

# North Olga Community Plan

~ May 2011 ~

## Prepared For:

North Olga Community Planning Panel, Inc.  
18321 North Olga Drive  
Alva, FL 33920  
[www.northolga.com](http://www.northolga.com)



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## **ACKNOWLEDGEMENTS**

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### **LEE COUNTY BOARD OF COUNTY COMMISSIONERS**

District 1 – Commissioner John Manning  
District 2 - Commissioner Brian Bigelow  
District 3 - Commissioner Ray Judah  
District 4 - Commissioner Tammy Hall  
District 5 - Commissioner Frank Mann

### **LEE COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT**

Mary Gibbs, AICP  
Paul O'Connor, AICP  
Kathie Ebaugh, AICP  
Matt Noble, AICP

### **FLORIDA FISH & WILDLIFE CONSERVATION COMMISSION**

Joe Walsh, Ph.D  
Luis Gonzalez

### **NORTH OLGA COMMUNITY PLANNING PANEL**

Dr. Dennis Van Roekel, Chair  
Tom Mulling, II, Vice Chair  
Mary Povia, Secretary  
Nick Armeda, Treasurer  
Tom Mulling, Sr.  
Glenn Cary

### **STAKEHOLDERS/MEETING PARTICIPANTS**

#### **NEW HOPE CHRISTIAN CHURCH OF NORTH FORT MYERS**

#### **BAYSHORE FIRE DISTRICT**

Chief Lawrence Nisbet

#### **CONSERVANCY OF SOUTHWEST FLORIDA**

Julianne Thomas

**AND**

***IN MEMORY OF THE HONORABLE BOB JANES  
A GREAT SUPPORTER OF COMMUNITY PLANNING***

**Waldrop Engineering, P.A.  
28100 Bonita Grande Drive, Suite 305  
Bonita Springs, FL 34135  
(239) 405-7777  
www.waldropengineeringc.com**

**Alexis Crespo, AICP, LEED AP, Principal Planner/Project Manager**

**GIS Solutions of Florida, LLC  
3960 Leeward Passage Court, Suite 203  
Bonita Springs, FL 34134  
(239) 405-4204**

**David Place, President**

This document consists of seven (7) Sections and an Executive Summary. Section 1 is a general introduction to the North Olga Community and an overview of its key features and characteristics, including current conditions, environmental constraints, land use and zoning, development patterns and trends. Section 2 provides an overview of the project, including the purpose of the North Olga Community Plan, formation of the North Olga Community Planning Panel (NOCPP), and the public participation process involved in the plan's formulation. Section 3 outlines the Vision and Guiding Principles for the North Olga Community planning effort, including the Community's guiding vision, core values and its "wish list" for future generations. The proposed North Olga Community Goal, Objectives and Policies (GOPs) are covered in Section 4. Section 5 addresses the Northeast Lee County Vision Statement that was developed by representatives from North Olga and Alva to enhance coordination between the communities and foster a shared vision for the overall Northeast Lee County Planning Community. Section 6 outlines the Panel's strategy for implementing the proposed GOPs, including possible financing methods. Lastly, Section 7 houses the conclusion of this planning effort and steps that lie ahead for the North Olga Community.

## SECRETS OF SUCCESSFUL COMUNITIES

Successful communities almost always have a few things in common. They typically do the following:

- Shared vision for the future
- Identify key natural, cultural, scenic, and economic assets
- Build local plans around the preservation and enhancement of key assets
- Pick and choose among development proposals
- Use education, incentives and voluntary initiatives, not just regulations
- Meet the needs of landowners and the community
- Pay attention to community appearance as well as economics and ecology
- Assess the impacts of land use policies
- Recognize the link between land use and transportation planning

Ideas for Creating More Livable and Prosperous Communities,  
The Conservation Fund

## EXECUTIVE SUMMARY

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The preparation of the North Olga Community Plan (“the Plan”) began in May 2009 by a group of residents in the area of northeastern Lee County known as North Olga. The Plan is envisioned as an equitable balance of competing community interests to ensure that the rural and agricultural character of the Community is preserved, and that both public and private land use decisions are consistent with the Community’s vision for the future protection and enhancement of the area. The Plan also serves to engage the North Olga Community in the land development review process and ensure that future decisions involve input from the Community.

The Panel undertook great effort to create a highly participatory planning process. Citizens and stakeholders were engaged in the formulation of the community vision and corresponding goal, objectives and policies. A total of six (6) community outreach/visioning workshops, twenty-six (26) planning panel meetings, and twenty-seven (27) stakeholder interviews were conducted as of May 2011. All meetings were advertised in the North Fort Myers Neighbor and/or News Press and were open to the public. The analysis and recommendations herein provide the framework for the future of North Olga. A detailed explanation of the community outreach program utilized throughout the preparation of the Plan is included in Section 2.

Through the process, it was made clear that North Olga has many special community features that required examination and analysis through the creation of this Plan. Those features included:

- Rural Character
- Historical Significance as one of Lee County’s first settlements
- Vast Open Space
- Environmental Conditions
- Agriculture-Based Economy
- The Caloosahatchee River
- Limited access into and out of North Olga
- Relationship to Surrounding Communities

The resulting Goal, Objectives and Policies (GOPs) found in Section 4 address these critical elements of the North Olga Community and speak to their protection and enhancement.

Recent updates to the plan that occurred throughout late 2010 and early 2011 reflect increased coordination with Lee County Staff, representatives from the Alva Community, and other stakeholders residing outside of the North Olga area that desired a voice in the planning process. The culmination of these efforts is the Northeast Lee County Planning Community vision statement, goal, objective and policies housed in Section 5 of this document. Lee County Staff was integral in facilitating the development of this language and encouraging increased communication between stakeholders across Northeast Lee County.

Following adoption of this Plan, the North Olga Community will continue to work with Lee County Staff in the implementation of the enclosed GOPs through the creation of Land Development Code regulations. These efforts will require continued coordination with stakeholders both within and outside of the North Olga Community.

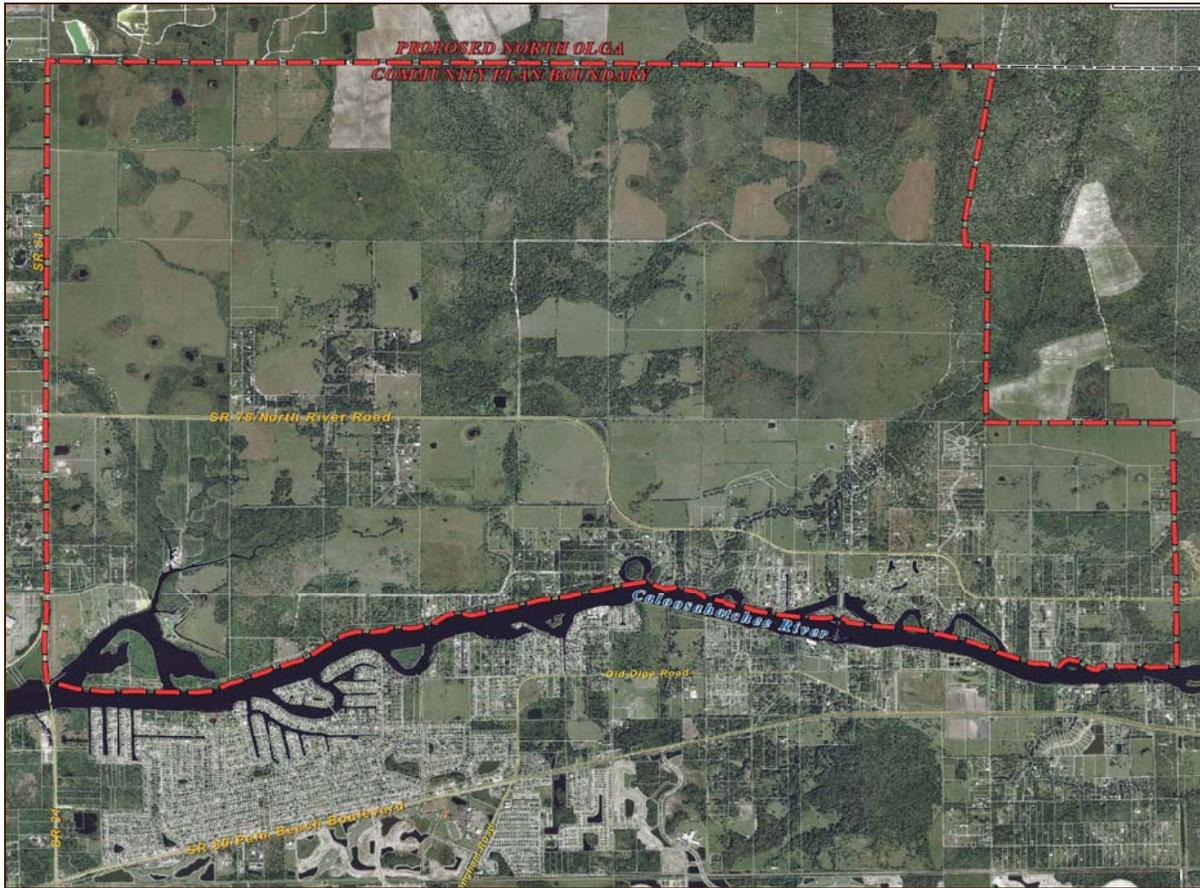
## Section 1: Community Profile

This Section describes existing features in North Olga, including existing and future land use patterns, historical background, infrastructure, public services and environmental conditions. This data was derived from a variety of sources included Lee County studies and reports, Conservation 20/20 Land Program, Florida Fish & Wildlife Conservation Commission, as well as interviews with the public, elected officials, Lee County Planning staff and stakeholders.

### 1.1: Study Area Boundary

The North Olga Community is located north of the Caloosahatchee River and east of State Road 31. The proposed study area is bound 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 Bob Janes Preserve and the Caloosahatchee Regional Park. This area consists of approximately 11,250 acres.

#### MAP 1.1.1: NORTH OLGA COMMUNITY PLAN STUDY AREA MAP

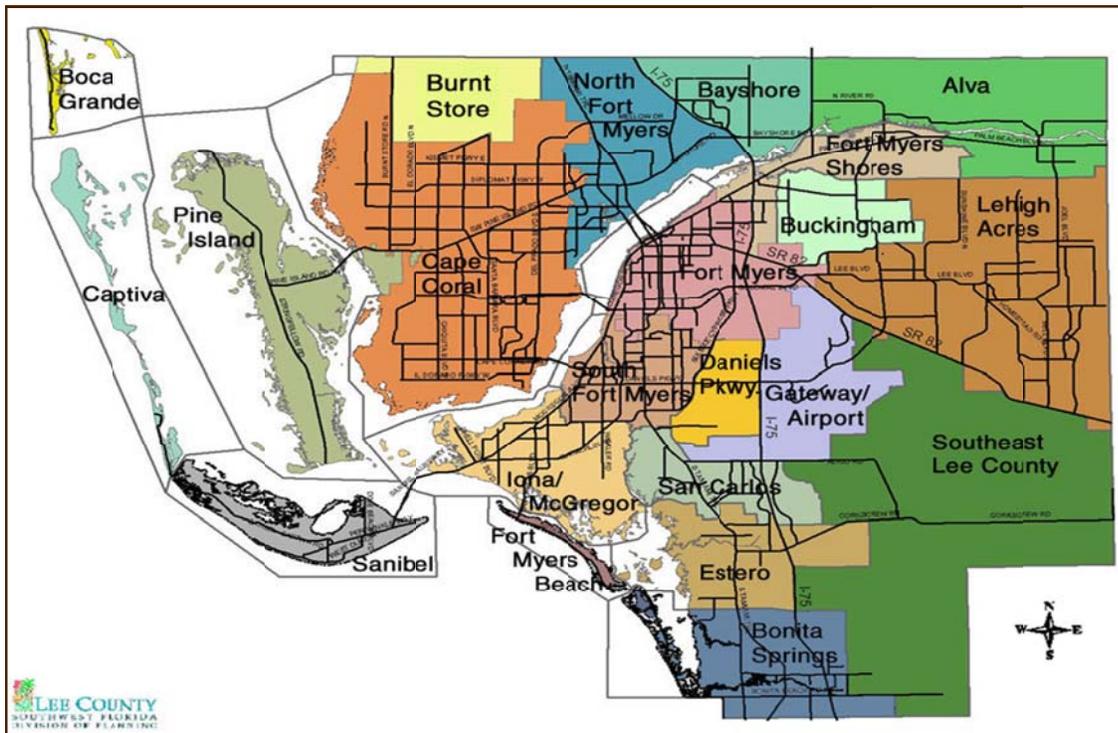


Source: GIS Solutions of Florida, LLC

The North Olga Community is located within the the Alva Planning Community. Through the 2010-2011 Comprehensive Plan Amendment cycle the County is initiating text and map amendments to rename this Planning Community “Northeast Lee County” to better reflect the individual communities within the overall Planning Community.

The North Olga Community has created a plan that recognizes the community’s location within the greater Northeast Lee County Planning Community and that fits within the context of rural, eastern Lee County. The goal of this process is to recognize North Olga as a distinctive community with a differing historical background, characteristics, issues and concerns than currently represented in the Alva or Bayshore Community Plans. At the same time, the North Olga Community Plan cannot be in conflict with these plans, and will function in harmony with surrounding communities.

**MAP 1.1.2: LEE COUNTY PLANNING COMMUNITIES**



Source: Lee County Department of Community Development

In terms of demographics, there is no available data specific to the North Olga Community through the County or U.S. Census Bureau. For the purposes of this planning effort, the Consultant Team utilized data for the entire 33920 zip code retrieved from the U.S. Census Bureau, as well as data obtained from Geographical Information Systems (GIS) sources.

Per GIS Solutions’ findings, the North Olga Community contains approximately 613 properties with approximately 480 households. Per the U.S. Census Bureau the median age for the Community is 41.5 years, and only 6% of the population is under 5 years of age. The average household size is 2.6 people per household, which is below the Lee County and national averages. The median annual household income is approximately \$42,000, which is slightly above the Lee County and national averages.

## 1.2: History of North Olga

Caloosa. Owanita. Upcohol. Rialto. Idalia. Olga. To the modern world, these are simply names on street signs or platted subdivisions. Around the turn of the 20th century, they were tight-knit, distinct communities flanking the fertile shores of the Caloosahatchee east of Fort Myers.

In Southwest Florida's earliest days, the winding Caloosahatchee was the region's main mode of transportation. Along it sprung up settlements established by homesteaders who came following the Seminole Wars to forge new lives from plentiful, cheap and fertile land and the hearty, free-roaming Andalusian cattle left behind by Spanish explorer Ponce de Leon during his 1513 and 1521 visits.

Since the Civil War (1861-1865), the rich, riparian land surrounded by pine forest and old growth cypress swamp in the Olga/Alva region had offered a bounty to families and had earned a reputation as "an important farming district," according to Thomas A. Gonzalez's *History of The Caloosahatchee River and the City of Fort Myers, Florida* (1932).

Philadelphia manufacturer Hamilton Disston purchased four million acres from the state in 1881 and dredged wetlands along the upper reaches of the river east from Fort Thompson (east of LaBelle) to Lake Okeechobee. Capt. Peter Nelson, who had lived in the Fort Myers region since 1867, worked as a supply carrier for Disston until the project was completed in 1883. On one of those journeys in 1881, Nelson named a high bank along the river "Alva," and purchased homesteader White's claim of 160 acres on the north side of the river.

Its neighbor about seven miles to the west, Olga, was founded by Laughlin McNeil and A.T.G. Parkinson in 1884, and was named after a famous Russian princess. The first written record of both Alva and Olga appeared in the August 8, 1885 *Fort Myers Press*. Editor Stafford C. Cleveland wrote that "about twelve miles above Fort Myers, at a point where the telegraph line crosses the river, we reach the home of A.T.G. Parkinson, who keeps a ferry for himself and for the accommodation of the public; a mile farther and the site of Olga is reached." The article describes Olga as a post office at a "pretty site" owned by L. McNeill (another spelling).

"The next place of importance was Hollingsworth ferry, where thousands of cattle crossed from the north side of the river en route to Punta Rassa for shipment to Key West and Cuba," according to Gonzalez's history. At that time: "Few settlers were in the area...the English, Hickey, McKinley, Edward Parkinson and A.T.G. Parkinson families were busy with citrus and vegetables for sustenance and export."

In 1885, Cleveland noted that the fertile lands in the Alva/Olga area, "in the wake of steam transit on the river will rapidly fill up with good settlers." Already, there were 50 to 60 families in the region. The families mainly grew vegetables and fruits for sustenance and export, and dealt in cattle. Thus, wooden docks, or landings, were built to load their fruits and vegetables onto passing sloops, then steamers, which dropped off mail and goods and picked up their commodities. In the days of the Spanish-American War (1898), Olga was a cattle community. Any place along the river that had a viable crossing upped its importance along the river.

Nelson returned to survey and plat Alva, which straddled the north and south sides of the river, and the official plat was recorded in 1890. After its original founding, S.L. Rutledge settled Olga in 1902. With the challenge of herding the cattle across the river at Olga, Rutledge soon learned to earn extra money by "bull rowing." For a fee of one dollar per herd, he would row the lead bull across the

river with the rest of the cows following behind. Any cow that didn't follow the herd through the water was personally taken across by Rutledge. Finally, in 1903, a steel, hand-cranked bridge opened up the river in Alva.

It is not known how long McNeil operated the post office. In those days, absent of a post office building, the postmaster would agree to take in the mail from the passing steamer once a week and keep it where settlers could come to retrieve and/or distribute it. One record indicates he vacated postal duties in 1895. McNeil is credited with operating a school out of his Olga home in 1892. A school was built in 1897 on the south side of the river, at one time known as McNeil Schoolhouse. Like the "post offices," schools could be of a transient nature, dependent on student enrollment and attendance, demographic need and funding.

The school closed in 1907 when the Lee Board of Public Instruction built the North Olga School on the north side of the river. It was moved again in 1913 to the Upcohol enclave hugging the west of North Olga.

Today, the broad area surrounding the peninsular tip of the property owned by Robert Fowler constituted Upcohol, which reportedly had a turpentine still and sawmill, which led to its importance as a place-name. The Upcohol School was also known as the Sulfur Head School because it was located near a small artesian well that trickled with a red, iron-rich, sulfur water out of the ground. Land for the school was deeded by John P. Hart and his wife.

Hart and his brother owned an expansive cattle grazing operation in Olga. Hart's brother, Hilton P. Hart, bought 8 heads from John P. and relocated to North Fort Myers to establish what would become the prosperous Hart's Dairy of Florida, which was bought out by a conglomerate in the 1980's.

William F. "Willie" Wilson would later build a home at Trout Creek. Wilson's family was a major player in the Olga community. His father, William Maynard Wilson and mother, Lillie E. Wilson, built a fine, two-story home of local pine in 1913 amidst a large orange grove on the south side of the river in Olga and had three children: Nellie, William F. and Albert Floyd.

According to research by Amy Williams of *The News-Press Tropicalia*, Wilson related: "I want a house big enough to turn around in," he said of the large, high-ceiling rooms. "Well," replied Lillie, "those rooms will be big enough to turn a horse and wagon in." It soon became "a favorite gathering place where everyone listened in spellbound silence to the marvelous Edison Concert Phonograph the Wilsons' Saturday night concerts attracted folks from miles around." Their youngest son, Albert Floyd Wilson, was born in 1910. Times were tough for the family; Floyd Wilson was 12 and dropped out of school to drive a truck and help in the family's orange groves, Williams reported.

Floyd Wilson served on a minesweeper in the U.S. Navy for four years and returned to the family grove. William Maynard Wilson died at the age of 81 at his Olga home in February 1943. Albert Floyd helped to oversee the 30-acre property, which is now overgrown, and served as an agricultural inspector and married his wife, Evey, late in life, in 1951.

They had no children, and he stayed on long after her death. In September of 2003, the home was deemed a dangerously dilapidated liability and was burned to the ground for practice training for the

Fort Myers Shores Fire Department. In 2004, Floyd Wilson died at the age of 93 under the care of kindly next-door neighbors.

