens of Alva

From: Frank Mann, County Commissioner and Alva Neighbor

Dear Fellow Citizens of Alva,

September 23rd was to be a day on which a decision would be made by the County Commission that might have forever changed the rural character and nature of this beautiful part of Lee County we call home. The issue involved the proposal by Bonita Bay to place approximately 2500 homes and 5000 vehicles, along with 8 story condominiums on 1200 acres on North River Road and SR31. This was the so called North River Village project. The negative impact on our quality of life could not be overstated, as I see it. In order for the developer to proceed with the project they had to first get final approval from the County Commission on that day. It was questionable as to whether or not there was a majority of commissioners willing to oppose what they were asking for.

But I have GREAT NEWS to share with you. The developer has withdrawn their application and is in the process of returning the lands to their original owners. It might appear that we won the battle without a shot being fired. But I want you to know that many, many shots were fired behind the scenes, and many of you were a part of that lengthy and critical fight. Citizens from Alva, too numerous to mention, have attended meeting after meeting, standing tall to be counted in opposition to this terrible example of urban sprawl directed at the heart of our pleasant rural setting. One person in particular, deserves special praise and thanks for her untiring efforts in discouraging the developer from proceeding. She is Ruby Daniels, president of our important and vital community organization, Alva, Inc. It is impossible to calculate the significance of the role she has played to win the day for preservation and common sense.

But even now we cannot begin to rest. A group of landowners where the North River Village project would have been built, have themselves begun an effort to change the rural land designation and possibly allow for greatly increased density and commercialization, in a similar fashion as was planned by Bonita Bay. If those efforts are successful, that land would then be attractive to the next big developer coming down the street. So to those of us who love the rural character of our Alva countryside, it is clear that our battle will never be completely over. We must be ever alert and ready for that battle. As someone once said, "Eternal vigilance is the price of freedom". That certainly applies to us today.

Sincerely,

Frank Mann

The background of the page is a faded, sepia-toned map of the United States. A grid of thin lines is overlaid on the map, creating a coordinate system. The map shows state boundaries and some major cities, though the text is too faint to read clearly. The overall color is a warm, brownish-tan.

Appendix F

Department of Community Affairs
Review

[Print](#) | [Close Window](#)

Subject: [FWD: Re: North Olga Community Plan]
From: allison@lpsfl.us
Date: Mon, Sep 28, 2009 12:15 pm
To: "Alexis Crespo" <alexis@lpsfl.us>

I think this is the one you're looking for.

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

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

www.landplanningsolutions.us

----- Original Message -----

Subject: Re: North Olga Community Plan
From: Charles.Gauthier@dca.state.fl.us
Date: Tue, September 15, 2009 7:30 am
To: "allison" <allison@lpsfl.us>

You are doing valuable work helping a community and should be proud. To me this kind of work is the best part of being a planner. Will look for you at FAPA.

Sent from my BlackBerry Wireless Handheld

From: allison
Sent: 09/15/2009 01:23 AM GMT
To: Charles Gauthier
Cc: "Debra and Dennis Van Roekel" <dvrldvm@snworks.com>
Subject: Re: North Olga Community Plan

Hi Charlie,

Thank you so much for taking the time to provide your preliminary (unofficial) and productive comments. We will revise our policies accordingly. I am familiar with some of the Wekiva policies from the Seminole Co Plan and will revisit it in light of this project. Great suggestion, thanks!

Again, I appreciate how busy you are at the Department, and offer many thanks on behalf of myself and the Planning Panel - they have worked very hard to get to this point. It is nice to know they/we are on the right track for their community,

I look forward to seeing you this week. Safe travels!

Regards,

Allison

Sent via BlackBerry by AT&T

From: Charles.Gauthier@dca.state.fl.us
Date: Mon, 14 Sep 2009 18:11:12 -0400
To: <allison@lpsfl.us>
Subject: RE: North Olga Community Plan

Hello Allison,

Here is the pdf. document with my notes included. Mostly I have identified policy language that should be sharpened. The draft North Olga Plan appears to work within the framework of the Lee Plan in terms of future land use and future transportation but then adds development standards, programmatic and procedural commitments. in addition to my notes, two suggestions:

1. Add an adopted narrative at the start to describe the community / rural character that is to be protected. This will assist with the proper application of the policies later.
2. Take a look at the Seminole County Comprehensive Plan and its policies for the Wekiva area - it addresses a range of rural character features and might give you more ideas.

<http://www.seminolecountyfl.gov/pd/planning/compplan.asp>

I hope this is helpful.

Charlie

Charles Gauthier, AICP
Director, Division of Community Planning
Florida Department of Community Affairs
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100
(850) 488-2356

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allison@lpsfl.us
09/04/2009 04:44 PM

To Charles.Gauthier@dca.state.fl.us
cc "Dennis Van Roekel" <DVRDVM@SNWORKS.COM>
Subject RE: North Olga Community Plan

Hi Charlie,

I enjoyed the Mobility Webinar the other day. Very informative and a thought-provoking process that is being conducted.

I wanted to double check that you received my email last week about the draft policies for the proposed North Olga Community Plan. I'm reattaching them in case my email was buried in the many I'm sure you receive daily. It would be great if we could receive any preliminary comments you might have by next **Friday, September 11** so that we can incorporate any suggestions you have into the application that we submit by the end of the month.

Thanks again.

Regards,
Allison

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

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(239) 304-6837 (cell)

<http://www.landplanningsolutions.us/>

----- Original Message -----

Subject: RE: North Olga Community Plan
From: allison@lpsfl.us
Date: Thu, August 27, 2009 2:50 pm
To: Charles.Gauthier@dca.state.fl.us
Cc: "Dennis Van Roekel" <DVRDVM@SNWORKS.COM>

Hi Charlie,

I hope you are well. Attached please find the draft of the North Olga Community Plan Goal, Objectives and Policies (GOPs). As we have previously discussed, the North Olga Community Planning Panel would appreciate your comments on the draft GOPs such that we can make any adjustments prior to submitting our Comprehensive Plan Amendment application to Lee County prior to the September 30, 2009 application deadline.

