

CPA2026-00005 - Lehigh Acres Community Plan Changes

GOAL 25: LEHIGH ACRES COMMUNITY PLAN	
Goal / Objective / Policy	Change Notes
GOAL 25: LEHIGH ACRES COMMUNITY PLAN. Ensure that continued development and redevelopment converts this largely single use, antiquated pre-platted area into a vibrant residential and commercial community consisting of: safe and secure single family and multi-family neighborhoods; vibrant commercial and employment centers; pedestrian friendly mixed use activity centers and neighborhood nodes; and, adequate green space and recreational opportunities.	Areas previously identified on Map 2-B as any of the Specialized Mixed Use Node types will be identified on the Mixed Use Overlay and Map 1-C. Therefore, Objectives 25.1 through Objectives 25.5 are no longer necessary. The Specialized Mixed Use Nodes, including those designated as “Downtown Lehigh Acres”, “Community Mixed Use Activity Centers”, “Neighborhood Mixed Use Activity Centers”, and “Local Mixed Use Activity Centers” were created and adopted into the Lee Plan prior to the updates that were made to the Mixed Use Overlay as part of the Growth Management Updates, adopted by Ordinance 17-13 and the supporting LDC amendments. The changes made to the Mixed Use Overlay at that time incorporated the items and intent that Objective 25.1 through 25.5 (and supporting policies) sought to achieve into the Land Development Code through the property development regulations tables, landscaping requirements, density calculations and parking requirements.
OBJECTIVE 25.1: SPECIALIZED MIXED USE NODES. To create mixed use nodes that contribute the uses needed to support the Lehigh Acres Community Plan area shown on Map 2-B. + all underlying Policies	
OBJECTIVE 25.2: DOWNTOWN LEHIGH ACRES. To redevelop as a vibrant, intensely developed mixed use gathering place to serve area residents. Downtown Lehigh Acres will provide opportunities for multi-family residential, public and private education, live-work, retail, office, medical, entertainment, arts, commercial/public parking, parks, other civic uses, and public amenities. The potential mixture of jobs, living, cultural and recreation opportunities allows the greatest efficiency in the use of infrastructure and other public expenditures of any development style envisioned by this Plan. Downtown Lehigh Acres is an appropriate receiving area for transferred development rights. + all underlying Policies	
OBJECTIVE 25.3: COMMUNITY MIXED USE ACTIVITY CENTERS. To provide the uses needed to support all of the Lehigh Acres Community Plan area including: residential; public and private education; live-work; retail; office; medical; entertainment; light industrial; commercial/public parking; parks; and, other civic uses. + all underlying Policies	

OBJECTIVE 25.4: NEIGHBORHOOD MIXED USE ACTIVITY CENTER. To provide the uses needed to support large portions of the Lehigh Acres Community Plan area including: residential; public and private education; live-work; retail; office; medical; entertainment; light industrial; commercial/public parking; parks; and, other civic uses.

+ all underlying Policies

OBJECTIVE 25.5: LOCAL MIXED USE ACTIVITY CENTERS. To support the local daily commercial needs of the neighborhood.

+ all underlying Policies

OBJECTIVE 25.6: COMMERCIAL OVERLAY ZONES. To designate on the Future Land Use Map a Commercial Overlay for properties in the Lehigh Acres Community Plan area. + all underlying Policies

Areas previously identified on Map 2-B will be identified on a County-wide Commercial Overlay addressed in Objective 6.2 and shown on Map 1-D. Objective 25.6 is no longer necessary.

Proposed:

OBJECTIVE 6.2: COMMERCIAL OVERLAY. Designate on the Commercial Overlay (Map 1-D) locations appropriate and necessary for commercial development based on the commercial demand of nearby residents.

POLICY 6.2.1: The Commercial Overlay depicts locations where commercial development will have a positive impact on transportation facilities through reducing vehicle miles traveled (VMT) necessary for projected residents of approved residential development to access commercial and employment opportunities.

