

Caloosahatchee Shores 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 21 protects community character, natural resources and quality of life, including an 'Old Florida' rural identity east of I-75.	CPA2026-00005 deletes Goal 21. Staff states the area is no longer rural east of I-75 and relies on underlying FLU categories and general standards.	REMOVED / RESTRUCTURED	The community loses an explicit Comprehensive Plan mandate to preserve its locally defined rural/Old Florida character.
Policies 21.1.1–21.1.3 require enhanced landscaping/signage/architecture, strict variance treatment, and a concurrent PD rezoning showing rural compatibility when FLUM amendments increase density/intensity.	Deleted as unnecessary/duplicative; Chapter 33 is also deleted in full and no equivalent Caloosahatchee Shores-specific package has been identified in the replacement LDC.	NO EQUIVALENT COMMUNITY-SPECIFIC REPLACEMENT IDENTIFIED	The community-specific design/compatibility layer is substantially weakened even if general countywide standards remain.
Policy 21.3.1 requires greater buffering between commercial and residential uses.	Deleted as redundant with countywide Goals 5 and 77.	PARTIALLY PRESERVED	Buffering still exists generally, but the enhanced Caloosahatchee Shores standard is no longer a separate Plan directive.
Policies 21.4.1–21.4.2 limit certain residential/mixed-use densities, including 4 du/acre along SR 80/Buckingham Road and generally 6 du/acre in the Mixed Use Overlay.	Deleted in favor of underlying Future Land Use categories, Goal 11 and the Mixed Use Overlay.	REMOVED / RESTRUCTURED	Density is governed by the broader FLU/MUO framework rather than the community-specific caps stated in Goal 21.
Policy 21.2.3 provides a specific commercial allowance that staff says must be retained under SB 180.	Relocated to Goal 6.	RELOCATED / PRESERVED	The development allowance remains; this demonstrates that provisions affecting property rights are being preserved when staff deems legally necessary.
Chapter 33 currently functions as a dedicated additional regulatory layer for Caloosahatchee Shores.	Chapter 33 is deleted in full; general Code cross-references requiring compliance with Chapter 33 are also removed.	REMOVED / RESTRUCTURED	Community-specific regulations no longer exist as a single dedicated chapter; selected rules may survive elsewhere, but the integrated layer disappears.
Goal 17 public-information meetings apply to private community-plan amendments.	Goal 17 is deleted.	NO EQUIVALENT REPLACEMENT IDENTIFIED	Residents lose a guaranteed early local meeting for privately initiated community-plan amendments.

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.