

Lehigh Acres Overlay Changes — Current Framework vs. Proposed Changes

A focused review of Lee County's proposed Comprehensive Plan and Land Development Code changes affecting this overlay or special regulatory area.

OVERLAY / SPECIAL AREA	CURRENT FRAMEWORK	PROPOSED CHANGE	STATUS	LIKELY EFFECT / ISSUE TO REVIEW
Lehigh Acres Community Plan Overlay (Map 2-B)	Map 2-B currently carries Lehigh Acres community-planning geography, including Specialized Mixed Use Nodes and Commercial Overlay areas.	Map 2-B is proposed for deletion. Specialized Mixed Use Nodes move to Map 1-C (Mixed Use Overlay); the Lehigh Acres Commercial Overlay moves to Map 1-D (Special Treatment Areas).	REMOVED / COMPONENTS RELOCATED	The umbrella Lehigh Acres Community Plan Overlay disappears as a distinct map. Its major components survive, but under broader countywide overlay frameworks.
Lehigh Acres Commercial Overlay	Goal 25 / Map 2-B contains Lehigh-specific Commercial Overlay Zones with community-specific policies governing commercial use and lot assembly.	Converted to the countywide Commercial Overlay under proposed Objective 6.2 and shown on Map 1-D. Future properties may request addition based on countywide criteria. LDC use regulations are consolidated into new Commercial Overlay District rules.	RELOCATED / RESTRUCTURED	Commercial opportunity remains, but the overlay is no longer governed as a stand-alone Lehigh community-plan overlay. The new rules are standardized and may provide a different mix of approvals/uses than the existing Lehigh-specific framework.
Lehigh Acres Specialized Mixed Use Nodes	Specialized Mixed Use Nodes are identified through the Lehigh Acres Community Plan Overlay and community-specific Goal 25 policies.	The nodes are removed from Map 2-B and added to the countywide Mixed Use Overlay on Map 1-C. Related Goal 25 node language is deleted.	RELOCATED / RESTRUCTURED	The mapped mixed-use opportunity remains, but the nodes shift from a Lehigh-specific policy framework to countywide Mixed Use Overlay rules.

NET CHANGE / WHAT TO WATCH

Lehigh Acres keeps major commercial and mixed-use overlay functions, but they move out of the stand-alone Lehigh community-planning framework and into countywide overlay systems. Residents should review whether the standardized rules provide the same level of local control, design direction, and use limitations as the existing Lehigh-specific framework.

Prepared from Lee County's August 21, 2026 Lee Plan and companion Land Development Code amendment materials. Source references: Lee Plan Amendments CPA2026-00005, p. 129; <https://www.leegov.com/dcd>; Lee Plan Amendments CPA2026-00005, pp. 28, 76, 129; LDC Amendments, pp. 88-97; <https://www.leegov.com/dcd>; Lee Plan Amendments CPA2026-00005, pp. 75, 129; <https://www.leegov.com/dcd>