

GOAL 27: NORTHEAST LEE COUNTY COMMUNITY PLAN. ~~Maintain, enhance, and support the heritage and~~ Protect the rural character, natural resources, and agricultural lands located within the Northeast Lee County Community Plan area. The Northeast Lee County Community Plan area is comprised of the Alva, **and North Olga, and Bayshore** Community Plan areas. Alva and North Olga will work cooperatively toward this goal through the objectives and policies that follow, and through their individual community plans. (Ordinance No. 11-14, 18-18)

OBJECTIVE 27.1: AGRICULTURAL AND RURAL CHARACTER. ~~Maintain and enhance~~ Protect the viability of the existing and evolving commercial agricultural operations, preserve open space, and retain the rural character of land located within the boundaries of the Northeast Lee County Community Plan area. 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~~ preservation of environmentally sensitive lands. (Ordinance No. 11-14, 18-18)

POLICY 27.1.1: ~~Support the agricultural and rural character within Northeast Lee County by encouraging continued~~ Protect existing commercial agricultural operations and encourage new commercial agricultural operations by considering the effects of land use actions on such operations. and encourage new development to be clustered to conserve large areas of open lands. (Ordinance No. 11-14, 18-18)

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~~ New development must be clustered in order to conserve and protect large areas of open lands to promote and ensure compatibility with adjacent residential and agricultural uses. areas. These standards and guidelines are intended to give clear and meaningful direction for future amendments to the Land Development Code. (Ordinance No. 11-14, 18-18)

POLICY 27.1.3: ~~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.~~ (Ordinance No. 11-14 18-18)

POLICY 27.1.4: ~~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.~~ (Ordinance No. 11-14, 18-18)

POLICY 27.1.5: ~~In all discretionary actions, consider the effect on Northeast Lee County's commercial agricultural operations and rural character.~~ (Ordinance No. 11-14, 18-18)

POLICY 27.1.36: Coordinate planning activities in the Alva, **and North Olga, and Bayshore** Community Plan area boundaries to maintain and enhance the rural character,

natural resources, agriculture, and connectivity of Northeast Lee County. (Ordinance No. 18-18)

POLICY 27.1.47: ~~Facilitate appropriate~~ Where appropriate, facilitate 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 adopted by the Board of County Commissioners prepared by the Conservation 20/20 Land Program. (Ordinance No. 18-18)

POLICY 27.1.5: Identify areas within the Northeast Lee County Community Plan area that are suitable for public water-related recreation, such as canoe/kayak launches, boardwalks, jogging paths, fishing platforms, and waterside parks.

POLICY 27.1.6: Bonus density is not permitted within the Northeast Lee County Community Plan area.

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.~~ (Ordinance No. 18-18)

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.~~ (Ordinance No. 11-14, 18-18)

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 (TDR) and Purchase of Development Rights (PDR) programs, conservation and agricultural easements, farmland trusts, and Land Development Code regulations.~~ (Ordinance No. 11-14, 18-18)

OBJECTIVE 27.2: NORTHEAST LEE COUNTY TRANSFER OF DEVELOPMENT RIGHTS (TDR) PROGRAM. Preserve the rural character, retain agricultural land uses, and promote the conservation and restoration of rare and unique upland habitats and wetlands within the Northeast Lee County Community Plan area by incorporating the Northeast Lee County TDR program into the Land Development Code.

POLICY 27.2.1: The Northeast Lee County TDR program will have the following characteristics:

- a. Creation of Transferable Development Units (TDUs).

1. Up to one (1) TDU may be created per five (5) acres of preserved or restored wetlands.

2. In the Sub-Outlying Suburban future land use category:

a. Up to two (2) TDUs may be created for each one (1) acre of upland encumbered by an agricultural easement meeting the requirements of the Land Development Code, Chapter 2, Article IV.

b. Up to three (3) TDUs may be created for each one (1) acre of indigenous or restored native vegetated upland encumbered by a conservation easement.

3. In the Rural future land use category:

a. Up to one (1) TDU may be created for each one (1) acre of upland encumbered by an agricultural easement meeting the requirements of the Land Development Code, Chapter 2, Article IV.

b. Up to two (2) TDUs may be created for each one (1) acre of indigenous or restored native vegetated upland encumbered by a conservation easement.

4. In the Open Lands future land use category:

a. Up to one (1) TDU may be created for each five (5) acres of upland encumbered by an agricultural easement meeting the requirements of the Land Development Code, Chapter 2, Article IV.

b. Up to one (1) TDU may be created for each 2.5 acres of indigenous or restored native vegetated upland encumbered by a conservation easement.

5. In the DR/GR future land use category:

a. Up to one (1) TDU may be created for each ten (10) acres of upland encumbered by an agricultural easement meeting the requirements of the Land Development Code, Chapter 2, Article IV.

b. Up to one (1) TDU may be created for each five (5) acres of indigenous or restored native vegetated upland encumbered by a conservation easement.

