

## EXHIBIT IV.A.I

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

**OBJECTIVE 34.1: COMMUNITY CHARACTER.** By 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 34.1.1:** Protect the community's rural aesthetic qualities, preserve its natural and historic resources of the community, and support a diverse rural economy by promoting compact or clustered development areas that maintain large, contiguous tracts of open space and native habitats with emphasis on preserving high quality uplands, wetlands, and environmentally sensitive lands while supporting commercial agricultural businesses.

**POLICY 34.1.2:** By 2014, the North Olga Community, in partnership with Lee County, will examine rural planning toolbox to achieve a compact development pattern within the community, including but not limited to a Transfer of Density Rights (TDR) program, Purchase of Development Rights (PDR) program, conservation and agricultural easements, farm land trusts, and land development code regulations.

**POLICY 34.1.3.:** By 2014, 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 that provides for public meeting space, institutional uses, recreational opportunities and local goods and services.

**POLICY 34.1.4:** By 2014, the North Olga Community in partnership with Lee County will amend Chapter 33 of the Lee County Land Development Code to establish enhanced design, landscaping, signage, and architectural standards that promote and foster the community's rural character.

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

**POLICY 34.1.6:** Lee County will work with the North Olga Community to improve the safety and accessibility of its roadways, trails, and pathways for all users through the implementation of the rural complete streets program.

**OBJECTIVE 34.2: RESIDENTIAL LAND USES.** Lee County will protect and enhance the rural character of the North Olga Community by evaluating residential development proposals according to the adjacent uses, natural resource protection, community access and linkages, open

space, landscaping, public infrastructure, and other characteristics which promote and uphold the community's rural character and sense of community. Rural character is defined as those characteristics which 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 34.2.1:** 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 34.2.2:** Any proposed residential development within the North Olga Community that is adjacent to an existing large lot residential area or commercial agriculture business will provide appropriate separation, such as a minimum lot size of one (1) unit per acre for any proposed lots abutting the perimeter of property line(s), to assure compatibility. 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 34.2.3:** Proposed Planned Developments will be encouraged to provide community gardens within the community to allow for social, recreational and education activities for the residents.

**OBJECTIVE 34.3: 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 to allow for those 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 34.3.1:** Lee County will continue to support the long-term viability of the commercial agriculture industry within the North Olga community through the development and implementation of incentives and tools including, but not limited to: TDR programs; farmland trusts; agricultural easements; and those development practices that promote a compact development pattern and the preservation of productive agricultural lands. 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 34.3.2:** Lee County will support ancillary commercial throughout the Rural designated areas of the North Olga community that promote the rural and agricultural character of the community, if appropriate zoning approval is granted. For the purposes of this policy, ancillary commercial uses are defined as those non-residential uses that support the local, rural-based economy.

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

**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 continue to protect and support the long-term viability of commercial agricultural businesses within the North Olga Community.

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

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

**OBJECTIVE 34.5: TRANSPORTATION.** All road improvements within the North Olga Community considered by the county will address the community's goal to maintain its rural character and provide for safe access, and appropriate transportation resources including roadways and pedestrian, bike, and equestrian trails and pathways.

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

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

**POLICY 34.5.3:** By 2014, Lee County will work with the North Olga Community on the development of a rural complete streets program.

**OBJECTIVE 34.6: 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 support 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 34.6.1:** Lee County will support the development and expansion of existing and new agricultural businesses, such as agri-tourism, development of specialty agricultural products, and niche farming activities to allow for continued large- and small- scale

agricultural opportunities. Niche farming includes but is not limited to specialized crops and/or the breeding and raising of livestock for specialized markets.

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

**POLICY 34.6.3:** Future development proposals, not including lot splits, will be evaluated for compatibility with adjacent, existing small- and large-scale farming operations, including buffers, setbacks, and site design standards in order to ensure that such activities do not unduly impact the viability of the community's agricultural businesses.

**OBJECTIVE 34.7: OPEN SPACE, RECREATION AND COMMUNITY FACILITIES.**

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

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

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

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

**POLICY 34.7.4:** Lee County will work in coordination with the North Olga community to identify and expand water-dependent/water-related uses and activities within the community, including but not limited to canoe/kayak launch areas, boardwalks, fishing platforms and waterside parks.

**POLICY 34.7.5:** The North Olga Community will work in conjunction with Lee County for the provision of community facilities to provide public meeting space within the community, including the identification of funding sources and the facility's appropriate location and scale.

**OBJECTIVE 34.8: CONSERVATION.** Lee County will preserve, protect, and, where possible, enhance the physical integrity, rural character, ecological values, and natural beauty of the North Olga Community, focusing upon the Caloosahatchee River, native vegetation, wildlife resources, and areas designated for long-term conservation.

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

**POLICY 34.8.2:** Future development will be encouraged to maintain on-site native vegetation communities.

**POLICY 34.8.3:** Proposed Planned Developments will consider “Firewise” principles in their 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 34.9: WATER DEPENDENT OVERLAY.** To protect marine-orientated land uses within North Olga from incompatible or pre-emptive land uses. The water dependant overlay within the North Olga community applies to the Owl Creek Boat Works as described on Lee Plan Map 12, Page 3 of 12.

