CPA 2006-00011

kwiktag ® 030 744 416

RECEIVED
SEP 28 2006
amkw
COMMUNITY DEVELOPMENT

LEE COUNTY
SOUTHWEST FLORIDA

Lee County Board of County Commissioners
Department of Community Development
Division of Planning
Post Office Box 398
Fort Myers, FL 33902-0398
Telephone: (239) 479-8585
FAX: (239) 479-8519

# APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT

(To be completed at time of intake)

DATE REC'D 9-28-06 REC'D BY: amkw

APPLICATION FEE -0- TIDEMARK NO: CPA 2006-00011

THE FOLLOWING VERIFIED:
Zoning ☐ Commissioner District ☐
Designation on FLUM ☐

(To be completed by Planning Staff)

Plan Amendment Cycle: [X] Normal ☐ Small Scale ☐ DRI ☐ Emergency

Request No: _____

**APPLICANT PLEASE NOTE:**
Answer all questions completely and accurately. Please print or type responses. If additional space is needed, number and attach additional sheets. The total number of sheets in your application is: 120

Submit **6** copies of the complete application and amendment support documentation, including maps, to the Lee County Division of Planning. Additional copies may be required for Local Planning Agency, Board of County Commissioners hearings and the Department of Community Affairs' packages.

I, the undersigned owner or authorized representative, hereby submit this application and the attached amendment support documentation. The information and documents provided are complete and accurate to the best of my knowledge.

9-19-06 Kelly Dotz McKeen
DATE SIGNATURE OF OWNER OR AUTHORIZED REPRESENTATIVE

## I. APPLICANT/AGENT/OWNER INFORMATION

Page Park Community Planning Panel
APPLICANT

507 Center Road
ADDRESS

Fort Myers | Florida | 33907
CITY | STATE | ZIP

TELEPHONE NUMBER | FAX NUMBER

DRMP, Inc. Contact: Elly Soto McKuen
AGENT*

1404 Dean Street Suite 300
ADDRESS

Fort Myers | Florida | 33901
CITY | STATE | ZIP

239-344-0050 | 239-344-0057
TELEPHONE NUMBER | FAX NUMBER

Various owners - Page Park is a sub-area of the South Fort Myers Community
OWNER(s) OF RECORD

ADDRESS

CITY | STATE | ZIP

TELEPHONE NUMBER | FAX NUMBER

Name, address and qualification of additional planners, architects, engineers, environmental consultants, and other professionals providing information contained in this application.

* This will be the person contacted for all business relative to the application.

## II. REQUESTED CHANGE (Please see Item 1 for Fee Schedule)

A. TYPE: (Check appropriate type)

[X] Text Amendment

[X] Future Land Use Map Series Amendment (Maps 1 thru 21)
List Number(s) of Map(s) to be amended _____

B. SUMMARY OF REQUEST (Brief explanation):
The Page Park Community Planning Panel contracted with DRMP in December 2005 to provide a Page Park Community Plan. Section IV of the plan outlines goals, objectives and policies that will affect the Lee Plan and when adopted will assist in the long range development goals of Page Park.

## III. PROPERTY SIZE AND LOCATION OF AFFECTED PROPERTY (for amendments affecting development potential of property)

A. Property Location:

1. Site Address: Various
2. STRAP(s): Various

B. Property Information

Total Acreage of Property: 136 acres

Total Acreage included in Request: 136 acres

Area of each Existing Future Land Use Category: N/A

Total Uplands: N/A

Total Wetlands: N/A

Current Zoning: see attachment - page 17

Current Future Land Use Designation: see attachment - page 19

Existing Land Use: see attachment - page 18

C. State if the subject property is located in one of the following areas and if so how does the proposed change effect the area:

*Lehigh Acres Commercial Overlay*: NO

*Airport Noise Zone 2 or 3*: NO

*Acquisition Area*: NO

*Joint Planning Agreement Area (adjoining other jurisdictional lands)*: NO

*Community Redevelopment Area*: NO

D. Proposed change for the Subject Property:

N/A

E. Potential development of the subject property:

1. Calculation of maximum allowable development under existing FLUM:

Residential Units/Density N/A

Commercial intensity

Industrial intensity

2. Calculation of maximum allowable development under proposed FLUM:

Residential Units/Density N/A

Commercial intensity

Industrial intensity

## IV. AMENDMENT SUPPORT DOCUMENTATION

At a minimum, the application shall include the following support data and analysis. These items are based on comprehensive plan amendment submittal requirements of the State of Florida, Department of Community Affairs, and policies contained in the Lee County Comprehensive Plan. Support documentation provided by the applicant will be used by staff as a basis for evaluating this request. To assist in the preparation of amendment packets, the applicant is encouraged to provide all data and analysis electronically. (Please contact the Division of Planning for currently accepted formats)

A. General Information and Maps

*NOTE: For each map submitted, the applicant will be required to provide a reduced map (8.5" x 11") for inclusion in public hearing packets.*

**The following pertains to all proposed amendments that will affect the development potential of properties (unless otherwise specified).**

1. Provide any proposed text changes. - attachment 1

2. Provide a Future Land Use Map showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.

3. Map and describe existing land *uses* (not designations) of the subject property and surrounding properties. Description should discuss consistency of current uses with the proposed changes.

4. Map and describe existing zoning of the subject property and surrounding properties.

5. The legal description(s) for the property subject to the requested change.

6. A copy of the deed(s) for the property subject to the requested change. N/A

7. An aerial map showing the subject property and surrounding properties.

8. If applicant is not the owner, a letter from the owner of the property authorizing the applicant to represent the owner. N/A

B. Public Facilities Impacts
*NOTE: The applicant must calculate public facilities impacts based on a maximum development scenario (see Part II.H.).*

1. Traffic Circulation Analysis N/A
The analysis is intended to determine the effect of the land use change on the Financially Feasible Transportation Plan/Map 3A (20-year horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit the following information:

Long Range – 20-year Horizon: N/A

a. Working with Planning Division staff, identify the traffic analysis zone (TAZ) or zones that the subject property is in and the socio-economic data forecasts for that zone or zones;
b. Determine whether the requested change requires a modification to the socio-economic data forecasts for the host zone or zones. The land uses for the proposed change should be expressed in the same format as the socio-economic forecasts (number of units by type/number of employees by type/etc.);

c. If no modification of the forecasts is required, then no further analysis for the long range horizon is necessary. If modification is required, make the change and provide to Planning Division staff, for forwarding to DOT staff. DOT staff will rerun the FSUTMS model on the current adopted Financially Feasible Plan network and determine whether network modifications are necessary, based on a review of projected roadway conditions within a 3-mile radius of the site;
d. If no modifications to the network are required, then no further analysis for the long range horizon is necessary. If modifications are necessary, DOT staff will determine the scope and cost of those modifications and the effect on the financial feasibility of the plan;
e. An inability to accommodate the necessary modifications within the financially feasible limits of the plan will be a basis for denial of the requested land use change;
f. If the proposal is based on a specific development plan, then the site plan should indicate how facilities from the current adopted Financially Feasible Plan and/or the Official Trafficways Map will be accommodated.

Short Range – 5-year CIP horizon: N/A

a. Besides the 20-year analysis, for those plan amendment proposals that include a specific and immediated development plan, identify the existing roadways serving the site and within a 3-mile radius (indicate laneage, functional classification, current LOS, and LOS standard);
b. Identify the major road improvements within the 3-mile study area funded through the construction phase in adopted CIP's (County or Cities) and the State's adopted Five-Year Work Program;

Projected 2020 LOS under proposed designation (calculate anticipated number of trips and distribution on roadway network, and identify resulting changes to the projected LOS);

c. For the five-year horizon, identify the projected roadway conditions (volumes and levels of service) on the roads within the 3-mile study area with the programmed improvements in place, with and without the proposed development project. A methodology meeting with DOT staff prior to submittal is required to reach agreement on the projection methodology;
d. Identify the additional improvements needed on the network beyond those programmed in the five-year horizon due to the development proposal.

2. Provide an existing and future conditions analysis for: N/A
   a. Sanitary Sewer
   b. Potable Water
   c. Surface Water/Drainage Basins
   d. Parks, Recreation, and Open Space.

   Analysis should include (but is not limited to) the following: N/A
   - Franchise Area, Basin, or District in which the property is located;

- Current LOS, and LOS standard of facilities serving the site;
- Projected 2020 LOS under existing designation;
- Projected 2020 LOS under proposed designation;
- Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements; and
- Anticipated revisions to the Community Facilities and Services Element and/or Capital Improvements Element (state if these revisions are included in this amendment).

3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including: N/A
   a. Fire protection with adequate response times;
   b. Emergency medical service (EMS) provisions;
   c. Law enforcement;
   c. Solid Waste;
   d. Mass Transit; and
   e. Schools.

*In reference to above, the applicant should supply the responding agency with the information from Section's II and III for their evaluation. This application should include the applicant's correspondence to the responding agency.*

C. Environmental Impacts N/A

Provide an overall analysis of the character of the subject property and surrounding properties, and assess the site's suitability for the proposed use upon the following:

1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).

2. A map and description of the soils found on the property (identify the source of the information).

3. A topographic map with property boundaries and 100-year flood prone areas indicated (as identified by FEMA).

4. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.

5. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

D. Impacts on Historic Resources N/A

List all historic resources (including structure, districts, and/or archeologically sensitive areas) and provide an analysis of the proposed change's impact on these resources. The following should be included with the analysis:

1. A map of any historic districts and/or sites, listed on the Florida Master Site File, which are located on the subject property or adjacent properties.

2. A map showing the subject property location on the archeological sensitivity map for Lee County.

E. Internal Consistency with the Lee Plan N/A

1. Discuss how the proposal affects established Lee County population projections, Table 1(b) (Planning Community Year 2020 Allocations), and the total population capacity of the Lee Plan Future Land Use Map.

2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective.

3. Describe how the proposal affects adjacent local governments and their comprehensive plans.

4. List State Policy Plan and Regional Policy Plan goals and policies which are relevant to this plan amendment.

F. Additional Requirements for Specific Future Land Use Amendments N/A

1. Requests involving Industrial and/or categories targeted by the Lee Plan as employment centers (to or from)

   a. State whether the site is accessible to arterial roadways, rail lines, and cargo airport terminals,
   b. Provide data and analysis required by Policy 2.4.4,
   c. The affect of the proposed change on county's industrial employment goal specifically policy 7.1.4.

2. Requests moving lands from a Non-Urban Area to a Future Urban Area N/A

   a. Demonstrate why the proposed change does not constitute Urban Sprawl. Indicators of sprawl may include, but are not limited to: low-intensity, low-density, or single-use development; 'leap-frog' type development; radial, strip, isolated or ribbon pattern type development; a failure to protect or conserve natural resources or agricultural land; limited accessibility; the loss of large amounts of functional open space; and the installation of costly and duplicative infrastructure when opportunities for infill and redevelopment exist.

3. Requests involving lands in critical areas for future water supply must be evaluated based on policy 2.4.2.

4. Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 2.4.3 of the Lee Plan Future Land Use Element.

G. Justify the proposed amendment based upon sound planning principles. Be sure to support all conclusions made in this justification with adequate data and analysis.

**Item 1: Fee Schedule** Fees Waived

| | |
|---|---|
| Map Amendment Flat Fee | $2,000.00 each |
| Map Amendment > 20 Acres | $2,000.00 and $20.00 per 10 acres |
| Small Scale Amendment (10 acres or less) | $1,500.00 each |
| Text Amendment Flat Fee | $2,500.00 each |

**AFFIDAVIT**

I, John Sibley, certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.

Signature of owner or owner-authorized agent

9/19/06
Date

John Sibley
Typed or printed name

STATE OF FLORIDA )
COUNTY OF LEE )

The foregoing instrument was certified and subscribed before me this 19th day of Sept. 19—, 2006 by John Sibley, who is personally known to me or who has produced _____ as identification.

(SEAL)

ALICIA D. COCHRAN
MY COMMISSION #DD482824
EXPIRES: OCT 17, 2009
Bonded through 1st State Insurance

Alicia D Cochran
Signature of notary public

Alicia D Cochran
Printed name of notary public

RECEIVED
SEP 29 2006
COMMUNITY DEVELOPMENT

CPA2006-00011

LEE COUNTY
SOUTHWEST FLORIDA

Lee County Board of County Commissioners
Department of Community Development
Division of Planning
Post Office Box 398
Fort Myers, FL 33902-0398
Telephone: (239) 479-8585
FAX: (239) 479-8519

# APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT

(To be completed at time of intake)

DATE REC'D _____ REC'D BY: _____

APPLICATION FEE _____ TIDEMARK NO: _____

THE FOLLOWING VERIFIED:
Zoning ☐ Commissioner District ☐

Designation on FLUM ☐

(To be completed by Planning Staff)

Plan Amendment Cycle: [X] Normal ☐ Small Scale ☐ DRI ☐ Emergency

Request No: _____

**APPLICANT PLEASE NOTE:**
Answer all questions completely and accurately. Please print or type responses. If additional space is needed, number and attach additional sheets. The total number of sheets in your application is: 120

Submit **6** copies of the complete application and amendment support documentation, including maps, to the Lee County Division of Planning. Additional copies may be required for Local Planning Agency, Board of County Commissioners hearings and the Department of Community Affairs' packages.

I, the undersigned owner or authorized representative, hereby submit this application and the attached amendment support documentation. The information and documents provided are complete and accurate to the best of my knowledge.

9-19-06 _____
DATE SIGNATURE OF OWNER OR AUTHORIZED REPRESENTATIVE

## I. APPLICANT/AGENT/OWNER INFORMATION

Page Park Community Planning Panel
APPLICANT

507 Center Road
ADDRESS

Fort Myers | Florida | 33907
CITY | STATE | ZIP

TELEPHONE NUMBER | FAX NUMBER

DRMP, Inc. Contact: Elly Soto McKuen
AGENT*

1404 Dean Street Suite 300
ADDRESS

Fort Myers | Florida | 33901
CITY | STATE | ZIP

239-344-0050 | 239-344-0057
TELEPHONE NUMBER | FAX NUMBER

Various owners - Page Park is a sub-area of the South Fort Myers Community
OWNER(s) OF RECORD

ADDRESS

CITY | STATE | ZIP

TELEPHONE NUMBER | FAX NUMBER

Name, address and qualification of additional planners, architects, engineers, environmental consultants, and other professionals providing information contained in this application.

* This will be the person contacted for all business relative to the application.

## II. REQUESTED CHANGE (Please see Item 1 for Fee Schedule)

A. TYPE: (Check appropriate type)

[X] Text Amendment

[X] Future Land Use Map Series Amendment (Maps 1 thru 21)
List Number(s) of Map(s) to be amended

B. SUMMARY OF REQUEST (Brief explanation):
The Page Park Community Planning Panel contracted with DRMP in December 2005 to provide a Page Park Community Plan. Section IV of the plan outlines goals, objectives and policies that will affect the Lee Plan and when adopted will assist in the long range development goals of Page Park.

## III. PROPERTY SIZE AND LOCATION OF AFFECTED PROPERTY (for amendments affecting development potential of property)

A. Property Location:

1. Site Address: Various
2. STRAP(s): Various

B. Property Information

Total Acreage of Property: 136 acres

Total Acreage included in Request: 136 acres

Area of each Existing Future Land Use Category: N/A

Total Uplands: N/A

Total Wetlands: N/A

Current Zoning: see attachment - page 17

Current Future Land Use Designation: see attachment - page 19

Existing Land Use: see attachment - page 18

C. State if the subject property is located in one of the following areas and if so how does the proposed change effect the area:

*Lehigh Acres Commercial Overlay*: NO

*Airport Noise Zone 2 or 3*: NO

*Acquisition Area*: NO

*Joint Planning Agreement Area (adjoining other jurisdictional lands)*: NO

*Community Redevelopment Area*: NO

D. Proposed change for the Subject Property:
N/A

E. Potential development of the subject property:

1. Calculation of maximum allowable development under existing FLUM:

Residential Units/Density N/A

Commercial intensity

Industrial intensity

2. Calculation of maximum allowable development under proposed FLUM:

Residential Units/Density N/A

Commercial intensity

Industrial intensity

## IV. AMENDMENT SUPPORT DOCUMENTATION

At a minimum, the application shall include the following support data and analysis. These items are based on comprehensive plan amendment submittal requirements of the State of Florida, Department of Community Affairs, and policies contained in the Lee County Comprehensive Plan. Support documentation provided by the applicant will be used by staff as a basis for evaluating this request. To assist in the preparation of amendment packets, the applicant is encouraged to provide all data and analysis electronically. (Please contact the Division of Planning for currently accepted formats)

A. General Information and Maps
*NOTE: For each map submitted, the applicant will be required to provide a reduced map (8.5" x 11") for inclusion in public hearing packets.*

**The following pertains to all proposed amendments that will affect the development potential of properties (unless otherwise specified).**

1. Provide any proposed text changes. - attachment 1

2. Provide a Future Land Use Map showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.

3. Map and describe existing land *uses* (not designations) of the subject property and surrounding properties. Description should discuss consistency of current uses with the proposed changes.

4. Map and describe existing zoning of the subject property and surrounding properties.

5. The legal description(s) for the property subject to the requested change.

6. A copy of the deed(s) for the property subject to the requested change. N/A

7. An aerial map showing the subject property and surrounding properties.

8. If applicant is not the owner, a letter from the owner of the property authorizing the applicant to represent the owner. N/A

B. Public Facilities Impacts
*NOTE: The applicant must calculate public facilities impacts based on a maximum development scenario (see Part II.H.).*

1. Traffic Circulation Analysis N/A
The analysis is intended to determine the effect of the land use change on the Financially Feasible Transportation Plan/Map 3A (20-year horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit the following information:

Long Range – 20-year Horizon: N/A

a. Working with Planning Division staff, identify the traffic analysis zone (TAZ) or zones that the subject property is in and the socio-economic data forecasts for that zone or zones;
b. Determine whether the requested change requires a modification to the socio-economic data forecasts for the host zone or zones. The land uses for the proposed change should be expressed in the same format as the socio-economic forecasts (number of units by type/number of employees by type/etc.);

c. If no modification of the forecasts is required, then no further analysis for the long range horizon is necessary. If modification is required, make the change and provide to Planning Division staff, for forwarding to DOT staff. DOT staff will rerun the FSUTMS model on the current adopted Financially Feasible Plan network and determine whether network modifications are necessary, based on a review of projected roadway conditions within a 3-mile radius of the site;
d. If no modifications to the network are required, then no further analysis for the long range horizon is necessary. If modifications are necessary, DOT staff will determine the scope and cost of those modifications and the effect on the financial feasibility of the plan;
e. An inability to accommodate the necessary modifications within the financially feasible limits of the plan will be a basis for denial of the requested land use change;
f. If the proposal is based on a specific development plan, then the site plan should indicate how facilities from the current adopted Financially Feasible Plan and/or the Official Trafficways Map will be accommodated.

Short Range – 5-year CIP horizon: N/A

a. Besides the 20-year analysis, for those plan amendment proposals that include a specific and immediated development plan, identify the existing roadways serving the site and within a 3-mile radius (indicate laneage, functional classification, current LOS, and LOS standard);
b. Identify the major road improvements within the 3-mile study area funded through the construction phase in adopted CIP's (County or Cities) and the State's adopted Five-Year Work Program;

Projected 2020 LOS under proposed designation (calculate anticipated number of trips and distribution on roadway network, and identify resulting changes to the projected LOS);

c. For the five-year horizon, identify the projected roadway conditions (volumes and levels of service) on the roads within the 3-mile study area with the programmed improvements in place, with and without the proposed development project. A methodology meeting with DOT staff prior to submittal is required to reach agreement on the projection methodology;
d. Identify the additional improvements needed on the network beyond those programmed in the five-year horizon due to the development proposal.

2. Provide an existing and future conditions analysis for: N/A
   a. Sanitary Sewer
   b. Potable Water
   c. Surface Water/Drainage Basins
   d. Parks, Recreation, and Open Space.

   Analysis should include (but is not limited to) the following: N/A
   - Franchise Area, Basin, or District in which the property is located;

- Current LOS, and LOS standard of facilities serving the site;
- Projected 2020 LOS under existing designation;
- Projected 2020 LOS under proposed designation;
- Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements; and
- Anticipated revisions to the Community Facilities and Services Element and/or Capital Improvements Element (state if these revisions are included in this amendment).

3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including: N/A
   a. Fire protection with adequate response times;
   b. Emergency medical service (EMS) provisions;
   c. Law enforcement;
   c. Solid Waste;
   d. Mass Transit; and
   e. Schools.

*In reference to above, the applicant should supply the responding agency with the information from Section's II and III for their evaluation. This application should include the applicant's correspondence to the responding agency.*

C. Environmental Impacts N/A

Provide an overall analysis of the character of the subject property and surrounding properties, and assess the site's suitability for the proposed use upon the following:

1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).

2. A map and description of the soils found on the property (identify the source of the information).

3. A topographic map with property boundaries and 100-year flood prone areas indicated (as identified by FEMA).

4. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.

5. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

D. Impacts on Historic Resources N/A

List all historic resources (including structure, districts, and/or archeologically sensitive areas) and provide an analysis of the proposed change's impact on these resources. The following should be included with the analysis:

1. A map of any historic districts and/or sites, listed on the Florida Master Site File, which are located on the subject property or adjacent properties.

2. A map showing the subject property location on the archeological sensitivity map for Lee County.

E. Internal Consistency with the Lee Plan N/A

1. Discuss how the proposal affects established Lee County population projections, Table 1(b) (Planning Community Year 2020 Allocations), and the total population capacity of the Lee Plan Future Land Use Map.

2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective.

3. Describe how the proposal affects adjacent local governments and their comprehensive plans.

4. List State Policy Plan and Regional Policy Plan goals and policies which are relevant to this plan amendment.

F. Additional Requirements for Specific Future Land Use Amendments N/A

1. Requests involving Industrial and/or categories targeted by the Lee Plan as employment centers (to or from)

   a. State whether the site is accessible to arterial roadways, rail lines, and cargo airport terminals,
   b. Provide data and analysis required by Policy 2.4.4,
   c. The affect of the proposed change on county's industrial employment goal specifically policy 7.1.4.

2. Requests moving lands from a Non-Urban Area to a Future Urban Area N/A

   a. Demonstrate why the proposed change does not constitute Urban Sprawl. Indicators of sprawl may include, but are not limited to: low-intensity, low-density, or single-use development; 'leap-frog' type development; radial, strip, isolated or ribbon pattern type development; a failure to protect or conserve natural resources or agricultural land; limited accessibility; the loss of large amounts of functional open space; and the installation of costly and duplicative infrastructure when opportunities for infill and redevelopment exist.

3. Requests involving lands in critical areas for future water supply must be evaluated based on policy 2.4.2.

4. Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 2.4.3 of the Lee Plan Future Land Use Element.

