

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 22 states a simple community-wide directive: maintain Olga's heritage and rural character.	CPA2026-00005 deletes Goal 22 in full.	REMOVED	The Lee Plan no longer contains a stand-alone Olga-specific policy mandate to preserve heritage/rural character.
Policy 22.1.1 requires 8-foot bicycle/pedestrian facilities along qualifying development on Old Olga Road.	Deleted as redundant with LDC 10-296 and Lee Plan Map 3-D.	PARTIALLY PRESERVED	General bike/ped requirements remain, but the Olga-specific Old Olga Road directive is removed.
Policy 22.1.5 protects/relocates heritage trees and requires a substantial replacement tree when removal is necessary.	Deleted as redundant with LDC 10-416, which staff says incentivizes heritage-tree protection.	PARTIALLY PRESERVED	The specific Olga replacement standard no longer appears at Plan level; reliance shifts to general landscaping/tree rules.
Policy 22.1.6 supports a collector-road connection from South Olga Drive to Old Olga Road/Caribbean Drive at developer expense as properties develop.	Deleted with Goal 22.	NO EQUIVALENT COMMUNITY-SPECIFIC REPLACEMENT IDENTIFIED	The community-specific infrastructure commitment is lost.
Policies 22.1.7–22.1.8 require natural habitat to be incorporated into site design and encourage underground utilities where feasible.	Deleted as duplicative or site-specific/unnecessary.	PARTIALLY PRESERVED	General environmental/site standards remain, but the Olga-specific visual/character objectives disappear.
Goal 17 requires public information meetings for privately initiated community-plan amendments.	Goal 17 and Map 2-A are deleted.	NO EQUIVALENT REPLACEMENT IDENTIFIED	Olga loses the formal community-plan participation mechanism.

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.