

CPA2026-00005 - Olga Community Plan Changes

GOAL 22: OLGA COMMUNITY PLAN

Goal / Objective / Policy	Change Notes
GOAL 22: OLGA COMMUNITY PLAN. Maintain Olga's heritage and rural character.	Goal 22 addresses general character of the Olga Community. The Goal is not required by State Statutes and creates ambiguities with the existing future land use categories and reduces predictability of the Lee Plan. No changes are proposed to future land use categories. Areas that are currently in the Rural future land use category will remain in the Rural future land use category.
OBJECTIVE 22.1: To maintain the Future Land Use Map in a manner that reflects the Olga Community Plan.	Objective is unnecessary and does not add anything that is not already provided by the existing future land use categories and Future Land Use Map.
POLICY 22.1.1: All new development requiring a development order on Old Olga Road from the western intersection of SR 80 and Old Olga Road east to the eastern intersection of Old Olga Road and SR 80 will be required to install eight-foot wide bicycle and pedestrian facilities along one side of the length of the property line. The bicycle and pedestrian facility will be required on the east and south side of Old Olga Road from the western intersection of Old Olga Road and SR 80 to the intersection of Old Olga Road and South Olga Road; and, on the north side of Old Olga Road from the intersection of Old Olga Road and South Olga Road to the eastern intersection of Old Olga Road and SR 80. The community will work with the Lee County Bike and Pedestrian Committee to get a retrofit project prioritized.	Duplicate of: LDC Sec. 10-256. - Bikeways and pedestrian ways.(2)(a) All new development and redevelopment must construct the required bikeway and pedestrian facilities in the abutting road right-of-way, or alternate on-site location may be approved in accordance with Subsection (b)(2)d of this section. Lee Plan Map 3-D
POLICY 22.1.2: Development density and intensity will gradient from the center to the edge suitable to integrate surrounding land uses.	Duplicate of: POLICY 5.1.5: Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for conventional rezonings will be denied in the event that the buffers provided in the LDC, Chapter 10, are not adequate to address potentially incompatible uses in a satisfactory manner. If such uses are proposed in the form of a Planned Development or special exception and generally applicable development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The LDC will continue to require appropriate buffers for new developments.

POLICY 22.1.3: Floor Area Ratio (FAR) maximums in the Commercial Future Land Use Category described in Lee Plan Policy 1.1.10, located north of SR 80 and east of South Olga Road will be a maximum of 0.25.	Commercial development will be subject to Goal 6 and Policy 5.1.5 to address compatibility with adjacent uses. Typical Floor Area Ratios in Lee County are between 0.15 and 0.25. Development intensities are not expected to change.
POLICY 22.1.4: Building and project designs must ensure that internal street systems are designed for the efficient and safe flow of vehicles and pedestrians without having a disruptive effect on the activities and functions contained within or adjacent to the development.	Duplicate of: POLICY 6.1.5: Maintain land development regulations that require commercial development be designed to protect the traffic-carrying capacity of roads and streets. Methods to achieve this include, but are not limited to: frontage roads; clustering of activities; limiting access; sharing access; setbacks from existing rights-of-way; acceleration, deceleration and right-turn-only lanes; and, signalization and intersection improvements.
POLICY 22.1.5: Heritage trees will be preserved or, when possible, may be relocated on-site. If a heritage tree must be removed from the site then a replacement tree with a minimum 20-foot height must be planted within an appropriate open space.	Duplicate of: LDC Sec. 10-416(a)(4) Heritage trees. For large developments, effort must be made to preserve native heritage trees with at least a 20-inch caliper DBH. Preserved heritage trees may be counted at a 5:1 credit ratio towards the general tree requirement. If a heritage tree must be removed from a site, then a replacement native canopy tree with a minimum 20-foot height must be planted within an appropriate open space area. The replacement tree can only be counted at a 1:1 ratio towards meeting the general tree requirement. POLICY 123.2.5: Maintain regulations to control the clearing of natural vegetation, including tree removal and clearing of understory, prior to the development of property or its conversion to agricultural uses.
POLICY 22.1.6: A collector road connection from South Olga Drive west to the intersection of Old Olga Road and Caribbean Drive is supported. If constructed, the roadway connection will be at the developer's expense as properties along the proposed roadway are built.	This policy does not establish a requirement and is not necessary if the property owners wish to construct the roadway contemplated in the existing policy.

POLICY 22.1.7: Maintain LDC regulations that require natural habitats, such as tree canopies, be incorporated into project site designs.

Duplicate of:

LDC Sec. 10-416(a)(4) Heritage trees. For large developments, effort must be made to preserve native heritage trees with at least a 20-inch caliper DBH. Preserved heritage trees may be counted at a 5:1 credit ratio towards the general tree requirement. If a heritage tree must be removed from a site, then a replacement native canopy tree with a minimum 20-foot height must be planted within an appropriate open space area. The replacement tree can only be counted at a 1:1 ratio towards meeting the general tree requirement.

LDC Sec. 10-416(b) Building perimeter plantings. All new development in commercial zoning districts and commercial components of planned development districts and DRIs must provide building perimeter plantings equal to ten percent of the proposed building gross ground level floor area. These planting areas must be located abutting three sides of the building with emphasis on the sides most visible to the public, not including the loading area.

POLICY 123.2.4: Encourage the protection of viable tracts of sensitive or high-quality natural plant communities within developments.

POLICY 123.2.6: Avoid destruction of upland vegetation communities including coastal and interior hammocks through consideration of alternative site design layouts.

POLICY 123.2.15: Protect Rare and Unique upland habitats from development impacts, to the maximum extent possible, through conservation and/or site design.

POLICY 22.1.8: When undertaking streetscape improvements, new private construction and building rehabilitation, utility lines must be placed underground where it is economically feasible and where practical to improve visual qualities.

Duplicate of:

POLICY 60.1.5: Maintain land development regulations that require the installation of proper stormwater management systems when land is redeveloped. Provide exemptions, as appropriate, for individual residential structures and for historic districts. This policy will not be interpreted so as to waive any concurrency or LOS standards.