G. Justify the proposed amendment based upon sound planning principles. Be sure to support all conclusions made in this justification with adequate data and analysis.

**Item 1: Fee Schedule** Fees Waived

| | |
|---|---|
| Map Amendment Flat Fee | $2,000.00 each |
| Map Amendment > 20 Acres | $2,000.00 and $20.00 per 10 acres |
| Small Scale Amendment (10 acres or less) | $1,500.00 each |
| Text Amendment Flat Fee | $2,500.00 each |

**AFFIDAVIT**

I, John Sibley, certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.

Signature of owner or owner-authorized agent — 9/19/06 Date

John Sibley
Typed or printed name

STATE OF FLORIDA )
COUNTY OF LEE )

The foregoing instrument was certified and subscribed before me this 19th day of Sept. 19~~—~~, 2006 by John Sibley, who is personally known to me or who has produced _____ as identification.

(SEAL)

ALICIA D. COCHRAN
MY COMMISSION #DD482824
EXPIRES: OCT 17, 2009
Bonded through 1st State Insurance

Alicia D Cochran
Signature of notary public

Alicia D Cochran
Printed name of notary public

RECEIVED
MAY - 5 2005
COMMUNITY DEVELOPMENT

Vanasse Daylor

Urban Planning
Landscape Architecture
Civil Engineering
Traffic Engineering
Environmental Science
FL 366

# FAX TRANSMISSION COVER SHEET

**Date:** May 4, 2005

**To:** Jim Mudd — Lee County Community — **Fax:** (239) 479-8319

John Sibley — Page Park Planning Panel — (239) 936-8504

**CC:** **Fax:**

**From:** Noor Ismail, AICP
nismail@vanday.com

**Re:** Document update

YOU SHOULD RECEIVE 15 PAGE(S) INCLUDING THIS COVER SHEET. IF YOU DO NOT RECEIVE ALL THE PAGES, PLEASE CALL (239) 437-4601.

Jim/John,
Please refer document update attached. The following has been added:

- Letter from John Sibley to the BOCC
- Brief introduction to the Page Park Planning Panel
- Amended GIS map to include Page Field Park within the planning boundaries
- Page Park Planning Panel list in Attachment 1
- Proposed updated timeline

Not included therein is the Financial Disclosure of Interest Forms in Attachment 2.

I must commend John for all that he has done. Thank you and let me know if you have any questions. An original document will be forwarded to Jim in the mail.

Noor Ismail

12730 New Brittany Boulevard, Suite 600, Fort Myers, Florida 33907 T 239.437.4601 F 239.437.4636 W www.vanday.com

To Lee County Board of County Commissioners:

Following is a brief summary of the history and current issues concerning Page Park for your review in considering providing planning funds to our community. Page Park was developed in the early 1940s along with Page Field for the purpose of housing Army/Airforce personnel in training for WWII. It was a totally self sufficient community with their own water, electric, sewer and other supporting infrastructure. With the end of WWII the buildings, which are mostly "barracks" style were sold, giving returning veterans highest priority in purchasing those structures. Thus began the golden era of our community, whose residents soon created their own community club and obtained 501C-4 status in the late 40s. This club has continued to meet on a regular basis for the more than 50 years since at the Page Park Community Club building at 507 Center Road. There still is a very active group from among the original owners who have been joined by many newcomers. Sadly, many of the veterans families and heirs had no interest in retaining ownership and subsequently sold their properties to investors interested solely in rental income, thus creating an abundance of properties owned by "slumlords" intent on maximizing revenue with no concern for deteriorating conditions. Particularly alarming is the overcrowding and the obvious environmental concerns of pollution from the now failing and inadequate 50 year old septic tanks. Also, because of the varying zoning, including commercial, residential, multi-family, industrial, and agricultural, it has been difficult to arrive at a consensus on a long range plan to reverse the decline. In 1991 an effort was made to address these matters by creating the Community Redevelopment Authority. That effort was abandoned, but it precipitated an effort by the Port Authority to purchase a portion of Page Park from their current boundary to Center Road. That too was abandoned, once again causing a great deal of frustration among residents having once again suffered from false hopes and failed policy. Lee County constructed the Medical Examiner's building, the Environmental Sciences building and the ACT facility on sites that were originally the waste treatment plant and the water pump house within the community and has made changes at the airport that have had only negative impact. Admittedly there is some ambivalence among many residents because they only rent and have no vested interest, but there is an active core of residents who strive on a daily basis to keep our community one to be proud of. We have had the good fortune to have the assistance of Lee County Human Services to that end. Using CDBG funds we have been provided with over one million dollars in infrastructure improvements including sidewalks and upgrades to our community club building since the creation of the Neighborhood District Committee in the early 1990s. We certainly are willing and able to provide "sweat equity" to see what many of us consider a golden opportunity for a model urban renewal project, and sincerely hope you will favorably consider our plea for assistance in funding that effort.

Sincerely, John Sibley
Page Park Planning Panel Chairman
Page Park NDC Member
Page Park Streetlighting District / MSTBU Chair
Page Park Community Club Secretary

# PROPOSAL FOR PAGE PARK COMMUNITY PLAN FOR LEE COUNTY BOARD OF COUNTY COMMISSIONERS

May 3, 2005

**PREPARED BY:**

**Page Park Community Association**
507 Center Road
Fort Myers, FL 33907-1516

And

**Vanasse & Daylor, LLP**
12730 New Brittany Boulevard
Suite 600
Fort Myers, FL 33904

# Page Park Community Plan

## CONTENTS:


1.0 **Introduction – Page Park Planning Panel**

2.0 **Preliminary Issues**

3.0 **Consultant Selection And Scope Of Services**

4.0 **Page Park Geographical Location And Boundaries**

5.0 **The Visioning Process**

6.0 **The Project Timeline**

7.0 **Deliverables**


## ATTACHMENTS:


**Attachment 1:** Page Park Planning Panel List

**Attachment 2:** Form 1: Statement of Financial Interests
Form 2: Quarterly Client Disclosure For The Previous Four Quarters

**Attachment 3:** Vanasse & Daylor, LLP Proposal For Services

**Attachment 4:** Aerial View Of The Page Park Community Geographical Location And Boundaries

**Attachment 5:** Anticipated Timeline Of The Page Park Community Plan

# Page Park Community Plan

## 1.0 INTRODUCTION - PAGE PARK COMMUNITY ASSOCIATION

Page Park has been developed in the early 1940's along with Page Field for the purpose of housing Army/Airforce personnel in training for World War II (WWII). It was totally a self-sufficient community with their own water, electric, sewer and other supporting infrastructure. At the end of WWII, the buildings, which were mostly "barracks" style, were sold, giving returning veterans highest priority in purchasing these structures. The residents soon created their community club and obtained 501C-4 status in the late 1940's. This club has continued to meet on a regular basis for more than fifty(50) years at the Page Park Community Club Building at 507 Center Road.

Refer to **Attachment 1** for the Page Park Planning Panel list.

Refer to **Attachment 2** for the completed Form 1 & Form 2: Statement of Financial Interests and the Quarterly Client Disclosure for the previous four quarters.

## 2.0 PRELIMINARY ISSUES

Though the Page Park Community is predominantly residential, due to its central location and accessibility to US 41, many commercial and light industrial uses have emerged within the neighborhood. The current land use regulations as well as the absence of adequate regulations in mitigating incompatibility between diverse uses have resulted in a mishmash blend of uses with no aesthetical considerations within the area. In addition, there are other external stakeholders immediately adjacent to the Page Park Community such as the Page Field Airport Authority and the Christian Evangelical School, to the north and south of the community whose expansion plans and daily activities may directly or indirectly impact Page Park Community. Given the internal and external considerations, the Page Park Community would like to embark on a community visioning process to streamline developmental guidelines and regulations in creating and formulating a Page Park Community vision shared by all residents and stakeholder.

## 3.0 CONSULTANT SELECTION AND SCOPE OF SERVICES

After a series of community initiated meetings and presentations by the various consultants, Page Park Community Association selected Vanasse & Daylor, LLP (VanasseDaylor) to develop the Page Park Community Plan. VanasseDaylor provided a proposal to provide planning services to the Page Park Community in an effort to provide for more predictable growth patterns and adherence to community acceptance standards. Vanasse & Daylor will engage property owners and other stakeholders in the defined area with public and semi-public jurisdictional interests in a deliberate interactive visioning process. The purpose of this process is to determine the extent to which there is a desire to change the course of development patterns in the neighborhood or preserve the status as reflected by the current zoning but with some improvements to be determined that will lift up the quality of the current housing environment.

VanasseDaylor's scope of services include the following tasks:

- **Task 1:** Preliminary Advisory Services

- **Task 2:** Existing Conditions Survey and Mapping
- **Task 3:** The Community Visioning Process
- **Task 4:** Report Preparation & Publication

Refer to **Attachment 3** for VanasseDaylor's proposal for services and the details outlining each task. The cost of services is estimated at a total of **$25,000 lump sum**. Note that each stated task has been broken down further by the apportioned cost.

## 4.0 PAGE PARK GEOGRAPHICAL LOCATION AND BOUNDARIES

The Page Park Community encompasses approximately ±183 acres. The community is accessible from US 41 via South Street and is bounded by the Page Park Airport Authority and Danley Drive to its northern and western perimeters; the canal and railroad lines to its east and the Evangelical Christian School forms its southern borders. The general area is comprised of mixed-use land uses consisting of a combination of residential, commercial and light industrial uses.

Refer to **Attachment 4** for an aerial view of the Page Park Community geographical location and boundaries.

## 5.0 THE VISIONING PROCESS

Vanasse & Daylor will assist the community in developing a "Community Vision" which will serve as the guiding principle for Lee Plan and Land Development Code recommendations. The visioning process will be initiated through **two** (2) public workshops facilitated by up to four VanasseDaylor staff. The workshop will afford an opportunity for planning staff of VanasseDaylor to meet with various stakeholders, which may include a representative sample of residents and property owners, and representatives of Lee County staff. The visioning process will also aid in identifying planning strategies and recommendations for the Community Vision. The Page Park Community will provide community workshop notification and the appropriate meeting location for the visioning process. For further public outreach, notices of the public workshops will also be posted on line on the Lee County Department of Human Services Community Calendar website at http://cal-hs.lee-county.com/

Vanasse & Daylor will structure the public workshops to solicit input and identification of "Key Community Issues" utilizing exhibits identified for the area. For stakeholders to effectively participate, it is important that they understand all the physical and natural conditions that characterize the study area. The consultants will then demonstrate how the existing conditions hinder or support planning solutions that may be appropriate for developing a program to enhance living conditions and address redevelopment. The stakeholders then through a consensus building process will determine the recommendations for land use planning, zoning and infrastructure.

The first workshop will include a hands-on planning charrette to visually map out the Key Community Issues and geographic areas of concern. The second workshop will review preliminary recommendations on the Key Community Issues determined in the first workshop.

## 6.0 THE PROJECT TIMELINE

In consideration of the scope of services and the anticipated time rendered for each task, the Page Park Community Plan estimated completion is within duration of **five (5)** months. The project will commence only after the funding approval by the Board of Lee County Commissioners as well as the receipt of the signed proposal for the consultants to commence with the study. Refer to **Attachment 5** for anticipated timeline of the Page Park Community Plan.

## 7.0 DELIVERABLES

At the end of the project duration, VanasseDaylor will prepare a written and graphically illustrated report of the components of the study that were established during the visioning process, including an Executive Summary of the process and recommendations. Ten (10) copies of the report as well as a digital format of the report for reproduction purposes will be delivered to the Lee County Community Development. It is also hoped that the contents of the report will be made readily accessible on-line to the public at that given point in time.

# ATTACHMENT I

Page Park Planning Panel List

# ATTACHMENT 2

**Form 1**: Statement of Financial Interests

**Form 2**: Quarterly Client Disclosure For The Previous Four Quarters

# ATTACHMENT 3

Vanasse & Daylor, LLP Proposal For Services

May 4, 2004

Mr. Seymour Roche
Page Park Community Center
507 Center Road
Fort Myers, FL 33907-1516

**RE: Page Park Neighborhood**
**Community Planning Study**

Dear Mr. Roche:

Vanasse & Daylor, LLP (VanasseDaylor) is pleased to provide you with a proposal to provide planning services to the Page Park Community, in an effort to provide for more predictable growth patterns and adherence to community acceptance standards. Vanasse & Daylor will engage property owners and other stakeholders in the defined area with public and semi-public jurisdictional interests in a deliberate interactive visioning process. The purpose of this process is to determine the extent to which there is a desire to change the course of development patterns in the neighborhood or preserve the status as reflected by the current zoning but with some improvements to be determined that will lift up the quality of the current housing environment.

The scope of services is described as follows:

**Task 1. Preliminary Advisory Services**
VanasseDaylor will provide residents with professional guidance on the "Community Planning" exercise during the public workshops. This will assist the community in understanding and identifying the following:

- What is a "Community Plan"?
- What goes into a Community Plan?
- What kind of results should the community anticipate?
- How long does a Community Plan take to prepare and get approved?
- How do you ensure a Community Plan reflects the desires of the community?
- What kind of effect will a Community Plan have on development?

These preliminary advisory services will be incorporated during established public workshop sessions and will include examples of other Community Plans, a PowerPoint presentation, and question and answer periods. VanasseDaylor will prepare relevant exhibits to facilitate the initial "educational" process. This exhibit will be included in the PowerPoint presentation, as well as printed for review and/or distribution during the workshops.
**Lump Sum Fee: $2,000**

**Task 2. Existing Conditions Survey and Mapping:**
Based on existing information availability, Vanasse & Daylor will map existing land uses and significant community facilities in the study area. This information will be incorporated into a digital mapping program to facilitate the process of bringing a heightened level of awareness to community stakeholders as to the assets and liabilities that characterize the study area and that may influence alternate planning scenarios during the community visioning process. The specific areas to be incorporated into this survey and mapping exercise include the following:

- **Existing Land Uses:**
  This includes a preliminary survey of existing land uses within the delineated area. Pertinent site characteristics will be documented and mapped as visual exhibits that will assist in the community visioning process.

- **Housing/Demographics Analysis:**
  The housing analysis will include information owner occupancy status for the census tract and block in which the study area is located. The analysis will include relevant information provided by the U.S. Census.

- **Zoning and Future Land Use Designation:**
  The zoning classification and the future land use and density allowed by the FLUE will be shown in exhibits.
  **Lump Sum Fee: $8,000**

**Task 3. The Community Visioning Process:**
Vanasse & Daylor will assist the community in developing a "Community Vision" which will serve as the guiding principle for Lee Plan and Land Development Code recommendations. The visioning process will be initiated through two (2) public workshops of up to three hours each facilitated by up to four Vanasse & Daylor staff. The Page Park Community will provide the appropriate meeting location. The workshop will afford an opportunity for planning staff of VanasseDaylor to meet with various stakeholders, which may include a representative sample of residents and property owners, and representatives of Lee County staff. The visioning process will also aid in identifying planning strategies and recommendations for the Community Vision.

We will structure the public workshops to solicit input and identification of "Key Community Issues" utilizing exhibits that we identified for the area. For stakeholders to effectively participate it is important that they understand all the physical and natural conditions that characterize the study area. We will show how the existing conditions hinder or support planning solutions that may be appropriate for developing a program to enhance living conditions and address redevelopment. The stakeholders through a consensus building process will determine the recommendations for land use planning, zoning and infrastructure.

The first workshop will include a hands-on planning charrette to visually map out the Key Community Issues and geographic areas of concern. The second workshop will

review preliminary recommendations on the Key Community Issues determined in the first workshop.
**Lump Sum Fee: $8,000**

**Task 4. Report Preparation & Publication:**
VanasseDaylor will prepare a written and graphically illustrated report of the components of the study that were established during the visioning process, including an Executive Summary of the process and recommendations. Ten (10) copies of the report as well as a digital format of the report will be delivered to the Lee County Community Development.
**Lump Sum Fee: $6,500**

We have made the following assumptions in preparing this proposal. The scope of services herein will exclude the following services:

- Land Development Code/Future Land Use Map (FLUM) Amendments.

In addition to the above labor compensation, Vanasse & Daylor, LLP shall be reimbursed for reimbursables beyond those included under Task 4.

We exclude from the scope of our proposal all services not specifically stated herein. Vanasse & Daylor, LLP shall be held harmless for those items not specifically provided by Vanasse & Daylor, LLP under the terms of this contract. The client will indemnify Vanasse & Daylor, LLP from any claims arising from Vanasse & Daylor, LLP's use of plans and information provided to Vanasse & Daylor, LLP.

We are prepared to initiate work upon receipt of the signed agreement. If you are in agreement with the above Scope of Services and the Terms and Conditions of Agreement, please sign the proposal and return one copy to our office. Thank you for giving us this opportunity to serve you. We appreciate your business. If you have any questions regarding this agreement, please call.

Sincerely,
**Vanasse & Daylor, LLP**

Walter G. Fluegel
*Director of Planning & Design*

Reed Jarvi
*Vice President*

c: Jim Mudd, Lee County Development Services
John Bizelli
Thomas Edwards
John Sibley

**CONFIRMATION OF AUTHORIZATION:**

The **Client** agrees with and accepts this proposal for professional services. **Client** also agrees with the General Terms of Agreement, which are attached, and acknowledges this as being received. Together these constitute the entire Agreement between Vanasse & Daylor, LLP and the Client.

Agreed and Accepted:

By: _____ _____
Client's Signature Date

_____ _____
Client's Printed Name Position

*If Client is not the property owner, a Letter of Authorization from the owner of the property is required and shall be attached and remain part of this contract.

# ATTACHMENT 4

Aerial View Of The Page Park Community Geographical Location And Boundaries

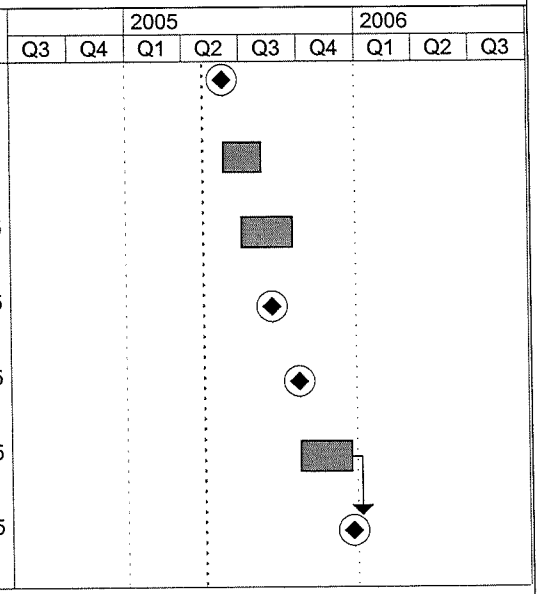
# ATTACHMENT 5

Anticipated Timeline Of The Page Park Community Plan

# PAGE PARK COMMUNITY PLAN

## Project Timeline

| ID | Task Name | Duration | Start | Finish |
|---|---|---|---|---|
| 1 | Preliminary Inception Meeting | 1 day | Mon 6/6/05 | Mon 6/6/05 |
| 2 | Consultant's Preliminary Site Investigation, Data Gathering and Mapping | 45 days | Mon 6/6/05 | Fri 8/5/05 |
| 3 | Community Meetings/Community Survey Completion Performed by the Community | 60 days | Mon 7/4/05 | Fri 9/23/05 |
| 4 | First Public Workshop (2 months after signing of contract) | 1 day | Mon 8/22/05 | Mon 8/22/05 |
| 5 | Second Public Workshop to Present Findings (1.5 months after first Public Workshop) | 1 day | Mon 10/3/05 | Mon 10/3/05 |
| 6 | Plan Refinement and Report Writing | 60 days | Mon 10/3/05 | Fri 12/23/05 |
| 7 | Plan Completion | 1 day | Mon 12/26/05 | Mon 12/26/05 |




Project: Schedule
Date: Tue 5/3/05

Task
Split
Progress
Milestone
Summary
Project Summary
External Tasks
External Milestone
Deadline

# BROADCAST REPORT

TIME : 05/04/2005 09:36
NAME : VANASSE DAYLOR
FAX : 239-4374636
TEL : 239-4374636

| PAGE(S) | 19 |
|---|---|

| DATE | TIME | FAX NO./NAME | DURATION | PAGE(S) | RESULT | COMMENT |
|---|---|---|---|---|---|---|
| 05/04 | 09:19 | 9368504 | 05:27 | 19 | OK | ECM |
| 05/04 | 09:30 | 4798319 | 05:27 | 19 | OK | ECM |

BUSY: BUSY/NO RESPONSE
NG : POOR LINE CONDITION
CV : COVERPAGE

# James Mudd - county lots in page park

**From:** "John Sibley" <nolawn@iline.com>
**To:** <jmudd@leegov.com>
**Date:** 6/23/2005 1:42 PM
**Subject:** county lots in page park

Hi Jim. Following are the strap #s for the county owned properties we have been discussing:

| | |
|---|---|
| 301 Center Road | 12-45-24-01-0000I-0150 |
| 306 Center Road | 12-45-24-01-000J0-0050 |
| 302 Danley Drive | 12-45-24-01-0000H-0030 |
| 606 Danley Drive | 12-45-24-01-000O0-0130 |
| 210 5th Street | 12-45-24-01-00T00-0010 |

There is also the ACT facility (property appraiser site doesn't give strap # for it), Lee County Port Authority property, Lee County Parks and Recreation (Jerry Brooks Park), Lee County Medical Examiner's and Division of Environmental Sciences properties that I will provide #s for if necessary. Hope this is helpful. John

All Native Garden Center
300 Center Road
Fort Myers FL 33907
239.939.9663
FAX: 239.936.8504

300 Center Road Fort Myers FL 33907
239.939.9663 www.NoLawn.com

**All Native Garden Center**

**To:** Jim Mudd **From:** John Sibley / Page Park

**Fax:** 479.8319 **Pages:** 2

**Phone:** **Date:** 8-12-05

**Re:** **CC:**

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

- **Comments:** Following is the long awaited letter. Hope it's ok?!!! John

Lee County Board of County Commissioners

During the past several months the Page Park Community Club has conducted a series of meetings in an effort to initiate a sound process for revitalizing the neighborhood in compliance with the administrative code governing the procedures for amending the Lee Plan. Wayne Daltry and Jim Mudd have attended these meetings, providing advise and direction for establishing a panel and explaining how its work should evolve.

