

North Olga Community Plan

County-Initiated Comprehensive Plan Amendment Submittal

COPY

September 27, 2010

Prepared for:
North Olga Community Planning Panel, Inc.

Submitted to:
Planning Division
Lee County Department of Community Development
1500 Monroe Street
Fort Myers, FL 33901



ensite

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Lee County Board of County Commissioners
Department of Community Development
Division of Planning
Post Office Box 398
Fort Myers, FL 33902-0398
Telephone: (239) 533-8585
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APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT

(To be completed at time of intake)

DATE REC'D: _____

REC'D BY: _____

APPLICATION FEE: _____

TIDEMARK NO: _____

THE FOLLOWING VERIFIED:

Zoning ☐

Commissioner District ☐

Designation on FLUM ☐

(To be completed by Planning Staff)

Plan Amendment Cycle: ☐ Normal ☐ Small Scale ☐ DRI ☐ Emergency

Request No: _____

APPLICANT PLEASE NOTE:

Answer all questions completely and accurately. Please print or type responses. If additional space is needed, number and attach additional sheets. The total number of sheets in your application is: _____

Submit **6** copies of the complete application and amendment support documentation, including maps, to the Lee County Division of Planning. Up to 90 additional copies will be required for Local Planning Agency, Board of County Commissioners hearings and the Department of Community Affairs' packages. Staff will notify the applicant prior to each hearing or mail out.

I, the undersigned owner or authorized representative, hereby submit this application and the attached amendment support documentation. The information and documents provided are complete and accurate to the best of my knowledge.

9/27/2010 *Genius Van Roekel*

DATE SIGNATURE OF OWNER OR AUTHORIZED REPRESENTATIVE

I. APPLICANT/AGENT/OWNER INFORMATION

North Olga Community Planning Panel, Inc.

APPLICANT

18321 North Olga Drive

ADDRESS

Alva, Florida 33920

CITY, STATE, ZIP

239-691-9394

TELEPHONE NUMBER

239-694-8401

FAX NUMBER

Alexis Crespo, AICP

AGENT*

1514 Broadway, Suite 201

ADDRESS

Fort Myers, FL 33901

CITY, STATE, ZIP

239-226-0024

TELEPHONE NUMBER

239-226-0094

FAX NUMBER

N/A – Community Plan

OWNER(s) OF RECORD

ADDRESS

CITY, STATE, ZIP

TELEPHONE NUMBER

FAX NUMBER

Name, address and qualification of additional planners, architects, engineers, environmental consultants, and other professionals providing information contained in this application.

* This will be the person contacted for all business relative to the application.

II. REQUESTED CHANGE (Please see Item 1 for Fee Schedule)

A. TYPE: (Check appropriate type)

☒

Text Amendment

☐

Future Land Use Map Series Amendment
(Maps 1 thru 24)

List Number(s) of Map(s) to be amended

1. Future Land Use Map amendments require the submittal of a complete list, map, and two sets of mailing labels of all property owners and their mailing addresses, for all property within 500 feet of the perimeter of the subject parcel. The list and mailing labels may be obtained from the Property Appraisers office. The map must reference by number or other symbol the names of the surrounding property owners list. The applicant is responsible for the accuracy of the list and map.

At least 15 days before the Local Planning Agency (LPA) hearing, the applicant will be responsible for posting signs on the subject property, supplied by the Division of Planning, indicating the action requested, the date of the LPA hearing, and the case number. An affidavit of compliance with the posting requirements must be submitted to the Division of Planning prior to the LPA hearing. The signs must be maintained until after the final Board adoption hearing when a final decision is rendered.

B. SUMMARY OF REQUEST (Brief explanation):

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

III. PROPERTY SIZE AND LOCATION OF AFFECTED PROPERTY (for amendments affecting development potential of property)

A. Property Location:

1. Site Address: The property is located in northeastern Lee County. The proposed Community Plan boundary is comprised of the Lee/Charlotte County line to the north; Caloosahatchee River to the south; Centerline of State Road 31 to the west; and the Caloosahatchee Regional Park/State-owned Babcock lands to the east.

2. STRAP(s): N/A

B. Property Information

Total Acreage of Property: 11,247 +/- acres

Total Acreage included in Request: 11,247 +/- acres

Total Uplands: 11,217 +/- acres

Total Wetlands: 1,929 +/- acres (per Exhibit "IV.C.5", Natural Features Map)

Current Zoning: Agricultural (AG-2), Residential Planned Development (RPD), Residential Single-Family (RS-1), Mobile Home Residential (MH-1), Industrial Marine (IM)

Current Future Land Use Designation: Rural, Public Facilities, Wetlands, Density Reduction/Groundwater Resource, Outer Island, and Conservation Uplands

Area of each Existing Future Land Use Category:

Future Land Use Category	Approximate Acreage
Density Reduction/Groundwater Resource	6,136
Rural	4,411
Wetlands	474
Outer Island	19
Public Facilities	9
Conservation Uplands	2
Undefined	197
TOTAL	11,248

Existing Land Use: The existing land use consists of a mix of residential, agriculture, public/government owned, and limited commercial. Please refer to the Existing Land Use Chart, prepared by GIS Solutions of Florida, LLC, attached as Exhibit "III.B".

C. State if the subject property is located in one of the following areas and if so how does the proposed change affect the area:

Lehigh Acres Commercial Overlay: N/A

Airport Noise Zone 2 or 3: N/A

Acquisition Area: N/A

Joint Planning Agreement Area (adjoining other jurisdictional lands): N/A

Community Redevelopment Area: N/A

D. Proposed change for the subject property:

Amend the Future Land Use Element to incorporate Goals, Objectives, and Policies specific to the North Olga Community into the Lee County Comprehensive Plan. Amend the Future Land Use Map series to include a Special Treatment Area on Map 1, Page 2 of 8 for the North Olga Community Planning Area. Amend Map 16 to update the Alva Planning Community to the North Olga-Alva Planning Community. Amend the Vision Statement 1. to include reference to North Olga.

E. Potential development of the subject property:

1. Calculation of maximum allowable development under existing FLUM:

Residential Units/Density N/A_____

Commercial intensity N/A_____

Industrial intensity N/A_____

2. Calculation of maximum allowable development under proposed FLUM:

Residential Units/Density N/A_____

Commercial intensity N/A_____

Industrial intensity N/A_____

IV. AMENDMENT SUPPORT DOCUMENTATION

At a minimum, the application shall include the following support data and analysis. These items are based on comprehensive plan amendment submittal requirements of the State of Florida, Department of Community Affairs, and policies contained in the Lee County Comprehensive Plan. Support documentation provided by the applicant will be used by staff as a basis for evaluating this request. To assist in the preparation of amendment packets, the applicant is encouraged to provide all data and analysis electronically. (Please contact the Division of Planning for currently accepted formats.)