In the Hart/Wilson area, a pitch plant or tar kiln was in operation, which employed local African Americans who also lived in separate areas in the Olga/Upcohol area. While the pine trees were used for both lumber and turpentine, the abandoned tree stumps were left in the ground, where they turned solid as stone. The “lighter knots” or pine stumps were pulled out and hauled to the plant to be incinerated and turned into an ash. According to long-time resident Glenn Cary, the plant was operated by the Hercules Powder Company, the dynamite and gun powder company founded in 1882, which later diversified into other products. The lighter knots are “harder than a rock. You can’t drive a nail through it,” says Cary. (It is not known at this time what years this plant existed.)

Another use for pine tree sap was as a substitute for readily available chewing gum. The dripping sap could be balled up and, though flakey, chewed for several minutes until it had the consistency of chewing gum, according to Cary. “That couldn’t have tasted very good,” remarks his wife, Linnie Cary. “Well, it was better than nothing. We didn’t have much,” replies Glenn Cary. In later years, the state’s mandated “dipping vats” were located in the same general area of the lighter-knot kilns. Cows were dipped, each and every one, to kill disease-spreading ticks. In Cary’s recollection, the Sulfur Head School educated the children of the black laborers of the Hercules operation. According to other sources, it was chosen “because it was better located for the student population.” Nonetheless, the Sulfur Head School burned down in a woods fire in 1917.

The communities of Olga, Upcohol and Idalia wanted another school, and a nice permanent one was finally erected in 1927 on the south side of the river, across the bridge on 2325 S. Olga Drive. In the throes of the Great Depression, it closed in 1938. It has since operated as a church and has been preserved and renovated as the popular Olga Community Center.

In later years, teacher Alice English recalled that when she arrived to teach in 1931: “the Olga community had reached the peculiar pass of losing its children. The enrollment was 13, never to exceed 19 in six grades.” English’s class caught snakes for a county-wide exhibit, and performed wildflower studies for nature study and art lessons. One man who owned an orange grove on the river, Mr. J.E. Mills, invited the students to go to his grove to see a hummingbird nest, and they loaded into a Studebaker after school. “Mr. Mills had a ladder ready which each child mounted to see the little lichen-cup of a nest on top of a small limb...”

Cary’s maternal grandfather, John Cleo Duke, of Kentucky, at the behest of his doctor to seek a warmer climate, landed in Idalia, a small river landing on the river’s south side near Olga, around 1910 or 1911, with a portable sawmill. Duke soon bought a tract of timber in Immokalee and opened the second sawmill in Collier County, says Cary. Once the timber was cut out, Duke returned to Idalia. (Idalia was so small that in 1919, only two buildings were on the “townsite” — a school and a residence.)

Later, with oxcarts, Duke moved his portable mill to Marco Island, Estero, Pine Island and Tice. Duke’s timber was sold to anyone who needed it, and he was peddling it at the right time — for the building of bridges along the Tamiami Trail and for the frequent rebuilding of Thomas Edison’s dock.

In a controversial debate over whether the city of Fort Myers should branch out to Arcadia to the north or to Labelle to the east, Olga scored a victory.

A second, hand-cranked bridge opened at Olga in February 1915. It was a major boon to Olga and a critical piece of the transportation network. A small bridge-tender's home was built in 1916 on present-day North Olga Drive, and the bridge tender would work a large crank to let passing boats through. "It was said that the bridge-tender's house was built in the moonlight at night. You worked any time you could," says Cary, now 79 years old.

Finally, Dixie Highway, an oyster-shell road that traveled south out of Arcadia (part of present-day Highway 31) and into Olga along North Olga Drive, where it crossed the river and turned into Buckingham heading into Fort Myers, smoothly connected Olga with the outside world. (And it was a shortcut from Alva.)

When Duke tired of toting his sawmill, he settled on the north side of Olga and built a one-room home with a cistern in 1928. In the 1940s, two more rooms and a bathroom were added.

Duke stuck it out through the Great Depression by working his cattle operation and trading his homemade cane sugar syrup with local stores. The cane grinder still sits behind his 1928 home. As Cary points out, every family worked to be self-sufficient, whether through carpentry, cattle, farming, surveying, bee-keeping, piloting boats, bridge-tending, teaching, or whatever means was necessary.

Eventually, Duke acquired surrounding acreage through the 1937 Murphy Act, which allowed the state to sell forfeited land for the cost of the back taxes that were owed. He ultimately purchased 1,100 acres and expanded his calf-raising business.

Duke's property encompassed much of the Olga area along the north side of the Caloosahatchee, except for the Upcohol area, which was purchased by Donald Hawkins, who owned the Coca-Cola Bottling Co. in Fort Myers. When Hawkins desired to build a home on his waterfront land in the early 1950s, he worked with Cleo Duke and the county commissioners to establish a public "viewer's right of way" along the river so that Hawkins could access his property in a straight shot from North Olga Drive, without having to meander through the only local road, traversing Duke's cattle range. Duke favorably agreed, and the new shell path was named Duke Highway (and locals say it remains the only county road that is unpaved).

The eastern stretch of the Caloosahatchee was dredged in 1936 and again in the late 1950's. Both dredging operations substantially altered the curves of the river, and the way the locals knew and understood the river. Oxbows were bypassed, and the dredge material was dumped onshore. Places known as Devil's Bend and Devil's Elbow — which proved quite challenging to the early sailors, paddleboat and steamship pilots — no longer held much meaning.

### **South Side Shuffle...**

Historically, it appears, the north side of Olga was host to major cattle operations, perhaps thanks to its inherent proximity to Arcadia and Wauchula - the places of livestock sales, auctions and state-sanctioned slaughter. There were also a number of citrus orchards and personal vegetable gardens.

On the river's south side in Olga, the economy of truck farming was perhaps more diversified, though still centered mostly on citrus. (Alva's landing and storage area was at one time widely known as Citrus Center.) While the north side seems in retrospect to have been a hard-working side, the south side seems to have incorporated a social center as well.

On the south side, the Wilsons oversaw their large orange grove, as did many other large grove owners and small family farms.

In 1922, following the opening of the Olga Bridge and the spreading popularity of the automobile, the Byrd family built and opened the Olga General Store at 2319 Olga Drive, about a mile south of the bridge, where travelers would eventually pass. It was the "center of Olga."

The family of Ruby Daniels, nee Whidden, who was born in Bonita Springs, moved to the Alcoma orange grove in Olga when she was 2 years old in 1941 because her father was seeking a job. The family moved into a long, rectangular home on the outskirts of the Alcoma groves. State Road 80 didn't exist. To the east beyond the groves along the river, "it was nothing but woods," she recalls.

Locals went to the Byrds' general store for "odds and ends" until the Byrds turned the operation over to the Murphy family. At the onset of World War II, the Byrds built a dance hall a few blocks down at what is now known as Old Olga Road. (The triangular parcel midway down still houses the hall.) They ran the hall to entertain military personnel stationed at Buckingham (and to make a profit) until World War II ended.

The Olga General Store had a gas pump run by the Murphy boys, and though the pump is gone, what's now called the Olga Mall still serves up sandwiches, local flavor and collectibles to all passersby.

The opening of the new Wilson Pigott Bridge in 1961 and development of State Road 80 and Highway 31 was the harbinger of things to come; it signaled the end of what is truly known as North Olga today. With the removal of the Olga Bridge and the re-routing of the old roads that wound through Olga, and the reconfiguration of State Road 78 (North River Road), motorists happily traveled from Fort Myers or Bayshore to Alva, leaving the Old Olga behind.

It may have seemed to be the death knell for Olga at the time. But as a community, Olga never really wanted to compete with Alva - with its hotels, library, fancy schools, bigger population and formal plats — in the first place. And because the major roads and byways wound up passing it by, Olga was largely forgotten, except for the people who live and breathe it.

### **1.3: Land Use**

The North Olga Study area predominantly consists of agricultural land uses. As shown in Table 1.3.1, 7,680 acres within the 11,250-acre study area are characterized by agricultural uses, or approximately 68% of the total land area within North Olga.

Another prominent land use within in the study area is government owned lands. The majority of governments owned lands consist of preserve lands acquired by the Lee County Conservation 20/20 Land Program in recent years. However, additional acreage is under ownership by the South Florida

Water Management District (SFWMD) and Army Corps of Engineers (ACOE), chiefly in areas adjacent to the Caloosahatchee River.

The remaining acreage within the Community consists of single-family residential land uses. Existing residential development is in the form of rural estates, ranging from one (1) acre to several hundred acres in size, as well as large-lot subdivisions, such as Riverwind Cove, Telegraph Creek Estates and North River Oaks. The subdivisions are developed with lots ranging from one (1) to five (5) acres. The study area does not contain multi-family residential uses or commercial development, with the exception of the Owl Creek Boat Works and a limited number of home-based commercial operations permitted through Special Exceptions, such as animal clinics and commercial stables.

**Table 1.3.1: North Olga Existing Land Use Inventory**

<b>Existing Land Use</b>	<b>Approximate Acreage</b>	<b>Percent of Total</b>
Residential	906	8.1
Government Owned	1,738	15.5
Commercial	12	0.1
Miscellaneous Community	1	0
Right of Way or Undefined	396	3.5
South Florida Water Management District	285	2.5
Open (Unbuildable)	41	0.4
Vacant	188	1.7
Agriculture	7,680	68.2
<b>Total</b>	<b>11,247</b>	<b>100</b>

Source: GIS Solutions of Florida, LLC

In terms of Lee County Future Land Use, the North Olga community primarily consists of two (2) Future Land Use Categories: Density Reduction/Groundwater Recharge and Rural. Combined, these categories comprise more than 90% of the total land area within the study area.

Per Policy 1.4.5 of the Lee Plan, the Density Reduction/Groundwater Recharge Category (DR/GR) areas include upland areas that provide substantial recharge to aquifers most suitable for future wellfield development. These areas also are the most favorable locations for physical withdrawal of water from aquifers; therefore land uses in these areas must be compatible with maintaining surface and groundwater levels at their historic levels. Permitted land uses include agriculture, natural resource extraction and related facilities, conservation uses, publicly-owned gun range facilities, private recreation facilities, and residential uses at a maximum density of one (1) dwelling unit per ten (10) acres. Individual residential parcels may contain up to two (2) acres of wetlands without losing the right to have a dwelling unit, provided that no alterations are made to those wetland areas.

The Rural Future Land Use Category is designated in areas to remain predominantly low density residential, agricultural uses, and minimal non-residential land uses that are needed to serve the rural community. These areas are not to be programmed to receive urban-type capital improvements, and they can anticipate a continued level of public services below that of the urban areas. Maximum density in the Rural area is one (1) dwelling unit per acre.

The remaining lands within the community are within Wetlands, Conservation and Public Facility Future Land Use Categories, as outlined in Table 1.3.2 below. Please also refer to Appendix A, which contains the Lee County Future Land Use Map for the study area.

**Table 1.3.2: North Olga Future Land Use Inventory**

<b>Future Land Use</b>	<b>Approximate Acreage</b>	<b>Percent of Total</b>
Conservation Lands Upland	2	0
Density Reduction/Groundwater Recharge	6,136	54.6
Outer Island	19	0.2
Public Facility	9	0.1
Rural	4,411	39.2
Wetlands	474	4.2
Water/Undefined	197	1.7
<b>Total</b>	<b>11,248</b>	<b>100</b>

Source: GIS Solutions of Florida, LLC

North Olga has a strong rural history; however large development projects have been entitled in its immediate vicinity in recent years. The most notable project is the Town of Babcock Ranch, approved just north of the study area within Charlotte County. This project, along with other development proposals has caused residents to desire higher standards for the form of development within the community in order to proactively combat sprawling development patterns. A common concern noted during the public participation process was that North Olga would eventually build-out in the form of one unit/per acre subdivisions following the rebound of the housing market and regional economic recovery.

#### **1.4: Agriculture**

North Olga has enjoyed a rich agricultural heritage since the community's emergence in the 1800's. Today the commercial agriculture industry remains both the central to the local economy and an important part of the area's culture.

Lands utilized for agricultural production and designated for agricultural use in the State of Florida continues to diminish. Foreign competition has led to an inability for many farmers to compete at the level they once did, and the survival of American farmers is increasingly dependent on economies of scale in order to generate enough product to remain financially feasible.

Since 1998, the total number of farms within the State has decreased by 12%, while the size of farming operations has increased by 7% (Florida Department of Agriculture and Consumer Services).

While development trends and globalization place strains on the continuation of viable agriculture within the study area, the North Olga Community has seen an emergence of niche and specialty farming practices, such as specialty livestock breeding, which can provide new opportunities to preserve the agricultural heritage of North Olga.

Additionally, through comments received during stakeholder interviews and community outreach meetings, it was clear that community-based gardens were of interest to residents, both for local food production purposes, as well as for community interaction. Additionally, the visual importance of agricultural lands remains important to many residents within the community planning area that are not directly involved in the agricultural industry.

The State of Florida, Lee County and North Olga Community recognize the importance of supporting the local commercial agriculture industry; to that end, Objective 35.6 found in Chapter 4 of this plan presents specific policies to achieve this Objective.

### **1.5: Police & Fire Protection**

The North Olga Community is serviced by the Lee County Sheriff Department and both the Bayshore and Alva Fire Districts. Interviews were conducted with all three (3) agencies to gather input for the planning process. Based on the information obtained from each of these agencies, the community is adequately serviced in terms of police protection; however, provision of adequate fire protection is an ongoing issue for the Bayshore and Alva Fire Districts due to response times.

In 2008, Bayshore, Alva and Fort Myers Shores Fire Districts enacted a mutual aid agreement in order to provide support for calls generating from North Olga to reduce response times and increase the availability of resources. Due to budget cuts and the reduced tax base within the area, the Fire Districts continue to search for cost-efficient solutions for improving service in North Olga.

### **1.6: Parks & Open Space**

The North Olga Community enjoys a variety of parks and open space either within or immediately adjacent to the study area, which provides existing and future residents with a wealth of recreational opportunities, and ensures that environmentally-significant lands are adequately protected for generations to come. These facilities include: Caloosahatchee Regional Park, Bob Janes Preserve, and Franklin Locks.

Another key provider of open space within North Olga is the Lee County Conservation 20/20 Land Program, which currently owns and manages more than 1,700 acres of preserve lands in the eastern portions of the study area, known as Telegraph Creek Preserve. The 20/20 Program and its plans for this preserve are discussed in further detail in Section 1.9.

## **1.7: Environmental Considerations**

Sound environmental practices influence property owners and visitors to North Olga. The use of individual well and septic systems becomes a noticeable constraint in the area and an impediment to the successful protection of the environment and the Caloosahatchee River in particular. Also, of key importance is the protection of protected species and their habitat within the study area in order to strike a sustainable balance between existing and future residential uses and conservation of the natural environment.

In order to assist in the preparation of policies to meet these environmentally-based goals and objectives, as outlined in Chapter 4 of this Plan, the Consultant engaged the Florida Fish and Wildlife Commission (FWC) in order to provide their expertise and knowledge of protected species and habitat with the study area. A letter outlining their findings and recommendations is provided in Appendix C of this document.

## **1.8: Conservation 20/20 Land Program**

The purpose of the Lee County Conservation 20/20 Land Program (20/20) is to acquire properties of environmental significance, restore those lands to their natural state and condition, manage them in an environmentally acceptable manner, and provide public recreational opportunities that are compatible with protecting the natural resources.

Currently, 20/20 owns one (1) property within the study area, known as Telegraph Creek Preserve. This preserve represents 1,726 acres and presents future opportunities for hiking, bird watching, nature study and additional passive recreational uses. The Land Stewardship Plan for Telegraph Creek was adopted by the Lee County Board of County Commissioners in April 2011, and included input from stakeholders from the North Olga Community.

## **1.9: Caloosahatchee River**

Historically, the emergence of the North Olga Community was closely linked to the community's geographic proximity to the Caloosahatchee River, the City of Fort Myers and other surrounding communities, such as Alva and Olga. More than one hundred years ago, North Olga was an established village built around the business of ferrying cattle from Olga to north of the Caloosahatchee River.

The Community strongly supports the protection, and perhaps more importantly, the improvement of the Caloosahatchee River. The River's historical, ecological and recreational value is a tremendous element for the future of North Olga. While there are differing thoughts on the provision of additional public access to the River at present time, it is clear from public comment that if development occurs along the River in the future, those developments should provide public access opportunities.

Objectives 35.7 and 35.8 in Section 4 provide policies that support the Community's long-term goal for the protection and restoration of the Caloosahatchee River.

### 2.1: PURPOSE OF THE PLAN

The Plan for North Olga was conceived as a way to establish community-based vision to guide the growth and protection of the area, as well as protect property rights for the large and small landowners. The Plan also seeks to preserve the future quality of life for the residents in North Olga and give the Community a distinct voice in the Lee County Community Planning Program.

Through a combination of technical analysis and community input, the Plan addresses a variety of issues including the need for enhanced, community-specific design standards, further involvement in the land development review process, and support for local businesses that serve the rural community, such as commercial agriculture.

The Plan is long-range in nature and provides a general framework for how the community would like to evolve over the next twenty (20) years based on the following themes raised during the public participation process:

- Promotion of vision and identity
- Management of future growth
- Economic development opportunities
- Protect high quality of life
- Provision of open space, parks and recreation
- Community center/focal point/rural mixed use center
- Promote community interaction and enhance community identity
- Transportation standards and connectivity
- Enhanced fire and police protection
- Public access & enhancement of Caloosahatchee River
- Protection of the environment
- Agriculture

### 2.2: The Planning Process

In May of 2009, a seven (7)-member group of residents of North Olga took the initiative to form the North Olga Community Planning Panel (“NOCPP”). The NOCPP formed a 501(c)(3) Not-for-Profit Organization and registered with the State of Florida Division of Corporations.

The NOCPP initiated the planning process by identifying the need to develop a Community Plan for North Olga that accurately represented the vision, philosophies and goals of its residents. It was the consensus of the NOCPP that there were more residents within North Olga who wanted their own voice through the community plan program rather than rest upon the representation of the Lee Plan and/or the adjacent community plans.

The North Olga Community Plan is the result of a two-year process involving significant community input. The NOCPP served as the advisory board for the project and their planning consultant served as facilitator for visioning efforts. Prior to submittal of this Plan, the NOCPP

conducted twenty-six (26) public planning panel meetings to openly discuss issues relating to the community, and ultimately the formulation of the plan. Meetings of the North Olga Community Planning Panel were held either at the New Christian Church of North Fort Myers or at the Bayshore Fire Station, as there currently is no public meeting space within North Olga.

Notices, agendas and minutes from the Planning Panel meetings are provided on the Panel's website ([www.northolga.com](http://www.northolga.com)) to allow for easy access to information and increased transparency.

### **2.3: Community Outreach & Public Participation**

The North Olga Community Planning Panel and the Consultant mobilized a significant effort to involve and engage the Community in the preparation of the Plan, assist in the development of the Guiding Principles (outlined later in Section 3.2 of this document), and provide feedback on the evolution of the Plan. The Consultant and Planning Panel conducted six (6) community outreach meetings prior to the submittal of the Plan and twenty-seven (27) individual stakeholder interviews.

The public involvement process began with Community Outreach Meeting #1 on May 26, 2009. Below is a listing of the dates for the community outreach meetings as well as a summary of the findings.

#### **Community Outreach Meeting #1 - May 26, 2009**

Community Outreach Meeting No. 1 was held on May 26th at the New Christian Church of North Fort Myers located at 17181 Tarpon Way in North Ft. Myers. The goal of this public forum was to understand the broad array of issues faced by the North Olga community and to begin to identify potential visions for the future development and preservation in the area.

The result of Community Outreach Meeting #1 was a prioritization of the Guiding Principles, which provided the consultants with the order in which to conduct the community analysis, evaluation and recommendations found within this Plan.

The Guiding Principles were ranked in order from highest importance to lowest, by the attendees as shown in Figure 2.3. Per this ranking, the community felt strongly about managing future growth in the area, primarily new residential development, as well as developing the identity of North Olga based on the area's rich heritage and its importance in Lee County's history.