If your time allows, it would be most helpful to us to have your comments by **Friday, September 11th, 2009**, such that we might have ample time to consider any recommendations you may have and make adjustments to our document as appropriate, with adequate time for the North Olga Community Planning Plan to review in time to meet our deadline. I am sending you the document in Word format in the event you would prefer to use "track changes" to provide your comments.

Again, we fully understand that your comments are preliminary in nature and in no way affect the Department's ability to make further comments during the formal review process. We simply welcome the Department's engagement at this juncture of the North Olga Community Plan preparation process.

Thank you again for your willingness to assist in the preparation of this Plan in this fashion.

I look forward to seeing you at the conference the week of September 14!

Regards,
Allison

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

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

www.landplanningsolutions.us

----- Original Message -----

Subject: RE: North Olga Community Plan
From: Charles.Gauthier@dca.state.fl.us
Date: Fri, August 14, 2009 5:09 pm
To: allison@lpsfl.us

Sounds good, Allison.

Charlie

Charles Gauthier, AICP
Director, Division of Community Planning
Florida Department of Community Affairs
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100
(850) 488-2356

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allison@lpsfl.us
08/12/2009 03:08 PM

To Charles.Gauthier@dca.state.fl.us
cc
Subject RE: North Olga Community Plan

Hi Charlie,

Thanks for getting back to me. I apologize now for my delayed response, however, I have been out of the office for a few days. I appreciate your willingness to participate in our process.

As soon as our Planning Panel has signed off on the draft policies that we have proposed, I will send them to you for your preliminary input. If you have an interest in having any of the background information, please let me know and we can send that to you as well, but I don't want to burden you with too much information, when you are so busy.

I completely respect that the formal comments will come from the Department at a later date during the regular review process. We look forward to working with you in this regard.

Regards,
Allison

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President/Principal Planner
Land Planning Solutions, Inc.

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(239) 304-6837 (cell)

www.landplanningsolutions.us

----- Original Message -----

Subject: Re: North Olga Community Plan
From: Charles.Gauthier@dca.state.fl.us
Date: Thu, August 06, 2009 1:25 pm
To: allison@lpsfl.us

Hello Allison,

I am sorry for the delay in responding - we have been very busy. I would be happy to review and provide informal comments as you move along with the Olga Community planning process. While I will do more best to provide you with comments and suggestions, I will need to preserve the Department's formal review process which will come later. Meanwhile though it would be an honor to help you and the community.

Thanks, Charlie

Charles Gauthier, AICP
Director, Division of Community Planning
Florida Department of Community Affairs
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allison@lpsfl.us

08/03/2009 03:24 PM

To

charles.gauthier@dca.state.fl.us

cc

Subject

North Olga Community Plan

Hi Charlie,

I hope you are well. I just wanted to touch base with you about the discussion we had in Ft. Lauderdale at the FDOT/climate workshop in June. As you might recall, I am working with the residents of North Olga, outside of Ft. Myers in Lee County, to develop a Community Plan.

As part of being innovative and thinking outside of the box for that project, I suggested to my group that we should ask the DCA to be participants early on in the process. You were receptive to the idea when we spoke, only hesitating as to how best you could participate in the Plan. I have given this much thought and rather than having expenses incurred with travel etc., my thought is to send you a copy of the draft of the Plan and impose upon you to review and comment on the draft that we have prepared prior to us submitting it to Lee County by September 30. You obviously would be a review agency as we go through the Comprehensive Plan Amendment process, but we thought having your preliminary comments at this juncture would be beneficial to us.

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Regards,
Allison


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

OBJECTIVE 36.1: COMMUNITY CHARACTER. The North Olga Community, through the North Olga Community Planning Panel, will draft and submit regulations, policies, and discretionary actions affecting the  character and aesthetic appearance of the community for Lee County to adopt and enforce, in order to help promote managed growth in appropriate locations that provides benefits to the area and preserve the rural aesthetic of the Community

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

Policy 36.1.2: Any new development must be designed to cluster development areas in uplands to the  furthest extent possible, in order to preserve large, contiguous tracts of open space.


Policy 36.1.3:  new streetscape improvements and/or new developments requiring a Development Order shall not provide overhead utilities to enhance the community aesthetic.


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

POLICY 36.1.5: By 2011, the North Olga Community, through the North Olga Community Planning Panel will draft enhanced design and architectural standards to


Summary of Comments on North Olga Community Plan Draft GOPs August 2009 cg.pdf

Page: 1


 Number: 1 Author: charlesg Subject: Sticky Note Date: 9/14/2009 5:40:17 PM
The word generally is throwing me off - the area should be exactly defined.

 Number: 2 Author: charlesg Subject: Sticky Note Date: 9/14/2009 5:42:50 PM


This is an odd phrase - you might consider "Based on recommendations of the North Olga Community Planning Panel the County will consider adoption of comprehensive plan policies, land development regulations, public improvements and other actions that will protect and enhance the character..."

 Number: 3 Author: charlesg Subject: Sticky Note Date: 9/14/2009 5:45:45 PM


You might consider providing guidance to the clustering. For instance, a statement of purpose such as "In order to protect the aesthetic qualities and natural resources of the North Olga Community any new development..."


 Number: 4 Author: charlesg Subject: Sticky Note Date: 9/14/2009 5:46:42 PM


This can be stated in the affirmative; "...shall provide underground utilities..."

 Number: 5 Author: charlesg Subject: Sticky Note Date: 9/14/2009 5:47:55 PM

I know you are referring to deviations from detailed standards in the LDC but this could be read like a deviation from a plan policy which would not be proper.


be considered by Lee County Staff  possible inclusion in Chapter 33 of the Land Development Code.

