

CPA2026-00005 – Northeast Lee Community Plan Changes

GOAL 27: NORTHEAST LEE COUNTY COMMUNITY PLAN

Goal / Objective / Policy	Change Notes
GOAL 27: NORTHEAST LEE COUNTY COMMUNITY PLAN. Maintain, enhance, and support the heritage and rural character, natural resources, and agricultural lands. Alva and North Olga will work cooperatively toward this goal through the objectives and policies that follow, and through their individual community plans.	The Goal and Objective generally reiterate what is allowed by the Future Land Use Map and existing future land use categories in the Future Non-Urban Areas but also creates inconsistencies where the Future Land Use Map identifies Future Urban or Future Suburban Areas. Within Northeast Lee County the Future Land Use Map identifies areas of Outlying Suburban and Urban Community future land use categories.
OBJECTIVE 27.1: 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 27.1.1: 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.	Duplicate of (relocated Objective 29.5): <u>POLICY 9.1.6: 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 agricultural uses. 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.</u>
POLICY 27.1.2: 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 LDC.	Current Board direction does not include creating land development regulations specific to Northeast Lee County. Alva does not have its own land development regulations. The LDC section for North Olga is being proposed for deletion. Clustering is subjective and creates ambiguous language. See North Olga Community Plan Changes for more information regarding areas designated New Community within Northeast Lee County.
POLICY 27.1.3: 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.	Compatibility is addressed in other areas of the Lee Plan such as Policy 5.1.5, and Objective 6.1 and Chapter 34 zoning regulations.

POLICY 27.1.4: Work with the residents and property owners of Alva and North Olga to establish amendments to the LDC that will foster agricultural operations and support rural uses.	This policy is outdated as Florida Statutes exempt bona fide agricultural uses from local government regulation.
POLICY 27.1.5: In all discretionary actions, consider the effect on Northeast Lee County's commercial agricultural operations and rural character.	The Policy does not provide any actionable or enforceable requirements. Policy 9.1.6 for commercial agricultural expanded to all of Lee County and compatibility is addressed with compliance with LDC Chapter 34 and by the Florida Right to Farm Act (823.14, F.S.).
POLICY 27.1.6: Coordinate planning activities in the Alva and North Olga Community Plan area boundaries to maintain and enhance the rural character, natural resources, agriculture, and connectivity of Northeast Lee County.	The Policy does not provide any actionable or enforceable requirements. Duplicative of existing policies within the Lee Plan address protections to natural resources such as conservation and coastal element as well as stormwater, flow ways, etc.
POLICY 27.1.7: 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.	Duplicate of: POLICY 123.1.2: Maintain the Conservation 20/20 lands acquisition program, which will consist of the following elements: c. A Land Stewardship Plan (LSP) will be created for each Conservation 20/20 property, providing information relating to the long term maintenance and enhancement of acquired properties. The LSP will determine the use of the acquired properties and will address necessary people management (e.g., fences and signage to prevent incompatible uses such as off road vehicle use and hunting); surface water management and restoration; ecosystems restoration; litter control; fire management; invasive exotic plant and animal control; and, where appropriate, compatible recreational use facilities. The plan will also address maintenance funding. Creation of the LSP will provide opportunity for public input.
POLICY 27.1.8: The owner or agent of a rezoning or special exception request within the Northeast Lee County Community Plan area must conduct two public information meetings, in accordance with Policies 17.3.3 and 17.3.4, prior to the application being found sufficient. One meeting must be held within the Alva Community Plan area boundary and the other in the North Olga Community Plan area boundary.	Community input meetings as described in this Objective are not required by statute and the requirement is being deleted based on Board Direction.
OBJECTIVE 27.2: 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.	Objective 27.2 does not establish densities or intensities and does not provide any enforceable requirements. Removing this policy eliminates redundancy, reduces regulatory conflict, and allows the County to rely on more current and comprehensive environmental and agricultural protections already in the Lee Plan.