A. General Information and Maps

NOTE: For each map submitted, the applicant will be required to provide a reduced map (8.5" x 11") for inclusion in public hearing packets.

The following pertains to all proposed amendments that will affect the development potential of properties (unless otherwise specified).

1. Provide any proposed text changes.
2. Provide a current Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.

3. Provide a proposed Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.
4. Map and describe existing land uses (not designations) of the subject property and surrounding properties. Description should discuss consistency of current uses with the proposed changes.
5. Map and describe existing zoning of the subject property and surrounding properties.
6. The certified legal description(s) and certified sketch of the description for the property subject to the requested change. A metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line. The sketch must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other an opposing corner. If the subject property contains wetlands or the proposed amendment includes more than one land use category a metes and bounds legal description, as described above, must be submitted in addition to the perimeter boundary of the property for each wetland or future land use category.
7. A copy of the deed(s) for the property subject to the requested change.
8. An aerial map showing the subject property and surrounding properties.
9. If applicant is not the owner, a letter from the owner of the property authorizing the applicant to represent the owner.

B. Public Facilities Impacts

NOTE: The applicant must calculate public facilities impacts based on a maximum development scenario (see Part II.H.).

1. Traffic Circulation Analysis

The analysis is intended to determine the effect of the land use change on the Financially Feasible Transportation Plan/Map 3A (20-year horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit the following information:

Long Range – 20-year Horizon:

- a. Working with Planning Division staff, identify the traffic analysis zone (TAZ) or zones that the subject property is in and the socio-economic data forecasts for that zone or zones;
- b. Determine whether the requested change requires a modification to the socio-economic data forecasts for the host zone or zones. The land uses

for the proposed change should be expressed in the same format as the socio-economic forecasts (number of units by type/number of employees by type/etc.);

- c. If no modification of the forecasts is required, then no further analysis for the long range horizon is necessary. If modification is required, make the change and provide to Planning Division staff, for forwarding to DOT staff. DOT staff will rerun the FSUTMS model on the current adopted Financially Feasible Plan network and determine whether network modifications are necessary, based on a review of projected roadway conditions within a 3-mile radius of the site;
- d. If no modifications to the network are required, then no further analysis for the long range horizon is necessary. If modifications are necessary, DOT staff will determine the scope and cost of those modifications and the effect on the financial feasibility of the plan;
- e. An inability to accommodate the necessary modifications within the financially feasible limits of the plan will be a basis for denial of the requested land use change;
- f. If the proposal is based on a specific development plan, then the site plan should indicate how facilities from the current adopted Financially Feasible Plan and/or the Official Trafficways Map will be accommodated.

Short Range – 5-year CIP horizon:

- a. Besides the 20-year analysis, for those plan amendment proposals that include a specific and immediated development plan, identify the existing roadways serving the site and within a 3-mile radius (indicate laneage, functional classification, current LOS, and LOS standard);
 - b. Identify the major road improvements within the 3-mile study area funded through the construction phase in adopted CIP's (County or Cities) and the State's adopted Five-Year Work Program;
Projected 2030 LOS under proposed designation (calculate anticipated number of trips and distribution on roadway network, and identify resulting changes to the projected LOS);
 - c. For the five-year horizon, identify the projected roadway conditions (volumes and levels of service) on the roads within the 3-mile study area with the programmed improvements in place, with and without the proposed development project. A methodology meeting with DOT staff prior to submittal is required to reach agreement on the projection methodology;
 - d. Identify the additional improvements needed on the network beyond those programmed in the five-year horizon due to the development proposal.
2. Provide an existing and future conditions analysis for (see Policy 95.1.3):
- a. Sanitary Sewer
 - b. Potable Water
 - c. Surface Water/Drainage Basins
 - d. Parks, Recreation, and Open Space
 - e. Public Schools.

Analysis should include (but is not limited to) the following (see the Lee County Concurrency Management Report):

- Franchise Area, Basin, or District in which the property is located;
- Current LOS, and LOS standard of facilities serving the site;
- Projected 2030 LOS under existing designation;
- Projected 2030 LOS under proposed designation;
- Existing infrastructure, if any, in the immediate area with the potential to serve the subject property.
- Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements; and
- Anticipated revisions to the Community Facilities and Services Element and/or Capital Improvements Element (state if these revisions are included in this amendment).
- Provide a letter of service availability from the appropriate utility for sanitary sewer and potable water.

In addition to the above analysis for Potable Water:

- Determine the availability of water supply within the franchise area using the current water use allocation (Consumptive Use Permit) based on the annual average daily withdrawal rate.

- Include the current demand and the projected demand under the existing designation, and the projected demand under the proposed designation.
 - Include the availability of treatment facilities and transmission lines for reclaimed water for irrigation.
 - Include any other water conservation measures that will be applied to the site (see Goal 54).
3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:
 - a. Fire protection with adequate response times;
 - b. Emergency medical service (EMS) provisions;
 - c. Law enforcement;
 - d. Solid Waste;
 - e. Mass Transit; and
 - f. Schools.

In reference to above, the applicant should supply the responding agency with the information from Section's II and III for their evaluation. This application should include the applicant's correspondence to the responding agency.

C. Environmental Impacts

Provide an overall analysis of the character of the subject property and surrounding properties, and assess the site's suitability for the proposed use upon the following:

1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).
2. A map and description of the soils found on the property (identify the source of the information).
3. A topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
4. A map delineating the property boundaries on the Flood Insurance Rate Map effective August 2008.
5. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.
6. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

D. Impacts on Historic Resources

List all historic resources (including structure, districts, and/or archeologically sensitive areas) and provide an analysis of the proposed change's impact on these resources. The following should be included with the analysis:

1. A map of any historic districts and/or sites, listed on the Florida Master Site File, which are located on the subject property or adjacent properties.
2. A map showing the subject property location on the archeological sensitivity map for Lee County.

E. Internal Consistency with the Lee Plan

1. Discuss how the proposal affects established Lee County population projections, Table 1(b) (Planning Community Year 2030 Allocations), and the total population capacity of the Lee Plan Future Land Use Map.
2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective.
3. Describe how the proposal affects adjacent local governments and their comprehensive plans.
4. List State Policy Plan and Regional Policy Plan goals and policies which are relevant to this plan amendment.

F. Additional Requirements for Specific Future Land Use Amendments

1. Requests involving Industrial and/or categories targeted by the Lee Plan as employment centers (to or from)
 - a. State whether the site is accessible to arterial roadways, rail lines, and cargo airport terminals,
 - b. Provide data and analysis required by Policy 2.4.4,
 - c. The affect of the proposed change on county's industrial employment goal specifically policy 7.1.4.
2. Requests moving lands from a Non-Urban Area to a Future Urban Area
 - a. Demonstrate why the proposed change does not constitute Urban Sprawl. Indicators of sprawl may include, but are not limited to: low-intensity, low-density, or single-use development; 'leap-frog' type development; radial, strip, isolated or ribbon pattern type development; a failure to protect or conserve natural resources or agricultural land; limited accessibility; the loss of large amounts of functional open space; and the installation of costly and duplicative infrastructure when opportunities for infill and redevelopment exist.
3. Requests involving lands in critical areas for future water supply must be evaluated based on policy 2.4.2.

4. Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 2.4.3 of the Lee Plan Future Land Use Element.

G. Justify the proposed amendment based upon sound planning principles. Be sure to support all conclusions made in this justification with adequate data and analysis.

Item 1: Fee Schedule

Map Amendment Flat Fee	\$2,000.00 each
Map Amendment > 20 Acres	\$2,000.00 and \$20.00 per 10 acres
Small Scale Amendment (10 acres or less)	\$1,500.00 each
Text Amendment Flat Fee	\$2,500.00 each

AFFIDAVIT

I, Dennis Van Roekel certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.

Dennis Van Roekel
Signature of owner or owner-authorized agent

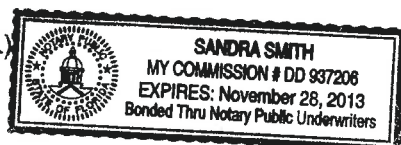
9/27/2010
Date

Dennis Van Roekel
Typed or printed name

STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was certified and subscribed before me 9-27-10 (date), by Dennis Van Roekel, who is personally known to me or who has produced FL Drivers License as identification.

(SEAL)



Sandra Smith
Signature of notary public

Sandra Smith
Printed name of notary public

EXHIBIT III.B

<i>Existing Land Use</i>	<i>Parcels</i>	<i>Approximate Acreage</i>	<i>Approximate Acreage</i>	<i>Comment</i>
Agricultural	122	7,680	68.2%	Agricultural
Commercial	1	12	0.1%	Commercial & Office
Government	11	1738	15.5%	County, State or US Owned
Misc	2	1	0%	Private Recreational Areas
Open	10	41	0.4%	Lake, Submerged, Mangrove Etc
Residential	355	906	8.1%	Multi & Single Family Residential
Right of Way or Undefined	11	396	3.5%	ROW, Misc & Gaps in the Parcel Data (All Gaps Look Like ROW to Me)
Vacant	85	188	1.7%	Vacant Residential, Vacant Commercial or Non-Agricultural Acreage
Water Management	16	285	2.5%	SFWMD Owned
<i>Total</i>	<i>613</i>	<i>11,247</i>	<i>100%</i>	

EXHIBIT IV.A.I

GOAL 34: NORTH OLGA COMMUNITY. To preserve and promote the unique character, historic heritage, and quality of life in North Olga, as well as proactively and appropriately plan for this area by providing greater opportunities for public participation in the land development review process. For the purpose of this Goal, the North Olga Community boundaries are defined BY Map 1, Page 2 of 8 of the Lee Plan.

OBJECTIVE 34.1: COMMUNITY CHARACTER. Lee County will consider adoption of comprehensive plan policies, land development regulations, public improvements and other actions that will manage growth throughout the community while protecting and enhancing the character and aesthetic appearance of North Olga.

Policy 34.1.1: In order to protect the aesthetic qualities and preserve the natural and historic resources of the North Olga Community, new development will be encouraged to design clustered development areas to preserve large, contiguous tracts of open space, including high quality uplands/wetlands and environmentally sensitive lands.

Policy 34.1.2: The County will discourage the approval of any deviation from standards in the Lee County Land Development Code that would result in a degradation of landscaping, signage guidelines or compliance with any applicable architectural standards.

Policy 34.1.3: Within 18 months, Lee County will consider enhanced design, landscaping and architectural standards submitted by the North Olga Community for inclusion in Chapter 33 of the Lee County Land Development Code.

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

Policy 34.2.1: New subdivisions of 100 or more acres that create five or more lots 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 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 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 36.3.2: In order to maintain the rural and aesthetic value of the North Olga Community, proposed commercial development will utilize a consistent landscaping and architectural style for all buildings and will comply with all applicable design standards within Chapter 33 of the Land Development Code.

OBJECTIVE 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.

Policy 34.4.1: Lee County will support the development of nature- and agriculturally-based tourism opportunities where appropriate throughout the community. These opportunities include but are not be limited to bird watching, equestrian facilities, kayaking/canoeing, and bed and breakfast establishments.

Policy 34.4.2: Lee County will facilitate appropriate access and use of Conservation 20/20 lands to support kayaking/canoeing, bird watching, hiking and other passive uses related to nature-based tourism. Recreational opportunities will be balanced with the protection of natural resources and will comply with the Land Stewardship Plan prepared by the Conservation 20/20 Land Program.

OBJECTIVE 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 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.

OBJECTIVE 34.6: OPEN SPACE, RECREATION AND COMMUNITY FACILITIES. Lee County will facilitate appropriate public access to and the enjoyment of scenic, historic, recreational and natural resources in the North Olga Community.

Policy 34.6.1: Lee County will incorporate key linkages within the North Olga Community into the Greenway Master Plan. These linkages will serve the purpose of providing a meaningful trail network, which will include connections to public recreational areas and minimization of disturbance to wildlife habitats and natural systems.

Policy 34.6.2: Lee County will work with the North Olga Community and private landowners to identify opportunities for planning and enhancing public access to the Caloosahatchee River. This includes coordination with the South Florida Water Management District and the Conservation 20/20 Land Program to facilitate accessibility where deemed appropriate. Access to Conservation 20/20 lands will be in accordance with the Land Stewardship Plan.

Policy 34.6.3: Proposed Planned Developments adjacent to the Caloosahatchee River will be encouraged to provide public access to the River.

Policy 34.6.4: When the need for a community center within the North Olga Community is determined by the appropriate agencies, consideration of its construction for use as a hurricane shelter will be promoted.

OBJECTIVE 34.7: CONSERVATION. Lee County will preserve, protect, and, where possible, enhance the physical integrity, rural character, ecological values, and natural beauty of the North Olga Community, focusing upon the Caloosahatchee River, native vegetation, wildlife resources, and areas designated for long-term conservation.

Policy 34.7.1: Public access to the Caloosahatchee River will be balanced with protection and rehabilitation efforts, in order to preserve the River's natural features and function.

Policy 34.7.2: New development will be encouraged to maintain on-site native vegetation communities where feasible and appropriate.

Policy 34.7.3: Proposed Planned Developments will consider "Fire Wise" principles in their site design, including building orientation, access management, landscaping type and placement, and location of fire hydrants.

OBJECTIVE 34.8: AGRICULTURE. The North Olga Community will promote small and large-scale farming operations and alternative, agriculturally-based enterprises to sustain economically-viable agriculture, consistent with the Community's resource protection goals, in order to preserve the agricultural heritage of the North Olga Community.

