

PROPOSED NORTHEAST LEE COUNTY VISION STATEMENT

Northeast Lee County - The mission of the Northeast Lee County Planning Community is to preserve and protect the area's unique historical, rural, and agricultural character. This Planning Community contains some of the oldest settlements in Lee County due to its strategic location along the Caloosahatchee River and its abundance of fertile, agricultural lands.

With its huge oaks and cypress trees, numerous creeks and wetlands, citrus groves, cattle ranches, and the Caloosahatchee River, the Northeast Lee County Planning Community has a unique country ambiance that is rapidly becoming hard to find in Florida. Due to the existing and projected growth patterns in Southwest Florida it will take a concerted effort to ensure that future growth in this Planning Community occurs in a manner that maintains the area's character as well as the lifestyle enjoyed by its residents. As the area grows, residents across the Planning Community will continue to work together to ensure northeastern Lee County remains a unique place to live and play.

The Northeast Lee County Planning Community consists of two (2) distinctive community planning areas, Alva and North Olga, both formed in the late 1800's due to their importance in the agricultural industry, as well as each community's historic and present-day bridge crossings.

Alva is located east of the Caloosahatchee Regional Park and Bob Janes Preserve, and extends eastward to the Lee/Hendry county line. This community is further defined by its mixed-use rural village located at the intersection of North River Road and Broadway Street, which contains the Alva Elementary and Middle Schools, U.S. Post Office and Alva Community Center. The historic character of the river town, which was originally a center of trade and transport, has been protected and revitalized, strengthening its function as a center of social interaction and civic, educational, and recreational activity. Central Alva, originally platted in the late 1800's, has retained and enhanced its historic character. The design of new and renovated structures draws from 1890's Southern Victorian architecture. Infill development in the historic core produces a compatible mix of residential, professional office, small shops or cafes, and bed and breakfast lodging.

North Olga is located west of the Caloosahatchee Regional Park and the Bob Janes Preserve and extends westward to State Road 31. North Olga consists largely of agricultural lands, conservation areas, and low-density residential development in the form of large-lot subdivisions and rural estates. Agriculturally-related businesses, including farmers markets, veterinary clinics, and commercial stables are located intermittently throughout the countryside. The North Olga Community is further identified by the W.P. Franklin North Campground, also known as the "Franklin Locks", one of Lee County's few public boat ramps, as well as the Owl Creek Boat Works facility in the western end of the community. Through the community planning process, the North Olga Community endeavors to create a heightened sense of place, enhance its rural character, and protect against uncontrolled, sprawling growth patterns. The boundaries for the North Olga and Alva Communities are further defined in Map1, Page 2 of 8.

The Guiding Statements for the Northeast Lee County Community Character

The Caloosahatchee River and its watershed, lined with huge oaks and cypress, flows westward to the Gulf through acres of land devoted to citrus, cattle, farming, flower farms, and conservation areas. These resources remain the Planning Community's primary assets.

Linking the communities of Alva and North Olga together are North River Road (County Road 78) and the Caloosahatchee River. North River Road has retained its rural ambiance and is a popular scenic route for visitors and residents enjoying the countryside. The long-standing prohibition against through truck traffic has been successfully enforced; signage is limited to directional and safety signs; and residential

areas located along the roadway are designed with internal streets so that access points onto the roadway are minimized. The Planning Community desires the continued protection of North River Road's rural character and Level of Service.

Appropriate and continued access to the Caloosahatchee remains a key objective for the Planning Community. Riverfront pedestrian access to the Caloosahatchee River and additional dock space and children's facilities at the boat ramp area provide expanded opportunities for visitors to arrive by boat, for pedestrians to stroll along the riverfront, and for families to enjoy the recreational opportunities afforded by the River. Many opportunities exist to enjoy the river by boat, canoe, or kayak from viewing areas, or in the regional parks. Dedicated volunteers continue to work towards a vision for the future of the Caloosahatchee River, which balances human needs while protecting and promoting the resources and natural beauty of the whole system for future generations.