6. Up to two (2) TDUs may be created from a single-family lot or parcel designated as Wetlands that holds an affirmative Minimum Use Determination pursuant to Chapter XIII.

b. Receiving area density and intensity equivalents of Northeast Lee County TDUs.

1.—One (1) Northeast Lee County TDU will be equal to up to two (2) dwelling units when transferred to eligible receiving lands located **in Future Urban Areas** outside of the Northeast Lee County Community Plan area.

2. **One (1) Northeast Lee County TDU will be equal up to one (1) dwelling unit when transferred to eligible receiving lands as specified in the Alva and North Olga Community Plans.**

POLICY 27.2.2: The **Properties located within the Northeast Lee County Community Plan area Planning Community may be a sending area for county-wide TDRs, but may only receive TDRs from within the Northeast Lee County TDUs, Planning Community. (Ordinance No. 11-14, 18-18)**

POLICY 27.2.3: The County will administer the TDR program and will develop a clear and concise forum to disseminate program information and records, including but not limited to a: TDR program website that will provide general program information, rules and guidelines; TDU administrative determination application; county-approved form of conservation easement; certified TDU database with ownership information; and, TDU clearinghouse for those individuals that request to be included within the TDU clearinghouse program.

POLICY 27.2.4: The Land Development Code may include regulations that permit the County to evaluate the effectiveness of the Northeast Lee County TDR program and make changes which may further condition or restrict the use of Northeast Lee County TDUs.

OBJECTIVE 27.3: NATURAL RESOURCES. ~~To enhance, p~~Preserve and protect the physical integrity, ecological standards, and rural character of the Northeast Lee County Community Plan area through water basin (or sub-basin) management, preservation of native vegetation and wildlife habitat and resources, and land conservation. ~~by focusing on:~~

1. ~~Water Basins;~~
 2. ~~Native vegetation;~~
 3. ~~Wildlife habitat and resources; and~~
 4. ~~Areas designated for long term conservation.~~
- (Ordinance No. 11-14, 18-18)

~~**POLICY 27.3.1.:** Identify opportunities for appropriate limited public access to and passive recreational use of the Bob Janes Preserve. (Ordinance No. 11-14, 18-18)~~

POLICY 27.3.12: Identify, maintain, and enhance appropriate public access to Northeast Lee County's public lands and surface waters, balanced with Require vegetative buffers for natural and manmade water bodies ~~Support new and ongoing efforts to protect and enhance the community's water quality and natural resources~~ within the Northeast Lee County Community Plan area. (Ordinance No. 11-14, 18-18)

~~**POLICY 27.3.3:** Lee County will work to identify areas suitable for public waterdependent/ water related recreation, such as canoe/kayak launches, boardwalks, jogging paths, fishing platforms, and waterside parks within Northeast Lee County. (Ordinance No. 18-18)~~

POLICY 27.3.2: Provide for wildlife and hydrologic connections in the design of new developments including those on public lands located within the Northeast Lee County Community Plan area. (Ordinance No. 11-14, 18-18)

OBJECTIVE 27.4: CONNECTIVITY. ~~Enhance and maintain~~ Maintain high levels of multi-modal connectivity across the Northeast Lee County Community Plan area. ~~Planning Community.~~ (Ordinance No. 11-14, 18-18)

~~**POLICY 27.4.1:** Work to preserve the rural character and scenic qualities of North River Road, and support~~ Support multiple modes of travel for residents, businesses, visitors, and commercial agricultural operations ~~agriculture~~ within the Northeast Lee County Community Plan area. ~~Implementation of this policy will not impact the function or operation of agricultural lands within the Planning Community for the purposes of scenic preservation.~~ (Ordinance No. 11-14, 18-18)

~~**POLICY 27.4.2:** Plan and implement~~ Incorporate alternatives to roadways (e.g., greenways, blueways, equestrian trails, and other pedestrian pathways) in new development designs and, when feasible, future capital improvements within the Northeast Lee County Community Plan area will ~~connecting~~ people to public lands, recreation areas, public facilities, and Future Urban Areas. ~~the rural mixed use villages.~~ (Ordinance No. 11-14, 18-18)

~~**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. (Ordinance No. 11-14, 18-18)~~

POLICY 27.4.3: Evaluate the designation of North River Road as a constrained roadway for scenic purposes.

~~**POLICY 27.4.4:** Evaluate funding opportunities and feasibility of creating a~~ Incorporate development of a multipurpose path to run the entire length of North River Road as shown on the Lee County Greenways Master Plan, Map 22, in development designs and, when feasible, planned future capital improvements. (Ordinance No. 11-14, 18-18)