

Buckingham 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 20 directs Lee County to manage growth to preserve Buckingham's rural/agricultural pattern, historic/rural character and environmental resources.	CPA2026-00005 deletes Goal 20. Core Rural Community Preserve land-use rules are consolidated into Policy 1.4.3.	PARTIALLY PRESERVED	Buckingham keeps important numerical/use controls, but loses the stand-alone community-plan policy framework.
Policies 20.1.2, 20.1.3 and 20.1.5 establish the commercial node, 1-acre minimum lots and clustering standards; RV zoning is prohibited and bonus density is not allowed.	These provisions are relocated into the Rural Community Preserve descriptor, Policy 1.4.3.	RELOCATED / PRESERVED	These are among the strongest examples of genuine preservation; density, lot-size, clustering and commercial-node rules remain in the Comprehensive Plan.
Policies 20.2.1 and 20.2.2 limit road widening/extensions, including Buckingham Road and specified new/extended roadways.	Deleted. Staff says the provisions pre-date elimination of mandatory transportation concurrency and impede countywide transportation planning.	REMOVED	The community loses explicit Plan-level restrictions on widening and new road connections. Road projects can be evaluated under countywide transportation policy instead.
Existing transportation policy requires an evening public meeting before certain road expansion decisions.	Deleted with Objective 20.2.	NO EQUIVALENT COMMUNITY-SPECIFIC REPLACEMENT IDENTIFIED	A Buckingham-specific early/public meeting safeguard for major road changes disappears.
Goal 20 includes community-specific quality-of-life standards such as project-wall restrictions, dark-sky/light-pollution provisions and other local maintenance/aesthetic provisions.	These provisions are deleted as redundant, unnecessary or addressed elsewhere.	PARTIALLY PRESERVED	General LDC standards remain, but Buckingham-specific requirements and priorities become less explicit and may be easier to change without amending the Lee Plan.
Goal 17 requires a local public information meeting for private community-plan amendments.	Goal 17 and Map 2-A are deleted.	NO EQUIVALENT REPLACEMENT IDENTIFIED	Buckingham loses the countywide community-plan meeting mechanism in addition to road-specific participation provisions.
The LDC prohibits TDU use in Buckingham/Rural Community Preserve areas.	The prohibition is retained using Planning District/Rural Community Preserve terminology.	RELOCATED / PRESERVED	This density-related 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.