The Page Park Community Club voted to establish a committee of members to be called the "Page Park Planning Panel" consisting of volunteer members to serve and provide impute throughout the process. Following are the members who have submitted financial disclosure forms in compliance with State of Florida Sunshine Laws:

| | | | |
|---|---|---|---|
| John Sibley (Chairman) | 108 2nd Street | Fort Myers FL 33907 | 239.936.7920 |
| Lee Coleman (Co-Chair) | 106 3rd Street | Fort Myers FL 33907 | 239.278.1274 |
| Sean O'Connell | 110 Danley Dr. | Fort Myers FL 33907 | 239.939.0377 |
| Hugh Thimlar | 311 Delmar Ave. | Fort Myers Beach FL 33931 | 239.463.0421 |
| Everett Walter | 205 Center Rd. | Fort Myers FL 33907 | 239.936.5190 |

As you are probably aware, Page Park has been the focus of several redevelopment proposals dating back to the early 1990s and is currently assisted in those efforts through the "Page Park NDC" receiving HUD block grant funding through Lee County Department of Human Services. The Page Park Community Club was created as a non-profit entity shortly after the end of World War II and has met on a regular basis since. There are currently 26 members and meetings are held at the Page Park Community Club every 2 months. Annual membership dues are $10 and all property owners in the community are welcome.

Lee Coleman, co-chair of the Page Park Planning Panel, is the treasurer of the Page Park Community Club and has managed the budget and all other financial matters for several years. He also serves on the NDC and the Page Park MSTBU. John Sibley is the secretary for the Page Park Community Club and has kept detailed records of meetings for several years and also serves on the Page Park NDC and is chairman of the Page Park MSTBU.

We are seeking your favorable vote on providing "seed money" for "planning funds" for the purpose of hiring a professional planning firm in the amount of $50,000. We are a small community with modest means, but we are very focused and dedicated to a successful outcome of this effort by providing "sweat equity" and volunteer hours.

We have commitment for participation and assistance in this process from Lee County Department of Community Development, Lee County Port Authority, Lee County Department of Parks and Recreation, Lee County Department of Human Services and Commissioner St. Cerny.

Sincerely, John Sibley, Page Park Planning Panel Chairman

**Lee County Board Of County Commissioners**
**Agenda Item Summary**

**Blue Sheet No.** 20051113

**1. ACTION REQUESTED/PURPOSE:** Approve an agreement with the Page Park Community Club, Inc. to provide public financial support in the development of the Page Park Community Plan.

**2. WHAT ACTION ACCOMPLISHES:** Sets forth requirements for the issuance of Sector Planning funds to the Page Park Community Club for the development of the Page Park Community Plan.

**3. MANAGEMENT RECOMMENDATION:** Approval of the agreement.

| **4. Departmental Category:** 4 A4A | | **5. Meeting Date:** 08-30-2005 |
|---|---|---|
| **6. Agenda:** | **7. Requirement/Purpose:** *(specify)* | **8. Request Initiated:** |
| ____ Consent | ____ Statute ____ | **Commissioner** ____ |
| x Administrative | ____ Ordinance ____ | **Department** Community Development |
| ____ Appeals | x Admin. Code AC 13-3 | **Division** Planning |
| ____ Public | ____ Other ____ | **By:** Paul O'Connor, AICP, Director |
| ____ Walk-On | | POC 8/15/05 |

**9. Background:** The Page Park Community Planning Panel, in conjunction with the Page Park Community Club, Inc., has submitted a request for financial support to the Board of County Commissioners. The applicant is requesting $48,900.00 of public funding in accordance with Administrative Code (AC) 13-3, Section 3. The applicant proposes to develop the Page Park Community Plan with the intent that its recommendations will be incorporated into the Lee Plan.

Obtaining this grant is contingent upon the Community Panel complying with the terms and conditions of the contract and the provisions of Administrative Code 13-3. It is understood by all parties that the community planning effort: is subject to the Florida laws on Open Government; must provide an adequate opportunity for public participation; must provide reasonable notice of all meetings pertaining to the planning effort; and, that all meetings of the Community Panel and Subcommittees must be open to the public. The Community Panel must also maintain both recorded and written minutes of all its full meetings.

This request for $48,900.00 will cover the estimated cost of the Page Park Community Plan. Any additional costs incurred will be the responsibility of the Page Park community.

Funds are available in account: LB5150715500.508309.05 (Community Development /Planning/Unincorporated MSTU/Other Grants & Aids/Sector Planning)

Attachments:
Funding Request
Page Park Community Planning Agreement
Application Materials

**10. Review for Scheduling:**

| Department Director | Purchasing or Contracts | Human Resources | Other | County Attorney | Budget Services | | | | County Manager/P.W. Director |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | Analyst | Risk | Grants | Mgr. | |
| Mary Gibbs | NA | NA | NA | DMC | 8/17/05 | 8/18 WS strokes | 8/17/05 | 8/18/05 | HS 8/18/05 |

**11. Commission Action:**
X Approved AFTER DISC.
____ Deferred
____ Denied
____ Other

RECEIVED BY CO. ATTY. 8/15/05 10:16 CO. ATTY. FORWARDED TO: 8/15/05 11:30

RECEIVED BY COUNTY ADMIN: 8-15-05 1:40
COUNTY ADMIN FORWARDED TO: 8/18/05 3PM

**Lee County Board Of County Commissioners**
**Agenda Item Summary**

**Blue Sheet No. 20051029**

**1. ACTION REQUESTED/PURPOSE:** Execute contract with both the Bonita Springs Housing Development Corporation and the Lee County Housing Development Corporation for $100,000 to cover start up and administrative expenses associated with the establishment and implementation of a Community Land Trust.
**2. WHAT ACTION ACCOMPLISHES:** Allows the county to enter into an agreement with these two non-profit organizations so that they can start up a Community Land Trust, which will also be a non-profit organization.
**3. MANAGEMENT RECOMMENDATION:** Execute the contract.

**4. Departmental Category:** 04 C4A

**5. Meeting Date:** 08-30-05

**6. Agenda:**
- X Consent
- ___ Administrative
- ___ Appeals
- ___ Public
- ___ Walk-On

**7. Requirement/Purpose:** *(specify)*
- ___ Statute ___
- ___ Ordinance ___
- ___ Admin. Code ___
- ___ Other ___

**8. Request Initiated:**
- **Commissioner:** John Albion
- **Department:** Community Development
- **Division:** Planning
- **By:** Paul O'Connor, AICP, Planning Director

POC 8/18/05

**9. Background:** On May 3, 2005 the BoCC approved the transfer of $1 million from the General Fund Reserves to the newly created Community Land Trust (CLT) Program for Affordable Housing. These funds may be used for the establishment of a Community Land Trust. The CLT is a nonprofit organization that would own the land and provide 99-year renewable leases to very low and low-income homeowners, who would own the buildings on that land. By permanently limiting land costs, CLTs can lock in subsidies and also lower purchase prices.

On June 30, 2005 the Affordable Housing Committee reviewed and recommended approval of the application submitted jointly by the Bonita Springs Housing Development Corporation and the Lee County Housing Development Corporation for the establishment of a CLT program. The application requests an interest free loan for $1 million with $100,000 for the establishment and administration of a CLT and $900,000 for land acquisition. The application's stated goal is the projected construction of 110 affordable units by 2011. BoCC's Management and Planning Committee reviewed the Committee's recommendation on August 1, 2005.

The attached contract is for an interest free loan of $100,000 to cover costs associated with the establishment and implementation of the CLT through December 31, 2011. Incorporated into the contract is the following repayment schedule for yearly payments from calendar year 2015 to 2020 inclusive to reflect the amount each agency borrowed from the $100,000, (this schedule is based on the applicants' proposal): **2015**: $12,828, **2016**: $14,448, **2017**: $15,408, **2018**: $16,368 **2019**: $19,140 and **2020**: $21,808. To assure that the organizations are following the best business practices for the establishment and operation of the CLT, the organizations will submit all proposed by-laws, operations manuals and other documents for review and approval by county staff. During the establishment of the CLT the county will continue contracting with consultant Michael Brown, a national expert on CLTs.

Funds are available in account LB5150800100.508301

**10. Review for Scheduling:**

| Department Director | Purchasing or Contracts | Human Resources | Other | County Attorney | Budget Services: Analyst | Budget Services: Risk | Budget Services: Grants | Budget Services: Mgr. | County Manager/P.W. Director |
|---|---|---|---|---|---|---|---|---|---|
| Mary Gibbs | | NA | NA | 8/18/05 | 8/18/05 | 8/18/05 | 8/18/05 | 8/18/05 | |

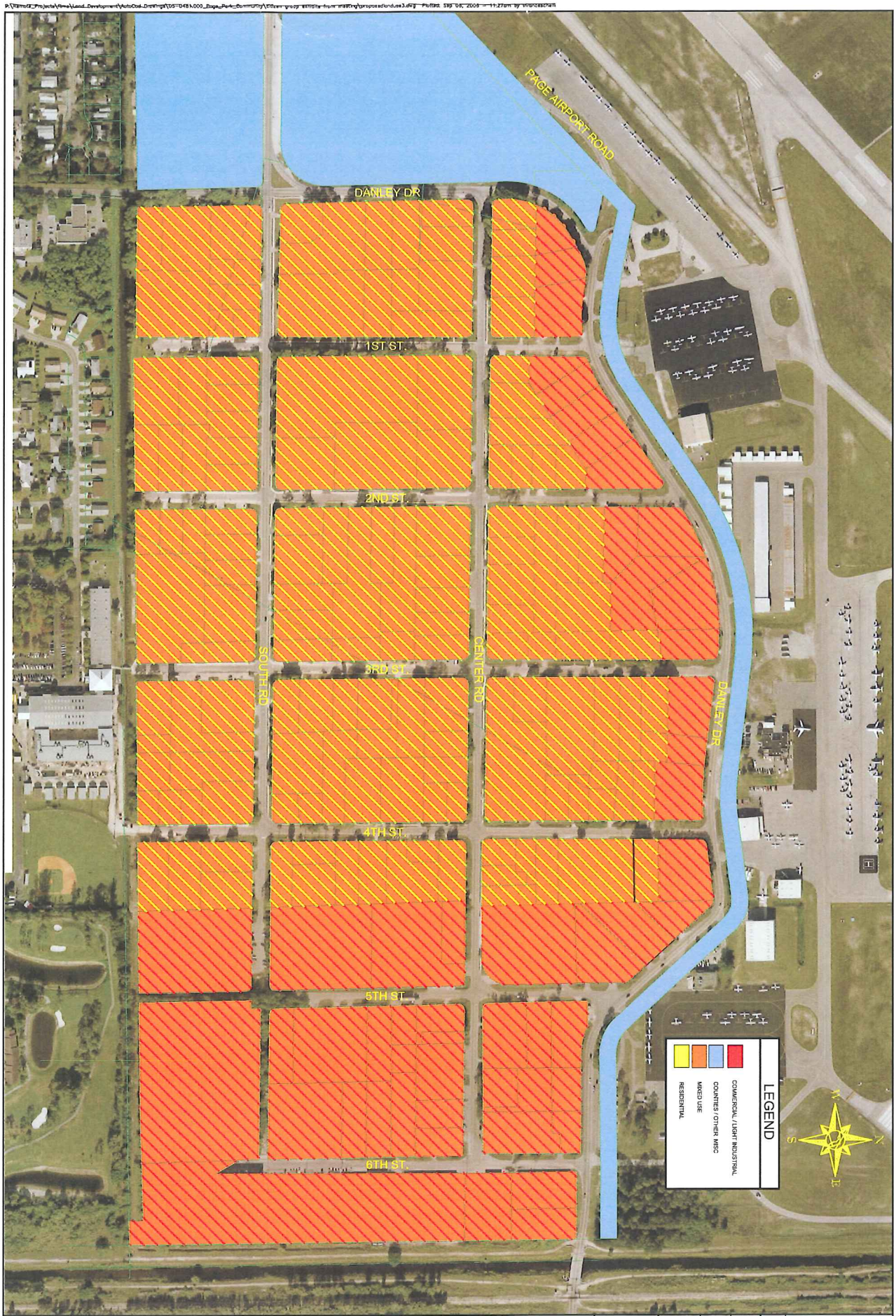
**11. Commission Action:**
- X Approved
- ___ Deferred
- ___ Denied
- ___ Other

RECEIVED BY COUNTY ADMIN: TD 8/18/05 3:55 pm
COUNTY ADMIN FORWARDED TO: 8/18/05

RECEIVED BY CO. ATTY. 8/18/05 2:50pm
CO. ATTY. FORWARDED TO: Co. Mgr. 8-18-05



3H




DRAFT LAND USE OVERLAY

# PAGE PARK

LEE COUNTY, FLORIDA

Dyer, Riddle, Mills & Precourt, Inc.

DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS

Certificate of Authorization No. 2648
1404 Dean Street, Suite 300 - Fort Myers, Florida 33907

WARNING
IF THIS BAR DOES NOT MEASURE "1" THIS COPY OF THIS DOCUMENT IS NOT TO SCALE

| | NAME | DATE |
|---|---|---|
| DESIGNED BY | | |
| DRAWN BY | | |
| CHECKED BY | | |
| APPROVED BY | | |

DATE | REVISIONS

STEPHEN R. LOCKETT P.E.
STATE OF FLORIDA

DATE 9-05-06
PROJECT NO. 05-0481.000
SCALE N.T.S.
SHEET 1 OF 1

# BLUESHEET DOCUMENT CONFIRMATION

## FROM

## THE DIVISION OF PUBLIC RESOURCES

RECEIVED
SEP 30 2005
COMMUNITY DEVELOPMENT

DATE: 9-29-05

TO: Paul O'Connor
Planning

FROM: Georgia Sekulski, Admin Assistant

Meeting Date 8-30-05 Blue Sheet# 20051113 Item# A 4A

Subject: Agreement / Sage Park Community Club

THE ABOVE-REFERENCED DOCUMENT(S) IS BEING RETURNED TO YOU FOR THE FOLLOWING REASON(S):

_____ There are blank spaces that need to be filled in.

_____ Attachment or Exhibit referred to in document is not attached.

_____ Please obtain the signature(s) of the second party to this document and RETURN ONE ORIGINAL TO MINUTES.

✓ This document is now fully executed and the Minutes Department has an ORIGINAL or COPY for their records. As the originator of this document, it is being returned to you so that your office may provide copies or prepare transmittal letters to individuals involved with this subject matter.

_____ ____ Original(s) Attached

✓ 1 Copy(s) Attached

_____ Other

Public Resources
335-2260
C:\temp\BLUESHEET DOCUMENT RETURN FORM - Georgia.doc

COMMUNITY PLANNING AGREEMENT
BETWEEN LEE COUNTY AND PAGE PARK COMMUNITY CLUB, INC.

RECITALS

A. The Board of County Commissioners recognizes that unincorporated Lee County consists of many diverse communities with various visions on how their community should develop.

B. The residents of the Page Park community have expressed a desire to prepare a community plan to propose goals, objectives, and policies applicable to the Page Park community that may ultimately be incorporated into the Lee Plan.

C. The Page Park Community Planning Panel has approached the County requesting planning funds to be used for expenditures incurred to prepare and submit a community plan for the Page Park community.

D. Lee County Administrative Code 13-3 requires communities who seek planning funds from the County to enter into a contract to govern the disbursement and use of public money on the community planning effort.

NOW, THEREFORE, THE PARTIES HERETO AGREE as follows:

1. Geographic Area. This agreement pertains to the preparation of a community plan for a geographical area known as Page Park, which is generally described as follows:

East of Hwy. 41, north of Beacon Blvd., west of Ten Mile Canal, and south of Danly Drive.

The geographic area has been illustrated in Exhibit A hereto.

2. Deliverables. The Page Park Community Planning Panel (the "Panel") is responsible for the preparation of a community plan, including suggested goals, objectives, and policies applicable to the area described in paragraph 1 above. The intent of the parties is that the County may ultimately incorporate the proposed goals, objectives, and policies into the Lee County Comprehensive Plan. The parties agree that the draft community plan will include data and analysis to support recommended goals, policies, and objectives for consideration by Lee County Planning Division staff. See Exhibit B for detailed description of deliverables.

3. Eligibility for Public Funds. The parties agree that Lee County will provide the Panel with up to $48,900 in planning funds that will be used solely for expenditures incurred by the Panel in the preparation and submission of a community plan. Total disbursements from the County will not exceed $48,900.

4. Applicability of Lee County Administrative Code. The parties agree that the community planning effort will be governed by the regulations set forth in Lee County Administrative Code 13-3 entitled "Administrative Procedures Governing Community Planning Efforts Receiving Financial Support From the BOCC." Lee County Administrative Code 13-3 is attached hereto as Exhibit C.

5. Applicability of Florida's Public Records and Open Meetings Laws.

A. Open Government

1. The parties agree that the community planning effort is subject to Florida laws on Open Government. Accordingly, all meetings of the Panel and its subcommittees will be open to the public. Moreover, the Panel will provide an adequate opportunity for public participation in the Page Park community planning effort. In addition, the Panel will encourage and allow the participation of residents, property owners, the school district, and other interested parties at all meetings and workshops on the community planning effort.

2. The Panel will provide reasonable notice of all meetings pertaining to the community planning effort.

3. Notification of meetings and workshops will include the posting of meeting date, time, and location of the meeting/workshop in accordance with Section 5, Lee County Administrative Code 13-3.

4. The parties agree that subcommittees consisting of members of the Panel and other community members may meet for the purpose of information gathering, information sharing, and the exploration of common concerns. Subcommittee meetings are also required to be publicly noticed. Common concerns explored by the subcommittees must be presented to the full community panel during a properly noticed public meeting consistent with Section 5 of Lee County Administrative Code 13-3.

5. The Panel must maintain minutes of its meetings in accordance with Section 5, Lee County Administrative Code 13-3.

B. Public Records

All records created in connection with the community planning effort must be retained by the Panel for three years following the date of submission of a completed comprehensive plan amendment application. The records will be considered public records as defined by Chapter 119, Florida Statutes.

6. Record Keeping. The Panel must retain all financial, supporting documentation, and other records necessary to document the community planning effort and expenditures during the term of this agreement. If any litigation, claim, negotiation, audit, or other action involving the records are initiated prior to the expiration of a three-year period, the records must be retained for an additional one year after the final resolution of the action and final resolution of all issues that arise from the action.

7. Assurance, certification, and compliance. The Panel agrees that:

A. It will comply with Chapter 760, Florida Statutes, and Lee County Ordinance 00-18 that prohibit discrimination in employment on the basis of race, color, national origin, sex, religion, disability, or marital status.

B. Products or materials purchased with public funds will be procured in accordance with the provisions of 403.7065, Florida Statutes, which refers to the procurement of products or materials with recycled content.

C. It will comply with the Americans with Disabilities Act of 1990, P.L. 101-336, which prohibits discrimination on the basis of disability and requires reasonable accommodation for persons with disabilities.

D. It will notify Lee County of any significant change in the organization of the Panel.

8. Disbursement of Public Funds.

A. Lee County will disburse up to $48,900 to the Page Park Community Club, Inc., during the term of this agreement, subject to the provisions pertaining to return of funds and suspension and termination of the agreement. (See

paragraph 12.) The Panel agrees to spend the public funds only on items set forth in the scope of work and schedule of deliverables set forth in the document attached as Exhibit B. The County will disburse money upon the receipt and approval of a completed payment request report. Disbursements may be made in installments based on the completion of items contemplated in the deliverables. The payment request report must include documents to support the expenditures. If the Panel fails to submit a payment request report, disbursements will be delayed until the receipt of a report. The County reserves the right to approve or disapprove payment requests.

Copies of supporting documentation must be attached to the payment request report. The County may require additional supporting documentation before agreeing to disburse money.

B. Unsupported/unallowable costs. The County has the option to defer payment to the Panel during the period of a County audit or monitoring due to questionable items. If, as a result of the audit or monitoring, unallowable or unsupported costs are found, no further disbursements will be made until the full amount of overpayment is remitted to Lee County or the County accepts a repayment agreement.

9. Audits, Monitoring, and Records.

A. Monitoring. The Panel agrees to permit County employees to inspect records, papers, and documents to be assured of satisfactory performance with the terms and conditions of this agreement. The monitoring is a limited scope of review and does not relieve the Panel of its obligation to manage the public monies disbursed by the County in accordance with Lee County Administrative Code 13-3 and sound management practices.

Following this monitoring, the County may deliver to the Panel a written report regarding the status of compliance with the terms and conditions of the agreement. The panel must rectify all noted deficiencies within the specified period of time indicated in the monitoring report or provide the County with a reasonable and acceptable justification for not correcting the noted shortcomings. The Panel's failure to correct or justify the deficiencies within the time specified by the County may result in the withholding of future disbursements or termination of the agreement.

B. Audit and Inspections. The Panel will make all records and items included on financial statements available for audit or inspection purposes during normal business hours and as often as County deems necessary. The Clerk of Courts internal audit division and Lee County have the right of timely and unrestricted access to books, documents, papers, and other records of the panel that are pertinent to the agreement in order to make audits, examinations, excerpts, transcripts, and copies of those documents.

10. Risk Management. The Panel will defend, hold harmless, and indemnify the County from and against all liability, loss, claims, damages, costs, attorneys fees, and expenses that the County may sustain, incur, or be required to pay either by reason of the loss of or improper use of money disbursed or to be disbursed hereunder including, but not limited to, fraud, embezzlement, or dishonesty on the part of any person represented or employed by the Panel, or by reason of the intentional or negligent act of the Panel or its agents, representatives, or employees.

11. Suspension/Termination. The County reserves the right to suspend the disbursement of money for failure to comply with this agreement. The County may cancel this agreement by giving 24 hours written notice to the Panel by certified mail following a determination by the Board of County Commissioners that the cancellation is in the best interest of the people of Lee County. Neither party will have further obligations under this agreement as of the date of cancellation unless specified otherwise in the termination notice. The Panel may cancel this agreement by giving 72 hours prior written notice to the County by certified mail. The County's obligation to make further disbursements under this agreement will cease as of the effective date of termination.

12. Reports.

A. The Panel agrees to prepare a report outlining the progress of the Page Park community planning effort and deliver the report to the County with each request for disbursement of funds.

B. A closeout report is due 60 days after the termination of the agreement or upon the submission of a completed community plan in the form of a comprehensive plan amendment application.

C. If the required reports are not sent to the County or not completed in a manner acceptable to the County, the County may withhold further disbursements until the reports are completed.

13. Duration of agreement. Parties agree that the Panel will deliver a proposed community plan for consideration by the Lee County Planning Division no later than September, 2006 unless this agreement is terminated beforehand as specified in Paragraph 11.

14. Notice. The parties agree all notices provided under or pursuant to this agreement will be in writing either by hand delivery or first class certified mail, return receipt requested, to the representative identified below and at the address set forth below. The name and address of the County representative is: Paul O'Connor, Director, Planning Division, Department of Community Development, 1500 Monroe Street, P. O. Box 398, Fort Myers, Florida 33902-0398. The name and address of the representative of the Page Park Community Club, Inc., responsible for the administration of this agreement is: Lee Coleman, 106 3rd Street, Fort Myers, Florida 33907-2413. In the event different representatives or addresses are designated by either party after the execution of this agreement, notice of the new information will be provided in accordance with this section.