**Figure 2.3: North Olga Guiding Principles**

- North Olga Identity & History
- Managing Future Growth
- Agriculture
- Economic Development Opportunities
- Protection of Rural Character & Quality of Life
- Roads & Traffic
- Open Space, Environmental Stewardship & Conservation
- Community Facilities
- Protection & Enhancement of the Caloosahatchee River
- Public Participation/Community Interaction

## **Community Outreach Meeting #2 - June 9, 2009**

A second Community Outreach Meeting was held on June 9, 2009. Again, the meeting was held at the New Christian Church of North Ft. Myers and lasted from 7:00 pm through 9:00 pm. The intent of Community Outreach Meeting #2 was to drill down into more specific comments related to each of the top nine (9) of the fourteen (14) Guiding Principles identified at the first Community Outreach Meeting. The meeting was highly participatory. The public commented on what each Guiding Principle meant to them.

The Consultant Team facilitated the meeting, but would not provide input on any of the Guiding Principles, explaining that the purpose of the meeting was to gain an understanding of why each Principle was important to the community, not for the consultant to provide technical planning information. That type of information would come at a future Community Outreach Meeting. Emerging themes from the meeting included protection of the area's rural character, appropriate growth vs. no growth, and ensuring the community receives maximum benefits from future development, such as open space, amenities, central water and sewer, and local services.

## **Community Outreach Meeting #3 - July 9, 2009**

The third Community Outreach Meeting was held on Thursday, July 9, 2009. The focus of this meeting was environmental conditions within the North Olga Study Area. The Consultants invited Dr. Joe Walsh, PhD and Mr. Luis Gonzalez of the Florida Fish and Wildlife Conservation Commission (FWC) to attend the meeting. Ms. Laura Greeno from Lee County Conservation 20/20 was also present to explain the County's land preservation program.

Mr. Gonzalez from FWC presented three (3) maps demonstrating the findings of his preliminary investigation of the North Olga area. Mr. Gonzalez discussed site-specific information regarding protected species within the region and environmentally sensitive areas within North Olga. Mr. Gonzalez confirmed that North Olga is not habitat for Florida Panther and Black Bear; however he noted that a portion of Black Bear Secondary Range is within the southeastern corner of the site.

Following his description of each map, Mr. Gonzalez stated that wildlife surveys are needed at the time of development. Mr. Gonzalez also advised that development of churches, hospitals and schools should be limited around the identified conservation areas. He further explained that these areas require burn maintenance and the associated smoke would be of hazard and nuisance to any houses and/or facilities in close proximity to conservation boundaries. Mr. Gonzalez noted that policies regarding prescribed burns and fire maintenance would be helpful for this area. Mr. Gonzalez's findings and the referenced maps are summarized in the letter dated August 18, 2009 provided in Appendix C of the plan.

Following the FWC presentation, Ms. Greeno provided an informative presentation on the status of the Telegraph Creek Preserve and the 20/20's future plans for management and public access to the property. Ms. Greeno also provided information regarding the properties under review and nomination within the study area, noting that limited information is available due to the ongoing negotiation process.

Ms. Greeno also discussed future plans for the Bob Janes Preserve to the north of the Caloosahatchee Regional Park and the intent for these lands to provide active recreational

opportunities as an extension of the park facilities.

#### **Community Outreach Meeting #4 - September 10, 2009**

The fourth Community Outreach Meeting was held on Thursday, September 10, 2009. This meeting was held in an “open house” format to allow the public to review copies of the draft North Olga Community Plan, including Goals, Policies and Objectives, graphics, and findings. The meeting served as an opportunity to garner community feedback prior to submitting the Plan to Lee County. The Consultant received several comments from attendees and has incorporated those comments within the proposed Goal, Objective and Policies.

#### **North Olga Community Day - February 20, 2010**

The NOCPP organized the 1st Annual North Olga Community Day on February 20th, 2010. The event was attended by more than 200 people from North Olga and surrounding communities and allowed the Panel and Consultant Team to discuss the Plan with members of the community that had not previously been engaged during the planning process. The Consultant Team was able to collect comments from residents and County Staff to further improve the Plan.

#### **Community Outreach #5 – March 11, 2010**

The fifth Community Outreach Meeting was held on Thursday, March 11th, 2010. This meeting was intended to review major changes to the Goal, Objective and Policies based on previous community input and staff comments. The meeting was attended by members from North Olga, Alva and the Bayshore Communities. The meeting served as an opportunity to garner community feedback prior to submitting the Plan to Lee County for final review.

#### **Community Outreach #6 – November 30, 2010**

The sixth Community Outreach Meeting was held on Thursday, November 30<sup>th</sup>, 2011. This meeting served as the “kick-off” meeting for the 2010-2011 Comprehensive Plan Amendment cycle and allowed for public comment on the latest version of the plan submitted in September 2011. Attendees were broken into smaller groups to allow for more intimate discussion and feedback.

#### **Stakeholder Interviews**

The Consultant arranged for a series of one-on-one stakeholder interviews. These interviews were scheduled with anyone from the public either identified as an interested party by the North Olga Community Planning Panel or as someone who indicated to the Consultant that they wanted to participate in the interview process. These meetings were not limited to just the residents of the North Olga Study Area, as comments and input from persons residing in the vicinity of the study area also had a vested interest in the future of North Olga. Stakeholder interviews offered a flexible and informal forum where participants could speak openly, if they preferred not to speak during the public meetings.

The Consultant prepared a questionnaire that was used at every stakeholder one-on-one interview. Only the Consultant Team and the individual stakeholders were at each meeting. The Consultant provided the interviewee an opportunity to sign their questionnaire upon completion or to remain

anonymous. It was very important to the Consultant that this planning effort not be used to pit neighbors against each other for citing their open and honest comments regarding the community planning effort.

The questionnaire was designed to solicit specific information about the interviewee, including where they lived, the general size of their property and how long they have lived in the area, if applicable. The questions also addressed the previously identified Guiding Principles and each participant was asked to comment on each individual principle. Participants were invited to provide any other comments they felt relevant and/or ask the consultant any questions regarding the process or proposed Plan. A summary chart outlining comments collected during the stakeholder interview is provided in the Appendix B of this Plan.

### 3.1: One Community ~ One Vision

Visioning is the process that defines the desired future of a community. Visioning captures citizens' long-term aspirations and empowers the community to effectively realize its goals. During the early stages of the community planning process, community members developed the following vision statement to further define the direction of the community planning effort.

#### **NORTH OLGA VISION STATEMENT**

**To establish a community plan in order to preserve and promote the unique rural character, historic heritage and quality of life in North Olga, as well as proactively and appropriately plan for the area.**

The North Olga Community Plan's Goal, Objectives and Policies (GOP) address preservation of the existing rural character and unique historical background that North Olga has retained through the years. The GOP's also speak to higher standards for future development in terms of landscaping, open space provisions, architecture and the protection of environmentally-sensitive lands. Additionally, it is the intent of the Plan to support economic development throughout the community including nature-based tourism and agricultural operations. The implementation of this Vision will assist in creating a strong sense of identity in the North Olga Community and further establish this area as a unique community within eastern Lee County.

### 3.2: Guiding Principles

The following is a list of the Guiding Principles identified by the NOCPP and community members engaged through the planning process, as well as the specific comments receive from the public during the June 9th Community Outreach Meeting or through one-on-one interviews. Some principles have been combined for brevity.

While some of the comments received may or may not be practical in terms of implementation or legality, these items have been included in this portion of the Plan in order to thoroughly and accurately depict the public comments received during the planning process. These concepts, desires and recommendations were further refined prior to development of the GOP's outlined in Section 4 of this Plan, and later refined through the Lee County sufficiency review process.

#### **Guiding Principle No. 1: Reinforce & Promote North Olga's Vision and Identity**

- Create a Plan that addresses North Olga's uniqueness compared to surrounding communities (no commercial or downtown area, Rural & DR/GR Land Use, large tracts)
- "Riverine" – river is vital/defining characteristic
- Rural character & Natural Beauty
- Protection of wildlife
- Neighborhood with assets – river, rural integrity
- Rural balanced with appropriate compact development to serve community
- Sensitive to North Olga's history

### **Guiding Principle No. 2: Managing Future Growth**

- Maintain rural character
- No speculative growth
- Clustering of development to maximize open space – need standards to encourage better development patterns
- Discourage continuation of large lot subdivisions – encourage clustering through Planned Development process
- Quality Land Development Code Standards to implement community vision
- Maintain green areas and ensure expansive areas of open space are preserved
- Open mind/receptive to proposals based on merits in terms of design & protection of values

### **Guiding Principle No 3: Agriculture**

- Support the local commercial agriculture industry
- Ensure new residential development proposals are evaluated for compatibility with agricultural operations
- Work with Lee County and other agencies to discourage policies/regulations that harm the agricultural industry

### **Guiding Principle No. 4: Economic Development**

- Reduce carbon footprint, seek opportunities to serve community needs locally
- Economic opportunities on the river – marina
- Economic opportunities through agriculture & nature based tourism
- Allow for home occupations to support agricultural and rural-based enterprises
- Limitations on level of economic development in this area – has to fit with local character
- Equestrian & river related economic development

### **Guiding Principle No. 5: Protection of Rural Character/Quality of Life**

- Trees, character, river, equestrian
- Wildlife habitat protection
- Improve river quality
- Expansive open space
- Important visual impact of agriculture

### **Guiding Principle No. 6: Roads & Traffic**

- Preserve the rural character of North River Road
- Improvements need to consider wildlife corridors and habitat connectivity
- Coordinate with surrounding circulation patterns
- Design guidelines – rural cross sections
- Maximize trail opportunities but separate the uses
- Multipurpose: bicycle/pedestrian/equestrian
- Proactive not reactive in facilitating transportation issues/solutions

### **Guiding Principle No. 7: Open Space, Environmental Stewardship & Conservation**

- Preserve open space through clustering of development
- Protecting and restore environmentally sensitive areas
- Multi-purpose trails, including birding trails, separate horse trails from bike lanes for safety
- Public linear trail along the River - coordination with SFWMD
- Blueways
- River and equestrian amenities
- Access to Conservation 20/20 lands where deemed appropriate by the Land Stewardship Plan

**Guiding Principle No. 8: Community Facilities**

- Desire for rural mixed use center to provide for public meeting space and other uses
- Gathering place to enhance community interaction
- Community gardens
- Public access to the River

**Guiding Principle No. 9: Protection & Enhancement of Caloosahatchee River**

- Public access to the river for recreational uses where deemed appropriate & where feasible
- River should be celebrated, protected and restored
- New development proposals adjacent to the Caloosahatchee should be encouraged to provide public access

**Guiding Principle No. 10: Public Participation/Community Interaction**

- Voice in the land development review process
- Stay informed on pending applications at Lee County that impact the community
- Seat at the table in planning for the greater Northeast Lee County area
- Annual and semi-annual community events
- Children are important to North Olga – not a retirement community
- Incorporate museum to promote heritage

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## Section 4: Goals, Objectives & Policies

The following are the community's proposed goal, objectives and policies (GOPs). This language has been draft, vetted and updated throughout a 2-year period. These GOPs provide a general framework for the future of community planning in North Olga. It is intended that these policies will continue to evolve as the community progresses in their long-term planning efforts.

**GOAL 35: 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 35.1: COMMUNITY CHARACTER.** By 2014, 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 North Olga's rural character and aesthetic appearance, while supporting the continued viability of commercial agricultural businesses.

**POLICY 35.1.1:** Protect the community's rural aesthetic qualities, preserve the natural and historic resources, and support a diverse rural economy by promoting compact or clustered development areas that maintain large, contiguous tracts of open space, while supporting commercial agricultural businesses.

**POLICY 35.1.2:** In partnership with Lee County, the North Olga Community will develop a rural planning toolbox to promote a compact development pattern within the community. Planning tools will include but are not limited to a Transfer of Development Rights (TDR) program, Purchase of Development Rights (PDR) program, conservation and agricultural easements, farm land trusts, and land development code regulations. The North Olga Community may be a sending area for county-wide TDRs, but may only receive TDRs from within the Northeast Lee County Planning Community.

**POLICY 35.1.3:** 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 rural mixed-use village center that provides for public meeting space, institutional uses, recreational opportunities and local goods and services.

**POLICY 35.1.4:** In partnership with Lee County, the North Olga Community will amend Chapter 33 of the LDC to establish enhanced design, landscaping, signage, and architectural standards to promote the community's rural character.

**POLICY 35.1.5:** Following the adoption of North Olga Community LDC amendments, discourage the approval of deviations or variances from standards that would result in a degradation of landscaping, signage guidelines, or compliance with applicable architectural standards.

**POLICY 35.1.6:** Work with the North Olga Community to improve the safety and accessibility of roadways, trails, and pathways through the implementation of the rural complete streets program.

**POLICY 35.1.7:** Lee County will support the North Olga Community's rural character by ensuring that any proposed Future Land Use Map amendments within the community are determined to be consistent with the goals, objectives and policies of the Lee Plan by at least three members of the Board of County Commissioners in a decision that is entered in a public meeting after the opportunity for public input.

**OBJECTIVE 35.2: RESIDENTIAL LAND USES.** Protect and enhance the rural character of the North Olga Community by evaluating residential development proposals for consistency with the community's rural character and sense of community. Rural character is defined as those characteristics that convey the rural lifestyle such as: large lots or clustered development, ample views of wooded areas, open spaces, and river fronts, working farms, productive agricultural uses, and the protection of environmentally sensitive lands.

**POLICY 35.2.1:** 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, natural assets, and diversity of choice within the community.

**POLICY 35.2.2:** Proposed residential development 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 lots abutting the perimeter of property line(s). For the purposes of this policy, large lot residential uses are defined as those residential uses with lot sizes equal to or greater than one (1) acre.

**POLICY 35.2.3:** Encourage proposed Planned Developments to provide community gardens to allow for social, recreational and education activities for the residents of the Planned Development.

**OBJECTIVE 35.3: COMMERCIAL LAND USES.** Existing and future county regulations, land use interpretations, policies, zoning approvals, and administrative actions should promote the rural character within the North Olga community boundaries and allow for non-residential land uses that serve and support the rural community. County regulations will support a unified and attractive rural-oriented design theme in terms of landscaping, architecture, lighting and signage.

**POLICY 35.3.1:** Continue to support the long-term viability of commercial agriculture industry through the development and implementation of incentives and tools including, but not limited to: TDR programs; farmland trusts; agricultural easements; and development practices that promote compact development patterns and the preservation of productive agricultural lands. For the purposes of this policy, commercial agriculture is defined as the production of crops and livestock for sale, specifically for widespread distribution to wholesalers and/or retail outlets.

**POLICY 35.3.2:** Support ancillary commercial throughout the Rural designated areas that promote the rural and agricultural character of the community, if appropriate zoning

approval is granted. For the purposes of this policy, ancillary commercial uses are defined as non-residential uses that support the local, rural-based economy.

**POLICY 35.3.3:** In order to maintain the rural and aesthetic value of the community, proposed new commercial development will utilize a consistent landscaping and architectural style for all buildings within proposed commercial developments, and will comply with the applicable design standards within LDC Chapter 33 as part of the development review process.

**OBJECTIVE 35.4: ECONOMIC DEVELOPMENT.** Encourage future economic development opportunities in the North Olga Community that identify and promote the rural and agricultural-based quality of life for the residents and surrounding communities.

**POLICY 35.4.1:** Continue to protect and support the long-term viability of commercial agricultural businesses within the community.

**POLICY 35.4.2:** Support the development of nature and agriculturally-based tourism where appropriate throughout the community. Opportunities for nature and agriculturally-based tourism include but are not limited to bird watching, equestrian facilities, kayaking/canoeing, and bed and breakfast establishments.

**POLICY 35.4.3:** Facilitate appropriate access and use of Conservation 20/20 lands to support kayaking/canoeing, bird watching, hiking and other passive recreational 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 35.5: TRANSPORTATION.** Road improvements within the North Olga Community considered by the county will promote the community's goal to maintain its rural character and provide for safe access, and appropriate transportation resources including roadways and pedestrian, bike, and equestrian trails and pathways.

**POLICY 35.5.1:** Future improvements to North River Road or other public roadways within the North Olga community should be pursued only after careful analysis of safety, need, community and environmental impact. Public roadways improvements should incorporate rural design treatments. Public participation in planning and design processes for these road improvements should provide opportunities for involvement of the North Olga community.

**POLICY 35.5.2:** Work with the North Olga Community to allow for the use of roadways in a manner that supports local commercial agriculture businesses and their continued viability.

**POLICY 35.5.3:** Work with the North Olga Community to evaluate funding opportunities and feasibility of creating a multipurpose path to run the entire length of North River Road through the community.

**OBJECTIVE 35.6: AGRICULTURE.** The North Olga Community will support small and large-scale farming operations and alternative, agriculturally-based enterprises to sustain economically-viable commercial agriculture in order to foster a diverse local economy while maintaining the community's agricultural heritage. For the purposes of this objective, alternative, agriculturally-based enterprises include but are not limited to the production of biofuel crops, niche farming activities, agri-tourism, and carbon offset farming.

**POLICY 35.6.1:** Support the use of public and private lands for community gardens.

**POLICY 35.6.2:** Evaluate future development proposals, not including lot splits, for compatibility with adjacent, existing small- and large-scale farming operations, including buffers, setbacks, and site design standards to ensure that those activities do not unduly impact the viability of the community's agricultural businesses.

**OBJECTIVE 35.7: OPEN SPACE, RECREATION AND COMMUNITY FACILITIES.** Facilitate public access to and the enjoyment of scenic, historic, recreational, and natural resources in the North Olga community.

**POLICY 35.7.1:** 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 minimize disturbances to wildlife habitats and natural systems.

**POLICY 35.7.2:** Work with the North Olga community and private landowners to identify opportunities to maintain and enhance public access to the Caloosahatchee River.

**POLICY 35.7.3:** Proposed Planned Developments adjacent to the Caloosahatchee River will be encouraged to provide public access to the river.

**POLICY 35.7.4:** Work in coordination with the North Olga community to identify and expand water-dependent/water-related uses and activities, including but not limited to canoe/kayak launch areas, boardwalks, fishing platforms and waterside parks.

**POLICY 35.7.5:** Evaluate the need for community facilities within North Olga to provide public meeting space. This evaluation will include the identification of funding sources and the facility's appropriate location and scale.

**OBJECTIVE 35.8: CONSERVATION.** 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 35.8.1:** Balance public access to the Caloosahatchee River with protection and rehabilitation efforts, in order to preserve the River's natural features and function.

**POLICY 35.8.2:** Encourage future development to maintain on-site native vegetation communities.

**POLICY 35.8.3:** Proposed Planned Developments will consider the incorporation of “Firewise” principles in site design, including building orientation, access management, landscaping type and placement. For the purposes of this policy, Firewise principles are those guidelines developed by the National Fire Protection Association to mitigate the risk of wildland fire to homes in the wildland/urban interface.

**OBJECTIVE 35.9: WATER DEPENDENT OVERLAY.** Protect marine-orientated land uses within North Olga from incompatible or pre-emptive land uses. The water dependent overlay within the community applies to the Owl Creek Boat Works as described on Lee Plan Map 12, Page 3 of 12.

**POLICY 35.9.1:** Prior to the redevelopment of the Owl Creek Boat Works facility, the owner will be required to conduct a cultural assessment of the property to determine the existence of historical structures, archaeological resources and other cultural resources.

**OBJECTIVE 35.10: PUBLIC PARTICIPATION.** 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 35.10.1:** As a courtesy, register citizen groups and civic organizations within the community that desire notification of pending review of LDC amendments and Lee Plan amendments. Upon registration, Lee County will provide registrants with documentation regarding pending amendments. This notice is a courtesy only and is not jurisdictional. 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 35.10.2:** 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 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 35.10.3:** The owner or agent of a requested zoning action (planned development, conventional rezoning, special exception, or variance requests) or Lee Plan Amendments within the North Olga Community, as identified on Map 1, page 2 of 8, must conduct one public informational meeting where the agent provides a general overview of the project for interested citizens. This meeting must be conducted before the application can be found sufficient by County Staff. The applicant is 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 raised at the meeting; and a proposal for how the applicant will respond to those issues.

**POLICY 35.10.4:** The North Olga Community will work with the Alva Community to implement and achieve the Northeast Lee County vision, goal, objectives, and policies.