POLICY 6.2.2: Requests to expand the Commercial Overlay will be evaluated based on all of the following criteria: 1. Located within a Future Urban Area. 2. Located at the intersection of two arterial roadways, or a collector and an arterial roadway. 3. Has a minimum lot size of two (2) acres.

POLICY 6.2.3: In addition to the uses already allowed in the current zoning district, properties within the Commercial Overlay are allowed, by-right, the uses permitted in the Commercial Corridor Use Regulations table located within the Land Development Code.

OBJECTIVE 25.7: PARKS, RECREATION, OPEN SPACE AND PUBLIC FACILITIES. To create a coherent network of parks, greenways, water amenities, open space, and other public facilities.	Duplicate of: Public Facilities Element GOAL 76: DISTRIBUTION OF FACILITIES. To provide, maintain and preserve a diverse park, recreational, and open space system which provides equitable access and distribution to all residents of unincorporated Lee County regardless of interest, age, sex, income, race, handicap, or location of residency within unincorporated Lee County.
POLICY 25.7.1: Lee County Parks and Recreation will work with LAMSID to identify rights-of-way or easements that can be incorporated into the Greenways Master Plan.	Duplicate of: GOAL 78: LANDSCAPE/WAYSIDE PARKS. To improve the aesthetics of the community by providing Landscape/Wayside Parks where feasible and appropriate. GOAL 85: PARK PLANNING AND DESIGN. To plan, design, and construct parks, trails and greenways as identified in the Lee County Greenways Master Plan, and recreation sites to comply with the best professional standards of design, landscaping, planning, and environmental concern.
POLICY 25.7.2: Lee County, LAMSID, the Lee County School District, and other agencies will work together to identify areas that can be acquired for possible co-location of parks, water retention and other water amenities, school sites, and other public facilities.	Duplicate of: OBJECTIVE 87.2: PUBLIC/PRIVATE COORDINATION. Lee County will coordinate with other public agencies and with private organizations, corporations, and individuals to use all available and potential resources to meet recreation demands.
POLICY 25.7.3: Lee County will work with the Lee County School District and other agencies that operate within the Community Plan area to identify adequate land to develop additional public facilities needed to accommodate the expected growth of Lehigh Acres.	
POLICY 25.7.4: Lee County will explore cost effective land acquisition opportunities that may present themselves through the escheatment process. Where these opportunities exist and can be capitalized on, Lee County will plan for the aggregation of land for needed community facilities or to incentivize private development of commercial or employment uses.	
OBJECTIVE 25.8: TRANSPORTATION, PARKING, AND TRAFFIC CIRCULATION. To improve transportation, parking, and circulation within the Lehigh Acres Community Plan area.	Lee County's Transportation needs should be coordinated across the entire county to effectively address local needs, rather than driven only by the preferences of individual communities. Relocated to: <u>OBJECTIVE 40.2: TRANSPORTATION, PARKING, AND TRAFFIC CIRCULATION WITHIN LEHIGH ACRES.</u> <u>To improve transportation, parking, and circulation within the Lehigh Acres Community Plan area.</u>