POLICY 34.8.1: Lee County will promote the development and expansion of existing and new agricultural businesses, such as agri-tourism, development of specialty agricultural products, and niche farming activities to allow for continued large- and small- scale agricultural opportunities. Niche farming includes but is not limited to specialized crops and/or the breeding and raising of livestock for specialized markets.

POLICY 34.8.2: Where appropriate, Lee County will promote the use of public and private lands for community gardens and farms.

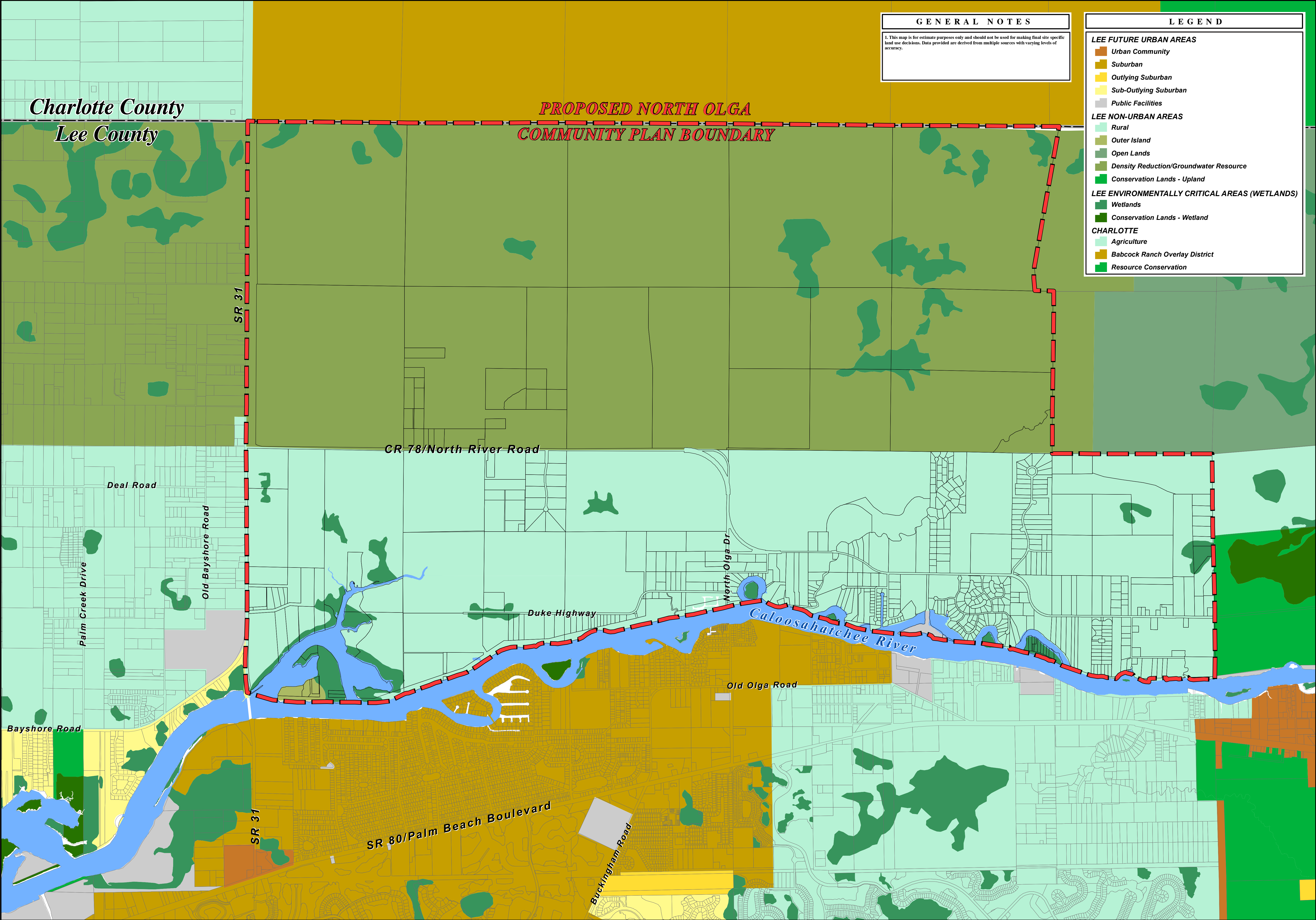
POLICY 34.8.3: New development proposals will be evaluated for compatibility with adjacent, existing small- and large-scale farming operations.

OBJECTIVE 34.9: 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 34.9.1: 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. 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 34.9.2: Lee County will work with the North Olga Community to establish a Document Clearing House, where copies of selected documents from permit applications, variance requests, staff reports and Lee Plan status updates made available to the public. Hearing Examiner recommendations, decisions, Administrative Variances and Board resolutions for any development in the community will be kept for public inspection. The County's failure to provide documents to the Document Clearing House, or failure of the Document Clearing house to receive documents, will not constitute a defect in the jurisdictional notice requirements or bar a public hearing from occurring as scheduled.

POLICY 34.9.3: 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.



Prepared For:

LAND PLANNING SOLUTIONS

239-405-7983
28100 Bonita Grande Dr., Ste. 302
Bonita Springs, FL 34135
www.landplanningsolutions.us

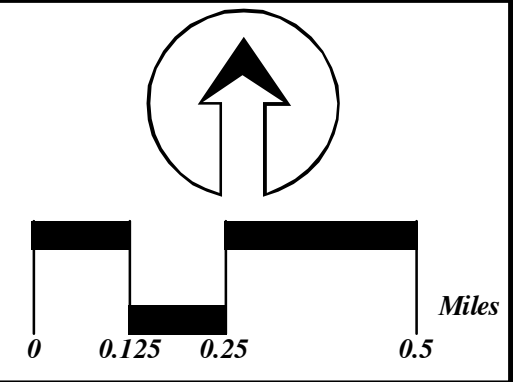
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GIS Solutions of Florida

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Bonita Springs, Florida 34134
239-405-4204
DoverPlace@Comcast.Net

FUTURE LAND USE

Proposed North Olga Community Plan



Charlotte County
Lee County

**PROPOSED NORTH OLGA
COMMUNITY PLAN BOUNDARY**

GENERAL NOTES

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

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

Prepared For:

**LAND
PLANNING
SOLUTIONS**

239-405-7983
28100 Bonita Grande Dr., Ste. 302
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www.landplanningsolutions.us