**POLICY 35.10.5:** The North Olga Community is responsible for the ongoing, long-term implementation of the community's adopted goal, objectives, and policies in coordination with the county.

## Section 5: Northeast Lee County Vision Statement

Beginning in Fall 2010, Lee County Planning Staff began efforts to facilitate further coordination and cooperation between the NOCPP and Alva, Inc. These efforts included joint planning panel meetings, as well as meetings between representatives of each community and their consultants. The goal was to arrive at a shared vision for the future of the proposed Northeast Lee County Planning Community (currently known as the Alva Planning Community).

It was integral to re-write the current Alva Planning Community Vision Statement to recognize the individual community planning areas within the overall Planning Community, and to highlight the commonalities and shared interests across this broad geographic area. The result of these efforts is the following Northeast Lee County Vision Statement, Goal, Objectives and Policies.

**Northeast Lee County** – This Planning Community is located generally in the northeast corner of the county, east of SR 31 and north of Lehigh Acres. The vision for this Planning Community is a safe and friendly community where people want to live, work and recreate. The citizens desire a healthy local economy, balanced with environmental stewardship, and maintenance and enhancement of the area’s heritage and rural character. The Planning Community currently contains two identifiable areas: Alva and North Olga.

The Alva area is located in the northeast corner of the county, east of the Hendry County line and south of the Charlotte County line. Alva is further identified with its mixed-use rural village located around the intersections of Broadway Street with North River Road and with SR 80. Infill development in the rural village produces a compatible mix of residential, professional office, small retail shops, cafes, and bed and breakfast lodging.

The North Olga area is located south of the Charlotte County line, north of the Caloosahatchee River, west of the Caloosahatchee Regional Park and the Bob Janes Preserve to State Road 31. The North Olga community is further identified by the W.P. Franklin North Campground, also known as the “Franklin Locks” and the Owl Creek Boat Works facility in the western end of the area.

**GOAL 33: NORTHEAST LEE COUNTY PLANNING COMMUNITY.** Maintain and enhance the heritage and rural character, natural resources, and agricultural lands within the Planning Community and manage future change in an ecologically, economically, and socially sustainable manner. The boundaries for North Olga and Alva are delineated on Map 1, Page 2 of 8. Alva and North Olga will work cooperatively toward this goal for the entire Planning Community through the objectives and policies that follow, and through their individual/local planning efforts.

**OBJECTIVE 33.1: AGRICULTURAL AND RURAL CHARACTER.** Maintain and enhance the viability of the existing and evolving commercial agricultural operations, preserve open space, and retain the rural character of Northeast Lee County. For the purposes of this objective, rural character is defined as those characteristics that convey a sense of rural lifestyle such as large lots or clustered development, ample views of wooded areas, open spaces, and river fronts, working farms and productive agricultural uses, and the protection of environmentally sensitive lands

**POLICY 33.1.1:** Support the agricultural and rural character within Northeast Lee County by encouraging continued commercial agricultural operations and encourage new development to be clustered to conserve large areas open lands.

**POLICY 33.1.2:** Work with residents and property owners of Alva and North Olga to develop standards and guidelines for clustering future development and conserving large areas of open lands to promote compatibility with adjacent residential and agricultural areas. These standards and guidelines are intended to give clear and meaningful direction for future amendments to the Land Development Code.

**POLICY 33.1.3:** Work with residents and property owners of Alva and North Olga to amend the LDC to provide opportunities for rural mixed-uses that are connected to and compatible with adjacent areas.

**POLICY 33.1.4:** Work with the residents and property owners of Alva and North Olga to establish amendments to the Land Development Code that will foster sustainable commercial agricultural operations and support rural uses.

**POLICY 33.1.5:** In all discretionary actions, consider the effect on Northeast Lee County's commercial agricultural operations and rural character.

**OBJECTIVE 33.2: RURAL PLANNING TOOLBOX.** To develop and further the use of a rural toolbox of incentives, programs, and regulations that enhance and maintain Northeast Lee County's sense of place and provide for the long-term preservation of large tracts of contiguous agricultural, natural resource, and open space areas.

**POLICY 33.2.1:** Work with Alva and North Olga to develop and refine rural planning tools including but not limited to: Transfer of Development Rights (TDR) and Purchase of Development Rights (PDR) programs, conservation and agricultural easements, farmland trusts, and Land Development Code regulations.

**POLICY 33.2.2:** The Northeast Lee County Planning Community may be a sending area for county-wide TDRs, but may only receive TDRs from within the Northeast Lee County Planning Community.

**OBJECTIVE 33.3: NATURAL RESOURCES.** To enhance, preserve, protect, and restore the physical integrity, ecological standards, and natural beauty of Northeast Lee County by focusing on:

1. Water basins;
2. Native vegetation;
3. Wildlife habitat and resources; and
4. Areas designated for long-term conservation.

**POLICY 33.3.1:** Identify opportunities for appropriate limited public access to and passive recreational use of the Bob Janes Preserve.

**POLICY 33.3.2:** Identify, maintain, and enhance appropriate public access to Northeast Lee County’s public lands and surface waters, balanced with new and ongoing efforts to protect and enhance the community’s water quality and natural resources.

**POLICY 33.3.3:** Lee County will work to identify areas suitable for public water-dependent/water-related recreation, such as canoe/kayak launches, boardwalks, jogging paths, fishing platforms, and waterside parks within Northeast Lee County.

**OBJECTIVE 33.4: CONNECTIVITY.** Enhance and maintain high levels of connectivity across the Northeast Lee County Planning Community.

**POLICY 33.4.1:** Work to preserve the rural character and scenic qualities of North River Road, and support multiple modes of travel for residents, businesses, visitors, and commercial agriculture within Northeast Lee County.

**POLICY 33.4.2:** Plan and implement alternatives to roadways—e.g., greenways, blueways, equestrian trails, and other pedestrian pathways—within Northeast Lee County connecting people to public lands, recreation areas, public facilities, and the rural mixed-use villages.

**POLICY 33.4.3:** Proactively plan for wildlife corridors within Northeast Lee County that support habitat needs of native animals on public lands and waters. The needs of wildlife habitat connections will be considered in the evaluation of proposed changes to private land.

**POLICY 33.4.4:** Work with Alva and North Olga to evaluate funding opportunities and feasibility of creating a multipurpose path to run the entire length of North River Road through the planning community.

**OBJECTIVE 33.5: PUBLIC PARTICIPATION.** To encourage and solicit public input and participation within Northeast Lee County on proposed amendments to county regulations, including the Land Development Code, Lee Plan, and zoning applications affecting the Northeast Planning Community.

**POLICY 33.5.1:** As a courtesy, register citizen groups, civic organizations, and interested individuals within Northeast Lee County who desire notification of pending amendments to the LDC, zoning actions, and Lee Plan amendments within Northeast Lee County. Upon registration, provide registrants with documentation regarding pending amendments. This notification is not jurisdictional. The county’s failure to notify, or a registrant to receive notification, will not constitute a defect in the jurisdictional notice requirements or bar public hearings on an application.

**POLICY 33.5.2:** The owner or agent of a requested zoning action (planned development, conventional rezoning, special exception, or variance requests) or Lee Plan Amendment within the Northeast Lee County Planning Community must conduct public informational meetings with both the Alva and North Olga Communities 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.

**POLICY 33.5.3:** The Alva and North Olga Communities will coordinate their planning activities to maintain and enhance the rural character, natural resources, agriculture, and connectivity of Northeast Lee County.

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## Section 6: Plan Implementation

As stated in Objective 35.9, responsibility for the implementation of the plan lies largely with the North Olga Community. While Lee County Planning Division will continue to be a source of technical support, guidance, and information, the obligation to meet the timelines and tasks specified in the GOPs will be that of the North Olga Community.

No recommendations or policies have been proposed that would call for changes to existing Future Land Use Patterns or Zoning Districts. However, some of the proposed policies will require further analysis and action, such as ongoing refinements to the GOPs and creation of Land Development Code text amendments to create design standards specific to the North Olga Community.

The development of subcommittees will need to be initiated shortly following plan adoption to take on specific tasks, such as the development of architectural design standards and a community-specific TDR program. Monthly panel meetings will continue to be a key forum for communication and gathering broad community input.

It is anticipated that the NOCPP will apply for the second round of community planning grant funding in Fall 2011 to assist in the funding of these various efforts.

### **6.2: Financing Opportunities**

The following section highlights potential financing/funding opportunities to assist the North Olga Community in implementing their GOPs. One of the keys to successful implementation is the effective utilization of existing funding mechanisms.

#### **North American Wetlands Conservation Act Small Grants Program**

The North American Wetlands Conservation Act of 1989 provides matching grants to organizations and individuals who have developed partnerships to carry out wetlands conservation projects in the United States, Canada and Mexico for the benefit of wetlands-associated migratory birds and other wildlife. The U.S. Fish and Wildlife Service's Division of Bird Habitat Conservation is responsible for facilitating the Act's Grants Program.

There is a Standard and a Small Grants Program. Both are competitive grants programs that require grant requests be matched by partner contributions of no less than a 1:1 ratio. Funds from U.S. Federal sources may contribute towards a project, but are not eligible to be considered matching funds.

The Standard Grants Program supports projects in the United States, Canada and Mexico that involve the long-term protection, restoration, and/or enhancement of wetlands and their associated uplands habitats. The Small Grant Program is only applicable to the United States. The same types of programs for the protection, restoration and improvement of wetlands and associated upland habitats found under the Standard Grants Program are supported by the Small Grants Programs, and the same selection criteria and administrative guidelines are applied. The major difference is that

the scope and project dollars associated with the Small Grant Program are typically much smaller than the Standard Grants Program. Grants under the Small Grant Program may not exceed \$75,000 and funding priority is given to grantees or partners new to the Act's Grants Program. A minimum of \$2 million has been approved to support projects in FY 2009. The Small Grant Program funding level is authorized up to \$5 million. From 1996, when the program began, to September 2008, some 1080 partners in 413 projects have received more than \$20.1 million in grants. They have contributed another \$92.5 million in matching funds and \$43.6 million in non-matching funds to their projects, which have helped to conserve approximately 164,900 acres of habitat.

The Congress has not yet enacted the appropriation of funds for FY 2009 for the North American Wetlands Conservation Act. As such, in the interim, the program is operating on a continuing resolution that authorizes the appropriation of funds for the Act's Grants Program at the FY 2007 amount of \$40.3 million.

Additional program funding comes from fines, penalties, and forfeitures collected under the Migratory Bird Treaty Act of 1918; from Federal fuel excise taxes on small gasoline engines, as directed by amendments to the Federal Aid in Sport Fish Restoration Act of 1950, to benefit coastal ecosystem projects; and from interest accrued on the fund established under the Federal Aid in Wildlife Restoration Act of 1937. In 2006, Congress reauthorized the Act to extend its appropriate authorization of up to \$75 million per year to 2012. From September 1990 through March 2009, more than 4,000 partners have been involved in 1,861 Standard and Small Grants Programs' projects combined. More than \$945.2 million in Act grants has leveraged some \$1.94 billion in matching funds and \$1.09 billion in non-matching funds to affect approximately 24.8 million acres of wetlands and associated uplands across the continent.

- **Applicability to North Olga**

With over 500 acres of potential wetlands within the North Olga boundaries, application of the North American Wetlands Conservation Act grants is something to be considered. By preserving the wetland areas, it would assist in promoting the nature-based tourism economic development strategies outlined in the policies of the North Olga Community Plan. As a potential new partner to the North American Wetlands Conservation Act, the North Olga Community might be given priority to receive a grant under the Small Grant Program (not to exceed \$75,000.)

### **Florida Greenways and Trails Program (DEP-OGT)**

The Florida Department of Environmental Protection's Greenways and Trails Program is used to acquire lands to facility the establishment of a statewide system of greenways and trails. The program receives 1.5 percent of the allocations funded by the State under the Florida Forever Act (approximately \$4.5 million annually). Federal, state and local governments, non-profit organizations, and individuals are eligible to apply.

### **Recreational Trails Program (RTP)**

The Recreational Trails Program (RTP) is a federally funded competitive grant program that provides assistance to city, county, state or federal governments or organizations that are approved

by the state or state and federally recognized Indian tribal governments. The assistance is financial in nature and is designed to help with the development of recreational trails, trailheads and trailside facilities. The 2009 maximum grant amount for non-motorized projects is \$250,000; for mixed-use projects (either motorized, non-motorized or a combination of both) is \$250,000; and for motorized projects is \$716,000. It is important to note that all grant awards must be matched - 50:50; 60:40 or 80:20 in either cash or in-kind services.

### **Florida Recreation Development Assistance Program (FRDAP)**

The Florida Recreation Development Assistance Program (FRDAP) is a competitive grant program that provides assistance to local governments for development or acquisition of land for public outdoor recreational purposes. It is administered through the Florida Department of Environmental Protection. Eligible applicants include all county governments and municipalities in Florida and other legally constituted governmental entities with the legal responsibility for the provision of outdoor recreational sites and facilities for the use and benefit of the public. The maximum grant request is \$200,000. Grant match ratios are as follows:

Project cost of \$50,000 or less – State's share is 100%/grantee's share is 0%;  
Project cost of \$50,001 - \$150,000 – State's share is 75%/grantee's share is 25%;  
Project cost of \$150,001 - \$400,000 – State's share is 50%/grantee's share is 50%.

The value of undeveloped land owned by the applicant (subject to certain conditions) or in-kind services may also be used for the match by the grantee.

### **Land and Water Conservation Fund (LWCF) Program**

Another program administered by the Florida Department of Environmental Protection is the Land and Water Conservation Fund (LWCF) program. This program provides financial grants for the acquisition or development of land for public outdoor recreational use. All local governmental entities with the legal responsibility of providing outdoor recreational sites and facilities for the use and benefits of the public are eligible to apply. The matching ratio is one applicant dollar to one federal dollar (50%/50%) for all LWCF grant awards.

LWCF grant monies can be used for:

- Development: Outdoor recreation areas and facilities such as beaches, picnic area, trails, ball fields, tennis and basketball courts and playgrounds along with associated support facilities such as lighting, parking, restrooms and landscaping;
- Enclosed buildings and structures (except restrooms/concession buildings and bathhouses) are ineligible.

For development projects, the applicant must own the project site or lease it from a public agency by the closing date of the application submission period. Land owned or leased by the applicant must be dedicated in perpetuity as a public outdoor recreation area.

Acquisition: Land for outdoor recreation purposes

LWCF assisted park land must be dedicated as a public outdoor recreation area in perpetuity. Grantees must commit to operate and maintain LWCF assisted public recreation facilities in reasonable repair for a minimum of 25 years after completion of construction to prevent undue deterioration.

- **Applicability for North Olga**

Policies were cited in the North Olga Community Plan that would encourage the celebration of the Caloosahatchee River. Included in the policies were recommendations that create waterfront access, add furniture such as benches & lighting, provide educational signage and public art be provided to enhance the river's attributes and contributions to the North Olga community. Funds from LWCF grants could be applied for the acquisition or development of these public areas.

### **Transportation Enhancement Program**

The Transportation Enhancement Program (TEP) is a federal program that is administered by the FDOT. The Environmental Management Office provides TEP guidance and direction. Funding for transportation improvement projects comes from the Federal Highway Administration (FHWA) through the Safe, Accountable, Flexible, Efficient Transportation Equity Act (SAFETEA-LU). This funding is intended for projects or features that go beyond what has been customarily provided with transportation improvements.

This program is for projects that are related to the transportation systems but are beyond what is required through normal mitigation or routinely provided features in transportation improvements. TEP is not a grant program, rather sponsors undertake projects, and eligible costs are reimbursed. TEP projects must relate to surface transportation and be one of 12 eligible activities. Approved eligible activities for TEP include the following:

1. Provision of pedestrian and bicycle facilities
2. Provision of pedestrian and bicycle safety and education activities
3. Acquisition of scenic or historic easements and sites
4. Scenic or historic highway programs including tourist and welcome centers
5. Landscaping and scenic beautification
6. Historic Preservation
7. Rehabilitation and operation of historic transportation buildings, structures, or facilities
8. Conversion of abandoned railway corridors to trails
9. Control and removal of outdoor advertising
10. Archaeological planning and research
11. Environmental mitigation of highway runoff pollution, reduce vehicle-caused wildlife mortality, maintain habitat connectivity
12. Establishment of transportation museums

When a surface transportation relationship has been established, TEP activities can be implemented in a number of ways. They can be developed as part of larger transportation projects, as parts of larger joint development projects, or as stand-alone projects. All TEP funded activities are subject to the National Environmental Policy Act of 1969 (NEPA). Considerable flexibility and streamlining of the NEPA process is available for TEP projects, and many projects qualify as Type 1

or programmatic categorical exclusions, which are documentation processes that can simplify and expedite the NEPA process.

Such activities include:

- Separate bicycle paths/multi-use trails
- Bicycle/pedestrian grade separation
- Bicycle parking facilities
- Sidewalks (including sidewalks that complete systems identified in a community pedestrian plan)
- Drainage modification to accommodate bicycle/pedestrian facilities
- Pedestrian lighting
- Restroom facilities

A sponsor who is a recognized governmental body or agency that has the ability to enter into a binding agreement with the State of Florida must make applications for TEP projects. Sponsors include cities or towns (municipal governments), county governments, or State or Federal agencies. Typically, the sponsor is usually the organization who owns and/or will operate the completed project. Sponsors must be willing to do the following:

1. Provide any funding match that may be required;
2. Enter into any required maintenance agreements with the Department; and
3. Support other actions necessary to fully implement the proposed project.

### **Applicability to North Olga**

Policies recommended in the North Olga Community Plan encourage the provision of pedestrian and bicycle facilities throughout the community. Additionally, landscaping and scenic beautification was a focal point for the Community along North River Road and SR 31 to ensure that the existing rural character of the community remains intact. In keeping with the North Olga Community Plan policies, the provision of native vegetation along North River Road might be along application for TEP participation to further enhance the community's rural nature. A celebration of the history of the North Olga Bridge might possibly be another application for the Transportation Enhancement Program.

## Section 7: Conclusion

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The North Olga Community Plan sets forth a broad framework for preserving the area's rural character, agricultural heritage and natural beauty, while providing the residents with greater opportunity for participation in land development matters within the community. The Plan prescribes the creation of enhanced design standards and investigation of rural planning tools to ensure clustered development rather than rural sprawl. The Plan also fosters the enhancement of North Olga's wealth of natural resources and amenities, such as the Caloosahatchee River, Franklin Locks and Telegraph Creek Preserve.

The development of the North Olga Community Plan involved extensive community input from both residents of the community and concerned stakeholders from neighboring communities within eastern Lee County. Through an intensive series of Community Outreach and Planning Panel meetings the citizens of North Olga were able to address and proactively plan for emerging issues within the community and build the framework for the preservation and enhancement of the area.

There is a long road ahead in terms of implementation of this Plan.. This document represents a long-term commitment by the community to improve and preserve the local assets and serve as North Olga's stewards in years to come.

The North Olga Community Plan is a living document that can and should evolve to respond to changing circumstances and new and unexpected challenges and opportunities that inevitably arise over time. The Plan will require periodic review and amendments to respond to the ever changing physical, regulatory and environmental conditions in the Community. Amendment procedures are necessary to respond to these changes.

As part of the Evaluation and Appraisal Report (EAR) Based Amendment cycle, the Community is afforded an opportunity to further refine the framework set forth in this plan and drill deeper into the specifics of North Olga's long-term vision. Additionally, a comprehensive 5-year update should be performed in the future based on a detailed analysis of the area, as well as additional community input.

The North Olga Community is committed to preserving and protecting their area for future generations. This Plan represents the first step of many in this ongoing, arduous and rewarding process.

1. Lee Plan
2. Community by Design: New Urbanism for Suburbs and Small Communities, Kenneth B. Hall and Gerald A. Porterfield., McGraw-Hill, 2001
3. When City and County Collide: Managing Growth in the Metropolitan Fringe, Tom Daniels, Island Press, 1999
4. Ideas for Creating More Liveable and Prosperous Communities, The Conservation Fund, March 2004
5. Growing Greener: Putting Conservation into Local Plans and Ordinances, Randall Arendt, Island Press, 1999
6. 2008 Florida Agriculture Statistical Highlights. Florida Department of Agriculture and Consumer Services, 2008
7. The History of North Olga, Cathy Chestnut
8. Sarasota Food Policy Council - [www.http://sarasota.extension.ufl.edu/AG/agpolicy.shtml](http://sarasota.extension.ufl.edu/AG/agpolicy.shtml)
9. U.S. Census Bureau 2000 Fact Sheet - Lee County and 33920 Zip Code.