The Northeast Lee County Planning Community enjoys a high level of connectivity via North River Road and the established greenways and blueways throughout the area. The community park system has been expanded and new recreation areas have been developed to accommodate the active recreation needs of both children and adults. Connectivity to these nodes remains a top priority for the citizenry.

Streets remain narrow with a dense tree canopy. Interconnections of streets and the addition of pedestrian and bicycle pathways to allow for multi-modal transportation and additional recreational opportunities continues to be a shared vision for the Planning Community.

In the future, new development within the Northeast Lee County Planning Community will be encouraged in a compact form, such as rural mixed use centers, that addresses the rural character and the enhanced design standards initiated by each community. Transfer of Density Rights (TDR) programs will be developed and further refined to ensure large tracts of active agricultural lands and environmentally-sensitive areas are protected in perpetuity. New neighborhood-scale developments should combine a mix of uses including community-serving commercial uses integrated with a residential component.

By working together, the Northeast Lee County Planning Community will continue to protect and enhance its natural amenities, preserve its heritage, and ensure a high quality of life for its residents.

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EXHIBIT IV.A.I

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GOAL 34: NORTH OLGA COMMUNITY. To promote and support North Olga's unique rural character, heritage, economy, and quality of life by establishing a participatory community planning effort to guide North Olga's future. For the purpose of this Goal, the North Olga community boundaries are defined by Map 1, Page 2 of 8 of the Lee Plan.

OBJECTIVE 34.1: COMMUNITY CHARACTER. By 2013, the North Olga community will work with Lee County to establish comprehensive plan policies, land development regulations, and other planning and development tools to manage future community development in a manner that protects and enhances the character and aesthetic appearance of North Olga, while supporting the continued viability of commercial agricultural businesses.

POLICY 34.1.1: Lee County will protect the aesthetic qualities, preserve the natural and historic resources of the community, and support a diverse rural economy by promoting compact or clustered development areas which maintain large, contiguous tracts of open space, with emphasis on preserving high quality uplands/wetlands and environmentally sensitive lands and supporting commercial agricultural businesses.

POLICY 34.1.2: By 2013, the North Olga community, in partnership with Lee County, will examine tools to achieve a compact development pattern within the North Olga community, including but not limited to a Transfer of Density Rights (TDR) program, conservation and agricultural easements, conservation subdivisions, farm land trusts, Compact Communities land development code regulations, and conventional land development code regulations.

POLICY 34.1.3.: By 2013, the North Olga Community will work in conjunction with Lee County, public agencies, land owners, and community service providers to examine the need for a mixed-use rural village that provides for public meeting space, institutional uses, recreational opportunities and local goods and services.

POLICY 34.1.4: By 2013, the North Olga community in partnership with Lee County will amend Chapter 33 of the Lee County Land Development Code to establish enhanced design, landscaping, signage and architectural standards submitted by the community.

POLICY 34.1.5: Following the adoption of North Olga community Land Development Code amendments, Lee County will discourage the approval of any deviation from standards that would result in a degradation of landscaping, signage guidelines or compliance with any applicable architectural standards.

POLICY 34.1.6: Lee County will encourage enhanced interconnectivity and multi-modal transportation patterns that addresses the rural character within the North Olga community through the implementation of the complete streets program.

OBJECTIVE 34.2: RESIDENTIAL LAND USES. Lee County will protect and enhance the rural character of the North Olga community by evaluating new development proposals based on adjacent uses, natural resource protection, site access, open space, enhanced landscaping, public infrastructure and other characteristics which promote and uphold the existing sense of community

and rural character. For the purposes of this Objective, rural character is defined as those characteristics which convey a sense of rural lifestyle, including but not limited to large lots for clustered development, ample views of wooded areas and open space, agricultural uses, public conservation of lands where appropriate and feasible, and protection of environmentally sensitive lands.

POLICY 34.2.1: New subdivisions of 100 or more acres that propose the maximum allowable density per the underlying Future Land Use will require review through the Planned Development (PD) rezoning process.

POLICY 34.2.2: Proposed Planned Developments will be encouraged to provide a mix of unit types and flexible lot sizes to allow for clustering, affordability, preservation of open space and diversity of choice within the community.