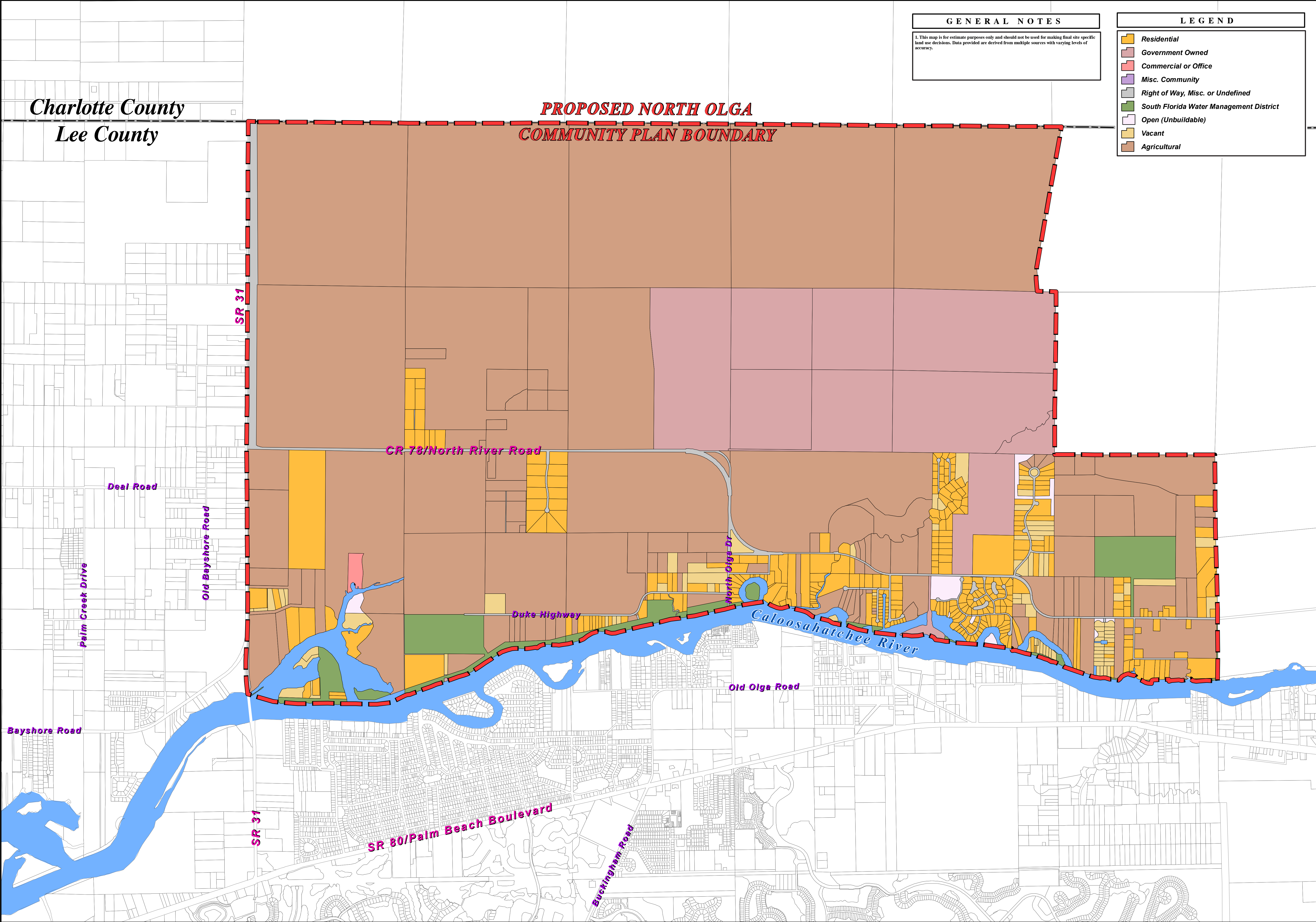
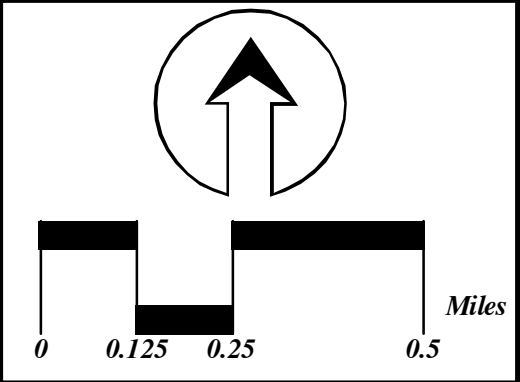
Prepared By:

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EXISTING LAND USE

Proposed North Olga Community Plan



Charlotte County
Lee County

**PROPOSED NORTH OLGA
COMMUNITY PLAN BOUNDARY**

GENERAL NOTES

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

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

Prepared For:

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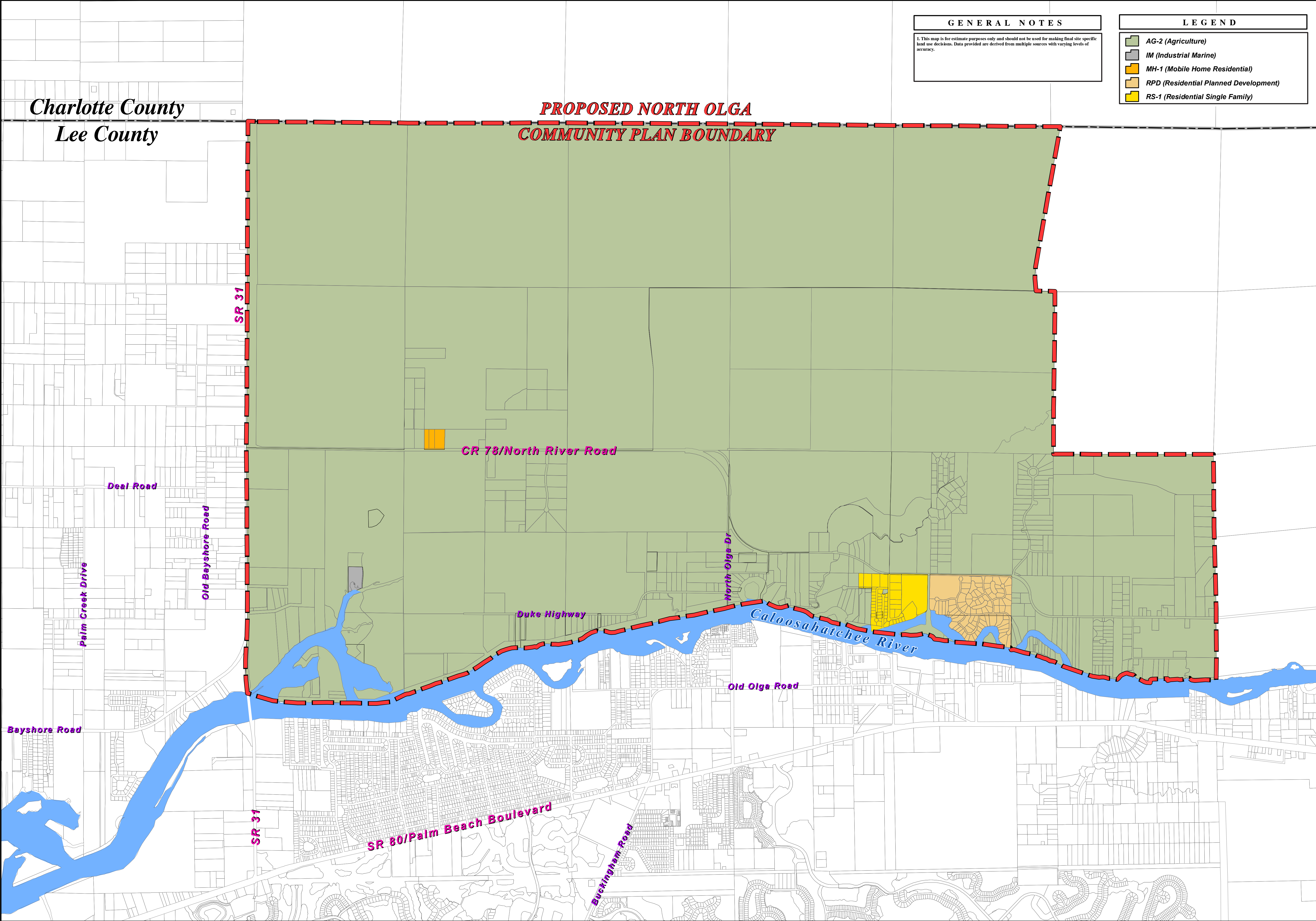
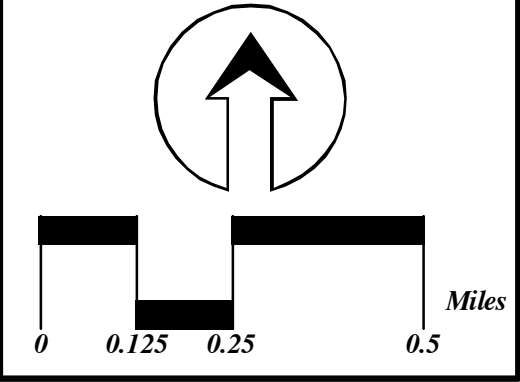
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ZONING MAP