## EXHIBIT IV.A.I

**GOAL 35: 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 35.1: COMMUNITY CHARACTER.** By 2014, 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 North Olga’s rural character and aesthetic appearance, while supporting the continued viability of commercial agricultural businesses.

**POLICY 35.1.1:** Protect the community’s rural aesthetic qualities, preserve the natural and historic resources, and support a diverse rural economy by promoting compact or clustered development areas that maintain large, contiguous tracts of open space, while supporting commercial agricultural businesses.

**POLICY 35.1.2:** In partnership with Lee County, the North Olga Community will develop a rural planning toolbox to promote a compact development pattern within the community. Planning tools will include but are not limited to a Transfer of Development Rights (TDR) program, Purchase of Development Rights (PDR) program, conservation and agricultural easements, farm land trusts, and land development code regulations. The North Olga Community may be a sending area for county-wide TDRs, but may only receive TDRs from within the Northeast Lee County Planning Community.

**POLICY 35.1.3:** 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 rural mixed-use village center that provides for public meeting space, institutional uses, recreational opportunities and local goods and services.

**POLICY 35.1.4:** In partnership with Lee County, the North Olga Community will amend Chapter 33 of the LDC to establish enhanced design, landscaping, signage, and architectural standards to promote the community’s rural character.

**POLICY 35.1.5:** Following the adoption of North Olga Community LDC amendments, discourage the approval of deviations or variances from standards that would result in a degradation of landscaping, signage guidelines, or compliance with applicable architectural standards.

**POLICY 35.1.6:** Work with the North Olga Community to improve the safety and accessibility of roadways, trails, and pathways through the implementation of the rural complete streets program.

**POLICY 35.1.7:** Lee County will support the North Olga Community’s rural character by ensuring that any proposed Future Land Use Map amendments within the community are determined to be consistent with the goals, objectives and policies of the Lee Plan by at least

three members of the Board of County Commissioners in a decision that is entered in a public meeting after the opportunity for public input.

**OBJECTIVE 35.2: RESIDENTIAL LAND USES.** Protect and enhance the rural character of the North Olga Community by evaluating residential development proposals for consistency with the community's rural character and sense of community. Rural character is defined as those characteristics that convey the rural lifestyle such as: large lots or clustered development, ample views of wooded areas, open spaces, and river fronts, working farms, productive agricultural uses, and the protection of environmentally sensitive lands.

**POLICY 35.2.1:** 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, natural assets, and diversity of choice within the community.

**POLICY 35.2.2:** Proposed residential development 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 lots abutting the perimeter of property line(s). For the purposes of this policy, large lot residential uses are defined as those residential uses with lot sizes equal to or greater than one (1) acre.

**POLICY 35.2.3:** Encourage proposed Planned Developments to provide community gardens to allow for social, recreational and education activities for the residents of the Planned Development.

**OBJECTIVE 35.3: COMMERCIAL LAND USES.** Existing and future county regulations, land use interpretations, policies, zoning approvals, and administrative actions should promote the rural character within the North Olga community boundaries and allow for non-residential land uses that serve and support the rural community. County regulations will support a unified and attractive rural-oriented design theme in terms of landscaping, architecture, lighting and signage.

**POLICY 35.3.1:** Continue to support the long-term viability of commercial agriculture industry through the development and implementation of incentives and tools including, but not limited to: TDR programs; farmland trusts; agricultural easements; and development practices that promote compact development patterns and the preservation of productive agricultural lands. For the purposes of this policy, commercial agriculture is defined as the production of crops and livestock for sale, specifically for widespread distribution to wholesalers and/or retail outlets.

**POLICY 35.3.2:** Support ancillary commercial throughout the Rural designated areas that promote the rural and agricultural character of the community, if appropriate zoning approval is granted. For the purposes of this policy, ancillary commercial uses are defined as non-residential uses that support the local, rural-based economy.

**POLICY 35.3.3:** In order to maintain the rural and aesthetic value of the community, proposed new commercial development will utilize a consistent landscaping and architectural style for all buildings within proposed commercial developments, and will comply with the applicable design standards within LDC Chapter 33 as part of the development review process.

**OBJECTIVE 35.4: ECONOMIC DEVELOPMENT.** Encourage future economic development opportunities in the North Olga Community that identify and promote the rural and agricultural-based quality of life for the residents and surrounding communities.

**POLICY 35.4.1:** Continue to protect and support the long-term viability of commercial agricultural businesses within the community.

**POLICY 35.4.2:** Support the development of nature and agriculturally-based tourism where appropriate throughout the community. Opportunities for nature and agriculturally-based tourism include but are not limited to bird watching, equestrian facilities, kayaking/canoeing, and bed and breakfast establishments.

**POLICY 35.4.3:** Facilitate appropriate access and use of Conservation 20/20 lands to support kayaking/canoeing, bird watching, hiking and other passive recreational 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 35.5: TRANSPORTATION.** Road improvements within the North Olga Community considered by the county will promote the community's goal to maintain its rural character and provide for safe access, and appropriate transportation resources including roadways and pedestrian, bike, and equestrian trails and pathways.

**POLICY 35.5.1:** Future improvements to North River Road or other public roadways within the North Olga community should be pursued only after careful analysis of safety, need, community and environmental impact. Public roadways improvements should incorporate rural design treatments. Public participation in planning and design processes for these road improvements should provide opportunities for involvement of the North Olga community.

**POLICY 35.5.2:** Work with the North Olga Community to allow for the use of roadways in a manner that supports local commercial agriculture businesses and their continued viability.

**POLICY 35.5.3:** Work with the North Olga Community to evaluate funding opportunities and feasibility of creating a multipurpose path to run the entire length of North River Road through the community.

**OBJECTIVE 35.6: AGRICULTURE.** The North Olga Community will support small and large-scale farming operations and alternative, agriculturally-based enterprises to sustain economically-viable commercial agriculture in order to foster a diverse local economy while maintaining the community's agricultural heritage. For the purposes of this objective, alternative, agriculturally-based enterprises include but are not limited to the production of biofuel crops, niche farming activities, agri-tourism, and carbon offset farming.

**POLICY 35.6.1:** Support the use of public and private lands for community gardens.

**POLICY 35.6.2:** Evaluate future development proposals, not including lot splits, for compatibility with adjacent, existing small- and large-scale farming operations, including buffers, setbacks, and site design standards to ensure that those activities do not unduly impact the viability of the community's agricultural businesses.

**OBJECTIVE 35.7: OPEN SPACE, RECREATION AND COMMUNITY FACILITIES.**  
Facilitate public access to and the enjoyment of scenic, historic, recreational, and natural resources in the North Olga community.

**POLICY 35.7.1:** 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 minimize disturbances to wildlife habitats and natural systems.

**POLICY 35.7.2:** Work with the North Olga community and private landowners to identify opportunities to maintain and enhance public access to the Caloosahatchee River.

**POLICY 35.7.3:** Proposed Planned Developments adjacent to the Caloosahatchee River will be encouraged to provide public access to the river.

**POLICY 35.7.4:** Work in coordination with the North Olga community to identify and expand water-dependent/water-related uses and activities, including but not limited to canoe/kayak launch areas, boardwalks, fishing platforms and waterside parks.

**POLICY 35.7.5:** Evaluate the need for community facilities within North Olga to provide public meeting space. This evaluation will include the identification of funding sources and the facility's appropriate location and scale.

**OBJECTIVE 35.8: CONSERVATION.** 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 35.8.1:** Balance public access to the Caloosahatchee River with protection and rehabilitation efforts, in order to preserve the River's natural features and function.

**POLICY 35.8.2:** Encourage future development to maintain on-site native vegetation communities.

**POLICY 35.8.3:** Proposed Planned Developments will consider the incorporation of "Firewise" principles in site design, including building orientation, access management, landscaping type and placement. For the purposes of this policy, Firewise principles are those guidelines developed by the National Fire Protection Association to mitigate the risk of wildland fire to homes in the wildland/urban interface.

**OBJECTIVE 35.9: WATER DEPENDENT OVERLAY.** Protect marine-orientated land uses within North Olga from incompatible or pre-emptive land uses. The water dependent overlay within the community applies to the Owl Creek Boat Works as described on Lee Plan Map 12, Page 3 of 12.

**POLICY 35.9.1:** Prior to the redevelopment of the Owl Creek Boat Works facility, the owner will be required to conduct a cultural assessment of the property to determine the existence of historical structures, archaeological resources and other cultural resources.

**OBJECTIVE 35.10: PUBLIC PARTICIPATION.** 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 35.10.1:** As a courtesy, register citizen groups and civic organizations within the community that desire notification of pending review of LDC amendments and Lee Plan amendments. Upon registration, Lee County will provide registrants with documentation regarding pending amendments. This notice is a courtesy only and is not jurisdictional. 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 35.10.2:** 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 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 35.10.3:** The owner or agent of a requested zoning action (planned development, conventional rezoning, special exception, or variance requests) or Lee Plan Amendments within the North Olga Community, as identified on Map 1, page 2 of 8, must conduct one public informational meeting where the agent provides a general overview of the project for interested citizens. This meeting must be conducted before the application can be found sufficient by County Staff. The applicant is 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 raised at the meeting; and a proposal for how the applicant will respond to those issues.

**POLICY 35.10.4:** The North Olga Community will work with the Alva Community to implement and achieve the Northeast Lee County vision, goal, objectives, and policies.

**POLICY 35.10.5:** The North Olga Community is responsible for the ongoing, long-term implementation of the community's adopted goal, objectives, and policies in coordination with the county.

**NORTHEAST LEE COUNTY VISION STATEMENT, GOAL, OBJECTIVES & POLICIES**  
**REVISED APRIL 20, 2011**

**Northeast Lee County** – This Planning Community is located generally in the northeast corner of the county, east of SR 31 and north of Lehigh Acres. The vision for this Planning Community is a safe and friendly community where people want to live, work and recreate. The citizens desire a healthy local economy, balanced with environmental stewardship, and maintenance and enhancement of the area’s heritage and rural character. The Planning Community currently contains two identifiable areas: Alva and North Olga.

The Alva area is located in the northeast corner of the county, east of the Hendry County line and south of the Charlotte County line. Alva is further identified with its mixed-use rural village located around the intersections of Broadway Street with North River Road and with SR 80. Infill development in the rural village produces a compatible mix of residential, professional office, small retail shops, cafes, and bed and breakfast lodging.

The North Olga area is located south of the Charlotte County line, north of the Caloosahatchee River, west of the Caloosahatchee Regional Park and the Bob Janes Preserve to State Road 31. The North Olga community is further identified by the W.P. Franklin North Campground, also known as the “Franklin Locks” and the Owl Creek Boat Works facility in the western end of the area.

**GOAL 33: NORTHEAST LEE COUNTY PLANNING COMMUNITY.** Maintain and enhance the heritage and rural character, natural resources, and agricultural lands within the Planning Community and manage future change in an ecologically, economically, and socially sustainable manner. The boundaries for North Olga and Alva are delineated on Map 1, Page 2 of 8. Alva and North Olga will work cooperatively toward this goal for the entire Planning Community through the objectives and policies that follow, and through their individual/local planning efforts.

**OBJECTIVE 33.1: AGRICULTURAL AND RURAL CHARACTER.** Maintain and enhance the viability of the existing and evolving commercial agricultural operations, preserve open space, and retain the rural character of Northeast Lee County. For the purposes of this objective, rural character is defined as those characteristics that convey a sense of rural lifestyle such as large lots or clustered development, ample views of wooded areas, open spaces, and river fronts, working farms and productive agricultural uses, and the protection of environmentally sensitive lands

**POLICY 33.1.1:** Support the agricultural and rural character within Northeast Lee County by encouraging continued commercial agricultural operations and encourage new development to be clustered to conserve large areas open lands.

**POLICY 33.1.2:** Work with residents and property owners of Alva and North Olga to develop standards and guidelines for clustering future development and conserving large areas of open lands to promote compatibility with adjacent residential and agricultural areas. These standards and guidelines are intended to give clear and meaningful direction for future amendments to the Land Development Code.

**POLICY 33.1.3:** Work with residents and property owners of Alva and North Olga to amend the LDC to provide opportunities for rural mixed-uses that are connected to and compatible with adjacent areas.

**POLICY 33.1.4:** Work with the residents and property owners of Alva and North Olga to establish amendments to the Land Development Code that will foster sustainable commercial agricultural operations and support rural uses.

**POLICY 33.1.5:** In all discretionary actions, consider the effect on Northeast Lee County's commercial agricultural operations and rural character.

**OBJECTIVE 33.2: RURAL PLANNING TOOLBOX.** To develop and further the use of a rural toolbox of incentives, programs, and regulations that enhance and maintain Northeast Lee County’s sense of place and provide for the long-term preservation of large tracts of contiguous agricultural, natural resource, and open space areas.

**POLICY 33.2.1:** Work with Alva and North Olga to develop and refine rural planning tools including but not limited to: Transfer of Development Rights (TDR) and Purchase of Development Rights (PDR) programs, conservation and agricultural easements, farmland trusts, and Land Development Code regulations.

**POLICY 33.2.2:** The Northeast Lee County Planning Community may be a sending area for county-wide TDRs, but may only receive TDRs from within the Northeast Lee County Planning Community.

**Objective 33.3: NATURAL RESOURCES.** To enhance, preserve, protect, and restore the physical integrity, ecological standards, and natural beauty of Northeast Lee County by focusing on:

1. Water basins;
2. Native vegetation;
3. Wildlife habitat and resources; and
4. Areas designated for long-term conservation.

**POLICY 33.3.1:** Identify opportunities for appropriate limited public access to and passive recreational use of the Bob Janes Preserve.

**POLICY 33.3.2:** Identify, maintain, and enhance appropriate public access to Northeast Lee County's public lands and surface waters, balanced with new and ongoing efforts to protect and enhance the community's water quality and natural resources.

**POLICY 33.3.3:** Lee County will work to identify areas suitable for public water-dependent/water-related recreation, such as canoe/kayak launches, boardwalks, jogging paths, fishing platforms, and waterside parks within Northeast Lee County

**OBJECTIVE 33.4: CONNECTIVITY.** Enhance and maintain high levels of connectivity across the Northeast Lee County Planning Community.

**POLICY 33.4.1:** Work to preserve the rural character and scenic qualities of North River Road, and support multiple modes of travel for residents, businesses, visitors, and commercial agriculture within Northeast Lee County.

**POLICY 33.4.2:** Plan and implement alternatives to roadways—e.g., greenways, blueways, equestrian trails, and other pedestrian pathways—within Northeast Lee County connecting people to public lands, recreation areas, public facilities, and the rural mixed-use villages.

**POLICY 33.4.3:** Proactively plan for wildlife corridors within Northeast Lee County that support habitat needs of native animals on public lands and waters. The needs of wildlife habitat connections will be considered in the evaluation of proposed changes to private land.

**POLICY 33.4.4:** Work with Alva and North Olga to evaluate funding opportunities and feasibility of creating a multipurpose path to run the entire length of North River Road through the planning community.

**OBJECTIVE 33.5: PUBLIC PARTICIPATION.** To encourage and solicit public input and participation within Northeast Lee County on proposed amendments to county regulations, including the Land Development Code, Lee Plan, and zoning applications affecting the Northeast Planning Community.

**POLICY 33.5.1:** As a courtesy, register citizen groups, civic organizations, and interested individuals within Northeast Lee County who desire notification of pending amendments to the LDC, zoning actions, and Lee Plan amendments within Northeast Lee County. Upon registration, provide registrants with documentation regarding pending amendments. This notification is not jurisdictional. The county's failure to notify, or a registrant to receive notification, will not constitute a defect in the jurisdictional notice requirements or bar public hearings on an application.

**POLICY 33.5.2:** The owner or agent of a requested zoning action (planned development, conventional rezoning, special exception, or variance requests) or Lee Plan Amendment within the Northeast Lee County Planning Community must conduct public informational meetings with both the Alva and North Olga Communities 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.

**POLICY 33.5.3:** The Alva and North Olga Communities will coordinate their planning activities to maintain and enhance the rural character, natural resources, agriculture, and connectivity of Northeast Lee County.

# **North Olga Community Plan**

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## **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**

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Comprehensive Plan Amendment Application & Affidavit

Exhibit III.B - Existing Land Use Chart

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Exhibit IV.A.3 - Future Land Use Map

Exhibit IV.A.4 - Existing Land Use Map

Exhibit IV.A.5 - Zoning Map

Exhibit IV.A.8 - Aerial Location Map

Exhibit IV.C.5 - Natural Features Map

Exhibit IV.D.1 - Florida Master Site File Letter & Roster

Exhibit IV.D.2 - Archaeological Sensitivity Map

Exhibit IV.E.4 - State & Regional Policy Plan Consistency Narrative



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  
 FAX: (239) 485-8319

**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 *Jennis 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:

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

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

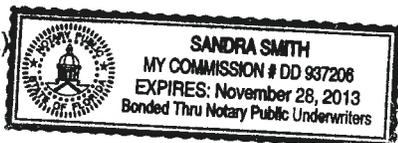
9/27/2010  
Date

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
<b><i>Total</i></b>	<b><i>613</i></b>	<b><i>11,247</i></b>	<b><i>100%</i></b>	

## 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.

**NORTH OLGA COMMUNITY GOAL, OBJECTIVES & POLICIES  
REVISED PER STAFF REPORT  
MAY 2010**

**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.

**NORTH OLGA COMMUNITY GOAL, OBJECTIVES & POLICIES  
REVISED PER STAFF REPORT  
MAY 2010**

**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.

EXHIBIT IV.A.2 - FUTURE LAND USE MAP (CREATED 7/16/09)

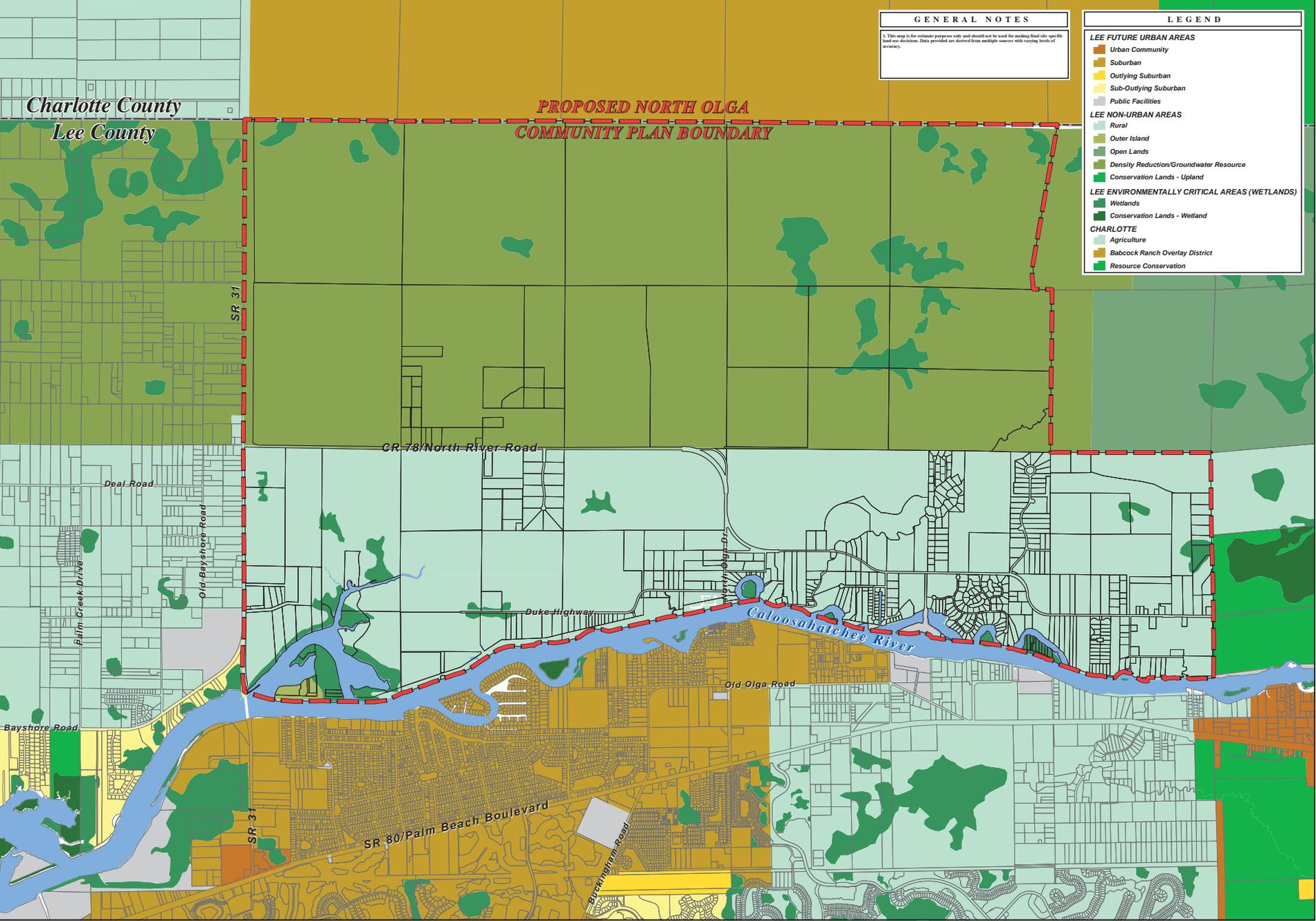
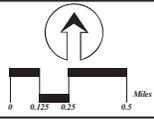
**GENERAL NOTES**  
 1. This map is for estimate purposes only and should not be used for making final site specific land use decisions. Data provided are derived from multiple sources with varying levels of accuracy.

