

# Boca Grande 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 19 provides an integrated Boca Grande framework to preserve environment, open space, historic resources, traditional scale and development patterns while implementing the Gasparilla Island Conservation District Act (GICDA). | CPA2026-00005 deletes Goal 19 as a stand-alone community plan, but relocates/retains language necessary to implement GICDA and the Boca Grande Historic District in Policy 1.6.3 and other elements. | PARTIALLY PRESERVED                  | The strongest statutory/historic protections remain, but the integrated Boca Grande-specific comprehensive-plan framework is reduced.                     |
| Objective 19.1 limits density/intensity to levels that preserve historic scale, infrastructure and natural resources; it includes marine-facility and commercial-design/community-character policies.                                | Most of Objective 19.1 is deleted as duplicative or unnecessary; GICDA remains independently enforceable and related language is retained elsewhere.                                                 | PARTIALLY PRESERVED                  | Boca Grande retains GICDA-based limits, but loses some additional Lee Plan policy language that guided discretionary decisions beyond the statute itself. |
| Policy 19.1.3 requires a public information meeting for certain rezoning/special-exception applications before sufficiency.                                                                                                          | The Goal 19 provision is deleted; no equivalent Boca Grande-specific early meeting requirement has been identified in CPA2026-00005.                                                                 | NO EQUIVALENT REPLACEMENT IDENTIFIED | Residents retain formal hearing rights, but appear to lose this guaranteed early applicant/community meeting.                                             |
| Objective 19.2 addresses Boca Grande transportation, limited access, parking and circulation.                                                                                                                                        | Relocated to new Objective 40.3 in the Transportation Element.                                                                                                                                       | RELOCATED / PRESERVED                | This is a genuine relocation: the policy function continues outside the community-plan sub-element.                                                       |
| Objective 19.8 and selected historic-preservation policies protect Boca Grande's historic district/resources.                                                                                                                        | Objective 19.8 is relocated to Objective 143.5; selected historic policies are carried into the Historic Preservation Element.                                                                       | RELOCATED / PRESERVED                | Core historic-preservation policy remains at Comprehensive Plan level.                                                                                    |
| Detailed conservation/coastal policies address beaches, dunes, mangroves, marine habitat, lighting and related island concerns.                                                                                                      | Many are deleted as duplicative of countywide coastal/conservation policies or other law.                                                                                                            | PARTIALLY PRESERVED                  | Resource protection remains through general law/policies, but Boca Grande-specific wording and priorities are less explicit.                              |
| Goal 17 requires an early public meeting for private community-plan text/map amendments.                                                                                                                                             | Goal 17 is deleted.                                                                                                                                                                                  | NO EQUIVALENT REPLACEMENT IDENTIFIED | A second layer of early community participation is lost in addition to any Boca Grande-specific meeting provisions.                                       |

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.