Proposed North Olga Community Plan



GENERAL NOTES

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2. Aerial flight date - 2007

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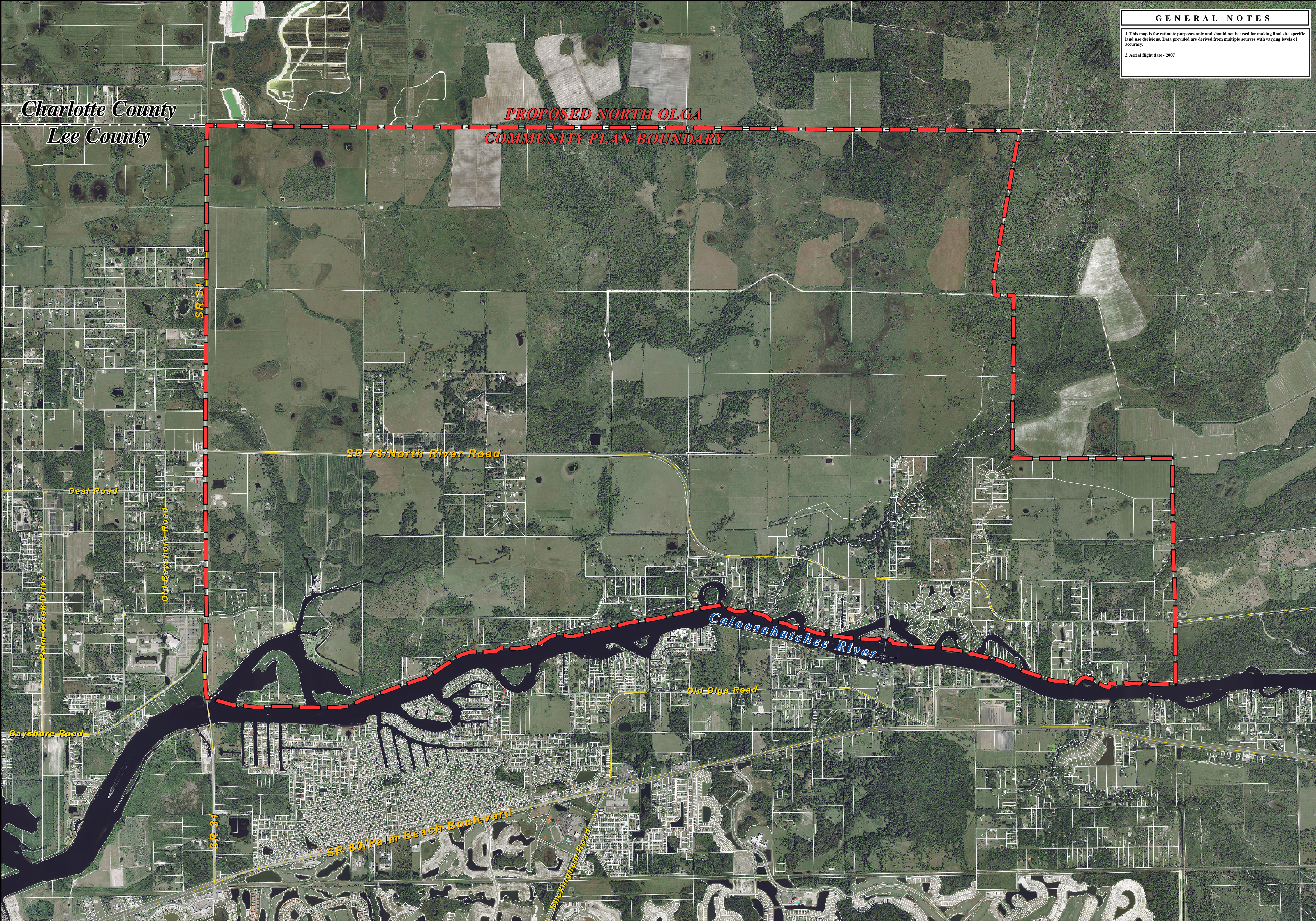
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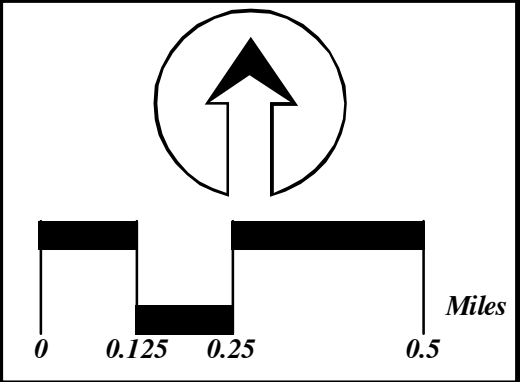
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AERIAL PHOTOGRAPH

Proposed North Olga Community Plan



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LEGEND

- Stream, Canal or Ditch (Source - USGS)
- Water Feature (Source - SFWMD)
- Wetlands (Source - SFWMD)

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Charlotte County
Lee County

**PROPOSED NORTH OLGA
COMMUNITY PLAN BOUNDARY**

SR 31

CR 78/North River Road

Deal Road

Old Bayshore Road

Palm Creek Drive

Bayshore Road

Duke Highway

North Olga Dr

Old Olga Road

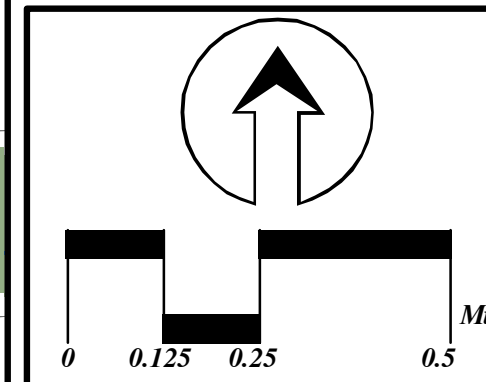
Caloosahatchee River

SR 31

SR 80/Palm Beach Boulevard

Buckingham Road

NATURAL FEATURES
Proposed North Olga Community Plan





This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.