OBJECTIVE 36.2: RESIDENTIAL LAND USES. Lee County will protect and enhance the residential character of the North Olga Community by strictly evaluating new development proposals based on adjacent  uses, natural resources, access, open space, enhanced buffering, public infrastructure and other incentives in order to promote the existing sense of community and enhance the support the rural character.

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

Policy 36.2.2: New development is encouraged in the form of a Mixed Use Planned Development (MPD) to provide services for future residents and reduce reliance on vehicular transportation.





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

Policy 36.2.4: Any new development with  densities greater than one (1) unit per acre will be encouraged to provide a mix of unit types and flexible lot sizes to allow for clustering and a socio-economic blend within the community.

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

OBJECTIVE 36.3: COMMERCIAL LAND USES. Existing and future County regulations, land use interpretations, policies, zoning approvals, and administrative

Page: 2

-
-  Number: 1 Author: charlesg Subject: Sticky Note Date: 9/14/2009 5:48:41 PM
You might reword this so it says "Lee County shall consider..."
-
-  Number: 2 Author: charlesg Subject: Sticky Note Date: 9/14/2009 5:49:46 PM
For the sake of future interpretation consider adding a narrative at the start of the community plan that describes the community character to be protected and enhanced.
-
-  Number: 3 Author: charlesg Subject: Sticky Note Date: 9/14/2009 5:50:15 PM
Explain what kind of services.
-
-  Number: 4 Author: charlesg Subject: Sticky Note Date: 9/14/2009 5:51:27 PM
I appreciate the point about social economic blend but it might be better to simply refer to affordability and diversity of choice.
-

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

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

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

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

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

Policy 36.35. Commercial and mixed use projects greater than twenty (20) acres in size will provide 40% open space, preferably through the clustering of development footprint.

This page contains no comments

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

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

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

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

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

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

Policy 36.5.2. The North Olga Community will work with the citizen groups and civic organizations within the Bayshore Community on a corridor management plan for State

 Number: 1 Author: charlesg Subject: Sticky Note Date: 9/14/2009 5:53:29 PM

You had better describe the rural character.

Road 31 in a manner that promotes a safe, high quality, context-sensitive roadway. Plan elements will address roadway and median landscape standards, appropriate land uses, buffering standards, access management guidelines, street lighting, signage, sidewalks/pathways, and effective pedestrian crossings within the context of a comprehensive pedestrian and bikeway system.

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


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


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

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

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


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

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


 Number: 1 Author: charlesg Subject: Sticky Note Date: 9/14/2009 5:54:49 PM
Why is this limited to public health? I would be careful about overriding other county policies or state law.

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

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


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


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

Policy 36.7.4: Any new development adjacent  the Caloosahatchee River requiring a Development Order must provide public access to the River.

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

Page: 6

 Number: 1 Author: charlesg Subject: Sticky Note Date: 9/14/2009 5:55:23 PM
How / where would this open space plan be adopted.

 Number: 2 Author: charlesg Subject: Sticky Note Date: 9/14/2009 5:56:47 PM
A good policy direction but need to be very careful with US Supreme Court decision (in South Carolina?) about the relative burden on private property.

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

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

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

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


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

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



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

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

 Number: 1 Author: charlesg Subject: Sticky Note Date: 9/14/2009 5:57:29 PM
Good direction but vague standard.

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

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

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

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

POLICY 36.9.1. As a courtesy, Lee County will register citizen groups and civic organizations within the North Olga Community that desire notification of pending review of Land Development Code amendments and Lee Plan amendments, including the North Olga Community Planning Panel. Upon registration, Lee County will provide registered groups with documentation regarding these pending amendments. This notice is a courtesy only and is not jurisdictional. Accordingly, the county’s failure to mail or to timely mail the notice, or failure of a group to receive mailed notice, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

POLICY 36.9.2. Lee County will work with the North Olga Community to establish a Document Clearing House, where copies of selected documents from permit applications, variance requests, staff reports and Lee Plan status updates. Hearing Examiner recommendations, decisions, Administrative Variances and Board resolutions for any development in the community will be kept for public inspection. The County’s failure to provide or to timely provide documents to the Document Clearing House, or

This page contains no comments

failure of the Document Clearing house to receive documents, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

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

This page contains no comments

A detailed, sepia-toned historical map of the state of Florida serves as the background. The map shows the state's coastline, major rivers like the St. Johns and Suwannee, and various towns and cities. The word "FLORIDA" is visible in large letters across the top left. The map is oriented with North at the top.

Appendix G

Florida Fish & Wildlife Commission
Review



**Florida Fish
and Wildlife
Conservation
Commission**

Commissioners

Rodney Barreto
Chair
Miami

Kathy Barco
Vice-Chair
Jacksonville

Ronald M. Bergeron
Fort Lauderdale

Richard A. Corbett
Tampa

Dwight Stephenson
Delray Beach

Kenneth W. Wright
Winter Park

Brian S. Yablonski
Tallahassee

Executive Staff

Kenneth D. Haddad
Executive Director

Nick Wiley
Assistant Executive
Director

Karen Ventimiglia
Deputy Chief of Staff

**Division of Habitat and
Species Conservation**
Timothy A. Breault
Director
(850)488-3831
(850)921-7793 FAX

*Managing fish and wildlife
resources for their long-
term well-being and the
benefit of people.*

620 South Meridian Street
Tallahassee, Florida
32399-1600
Voice: (850) 488 4676

Hearing/speech impaired:
(800) 955-8771 (T)
(800) 955-8770 (V)

MyFWC.com

August 18, 2009

Alexis V. Crespo, AICP, LEED AP
Senior Planner
Land Planning Solutions, Inc.
28100 Bonita Grande Drive, Suite 302
Bonita Springs, Florida 34135

Re: North Olga Community

Dear Ms. Crespo:

The Division of Habitat and Species Conservation, Habitat Conservation Scientific Services Section, of the Florida Fish and Wildlife Conservation Commission (FWC) appreciates the opportunity to provide technical assistance early in the planning of the North Olga Community. This letter serves as a summary of the remarks that we have provided thus far via telephone and email and at the Town Hall meeting you conducted on July 9th, 2009, in Fort Myers. Also, we are providing herein, some more specific guidance for your applicant to consider if they move forward towards local government approval and permitting of this project.

