

North Olga Community Plan — Current Protections vs. Proposed Changes

A community-by-community review of Lee County's proposed Comprehensive Plan and Land Development Code changes

CURRENT COMMUNITY PLAN / EXISTING PROTECTION	PROPOSED LEE PLAN / LDC CHANGE	STATUS	LIKELY EFFECT
Goal 29 promotes North Olga's rural character, heritage, economy, quality of life and natural resources.	CPA2026-00005 deletes Goal 29 as a stand-alone community plan, while relocating selected agriculture, Firewise and New Community/Babcock provisions.	REMOVED / RESTRUCTURED	The rural-community framework is dismantled, but important Babcock/New Community standards survive.
Objectives 29.1–29.3 require rural-compatible residential/commercial development, enhanced design/landscaping/signage/architecture and strong transition/separation from large-lot/agricultural uses.	Deleted as duplicative/ambiguous with FLU categories and general Lee Plan/LDC requirements.	NO EQUIVALENT COMMUNITY-SPECIFIC REPLACEMENT IDENTIFIED	North Olga loses its explicit rural-character test and enhanced community-specific design/compatibility framework.
Objective 29.4 requires roadway improvements to consider rural design, safety, community/environmental impacts and community participation.	Deleted as outdated/post-concurrency and in favor of countywide transportation planning.	NO EQUIVALENT COMMUNITY-SPECIFIC REPLACEMENT IDENTIFIED	Road decisions are less constrained by North Olga-specific rural design and participation directives.
Objective 29.5 supports agriculture and Policy 29.5.1 supports community gardens.	Relocated to countywide Policies 9.1.6 and 9.1.7; Firewise Policy 29.7.3 is relocated to Policy 5.1.11.	RELOCATED / PRESERVED	These policy functions continue, but no longer as North Olga-specific commitments.
Objective 29.9 / Policies 29.9.1–29.9.2 establish New Community/Babcock density and nonresidential intensity limits, including 1 du/1.9 acres and a 1,170,000-sq.-ft. commercial cap plus 250 hotel rooms.	Relocated into Policy 1.1.15, the New Community FLU descriptor.	RELOCATED / PRESERVED	Core Babcock/New Community numerical limits remain at Comprehensive Plan level.
Policy 29.9.3 establishes extensive planned-development environmental, hydrologic, infrastructure and community-character design requirements.	Relocated to LDC Section 34-1145.	RELOCATED TO LDC	The standards remain regulatory, but moving them out of the Comprehensive Plan makes future amendment an LDC amendment rather than a comprehensive-plan amendment.
Chapter 33 contains North Olga-specific regulations and Goal 17/Goal 27 provide early participation mechanisms.	Chapter 33, Goal 17 and Goal 27 are deleted; selected rules are relocated.	REMOVED / RESTRUCTURED	The dedicated community regulatory/participation architecture disappears even while Babcock-specific rules remain.

NET CHANGE / LONG-TERM STRUCTURAL ISSUE

The immediate density or intensity numbers may remain in many areas, but eliminating the stand-alone Community Plan and moving selected protections into general LDC provisions reduces the number of community-specific Comprehensive Plan policies that future LDC changes must remain consistent with. Regulations retained only in the LDC can generally be amended through the ordinance process without a comprehensive-plan amendment, making some community-character protections more vulnerable to future change.

Prepared from the August 21, 2026 Lee Plan and companion Land Development Code amendment materials. Status labels distinguish genuine relocation from substantive loss, modification, or partial preservation.