15. Applicable Law. This agreement will be construed under the laws of the State of Florida and the venue for any actions arising out of this agreement will lie in Lee County.

In witness thereof, Lee County and the Page Park Community Club, Inc., have executed this agreement:

Attest: Clerk of Court

By: _____
Deputy Clerk

Lee County

By: _____
Chairman
Board of County Commissioners

Date: 5/30/05

APPROVED AS TO FORM:

_____
Donna Marie Collins
Assistant County Attorney

Page Park Community Club, Inc., A Florida Not-for-Profit Corporation

By: Seymour Roche
Seymour Roche, President

Date: 9/23/2005

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 23rd Sept. 2005 by
(date)

Lee Coleman, President of the Page Park Community Club, Inc.,

a Florida Not-for-Profit corporation, on behalf of the corporation. He is personally known

to me or has produced Fl. Lic #H200-796-31-448-0 as identification.
(type of identification)

Leslie A. Hutchinson
(Signature of person taking acknowledgment)

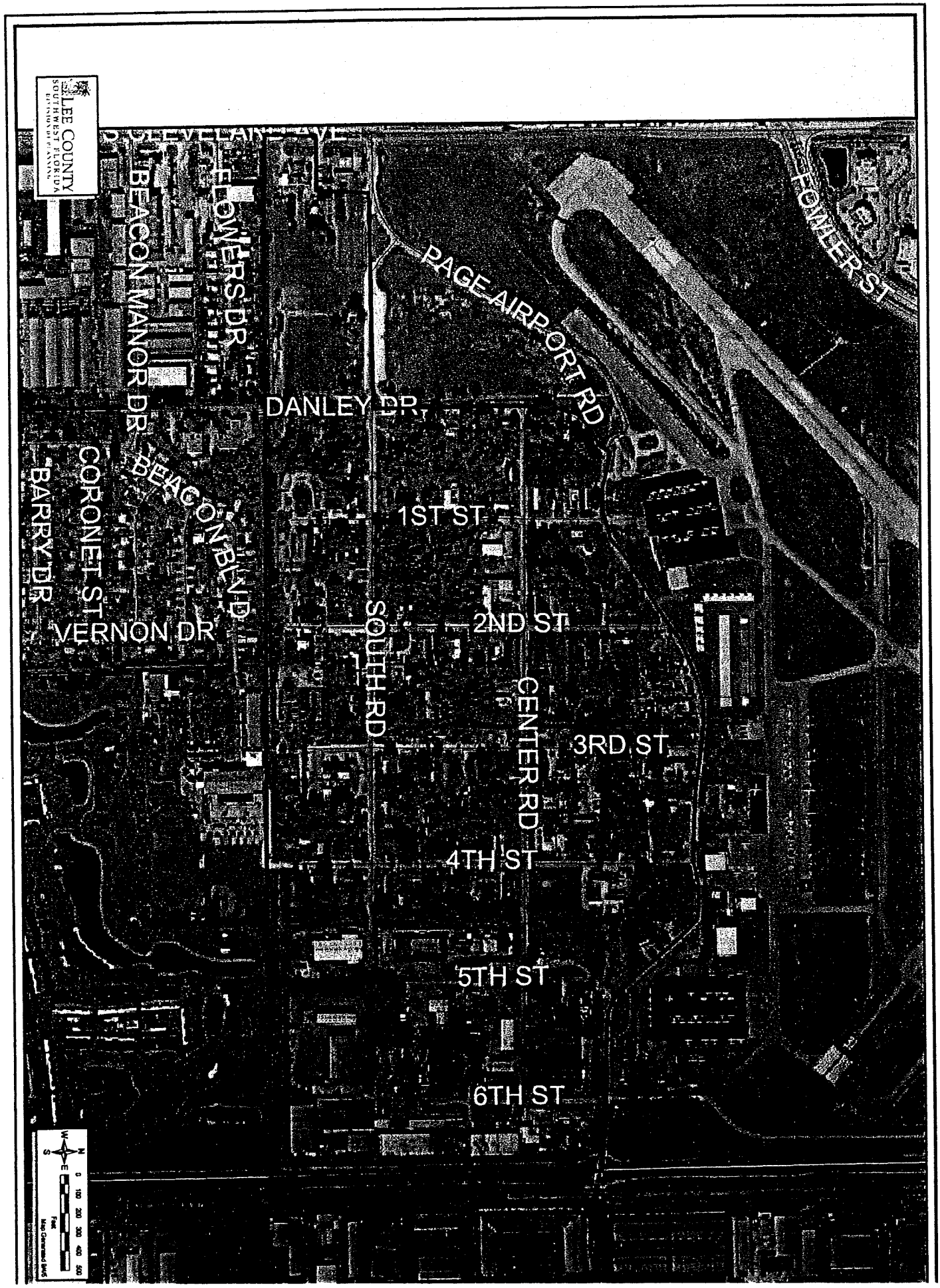
Leslie A. Hutchinson
(Name typed, printed, or stamped)
(Title or Rank)
(Serial Number, if any)

LESLIE A. HUTCHINSON
MY COMMISSION # DD 144852
EXPIRES: December 26, 2006
Bonded Thru Notary Public Underwriters

Exhibits:

A: Map of Geographic Areas subject to the Community Planning effort
B: Deliverables - Prepared by Dyer, Riddle, Mills & Precourt, Inc.
C: Lee County Administrative Code 13-3

# Exhibit A


LEE COUNTY
SOUTHWEST FLORIDA
FLOWERS DR
BEACON MANOR DR
BEACON BLVD
CORONET ST
BARRY DR
VERNON DR
DANLEY DR
PAGE AIRPORT RD
FOWLER ST
1ST ST
2ND ST
SOUTH RD
CENTER RD
3RD ST
4TH ST
5TH ST
6TH ST
N
W
E
S
0
100
200
300
400
500
Feet

Dyer, Riddle, Mills
& Precourt, Inc.

Principals
Wayne D. Chalifoux
Donaldson K. Barton, Jr.
Lucius J. Cushman, Jr.
Jon S. Meadows
Stephen L. Precourt
Lawrence L. Smith, Jr.

# Exhibit B

# Page Park Community Plan Proposal

## August 2005

## I. Proposal Summary

This proposal for Lee County Community Planning funding is intended to support a community planning process directed by the Page Park Planning Panel (PPPP) in conjunction with the Page Park Community Club (PPCC).

Page Park is a residential, commercial and industrial area located just south of Page Field Airport which contains a variety of housing types and tenures. The residents are a mix of both young working families and retirees. The need for this community planning process is motivated by a number of concerns: there are several conflicting land uses, some of which include industrial; the lack of central sewer in the area; and many of the properties are characterized by code compliance issues, including abandoned vehicles and trash. It is the desire of the PPPP to include all residents, property owners, and other affected parties in the community building process, so that Page Park may develop a vision and goals for the area, and identify specific initiatives to enhance local amenities such as shopping, education and youth activities, and eliminate any detractors from the area so as to attract and retain the diverse set of residents.

There are several neighboring areas actively engaged in economic development activities that affect the Page Park neighborhood. Page Park must decide how best to design initiatives that will leverage the increased commercial activity and residential redevelopment occurring in close proximity. Page Park must have a plan to ensure that good-quality affordable housing and social supports are available for those low-income families that choose to locate in Page Park. A community planning process will strengthen and enable all Page Park residents to have a voice in critical housing, employment and commercial initiatives that will improve the quality of life for the residents of this neighborhood.

The output of this process will be a Community Plan for the Page Park Community that will incorporate:

- Demographic and marketing information on Page Park residents and businesses
- Detailed information on the rental and owner-occupied real estate market in Page Park
- Quantitative information on Page Park amenities: historic, natural resources, transportation, recreation, shopping, social services, and infrastructure

**1404 Dean Street**
**Suite 300**
**Ft. Myers, Florida 33901**
**Phone: 239.344.0050**
**Fax: 239.344.0057**

Dyer, Riddle, Mills
& Precourt, Inc.

Principals
Wayne D. Chalifoux
Donaldson K. Barton, Jr.
Lucius J. Cushman, Jr.
Jon S. Meadows
Stephen L. Precourt
Lawrence L. Smith, Jr.

- Quantitative information and recommendations on Page Park dis-amenities: crime, blighted conditions, substandard or unsafe buildings, infrastructure deficiencies, land use incompatibilities, code compliance issues, and traffic conflicts/issues.
- Vacant and County-owned land analysis and opportunities for acquisitions and/or consolidation of lots.
- A set of action categories for which policy ought to be developed, and, within each action category, a set of action items, a plan for action, and well-defined outcome measures
- A conclusion that commits Page Park Planning Panel, any Page Park civic institutions, and Lee County (where appropriate) to address action items listed above.

It is the intent of this planning proposal that the Page Park Plan follow the concepts identified in the Governor's Front Porch Initiative to the greatest extent possible. Although Front Porch funding is not available at present, the development of a plan in concert with recognized successful Front Porch policies and procedures may possibly enable Page Park to qualify for future Front Porch funding if and when it becomes available. The Initiative identifies the following issues that make a large neighborhood a great place to live, work, and play:

**Education and Human Development:**
Learning Centers
Educational Opportunities
Job Training Opportunities

**Economic Development Mechanisms:**
Necessary goods and services
Job Opportunities
Business Development

**Enhancement of Family and Civic Responsibilities:**
Youth and Family Oriented Events
Community-based Events
Faith-based Opportunities
Social Services

**Quality of Life and Essential Substructures:**
Recreational Facilities
Safe Neighborhoods
Affordable Housing
Transportation
Pleasant Neighborhoods

**1404 Dean Street**
**Suite 300**
**Ft. Myers, Florida 33901**
**Phone: 239.344.0050**
**Fax: 239.344.0057**

Dyer, Riddle, Mills
& Precourt, Inc.

Principals
Wayne D. Chalifoux
Donaldson K. Barton, Jr.
Lucius J. Cushman, Jr.
Jon S. Meadows
Stephen L. Precourt
Lawrence L. Smith, Jr.

This proposal requests $48,900 to help meet total community planning. The Page Park Planning Panel has chosen to pursue the community planning process in partnership with Dyer, Riddle, Mills & Precourt, Inc. (DRMP), Prather Associates, Inc. and Heidt & Associates, Inc.

We believe that this proposal for funding is timely, appropriate in scope and scale for Page Park and properly appreciative of the grass-roots and time-intensive nature of the community planning process. We look forward to the production of a Community Plan that will serve as a model for Lee County and will enable Page Park to fulfill its promise as an inclusive, diverse community providing economic opportunity and a high quality of life for all of its residents.

## II. Proposal Narrative

### Primary Issues to be addressed

This Community Plan will be based on detailed knowledge of residents, businesses, housing stock and local amenities of Page Park and surrounding communities. This knowledge will be gleaned from demographic and marketing data, data on rental- and owner-occupied housing markets, and assessments of a broad range of community characteristics through surveys, focus groups and current studies by government bodies and non-profit organizations.

Page Park is located just south of the Page Field Airport with access to both US 41 to the west and Metro Parkway to the east. The area was originally developed to provide residential opportunities and support services to the airport when it was a military installation. Currently, it is comprised of a mix of residential, commercial, and industrial uses.

Page Park has a number of "quality of life" concerns. Within the proposed boundaries of Page Park there are numerous sources of blight and identified constraints to the revitalization and viability of the area. The area's constraints include, but are not limited to: over-development of industrial lots; lack of easy transportation access to industrial sites; commercial traffic moving through residential areas; localized flooding; illegal dumping of trash and debris; lack of on-site parking at commercial sites; lack of stormwater management on commercial sites; inappropriate and incompatible land use mix; excessive access points off US 41 from commercial sites; high crime rate; overcrowded living conditions; large concentration of absentee landlords; and lack of central sewer.

However, not all attributes to Page Park area are negative, there are many significant opportunities that need to be focused upon and enhanced, which in turn may offset the negative impacts of the aforementioned constraints. Some of the opportunities include: a dedicated core of residents who are eager to invoke positive change; close proximity to shopping and services; elimination of land use conflicts by the establishment of mixed-use zoning to allow for a business park concept; increasing the viability of the area by sewer installation; enhance the aesthetic and quality value of the area by developing design guidelines; providing streetscape, landscaping and other public space

**1404 Dean Street**
**Suite 300**
**Ft. Myers, Florida 33901**
**Phone: 239.344.0050**
**Fax: 239.344.0057**

Dyer, Riddle, Mills
& Precourt, Inc.

Principals
Wayne D. Chalifoux
Donaldson K. Barton, Jr.
Lucius J. Cushman, Jr.
Jon S. Meadows
Stephen L. Precourt
Lawrence L. Smith, Jr.

amenities; evaluate traffic, street layout and routing; coordination of redevelopment planning with Page Field Airport; increase pedestrian way to shopping districts; coordinate with Lee County Human Services Department to improve housing conditions and assistance; establish Crime Prevention Through Environmental Design guidelines; and many others. In short, the location and characteristics of Page Park may make it an ideal location in which to implement Smart Growth and New Urbanism initiatives.

These latter strengths are an indication that Page Park's structural and cultural problems may be amenable to focused policy initiatives in the long term. We believe that a Community Plan is a viable means to identify policy opportunities and generate specific policy initiatives to build on the strengths of Page Park and address the community's structural and cultural deficits for the long term and more immediate local dis-amenities.

## Timetable for implementation

The anticipated start date for the Page Park community planning process is September 2005; the anticipated finish date is September, 2006. The twelve months of actual community plan development will be divided into four overlapping tasks. Task sequencing is displayed in Figure 1; the pre-kick-off phase of the project is denoted "Phase 0".

**Phase One** of the community planning process is administration of a written visioning survey to Page Park residents and businesses and subsequent statistical analysis of the responses. This survey is intended to identify concerns of Page Park residents and businesses regarding quality of life across the areas as previously mentioned: crime, recreation, business services, housing and other areas. This task is intended to take four months.

Following analysis of this survey, **Phase Two** will consist of in-person follow-up interviews conducted by the consulting team with the help of volunteer residents to a non-random sample of survey respondents, the "stakeholders". These interviews are intended to clarify quality of life concerns identified in the written survey and to generate hypotheses regarding the effect of varying emphases given to different local initiatives on resident satisfaction with Page Park. These interviews will also allow respondents to talk in detail about the decision processes they followed to move to Page Park, to remain in Page Park, or to decide to relocate from Page Park.

In concert with the in-person follow-up interviews, two, day-long, hands-on public participation Visioning Charette/Workshop will be conducted to develop an initial vision for the Page Park community. A broad range of concerns and issues, based on survey responses, will be further identified and addressed during the workshop. The overall objective would be to develop a set of principles and goals which will help guide how Page Park should grow, redevelop, or respond to proximal growth. These two tasks of Phase Two are intended to take two months.

**Phase Three** of the community plan will be collection and analysis of a variety of data describing Page Park residents, real estate, commercial activity and local amenities. This phase will primarily focus on paper- or computer-based data, although some house-

**1404 Dean Street**
**Suite 300**
**Ft. Myers, Florida 33901**
**Phone: 239.344.0050**
**Fax: 239.344.0057**

Dyer, Riddle, Mills
& Precourt, Inc.

Principals
Wayne D. Chalifoux
Donaldson K. Barton, Jr.
Lucius J. Cushman, Jr.
Jon S. Meadows
Stephen L. Precourt
Lawrence L. Smith, Jr.

by-house canvassing will be conducted. Much of the data required for this phase is or will be publicly available, such as: Census demographics, characteristics of property parcels from the Lee County Property Appraiser, building conditions, crime measures, code enforcement violations, infrastructure needs, etc. This task is intended to take six months and will be done in parallel with the first two resident survey-based and workshop participation tasks.

Following completion of the first three tasks, **Phase Four** of the community planning process will address actual broad strategies, action items and outcome measures to develop the overall community plan. This task, which is anticipated to take five months, will commence with a kick-off meeting open to all interested citizens, and be followed by focus group meetings covering all of Page Park. These focus groups are designed to encourage participation even by those who choose not to respond to surveys or attend public meetings, and are similar in spirit to community organizing meetings. These topic-specific meetings will focus on all aspects of a particular domain previously identified as important by community residents such as quality of housing, sidewalks and streets, as well as social concerns such as formal and informal recreation activities by adults and children within Page Park. Following the conclusion of community-wide focus groups will be a period of analysis and synthesis of findings. This phase will conclude with presentation of specific goals, policies and the proposed plan in the form of printed and on-line documents, and, where feasible, supporting data. This will lead to the eventual approval and adoption of the Page Park Community Plan by the Lee County Board of County Commissioners and ultimately amend the Lee County Comprehensive Plan.

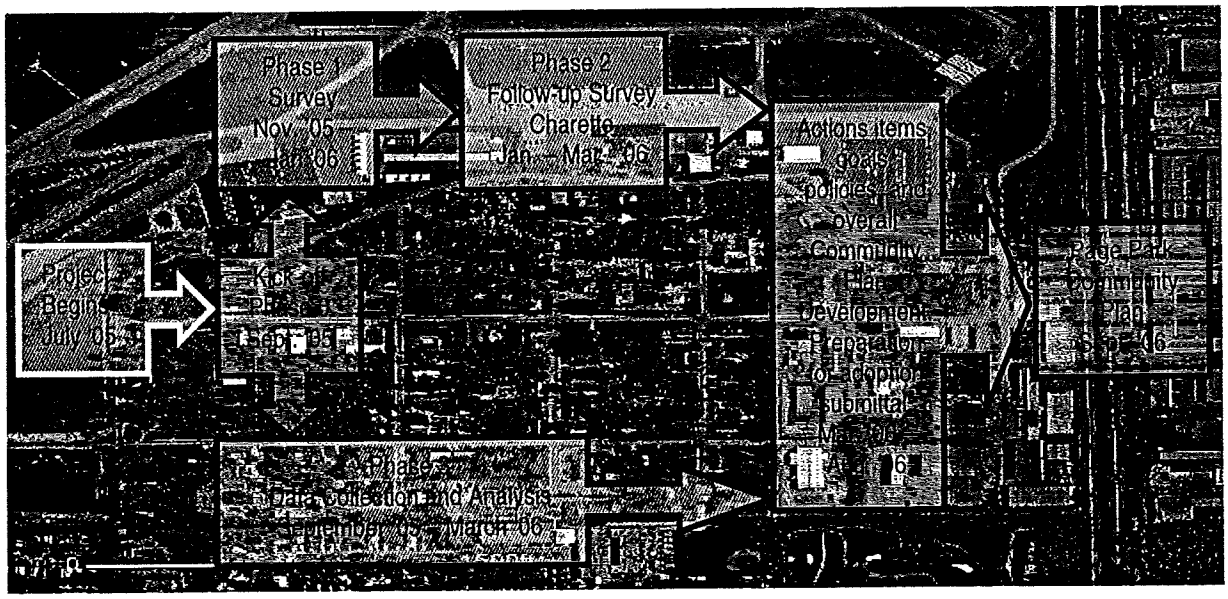



**Figure 1:** Task Diagram for Page Park Community Plan Process

**1404 Dean Street**
**Suite 300**
**Ft. Myers, Florida 33901**
**Phone: 239.344.0050**
**Fax: 239.344.0057**

Dyer, Riddle, Mills
& Precourt, Inc.

Principals
Wayne D. Chalifoux
Donaldson K. Barton, Jr.
Lucius J. Cushman, Jr.
Jon S. Meadows
Stephen L. Precourt
Lawrence L. Smith, Jr.

## Methods and Procedures to Foster Public Participation

This proposal for a Page Park Community Plan has a number of specific goals. First, as mentioned above, the process itself is a goal. Second, we hope that the community planning process can increase the cohesion and sense of empowerment among Page Park residents to recognize, discuss and set priorities for addressing difficult and/or divisive community concerns, such as: over-development of industrial lots; commercial traffic moving through residential areas; localized flooding; illegal dumping of trash and debris; lack of on-site parking at commercial sites; inappropriate and incompatible land use mix; high crime rate; overcrowded living conditions; and lack of central sewer.

Third, we hope that the community planning process will result in specific action items to increase the perceived and actual quality of life. As a sub-goal, it is our intent that at least one short-term, visible action strategy will be forthcoming from the planning process, to be implemented within the first year. This type of "success" often leads to increased neighborhood cohesiveness and empowerment, resulting in increased desire to move forward with longer-range efforts.

Fourth, we hope to define outcome measures for goals defined by the community plan that are measurable and achievable, and to collect data related to these outcome measures in order to perform a thorough evaluation of the planning process. Finally, to adopt a plan with goals, objective and policies that will guide Page Park in the direction the residents view at "their" vision for the community.

Throughout the planning process, the consultant will be in continual contact with the PPPP and will provide progress reports for each monthly meeting of the Page Park Community Council. Such ambitious goals and objectives imply a number of necessary requirements. First, PPPP must solicit community participation from all strata of, and all local organizations within the Page Park community. This will be done via written surveys sent to a sample of all Page Park residents and block-by-block focus group discussions. These surveys and block discussions are intended to identify and elaborate upon current concerns and community perceptions, while focusing on symptoms and not causes.

Next, given a broad list of concerns, and detailed knowledge of Page Park demographic, spatial and commercial characteristics, theme-based focus groups, or subcommittees, will be created to identify potential action items for certain common groups of concerns, e.g. recreation, businesses, youth, and so on. These action items, in the context of a comprehensive "portrait" of Page Park based on a broad range of qualitative and quantitative data, will constitute a vision statement for the Page Park community. We hope that such a statement of principles will be endorsed by local organizations, including churches, political representatives, nonprofit organizations and business owners and thus result in specific action items that reflect a consensus across Page Park stakeholders. Last, to ensure that the community planning process may be replicated by PPPP as it updates its own community plan, the plan outputs and selected data will be made publicly available via the Web as well as traditional printed form.

We recognize that a number of Lee County communities have successfully created their own community plans and have reaped the benefits of greater community cohesion

**1404 Dean Street**
**Suite 300**
**Ft. Myers, Florida 33901**
**Phone: 239.344.0050**
**Fax: 239.344.0057**

Dyer, Riddle, Mills
& Precourt, Inc.

Principals
Wayne D. Chalifoux
Donaldson K. Barton, Jr.
Lucius J. Cushman, Jr.
Jon S. Meadows
Stephen L. Precourt
Lawrence L. Smith, Jr.

and more focused programmatic initiatives. Plans, such as *Estero Community Plan* (2002) *The Boca Grande Community Plan* (pending) and *Caloosahatchee Shores Community Plan* (2003) could serve as models for this proposed community plan. We hope to benefit from the collective experience of the individuals involved with all these plans, and thus avoid common pitfalls.

