

**LEE COUNTY ORDINANCE NO. 11-14**  
(Northeast Lee County and North Olga Community Plans)  
(CPA2010-00005)

**AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "LEE PLAN," ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AMENDMENT PERTAINING TO THE NORTHEAST LEE COUNTY AND NORTH OLGA COMMUNITY PLANS (CPA2010-00005) APPROVED DURING A PUBLIC HEARING DURING THE COUNTY'S 2010/2011 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE; PROVIDING FOR PURPOSE, INTENT, AND SHORT TITLE; AMENDMENTS TO ADOPTED TEXT AND MAPS; LEGAL EFFECT OF "THE LEE PLAN"; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.**

WHEREAS, the Lee County Comprehensive Plan ("Lee Plan") Policy 2.4.1. and Chapter XIII, provides for adoption of amendments to the Plan in compliance with State statutes and in accordance with administrative procedures adopted by the Board of County Commissioners ("Board"); and,

WHEREAS, the Board, in accordance with Section 163.3181, Florida Statutes, and Lee County Administrative Code AC-13-6 provide an opportunity for the public to participate in the plan amendment public hearing process; and,

WHEREAS, the Lee County Local Planning Agency ("LPA") held a public hearing on the proposed amendment in accordance with Florida Statutes and the Lee County Administrative Code on March 28, 2011 and May 23, 2011; and,

WHEREAS, the Board held a public hearing for the transmittal of the proposed amendment on June 13, 2011. At that hearing, the Board approved a motion to send, and did later send, proposed amendment pertaining to the Northeast Lee County and North Olga Community Plans (CPA2010-00005) to the reviewing agencies identified in Section 163.3184(1)(c), F.S. for review and comment; and,

WHEREAS, at the June 13, 2011 meeting, the Board announced its intention to hold a public hearing after the receipt of the reviewing agencies' written comments; and,

WHEREAS, on September 28, 2011, the Board held a public hearing and adopted the proposed amendment to the Lee Plan set forth herein.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, THAT:**

SECTION ONE: PURPOSE, INTENT AND SHORT TITLE

The Board of County Commissioners of Lee County, Florida, in compliance with Chapter 163, Part II, Florida Statutes, and with Lee County Administrative Code AC-13-6, conducted public hearings to review proposed amendments to the Lee Plan. The purpose of this ordinance is to adopt the text and map amendments to the Lee Plan discussed at those meetings and approved by a majority of the Board of County Commissioners. The short title and proper reference for the Lee County Comprehensive Land Use Plan, as hereby amended, will continue to be the "Lee Plan." **This amending ordinance may be referred to as the "Northeast Lee County and North Olga Community Plans Ordinance (CPA2010-00005)."**

SECTION TWO: ADOPTION OF COMPREHENSIVE PLAN AMENDMENT

The Lee County Board of County Commissioners amends the existing Lee Plan, adopted by Ordinance Number 89-02, as amended, by adopting an amendment, to incorporate the results of the Northeast Lee County Community Planning effort and associated North Olga planning effort

The Lee County Board of County Commissioners adopts goals, policies and objectives to the Lee Plan to create the Northeast Lee County Planning Community and the North Olga Community; and changes to Lee Plan Future Land Use Map 16 and Map 1, Page 2 of 8, attached as part of Exhibit A

The corresponding Staff Reports and Analysis, along with all attachments for this amendment are adopted as "Support Documentation" for the Lee Plan.

Proposed amendments adopted by this Ordinance are attached as Exhibit A. Additional text is identified by underlining.

SECTION THREE: LEGAL EFFECT OF THE "LEE PLAN"

No public or private development will be permitted except in conformity with the Lee Plan. All land development regulations and land development orders must be consistent with the Lee Plan as amended.

SECTION FOUR: GEOGRAPHIC APPLICABILITY

The Lee Plan is applicable throughout the unincorporated area of Lee County, Florida, except in those unincorporated areas included in joint or interlocal agreements with other local governments that specifically provide otherwise.