POLICY 34.2.3: Any proposed residential development within the North Olga community that is adjacent to an existing large lot residential area or commercial agriculture business will provide appropriate separation, such as a minimum lot size of one (1) unit per acre for any proposed lots abutting the perimeter of property line(s), to assure compatibility.

OBJECTIVE 34.3: COMMERCIAL LAND USES. Existing and future County regulations, land use interpretations, policies, zoning approvals, and administrative actions should be undertaken in an effort to promote the rural character within the North Olga community boundaries and to allow for those non-residential land uses that serve and support the rural community. County regulations will attempt to ensure that any future commercial development implements a unified and attractive design theme in terms of landscaping, architecture, lighting and signage.

POLICY 34.3.1: Lee County will continue to support the long-term viability of the commercial agriculture industry within the North Olga community through the development and implementation of incentives and tools including, but not limited to: TDR programs; farmland trusts; agricultural easements; and those development practices that promote a compact development pattern and the preservation of productive agricultural lands.

POLICY 34.3.2: Lee County will support ancillary commercial throughout the Rural designated areas of the North Olga community that promote the rural and agricultural character of the community, if appropriate zoning approval is granted.

POLICY 34.3.3: In order to maintain the rural and aesthetic value of the North Olga community, proposed commercial development will utilize a consistent landscaping and architectural style for all buildings within the proposed commercial development, and will comply with all applicable design standards within Chapter 33 of the Land Development Code.

OBJECTIVE 34.4: ECONOMIC DEVELOPMENT. Lee County will encourage future economic development opportunities in the North Olga community that identify and promote those elements of the community that contribute to and preserve the rural and agricultural-based quality of life for the residents and surrounding communities.

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POLICY 34.4.1: Lee County will continue to protect and support the long-term viability of commercial agricultural businesses within the North Olga community.

POLICY 34.4.2: Lee County will support the development of nature- and agriculturally-based tourism opportunities where appropriate throughout the community. These opportunities include but are not be limited to bird watching, equestrian facilities, kayaking/canoeing, and bed and breakfast establishments.

POLICY 34.4.3: Lee County will facilitate appropriate access and use of Conservation 20/20 lands to support kayaking/canoeing, bird watching, hiking and other passive uses related to nature-based tourism. Recreational opportunities will be balanced with the protection of natural resources and will comply with the Land Stewardship Plan prepared by the Conservation 20/20 Land Program.

OBJECTIVE 34.5: TRANSPORTATION. All road improvements within the North Olga community considered by the County will address the community's goal to maintain its rural character and provide for safe and appropriate Levels of Service.

POLICY 34.5.1: Decisions regarding future improvements to North River Road or other public roadways within the North Olga community should be based on careful analysis of need, community and environmental impact, and the potential for incorporation of context-sensitive design treatments. Public participation in planning and design processes for these road improvements should provide opportunities for involvement of the North Olga community.

POLICY 34.5.2: Lee County will work with the North Olga community to allow for the appropriate use of roadways to support local commercial agriculture businesses and their continued viability.

POLICY 34.5.3: Lee County will encourage enhanced interconnectivity and multi-modal transportation patterns that addresses the rural character within the North Olga community through the implementation of the complete streets program.

OBJECTIVE 34.6: AGRICULTURE. The North Olga community will promote small and large-scale farming operations and alternative, agriculturally-based enterprises to sustain economically-viable commercial agriculture in order to preserve the agricultural heritage of the North Olga community.

POLICY 34.6.1: Lee County will promote the development and expansion of existing and new agricultural businesses, such as agri-tourism, development of specialty agricultural products, and niche farming activities to allow for continued large- and small- scale agricultural opportunities. Niche farming includes but is not limited to specialized crops and/or the breeding and raising of livestock for specialized markets.

POLICY 34.6.2: Where appropriate, Lee County will promote the use of public and private lands for community gardens and farms.

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POLICY 34.6.3: New development proposals will be evaluated for compatibility with adjacent, existing small- and large-scale farming operations, including buffers, setbacks, and site design standards.

OBJECTIVE 34.7: OPEN SPACE, RECREATION AND COMMUNITY FACILITIES.