## Cost Estimate of Planning Effort

This proposal requests $48,900 to help meet total community planning distributed as follows:

| | |
|---|---|
| a. Consultant: | $35,500 |
| b. Recording/clerical: | $ 2,700 |
| c. Public Notices: | $ 2,000 |
| d. Copying/graphics/maps: | $ 5,200 |
| e. Miscellaneous: | $ 3,500 |
| **Total Estimated Expenses:** | **$48,900** |

The Page Park Planning Panel has agreed to contribute volunteer human resources, especially with regard to recruitment of participants for, and facilitation of block-by-block focus groups and surveys. Community residents will volunteer their own time in block-by-block discussions, focus group discussions, and door-by-door data gathering. Page Park Community Club Building, 507 Center Road, will be the meeting space for group meetings. This form of "sweat-equity" is the most likely form of monetary contribution to the plan by the residents of Page Park. They do not have the financial wherewithal that was available to other neighborhood planning areas, nor do they have the opportunity for City of Fort Myers funding, as did the Palm Beach Boulevard neighborhood. Despite the lack of readily available matching funding sources, the consultant will assist the Page Park Community Council in researching opportunities for grant funding through the Florida Department of Community Affairs, private foundations such as the Southwest Florida Community Foundation, and others.

**1404 Dean Street**
**Suite 300**
**Ft. Myers, Florida 33901**
**Phone: 239.344.0050**
**Fax: 239.344.0057**

# Exhibit C

## ADMINISTRATIVE CODE
## BOARD OF COUNTY COMMISSIONERS

| | |
|---|---|
| **CATEGORY:** Development/Planning/Zoning | **CODE NUMBER:** 13-3 |
| **TITLE:** Administrative Procedures Governing Community Planning Efforts Receiving Financial Support from the BOCC | **ADOPTED:** 6/26/01 |
| | **AMENDED:** 6/28/05 |
| | **ORIGINATING DEPARTMENT:** Department of Community Development |

**Purpose/Scope:** To provide procedures and criteria for community planning effort and to establish the minimum acceptable criteria for community plans in order to be eligible for public financial support.

**Policy/Procedure:** The Board of County Commissioners recognizes that unincorporated Lee County consists of many diverse communities with various visions of how their community should develop. The intent of a community plan is to propose goals, objectives, and policies applicable to a specific area of the County that may ultimately be incorporated into the Lee Plan. Upon completion of a community planning effort the information gathered and the common concerns identified will be considered for a formal amendment to the Lee Plan.

The following procedures are established by the Board of County Commissioners to assure public confidence in the grass root planning effort when public funds are provided to encourage the development of community plans by the residents of a community:

**Section 1. Definitions:**

1.1. "Community Panel" means the collection of community residents who volunteer to act as the group responsible for coordinating and overseeing the community planning effort. The Community Panel is encouraged to represent a wide variety of the community, including citizens, local business people, landowners, developers, and civic leaders. The Community Panel initiating a community planning effort must be a legal entity, either already existing or established expressly for the purpose of conducting the planning effort. The Community Panel may also be a committee or subset of a legal entity. If the Community Panel receives public funds from the Board of County Commissioners, they will be responsible for the financial accountability of the public funds granted for use in the community planning effort. The Community Panel is not an advisory body to the Board of County Commissioners. Their planning product is a compilation of the common concerns of the community containing suggested amendments to the Lee Plan and/or the Land Development Code to address those concerns.

1.2. "Planning Funds" means a grant that will be used for certain expenditures incurred by the Community Panel in the preparation of and the submission of: (a) a community plan, (b) land development regulations to implement a community plan, or (c) update a previously adopted community plan.

1.3. "Seed Money" means an initial grant of public money, authorized by the Board of County Commissioners, to be used to: (a) initiate a community plan, (b) pursue the development of land development regulations to implement a community plan, or (c) update a community plan. Seed money will be disbursed only after the Community Panel has entered into a written grant agreement

with the County describing the scope of the community plan and the limitations on the use of the grant.

**Section 2. Initiation of a Community Planning Effort:**

2.1. Residents wishing to serve as a Community Panel that is eligible to receive financial support from the County, must have at least one preliminary meeting with Planning Division staff to discuss the proposed community planning effort.

2.2. Following initial discussion with the Planning Division, the Community Panel must develop a written Community Planning Proposal that must contain, at a minimum:

a. The proposed name of the Community Panel including a list of the people who will act as the initial Community Panel, and information regarding its organization and composition, including, if applicable, a copy of its current budget and a list of its board of directors. (The membership of the Community Panel may be increased thereafter);

b. Copies of completed Form 1 "Statement of Financial Interests" for the previous year and, when applicable: Form 2 "Quarterly Client Disclosure" for the previous four quarters from those people wishing to act as the Community Panel and from any consultants that have been retained by the Community Panel to assist in the community planning effort;

c. A preliminary boundary description or a map of the area of the unincorporated County that the plan intends to cover;

d. An overview of the main issues that the planning effort intends to address and the expected resources needed to address the issues;

e. A preliminary timetable for the planning effort including target dates for project milestones such as completion of a visioning effort, completion of the data and analysis, workshops and public meetings, compilation of a draft study, and study completion date;

f. A description of the methods and procedures to be used to foster the maximum amount of public participation in the planning process;

g. A good faith estimate of the expected full cost of the planning effort;

h. A statement indicating the percentage of the projected costs that will be provided through the County funds; and,

I. A tangible demonstration that the planning effort will operated in a financially sound manner.

2.3. Planning staff will review and comment on the Community Planning Proposal to determine if it is sufficient for presentation to the Board of County Commissioners. Planning staff may require additional information, clarifications, or revisions to assure that the minimum requirements of this code have been met. Planning Staff will make a recommendation as to whether a Community Planning Proposal is sufficient to proceed before the Board of County Commissioners.

**Section 3. Obtaining Seed Money and Planning Funding:**

3.1 Once a Community Planning Proposal is determined by Planning staff to be sufficient, staff will initiate a blue sheet to bring the proposal, which includes a proposed grant agreement requesting the use of public funds, to a Public Hearing at a regularly scheduled Board of County Commissioner meeting. The grant agreement will set forth the terms and conditions that must be fulfilled prior to obtaining the Planning Funds and the seed money, if included in the request.

3.2. At the Public Hearing the Board of County Commissioners will solicit input from members of the community and the public in general.

3.3 Following public comment, the Board of County Commissioners will consider by motion whether to enter into the contract with the Community Panel.

**Section 4. Seed Money, Planning Funds and Additional Grant Funding Assistance:**

4.1. The Board of County Commissioners may initially authorize a grant of up to $5,000 ("seed money"), to facilitate a community planning effort. No money will be disbursed by the Board until the required grant agreement is approved. The "seed money" will be disbursed pursuant to the written grant agreement between the County and the Community Panel. All disbursements of "seed money" will be deducted from the maximum amount of funds for which the Community Panel may be eligible.

4.2. Subsequent disbursements of public money for Planning Funds will be available in accordance with the terms and conditions of the grant agreement. The County grant will be based on the size and scope of the planning effort and the Community Panel's ability to complete the effort.

4.3 Each Community Panel may be eligible to receive a grant of up to $50,000 for the development of a community plan and up to an additional $50,000 for the preparation of land development regulations necessary to implement the community plan. The maximum amount of funds disbursed for each phase of the planning effort may not exceed $50,000.

4.4. Community Panels may update community plans and the land development regulations necessary to implement the plan after five years. The County may authorize a grant of up to $50,000 to defray the cost of the update.

4.5. All grants of public funds must be used solely for the creation of, or update to, the community plan and the preparation of land development regulations necessary to implement the plan. Acceptable uses of these public funds will include: payment of professional consulting services; advertising of public meetings/workshops; and copying of draft and final documents. Public funds may not be used for the rental of office space, purchase of supplies such as computers and software, or phone service. Before receiving any funds, the Community Panel must document how the funds will be utilized to the Lee County Department of Community Development, Planning Division.

4.6. The County will have unrestricted access to all records of the Community Panel pertaining to the community planning effort . The County may conduct audits of the financial records of the Community Panel. Before disbursing a grant of Planning Funds, the County must independently ensure that the proposed expenditure is in accordance with the regulatory requirements set forth in this Code and may enlist the Clerk of the Courts to perform an audit of the Community Panel. The head of the Community Panel must attest that the entity has complied with the provisions of the grant agreement and this Code.

4.7. County Planning Staff will assist the Community Panel in identifying additional funding sources to support the community planning efforts such as state or philanthropic grants.

**Section 5. Public Participation:**

5.1. The Community Planning effort is subject to the Florida laws on Open Government. Therefore, there must be an adequate opportunity for public participation in the community planning effort, the Community Panel must encourage and allow the participation of residents, property owners, the school district, and other interested parties. In order to effectuate this purpose, reasonable notice of all meetings pertaining to the community planning effort must be provided to the public. All meetings of the Community Panel must be open to the public.

5.2. Proper notification of meetings of the full Community Panel will include the posting of the meeting date and time in several public places including, but not limited to local libraries, post offices, banks, supermarkets, chambers of commerce, civic associations, and community recreation areas. In addition, these public meetings must be noticed in a local paper that is published daily or weekly. All posted and published notices must provide the date, time, and location of the public meeting. In lieu of a display advertisement, the notice could take the form of an article in a similar publication that provides the date, time, and location of the public meeting.

5.3. The Community Panel must maintain both recorded and written minutes of all of its full meetings. All records of the Community Panel pertaining to the community planning effort will be deemed public records and open for personal inspection by any person.

5.4 The Community Panel may establish sub-committees consisting of members of the Community Panel and/or other community members for the purpose of information gathering, information sharing, and the exploration of common concerns. The sub-committee meetings are required to be publicly noticed and recorded. The common concerns explored by the sub-committees must be presented to the full Community Panel at an informational sharing session during a properly noticed public meeting as outlined in section 5.2 above.

**Section 6. Minimum Community Plan Requirements.**

6.1. The Community Panel's suggested additions or revisions to the Lee Plan must be based on sufficient data and analysis to support the proposed amendments. Original data collection by the Community Panel to support the vision and unique character of a community is encouraged but not required.

6.2. Where data augmentation, updates, or special studies or surveys are deemed necessary by the Community Panel, appropriate methodologies must be clearly described or referenced and must meet professionally accepted standards for those methodologies.

6.3. The Community Panel's suggested additions or revisions to the Lee Plan must be based on resident and seasonal population estimates and projections. Resident and seasonal population estimates and projections must be those provided by the Planning Division, or can be generated by the Community Panel. If the local Community Panel chooses to base its community plan on its own projections, a detailed description of the rationale for this choice must be included in the Plan.

6.4. If a community plan includes suggested new Capital Expenditures or mandates County actions that will require additional or new public expenditure, the community plan must identify the funding source to achieve these expenditures.

6.5. County staff may make suggestions to the Community Panel regarding issues, upcoming projects, and other needs relevant to the community. The Community Panel is not obligated to incorporate those suggestions into the plan, but will recognize the suggestions as public input into the planning process.

**Section 7. Submittal Requirements:**

7.1. A completed Lee Plan Amendment Application form. ( applicable comprehensive plan amendment fees will not be required.)

7.2. All text and maps submitted with a community plan must be in a format and size that is easily reproduced.

7.3. All maps included in the community plan must include major natural and man-made geographic features, and city and county lines, when applicable, and must contain a legend indicating a north arrow, map scale, and date.

7.4. As part of any proposed Comprehensive Plan Amendment, the Community Panel must provide a written summary on the extent of citizen participation in the planning effort. At a minimum, the citizen participation report must include the following information:

a. Details of methods the Community Panel used to notify and involve the public. The dates, location, and attendance of all meetings and workshops where citizens were invited to discuss the planning effort;

b. Copies of all published and posted notices for meetings. A copy of the letters used for mailings, as well as the dates the letters were mailed and numbers of intended recipients. Copies of newspaper articles and newsletters discussing the community planning efforts.

c. Copies of all Agency Minutes for all meetings and workshops;

d. Copies of notices, newsletters, or other written materials distributed during the community planning effort;

e. A tally of the number of people who participated in the process, and if possible, the names of those who attended meetings and workshops;

f. A summary of the issues and concerns expressed by the participants in the planning effort;

g. The substance of the issues and concerns;

h. A description of how the agency has addressed or intends to address the issues and concerns expressed during the planning effort;

I. A description of the issues and concerns the Community Panel does not intend to address and why;

j. Copies of correspondence, including e-mail and facsimile transmittals; and

k. The names and addresses of the members of the Community Panel and all consultants retained to assist the Community Panel, and their additional Form 1 and Form 2 disclosures

for the time periods through the date of submittal of the Community Panel's suggested additions or revisions to the Lee Plan.

**Section 8. Community Plan Amendment Review Process:**

8.1 Following submittal of suggested amendments to the Lee Plan, Planning Division staff will conduct a complete evaluation and analysis of the proposal.

8.2. Lee County will consider comprehensive plan amendments suggested in community plans as part of the regular yearly amendment process. Those amendments will be reviewed, evaluated and considered in the same manner as any other proposed Lee Plan amendment. This review will follow the procedures and public notification required by Florida Statutes section 163.3187 and Lee County Administrative Code 13-6: Annual Plan Amendment Procedure to the Lee Plan.

8.3 The Board of County Commissioners reserves the right to adopt, not adopt or modify any and all of the community plan's suggestions.

| | |
|---|---|
| **To: Jim Mudd** | **All Native Garden Center**<br>**300 Center Rd**<br>**Fort Myers FL 33907** |
| **Fax number: 479.8319** | **239.939.9663**<br>**Fax: 239.936.8504**<br>**NoLawn.com** |
| **Date:** 11/28/2005 | |

**Regarding:** Billing from DRMP for Page Park Planning Panel

**Comments: Hi Jim. Following are 3 pages (4 including cover) of billing from DRMP. As you suggested, I am sending them via fax with the understanding that they have been billed to my business address as a matter of convenience, but are the responsibility of the Page Park Community Club and the Page Park Planning Panel. I apologize for not getting them out in a timelier manner as I'm sure they are anxious for payment. Thanks! John Sibley**

**Page Park Planning Panel Chairman**

Dyer, Riddle, Mills
& Precourt, Inc.

DRMP
ENGINEERS · SURVEYORS · PLANNERS · SCIENTISTS

# INVOICE

Tax Registration No: 59-1791174

November 8, 2005
Project No: 05-0481.000
Invoice No: 0107940

All Native Garden & Plant Nursery, Inc
Attn: John Sibley
300 Center Road
Fort Myers, FL 33907

Page Park Community Plan
**Professional services from September 29, 2005 to October 26, 2005**

| | | | | | |
|---|---|---|---|---|---|
| Task: 00001 | Planning Services | | | | |
| Total Fee | 48,900.00 | | | | |
| Percent Complete | 13.00 | Total Earned | 6,357.00 | | |
| | | Previous Fee Billing | 1,075.80 | | |
| | | Current Fee Billing | 5,281.20 | | |
| | | **Total Fee** | | | 5,281.20 |
| **Billing Limits** | **Current** | **Prior** | **To-date** | | |
| Total Billings | 5,281.20 | 1,075.80 | 6,357.00 | | |
| Limit | | | 48,900.00 | | |
| **Remaining** | | | **42,543.00** | | |
| | | | | **Total this task** | **$5,281.20** |

| | | | | | |
|---|---|---|---|---|---|
| Task: HEIDT | Heidt & Associates | | | | |
| Total Fee | 1,000.00 | | | | |
| Percent Complete | 0.00 | Total Earned | 0.00 | | |
| | | Previous Fee Billing | 0.00 | | |
| | | Current Fee Billing | 0.00 | | |
| | | **Total Fee** | | | 0.00 |
| **Billing Limits** | **Current** | **Prior** | **To-date** | | |
| Total Billings | 0.00 | 0.00 | 0.00 | | |
| Limit | | | 1,000.00 | | |
| **Remaining** | | | **1,000.00** | | |
| | | | | **Total this task** | **$0.00** |

1505 East Colonial Drive
Orlando, Florida 32803
Phone: 407.896.0594
Fax: 407.896.4836

To ensure proper credit please refer to above invoice number when remitting.

**TERMS: PAYABLE UPON RECEIPT**

Please remit payment to Orlando address to the left.

Dyer, Riddle, Mills & Precourt, Inc.

DRMP
ENGINEERS · SURVEYORS · PLANNERS · SCIENTISTS

# INVOICE

Project: 05-0481.000 Invoice No: 0107940

| | | | | | |
|---|---|---|---|---|---|
| Task: PRATH | Prather & Associates Inc | | | | |
| Total Fee | 1,080.72 | | | | |
| Percent Complete | 100.00 | | Total Earned | 1,080.72 | |
| | | | Previous Fee Billing | 0.00 | |
| | | | Current Fee Billing | 1,080.72 | |
| | | | **Total Fee** | | 1,080.72 |
| **Billing Limits** | **Current** | **Prior** | **To-date** | | |
| Total Billings | 1,080.72 | 0.00 | 1,080.72 | | |
| Limit | | | 1,080.72 | | |
| | | | **Total this task** | | **$1,080.72** |
| | | | **Total this invoice** | | **$6,361.92** |

Authorized: Sandra J Ramsey Date: 11-8-05
Dyer, Riddle, Mills & Precourt, Inc.

If you have any questions please contact Jackie Hernandez at (407) 896-0594 Ext.1450.

1505 East Colonial Drive
Orlando, Florida 32803
Phone: 407.896.0594
Fax: 407.896.4836

To ensure proper credit please refer to above invoice number when remitting.

**TERMS: PAYABLE UPON RECEIPT**

Please remit payment to Orlando address to the left.

2#38654
2885

# Prather Associates, Inc.

Comprehensive Planning | Community Revitalization | Redevelopment | Grant Writing

November 3, 2005

Mr. Ken Griffith
DRMP
1404 Dean Street, Suite 201
Fort Myers, FL 33901

By e-mail/hard copy to follow

Re: Prather Associates/Page Park Invoice 2005-1 – October 2005

Dear Ken:

Please find below my invoice for the month of October 2005.

| Date | Description | Time | Miles | Mileage Charge | Time Charge | Total Charge |
|---|---|---|---|---|---|---|
| | | | 22 | $10.56 | | |
| 10/5/2005 | Preparation of draft visioning questionnaire | 1.5 | | | $150.00 | $150.00 |
| 10/7/2005 | Field work with S. Ramseth. Mileage includes driving around Page Park. | 5 | 43 | $20.64 | $500.00 | $520.64 |
| 10/7/2005 | Mtg with Lee County Zoning | 1.5 | | | $150.00 | $150.00 |
| 10/10/2005 | Mtg. With Lee County Human Services/ prepare mtg summary | 1.5 | 21 | $10.08 | $150.00 | $160.08 |
| 10/10/2005 | Prepare spreadsheet of field work | 1 | | | $100.00 | $100.00 |
| **Total Amount Due** | | | | | | **$1,080.72** |

Thank you.

Sincerely,

Shaye R. Prather, AICP

Project #: 05-D481.000 Task: PRATH
Approved by: Sandra Ramseth
Comments:

Acctg. use only: 2885 (Vendor) 01.99 (#) Cycle 2-(NOV) (Post Period)
Desc: SUB- invoice PWP

C:\Documents and Settings\Shaye Prather\My Documents\PratherAssociates\Accounting\Page Park Invoices\DRMP Invoice 1 - Oct 2005.doc

12131 Coyle Road
693-6927
Fort Myers, FL 33905
8959
Shaye R. Prather, AICP - President

Tel. (239)
Fax (239) 693-

# interoffice MEMORANDUM

**To:** Denise Stanton
Internal Services/Fiscal Pool

**From:** Jim Mudd, AICP, Principal Planner
DCD/Planning

**Date:** December 8, 2005

**Subject:** Page Park Community Club check request

Attached is a copy of a fax from John Sibley requesting funds for the Page Park Community Plan. Included is an invoice for $6,361.92. The account number for Sector Planning awards is: LB5150715500.508309.05

Please request a check for **$6,361.92** made payable to the Page Park Community Club, Inc. and mail to Lee Coleman, President, Page Park Community Club, 106 3rd Street, Fort Myers, Florida 33907-2413. Also, please send a copy of the check to my attention for our files. Thanks for your help.

| | |
|---|---|
| **To: Jim Mudd** | **All Native Garden Center**<br>**300 Center Rd**<br>**Fort Myers FL 33907** |
| **Fax number: 479.8319** | **239.939.9663**<br>**Fax: 239.936.8504** |
| **Date:** 11/28/2005 | **NoLawn.com** |

**Regarding:** Billing from DRMP for Page Park Planning Panel

**Comments: Hi Jim. Following are 3 pages (4 including cover) of billing from DRMP. As you suggested, I am sending them via fax with the understanding that they have been billed to my business address as a matter of convenience, but are the responsibility of the Page Park Community Club and the Page Park Planning Panel. I apologize for not getting them out in a timelier manner as I'm sure they are anxious for payment. Thanks! John Sibley**

**Page Park Planning Panel Chairman**

Dyer, Riddle, Mills
& Precourt, Inc.

DRMP
ENGINEERS · SURVEYORS · PLANNERS · SCIENTISTS

# INVOICE

Tax Registration No: 59-1791174

November 8, 2005
Project No: 05-0481.000
Invoice No: 0107940

All Native Garden & Plant Nursery, Inc
Attn: John Sibley
300 Center Road
Fort Myers, FL 33907

Page Park Community Plan
**Professional services from September 29, 2005 to October 26, 2005**

| | | | | | |
|---|---|---|---|---|---|
| Task: 00001 | Planning Services | | | | |
| Total Fee | 48,900.00 | | | | |
| Percent Complete | 13.00 | Total Earned | 6,357.00 | | |
| | | Previous Fee Billing | 1,075.80 | | |
| | | Current Fee Billing | 5,281.20 | | |
| | | **Total Fee** | | | 5,281.20 |
| **Billing Limits** | **Current** | **Prior** | **To-date** | | |
| Total Billings | 5,281.20 | 1,075.80 | 6,357.00 | | |
| Limit | | | 48,900.00 | | |
| **Remaining** | | | **42,543.00** | | |
| | | | **Total this task** | | **$5,281.20** |

| | | | | | |
|---|---|---|---|---|---|
| Task: HEIDT | Heidt & Associates | | | | |
| Total Fee | 1,000.00 | | | | |
| Percent Complete | 0.00 | Total Earned | 0.00 | | |
| | | Previous Fee Billing | 0.00 | | |
| | | Current Fee Billing | 0.00 | | |
| | | **Total Fee** | | | 0.00 |
| **Billing Limits** | **Current** | **Prior** | **To-date** | | |
| Total Billings | 0.00 | 0.00 | 0.00 | | |
| Limit | | | 1,000.00 | | |
| **Remaining** | | | **1,000.00** | | |
| | | | **Total this task** | | **$0.00** |

1505 East Colonial Drive
Orlando, Florida 32803
Phone: 407.896.0594
Fax: 407.896.4836

To ensure proper credit please refer to above invoice number when remitting.