SECTION FIVE: SEVERABILITY

The provisions of this ordinance are severable and it is the intention of the Board of County Commissioners of Lee County, Florida, to confer the whole or any part of the powers herein provided. If any of the provisions of this ordinance are held unconstitutional by a court of competent jurisdiction, the decision of that court will not affect or impair the remaining provisions of this ordinance. It is hereby declared to be the legislative intent of the Board that this ordinance would have been adopted had the unconstitutional provisions not been included therein.

SECTION SIX: INCLUSION IN CODE, CODIFICATION, SCRIVENERS' ERROR

It is the intention of the Board of County Commissioners that the provisions of this ordinance will become and be made a part of the Lee County Code. Sections of this ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section," "article," or other appropriate word or phrase in order to accomplish this intention; and regardless of whether inclusion in the code is accomplished, sections of this ordinance may be renumbered or relettered. The correction of typographical errors that do not affect the intent, may be authorized by the County Manager, or his or her designee, without need of public hearing, by filing a corrected or recodified copy with the Clerk of the Circuit Court.

SECTION SEVEN: EFFECTIVE DATE

The plan amendments adopted herein are not effective until 31 days after the State Land Planning Agency notifies the County that the plan amendment package is complete. If timely challenged, and amendment does not become effective until the State Land Planning Agency or the Administrative Commission enters a final order determining the adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before the amendment has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status.

THE FOREGOING ORDINANCE was offered by Commissioner John Manning who moved its adoption. The motion was seconded by Commissioner Tammara Hall. The vote was as follows:

|                 |     |
|-----------------|-----|
| John E. Manning | Aye |
| Brian Bigelow   | Nay |
| Ray Judah       | Aye |
| Tammara Hall    | Aye |
| Frank Mann      | Nay |

[Remainder of page intentionally left blank.]

DONE AND ADOPTED this 28th day of September 2011.

ATTEST:  
CHARLIE GREEN, CLERK

LEE COUNTY BOARD  
OF COUNTY COMMISSIONERS

BY: Marcia Wilson  
Deputy Clerk

BY: Frank Mann  
Frank Mann, Chair



Approved as to form by:

John J. Fredyma  
John J. Fredyma  
Assistant County Attorney  
County Attorney's Office

Exhibit A:

- 1) Text Amendments to Lee Plan Pertaining to Northeast Lee County and North Olga (Adopted by BOCC 9-28-11)
- 2) Future Land Use Map 1, Page 2 of 8 (Former - prior to Amendment)
- 3) Future Land Use Map 1, Page 2 of 8 (Adopted by BOCC 9-28-11)
- 4) Future Land Use Map 16, Lee County Planning Communities (Adopted by BOCC 9-28-11) (with attachment showing Enhanced Detail)

## EXHIBIT A

**Note: Text depicted with underscore represents additions to the Lee Plan. Strike-through text represents deletions from the Lee Plan.**

### **Northeast Lee County Vision Statement**

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, west 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, Bob Janes Preserve and Telegraph Creek 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.

### **Future Land Use, Northeast Lee County Goal 33**

GOAL 33: NORTHEAST LEE COUNTY PLANNING COMMUNITY. Maintain, enhance, and support the heritage and rural character, natural resources, and agricultural lands within the Planning Community. 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 of 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 Land Development Code 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 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 natural resource and open space areas, while providing the regulatory flexibility needed to support commercial agricultural operations.

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 and protect the physical integrity, ecological standards, and rural character 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. Implementation of this policy will not impact the function or operation of agricultural lands within the Planning Community for the purposes of scenic preservation.

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 connections within Northeast Lee County that support habitat needs of native animals on public lands and waters.

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 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 future growth within the area.

### **Future Land Use, North Olga Goal 35**

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 view 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 including 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-oriented 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 resource 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.

OBJECTIVE 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.