- LEGEND**
- LEE FUTURE URBAN AREAS**
    - Urban Community
    - Suburban
    - Outlying Suburban
    - Sub-Outlying Suburban
    - Public Facilities
  - LEE NON-URBAN AREAS**
    - Rural
    - Outer Island
    - Open Lands
    - Density Reduction/Groundwater Resource
    - Conservation Lands - Upland
  - LEE ENVIRONMENTALLY CRITICAL AREAS (WETLANDS)**
    - Wetlands
    - Conservation Lands - Wetland
  - CHARLOTTE**
    - Agriculture
    - Babcock Ranch Overlay District
    - Resource Conservation

Prepared For:  
**LAND PLANNING SOLUTIONS**  
 239-455-7983  
 28100 Bonita Grande Dr., Ste. 302  
 Bonita Springs, FL 34135  
 www.landplanningofsolutions.com

Prepared By:  
**GIS Solutions of Florida**  
 8865 Leonard Pkwy, Suite 400  
 Bonita Springs, Florida 34134  
 239-455-4104  
 www.gisofsolutions.com

**FUTURE LAND USE**  
 Proposed North Olga Community Plan



Charlotte County  
 Lee County

**PROPOSED NORTH OLGA  
 COMMUNITY PLAN BOUNDARY**

Deal Road  
 Old Bayshore Road  
 Bayshore Road  
 Palm Creek Drive  
 SR 31  
 CR 78/North River Road  
 Duke Highway  
 Old Olga Road  
 SR 80/Palm Beach Boulevard  
 Birchingham Road  
 Caloosahatchee River

EXHIBIT IV.A.4 - EXISTING LAND USE MAP (CREATED 7/16/09)

**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.

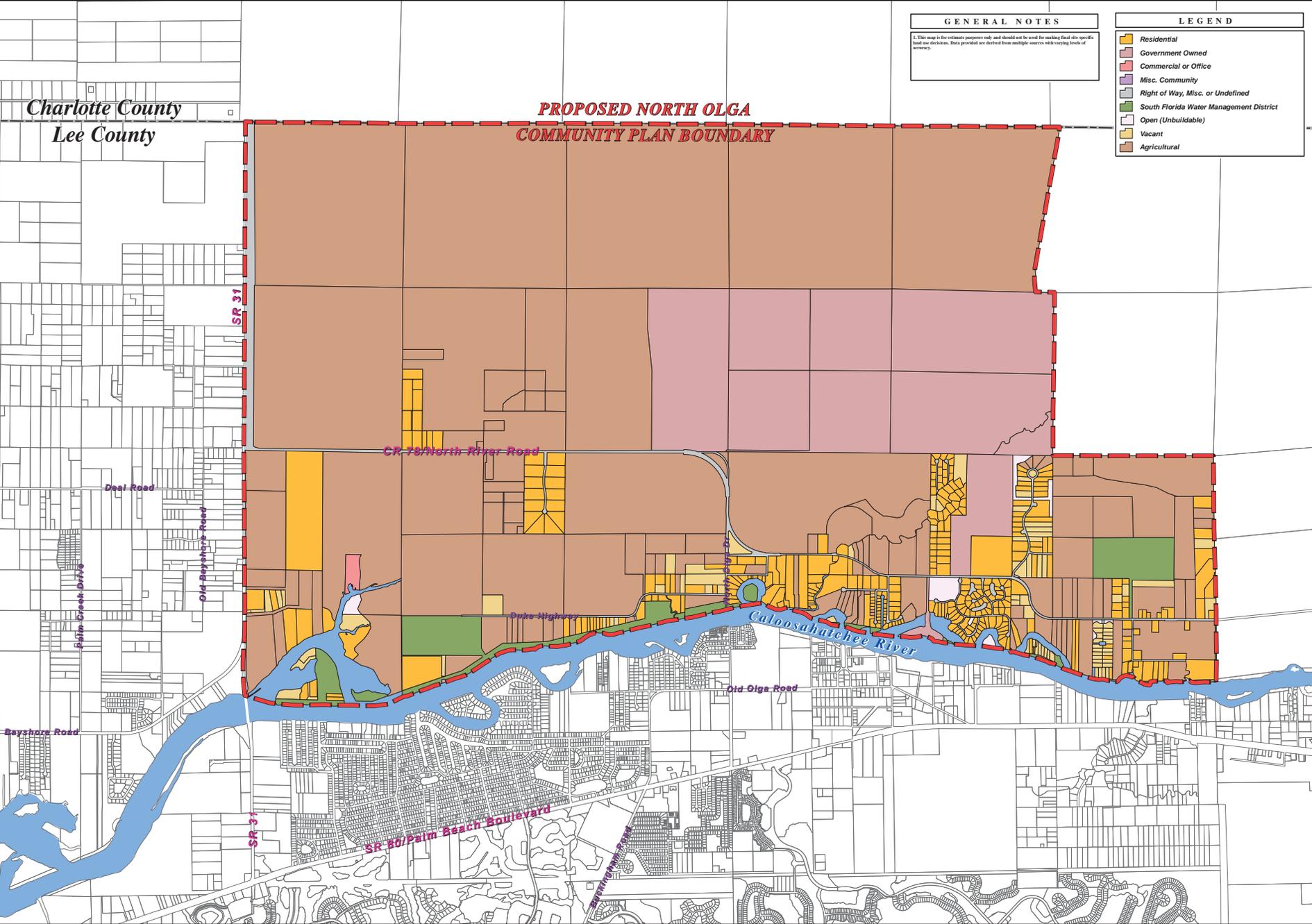
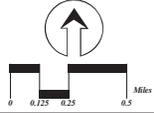
**LEGEND**

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

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**LAND PLANNING SOLUTIONS**  
 239-405-7983  
 28100 Bonita Grande Dr., Ste. 302  
 Bonita Springs, FL 34135  
 www.korngis.com/gisolutions/

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**GIS Solutions of Florida**  
 8865 Leonard Pkwy, Suite 400  
 Bonita Springs, Florida 34134  
 239-405-4204  
 www.gisolutions.com

**EXISTING LAND USE**  
 Proposed North Olga Community Plan



Charlotte County  
 Lee County

**PROPOSED NORTH OLGA  
 COMMUNITY PLAN BOUNDARY**

Deal Road

Bayshore Road

CR 78/North River Road

Duke Highway

Old Olga Road

SR 80/Palm Beach Boulevard

Caloosahatchee River

SR 31

SR 31

SR 82

SR 84

SR 86

SR 88

SR 90

SR 92

SR 94

SR 96

SR 98

SR 100

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SR 454

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)

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PLANNING  
SOLUTIONS**  
239-405-7983  
28100 Bonita Grande Dr., Ste. 302  
Bonita Springs, FL 34135  
www.kropfandgordon.com

Prepared By:

**GIS Solutions  
of Florida**  
3865 Leonard Pkwy, Suite 400  
Bonita Springs, Florida 34134  
239-405-4204  
gis@gisolutionsfl.com

**ZONING MAP**  
**Proposed North Olga Community Plan**

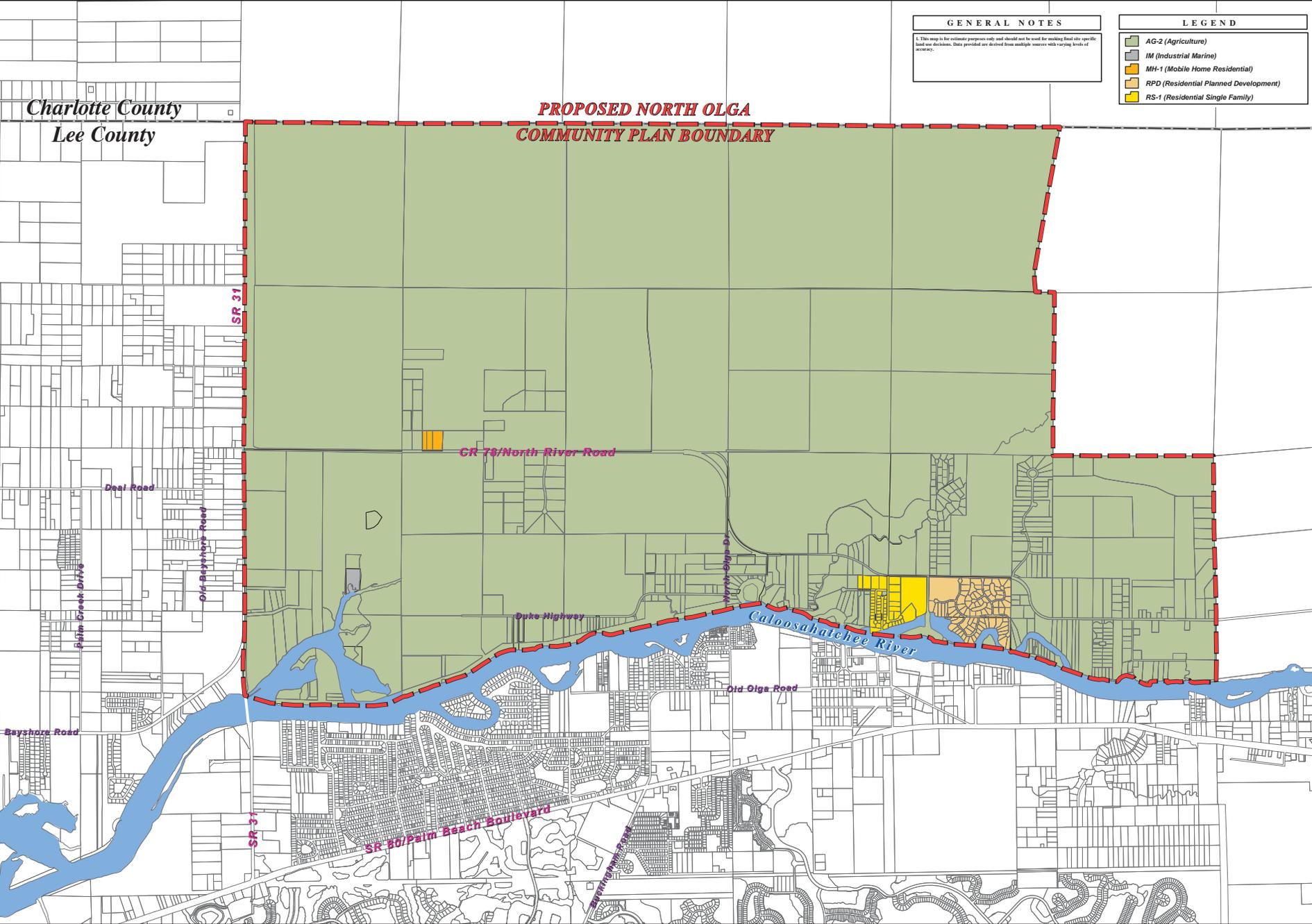
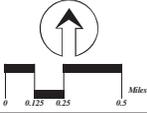


EXHIBIT IV.A.8 - AERIAL LOCATION MAP (CREATED 7/16/09)

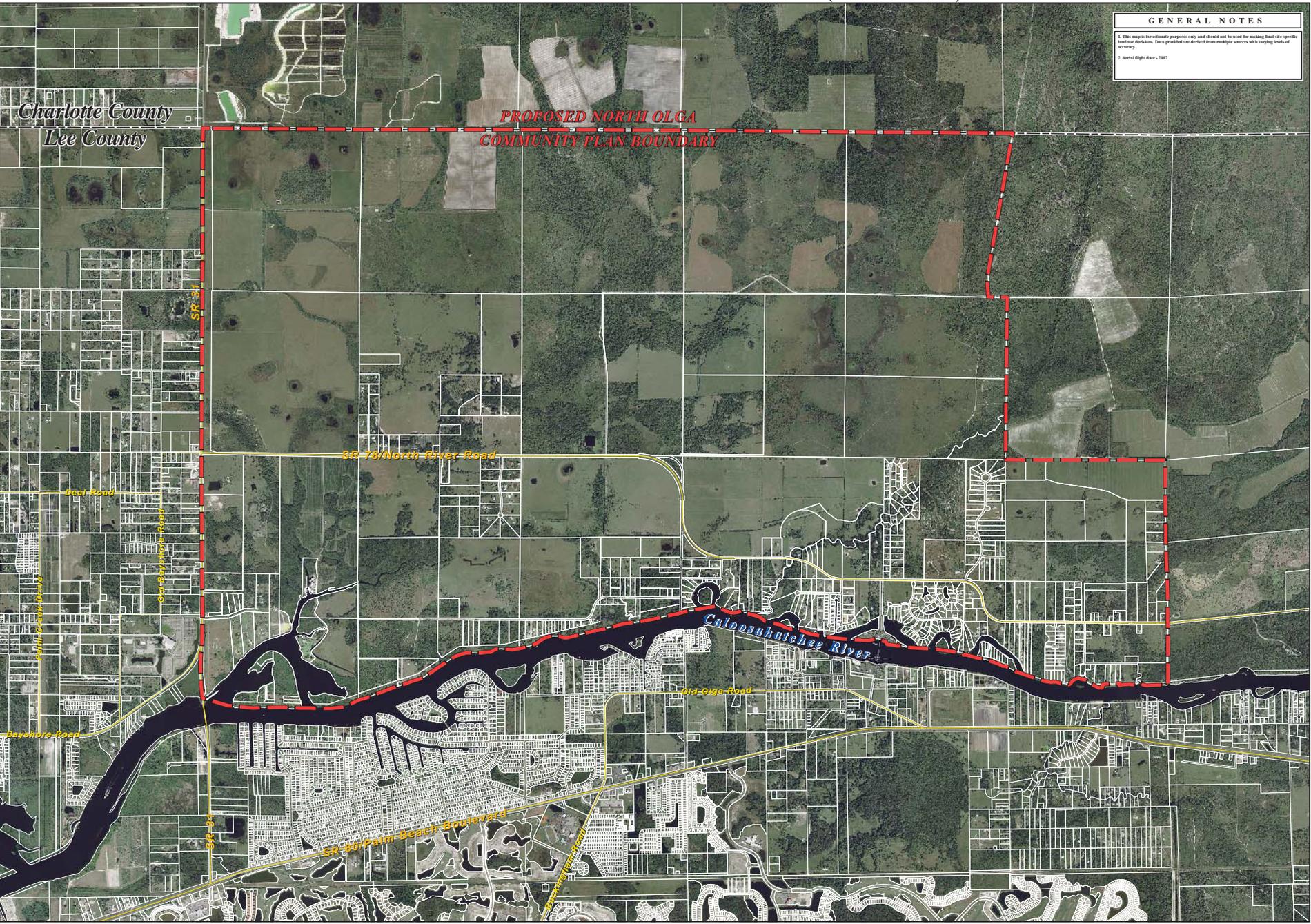
**GENERAL NOTES**

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

2. Aerial flight date - 2007

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239-455-7983  
28100 Bonita Grande Dr., Ste. 302  
Bonita Springs, FL 34135  
www.korpsolutions.com/FL

Prepared By:  
**GIS Solutions of Florida**  
8885 Leonard Pkwy, Suite 400  
Bonita Springs, Florida 34135  
239-455-4256  
www.gisolutions.com



**AERIAL PHOTOGRAPH**  
Proposed North Olga Community Plan

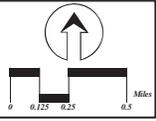


EXHIBIT IV.C.5 - NATURAL FEATURES MAP (CREATED 7/16/09)

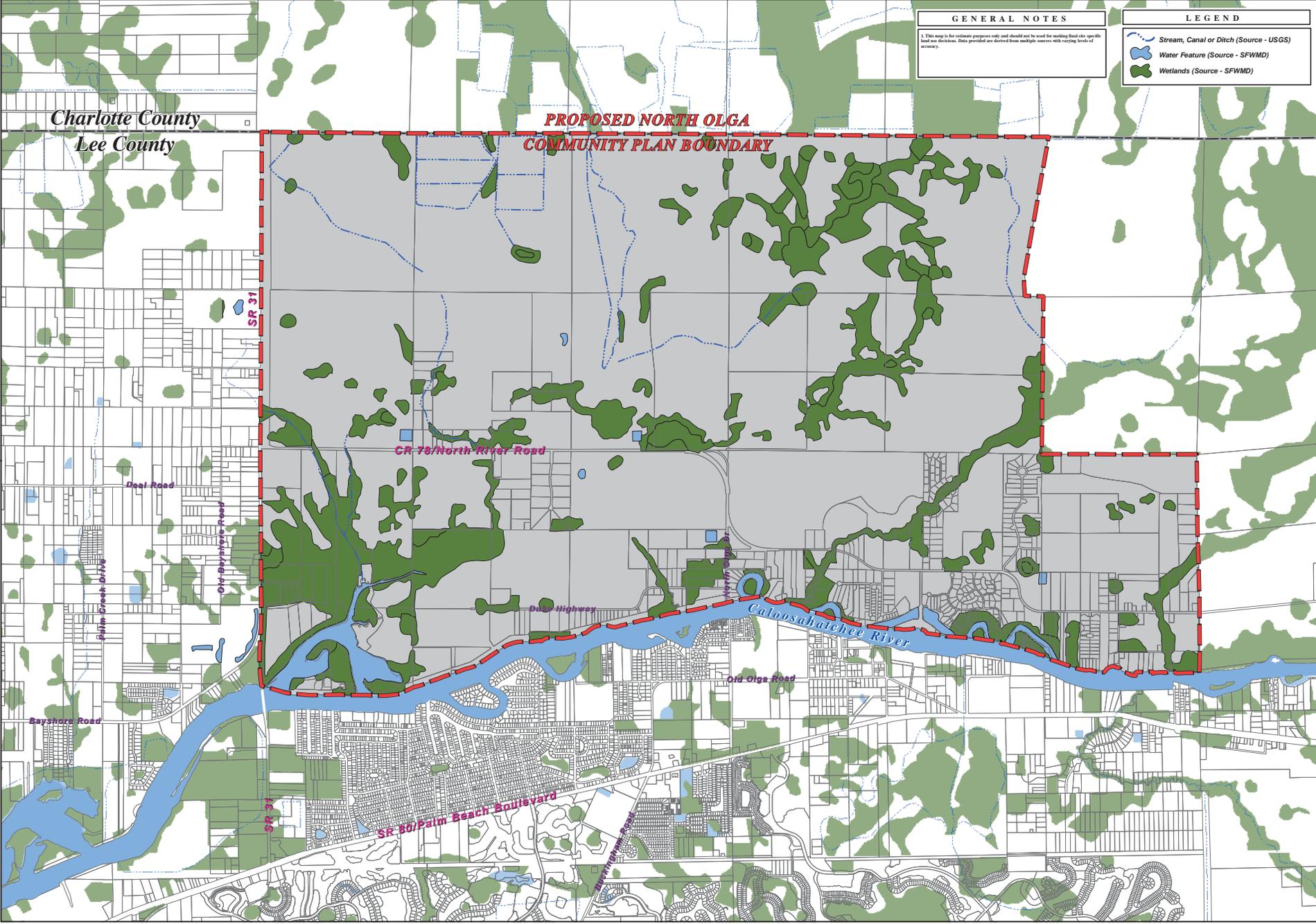
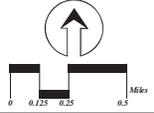
**GENERAL NOTES**  
 1. This map is for estimate purposes only and should not be used for making final site specific land use decisions. Data provided are derived from multiple sources with varying levels of accuracy.