Lee County will facilitate appropriate public access to and the enjoyment of scenic, historic, recreational and natural resources in the North Olga community.

POLICY 34.7.1: Lee County will incorporate key linkages within the North Olga community into the Greenway Master Plan, such as connection between the North River Road Greenway and the Franklin Locks. These linkages will serve the purpose of providing a meaningful trail network, which will include connections to public recreational areas and minimization of disturbance to wildlife habitats and natural systems.

POLICY 34.7.2: Lee County will work with the North Olga community and private landowners to identify opportunities to maintain and enhance public access to the Caloosahatchee River.

POLICY 34.7.3: Proposed Planned Developments adjacent to the Caloosahatchee River will be encouraged to provide public access to the River.

POLICY 34.7.4: Lee County will work with the North Olga community to provide or facilitate the provisions of an appropriate level of community facilities to provide public meeting space within the community.

OBJECTIVE 34.8: 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 34.8.1: Public access to the Caloosahatchee River will be balanced with protection and rehabilitation efforts, in order to preserve the River's natural features and function.

POLICY 34.8.2: New development will be encouraged to maintain on-site native vegetation communities where feasible and appropriate.

POLICY 34.8.3: Proposed Planned Developments will consider "Fire Wise" principles in their site design, including building orientation, access management, landscaping type and placement, and location of fire hydrants.

OBJECTIVE 34.9: WATER DEPENDENT OVERLAY. To protect marine-orientated land uses within North Olga from incompatible or pre-emptive land uses. The water dependant overlay within the North Olga community applies to the Owl Creek Boat Works as described on Lee Plan Map 12, Page 3 of 12.

POLICY 34.9.1: Lee County will work in coordination with the North Olga community to identify water-dependent/water-related uses and activities within the community, including

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but not limited to canoe/kayak launch areas, boardwalks, fishing platforms and waterside parks that may be appropriate for addition into the water dependent overlay.

OBJECTIVE 34.10: PUBLIC PARTICIPATION. Lee County will encourage and solicit public input and participation prior to and during the review and adoption of county regulations, Land Development Code provisions, Lee Plan provisions, and zoning approvals.

POLICY 34.10.1: 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. Upon registration, Lee County will provide registrants with documentation regarding these pending amendments. This notice is a courtesy only and is not jurisdictional. Accordingly, the county's failure to mail the notice, or failure of a group to receive mailed notice, will not constitute a defect in the jurisdictional notice requirements or bar a public hearing from occurring as scheduled.

POLICY 34.10.2: Lee County will work with the North Olga community to establish a Document Clearing House, where copies of selected documents from permit applications, variance requests, staff reports and Lee Plan status updates made available to the public. Hearing Examiner recommendations, decisions, Administrative Variances and Board resolutions for any development in the community will be kept for public inspection. The County's failure to provide documents to the Document Clearing House, or failure of the Document Clearing house to receive documents, will not constitute a defect in the jurisdictional notice requirements or bar a public hearing from occurring as scheduled.

POLICY 34.10.3: The owner or agent of a requested zoning action (planned development, conventional rezoning, special exception, or variance requests) within the North Olga community, as identified on Map 1, page 2 of 8, must conduct one public informational meeting where the agent will provide a general overview of the project for any interested citizens. This meeting must be conducted before the application can be found sufficient. The applicant is fully responsible for advertising, providing the meeting space, and security measures as needed. Subsequent to this meeting, the applicant must provide staff with a summary that contains the following information: the date, time, and location of the meeting; a list of attendees; a summary of the concerns or issues that were raised at the meeting; and a proposal for how the applicant will respond to any issues.