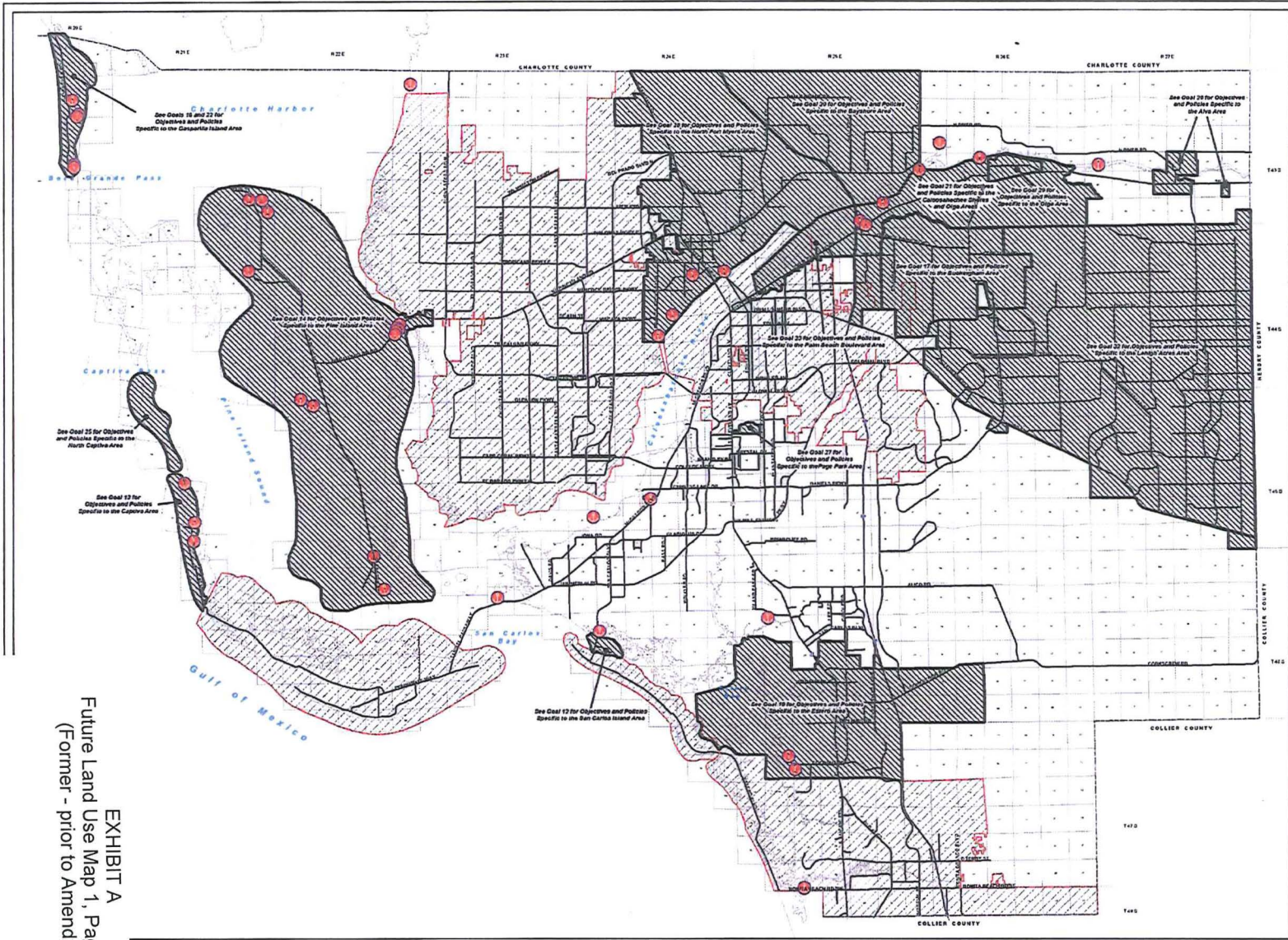
# SPECIAL TREATMENT AREAS

- Legend**
-  Water Dependent Overlay
  -  Community Planning Areas
  -  City Limits



Map Generated: July 2010  
 City Limits current to date of map generation  
 Last Amended: June 2, 2010  
 Amended by Ordinance Nos.  
 02-02, 03-01, 03-02, 03-04, 03-21, 07-09, 08-05,  
 09-07, 09-08, 09-09, 09-10, 09-11, 10-16




