

GOAL 29: OLGA COMMUNITY. To capture and maintain Olga’s heritage and rural character while allowing new development to “fit in” the following objectives and policies will be implemented to direct the new density and intensities for the Olga Community. For the purpose of this Goal, the Olga Community boundaries are generally defined by Caloosahatchee River on the north, Old Olga Road as it intersects SR 80 at its most eastern point on the east, SR 80 (aka Palm Beach Boulevard) on the south and Old Olga Road at the intersection of Buckingham Road/SR 80/Old Olga Road intersection to the west along with an imaginary line north to the Caloosahatchee River. (Added by Ordinance No. 09-10)

OBJECTIVE 29.1: Olga’s Future Land Use Map reflects the vision and desires of the Olga Community. Any land use regulations, comprehensive plan changes, County regulated amendments or project developments imposed by Lee County will consider the Olga’s Land Use Map prior to making any decisions. (Added by Ordinance No. 09-10)

POLICY 29.1.1: 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 (8') 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. (Added by Ordinance No. 09-10)

POLICY 29.1.2: Any new commercial projects must be a Commercial Planned Development and may not have a residential component unless it matches the abutting residential density. (Added by Ordinance No. 09-10)

POLICY 29.1.3: Development density and intensity will gradient from the center to the edge suitable to integrate surrounding land uses. (Added by Ordinance No. 09-10)

POLICY 29.1.4: Parking lots will be internal to the building site with buildings lining or shielding the parking lot from the street and neighborhood. (Added by Ordinance No. 09-10)

POLICY 29.1.5: If deemed appropriate by the Director of Zoning, parking space requirements may be reduced by up to one half in order to provide more open space and less impervious surfaces on the site. (Added by Ordinance No. 09-10)

POLICY 29.1.6: Canopy trees must be planted in all parking areas in order to provide shade. (Added by Ordinance No. 09-10)

POLICY 29.1.7: The minimum commercial building setbacks will be as follows:

1. Street: 40 feet
2. Side: 30 feet
3. Rear: 50 feet

(Added by Ordinance No. 09-10)

POLICY 29.1.8: Floor Area Ratios (FAR) maximums will be in the Commercial Future Land Use Category located north of SR 80 and east of South Olga Road 0.25. FAR represents the relationship of the size of a building to its site area. Calculated by taking the size of the parcel in square feet divided by four equals the floor area of the building. (Added by Ordinance No. 09-10)

POLICY 29.1.9: Open Space Requirements:

1. Projects less than five acres (Small Projects) will provide 30% open space.
2. Projects between five and ten acres will provide 40% open space.
3. Projects more than ten acres will provide 50% open space.

(Added by Ordinance No. 09-10)

POLICY 29.1.10: 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. (Added by Ordinance No. 09-10)

POLICY 29.1.11: Heritage trees, as defined in Land Development Code Sec. 10-415, 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. (Added by Ordinance No. 09-10)

POLICY 29.1.12: The community will support a collector road connection from South Olga Drive west to the intersection of Old Olga Road and Caribbean Drive. If constructed the roadway connection will be at the developer's expense as properties along the proposed roadway are built. (Added by Ordinance No. 09-10)

POLICY 29.1.13: Projects must be designed to maintain the integrity of the natural environment when developing property, especially when significant tree canopies or natural habitats exist on the parcel. These natural features must be integrated into the site design. (Added by Ordinance No. 09-10)

POLICY 29.1.14: When undertaking streetscape improvements, new private construction and building rehabilitation, place utility lines underground where it is economically feasible and where practical to improve visual qualities. (Added by Ordinance No. 09-10)

POLICY 29.1.15: The FDOT outfall ditch easement and drainage ditch located on the R&D Cattle site is described in Lee County Deed Book 175, Page 445 may be relocated within the Commercial Future Land Use area immediately north of River Hall if it is demonstrated that the new ditch alignment will maintain the hydrological connection and capacity existing at its present location. The appropriateness of the ditch realignment must be demonstrated based upon sound engineering principals prior to rezoning or development approval, whichever occurs first. The easement establishing the new alignment must be reviewed and approved by Lee County and all other applicable regulatory agencies prior to recording. (Added by Ordinance No. 09-10)