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

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**LAND PLANNING SOLUTIONS**  
 239-455-7983  
 28100 Bonita Grande Dr., Ste. 302  
 Bonita Springs, FL 34135  
 www.landsolutions.com

Prepared By:  
**GIS Solutions of Florida**  
 8865 Leonard Pkwy, Suite 400  
 Bonita Springs, Florida 34134  
 239-465-4204  
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**NATURAL FEATURES**  
 Proposed North Olga Community Plan



Charlotte County  
 Lee County

**PROPOSED NORTH OLGA  
 COMMUNITY PLAN BOUNDARY**

SR 31  
 Deal Road  
 Bayshore Road  
 CR 18/North River Road  
 Dulco Highway  
 Olga Olga Road  
 SR 80/Palm Beach Boulevard

Caloosahatchee River



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](mailto: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](mailto: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

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

 Sensitivity Level Two

Prepared For:



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Bonita Springs, FL 34135  
www.korngis.com/gisolutions.us

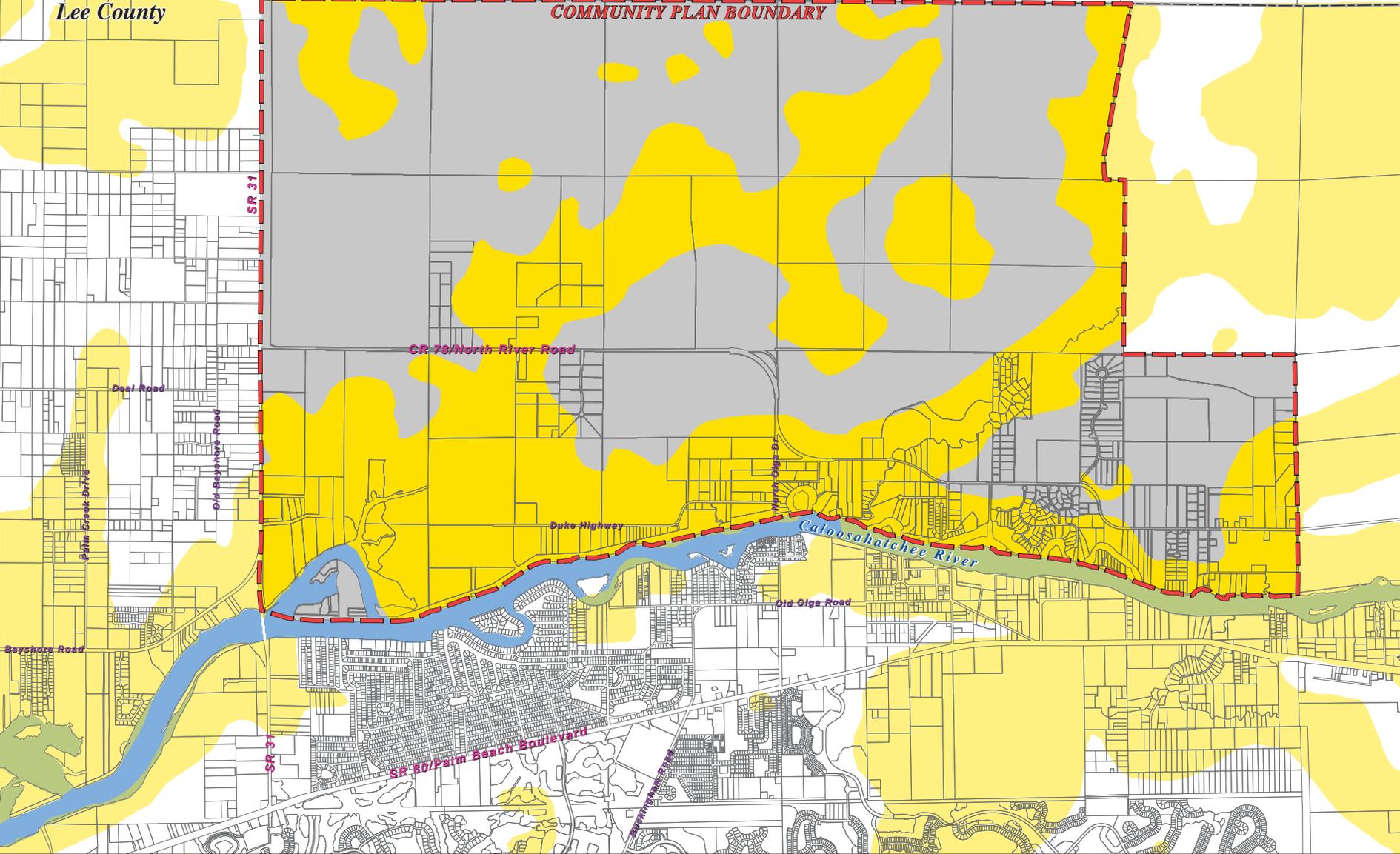
Prepared By:



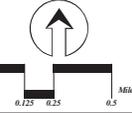
3805 Leonard Shingle Court #202  
Bonita Springs, Florida 34134  
239-455-4324  
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Charlotte County  
Lee County

PROPOSED NORTH OLGA  
COMMUNITY PLAN BOUNDARY



ARCHAEOLOGICAL SENSITIVITY AREAS  
Proposed North Olga Community Plan



## 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.

# NORTHEAST LEE COUNTY

## Community Plan Areas

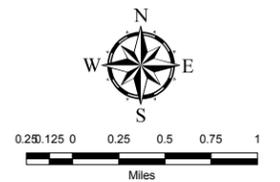
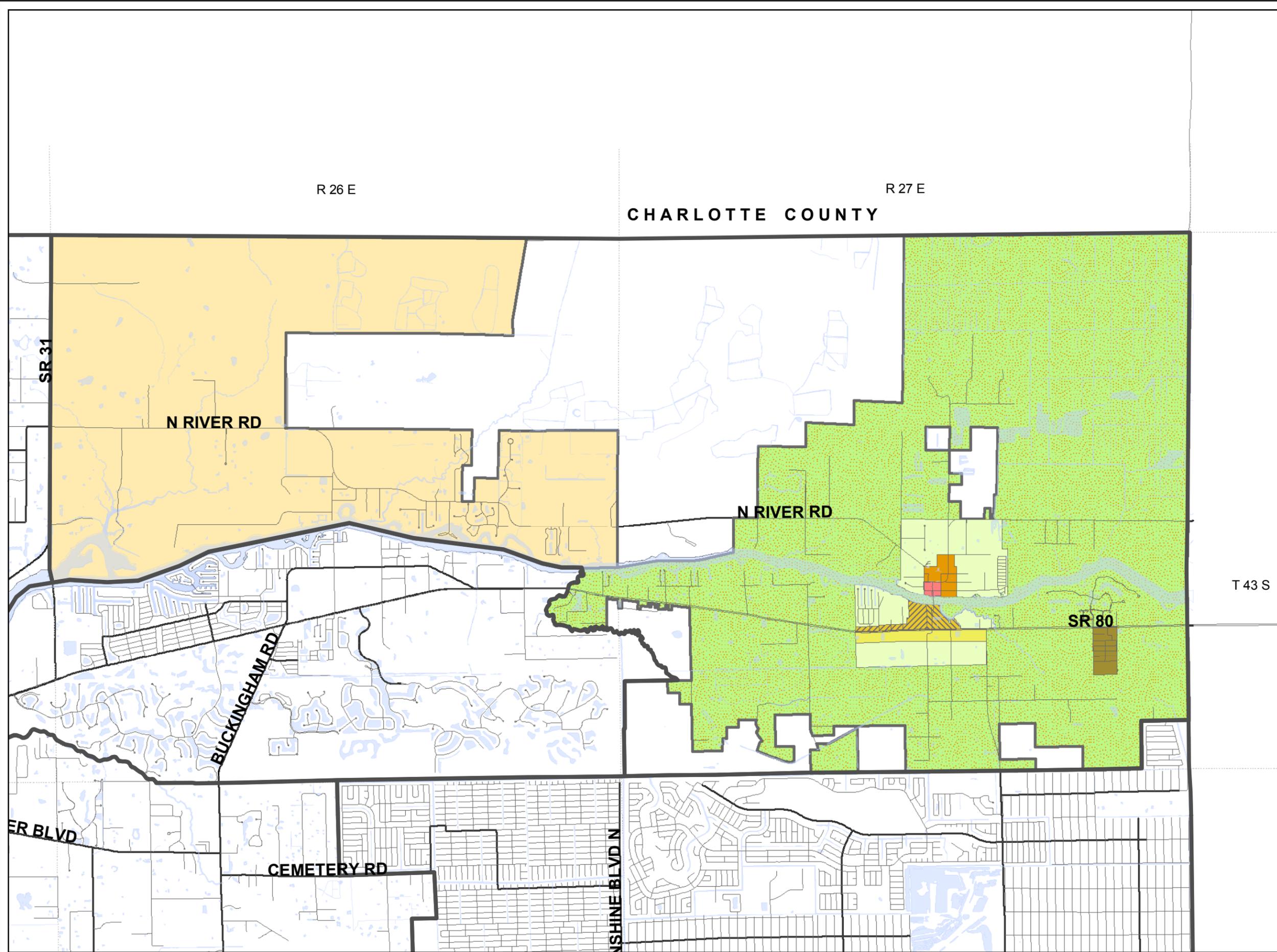
### Legend

#### Community Plan Areas

- Alva
- North Olga

#### Alva Rural Village

- Historic Core
- Sub Area 1
- Sub Area 2A
- Sub Area 2B
- Sub Area 3
- Sub Area 4
- Charleston Park
- Water Feature



Map Generated: May 2011

**MEMORANDUM  
FROM THE  
OFFICE OF COUNTY ATTORNEY**

**DATE:** April 21, 2011

---

**To:** Kathleen Ebaugh  
Principal Planner  
Planning Division

**FROM:**   
John J. Fredyma  
Assistant County Attorney

**RE: North Olga Community Plan (Draft dated April 20, 2011)**

---

Thank you for the opportunity to review the contents of the proposed North Olga Community Plan. I enjoyed reviewing the document. It is clear that a lot of thought and care have been put into drafting the community plan. The scope of my review of the proposed plan was limited to the following three areas: 1) Legal; 2) financial; and 3) internal consistency within the community plan.

My observations and recommendations are set forth below:

1. The most recent re-draft, dated April 20, 2011, appears to encompass changes previously suggested from this office.
2. Policy 34.1.7, appears to be a new addition to the draft. My only suggestion would be to remove the reference to Lee County in the first sentence, and remove, as unnecessary, the text describing the voting process for the Board of County Commissioners. The policy, would then read as follows:

"Support the North Olga Community's rural character by ensuring that any proposed Future Land Use Map amendments within the community are determined to be consistent with the goals, objectives and policies of the Lee Plan."

JJF/mms

cc: Donna Marie Collins, Chief Assistant County Attorney  
Paul O'Connor, Director, Planning Division  
Matt Noble, Planning Division

**MEMORANDUM  
FROM THE  
OFFICE OF COUNTY ATTORNEY**

**DATE:** April 21, 2011

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**To:** Kathleen Ebaugh  
Principal Planner  
Planning Division

**FROM:**   
John J. Fredyma  
Assistant County Attorney

**RE: Northeast Lee County Community Plan (Draft dated April 20, 2011)**

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JJF/mms

**cc:** Donna Marie Collins, Chief Assistant County Attorney  
Paul O'Connor, Director, Planning Division  
Matt Noble, Planning Division

# **LETTERS OF SUPPORT**

BB

Dear LPA member,

I own approximately 350 acres around Owl Creek and Trout creek and the river. This property has been in my family for many years beginning in the 1920's.

I am in full support of the North Olga Community Plan and the Northeast Lee County Union. I feel that we should have our own voice.

Obviously, this property has meant and continues to mean a great deal to myself and my family.

Sincerely,

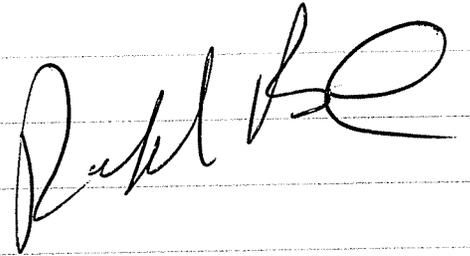
Belinda Ulrich

Jalon Ventures LLC

To LLP

I am presenting This Letter  
to voice my support of The  
North Olga Community Plan and to  
reserve my right to speak at  
The County Commission meeting in  
June on This subject

Signer



RALPH BOND

5/22/11

I am writing in support of the North Olga Community Plan. I own 300+ acres along with my family. I have attended the North Olga meetings and have been able to have input as to what goes into the plan.

Thank you,

Shauna Flock

May 10, 2011

Mitch Hutchcraft  
Consolidated Citrus/King Ranch Incorporated  
4210 Metro Parkway, Suite 250  
Fort Myers, FL 33916

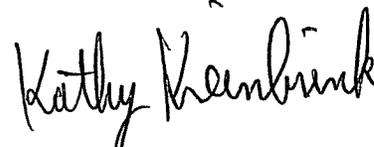
Re: North Olga Community Plan

Dear Mr. Hutchcraft,

We are property owners and have lived in North Olga for over 16 years. We both strongly support the North Olga Community Plan. It would be a terrible injustice to not allow the people of North Olga their own representation. We kindly ask for your support to approve our plan.

Sincerely,

  
Daniel W. Kreinbrink &  
Katherine Kreinbrink



# **LETTERS OF OPPOSITION**

3/28/11

Lee County LPA Members,

The Concerned Citizens of Bayshore Community has been interested in the planning effort to our immediate east and we have some of the same concerns as many residents in that area. The Bayshore, Alva, and North Olga Plans all express goals of remaining rural. But most of the NOPP Directors have supported increased densities and more intense development for the area in the past which has divided the community. Last year County Staff recommended no transmittal of their plan due to lack of consensus. Since then we've been told that their plan has evolved and Staff has said they want to build trust between the groups. If the NOPP truly wants the area to remain rural and build trust they should oppose in their plan density increases and state that they wouldn't be a receiving area for TDR's. If they want to remain rural their objectives and policies should be written to achieve that goal.

I attended the NOPP's February meeting and asked if someone proposed a change from rural land use to outlying suburban in order to allow 3 units per acre would they oppose the plan? They said they would consider the plan and wouldn't want to tie their hands with language restricting density. They said they want to keep their options open. Three units per acre is not rural and would place the land in an urban category. Keeping their options open obviously means keeping their options open not to be rural. There is a disconnect when a group says they want to keep the area rural but will consider urban land use. This creates suspicion as to their true intent.

The Bayshore Plan expresses our community's desire to remain rural with low residential densities and minimal commercial activity. Our plan opposes land use changes to a more intensive category. We are concerned that more intense development to our east would trap us between North Olga and N. Fort Myers increasing infill pressures in Bayshore. Those of us who moved here in the 70's and 80's have seen an enormous reduction in rural lands. We believe some parts of the County should remain rural including NE Lee County.

We're also concerned that the NOPP has "no members entitled to vote" as it says in their state amended incorporation papers filed on 5/18/10 giving residents no power to make adjustments to the plan.

We're told that all of these concerns can be addressed later. We believe that if trust is to be built between the groups these issues must be addressed before transmittal. Residents in the North Olga area collected 85 signatures within North Olga last year from those who are worried about development and densities in their rural area. The Concerned Citizens of Bayshore Community will be opposing transmittal unless changes are made to address these issues.

Thank you,  
Steve Brodtkin  
President CCBC

## **AUTHORIZATION FOR VOTING AND SPEAKING ON MY BEHALF**

William Fields is authorized to speak in my behalf and express our concern

1. that the decision making process for the planning of our area should be decided by all residents of this area and not a select group.
2. that all residents will be informed about intentions of the planning committee prior to decisions and allowing a hearing and vote.
3. that we as residents can have a right to be a member of the planning committee, if we so choose.

This being said, I prefer the planning board of Alva, Inc. and am gravely concerned that NOPP has established itself without proper representation from the community and a democratic voting process.

Sincerely,

*Bob Fields*  
14160 Duke Hwy, Alva, FL 33920

March 27, 2011

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Sincerely,



March 27, 2011

SAMY FARIED  
14160 Duke Hwy  
Alva, FL 33920



william Fields &lt;circlingwing3@gmail.com&gt;

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**FW: Re:**

1 message

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**Todd Feeley <ToddF@turbinegenerator.com>**  
To: "circlingwing3@gmail.com" <circlingwing3@gmail.com>**Sun, Mar 27, 2011 at 5:31 PM**

William Fields is allowed to speak on my behalf

Members of the LPA,

I recently purchased a home in Alva because of what it has to offer over other communities in the area. A large part of the attraction of Alva was the larger home sites and not having homes side by side and back to back as is common here in Florida. It seems illogical to change a situation that is not broken. Alva Inc. has done a wonderful job managing this area for several years. The system has been community based with a fair say and a fair vote for all. Why should we trade this situation for one in which power for decision making is turned over to a group of six non-elected large land owners who could have an agenda that would allow them to benefit from higher density allowances. I am all for progress and believe that it should be decided by a group that represents all of the people of Alva by an elected group of individuals. Thank you

On Sun, Mar 27, 2011 at 4:43 PM, Todd Feeley <ToddF@turbinegenerator.com> wrote:

Todd Feeley  
14180 Duke Highway  
Alva, FL 33920  
239-209-1944

**(no subject)**

Inbox X

Print all

Reply

[jH show details](#) 9:01 PM (10 hours ago)

Please note my protest regarding the actions of the North Olga Planning Panel. I feel the previous system under Alva Inc. was adequate, and there is no need for another planning panel to exist. The North Olga Planning Panel does not represent the wishes of anywhere near the majority of affected homeowners, most of whom are very resistant to any changes in density of homesites.

William Fields is allowed to speak in my behalf.