**Lee Plan Map 1**  
**Page 2 of 8**

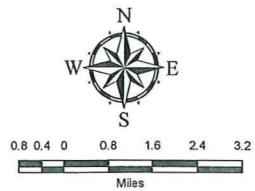


**EXHIBIT A**  
 Future Land Use Map 1, Page 2 of 8  
 (Former - prior to Amendment)

# SPECIAL TREATMENT AREAS

## Legend

-  Water Dependent Overlay  
See Maps 2 and 12 for Details
-  Community Planning Areas
-  City Limits



Map Generated: September 2011  
City Limits current to date of map generation

Last Amended: June 2, 2010  
Amended by Ordinance Nos.  
02-02, 03-01, 03-02, 03-04, 03-21, 07-09, 08-05,  
09-07, 09-08, 09-09, 09-10, 09-11, 10-16

**CPA2010-0005**

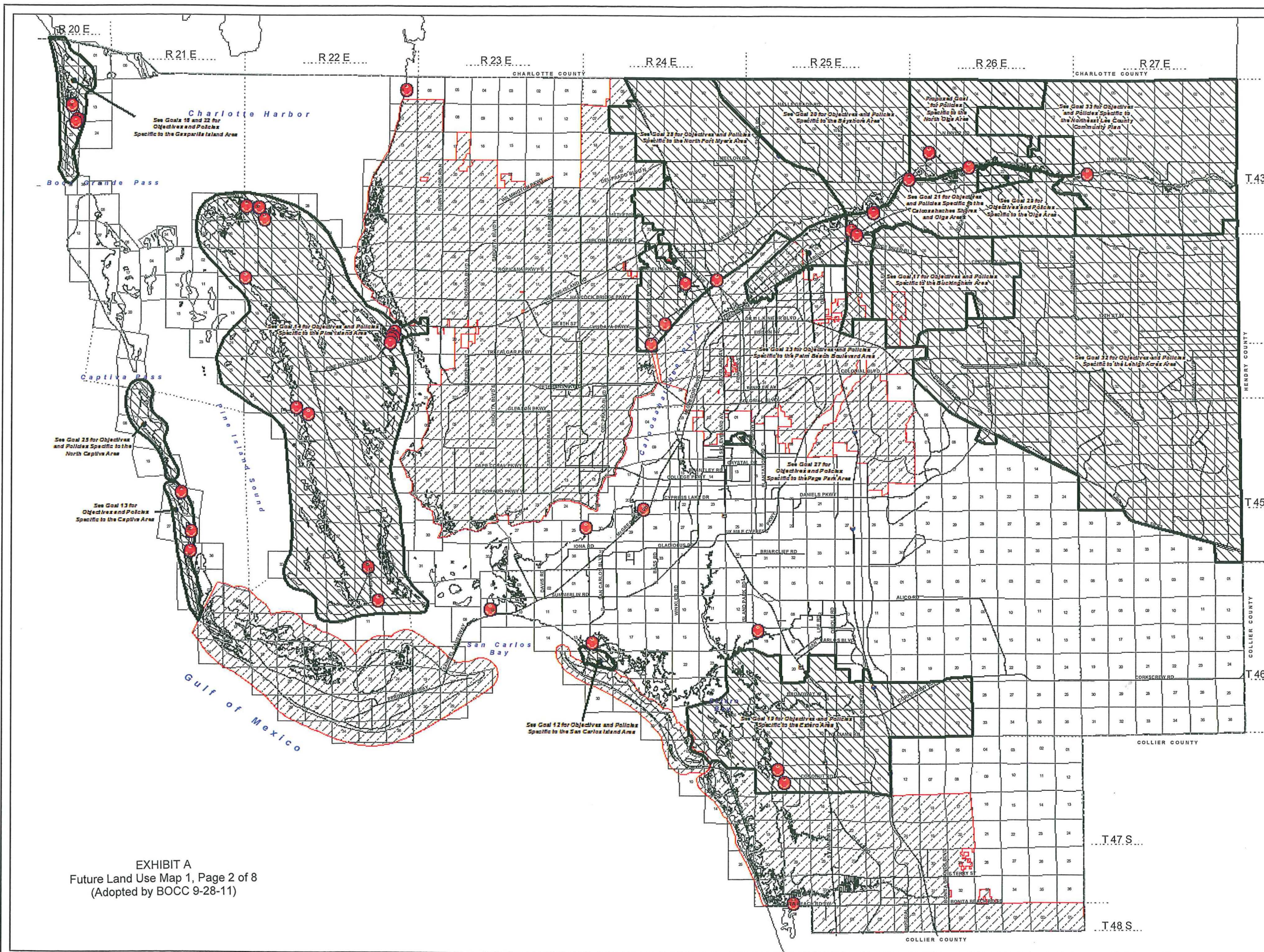



EXHIBIT A  
Future Land Use Map 1, Page 2 of 8  
(Adopted by BOCC 9-28-11)



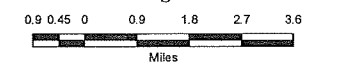
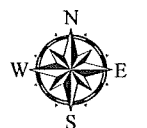
# LEE COUNTY PLANNING COMMUNITIES

Year 2030  
Planning Communities

- 1. Alva
- 1. Northeast Lee County
- 2. Boca Grande
- 3. Bonita Springs
- 4. Fort Myers Shores
- 5. Burnt Store
- 6. Cape Coral
- 7. Captiva
- 8. Fort Myers
- 9. Fort Myers Beach
- 10. Gateway/Airport
- 11. Daniel Parkway
- 12. Iona/McGregor
- 13. San Carlos
- 14. Sanibel
- 15. South Fort Myers
- 16. Pine Island
- 17. Lehigh Acres
- 18. Southeast Lee County
- 19. North Fort Myers
- 20. Buckingham
- 21. Estero
- 22. Bayshore