September 23, 2009

Alexis V. Crespo, AICP, LEED AP
Land Planning Solutions, Inc.
28100 Bonita Grande Drive, Suite 302
Bonita Springs, FL 34135
Email: alexis@lpsfl.us



In response to your inquiry of September 21, 2009, the Florida Master Site File lists ten previously recorded archaeological sites, one resource group and seventeen standing structures in the following parcels of Lee County:

T43S, R26E, Sections 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 & 24

When interpreting the results of our search, please consider the following information:

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.**

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Celeste Ivory
Assistant Supervisor
Florida Master Site File
mcivory@dos.state.fl.us

CULTURAL RESOURCES REPORT

SITEID	FORMNO	T-R-S	CR	SITENAME	NRLIST	SURVEY	LOCATION	OTHER
CH01893	200804	42S/26E/24	RG	BIG ISLAND CANAL		15530	City:	RG Type: LINE, # Cntrib Resources: 1
LL00022	199906	43S/26E/25	AR	HICKEYS CREEK 1		6233	Map: OLGA	Culture: UNSP Sitetype: UNSP
LL00082	195105	43S/26E/13	AR	ROPECO MOUND			Map: OLGA	Culture: GL Sitetype: MDBU
LL00750	198710	43S/26E/24	AR	NN			Map: OLGA	Culture: PREH Sitetype: HABI
LL00808	198612	43S/26E/24	SS	RIVER RD		1343	RIVER RD, ALVA	Uses: RESI
LL00809	198612	43S/26E/24	SS	RT 2 RIVER RD		1343	RIVER RD, ALVA	Uses: RESI
LL00811	198612	43S/26E/15	SS	RT 2 BOX 234 RIVER RD		1343	RT 2 BOX 234 RIVER RD, ALVA	Uses: RESI
LL00812	198612	43S/26E/8	SS	RT 4 BOX 612 RIVER RD		1343	RT 4 BOX 612 RIVER RD, ALVA	Uses: RESI
LL00822	198612	43S/26E/15	SS	TERRELL ST - RT 2 BOX 256		1343	TERRELL ST, ALVA	Uses: RESI
LL00823	198612	43S/26E/15	SS	RT 2 BOX 256C TERRELL ST		1343	RT 2 BOX 256C TERRELL ST, ALVA	Uses: RESI
LL00824	198612	43S/26E/15	SS	RT 2 BOX 256D TERRELL ST		1343	RT 2 BOX 256D TERRELL ST, ALVA	Uses: RESI
LL00825	198612	43S/26E/14	SS	HIGHWAY 78		1343	HIGHWAY 78, ALVA	Uses: RESI
LL01267	198612	43S/26E/15	SS	RT 2 BOX 234A OLGA DR N			RT 2 BOX 234A OLGA DR N, OLGA	Uses: RESI
LL01268	198612	43S/26E/22	SS	2255 OLGA RD S			2255 OLGA RD S, OLGA	Uses: RESI
LL01269	198612	43S/26E/22	SS	400 OLD OLGA RD			400 OLD OLGA RD, OLGA	Uses: RESI
LL01270	198612	43S/26E/22	SS	404 OLD OLGA RD			404 OLD OLGA RD, OLGA	Uses: RESI
LL01271	198612	43S/26E/22	SS	14852 OLD OLGA RD			14852 OLD OLGA RD, OLGA	Uses: RESI
LL01272	198612	43S/26E/22	SS	14875 OLD OLGA RD			14875 OLD OLGA RD, OLGA	Uses: RESI
LL01384	198612	43S/26E/23	SS	OLD OLGA RD			OLD OLGA RD, OLGA	Uses: RESI
LL01390	198612	43S/26E/22	SS	CARTER LANE			CARTER LANE, OLGA	Uses: RESI
LL01773	199309	43S/26E/23	AR	RIVERWIND COVE		3573	Map: OLGA	Culture: ARC Sitetype: EXTR, SCAR
LL01849	199503	43S/26E/21	SS	OLGA SCHOOL	Listed		SOUTH OLGA RD, OLGA	Uses: SCHO Built: 1927
LL02338	200505	43S/26E/22	AR	HOWARD HOUSE		11581	Map: OLGA	Culture: 20TH Sitetype: HOME, LAND
LL02395	200608	43S/26E/17	AR	TWISTED OAK		15456	Map: OLGA	Culture: OTHR Sitetype: CAMP, EXTR, LAND, MIDD
LL02396	200608	43S/26E/17	AR	TROUT CREEK		15456	Map: OLGA	Culture: OTHR Sitetype: CAMP, EXTR, LAND, MIDD
LL02397	200608	43S/26E/18	AR	TROUT CREEK HUNT CAMP		15456	Map: OLGA	Culture: ARCL, OTHR Sitetype: CAMP, EXTR, LAND, MIDD
LL02398	200608	43S/26E/19	AR	INTRIGUE		15456	Map: OLGA	Culture: ARCL, OTHR Sitetype: CAMP, EXTR, LAND, MIDD
LL02399	200608	43S/26E/19	AR	MAJESTIC GUMBO LIMBO		15456	Map: OLGA	Culture: OTHR Sitetype: LAND, MIDD

28 site(s) evaluated; 28 form(s) evaluated. (10 AR, 1 RG, 17 SS)
 Print date: 9/23/2009 2:36:13 PM

GENERAL NOTES

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LEGEND

 Sensitivity Level Two

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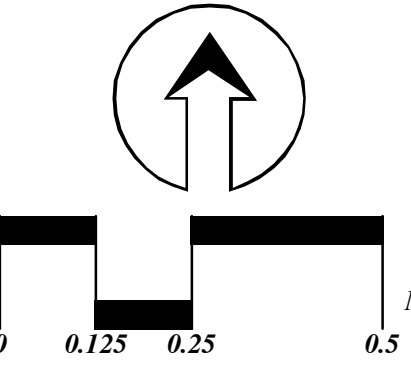
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ARCHAEOLOGICAL SENSITIVITY AREAS

Proposed North Olga Community Plan



Charlotte County
Lee County

PROPOSED NORTH OLGA
COMMUNITY PLAN BOUNDARY

SR 31

CR 78/North River Road

Deal Road

Old Bayshore Road

Palm Creek Drive

Bayshore Road

Duke Highway

North Olga Dr

Old Olga Road

Caloosahatchee River

SR 31

SR 80/Palm Beach Boulevard

Buckingham Road

EXHIBIT IV.E.4: STATE COMPREHENSIVE PLAN & REGIONAL PLAN CONSISTENCY

The North Olga Community Planning Panel is requesting approval of a Text Amendment to the Lee Plan in order to recognize and define the community known as North Olga. The proposed Amendment will allow for inclusion of a specific Goal, as well as supportive Objectives and Policies, in order to preserve and promote the unique character, historic heritage, and quality of life in North Olga, as well as proactively plan for future growth in the area.