**TERMS: PAYABLE UPON RECEIPT**

Please remit payment to Orlando address to the left.

Dyer, Riddle, Mills & Precourt, Inc.

DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS

# INVOICE

Project: 05-0481.000 Invoice No: 0107940

| | | | | |
|---|---|---|---|---|
| Task: PRATH | Prather & Associates Inc | | | |
| Total Fee | 1,080.72 | | | |
| Percent Complete | 100.00 | Total Earned | 1,080.72 | |
| | | Previous Fee Billing | 0.00 | |
| | | Current Fee Billing | 1,080.72 | |
| | | **Total Fee** | | **1,080.72** |
| **Billing Limits** | **Current** | **Prior** | **To-date** | |
| Total Billings | 1,080.72 | 0.00 | 1,080.72 | |
| Limit | | | 1,080.72 | |
| | | | **Total this task** | **$1,080.72** |
| | | | **Total this invoice** | **$6,361.92** |

Authorized: Sandra J Ramsey Date: 11.8.05
Dyer, Riddle, Mills & Precourt, Inc.

If you have any questions please contact Jackie Hernandez at (407) 896-0594 Ext.1450.

1505 East Colonial Drive
Orlando, Florida 32803
Phone: 407.896.0594
Fax: 407.896.4836

To ensure proper credit please refer to above invoice number when remitting.

**TERMS: PAYABLE UPON RECEIPT**

Please remit payment to Orlando address to the left.

#38004
2885

# Prather Associates, Inc.

Comprehensive Planning | Community Revitalization | Redevelopment | Grant Writing

November 3, 2005

Mr. Ken Griffith
DRMP
1404 Dean Street, Suite 201
Fort Myers, FL 33901

By e-mail/hard copy to follow

Re: Prather Associates/Page Park Invoice 2005-1 – October 2005

Dear Ken:

Please find below my invoice for the month of October 2005.

| Date | Description | Time | Miles | Mileage Charge | Time Charge | Total Charge |
|---|---|---|---|---|---|---|
| | | | 22 | $10.56 | | |
| 10/5/2005 | Preparation of draft visioning questionnaire | 1.5 | | | $150.00 | $150.00 |
| 10/7/2005 | Field work with S. Ramseth. Mileage includes driving around Page Park. | 5 | 43 | $20.64 | $500.00 | $520.64 |
| 10/7/2005 | Mtg with Lee County Zoning | 1.5 | | | $150.00 | $150.00 |
| 10/10/2005 | Mtg. With Lee County Human Services/ prepare mtg summary | 1.5 | 21 | $10.08 | $150.00 | $160.08 |
| 10/10/2005 | Prepare spreadsheet of field work | 1 | | | $100.00 | $100.00 |
| **Total Amount Due** | | | | | | **$1,080.72** |

Thank you.

Sincerely,

Shaye R. Prather, AICP

Project #: 05-D481.000 Task: PRATH
Approved by: Sandra Ramseth
Comments:

Acctg. use only: 2885 Vendor 501.99 # Cost Code 2-(NOV) Period
Description: SUB- invoice PWP

C:\Documents and Settings\Shaye Prather\My Documents\PratherAssociates\Accounting\Page Park Invoices\DRMP Invoice 1 - Oct 2005.doc

12131 Coyle Road
693-6927
Fort Myers, FL 33905
8959
Shaye R. Prather, AICP - President

Tel. (239)
Fax (239) 693-

LEE COUNTY
BOARD OF COUNTY COMMISSIONERS
P.O. BOX 2238
FORT MYERS, FLORIDA 33902
(239) 335-2300

Vendor No.- 328494
Check Date - 1/31/06

Check No.- **492260**

| INVOICE NUMBER | INV. DATE | DESCRIPTION | INV. AMOUNT | DISCOUNT | NET AMOUNT |
|---|---|---|---|---|---|
| A010601818 | 12/8/05 | PROFESSIONAL SERVICES | $6,361.92 | | $6,361.92 |

******$6,361.92 ******$6,361.92

LEE COUNTY
BOARD OF COUNTY COMMISSIONERS
P.O. BOX 2238
FORT MYERS, FLORIDA 33902
(239) 335-2300

VENDOR NO. 328494

BANK OF AMERICA
JACKSONVILLE, FL

63-568/631

| CHECK DATE | CHECK NUMBER | CHECK AMOUNT |
|---|---|---|
| 1/31/06 | 492260 | *********$6,361.92 |

VOID AFTER 8 MONTHS

*Six thousand three hundred sixty one and 92/100 Dollars*

PAY TO THE ORDER OF
PAGE PARK COMMUNITY CLUB
507 CENTER ROAD
FORT MYERS, FL 33907

Lee County Board of County Commissioners SEAL

T Hall

Charlie Green

⑈0000492260⑈ ⑆063105683⑆ 00200001971616⑈

Dyer, Riddle, Mills
& Precourt, Inc.

Principals
Wayne D. Chalifoux
Donaldson K. Barton, Jr.
Lucius J. Cushman, Jr.
Jon S. Meadows
Stephen L. Precourt
Lawrence L. Smith, Jr.

DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS

# Statement

January 31, 2006

All Native Garden & Plant Nursery, Inc
Attn: John Sibley
300 Center Road
Fort Myers FL 33907

Project: 05-0481.000 Page Park Community Plan
Page Park Community Plan

**Outstanding Invoices**

| Number | Date | Invoiced | Balance Due |
|---|---|---|---|
| 0107624 | 10/11/05 | 1,075.80 | 1,075.80 |
| 0107940 | 11/8/05 | 6,361.92 | 6,361.92 |
| 0108423 | 12/16/05 | 1,652.82 | 1,652.82 |
| 0108674 | 1/11/06 | 3,557.84 | 3,557.84 |
| | **Totals** | **12,648.38** | **12,648.38** |
| | **Statement Totals** | **12,648.38** | **12,648.38** |

CK # 0283

1505 East Colonial Drive
Orlando, Florida 32803
Phone: 407.896.0594
Fax: 407.896.4836

Bartow, Florida
Charlotte, North Carolina
Chipley, Florida
DeLand, Florida
Ft. Myers, Florida
Gainesville, Florida
Jacksonville, Florida
Orlando, Florida
Panama City Beach, Florida
Tallahassee, Florida
Tampa, Florida

1.800.375.3767
www.drmp.com

If you should have any questions re this statement, please call Lynn Wolek at 407/362-1481.

interoffice
MEMORANDUM

**To:** Denise Stanton
Internal Services/Fiscal Pool

**From:** Jim Mudd, AICP, Principal Planner
DCD/Planning

**Date:** February 9, 2006

**Subject:** Page Park Community Club check request

Attached is a copy of a fax from John Sibley requesting funds for the Page Park Community Plan. Included are two invoices totaling $4,633.64. The account number for Sector Planning awards is: LB5150715500.508309.05

Please request a check for **$4,633.64** made payable to the Page Park Community Club, Inc. and mail to Lee Coleman, President, Page Park Community Club, 106 3rd Street, Fort Myers, Florida 33907-2413. Also, please send a copy of the check to my attention for our files. Thanks for your help.

| | |
|---|---|
| **To: Jim Mudd / Lee County Community Development** | **All Native Garden Center**<br>**300 Center Rd**<br>**Fort Myers FL 33907** |
| **Fax number: 479.8319** | **239.939.9663**<br>**Fax: 239.936.8504** |
| **Date:** 2/9/2006 | **NoLawn.com** |
| **Regarding:** Latest billing from DRMP | |

**Hi Jim! Following are 2 pages which are the latest billing from DRMP received on February 1, 2006 to submit for payment approval. I have made copies for Lee Coleman so he can be prepared to pay them upon receipt of your check.**
**Thanks, John**

Dyer, Riddle, Mills
& Precourt, Inc.

DRMP
ENGINEERS · SURVEYORS · PLANNERS · SCIENTISTS

# INVOICE

Tax Registration No: 59-1791174

January 11, 2006
Project No: 05-0481.000
Invoice No: 0108674

All Native Garden & Plant Nursery, Inc.
Attn: John Sibley
300 Center Road
Fort Myers, FL 33907

Page Park Community Plan
**Professional services from December 1, 2005 to December 28, 2005**

Task: 00001 Planning Services

| | | | | |
|---|---|---|---|---|
| Total Fee | 48,900.00 | | | |
| Percent Complete | 22.94 | Total Earned | 11,217.66 | |
| | | Previous Fee Billing | 8,009.82 | |
| | | Current Fee Billing | 3,207.84 | |
| | | **Total Fee** | | 3,207.84 |

| **Billing Limits** | **Current** | **Prior** | **To-date** |
|---|---|---|---|
| Total Billings | 3,207.84 | 8,009.82 | 11,217.66 |
| Limit | | | 48,900.00 |
| **Remaining** | | | 37,682.34 |

**Total this task** $3,207.84

Task: HEIDT Heidt & Associates

| | | | | |
|---|---|---|---|---|
| Total Fee | 1,000.00 | | | |
| Percent Complete | 35.00 | Total Earned | 350.00 | |
| | | Previous Fee Billing | 0.00 | |
| | | Current Fee Billing | 350.00 | |
| | | **Total Fee** | | 350.00 |

| **Billing Limits** | **Current** | **Prior** | **To-date** |
|---|---|---|---|
| Total Billings | 350.00 | 0.00 | 350.00 |
| Limit | | | 1,000.00 |
| **Remaining** | | | 650.00 |

**Total this task** $350.00



1505 East Colonial Drive
Orlando, Florida 32803
Phone: 407.896.0594
Fax: 407.896.4836

To ensure proper credit please refer to above invoice number when remitting.

**TERMS: PAYABLE UPON RECEIPT**

Please remit payment to Orlando address to the left.

Feb 09 06 02:32p John Sibley 239.936.8504 p.2

Dyer, Riddle, Mills
& Precourt, Inc.

DRMP
ENGINEERS · SURVEYORS · PLANNERS · SCIENTISTS

# INVOICE

Project: 05-0481.000 Invoice No: 0108674

Task: PRATH Prather & Associates Inc

| | | | | |
|---|---|---|---|---|
| Total Fee | 1,080.72 | | | |
| Percent Complete | 100.00 | Total Earned | 1,080.72 | |
| | | Previous Fee Billing | 1,080.72 | |
| | | Current Fee Billing | 0.00 | |
| | | **Total Fee** | | 0.00 |
| **Billing Limits** | **Current** | **Prior** | **To-date** | |
| Total Billings | 0.00 | 1,080.72 | 1,080.72 | |
| Limit | | | 1,080.72 | |
| | | | **Total this task** | **$0.00** |
| | | | **Total this invoice** | **$3,557.84** |

Approved: Barbara J. Ramsey
Dyer, Riddle, Mills & Precourt, Inc.

Date: Jan. 16, 2006

1505 East Colonial Drive
Orlando, Florida 32803
Phone: 407.896.0594
Fax: 407.896.4836

To ensure proper credit please refer to above invoice number when remitting.

**TERMS: PAYABLE UPON RECEIPT**

Please remit payment to Orlando address to the left.



Feb 09 06 02:32p John Sibley 239.936.8504 p.3

| To: Jim Mudd / Lee County Community Development | All Native Garden Center<br>300 Center Rd<br>Fort Myers FL 33907<br><br>239.939.9663<br>Fax: 239.936.8504<br>NoLawn.com |
|---|---|
| Fax number: 479.8319 | |
| Date: 2/9/2006 | |
| Regarding: Latest billing from DRMP | |

**Hi Jim! Following are 2 pages which are the latest billing from DRMP received on February 1, 2006 to submit for payment approval. I have made copies for Lee Coleman so he can be prepared to pay them upon receipt of your check.**
**Thanks, John**

HI JIM AGAIN

SORRY ABOUT MISSING THIS

INVOICE FOLLOWING ON PG 2

Dyer, Riddle, Mills
& Precourt, Inc.

DRMP
ENGINEERS · SURVEYORS · PLANNERS · SCIENTISTS

# INVOICE

Tax Registration No: 59-1791174

October 11, 2005
Project No: 05-0481.000
Invoice No: 0107624

All Native Garden & Plant Nursery, Inc
Attn: John Sibley
300 Center Road
Fort Myers, FL 33907

Page Park Community Plan

Professional services from September 1, 2005 to September 28, 2005

| | | | | | |
|---|---|---|---|---|---|
| Task: 00001 | Planning Services | | | | |
| Total Fee | 48,900.00 | | | | |
| Percent Complete | 2.20 | Total Earned | 1,075.80 | | |
| | | Previous Fee Billing | 0.00 | | |
| | | Current Fee Billing | 1,075.80 | | |
| | | **Total Fee** | | | 1,075.80 |
| **Billing Limits** | **Current** | **Prior** | **To-date** | | |
| Total Billings | 1,075.80 | 0.00 | 1,075.80 | | |
| Limit | | | 48,900.00 | | |
| **Remaining** | | | **47,824.20** | | |
| | | | **Total this task** | | $1,075.80 |
| Task: HEIDT | Heidt & Associates | | | | |
| Total Fee | 1,000.00 | | | | |
| Percent Complete | 0.00 | Total Earned | 0.00 | | |
| | | Previous Fee Billing | 0.00 | | |
| | | Current Fee Billing | 0.00 | | |
| | | **Total Fee** | | | 0.00 |
| **Billing Limits** | **Current** | **Prior** | **To-date** | | |
| Total Billings | 0.00 | 0.00 | 0.00 | | |
| Limit | | | 1,000.00 | | |
| **Remaining** | | | **1,000.00** | | |
| | | | **Total this task** | | $0.00 |
| Task: PRATH | Prather & Associates Inc | | | | |
| Total Fee | 1,000.00 | | | | |
| Percent Complete | 0.00 | Total Earned | 0.00 | | |
| | | Previous Fee Billing | 0.00 | | |
| | | Current Fee Billing | 0.00 | | |
| | | **Total Fee** | | | 0.00 |
| **Billing Limits** | **Current** | **Prior** | **To-date** | | |
| Total Billings | 0.00 | 0.00 | 0.00 | | |
| Limit | | | 1,000.00 | | |
| **Remaining** | | | **1,000.00** | | |
| | | | **Total this task** | | $0.00 |
| | | | **Total this invoice** | | $1,075.80 |

Authorized: _____ Date: 10.12.05
Dyer, Riddle, Mills & Precourt, Inc.

If you have any questions please contact Jackie Hernandez at (407) 896-0594 Ext.1450.

1505 East Colonial Drive
Orlando, Florida 32803
Phone: 407.896.0594
Fax: 407.896.4836

To ensure proper credit please refer to above invoice number when remitting.

**TERMS: PAYABLE UPON RECEIPT**

Please remit payment to Orlando address to the left.

| To: Jim Mudd | All Native Garden Center<br>300 Center Rd<br>Fort Myers FL 33907 |
|---|---|
| Fax number: 479.8319 | 239.939.9663<br>Fax: 239.936.8504<br>NoLawn.com |
| Date: 2/22/2006 | |
| Regarding: DRMP invoices -14 pages including cover. Please call to confirm receipt. | |

**Hi Jim! I waited until I got the most recent invoice from DRMP, which just came in yesterday's mail, to fax all of the invoices I have received as well as the 2 monthly statements. This way you will have an accurate accounting of each arranged according to date of billing. I am going to make copies as well and take an identical set to Lee Coleman, treasurer of the Page Park Community Club so he should be clear about what is outstanding and requires payment:**

| Date of Invoice | Invoice # | Total Amount | # Pages |
|---|---|---|---|
| 10-11-05 | 0107624 | $1,075.80 | 1 |
| 11-8-05 | 0107940 | $6,361.92 | 3 including Prather bill |
| 12-16-05 | 0108423 | $1,652.82 | 2 |
| 1-11-06 | 0108674 | $3,557.84 | 3 including Height bill |
| 2-14-06 | 0109104 | $2,786.93 | 2 (no Height bill for $650) |

**Statement dated 11-30-05 for $ 7,437.72**
**1-31-06 for $12,648.38 with hand written notation of invoice #0107940 being paid in the amount of $6,361.92 with Page Park Community Club check # 0283 on 1-15-05.**

Dyer, Riddle, Mills
& Precourt, Inc.

DRMP
ENGINEERS · SURVEYORS · PLANNERS · SCIENTISTS

# INVOICE

Tax Registration No: 59-1791174

October 11, 2005
Project No: 05-0481.000
Invoice No: 0107624

All Native Garden & Plant Nursery, Inc
Attn: John Sibley
300 Center Road
Fort Myers, FL 33907

Page Park Community Plan
Professional services from September 1, 2005 to September 28, 2005

| | | | | | |
|---|---|---|---|---|---|
| Task: 00001 | Planning Services | | | | |
| Total Fee | 48,900.00 | | | | |
| Percent Complete | 2.20 | Total Earned | 1,075.80 | | |
| | | Previous Fee Billing | 0.00 | | |
| | | Current Fee Billing | 1,075.80 | | |
| | | **Total Fee** | | | 1,075.80 |
| **Billing Limits** | **Current** | **Prior** | **To-date** | | |
| Total Billings | 1,075.80 | 0.00 | 1,075.80 | | |
| Limit | | | 48,900.00 | | |
| **Remaining** | | | **47,824.20** | | |
| | | | | **Total this task** | **$1,075.80** |
| Task: HEIDT | Heidt & Associates | | | | |
| Total Fee | 1,000.00 | | | | |
| Percent Complete | 0.00 | Total Earned | 0.00 | | |
| | | Previous Fee Billing | 0.00 | | |
| | | Current Fee Billing | 0.00 | | |
| | | **Total Fee** | | | 0.00 |
| **Billing Limits** | **Current** | **Prior** | **To-date** | | |
| Total Billings | 0.00 | 0.00 | 0.00 | | |
| Limit | | | 1,000.00 | | |
| **Remaining** | | | **1,000.00** | | |
| | | | | **Total this task** | **$0.00** |
| Task: PRATH | Prather & Associates Inc | | | | |
| Total Fee | 1,000.00 | | | | |
| Percent Complete | 0.00 | Total Earned | 0.00 | | |
| | | Previous Fee Billing | 0.00 | | |
| | | Current Fee Billing | 0.00 | | |
| | | **Total Fee** | | | 0.00 |
| **Billing Limits** | **Current** | **Prior** | **To-date** | | |
| Total Billings | 0.00 | 0.00 | 0.00 | | |
| Limit | | | 1,000.00 | | |
| **Remaining** | | | 1,000.00 | | |
| | | | | **Total this task** | **$0.00** |
| | | | | **Total this invoice** | **$1,075.80** |

Authorized: _____ Date: 10.12.05
Dyer, Riddle, Mills & Precourt, Inc.

If you have any questions please contact Jackie Hernandez at (407) 896-0594 Ext.1450.

1505 East Colonial Drive
Orlando, Florida 32803
Phone: 407.896.0594
Fax: 407.896.4836

To ensure proper credit please refer to above invoice number when remitting.
**TERMS: PAYABLE UPON RECEIPT**
Please remit payment to Orlando address to the left.

Dyer, Riddle, Mills
& Precourt, Inc.

DRMP
ENGINEERS · SURVEYORS · PLANNERS · SCIENTISTS

# INVOICE

Tax Registration No: 59-1791174

November 8, 2005
Project No: 05-0481.000
Invoice No: 0107940

All Native Garden & Plant Nursery, Inc
Attn: John Sibley
300 Center Road
Fort Myers, FL 33907

Page Park Community Plan
**Professional services from September 29, 2005 to October 26, 2005**

| | | | | | |
|---|---|---|---|---|---|
| Task: 00001 | Planning Services | | | | |
| Total Fee | 48,900.00 | | | | |
| Percent Complete | 13.00 | Total Earned | 6,357.00 | | |
| | | Previous Fee Billing | 1,075.80 | | |
| | | Current Fee Billing | 5,281.20 | | |
| | | **Total Fee** | | | 5,281.20 |
| **Billing Limits** | **Current** | **Prior** | **To-date** | | |
| Total Billings | 5,281.20 | 1,075.80 | 6,357.00 | | |
| Limit | | | 48,900.00 | | |
| **Remaining** | | | **42,543.00** | | |
| | | | | **Total this task** | **$5,281.20** |

| | | | | | |
|---|---|---|---|---|---|
| Task: HEIDT | Heidt & Associates | | | | |
| Total Fee | 1,000.00 | | | | |
| Percent Complete | 0.00 | Total Earned | 0.00 | | |
| | | Previous Fee Billing | 0.00 | | |
| | | Current Fee Billing | 0.00 | | |
| | | **Total Fee** | | | 0.00 |
| **Billing Limits** | **Current** | **Prior** | **To-date** | | |
| Total Billings | 0.00 | 0.00 | 0.00 | | |
| Limit | | | 1,000.00 | | |
| **Remaining** | | | **1,000.00** | | |
| | | | | **Total this task** | **$0.00** |

1505 East Colonial Drive
Orlando, Florida 32803
Phone: 407.896.0594
Fax: 407.896.4836

To ensure proper credit please refer to above invoice number when remitting.

**TERMS: PAYABLE UPON RECEIPT**

Please remit payment to Orlando address to the left.

Dyer, Riddle, Mills
& Precourt, Inc.

DRMP
ENGINEERS · SURVEYORS · PLANNERS · SCIENTISTS

# INVOICE

Project: 05-0481.000 Invoice No: 0107940

| | | | | | |
|---|---|---|---|---|---|
| Task: PRATH | Prather & Associates Inc | | | | |
| Total Fee | 1,080.72 | | | | |
| Percent Complete | 100.00 | Total Earned | | 1,080.72 | |
| | | Previous Fee Billing | | 0.00 | |
| | | Current Fee Billing | | 1,080.72 | |
| | | **Total Fee** | | | 1,080.72 |
| **Billing Limits** | **Current** | **Prior** | | **To-date** | |
| Total Billings | 1,080.72 | 0.00 | | 1,080.72 | |
| Limit | | | | 1,080.72 | |
| | | | **Total this task** | | **$1,080.72** |
| | | | **Total this invoice** | | **$6,361.92** |

Authorized: Sandra J Ramsey Date: 11-8-05
Dyer, Riddle, Mills & Precourt, Inc.

If you have any questions please contact Jackie Hernandez at (407) 896-0594 Ext.1450.

1505 East Colonial Drive
Orlando, Florida 32803
Phone: 407.896.0594
Fax: 407.896.4836

To ensure proper credit please refer to above invoice number when remitting.
TERMS: PAYABLE UPON RECEIPT
Please remit payment to Orlando address to the left.

VH38004
2885

Prather Associates, Inc.