Project Description

The North Olga Community proposal encompasses \pm 11,930-acres located on the north shore of the Caloosahatchee River east of State Road 31. The proposed study area is bounded to the South by the Caloosahatchee River, to the west by State Road 31, to the north by the Lee County/Charlotte County line and to the east by the Babcock Preserve and the Caloosahatchee Regional Park.

Potentially Affected Resources

We conducted a Geographic Information System-based (GIS) review of the site with particular attention to fish and wildlife resources known to occur or having the potential to occur in the area. According to our analysis, the North Olga Community study area contains or falls within:

- Priority wetlands for the American alligator, bald eagle, Florida black bear, brown pelican, and little blue heron,
- U.S. Fish and Wildlife Service Consultation Areas for the Florida scrub-jay, and red-cockaded woodpecker,
- Potential Habitat – Big Cypress bear sub-population secondary range,
- Florida Natural Areas Inventory (FNAI) Publicly Managed Lands – Columbus G. MacLeod Preserve, Caloosahatchee Regional Park, and Babcock Ranch Preserve,
- FNAI Conservation Needs – Underrepresented Natural Communities-Pine flatwoods.

These habitats support a diverse array of wildlife species including 13 that are protected by state and/or federal law.

Potentially Occurring Listed Wildlife Species

<u>Common Name</u>	<u>Scientific Name</u>	<u>Status*</u>
American alligator	<i>Alligator mississippiensis</i>	SSC; FT
Gopher tortoise	<i>Gopherus polyphemus</i>	ST
Eastern indigo snake	<i>Drymarchon corais couperi</i>	ST; FT
Florida pine snake	<i>Pituophis melanoleucus mugitus</i>	SSC
Florida scrub jay	<i>Aphelocoma coerulescens</i>	ST; FT
Red cock-woodpecker	<i>Picoides borealis</i>	SSC; FE
Bald eagle	<i>Haliaeetus leucocephalus</i>	Not Listed**
Crested caracara	<i>Caracara cheriway</i>	ST; FT
Little blue heron	<i>Egretta caerulea</i>	SSC
Brown pelican	<i>Pelecanus occidentalis</i>	SSC
Florida panther	<i>Puma concolor coryi</i>	SE; FE
Sherman's short-tailed shrew	<i>Blarina carolonensis</i>	SSC
Sherman's fox squirrel	<i>Sciurus niger shermani</i>	SSC

* SSC - Species of Special Concern; ST - State Threatened; SE - State Endangered; FT - Federally Threatened; FE - Federally Endangered

** Covered by the federal Bald Eagle and Golden Eagle Protection Act and the State's Bald Eagle Rule (see http://myfwc.com/docs/WildlifeHabitats/Eagle_Plan_April_2008.pdf#page=35)

Recommendations

Conservation areas: During the town hall meeting we attended, we identified conservation areas adjacent to and within the vicinity of the proposed North Olga Community. Any future high-density development close to conservation lands may have the potential to negatively affect the ability of the managing entities to effectively manage these properties. For example, prescribed burning frequently becomes a permitting issue in areas where smoke-sensitive facilities, such as high-capacity roads, schools, and healthcare facilities, are within the smoke shed of the land management units. The probable reduction in prescribed burning or other land management practices due to changes in nearby zoning would impact fire-dependent plant communities and reduce the productivity of the wildlife habitat. Lack of a proper fire rotation on these areas would also lead to the accumulation of heavy fuel loads that can contribute to catastrophic wildfires that not only affect wildlife but threaten human life and property. Please consider appropriate development densities and land use designations during planning efforts.

Acknowledgement of land management practices on adjacent lands through future community covenants: If development would be incorporated in close proximity to conservation areas, then we recommend that assurances be provided that a) the community would not interfere with the ability of conservation land managers to continue to perform prescribed burns on fire-dependant plant communities within the preserved areas, that b) prospective homeowners be made aware that these assurances are in place

and that c) homeowners be educated regarding the role that prescribed burning plays in maintaining fire-dependent habitats within the Babcock Ranch Preserve and other public and private conservation lands in the vicinity. We would prefer that these assurances would be binding on the development into perpetuity.

Wetland protections: We identified an undeveloped wetland section along the Caloosahatchee River in the south western portion of the proposed project site that remains undisturbed. We recommend that the applicant consider setting aside this area for conservation. The existing riparian forest could continue to provide habitat opportunities for wading birds and may help protect water quality in the Caloosahatchee River (Attachment 1).

We frequently find that various local and state rules provide for 15-foot minimum, 25-foot average [buffer] setbacks for permitted activities near wetlands. While these setbacks are intended to help attenuate various stormwater effects such as sedimentation, they do not meet all of the ecological needs of fish and wildlife resources associated with wetlands. The U.S. Fish and Wildlife Service has developed a wetland buffers FAQ sheet, which provides better guidance for determining appropriate wetland buffers based on the degree to which wetlands support fish and wildlife. This sheet was initially provided to you via e-mail on 6/23/2009, but is attached to this letter for your convenience (Attachment 2).

Bald eagle management: Our records indicate that there are two active eagle nests within the developable areas of the property. We understand that exact locations of development activities are yet to be determined for this proposal. Therefore, it is our recommendation that development-related activities be kept beyond a 660-foot protective buffer zone surrounding any existing eagle nest. If activities were to be considered within a zone of 330 to 660 feet from either eagle nest tree, then we recommend a bald eagle conservation permit be investigated. Be advised that no activity or project would be permitted within the 330-foot zone of an active or alternate eagle's nest during the breeding season (Oct 1 – May 15).