POLICY 25.8.1: Whenever possible, all new commercial development adjacent to Lee Boulevard right-of-way must provide access to either 5th Street West, 4th Street West, or other local, collector or arterial roadway. Direct access to Lee Boulevard is discouraged.	Relocated to: <u>POLICY 40.2.4: Whenever possible, all new commercial development adjacent to Lee Boulevard right-of-way must provide access to either 5th Street West, 4th Street West, or other local, collector or arterial roadway. Direct access to Lee Boulevard is discouraged.</u>
POLICY 25.8.2: All connections to SR 82 must be consistent with the FDOT Corridor Access Management Plan for SR 82.	Policy is unnecessary due to redundancy with State Road 82 Corridor Access Management Plan, and because it addresses a state road and not a county road.
POLICY 25.8.3: All connections to Gunnery Road must be consistent with the Gunnery Road Access Management Plan.	Policy is unnecessary due to redundancy with Gunnery Road Access Management Plan.
POLICY 25.8.4: All new commercial development must provide parking lot interconnections to adjacent properties and must not prevent pedestrian or vehicular access from adjacent residential areas.	Relocated to: <u>POLICY 40.2.1: To minimize driveway connections to arterial and major collector roadways, all new commercial development must provide parking lot interconnections, with accompanying cross-access easement rights, to adjacent properties unless physical constraints prevent the interconnection.</u>
POLICY 25.8.5: Lee County will identify possible locations of new bridges to improve the continuity of the street network and connect neighborhoods.	Relocated to: <u>POLICY 40.2.2: Lee County will identify possible locations of new bridges to improve the continuity of the street network and connect neighborhoods.</u>
POLICY 25.8.6: Lee Tran will continue to identify opportunities to improve service, frequency, routes, and bus stop amenities in the Lehigh Acres Community Plan area.	Duplicate of: GOAL 43: MASS TRANSIT SERVICE. Reduce the number of automobile trips on Lee County roads by providing high quality public transit service within and between the concentrated population centers of Lee County, and ensure that this service is integrated with other modes of transportation. POLICY 43.1.3: Develop and maintain a convenient public transit network between centers of employment, shopping, medical, educational, residential and recreation centers.
POLICY 25.8.7: New single-family model homes are prohibited within 300 feet of arterial and collector roads.	Relocated to: <u>POLICY 40.2.3: New single-family model homes with direct access to collector or arterial roadways are prohibited.</u>
POLICY 25.8.8: Lee County will not permit mine truck traffic from mines established in Hendry County to utilize Lee County maintained roads within the Lehigh Acres Community Plan area as a primary access. Mines within Hendry County may establish secondary access points to Lee County maintained roads for emergency access purposes only.	Policy 25.8.8 is not enforceable on public roads through comprehensive planning requirements.

OBJECTIVE 25.9: SEWER AND WATER. Expedite the staged extension of water and sewer systems, connect lots previously served by on-site septic and wells, and discourage additional development that is reliant upon on-site well and septic systems.	Duplicate of: OBJECTIVE 53.1: The County will ensure the provision of acceptable levels of potable water service throughout the future urban areas of the unincorporated County, either directly by Lee County Utilities, or indirectly through franchised utility companies. OBJECTIVE 56.1: The County will ensure the provision of acceptable levels of sanitary sewer service throughout the future urban areas of the unincorporated County, either directly by Lee County Utilities or a utility authority, or indirectly through franchised utility companies.
POLICY 25.9.1: The availability of sewer and water to serve uses within the Specialized Mixed Use Nodes and the Commercial Overlay Zones is not a requirement for zoning approval. However, sewer and water must be available to the property in accordance with Standard 4.1.1 and 4.1.2 before a development order will be issued.	Policy 25.9.1 is duplicative of Objective 4.1, which provides that Standards 4.1.1 and 4.1.2 are to be met prior to issuing a Local Development Order. Duplicate of: OBJECTIVE 4.1: WATER, SEWER, AND ENVIRONMENTAL STANDARDS. Consider water, sewer, and environmental standards during the rezoning process. Ensure that standards are met prior to issuing a local development order.
POLICY 25.9.2: Direct new development and redevelopment in Lehigh Acres to areas that can be reasonably expected to receive public services and infrastructure during the planning horizon.	Duplicate of: GOAL 2: GROWTH MANAGEMENT. To provide for an economically feasible plan which coordinates the location and timing of new development with the provision of infrastructure by government agencies, private utilities, and other sources. OBJECTIVE 2.2: DEVELOPMENT TIMING. Direct new growth to those portions of the future urban areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in §163.3164, Fla. Stat.) will be granted only when consistent with the provisions of §163.3202(2)(g) and § 163.3180, Fla. Stat. and the concurrency requirements in the LDC. POLICY 5.1.3: During the rezoning process, direct high-density residential developments to locations that are near employment and shopping centers; are close to parks and schools; and are accessible to mass transit and bicycle facilities.