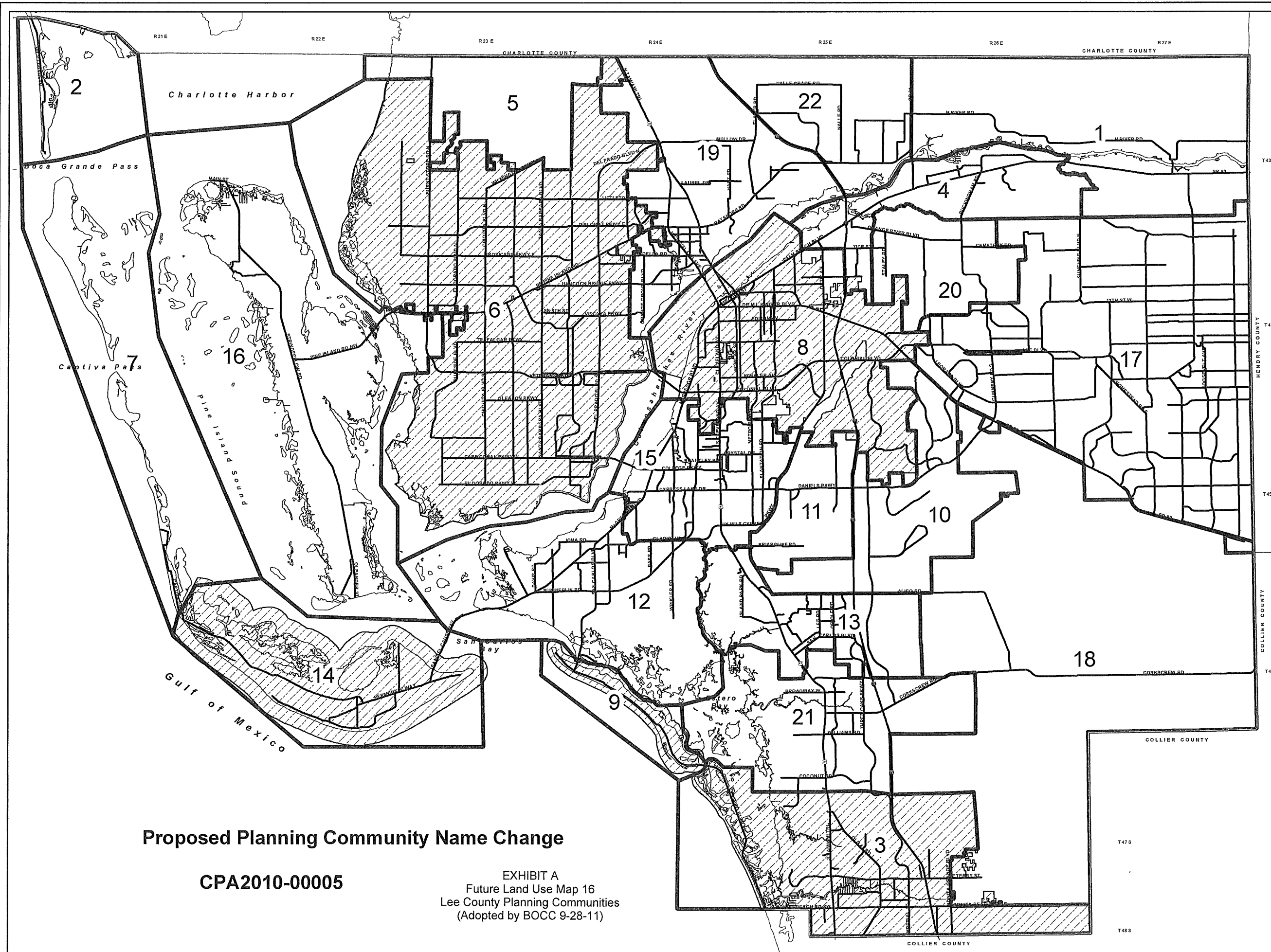
 City Limits

The Planning Communities Map and Acreage Allocation Table (see Table 1(b) and Policies 1.1.1 and 2.2.2) depict the proposed distribution, extent, and location of generalized land uses for the year 2030.



Map Generated: October 2010  
City Limits current to date of map generation  
Adopted by Ordinance No. 98-09  
Amended by Ordinances  
02-02, 07-09, 07-13, 10-15, 10-16