We recommend that the applicant consult the State's Bald Eagle Management Plan guidelines and visit the web site at: http://myfwc.com/WILDLIFEHABITATS/Eagle_index.htm . If the applicant has any site-specific questions concerning bald eagle nest management, they may contact our Eagle Plan Coordinator, Ulgonde Kirkpatrick, at 352-260-8699, or by email at Ulgonde.kirkpatrick@myfwc.com .

Waste management practices: Because a portion of the community lies within the secondary black bear range, we recommend that the community develop a wildlife-friendly solid waste management program such as is outlined in the Sept. 09 Bear Management Plan / Bear Smart program.

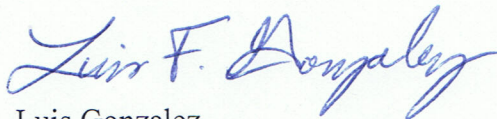
Wildlife surveys: Please note that if future development occurs within the property under discussion, wildlife surveys for listed species may be required. These surveys are time sensitive and FWC recommends that all wildlife species surveys should follow established survey protocols by U.S. Fish and Wildlife Service and the FWC, and should be conducted by qualified wildlife biologists. Basic guidance for conducting wildlife

surveys may be found in the Florida Wildlife Conservation Guide (<http://myfwc.com/CONSERVATION/FWCG.htm>).

A conservation permit from the FWC would need to be obtained if any proposed development on the property would impact gopher tortoises, their burrows, or their habitat. The FWC now requires that gopher tortoise work be conducted by "Authorized Agents". If gopher tortoises are encountered during wildlife surveys of the area, then we recommend that your client look into the need for a gopher tortoise conservation permit. The applicant would need to adhere to the current (revised April 2009) FWC gopher tortoise permitting guidelines (www.myfwc.com/gophertortoise).

We commend your client's willingness to take into account the interests and concerns of their neighbors and stakeholders, particularly in regards to fish and wildlife resource conservation. We acknowledge that our comments may be revisited at some later date pursuant to local government approvals and permits. Thank you for the opportunity to provide our perspective on this proposed project. If you or your staff would like to coordinate further on the recommendations contained in this letter, please contact me by phone at 863-581-6914 or by email at Luis.Gonzalez@myfwc.com.

Sincerely,



Luis Gonzalez
Fish and Wildlife Biologist
Habitat Conservation Scientific Services Section

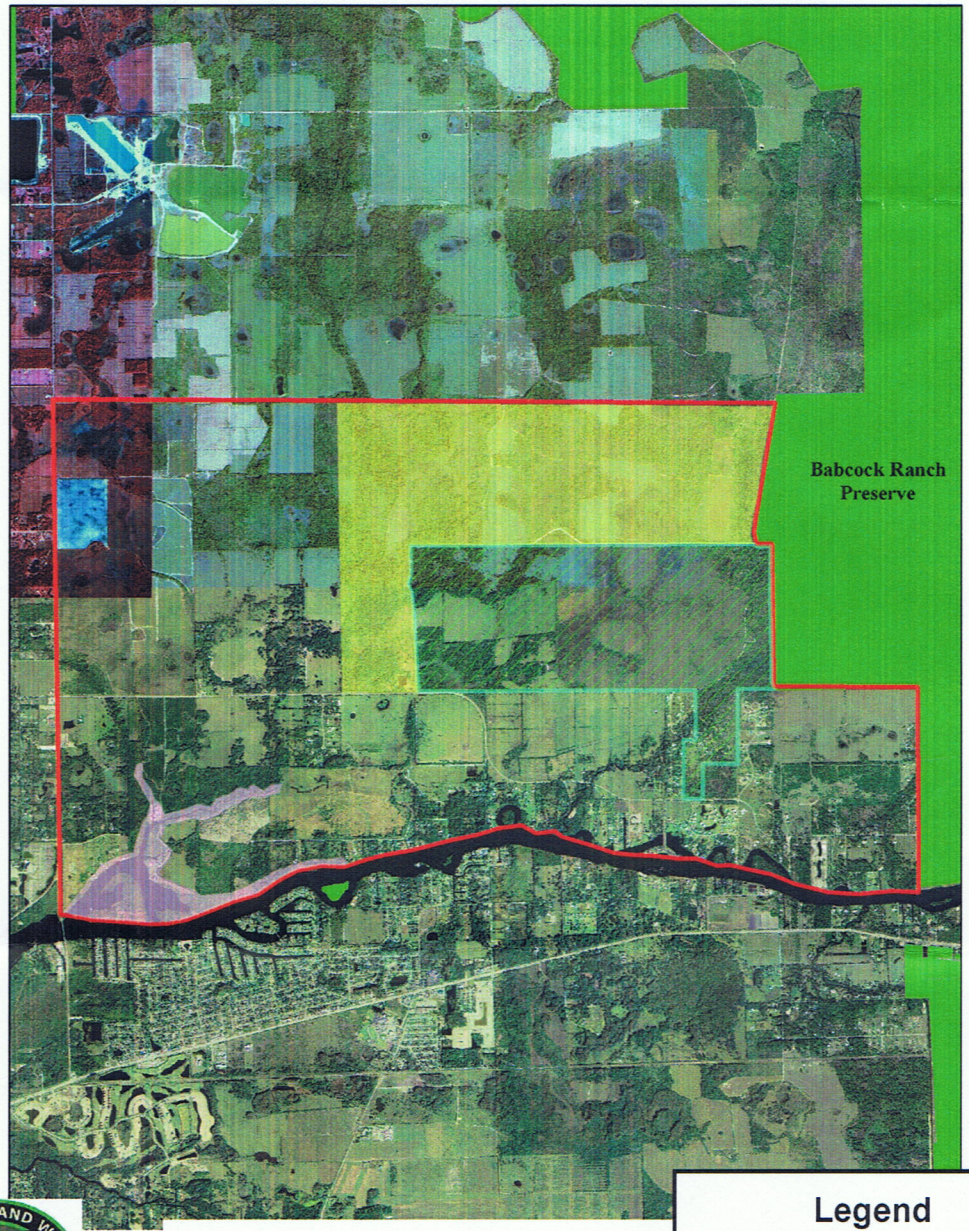
ENV 1-11-3
North Olga Community Ltrr

Enclosures:

Attachment 1.