POLICY 25.9.3: Lee County will support the expansion of water and sewer facilities throughout Lehigh Acres.

Duplicate of:

GOAL 53: POTABLE WATER INFRASTRUCTURE.

Provide high-quality central potable water service throughout Lee County. Ensure that the costs of providing facilities is borne by those who benefit from them.

OBJECTIVE 53.1: The County will ensure the provision of acceptable levels of potable water service throughout the future urban areas of the unincorporated County, either directly by Lee County Utilities, or indirectly through franchised utility companies.

POLICY 53.1.4: Utilities are encouraged to construct and install sufficient treatment facilities and distribution systems to meet or exceed the minimum acceptable service standards and with the capacity to deliver water at a pressure of 40 pounds per square inch (wp PSI static) at the meter anywhere on the individual system (excluding fire flow conditions). All utilities will be required to advise the County of system expansions or modifications.

GOAL 56: SANITARY SEWER INFRASTRUCTURE. In partnership with franchised/certificated utilities providers, provide sanitary sewer service and wastewater treatment and disposal throughout Lee County.

OBJECTIVE 56.1: The County will ensure the provision of acceptable levels of sanitary sewer service throughout the future urban areas of the unincorporated County, either directly by Lee County Utilities or a utility authority, or indirectly through franchised utility companies.

OBJECTIVE 25.10: NATURAL RESOURCES. To preserve, protect, and, where possible, enhance the physical integrity, ecological values, and natural beauty of Lehigh Acres Community Plan area, by maintaining the diverse and healthy native vegetation, and wildlife resources.

Duplicate of:

GOAL 123: RESOURCE PROTECTION. Manage coastal, wetland and upland ecosystems and natural resources in order to maintain and enhance native habitats, floral and faunal species diversity, water quality, and natural surface water characteristics.

OBJECTIVE 123.1: RESOURCE MANAGEMENT PLAN. Continue to implement resource management policies and regulations that ensure the long-term protection and enhancement of the natural upland and wetland habitats by retaining the interconnectedness and functionality of the hydroecological systems in order to progress towards a more ecologically productive and sustainable environment.

POLICY 25.10.1: Lee County will encourage on-site preservation of indigenous plant communities and listed species habitat. Any required mitigation will be of similar habitat, and provided, whenever possible, within the Lehigh Acres Community Plan area. Development must also be consistent with Goal 77 and Objective 77.3.

Lee County is not able to determine where impacts to wetlands are mitigated. This is determined by the state agency permitting the wetlands impacts.

Duplicate of:

POLICY 77.3.3: The County encourages new developments to incorporate existing native plant communities and/or native trees along proposed and/or existing rights-of-way.

POLICY 25.10.2: Lee County will work with various agencies to identify existing wetlands that are worth saving or restoring within the Lehigh Acres Community Plan area.	Duplicate of: POLICY 124.1.2: 3. Lee County will incorporate the terms and conditions of state permits into County permits and will prosecute violations of state regulations and permit conditions through its code enforcement procedures.
POLICY 25.10.3: Lee County will provide incentives (for example increased density, transfer of development rights, etc.) for the protection of wetlands, historic flow-ways, native habitat or other significant natural resources.	Lee County provides incentives through the Wetlands density calculations identified in Policy 124.1.1 and the Wetlands TDU program, which includes additional incentives for platted lots. Both of these apply to all areas of unincorporated Lee County.
POLICY 25.10.4: Where not inconsistent with SFWMD design criteria, natural habitat restoration is preferred to open water systems for treating stormwater.	Duplicate of: POLICY 60.4.1: Encourage new developments to design surface water management systems with Best Management Practices including, but not limited to, filtration marshes, grassed swales planted with native or Florida Friendly Landscaping vegetation, retention/detention lakes with enlarged littoral zones, preserved or restored wetlands, and meandering flow-ways.