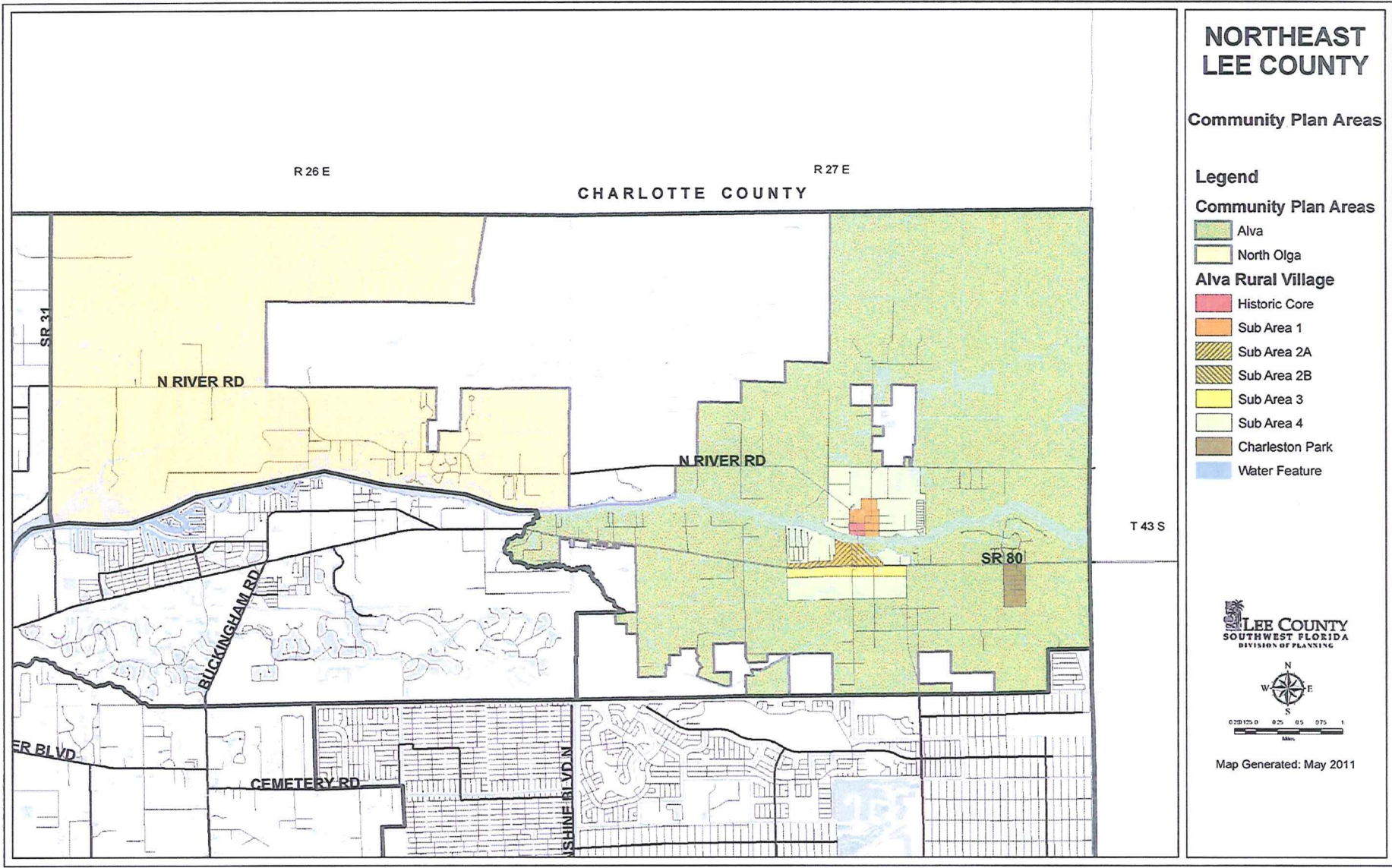
**Lee Plan Map 16**



**Proposed Planning Community Name Change**

**CPA2010-00005**

EXHIBIT A  
Future Land Use Map 16  
Lee County Planning Communities  
(Adopted by BOCC 9-28-11)



# NORTHEAST LEE COUNTY

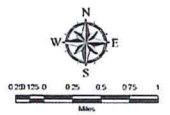
## Community Plan Areas

### 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

LEE COUNTY  
SOUTH WEST FLORIDA  
DIVISION OF PLANNING



Map Generated: May 2011

EXHIBIT A  
Future Land Use Map 16  
Lee County Planning Communities  
(Adopted by BOCC 9-28-11)

Enhanced Detail

STATE OF FLORIDA

COUNTY OF LEE

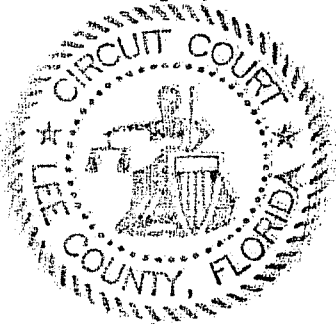
I Charlie Green, Clerk of Circuit Court, Lee County, Florida, and ex-Officio Clerk of the Board of County Commissioners, Lee County, Florida, do hereby certify that the above and foregoing, is a true and correct copy of Ordinance No. 11-14, adopted by the Board of Lee County Commissioners, at their meeting held on the 28<sup>th</sup> day of September, 2011 and same filed in the Clerk's Office.

Given under my hand and seal, at Fort Myers, Florida, this 6<sup>th</sup> day of October, 2011.

CHARLIE GREEN,  
Clerk of Circuit Court  
Lee County, Florida

By:

Marcia Wilson  
Deputy Clerk





## FLORIDA DEPARTMENT of STATE

RICK SCOTT  
Governor

DIVISION OF LIBRARY AND INFORMATION SERVICES

KURT S. BROWNING  
Secretary of State

October 10, 2011

Honorable Charlie Green  
Clerk of Court  
Lee County  
Post Office Box 2469  
Fort Myers, Florida 33902-2469

Attention: Marcia Wilson, Deputy Clerk

Dear Mr. Green:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated October 6, 2011 and certified copies of Lee County Ordinance Nos. 11-13, 11-14, 11-15, 11-16, 11-17, 11-18, 11-19, 11-20, 11-21, 11-22, 11-23 and 11-24, which were filed in this office on October 10, 2011.

Sincerely,

Liz Cloud  
Program Administrator

LC/jw

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