North Olga Community Plan 2009






Habitat Conservation
Scientific Services

Legend

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

Attachment 2.








































A **buffer** is a strip of naturally vegetated land along a lake, stream, or wetland that provides numerous benefits. Preserving a buffer zone protects water resources from neighboring land uses. Nutrient inputs are of great concern because of their abundant sources (fertilizer, septic tank drain fields, leaking sewage lines, animal waste). Excess nutrients in lakes and estuaries cause toxic algal blooms and depleted oxygen. Natural chemical and biological processes within buffers alter or uptake nutrients and pollutants *before* they enter a water body, thus providing a cost-effective treatment system. Buffers preserve native habitat for wildlife and enhance aquatic habitat. The range of benefits provided by buffers includes:













- Water quality protection 
- Erosion control
- Storage of floodwaters and flood damage reduction
- Aquatic habitat enhancement 
- Habitat for terrestrial riparian wildlife 
- Maintenance of base flow in streams
- Improved aesthetic appearance of stream corridors
- Recreational and educational opportunities

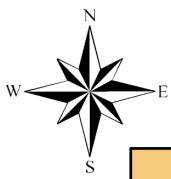
Riparian refers to the land adjoining a body of water, usually a river or stream.

Buffer Width: Bigger is Better

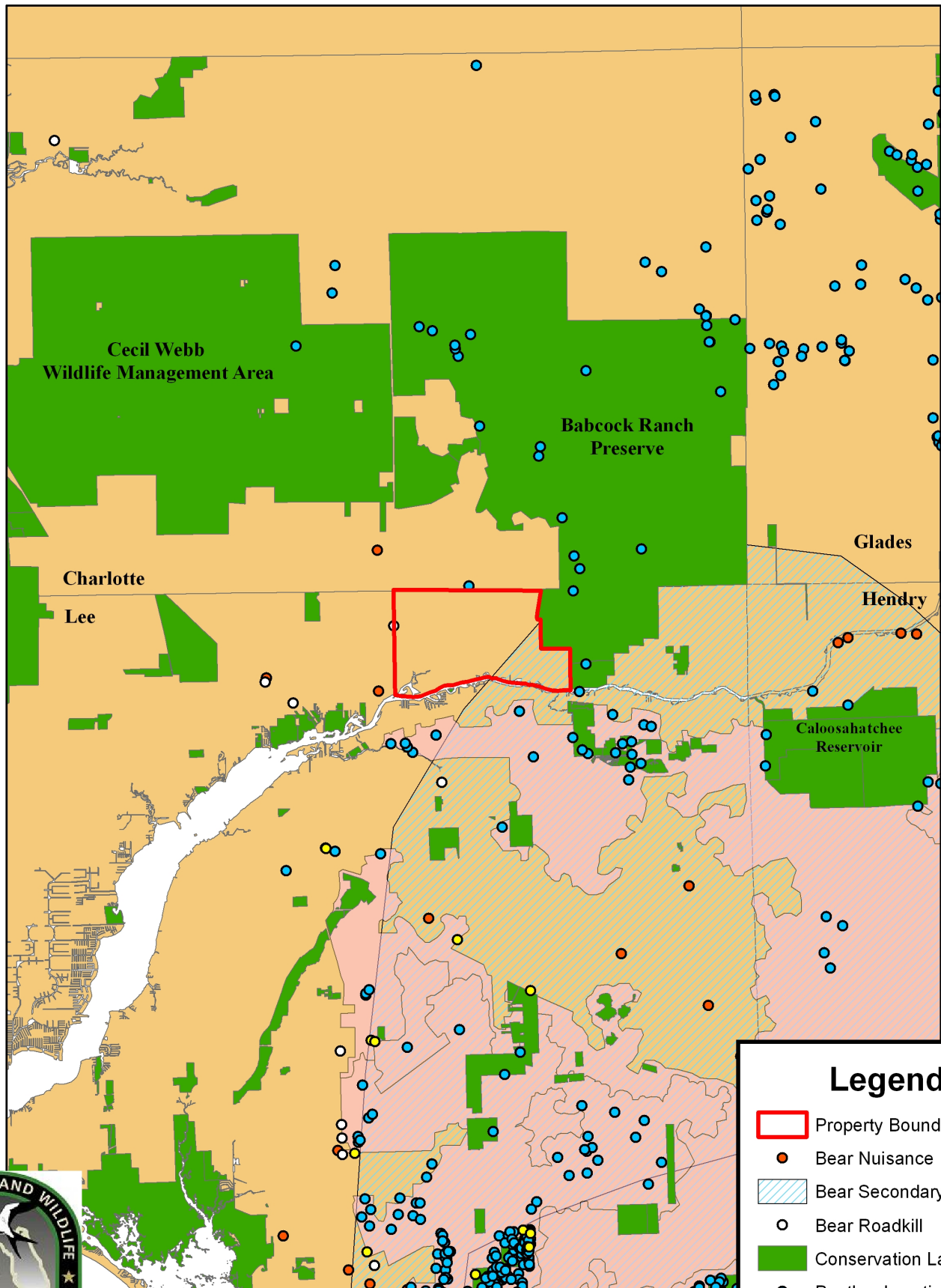
Choosing a buffer width depends on your planning goals. As buffer width increases, the buffer provides greater benefits. As seen in the table below, a 30-foot buffer provides minimal service. At 50 feet, the buffer meets minimum water quality protection recommendations and gives some aquatic habitat benefits. For effective water quality and aquatic habitat protection, a buffer width of 100 feet is needed. Buffers to enhance riparian wildlife should be 300 feet or greater. Special buffer zones may be required to protect vulnerable species. Width should be increased where slope, impervious surface, and soil type reduce buffer effectiveness. The consequences of an inadequate buffer may be an increased need for stormwater ponds, increased flooding, decreased abundance of sportfish, and/or loss of certain species such as some salamanders or crayfish.