Donald James Moyer, Jr., MD  
14130 Duke Highway  
Alva, Florida 33920

March 27, 2011

Reply

Forward

*Because I am unable to attend your scheduled March 28th meeting due to last minute family medical concerns, I would like to share some thoughts on the discussion relating to the community plan being reviewed from NOPP. It is not worth the time to rehash the past and the desire for NOPP to carve out a section of the existing rural Alva Community Planning map. Like many of my fellow neighbors, we moved to Alva because we wanted to live and enjoy the rural environment away from the hustle and bustle of city life styles. Infrastructure and cost past onto the tax payers of Lee County to handle increased density should not be a forced burden for those that have no vote or limited say on how their community will develop or remain. Limited and controlled growth of Lee Counties rural communities by those organizations that have a proven track record should remain the custodians for their community that offer an open process for dealing with decisions that benefit the community at large.*

*I live at 18110 North Olga Drive, Alva, Florida 33920 and continue to this day to believe I live in Alva. I know there is some history about Olga and that the US Post Office may have been the culprit that distinguished a North Olga and South Olga for delivery purposes. It's also curious that for the past 50 or so years until the recent failed Bonita Bay Properties desire to build North River Village, the land owners involved decided that they needed to do something to control the value density of their land for future development. This is now known as NOPP and their community plan mirrors most of what is in the Alva plan, give or take some troublesome points that relate to density, use of land and transparency of NOPP as an organizing association that right now seems to benefit only the originating board and its directors.*

*The County Commission made a mistake with authorizing and giving NOPP tax dollars to develop a plan within the Alva Planning Community. All the reasons given to allow this to happen may have been misleading to cover the opaque direction of NOPP group of well intended neighbors. The county has tried to bridge Alva Inc and NOPP concerns into one plan, however, it appears that this will not happen. This process reminds me of our Federal Government and their push to give health care to all citizens. All the well intended consequences outweighed the negatives and like the speaker of the house noted, we have to pass the bill so we know what is in it, the health care bill is now facing repeal due to the negatives that out weigh the benefit. I fear the same will happen with approval of the NOPP plan for the north western section of the Alva planning area. Before a recommendation from the LPA to County Commissioners is submitted, all the concerns of the communities affected by approval of NOPP, including Alva, Inc and Bayshore, need to be in place, including policies and bi laws of NOPP. Until such time that all parties involved are satisfied with what will move forward, Non Transmittal is my recommendation for your consideration. The best solution is to have one community plan for Alva. Well intended changes by NOPP to make their plan acceptable requires more than conversation to make required changes after approval is recommended. NOPP boundaries, policy and bi-laws along with their statements of community planning need to be open to community input before submission to LPA.*

*I am a 33 year resident of Lee County and have lived at my present address for approximately 19 years. I am not affiliated with any community association, just a concerned independent. We all have opinions and sometimes agreement is difficult. I also believe that consensus is a lack of leadership. Doing your part without the influence of political favors or direction, is a personal trait that molds good leaders. Thanks for your time and would like my statement to be read at your meeting and become part of the minutes.*

*Frank V. Musco*

Webmail

L AHA

Denise Houck

March 28

williamred2@embarqmail.com

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**Fwd: Northeast Lee County**

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**From :** houckkd@aol.com

Fri, Mar 25, 2011 11:36 AM

**Subject :** Fwd: Northeast Lee County**To :** williamred2@embarqmail.com

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

From: houckkd &lt;houckkd@aol.com&gt;

To: hornet12 &lt;hornet12@embarqmail.com&gt;

Sent: Fri, Mar 25, 2011 11:22 am

Subject: Northeast Lee County

Since my husband and I are unable to attend the March 28th meeting in person, because we are out of town, I wanted to be sure our voices are "heard" in this discussion about Northeast Lee County. While everyone agrees about wanting to protect our open spaces, agricultural interests, and the rural quality of the area, the biggest sticking point is and always has been density. We are being told that are concerns on this topic are being heard, but there is a big difference between being heard and being listened to. When the subject of Northeast Lee County being only a sending area for TDRs and not a receiving area is brought up we are "re-assured" by the proponents of the North Olga plan, that being a receiving area would be "counterintuitive". Of course it would be! So why isn't in black and white in the plan to be a sending area only? Why doesn't the North Olga plan address head on that no amendments should be made to the land use plan that would increase density? The response to both questions is the same from the proponents of the plan, "why would we want to tie our hands?" My question is.. "Tying your hands to prevent you from being able to do what?" The other issue of concern is our lack of ability to truly get a voice in our community. We are being told that NOPP is working on their by laws so the residents of N. Olga would be able to vote on issues in the future. I'm afraid that it will be too little too late. They are hoping to get this plan before the BoCC soon, but the timeline on getting their by-laws updated is vague, and not likely to be in time for a vote of the residents instead of just a panel of 6.

I am e-mailing this to you as well as asking Bill to read this aloud for the record if there is an opportunity to do so.

Thank you, Denise Houck

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## Webmail

williamred2@embarqmail.com

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**LPA Meeting on Monday**

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**From :** robogden@gmail.com

Sat, Mar 26, 2011 05:28 PM

**Subject :** LPA Meeting on Monday**To :** Newcombjones@aol.com, nandress@comcast.net, mhutchcraft@cclpcitrus.com, cbutler33901@yahoo.com, jim@jimgreenrealty.com, jandnmeeker@embarqmail.com, ringe@landsolutions.net, williamred2@embarqmail.com**Reply To :** robogden@gmail.com

LPA Members,

I'm sending this email as a way to communicate a concern about what's happening in my community. I am unable to be at the meeting because of my work schedule. I asked Bill Redfern to read this for me at the meeting.

I live at 18090 North Olga Drive with my wife and 4 children. My youngest two attend Alva elementary and the two oldest go to Alva middle school. Unlike the majority of my neighbors, I have not lived here for years. I just bought my house 8 months ago. We moved from Collier county away from the rat race. We love it here in Alva for many reasons including the country environment, open spaces and friendly people.

The purpose of this email is to communicate a serious concern over the apparent influence the North Olga Planning Panel (NOPP) has been given to determine the growth characteristics of our neighborhood. I'm not anti-growth, I'm simply against the fact that a small group of residents (6 or 7 members of NOPP) have such influence over 300 or 400 other families in NOPP's area and neighboring areas. No-one else living in the NOPP area has the ability to be a member of the NOPP. If the NOPP was an elected body which represented the electorate, that would be expected as an American. However, apparently

- 1) there is no democratic process for being a member and
- 2) every member of NOPP has a propensity toward making the community accommodating for developers (I.e Density changes).

That's a bad combination for the people who like the rural feel of Alva and the N. Olga area.

I'm sure, having spoken to dozens of neighbors, the vast majority of residents are not interested in accommodating developers. This excluded majority should at least have some elected representation on the NOPP board. It makes no sense! It's not what we've all taught our children about the greatness of this country and why we have a better system than most parts of the world.

The good news is, I understand the NOPP will be changing the process to be a member. That is appreciated but hopefully not too little too late. They said the change will be months from now. That would be after the county commissioners have voted on the NOPP's developer friendly recommendations. That is not right! What is the big hurry unless someone is trying to get away with something that won't stand the light of day?

Please hold off taking the NOPP plan to the next level until the NOPP truly represents the desire of the majority of its citizens.

Thank you,

Rob Ogden

18090 N Olga Dr

Alva

Rob Ogden

Ogden Brothers Construction

239.592.9960 office

239.289.5798 cell

Webmail

williamred2@embarqmail.com

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### North Olga Planning Panel and Alva, Inc.

From : CenturyLink Customer <williamred2@embarqmail.com>

Subject : North Olga Planning Panel and Alva, Inc.

To : Ruby Daniels <rubydaniels@embarqmail.com>

Cc : Dist5 <Dist5@leegov.com>, jgreen <jgreen@cyberstreet.com>

*The Northeast Lee Co. Planning Comm. vision is*

Sun, Mar 27, 2011 06:35 PM

*A thin piece of gauze over a deep, jagged, laceration to the body of a community*

Good morning LPA members, staff, and community. First of all I would like on behalf of all of the greater Alva area to thank you for your service as citizen advisors to our Board of County Commissioners. I have placed in your hands a copy of the original Articles of Incorporation of the North Olga Planning Panel dated May 26, 2009. I call your attention to Article IV which states that "The manner in which directors are elected or appointed is: BY A VOTE FROM NORTH OLGA COMMUNITY PANEL". Please then read with me Article VII which states "The initial officer(s) of the corporation are: Dennis Van Roekel, 18321 North Olga Dr., Robert Quillen 18191 State Rd. 31, and Thomas Mulling Jr. 14661 Duke Hwy." All report their city as Alva, Florida 33920. Consulting their website they currently list six (6) directors now. Mr. Quillen's name does not appear, but apparently Mr. Nick Armeda, Ms. Mary Povia, Mr. Glen Cary, and Mr. Thomas Mulling were subsequently appointed by the original directors. Three of these individuals own sizeable tracts of land comprising hundreds of acres. Currently there is no way that any other concerned citizen can be elected or appointed to their planning panel. At their Feb. 17 meeting we asked Dr. Van Roekel to advise citizens at the next monthly meeting as to how community members can serve as a director on their panel. At their March 17 meeting Dr. Van Roekel told the community there that they would amend their bylaws to be more democratic but that this would take "two or three meetings". So LPA members, right now we have no community input, voting privileges on real issues or ability to hold office. We have an assurance that coincidentally after the June 13 BOCC vote that they will become democratic. You will see today that our community is not satisfied with a promise. Let me give you a concrete example. At their March 17 meeting after a discussion of the very controversial Proposed Northeast Lee County Vision Statement, Goals and Objectives the panel did not allow a vote by the public. Instead it voted unanimously to accept the proposal which is weak on no density increase to this rural community and weak on community cooperation. You will hear much testimony from an aware and concerned community that feels its identity and democratic rights as American citizens are being passed over by a small self interest group with their own private development agenda for the future. Why the distrust? Every one of the six board of directors were more than supportive of the 2500 unit density increase demanded by the now defunct Bonita Bay Group at their proposed North River Village which was fully more than two and one-half times the allowable density set by the Lee County Land Use Plan. While the panel says they are beyond that now, they do not enjoy the confidence of the vast majority of the homeowners in the disputed region known as "North Olga", or in Alva, or in the Bayshore area. At one time they called our area an "emerging bedroom community for Ft. Myers" until Alva, Inc., the Nature Conservancy of Southwest Florida, and county staff forced them to remove this egregious language. Still, our trust in this panel is severely compromised by such a history. We as a community ask the following from the LPA:

1. We want to make it clear that we do not want to be incorporated into a "North Olga" planning area.
2. If this is forced upon us by the powerful interests we demand democratic community processes that allow us a strong voice in our future, namely the power to vote on future land usages, the right to hold office on the planning panel itself, and the right to participate in truly democratic meetings. We want that accomplished by the NEXT North Olga Planning Panel meeting on April 21, 2011.
3. We demand clear language that forbids density increase proposals in the disputed region. We do not want to be a receiving area for Transfers of Development Rights which is a method to increase density.

Thank you for your attention to our citizens who feel their homes are imperiled, their future lifestyles disrupted, and their way of life possibly sold out to future development interests.

William E. Redfern, Jr.  
 14651 Duke Hwy.  
 Alva, Fla. 33920

Good morning. My name is Linda Redfern. I live at 14651 Duke Hwy. Alva, Fl 33920

My husband and I have long enjoyed being a part of the Alva community and working with Alva Inc.

I now find myself, thru no desire of my own living in what is now called "North Alva". I oppose the N. Alva Plan and the way N.O.P.P. is organized.

① I am dismayed by the fact that there are no guidelines to maintain low density. ~~\_\_\_\_\_~~  
~~\_\_\_\_\_~~, I become even more concerned when I hear statements such as:

- We want to remain flexible
- We want to see what comes along
- Why would we tie our hands?
- T.D.R.'s can be used to bring

increased density into our area

- ball fields, playgrounds, community centers, hospital

All of which require an increase in density

Two weeks ago the Panel President's wife explained to us that yes, they had been taken in by the promises made to them by Bonita Bay. This group of people had supported the 2 1/2 times density increase for our area.

Could this happen again?

With their current plan would this be allowed again?

I would like to think not but I have no assurances.

If an organization truly believes in keeping an area rural and abiding by currently set density numbers put it in writing and stand by it.

② My family has called this great nation of ours home since before the Revolutionary War and has fought for freedom and the rights of its citizens. Many of you may have served in the military, <sup>on the home front</sup> or have family members doing so even now to ensure a democratic way of life. Yet we have a self appointed group who have decided they know what is best for me and everyone else.

I THINK NOT

At a recent meeting another Panel members relative begged the question that she did not know what was wrong with "you people" as the land owners had bent over backwards for us. Those words continue to ring in my ears even today.

At this same meeting the Panel members voted on an issue critical to the area - one in which the community had many concerns and had so stated. There was NO

community vote - only the panel - 6 to 0 in favor of the Panel. Shame on them. This is America - one person, one vote - it matters not who you are, the amount of money you have, ~~or~~ or the amount of land you own.

This group allows for NO voice for the residents. This is wrong. This is not what we teach our children and our grandchildren.

I would choose to remain ALYA and under the Alva Plan, however if I am to remain, against my will, directed by N.O.P.P. then the N.O.P.P. Plan and the North East Lee County Statements must include:

1. Clear language for no increase in density
2. Clear democratic policies - NOW before adoption vote takes place.

Thank you for your time.

Please include my statement in the county record

My name is Randy May and I live on Duke Hwy. I enjoy our low density, rural life style and I am clearly with Alva, Inc. and its vision of our future and not the North Olga Planning Panel. I call upon NOPP to make its meetings structured in such a way that in the future the community can vote on any Land use planning amendments. I also call on the LPA and the Board of County commissioners to assist us in any way in getting democratic voice into this organization. Thank you.

---

Please lead for me at LPA meeting

Randy M. May  
14410 Duke Hwy  
Alva Fl

LPA members

I am a resident of Western Alva in <sup>the AREA</sup> a land they are claiming as North Olga. <sup>NOPP</sup> They do not represent me in any way, shape, or form. They are autocratic, undemocratic, and self serving. They want to force density increases and not allow me any say in their business. Alva, Inc. should represent the land they claim. <sup>Alva, Inc. have done</sup> They have a great job for our community all along. Please allow Bill Fields to speak for me today. My husband and I can't be there on March 28.

---



K. Eberle

14100 Duke Hwy

~~has now~~ has now been called North

Hello, I'm Robert M. Longfellow who lives at 14260 Duke Highway in Alva which is ~~welcomely considered~~ as Olga. I DO NOT support the NOPP in any way shape or form. To vote as a **unit**, without representation... is "Tea Party" time. This is a complete travesty to the foundation that this country is formed . DO NOT ALLOW THESE FEW AND I AGAIN SAY FEW.....BOARD MEMBERS to decide OUR future. They purchased this land knowing what the limits were..... This is the last remaining RURAL AREA in Lee. Do not allow a few (5) speak for us ALL..... You have the 80 plus signatures on record.  
Thank You, Robert M. Longfellow

3/28/2011

Mr. Robert M. Longfellow  
14260 Duke Highway  
Alva, FL 33920

ROBERT M. LONGFELLOW

To : william fields <circlingwing3@yahoo.com>, connie0204 <connie0204@embarqmail.com>

LPA,

Please allow William Fields to read this at the March 28 LPA meeting as my wife and I are out of town. I am a resident of Alva living on Duke Hwy. Back when Bonita Bay was trying to take over and raise densities I opposed them. Now a small band of landowners are trying to do what that big company could not do---raise density in the future, wreck our rural life, and shove their ways down our throat. They are not democratic and I want the right to vote and hold office in their North Olga Planning Panel IF the county forces us to accept them as our community leaders in their planning panel.



Hubert & Connie Elberle  
14100 Duke Hwy  
33920 Alva

LPA members,

Please allow Bill Fields to read this statement to you. I can't attend the March 28 meeting. Thank you.

I am new to this neighborhood and community and thought I was moving into the rural area called Alva. I moved here because it is natural, peaceful, and doesn't have lots of traffic congestion. I am aware that Alva, Inc. likes what I believe in. I can go to there meetings and my vote will count. I cannot do this at a North Olga meeting where a few guys decide things for me even if I am against it. I don't want more houses than allowed by the county plan and I don't want someone trying to increase this without my vote.



Mr. Gilbert Ospina  
14560 Duke Hwy.  
Alva, FL 33920

A handwritten signature in black ink, written in a cursive style. The signature appears to read 'Gilbert Ospina'.

Dear LPA,

Please allow my neighbor William Fields to read my statement to you. My family and I moved to Alva (DUKE HWY) to enjoy this beautiful rural life. This rural life is in danger if density increases in this community are allowed. I want a say in how our area is governed for planning purposes in the future. My husband and I should be allowed to vote on community issues and not a be held to the whims of five families who own land in this area and appointed themselves to a planning panel.

---

Ronald & Mary A. Moniz  
Ronald & Mary A. Moniz  
14561 Duke Hwy  
ALVA, FL 33920

LPA members,

My wife and I are out of town and we are asking William Fields to read our statements about the future of our immediate area that they are now calling North Olga. I am a citizen of Alva and want Alva to plan for me because they believe in a low density, rural way of life. North Olga is not democratic and does not represent MY interests for the future that I envision for my family.

---

Ronald M Moniz  
157 Moniz 941-286-1773 14561 Duke Hwy.

5/23/11

Lee County LPA,

The Concerned Citizens of Bayshore Community (CCBC) has been interested in the planning effort to our immediate east and we have some of the same concerns as many residents in that area. The Bayshore, Alva, and North Olga Plans all express goals of remaining rural but most of the Directors of the NOPP have supported increased densities and more intense development in the past which has divided the community.

I attended the NOPP's February meeting and asked if someone proposed a change from a rural land use to outlying suburban in order to allow up to 3 units per acre, would they oppose the plan. They said they would consider the plan and wouldn't want to tie their hands with language restricting density. They said they want to keep their options open. Three units per acre is not rural and would place the land in an urban category. So keeping their options open means keeping their options open not to be rural. There is a disconnect when a group says they want to keep the area rural but will consider urban land use. This creates suspicion as to their true intent. There is language opposing being a receiving area for TDR's in the NE Lee County Vision Statement but no language opposing free density increases in the N. Olga Plan.

The issue of density is fundamental to an area being rural but the definition of rural in their plan does not address density. This is not a minor issue.

This leads us to the main point. We all know that everyone will not agree on every point in a community plan but for the Staff Report to say there is consensus disregards the majority view of the N. Olga area residents and their lack of ability to join the group and vote on the plan. In the NOPP's Articles of Incorporation filed May 26, 2009 it says the manner in which directors are elected or appointed is: "By a vote from the North Olga Community Panel." In Article III of their bylaws from Nov. 2009 it says that their members consist of the Board of Directors and in Article IV it indicates that only members can vote. This shows that they don't allow any members except for their Officers and Directors who are appointed only by them and it's obvious why.

The Staff Report tries to take a lack of consensus on fundamental issues and call it consensus. It also talks about community stakeholders taking ownership of their community's future. There can be consensus and community ownership of their future only if N. Olga residents can join the group as Officers, Directors, and Members and be able to vote on the plan. The NOPP has not allowed this. We ask that you vote no on recommending transmittal until this occurs.

Thank you,

Steve Brodtkin

President CCBC

5/3/11

Attention Board Members:

The density of our area should stay at 1 home per acre. I prefer Alva, Inc. to be our representative for this area. We built our home in this area because it was not a gated community and prefer the open spaces of the country.

Sincerely

Kathleen Shepard

William Hollenback

Betty L. Warden

KATHLEEN S. SHEPARD

18140 TRAVERSE DR.

ALVA, FL. 33920

Betty L. Warden

15321 Terrell Dr.

Alva, FL. 33920

WILLIAM HOLLENBACK

15321 TERRELL DR

ALVA FL 33920

**FW: Alva**

Pam Lewis [PLewis@pelicanbay.org]

**Sent:** Friday, May 20, 2011 7:53 AM**To:** cbutler33901@yahoo.com; Mitch Hutchcraft; ringe@landsolutions.net

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**From:** Pam Lewis**Sent:** Tuesday, May 10, 2011 9:39 AM**To:** 'jandnmeeker@embarqmail.com'; 'nandress@comcast.net'; 'newcombjones@aol.com'; 'jgreen@cyberstreet.com'; 'cbutler3391@yahoo.com'**Subject:** Alva

LPA members –

I purchased my home at 15751 North River Road, ALVA in 2000. I have been and continue to be delighted to be a resident of ALVA. I was fortunate to have been provided the historical abstract for the property by the previous owners which dates back to 1891 and an original land grant signed by President Benjamin Harrison. My property has been, from its original land grant until now in ALVA. I greatly desire to continue to live in ALVA. It seems a complete travesty that a select group of individuals have any say on my property's address or more blatantly any say on a community plan which ALVA Inc. has had in place and which I fully support. I can not fathom how this North Olga group has established any credence with LPA or the County Commissioners without the backing of the very community they profess to represent. Prior to any change as profound as the North Olga group is planning I implore Lee County to poll the residents of the area being affected by these changes. The people living within the disputed area have a right to vote on where they live, and should have the right to vote on which group they desire to do the future planning for ALVA.

*Pamela Lewis*

Tennis Manager and Retail Buyer  
Pelican Bay Foundation  
6249 Pelican Bay Blvd.  
Naples, FL 34108  
239-597-4497 ext 3