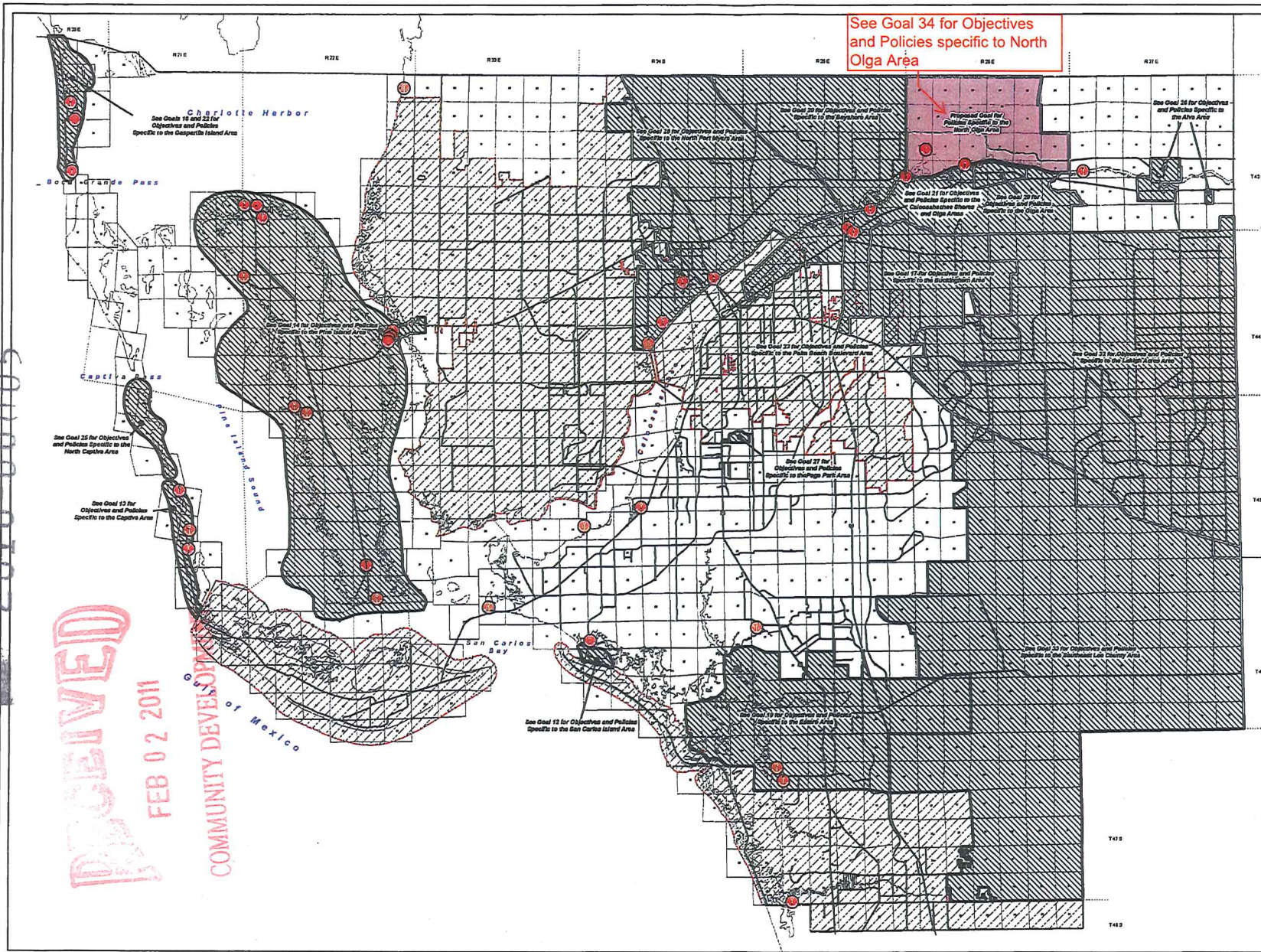
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See Goal 34 for Objectives and Policies specific to North Olga Area

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SPECIAL TREATMENT AREAS
PROPOSED

- Legend**
- Water Dependent Overlay
 - Existing Community Planning Areas
 - Proposed North Olga Community Plan Area
 - City Limits



Map Generated: April 2010
 City Limits current to date of map generation

Last Amended: May
 Amended by Ordinance No.
 02-02, 03-01, 03-02, 03-04, 03-21, 07-09,
 08-05, 09-07, 09-08, 09-09, 09-10, 09-11

Pending Amendment by Ordinance No.
 10-15 and 10-19
 Awaiting "in compliance" finding by the
 Department of Community Affairs