Comprehensive Planning Community Revitalization Redevelopment Grant Writing

November 3, 2005

Mr. Ken Griffith
DRMP
1404 Dean Street, Suite 201
Fort Myers, FL 33901

By e-mail/hard copy to follow

Re: Prather Associates/Page Park Invoice 2005-1 – October 2005

Dear Ken:

Please find below my invoice for the month of October 2005.

| Date | Description | Time | Miles | Mileage Charge | Time Charge | Total Charge |
|---|---|---|---|---|---|---|
| | | | 22 | $10.56 | | |
| 10/5/2005 | Preparation of draft visioning questionnaire | 1.5 | | | $150.00 | $150.00 |
| 10/7/2005 | Field work with S. Ramseth. Mileage includes driving around Page Park. | 5 | 43 | $20.64 | $500.00 | $520.64 |
| 10/7/2005 | Mtg with Lee County Zoning | 1.5 | | | $150.00 | $150.00 |
| 10/10/2005 | Mtg. With Lee County Human Services/ prepare mtg summary | 1.5 | 21 | $10.08 | $150.00 | $160.08 |
| 10/10/2005 | Prepare spreadsheet of field work | 1 | | | $100.00 | $100.00 |
| **Total Amount Due** | | | | | | **$1,080.72** |

Thank you.

Sincerely,

Shaye R. Prather, AICP

Project #: 05-D481-000 Task: PRATH
Approved by: Shaye R. Prather
Comments: _____

Acctg. use only: 2885 Vendor 31.99 # Cycle 2-(NOV) Acct. Period
Des: ...n: SUB- invoice PNP

C:\Documents and Settings\Shaye Prather\My Documents\PratherAssociates\Accounting\Page Park Invoices\DRMP Invoice 1 - Oct 2005.doc

12131 Coyle Road
693-6927
Fort Myers, FL 33905
8959

Tel. (239)
Fax (239) 693-

Dyer, Riddle, Mills & Precourt, Inc.

DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS

# INVOICE

Tax Registration No: 59-1791174

December 16, 2005
Project No: 05-0481.000
Invoice No: 0108423

All Native Garden & Plant Nursery, Inc.
Attn: John Sibley
300 Center Road
Fort Myers, FL 33907

Page Park Community Plan

**Professional services from October 27, 2005 to November 30, 2005**

Task: 00001 Planning Services

| | | | | |
|---|---|---|---|---|
| Total Fee | 48,900.00 | | | |
| Percent Complete | 16.38 | Total Earned | 8,009.82 | |
| | | Previous Fee Billing | 6,357.00 | |
| | | Current Fee Billing | 1,652.82 | |
| | | **Total Fee** | | 1,652.82 |
| **Billing Limits** | **Current** | **Prior** | **To-date** | |
| Total Billings | 1,652.82 | 6,357.00 | 8,009.82 | |
| Limit | | | 48,900.00 | |
| **Remaining** | | | 40,890.18 | |
| | | | **Total this task** | **$1,652.82** |

Task: HEIDT Heidt & Associates

| | | | | |
|---|---|---|---|---|
| Total Fee | 1,000.00 | | | |
| Percent Complete | 0.00 | Total Earned | 0.00 | |
| | | Previous Fee Billing | 0.00 | |
| | | Current Fee Billing | 0.00 | |
| | | **Total Fee** | | 0.00 |
| **Billing Limits** | **Current** | **Prior** | **To-date** | |
| Total Billings | 0.00 | 0.00 | 0.00 | |
| Limit | | | 1,000.00 | |
| **Remaining** | | | 1,000.00 | |
| | | | **Total this task** | **$0.00** |



1505 East Colonial Drive
Orlando, Florida 32803
Phone: 407.896.0594
Fax: 407.896.4836

To ensure proper credit please refer to above invoice number when remitting.
TERMS: PAYABLE UPON RECEIPT
Please remit payment to Orlando address to the left.

Dyer, Riddle, Mills & Precourt, Inc.

DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS

# INVOICE

Project: 05-0481.000 Invoice No: 0108423

Task: PRATH Prather & Associates Inc

| | | | | |
|---|---|---|---|---|
| Total Fee | 1,080.72 | | | |
| Percent Complete | 100.00 | Total Earned | 1,080.72 | |
| | | Previous Fee Billing | 1,080.72 | |
| | | Current Fee Billing | 0.00 | |
| | | **Total Fee** | | 0.00 |

| Billing Limits | Current | Prior | To-date |
|---|---|---|---|
| Total Billings | 0.00 | 1,080.72 | 1,080.72 |
| Limit | | | 1,080.72 |

**Total this task** **$0.00**

**Total this invoice** **$1,652.82**

Approved: Dyer, Riddle, Mills & Precourt, Inc. Date: 12.21.05



1505 East Colonial Drive
Orlando, Florida 32803
Phone: 407.896.0594
Fax: 407.896.4836

To ensure proper credit please refer to above invoice number when remitting.

TERMS: PAYABLE UPON RECEIPT

Please remit payment to Orlando address to the left.

Dyer, Riddle, Mills & Precourt, Inc.

DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS

# INVOICE

Tax Registration No: 59-1791174

January 11, 2006
Project No: 05-0481.000
Invoice No: 0108674

All Native Garden & Plant Nursery, Inc.
Attn: John Sibley
300 Center Road
Fort Myers, FL 33907

Page Park Community Plan
**Professional services from December 1, 2005 to December 28, 2005**

Task: 00001 Planning Services

| | | | | |
|---|---|---|---|---|
| Total Fee | 48,900.00 | | | |
| Percent Complete | 22.94 | Total Earned | 11,217.66 | |
| | | Previous Fee Billing | 8,009.82 | |
| | | Current Fee Billing | 3,207.84 | |
| | | **Total Fee** | | 3,207.84 |

| **Billing Limits** | **Current** | **Prior** | **To-date** |
|---|---|---|---|
| Total Billings | 3,207.84 | 8,009.82 | 11,217.66 |
| Limit | | | 48,900.00 |
| **Remaining** | | | 37,682.34 |

**Total this task** **$3,207.84**

Task: HEIDT Heidt & Associates

| | | | | |
|---|---|---|---|---|
| Total Fee | 1,000.00 | | | |
| Percent Complete | 35.00 | Total Earned | 350.00 | |
| | | Previous Fee Billing | 0.00 | |
| | | Current Fee Billing | 350.00 | |
| | | **Total Fee** | | 350.00 |

| **Billing Limits** | **Current** | **Prior** | **To-date** |
|---|---|---|---|
| Total Billings | 350.00 | 0.00 | 350.00 |
| Limit | | | 1,000.00 |
| **Remaining** | | | 650.00 |

**Total this task** **$350.00**

1505 East Colonial Drive
Orlando, Florida 32803
Phone: 407.896.0594
Fax: 407.896.4836

To ensure proper credit please refer to above invoice number when remitting.
TERMS: PAYABLE UPON RECEIPT
Please remit payment to Orlando address to the left.

Dyer, Riddle, Mills
& Precourt, Inc.

DRMP
ENGINEERS · SURVEYORS · PLANNERS · SCIENTISTS

# INVOICE

Project: 05-0481.000 Invoice No: 0108674

Task: PRATH Prather & Associates Inc

| | | | | |
|---|---|---|---|---|
| Total Fee | 1,080.72 | | | |
| Percent Complete | 100.00 | Total Earned | 1,080.72 | |
| | | Previous Fee Billing | 1,080.72 | |
| | | Current Fee Billing | 0.00 | |
| | | Total Fee | | 0.00 |

| Billing Limits | Current | Prior | To-date |
|---|---|---|---|
| Total Billings | 0.00 | 1,080.72 | 1,080.72 |
| Limit | | | 1,080.72 |

**Total this task** **$0.00**

**Total this invoice** **$3,557.84**

Approved: Barbara J. Ramsey
Dyer, Riddle, Mills & Precourt, Inc.

Date: JAN. 16, 2006

1505 East Colonial Drive
Orlando, Florida 32803
Phone: 407.896.0594
Fax: 407.896.4836

To ensure proper credit please refer to above invoice number when remitting.

TERMS: PAYABLE UPON RECEIPT

Please remit payment to Orlando address to the left.

V 90668

HEIDT & ASSOCIATES, INC.
CIVIL ENGINEERING
SURVEYING
PLANNING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL PERMITTING

Tampa
2212 Swann Avenue
Tampa, FL 33606-2426
Phone: 813.253.5311
Accounting Fax: 813.258.0761
Fort Myers
Sarasota • Manatee

INVOICE

D R M P INC
1404 DEAN STREET STE 300
FORT MYERS FL 33901

received
DRMP

Date: December 20, 2005
Invoice No.: 026716
Project No.: 555-05-050
Period Ending: 12/13/05

PAGE PARK
COMMUNITY PLAN

| | | |
|---|---|---|
| Lump Sum Fee = | 35,000.00 | |
| Percentage of Job Completed: | | |
| 7.00 % of $5,000.00 | | $350.00 |
| Less Previously Invoiced | | .00 |
| | | 350.00 |
| AMOUNT DUE | | $350.00 |

Project #: 05-7048.000 Task: HEIDT
Approved by:

PAYMENT IS DUE NO LATER THAN THE 10TH OF THE MONTH FOLLOWING THE INVOICE DATE. Interest at the [illegible] per month will be charged on all accounts not paid within [illegible] days of the invoice date. Should it become necessary to refer this account for collection, [illegible] will be added to the balance due.

PLEASE DETACH AND RETURN WITH PAYMENT

Dyer, Ric . Mills
& Precou nc.

DRMP
ENGINEERS · SURVEYORS · PLANNERS · SCIENTISTS

# INVOICE

Tax Registration No: 59-1791174

February 14, 2006
Project No: 05-0481.000
Invoice No: 0109104

All Native Garden & Plant Nursery, Inc.
Attn: John Sibley
300 Center Road
Fort Myers, FL 33907

Page Park Community Plan

**Professional services from December 29, 2005 to January 25, 2006**

Task: 00001 Planning Services

| | | | | |
|---|---|---|---|---|
| Total Fee | 48,900.00 | | | |
| Percent Complete | 27.31 | Total Earned | 13,354.59 | |
| | | Previous Fee Billing | 11,217.66 | |
| | | Current Fee Billing | 2,136.93 | |
| | | **Total Fee** | | 2,136.93 |

| **Billing Limits** | **Current** | **Prior** | **To-date** |
|---|---|---|---|
| Total Billings | 2,136.93 | 11,217.66 | 13,354.59 |
| Limit | | | 48,900.00 |
| **Remaining** | | | 35,545.41 |

**Total this task** **$2,136.93**

Task: HEIDT Heidt & Associates

| | | | | |
|---|---|---|---|---|
| Total Fee | 1,000.00 | | | |
| Percent Complete | 100.00 | Total Earned | 1,000.00 | |
| | | Previous Fee Billing | 350.00 | |
| | | Current Fee Billing | 650.00 | |
| | | **Total Fee** | | 650.00 |

| **Billing Limits** | **Current** | **Prior** | **To-date** |
|---|---|---|---|
| Total Billings | 650.00 | 350.00 | 1,000.00 |
| Limit | | | 1,000.00 |

**Total this task** **$650.00**



1505 East Colonial Drive
Orlando, Florida 32803
Phone: 407.896.0594
Fax: 407.896.4836

To ensure proper credit please refer to above invoice number when remitting.

**TERMS: PAYABLE UPON RECEIPT**

Please remit payment to Orlando address to the left.

Dyer, Ric[illegible], Mills & Precour. Inc.

DRMP
ENGINEERS · SURVEYORS · PLANNERS · SCIENTISTS

# INVOICE

Project: 05-0481.000 Invoice No: 0109104

Task: PRATH Prather & Associates Inc

| | | | | |
|---|---|---|---|---|
| Total Fee | 1,080.72 | | | |
| Percent Complete | 100.00 | Total Earned | 1,080.72 | |
| | | Previous Fee Billing | 1,080.72 | |
| | | Current Fee Billing | 0.00 | |
| | | **Total Fee** | | 0.00 |

| **Billing Limits** | **Current** | **Prior** | **To-date** |
|---|---|---|---|
| Total Billings | 0.00 | 1,080.72 | 1,080.72 |
| Limit | | | 1,080.72 |

**Total this task** **$0.00**

**Total this invoice** **$2,786.93**

Approved: Sandra Kassis Date: 2-16-06
Dyer, Riddle, Mills & Precourt, Inc.

1505 East Colonial Drive
Orlando, Florida 32803
Phone: 407.896.0594
Fax: 407.896.4836

To ensure proper credit please refer to above invoice number when remitting.

**TERMS: PAYABLE UPON RECEIPT**

Please remit payment to Orlando address to the left.

Dyer, Riddle, Mills
& Precourt, Inc.

Principals
Wayne D. Chalifoux
Donaldson K. Barton, Jr.
Lucius J. Cushman, Jr.
Jon S. Meadows
Stephen L. Precourt
Lawrence L. Smith, Jr.

DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS

# Statement

November 30, 2005

All Native Garden & Plant Nursery, Inc
Attn: John Sibley
300 Center Road
Fort Myers FL 33907

Project: 05-0481.000 Page Park Community Plan
Page Park Community Plan

**Outstanding Invoices**

| Number | Date | Invoiced | Balance Due |
|---|---|---|---|
| 0107624 | 10/11/05 | 1,075.80 | 1,075.80 |
| 0107940 | 11/8/05 | 6,361.92 | 6,361.92 |
| | **Totals** | **7,437.72** | **7,437.72** |
| | **Statement Totals** | **7,437.72** | **7,437.72** |

1505 East Colonial Drive
Orlando, Florida 32803
Phone: 407.896.0594
Fax: 407.896.4836

Bartow, Florida
Charlotte, North Carolina
Chipley, Florida
DeLand, Florida
Ft. Myers, Florida
Gainesville, Florida
Jacksonville, Florida
Orlando, Florida
Panama City Beach, Florida
Tallahassee, Florida
Tampa, Florida

1.800.375.3767

If you should have any questions re this statement, please call Carole Blanton at 407/896-0594.

Dyer, Riddle, Mills
& Precourt, Inc.

Principals
Wayne D. Chalifoux
Donaldson K. Barton, Jr.
Lucius J. Cushman, Jr.
Jon S. Meadows
Stephen L. Precourt
Lawrence L. Smith, Jr.

DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS

# Statement

January 31, 2006

All Native Garden & Plant Nursery, Inc
Attn: John Sibley
300 Center Road
Fort Myers FL 33907

Project: 05-0481.000 Page Park Community Plan
Page Park Community Plan

**Outstanding Invoices**

| Number | Date | Invoiced | Balance Due |
|---|---|---|---|
| 0107624 | 10/11/05 | 1,075.80 | 1,075.80 |
| 0107940 | 11/8/05 | 6,361.92 | 6,361.92 |
| 0108423 | 12/16/05 | 1,652.82 | 1,652.82 |
| 0108674 | 1/11/06 | 3,557.84 | 3,557.84 |
| | **Totals** | **12,648.38** | **12,648.38** |
| | **Statement Totals** | **12,648.38** | **12,648.38** |

CK# 0283 1-15-06

If you should have any questions re this statement, please call Lynn Wolek at 407/362-1481.

1505 East Colonial Drive
Orlando, Florida 32803
Phone: 407.896.0594
Fax: 407.896.4836

Bartow, Florida
Charlotte, North Carolina
Chipley, Florida
DeLand, Florida
Ft. Myers, Florida
Gainesville, Florida
Jacksonville, Florida
Orlando, Florida
Panama City Beach, Florida
Tallahassee, Florida
Tampa, Florida

1.800.375.3767
www.drmp.com

| | |
|---|---|
| **To: Jim Mudd** | **All Native Garden Center**<br>**300 Center Rd**<br>**Fort Myers FL 33907** |
| **Fax number: 479.8319** | **239.939.9663**<br>**Fax: 239.936.8504**<br>**NoLawn.com** |
| **Date:** 3/6/2006 | |
| **Regarding:** DRMP statement | |
| **Pages: 2 including cover** | |

Hi Jim! This statement just came in the mail. I am faxing it to you and will save an identical copy for Lee Coleman. Please call to acknowledge receipt at your earliest convenience. Thanks, John

Lee Coleman
106 3rd Street

Dyer, Riddle, Mills
& Precourt, Inc.

Principals
Wayne D. Chatifoux
Donaldson K. Barton, Jr.
Lucius J. Cushman, Jr.
Jon S. Meadows
Stephen L. Precourt
Lawrence L. Smith, Jr.

DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS

# Statement

March 1, 2006

All Native Garden & Plant Nursery, Inc
Attn: John Sibley
300 Center Road
Fort Myers FL 33907

Project: 05-0481.000 Page Park Community Plan
Page Park Community Plan

**Outstanding Invoices**

| Number | Date | Invoiced | Balance Due |
|---|---|---|---|
| 0107624 | 10/11/05 | 1,075.80 | 1,075.80 |
| 0108423 | 12/16/05 | 1,652.82 | 1,652.82 |
| 0108674 | 1/11/06 | 3,557.84 | 3,557.84 |
| 0109104 | 2/14/06 | 2,786.93 | 2,786.93 |
| | **Totals** | **9,073.39** | **9,073.39** |
| | **Statement Totals** | **9,073.39** | **9,073.39** |

If you should have any questions re this statement, please call Lynn Wolek at 407/362-1481.

1505 East Colonial Drive
Orlando, Florida 32803
Phone: 407.896.0594
Fax: 407.896.4836

Bartow, Florida
Charlotte, North Carolina
Chipley, Florida
DeLand, Florida
Ft. Myers, Florida
Gainesville, Florida
Jacksonville, Florida
Orlando, Florida
Panama City Beach, Florida
Tallahassee, Florida
Tampa, Florida

1.800.375.3767

# interoffice MEMORANDUM

**To:** Denise Stanton
Internal Services/Fiscal Pool

**From:** Jim Mudd, AICP, Principal Planner
DCD/Planning

**Date:** April 3, 2006

**Subject:** Page Park Community Club check request

Attached is a copy of invoices for the Page Park Community Plan. The Outstanding Invoice of $1,652,82 is due to them. The other amounts have already been paid. The account number for Sector Planning awards is: LB5150715500.508309.05

Please request a check for **$1,652.82** made payable to the Page Park Community Club, Inc. and mail to Lee Coleman, President, Page Park Community Club, 106 3rd Street, Fort Myers, Florida 33907-2413. Also, please send a copy of the check to my attention for our files. Thanks for your help.

# Unbilled Detail Report

*Thursday, May 11, 2006*

**Dyer, Riddle, Mills & Precourt, Inc.** **As of 4/26/2006** *9:03:30 AM*

| Status | Date | Lab Code/ Account | Employee / Reference | Description | Hours | Cost Amount | Billing Amount |
|---|---|---|---|---|---|---|---|
| **Project Manager: Sandra Jean Ramseth** | | | | | | | |
| **Project No.: 05-0481.000** | | | | | | | |
| **05-0481.000** | | **Page Park Community Plan** | | | | | |
| **Task: 00001** | | **Planning Services** | | | | | |
| **Principal:** | | Lawrence L Smith Jr | | **Compensation:** 46,180.18 | | **Client:** 02816 | |
| **Project Manager:** | | Sandra Jean Ramseth | | **JTD Billed:** 15,871.25 | | **RevType:** Q | |
| **Labor:** | | | | | | | |
| B | 4/8/06 | ZZZZZ | 00940 | Cochran, Alicia Davene | 4.00 | 96.32 | |
| | | Picking up food and helping @ Planning charette (9:00 - 1:00) | | | | | |
| B | 4/6/06 | ZZZZZ | 00161 | Fredlund, Timothy W | 2.00 | 76.92 | |
| | | Prep for Traffic Charette | | | | | |
| B | 4/7/06 | ZZZZZ | 00161 | Fredlund, Timothy W | 1.00 | 38.46 | |
| | | Prep for Traffic Charette | | | | | |
| B | 4/18/06 | ZZZZZ | 00161 | Fredlund, Timothy W | 1.00 | 38.46 | |
| | | Concept Plan | | | | | |
| B | 4/19/06 | ZZZZZ | 00161 | Fredlund, Timothy W | 2.00 | 76.92 | |
| | | Concept Plan - Traffic Calming | | | | | |
| B | 3/30/06 | ZZZZZ | 00148 | Griffith, Kenneth E | 1.00 | 54.01 | |
| B | 4/3/06 | ZZZZZ | 00148 | Griffith, Kenneth E | 1.50 | 81.02 | |
| B | 4/6/06 | ZZZZZ | 00148 | Griffith, Kenneth E | 2.00 | 108.02 | |
| | | Prep. for Charette | | | | | |
| B | 4/7/06 | ZZZZZ | 00148 | Griffith, Kenneth E | 3.00 | 162.03 | |
| | | Prep. for Charette | | | | | |
| B | 4/8/06 | ZZZZZ | 00148 | Griffith, Kenneth E | 7.00 | 378.07 | |
| | | Attend Charette | | | | | |
| B | 4/14/06 | ZZZZZ | 00148 | Griffith, Kenneth E | 0.50 | 27.01 | |
| B | 4/17/06 | ZZZZZ | 00148 | Griffith, Kenneth E | 1.50 | 81.02 | |
| B | 4/19/06 | ZZZZZ | 00148 | Griffith, Kenneth E | 1.50 | 81.02 | |
| B | 4/20/06 | ZZZZZ | 00148 | Griffith, Kenneth E | 1.00 | 54.01 | |
| B | 4/19/06 | ZZZZZ | 01018 | Palavula, Pavan Kumar | 8.00 | 192.32 | |
| | | Adding the road lines on the aerial map | | | | | |
| B | 4/20/06 | ZZZZZ | 01018 | Palavula, Pavan Kumar | 8.00 | 192.32 | |
| | | Adding roadway lines to the aerials | | | | | |
| B | 4/21/06 | ZZZZZ | 01018 | Palavula, Pavan Kumar | 6.00 | 144.24 | |
| | | Adding roadway lines to the aerials | | | | | |
| B | 4/8/06 | ZZZZZ | 01041 | Price, Patricia A | 2.50 | 56.25 | |
| | | Helping with planning Charrette 9:30am-Noon | | | | | |
| B | 3/30/06 | ZZZZZ | 00815 | Ramseth, Sandra Jean | 1.00 | 38.22 | |
| | | Creating Workshop Flyers | | | | | |
| B | 3/31/06 | ZZZZZ | 00815 | Ramseth, Sandra Jean | 3.50 | 133.77 | |
| | | Workshop Preparation | | | | | |
| B | 4/3/06 | ZZZZZ | 00815 | Ramseth, Sandra Jean | 2.00 | 76.44 | |
| | | Workshop Prepartation, exhhibits and powerpoint | | | | | |
| B | 4/4/06 | ZZZZZ | 00815 | Ramseth, Sandra Jean | 5.50 | 210.21 | |
| | | Workshop Preparation, exhibits and powerpoint | | | | | |
| B | 4/5/06 | ZZZZZ | 00815 | Ramseth, Sandra Jean | 8.00 | 305.76 | |
| | | Workshop Prepartation, exhibits and powerpoint | | | | | |