Benefit Provided:	Buffer Width:					
	30 ft	50 ft	100 ft	300 ft	1,000 ft	1,500 ft
Sediment Removal - Minimum						
Maintain Stream Temperature						
Nitrogen Removal - Minimum						
Contaminant Removal						
Large Woody Debris for Stream Habitat						
Effective Sediment Removal						
Short-Term Phosphorus Control						
Effective Nitrogen Removal						

Maintain Diverse Stream Invertebrates				
Bird Corridors				
Reptile and Amphibian Habitat				
Habitat for Interior Forest Species				
Flatwoods Salamander Habitat – Protected Species				



North Olga Community Plan 2009

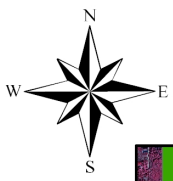


Habitat Conservation
Scientific Services

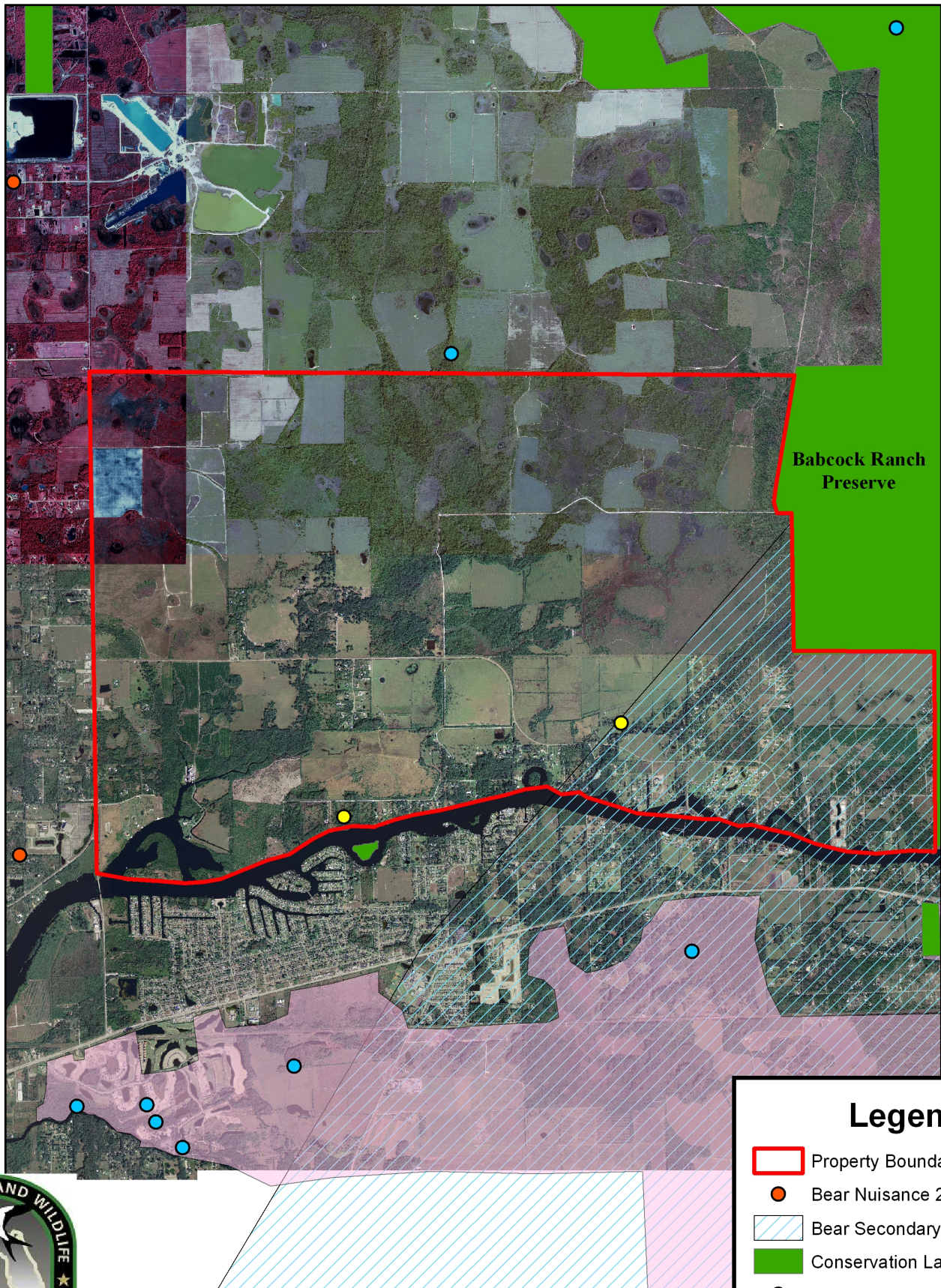
0 5 10 Miles

Legend

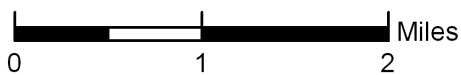
- Property Boundary
- Bear Nuisance
- Bear Secondary Range
- Bear Roadkill
- Conservation Lands
- Panther Locations
- Panther Mortality
- Panther Secondary Zone



North Olga Community Plan 2009



Habitat Conservation
Scientific Services



Legend

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

[Print](#) | [Close Window](#)

Subject: [FWD: RE: North Olga - Thank you]
From: allison@lpsfl.us
Date: Mon, Sep 28, 2009 12:13 pm
To: "Alexis Crespo" <alexis@lpsfl.us>

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

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

www.landplanningsolutions.us

----- Original Message -----

Subject: RE: North Olga - Thank you
From: "Walsh, Joe" <joe.walsh@MyFWC.com>
Date: Fri, July 10, 2009 1:51 pm
To: <allison@lpsfl.us>, "Gonzalez, Luis" <Luis.Gonzalez@MyFWC.com>
Cc: "Alexis Crespo" <alexis@lpsfl.us>, "Dennis Van Roekel" <DVRDVM@SNWORKS.COM>

Allison-

I think that you and Alexis are doing a bangup job in gathering interested party input ahead of writing the plan. I'm sure I can speak for Luis when I say that we were glad to be able to provide what I hope will be useful information. If you find that our input was valuable, I hope that you'll let your colleagues know that we are available for this type of technical assistance. Certainly, if you find there might be ways we could improve our services I'd like to hear about them.

