

Lehigh Acres 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 25 provides the integrated Lehigh Acres Community Plan framework for mixed-use centers, neighborhoods, commercial/employment areas, transportation, utilities, parks and natural resources.	CPA2026-00005 deletes Goal 25 as a stand-alone community plan, while relocating selected overlays and transportation provisions.	REMOVED / RESTRUCTURED	The community plan is dismantled, but several important redevelopment mechanisms survive in broader Plan/LDC structures.
Specialized Mixed Use Nodes, Downtown Lehigh, Community/Neighborhood Mixed Use Activity Centers and Local Mixed Use Activity Centers are defined in Goal 25/Map 2-B.	Map 2-B is deleted. Specialized nodes/neighborhood centers are moved into the countywide Mixed Use Overlay on Map 1-C; detailed Goal 25 node text is deleted.	PARTIALLY PRESERVED	The geographic development opportunity remains, but the Lehigh-specific policy framework governing those centers is simplified and generalized.
The Lehigh Commercial Overlay provides special commercial allowances and use rules.	Moved to Goal 6/Map 1-D and new LDC Division 13. Staff says it must be retained under SB 180.	RELOCATED / PRESERVED — WITH MODIFICATION	The overlay continues, but it is recast as a broader Commercial Overlay framework rather than a Lehigh-only community-plan tool.
Current Chapter 33 commercial-corridor/overlay rules supersede underlying zoning in specified situations.	New Section 34-1127 says overlay use rules apply in addition to underlying zoning and, where approval classifications differ, the less restrictive classification applies.	MODIFIED / POTENTIALLY LESS RESTRICTIVE	For uses covered by the new overlay, applicants may benefit from the less restrictive approval path. This is a real change in regulatory posture, not merely renumbering.
Objective 25.8 contains Lehigh transportation/interconnection policies.	Selected provisions are relocated to new Objective 40.2; others, including the Hendry County mine-truck restriction, are deleted as countywide/nonrequired.	PARTIALLY PRESERVED	Some transportation safeguards survive; others unique to Lehigh disappear.
Objectives 25.9 and 25.10 address sewer/water expansion and Lehigh-specific natural-resource protection.	Deleted as duplicative of countywide utility/resource policies.	PARTIALLY PRESERVED	General protections remain, but Lehigh-specific priorities and implementation commitments are removed.
Chapter 33 currently provides a dedicated Lehigh regulatory layer and Goal 17 provides early community-plan meetings.	Chapter 33 and Goal 17 are deleted; general cross-references to community-plan regulations are removed.	REMOVED / RESTRUCTURED	Lehigh loses the dedicated community-plan regulatory architecture and the general Goal 17 early-meeting right.

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.