POLICY 27.2.1: Work with Alva and North Olga to develop and refine rural planning tools including but not limited to: transfer of development rights and purchase of development rights programs, conservation and agricultural easements, farmland trusts, and LDC regulations.	Chapter 2 of the LDC includes transfer of development rights for wetlands, including agricultural easements.
POLICY 27.2.2: 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.	Lee County did not establish a TDU Program specific to Northeast Lee County. Chapter 2 of the LDC includes transfer of development rights for wetlands, including agricultural easements.
OBJECTIVE 27.3: NATURAL RESOURCES. To enhance, preserve and protect the physical integrity, ecological standards, and rural character of Northeast Lee County by focusing on: water basins; native vegetation; wildlife habitat and resources; and areas designated for long-term conservation.	Duplicate of: GOAL 76: DISTRIBUTION OF FACILITIES. To provide, maintain and preserve a diverse park, recreational, and open space system which provides equitable access and distribution to all residents of unincorporated Lee County regardless of interest, age, sex, income, race, handicap, or location of residency within unincorporated Lee County. GOAL 77: DEVELOPMENT DESIGN REQUIREMENTS. To require new development to provide adequate open space for improved aesthetic appearance, visual relief, environmental quality, preservation of existing native trees and plant communities, and the planting of required vegetation. GOAL 123: RESOURCE PROTECTION. Manage coastal, wetland and upland ecosystems and natural resources in order to maintain and enhance native habitats, floral and faunal species diversity, water quality, and natural surface water characteristics.
POLICY 27.3.1: Identify opportunities for appropriate limited public access to and passive recreational use of the Bob Janes Preserve.	Duplicate of: POLICY 123.1.2: Maintain the Conservation 20/20 lands acquisition program, which will consist of the following elements:c. A Land Stewardship Plan (LSP) will be created for each Conservation 20/20 property, providing information relating to the long term maintenance and enhancement of acquired properties. The LSP will determine the use of the acquired properties and will address necessary people management (e.g., fences and signage to prevent incompatible uses such as off road vehicle use and hunting); surface water management and restoration; ecosystems restoration; litter control; fire management; invasive exotic plant and animal control; and, where appropriate, compatible recreational use facilities. The plan will also address maintenance funding. Creation of the LSP will provide opportunity for public input.

POLICY 27.3.2: 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 27.3.3: 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.

Duplicate of:

OBJECTIVE 76.3: The County will continue to maintain a systematic approach to survey users of park facilities and residents of Lee County as to their needs, desires, preferences, and evaluations of park and recreation facilities and programs.

OBJECTIVE 79.1: Expand the Great Calusa Blueway and Lee County Paddling Trail System.

POLICY 79.1.1: Establish locations, design standards, and implementation techniques for providing public access to appropriate waterways.

POLICY 79.1.2: Designate canoe access points on appropriate waterways in accordance with the Lee County Greenways Master Plan.

OBJECTIVE 82.1: Support multiple forms of water access for the public and acquire additional property to be used as public water access, when economically feasible.

POLICY 82.1.1: Continue to pursue grants and other initiatives as funding sources for additional water access for the public.

POLICY 82.1.2: Design programs that encourage and incentivize developments to provide water access (physical, visual or interpretive) for the public.

POLICY 82.2.3: Identify areas suitable for publicly-maintained facilities that support recreational uses and activities, such as vessel launch areas, boardwalks, paths, fishing platforms, and waterside parks.

OBJECTIVE 123.1: RESOURCE MANAGEMENT PLAN. Continue to implement resource management policies and regulations that ensure the long-term protection and enhancement of the natural upland and wetland habitats by retaining the interconnectedness and functionality of the hydroecological systems in order to progress towards a more ecologically productive and sustainable environment.