**POLICY 34.9.1:** 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 34.10: PUBLIC PARTICIPATION.** Lee County will encourage and solicit public input and participation prior to and during the review and adoption of county regulations, Land Development Code provisions, Lee Plan provisions, and zoning approvals.

**POLICY 34.10.1:** As a courtesy, Lee County will register citizen groups and civic organizations within the North Olga Community that desire notification of pending review of Land Development Code amendments and Lee Plan amendments. Upon registration, Lee County will provide registrants with documentation regarding these pending amendments. This notice is a courtesy only and is not jurisdictional. Accordingly, the county’s failure to mail the notice, or failure of a group to receive mailed notice, will not constitute a defect in the jurisdictional notice requirements or bar a public hearing from occurring as scheduled.

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





**POLICY 34.10.3:** The owner or agent of a requested zoning action (planned development, conventional rezoning, special exception, or variance requests) 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 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.

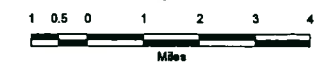
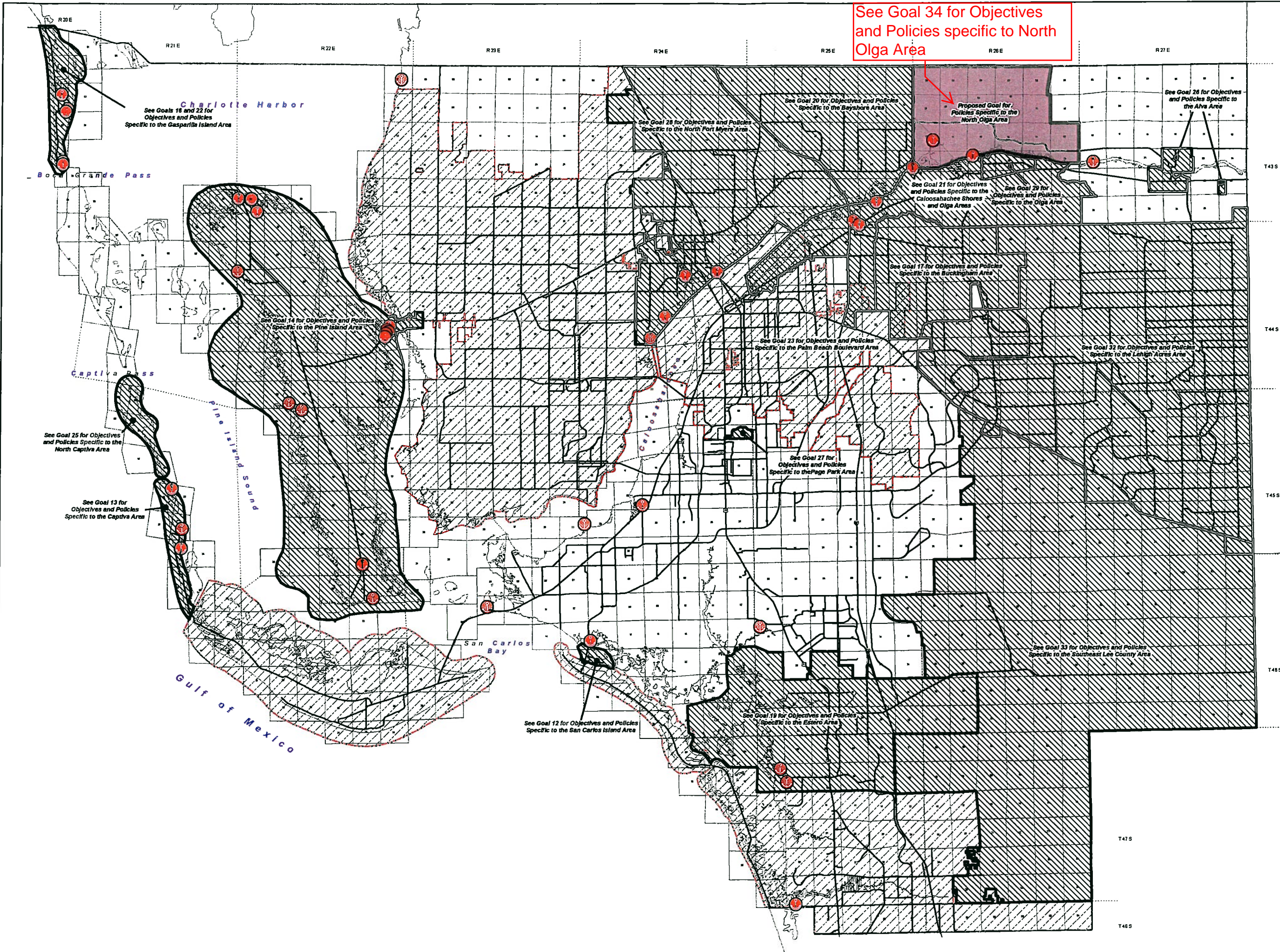
**POLICY 34.10.4:** The North Olga Community is responsible for the ongoing, long-term implementation of the community's adopted goal, objectives, and policies in coordination with Lee County.

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

# CPA 2009-00002 SPECIAL TREATMENT AREAS PROPOSED

### Legend

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



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

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

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