The following is an analysis of how the proposed Amendment will be consistent with the State Comprehensive Plan (SCP), followed by a similar analysis of the Strategic Regional Policy Plan (SRPP).

A. State Comprehensive Plan Consistency

- ❖ *Affordable Housing Goal: The public and private sectors shall increase the affordability and availability of housing for low-income and moderate-income persons, including citizens in rural areas, while at the same time encouraging self-sufficiency of the individual and assuring environmental and structural quality and cost-effective operations.*

In support of this Goal, proposed Policy 34.2.2 specifically calls for a mix of unit types and flexible lot sizes to allow for affordability and diversity of choice within the community.

Also in support of this Goal, the North Olga Community Planning Panel is encouraging the protection of the natural environment through Objectives such as 34.6 and 34.7.

- ❖ *Water Resources Goal: Florida shall assure the availability of an adequate supply of water for all competing uses deemed reasonable and beneficial and shall maintain the functions of natural systems and the overall present level of surface and ground water quality. Florida shall improve and restore the quality of waters not presently meeting water quality standards.*

Water quality and maintenance of the local water supply is very important to the North Olga community. Per community outreach and individual stakeholder interviews, it was apparent that residents are concerned with the number of septic tanks in proximity to the Caloosahatchee River and the need to protect this important natural resource for future generations.

Proposed policy 34.7.1 promotes an appropriate balance between public use of the Caloosahatchee River and the protection and rehabilitation measures necessary to improve its water quality.

- ❖ *Natural Systems & Recreational Lands Goal: Florida shall protect and acquire unique natural habitats and ecological systems, such as wetlands, tropical hardwood hammocks, palm hammocks, and virgin longleaf pine forests, and restore degraded natural systems to a functional condition.*

The North Olga Community is rich in natural resources, including an abundance of Conservation 20/20 lands, the Caloosahatchee River and a number of creeks and streams, which lead into this water body. Due to the significance of the area's natural features, the Plan includes several policies to support the state's goals for protection and restoration of these areas, such as Objectives 34.6 and 34.7.

- ❖ *Property Rights Goal: Florida shall protect private property rights and recognize the existence of legitimate and often competing public and private interests in land use regulations and other government action.*

The North Olga Community Plan and its GOP's are directly in support of the state's goal to maintain private property rights. During stakeholder interviews, all of the respondents noted property rights as "very important", several of those interviewed also noted that these rights are at the core of the American value system.

While the community desires to protect its rural character and small town values, the citizens of North Olga developed a plan that anticipates the ability and potential for future growth within the area and responds by creating policies which require enhancements and public benefits, beyond the requirements of the Lee Plan and Land Development Code. The proposed GOP's do not take away any existing private property rights; therefore, the Plan is in compliance with this Goal.

- ❖ *Land Use Goal: In recognition of the importance of preserving the natural resources and enhancing the quality of life of the state, development shall be directed to those areas which have in place, or have agreements to provide, the land and water resources, fiscal abilities, and service capacity to accommodate growth in an environmentally acceptable manner.*

In support of this Goal, the North Olga Community Plan is proposing a number of policies that support the efficient use of land, through the encouragement of development clustering and resource preservation, as well as provision of the adequate infrastructure and facilities prior to the development of vacant lands. The Plan is consistent with this Goal per Objectives 34.1 regarding community character and managed growth; 34.5 regarding transportation infrastructure; and Policy 34.1.1, pertaining to the appropriate use of land and development clustering.

B. Regional Policy Plan Consistency

❖ Affordable Housing Element

Goal 1: Supply a variety of housing types in various price ranges to ensure that all residents have access to decent and affordable housing.

In support of this Goal, proposed Policy 34.2.2 specifically calls for a mix of unit types and flexible lot sizes to allow for affordability and diversity of choice within the community.

❖ Natural Resources Element

Goal 1: The Region's environmental awareness educational programs will be modernized and directed to all citizens of the region.

In accordance with this Goal, the proposed Text Amendment will support awareness of conservation issues and promote engagement of the community in efforts to protect, preserve and improve the natural environment within the community plan boundary. In future refinements of this plan, the community will look to incorporate policies which encourage and promote community engagement. Additionally, Objective 34.9 in the attached draft addresses public participation.

Goal 4: Livable communities designed to improve quality of life and provide for the sustainability of our natural resources.

The draft GOP's address the need for local services, adequate pedestrian infrastructure, enhanced design standards, and preservation of native vegetation in order to protect and enhance the quality of life in North Olga. Based on these policies the Plan is consistent with this Goal for the creation of livable communities.

❖ Economic Development Element

Goal 3: A stable regional economy based on a continuing excellent quality of life.

Per this Goal, proposed Objective 36.4 and 36.8 encourages the promotion of economic development opportunities, such as nature-based tourism and agriculture within North Olga. While the area is not appropriate for large employment centers or heavy industry, the Plan identifies practical strategies for building upon the area's vast natural resources in a compatible manner that not only enhances the community, but also awareness for the environment and local protected species.

❖ **Emergency Preparedness**

Goal 7: Designated shelters safe from flooding, and containing enough capacity to meet existing estimates of need.

Please refer to proposed Policy 36.6.4, which demonstrates the community's encouragement that any public community center constructed within North Olga be designed as a hurricane shelter, in order to provide needed capacity for shelter in the event of an emergency. Per this proposed policy the Plan is consistent with this Goal.

❖ **Regional Transportation**

Goal 2: Livable communities designed to affect behavior, improve quality of life and responsive to community needs.

Objective 36.5 of the Plan specifically addresses the need to enhance the livability of the community through increased multi-modal transportation opportunities, as well as the implementation of roadway design standards that protect the rural character of the area's transportation network. Policy 36.5.1 addresses the community's desire to work with surrounding civic organizations, as well as other regional partners, in order to manage future growth along the State Road 31 and North River Road corridors. In future refinements of this plan, the community will look to incorporate policies for sidewalks and multi-use pathways.