OBJECTIVE 27.4: CONNECTIVITY. Enhance and maintain high levels of connectivity across the Northeast Lee County Planning Community.	Duplicate of: OBJECTIVE 39.2: TRANSPORTATION AND LAND USE PLANNING. Develop and maintain transportation planning tools and strategies to coordinate land use development with planned transportation facilities appropriate to future urban areas, future suburban areas, or future non-urban areas, as defined. Include road designs and street modifications to accommodate significant truck traffic on freight corridors identified in the MPO Freight Mobility Study and for transit, bicycle, and pedestrian facilities where indicated on the Transportation Map Series and Map 4-E, the Lee County Greenways Master Plan. POLICY 77.3.7: New development and redevelopment in areas containing a component of the greenways trail system, as identified by the Lee County Greenways Master Plan, must incorporate the greenway trail into their development design. In addition to counting towards the project's general open space requirements, developments constructing the onsite portions of the greenway trail will be eligible for community and regional park impact fee credit.
POLICY 27.4.1: 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.	The Policy does not provide any actionable or enforceable requirements. Lee County's transportation network is coordinated on a County-wide scale to address county needs.
POLICY 27.4.2: 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.	Duplicate of: POLICY 39.6.1: The County will develop a safe and interconnected bicycle/pedestrian network, giving priority to facilities depicted on the Lee County Walkways & Bikeways Plan (Map 3-D), the Lee County Greenways Master Plan (Map 4-E), and the MPO BPMP Plan. POLICY 77.3.6: Coordinate trails and greenway planning and construction efforts with private landowners to identify, protect, develop, and manage linear open space connectors for recreation and conservation greenway corridors and encourage private landowners to dedicate greenway facilities for public recreational use through incentives and impact fee credits. POLICY 77.3.7: New development and redevelopment in areas containing a component of the greenways trail system, as identified by the Lee County Greenways Master Plan, must incorporate the greenway trail into their development design. In addition to counting towards the project's general open space requirements, developments constructing the onsite portions of the greenway trail will be eligible for community and regional park impact fee credit. POLICY 79.1.2: Designate canoe access points on appropriate waterways in accordance with the Lee County Greenways Master Plan.

	POLICY 85.1.2: Parks will be linked to bike paths, trails and greenways, and other parks as identified in the Lee County Greenways Master Plan and the Lee County Walkways & Bikeways Plan where feasible. POLICY 85.1.3: The feasibility of converting canal, railroad, and power line easements and right-of-ways into linear parks, trails and greenways in accordance with the Lee County Greenways Master Plan will be explored by County staff. POLICY 85.1.4: The linking of parks, open spaces, linear parks, bike paths, and natural streams and sloughs will be in accordance with the Lee County Greenways Master Plan. POLICY 85.1.5: Continue to participate in the formation, expansion, and management of those greenways identified in the Lee County Greenways Master Plan. POLICY 85.4.1: Implement and update as necessary the Lee County Greenways Master Plan to provide multi-use non-motorized trails throughout Lee County. POLICY 85.4.2: Prepare design plans and begin construction of trails consistent with the Lee County Greenways Master Plan Program, identifying available state, national, and local funding sources such as (but not limited to) the State and Local Transportation Enhancement Program, Local CIP, Florida Communities Trust Florida Forever Program, the Florida DEP Florida Recreation Development Assistance Program (FRDAP), Florida Office of Greenways and Trails Land Acquisition Program, as well as the Land and Water Conservation Fund.
POLICY 27.4.3: Proactively plan for wildlife connections within Northeast Lee County that support habitat needs of native animals on public lands and waters.	Duplicate of: POLICY 123.1.2: Maintain the Conservation 20/20 lands acquisition program, which will consist of the following elements: b. Cooperatively acquire and manage sensitive lands and leverage other funding sources by working with other land acquisition and land management agencies and organizations. Give priority to acquiring and otherwise protecting properties which are adjacent to or in close proximity to existing preservation areas, with emphasis on maintaining opportunities for a regional greenways system that may include a mix of flow-ways, areas subject to flooding, native habitats, recreational trails and wildlife corridors. POLICY 123.2.10: Require that development adjacent to aquatic and other nature preserves, wildlife refuges, and recreation areas be designed to protect the natural character and public investment in these areas. POLICY 123.3.2: Participate in the development of a regional plan to identify and protect areas utilized by wildlife, including panthers and bears, so as to promote the continued viability and diversity of regional species.

POLICY 27.4.4: Evaluate funding opportunities and feasibility of creating a multipurpose path to run the entire length of North River Road.

Duplicate of:

POLICY 77.3.7: New development and redevelopment in areas containing a component of the greenways trail system, as identified by the Lee County Greenways Master Plan, must incorporate the greenway trail into their development design. In addition to counting towards the project's general open space requirements, developments constructing the onsite portions of the greenway trail will be eligible for community and regional park impact fee credit.

POLICY 78.1.2: The County will investigate alternative funding sources for the provision of landscape/wayside parks such as public/private partnerships, community involvement programs, and community groups.