

**NORTHEAST LEE COUNTY VISION STATEMENT, GOAL, OBJECTIVES & POLICIES**

**(As Approved by the North Olga Community Planning Panel on 3/17/2011)**

**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 shops or 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 XX: NORTHEAST PLANNING COMMUNITY.** To 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 XX.X: AGRICULTURAL AND RURAL CHARACTER.** To 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 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 XX.X.X:** Support the agricultural and rural character within the Northeast Lee County by encouraging continued commercial agricultural operations while encouraging new development to be clustered to conserve larger areas open lands.

**POLICY XX.X.X:** Lee County will work with residents and property owners of Alva and North Olga to develop standards and guidelines for clustered rural places that conserve larger areas of open lands and are connected to and compatible with adjacent residential and agricultural areas. These standards and guidelines are intended to give clear and meaningful direction for amendments to the Land Development Code.

**POLICY XX.X.X:** Lee County will work with residents and property owners of Alva and North Olga to amend the Land Development Code to provide opportunities for rural compact residential and mixed-use places that are connected to and compatible with adjacent areas.

**POLICY XX.X.X:** Lee County will 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 XX.X.X:** Lee County will, in all of its discretionary actions, consider the effect on Northeast Lee County's commercial agricultural operations and rural lifestyle.

**OBJECTIVE XX.X: RURAL PLANNING TOOLBOX.** 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 XX.X.X: Lee County will work with Alva and North Olga to develop and refine rural planning tools including but not limited to: Transfer of Density Rights (TDR) and Purchase of Development Rights (PDR) programs, conservation and agricultural easements, farmland trusts, and Land Development Code regulations to provide for a compact development pattern and the protection of qualifying areas in perpetuity.

OBJECTIVE XX.X: NATURAL RESOURCES. Promote the enhancement, protection, and restoration of natural resources throughout Northeast Lee County.

POLICY XX.X.X: Lee County will work to identify opportunities for appropriate limited public access to and passive recreational use of the Bob Janes Preserve.

POLICY XX.X.X: Lee County will work to identify, maintain, and enhance appropriate public access to the 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 XX.X.X: 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 XX.X: CONNECTIVITY. Enhance and maintain high levels of diverse connectivity across the Northeast Lee County Planning Community.

POLICY XX.X.X: Lee County will 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 XX.X.X: Lee County will work to 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 XX.X.X: Lee County will work to proactively plan for wildlife corridors within Northeast Lee County that support habitat needs of native animals on public lands and waters, and consider the needs of wildlife habitat connections in the evaluation of proposed changes to private land.

OBJECTIVE XX.X: PUBLIC PARTICIPATION. Lee County will encourage and solicit public input and participation within Northeast Lee County prior to and during the review and adoption of county regulations, Land Development Code provisions, Lee Plan provisions, and zoning approvals affecting the Northeast Planning Community.

POLICY XX.X.X: As a courtesy, Lee County will register citizen groups, civic organizations, and interested individuals within Northeast Lee County who 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 notification is not jurisdictional; accordingly, the county's failure to notify, or failure of a registrant to receive notification, will not constitute a defect in the jurisdictional notice requirements or bar a public hearing from occurring as scheduled.