

Bayshore 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 18 protects Bayshore's rural residential, agricultural and equestrian character through low residential densities, minimal commercial activity, and exclusion of incompatible uses.	CPA2026-00005 deletes Goal 18 in full. Staff states underlying lot sizes, development patterns and future land-use categories will continue to shape development.	REMOVED / RESTRUCTURED	The numerical FLU densities remain, but the Lee Plan no longer contains a Bayshore-specific mandate to preserve rural/agricultural/equestrian character.
Objective 18.1 and Policies 18.1.1–18.1.4 constrain land uses: retail is concentrated at specified nodes; no new industrial rezonings; no new mining/commercial excavation; PD/FLUM increases must demonstrate compatibility.	These policies are deleted. Staff points instead to countywide Goals 6, 7 and 10 for commercial, industrial and mining regulation.	NO EQUIVALENT COMMUNITY-SPECIFIC REPLACEMENT IDENTIFIED	Bayshore loses explicit community-specific limits on retail location, industrial rezonings and new mining. Countywide rules remain, but they are not the same geographic prohibitions.
Objective 18.2 requires road improvements to protect rural character; Policy 18.2.3 requires alternatives to a Del Prado extension using Nalle Grade and an evening public-information meeting.	The Bayshore transportation objective and policies are deleted as outdated/post-concurrency and because staff says transportation should be coordinated countywide.	NO EQUIVALENT COMMUNITY-SPECIFIC REPLACEMENT IDENTIFIED	Future road planning is less constrained by Bayshore-specific rural-character and community-meeting requirements.
Objective 18.3 discourages central sewer north of Bayshore Road in future non-urban areas and limits mandatory utility connections/assessments except under stated circumstances.	Deleted. Staff cites BMAP obligations, state law and countywide Standards 4.1.1 and 4.1.2.	REMOVED	The County gains more flexibility to extend utilities. That may improve water quality, but it also removes a community-plan mechanism historically intended to reinforce low-density development.
Goal 17 requires a public information meeting before a privately initiated community-plan text/map amendment can be found complete, held in the affected community with notice and a written summary of concerns/responses.	Goal 17 and Map 2-A are deleted. Staff notes that the existing public-input requirement exceeds state noticing requirements.	NO EQUIVALENT REPLACEMENT IDENTIFIED	Bayshore residents lose a guaranteed early local meeting for privately initiated community-plan amendments.
The LDC bars use of TDUs in Bayshore.	The companion LDC continues the TDU prohibition, changing terminology from Community Plan Area to Planning District.	RELOCATED / PRESERVED	This specific anti-density protection remains.

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.