Best wishes,

- Joe Walsh

FWC's Division of Habitat and Species Conservation
Leader, Environmental Commenting Sub-Section
telephone: 772) 778-6354

From: allison@lpsfl.us [<mailto:allison@lpsfl.us>]
Sent: Friday, July 10, 2009 12:26 PM
To: Gonzalez, Luis; Walsh, Joe
Cc: Alexis Crespo; Dennis Van Roekel
Subject: North Olga - Thank you

Luis & Joe,

Please let me extend my gratitude to you both again for the time and effort you offered to the North Olga Community with regard to their Community Planning effort. On behalf of the Planning Panel and those who attended last evening's meeting, as well as Alexis and myself, please accept of thanks. We look forward to having you contribute to this project as we move through the process.

Warmest regards,
Allison

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

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

www.landplanningsolutions.us

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Subject: RE: North Olga - Thank you

From: "Walsh, Joe" <joe.walsh@MyFWC.com>

Date: Fri, Jul 10, 2009 1:59 pm

To: <allison@lpsfl.us>, "Gonzalez, Luis" <Luis.Gonzalez@MyFWC.com>, "Glick, Anne" <Anne.Glick@MyFWC.com>

Cc: "Alexis Crespo" <alexis@lpsfl.us>, "Dennis Van Roekel" <DVRDVM@SNWORKS.COM>

Alexis-

Almost forgot to add- Anne Glicke is the Section Leader responsible for recreational development opportunities. I promised Alexis I would put the two of them in touch.

Anne- I learned last night that there is a Lee County acquisition project going through the system which would maintain a landscape connection to the Babcock Ranch's SW corner. The development we were discussing is SE of that and due south of Babcock. Some of the stakeholders I spoke with envision developing this new acquisition to complement but not duplicate Babcock's services, with facilities to support birding, hiking, horse back riding etc. Alexis said she could hook you up with the appropriate contact at Lee County's 20/20 Land Acquisition program.

- Joe Walsh

FWC's Division of Habitat and Species Conservation
Leader, Environmental Commenting Sub-Section
telephone: 772) 778-6354

From: allison@lpsfl.us [<mailto:allison@lpsfl.us>]

Sent: Friday, July 10, 2009 12:26 PM

To: Gonzalez, Luis; Walsh, Joe

Cc: Alexis Crespo; Dennis Van Roekel

Subject: North Olga - Thank you

Luis & Joe,

Please let me extend my gratitude to you both again for the time and effort you offered to the North Olga Community with regard to their Community Planning effort. On behalf of the Planning Panel and those who attended last evening's meeting, as well as Alexis and myself, please accept of thanks. We look forward to having you contribute to this project as we move through the process.

Warmest regards,
Allison

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Subject: RE: North Olga Maps
From: "Gonzalez, Luis" <Luis.Gonzalez@MyFWC.com>
Date: Mon, Jul 27, 2009 10:00 am
To: <alexis@lpsfl.us>
Cc: "Walsh, Joe" <joe.walsh@MyFWC.com>

Good Morning Alexis:

Sorry it took me a few days to reply but I was in the field. I will discuss this with Joe to determine which is the most suitable for a response (letter or memo). It will be a few weeks before I can get to this. My work load is pretty extensive at this moment. Sorry.

Luis F. Gonzalez

**Environmental Commenting Sub-Section
Habitat Conservation Scientific Services
Florida Fish & Wildlife Conservation Commission
3900 Drane Field Road
Lakeland, FL 33811
office: (863) 648-3200
fax: (863) 701-1248**

From: alexis@lpsfl.us [<mailto:alexis@lpsfl.us>]
Sent: Wednesday, July 22, 2009 4:05 PM
To: Gonzalez, Luis
Subject: RE: North Olga Maps

Hi Luis,

I have one more favor to ask you. Would it be possible to get a brief written summary of your findings regarding the telemetry points, secondary ranges, and areas suggested for preservation? This could be in the form of a letter or memo, which ever is easiest for you. We don't need this right away, whenever you have time in the next month or so. We would like to insert this in the final plan as further representation of our coordination with FWC. I appreciate your help!

Alexis V. Crespo, AICP, LEED AP
Senior Planner
LAND PLANNING SOLUTIONS, INC.
28100 Bonita Grande Drive, Suite 302
Bonita Springs, Florida 34135
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| ----- Original Message -----

Subject: RE: North Olga Maps
From: "Gonzalez, Luis" <Luis.Gonzalez@MyFWC.com>
Date: Mon, July 20, 2009 2:42 pm
To: <alexis@lpsfl.us>

Hello Alexis:

The data that is depicted on the regional map for panther mortality points goes back as far as 1988 but the majority are showing to be between 2000 – 2008. Please let me know if I could be of further assistance.

Luis F. Gonzalez

**Environmental Commenting Sub-Section
Habitat Conservation Scientific Services
Florida Fish & Wildlife Conservation Commission
3900 Drane Field Road
Lakeland, FL 33811
office: (863) 648-3200
fax: (863) 701-1248**

From: alexis@lpsfl.us [<mailto:alexis@lpsfl.us>]
Sent: Monday, July 20, 2009 8:59 AM
To: Gonzalez, Luis
Subject: North Olga Maps

Hi Luis,

Hope all is well and you enjoyed your weekend. I am finally writing up my notes from our July 9th meeting and was hoping you could answer a quick question. The regional map shows panther mortality points. Are these points for the past 8 years or the past decade? I couldn't remember how far back the data goes.

Thanks for your help!

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