*Selected By: Billable, Held, Write-off, Non-billable, Project/Task Info, Project: 05-0481.000, Type: Regular, Sta*

*Sorted By: Project Manager, Project No.*

| Status | Date | Lab Code/ Account | Employee / Reference | Description | Hours | Cost Amount | Billing Amount |
|---|---|---|---|---|---|---|---|
| **Project Manager: Sandra Jean Ramseth** | | | | | | | |
| **Project No.: 05-0481.000** | | | | | | | |
| B | 4/6/06 | ZZZZZ | 00815 | Ramseth, Sandra Jean | 6.50 | 248.43 | |
| | | Workshop preparation | | | | | |
| B | 4/7/06 | ZZZZZ | 00815 | Ramseth, Sandra Jean | 8.00 | 305.76 | |
| | | Workshop preparation | | | | | |
| B | 4/8/06 | ZZZZZ | 00815 | Ramseth, Sandra Jean | 3.00 | 114.66 | |
| | | WORKSHOP | | | | | |
| B | 4/10/06 | ZZZZZ | 00815 | Ramseth, Sandra Jean | 3.00 | 114.66 | |
| | | Workshop follow-up | | | | | |
| B | 4/11/06 | ZZZZZ | 00815 | Ramseth, Sandra Jean | 1.00 | 38.22 | |
| | | Coordination of next monthly meeting, charette follow-up | | | | | |
| B | 4/12/06 | ZZZZZ | 00815 | Ramseth, Sandra Jean | 2.00 | 76.44 | |
| | | Preparation of photos for Plan report | | | | | |
| B | 4/13/06 | ZZZZZ | 00815 | Ramseth, Sandra Jean | 0.50 | 19.11 | |
| | | Client phone conversation | | | | | |
| B | 4/14/06 | ZZZZZ | 00815 | Ramseth, Sandra Jean | 1.50 | 57.33 | |
| | | Page Park Worshop follow-up | | | | | |
| B | 4/19/06 | ZZZZZ | 00815 | Ramseth, Sandra Jean | 3.00 | 114.66 | |
| | | Preparation for and attendance at Page Park Monthly meeting | | | | | |
| B | 4/21/06 | ZZZZZ | 00815 | Ramseth, Sandra Jean | 2.00 | 76.44 | |
| | | Preparation for and meeting with the Lee County Utilities Director | | | | | |
| B | 4/26/06 | ZZZZZ | 00815 | Ramseth, Sandra Jean | 3.00 | 114.66 | |
| | | Page Park meeting arrangments and utility information | | | | | |
| B | 4/4/06 | ZZZZZ | 01015 | Wilson Jr, Timothy E | 3.00 | 72.12 | |
| | | Made aerial zoning exhibits for power point presentation, plotted files and made pdf's and jpeg's | | | | | |
| B | 4/5/06 | ZZZZZ | 01015 | Wilson Jr, Timothy E | 4.00 | 96.16 | |
| | | Made aerial zoning exhibits for power point presentation, plotted files and made pdf's and jpeg's | | | | | |
| B | 4/7/06 | ZZZZZ | 01015 | Wilson Jr, Timothy E | 4.00 | 96.16 | |
| | | make exhibits for presentation workshop on saturday | | | | | |
| B | 4/14/06 | ZZZZZ | 01015 | Wilson Jr, Timothy E | 2.00 | 48.08 | |
| | | make exhibits with aerials / plot | | | | | |
| B | 4/18/06 | ZZZZZ | 01015 | Wilson Jr, Timothy E | 2.50 | 60.10 | |
| | | make aerial exhibits from citizen input sketches / plot 11x17 check set | | | | | |
| B | 4/19/06 | ZZZZZ | 01015 | Wilson Jr, Timothy E | 0.50 | 12.02 | |
| | | plot exhibits | | | | | |
| B | 4/21/06 | ZZZZZ | 01015 | Wilson Jr, Timothy E | 0.50 | 12.02 | |
| | | print out utility providers / existing utility information | | | | | |
| | | | | **Total Billable Labor** | **123.50** | **4,379.85** | **0.00** |
| | | | | **Total Labor** | **123.50** | **4,379.85** | **0.00** |
| **Expenses:** | | | | | | | |
| B | 4/26/06 | 527.00 | 0001183 | Ft Myers Petty Cash New Press - Legal Add, Page Park | | 16.10 | |
| B | 4/26/06 | 523.00 | 0001183 | Ft Myers Petty Cash Tri County Blue Print - Charrette Page P | | 15.85 | |
| B | 4/26/06 | 523.50 | LM-0406 | In House Reproduction Color Plots of Aerials 24x36 | | 27.00 | |
| B | 4/26/06 | 523.50 | LM-0406 | In House Reproduction | | 7.20 | |

13,139.55 x 3 =

| Status | Date | Lab Code/ Account | Employee / Reference | Description | Hours | Cost Amount | Billing Amount |
|---|---|---|---|---|---|---|---|
| **Project Manager: Sandra Jean Ramseth** | | | | | | | |
| **Project No.: 05-0481.000** | | | | | | | |
| B | 4/26/06 | 523.50 | LM 0406 | In House Reproduction | | 7.20 | |
| B | 4/26/06 | 523.50 | LM 0406 | In House Reproduction | | 75.00 | |
| B | 4/26/06 | 523.50 | LM 0406 | In House Reproduction | | 45.00 | |
| B | 4/26/06 | 523.50 | LM-0406 | In House Reproduction | | 75.00 | |
| B | 4/20/06 | 524.00 | 0094751 | Office Depot, Inc Easel, Easel Pad | | -305.56 | |
| B | 4/20/06 | 524.00 | 0094751 | Office Depot, Inc Easel, Easel Pad | | 305.56 | |
| B | 4/4/06 | 512.04 | 0006230 | Price, Patricia A Drop off Material for Graphic Artist | | 9.35 | |
| B | 4/7/06 | 599.00 | 0001180 | Publix Page Park Charette - Society Meeting | | 288.76 | |
| | | | | **Total Billable Expenses** | | 566.46 | 0.00 |
| | | | | **Total Expenses** | | 566.46 | 0.00 |
| | | | | **Task 00001 Totals** | | 4,946.31 | 0.00 |
| | | | | **Project 05-0481.000 Totals** | | 4,946.31 | 0.00 |

Billable Charged?

OFFICE depot charge reversed

# interoffice MEMORANDUM

**To:** Denise Stanton
Internal Services/Fiscal Pool

**From:** Jim Mudd, AICP, Principal Planner
DCD/Planning

**Date:** May 25, 2006

**Subject:** Page Park Community Club check request

Attached is a copy of an accounts receivable ledger from DRMP for the Page Park Community Plan consulting servivces.

Please request a check for **$8,023.41** made payable to the Page Park Community Club, Inc. and mail to Lee Coleman, President, Page Park Community Club, 106 3rd Street, Fort Myers, Florida 33907-2413. The account number for Sector Planning awards is: LB5150715500.508309.05

Also, please send a copy of the check to my attention for our files. Thanks for your help.

# Accounts Receivable Ledger

*Wednesday, May 24, 2006*

**Dyer, Riddle, Mills & Precourt, Inc.** **As of May 31, 2006** *11:16:07 AM*

| Invoice Number | | Date | Total | Fees | Labor | Consultant | Reimbursable | Other |
|---|---|---|---|---|---|---|---|---|
| **05-0481.000** | **Page Park Community Plan / Smith Jr / Ramseth** | | | | | | | |
| **0107624** | | 10/11/05 | 1,075.80 | 1,075.80 | | | | |
| | Rcpt 0000288 | 3/24/06 | -1,075.80 | -1,075.80 | | | | |
| | | Invoice Balance | 0.00 | | | | | |
| **0107940** | | 11/8/05 | 6,361.92 | 5,281.20 | | | 1,080.72 | |
| | Rcpt 0000283 | 2/21/06 | -6,361.92 | -5,281.20 | | | -1,080.72 | |
| | | Invoice Balance | 0.00 | | | | | |
| **0108423** | | 12/16/05 | 1,652.82 | 1,652.82 | | | | |
| | Rcpt 0000292 | 4/26/06 | -1,652.82 | -1,652.82 | | | | |
| | | Invoice Balance | 0.00 | | | | | |
| **0108674** | | 1/11/06 | 3,557.84 | 3,207.84 | | | 350.00 | |
| | Rcpt 0000288 | 3/24/06 | -3,557.84 | -3,207.84 | | | -350.00 | |
| | | Invoice Balance | 0.00 | | | | | |
| **0109104** | | 2/14/06 | 2,786.93 | 2,136.93 | | | 650.00 | |
| **0109586** | | 3/15/06 | 2,738.16 | 518.34 | | | 2,219.82 | |
| **0109924** | | 4/17/06 | 2,498.32 | 1,998.32 | | | 500.00 | |
| | | **Project Totals** | **8,023.41** | **4,653.59** | | | **3,369.82** | |
| | | **Final Totals** | **8,023.41** | **4,653.59** | | | **3,369.82** | |

**** End of Report ****

LEE COUNTY
BOARD OF COUNTY COMMISSIONERS
P.O. BOX 2238
FORT MYERS, FLORIDA 33902
(239) 335-2300

Vendor No.- 328494
Check Date - 6/13/06

Check No.- **508150**

| INVOICE NUMBER | INV. DATE | DESCRIPTION | INV. AMOUNT | DISCOUNT | NET AMOUNT |
|---|---|---|---|---|---|
| R020615604 | 5/25/06 | Page Park Community Club | $8,023.41 | | $8,023.41 |

******$8,023.41 ******$8,023.41

LEE COUNTY
BOARD OF COUNTY COMMISSIONERS
P.O. BOX 2238
FORT MYERS, FLORIDA 33902
(239) 335-2300

VENDOR NO. 328494

BANK OF AMERICA
JACKSONVILLE, FL

63-568/631

| CHECK DATE | CHECK NUMBER | CHECK AMOUNT |
|---|---|---|
| 6/13/06 | 508150 | *********$8,023.41 |

VOID AFTER 6 MONTHS

*Eight thousand twenty three and 41/100 Dollars*

PAY TO THE ORDER OF
PAGE PARK COMMUNITY CLUB
507 CENTER ROAD
FORT MYERS, FL 33907

Lee County Board of County Commissioners SEAL

Chairman

⑈0000508150⑈ ⑆063105683⑆ 00200001971 6⑈

| | |
|---|---|
| **To: Jim Mudd / Lee County Comm. Dev.** | **All Native Garden Center**<br>**300 Center Rd**<br>**Fort Myers FL 33907**<br><br>**239.939.9663**<br>**Fax: 239.936.8504**<br>**NoLawn.com** |
| **Fax number: 479.8319** | |
| **Date: Monday, July 10, 2006** | |
| **Regarding:** DRMP July statement | |
| **Pages: 2 including cover** | |

**Hi Jim. Just got the July billing statement from DRMP and will follow this cover sheet by fax. I'll make an identical copy of this for Lee Coleman. Thanks, John**

RECEIVED
JUL 10 2006
COMMUNITY DEVELOPMENT

# Statement

**Dyer, Riddle, Mills & Precourt, Inc.**
**Engineers, Surveyors, Planners, Scientists**
**1505 East Colonial Drive**
**Orlando, Florida 32803**

July 5, 2006

All Native Garden & Plant Nursery, Inc
300 Center Road
Fort Myers, FL 33907

**Outstanding Invoices**

| Number | Date | Invoiced | Balance Due |
|---|---|---|---|
| 0109104 | 2/14/06 | 2,786.93 | 2,786.93 |
| 0109586 | 3/15/06 | 2,738.16 | 2,738.16 |
| 0109924 | 4/17/06 | 2,498.32 | 2,498.32 |
| 0110469 | 5/19/06 | 13,706.00 | 13,706.00 |
| 0110873 | 6/23/06 | 6,239.48 | 6,239.48 |
| **Statement Totals** | | **27,968.89** | **27,968.89** |

If you have any questions regarding this statement, please contact Lynn Wolek at 407-362-1481.

| | |
|---|---|
| **To: Jim Mudd / Lee County Comm. Dev.** | **All Native Garden Center**<br>**300 Center Rd**<br>**Fort Myers FL 33907**<br><br>**239.939.9663**<br>**Fax: 239.936.8504**<br>**NoLawn.com** |
| **Fax number: 479.8319** | |
| **Date: Monday, August 21, 2006** | |
| **Regarding:** DRMP Billing | |
| **Pages: 6 including cover** | |

**Hi Jim. Following is the August statement from DRMP followed by the most recent invoice dated August 10, 2006 for $3,589.87. I have made copies of these and will give them to Lee Coleman in anticipation of prompt payment from you. Thanks!**

**John Sibley**

# Statement

**Dyer, Riddle, Mills & Precourt, Inc.**
**Engineers, Surveyors, Planners, Scientists**
**1505 East Colonial Drive**
**Orlando, Florida 32803**

August 1, 2006

All Native Garden & Plant Nursery, Inc
300 Center Road
Fort Myers, FL 33907

**Outstanding Invoices**

| Number | Date | Invoiced | Balance Due |
|---|---|---|---|
| **Project: 05-0481.000 Page Park Community Plan** | | | |
| Page Park Community Plan | | | |
| **Invoice: 0110469** | | | |
| 0110469 | 5/19/06 | 13,706.00 | 13,706.00 |
| **Invoice: 0110873** | | | |
| 0110873 | 6/23/06 | 6,239.48 | 6,239.48 |
| **Invoice: 0111200** | | | |
| 0111200 | 7/21/06 | 2,435.50 | 2,435.50 |
| **Total for 05-0481.000** | | **22,380.98** | **22,380.98** |
| **Statement Totals** | | **22,380.98** | **22,380.98** |

If you have any questions regarding this statement, please contact Lynn Wolek at 407-362-1481.

Dyer, Riddle, Mills & Precourt, Inc.

DRMP
ENGINEERS · SURVEYORS · PLANNERS · SCIENTISTS

# INVOICE

Tax Registration Number: 59-1791174

August 10, 2006
Project No: 05-0481.000
Invoice No: 0111520

All Native Garden & Plant Nursery, Inc.
300 Center Road
Fort Myers, FL 33907

Page Park Community Plan
**Professional Services from June 29, 2006 to July 26, 2006**

| | | | | | |
|---|---|---|---|---|---|
| Phase | 00001 | Planning Services | | | |
| Total Fee | | 39,993.50 | | | |
| Percent Complete | | 94.3559 | Total Earned | 37,736.23 | |
| | | | Previous Fee Billing | 36,802.22 | |
| | | | Current Fee Billing | 934.01 | |
| | | | **Total Fee** | | 934.01 |

| **Billing Limits** | **Current** | **Prior** | **To-Date** | |
|---|---|---|---|---|
| Total Billings | 934.01 | 36,802.23 | 37,736.24 | |
| Limit | | | 39,993.50 | |
| Remaining | | | 2,257.26 | |
| | | | **Total this Phase** | **$934.01** |

| | | | | | |
|---|---|---|---|---|---|
| Phase | HEIDT | Heidt & Associates | | | |
| Total Fee | | 3,220.00 | | | |
| Percent Complete | | 100.00 | Total Earned | 3,220.00 | |
| | | | Previous Fee Billing | 2,950.00 | |
| | | | Current Fee Billing | 270.00 | |
| | | | **Total Fee** | | 270.00 |

| **Billing Limits** | **Current** | **Prior** | **To-Date** | |
|---|---|---|---|---|
| Total Billings | 270.00 | 2,950.00 | 3,220.00 | |
| Limit | | | 3,220.00 | |
| | | | **Total this Phase** | **$270.00** |

1505 East Colonial Drive
Orlando, Florida 32803
Phone: 407.896.0594
Fax: 407.896.4836

To ensure proper credit please refer to above invoice number when remitting.

**TERMS: PAYABLE UPON RECEIPT**

Please remit payment to Orlando address to the left.

Dyer, Riddle, Mills
& Precourt, Inc.

DRMP
ENGINEERS · SURVEYORS · PLANNERS · SCIENTISTS

# INVOICE

| | | | | | |
|---|---|---|---|---|---|
| Project | 05-0481.000 | Page Park Community Plan | | Invoice 0111520 | |
| Phase | PRATH | Prather & Associates Inc | | | |
| Total Fee | | 5,686.50 | | | |
| Percent Complete | | 100.00 | Total Earned | 5,686.50 | |
| | | | Previous Fee Billing | 3,300.54 | |
| | | | Current Fee Billing | 2,385.96 | |
| | | | **Total Fee** | | **2,385.96** |

| **Billing Limits** | **Current** | **Prior** | **To-Date** | |
|---|---|---|---|---|
| Total Billings | 2,385.96 | 3,300.54 | 5,686.50 | |
| Limit | | | 5,686.50 | |
| | | | **Total this Phase** | **$2,385.96** |
| | | | **Total this Invoice** | **$3,589.97** |

Approved: _____ Date: 08.14.06
Dyer, Riddle, Mills & Precourt, Inc.

1505 East Colonial Drive
Orlando, Florida 32803
Phone: 407.896.0594
Fax: 407.896.4836



To ensure proper credit please refer to above invoice number when remitting.
**TERMS: PAYABLE UPON RECEIPT**
Please remit payment to Orlando address to the left.

#498683

**Prather Associates, Inc.**

Comprehensive Planning | Community Revitalization | Redevelopment | Grant Writing

July 26, 2006

Mr. Ken Griffith
DRMP
1404 Dean Street, Suite 201
Fort Myers, FL 33901

By e-mail/hard copy to follow

Re: Prather Associates/Page Park Invoice 2006-4– March-July, 2006

Dear Ken:

Please find below my invoice for the months of March - July. Please note that Invoice #2 dated 2/2/06 and Invoice #3 dated 3/6/06 have still not been paid. This is becoming a problem for me, and I would appreciate it if you could do something to expedite payment on them.

| Date | Description | Time | Miles | Mileage Charge | Time Charge | Total Charge |
|---|---|---|---|---|---|---|
| 3/22/2006 | Charette planning meeting | 1.5 | 22 | $10.56 | $150.00 | $160.56 |
| 5/22/2006 | Library research history of Page Park, discussed plan wi S. Ramseth | 1.25 | 23 | $11.04 | $125.00 | $136.04 |
| 6/1/2006 | Plan prep meeting at DRMP | 1.5 | 22 | $10.56 | $150.00 | $160.56 |
| 6/14/2006 | Page Park Planning Panel community meeting | 1.5 | 28 | $13.44 | $150.00 | $163.44 |
| 7/17/2006 | Took Photographs for History section | 2 | 32 | $15.36 | $200.00 | $215.36 |
| 7/18-20/2006 | Work on history section | 8.5 | | | $850.00 | $850.00 |
| 7/24/2006 | history section | 3.5 | | | $350.00 | $350.00 |
| 7/26/2006 | history section | 1.5 | | | $150.00 | $150.00 |
| | Miscellaneous emails, phone calls | 2 | | | $200.00 | $200.00 |
| **Amount Due this invoice** | | | | | | **$2,385.96** |
| **Past Due** | **Invoice #2 2/2/06** | | | | | **$1,142.94** |
| | **Invoice #3 3/6/06** | | | | | **$1,076.88** |
| **Total Amount Due** | | | | | | **$4,605.78** |

Project #: 05-0181.000 - PRATH
Approved By:
Comments:

Thank you.

Sincerely,

Shaye R. Prather, AICP

Accts use only: 2885 (Vendor #) 50.99 (GL #) Cycle 11 (Posting Period)
Description: SUB-INVOICE

12131 Coyle Road
6927
Fort Myers, FL 33905
8959
Shave R. Prather. AICP - President

Tel. (239) 693-
Fax (239) 693-

VH 98080

HEIDT & ASSOCIATES, INC.
CIVIL ENGINEERING
SURVEYING
PLANNING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL PERMITTING

Tampa
2212 Swann Avenue
Tampa, FL 33606-2426
Phone: 813.253.5311
Accounting Fax: 813.258.0761

Fort Myers
Sarasota • Manatee

received July 27 2006

INVOICE

D R M P INC
1404 DEAN STREET STE 300
FORT MYERS FL 33901

Date: July 20, 2006
Invoice No.: 032954
Project No.: 555-05-050
Period Ending: 7/13/06

PAGE PARK
COMMUNITY PLAN

| | | | |
|---|---|---|---|
| Labor: | | | |
| LAND PLNNR/SR. LANDSCAPE ARCH. | 2.00 | Hrs. @135.00 = | 270.00 |
| AMOUNT DUE | | | $270.00 |

Project #: 05/04/000 Issr. HEIDT
Approved by:
Comments:

Acctg use only: 300 501.99 Cycle 11
Vendor # GL # Posting Period
Description: SUB - Invoice

PAYMENT IS DUE NO LATER THAN THE 10TH OF THE MONTH FOLLOWING THE INVOICE DATE. Failure to pay the balance due within the time set forth herein shall result in an interest charge accruing in accordance with our contract. Client shall be responsible for all costs of collection, including attorney's fees and court costs.

IF YOU HAVE ANY QUESTIONS OR PROBLEMS IN REGARD TO THIS INVOICE, PLEASE CONTACT JOAN SMITH.

PLEASE RETURN REMITTANCE COPY

interoffice
MEMORANDUM

**To:** Denise Stanton
Internal Services/Fiscal Pool

**From:** Jim Mudd, AICP, Principal Planner
DCD/Planning

**Date:** September 6, 2006

**Subject:** Page Park Community Club check request

Attached are invoices totaling $25,970.95 for work completed on the Page Park Community Plan. The account number for Sector Planning awards is: LB5150715500.508309.05

Please request a check for **$25,970.95** made payable to the Page Park Community Club, Inc. and mail to Lee Coleman, President, Page Park Community Club, 106 3rd Street, Fort Myers, Florida 33907-2413. Also, please send a copy of the check to my attention for our files. Thanks for your help.

**Mudd, James P.**

---

**From:** Sandy Ramseth [SRamseth@drmp.com]
**Sent:** Wednesday, September 06, 2006 11:32 AM
**To:** Mudd, James P.
**Subject:** Page Park billing

Jim,

The following are bills that have been invoiced, but not paid.....

5/19/06 - $13,706.00 (pricy I know, but it was all the Charette prep and attendance)
6/23/06 - $6,239.48
7/21/06 - $2,435.50
8/10/06 - $3,589.97

Please let me know if you need additional information..... Thanks

Sandy

**Sandy Ramseth, AICP**
*Project Manager*
DRMP, Inc.
1404 Dean Street, Suite 300
Fort Myers, FL 33912
Voice: 239.344.0050 ext. 3104
Fax: 239.344.0057
email: sramseth@drmp.com
website: www.drmp.com

25,970.95

| | |
|---|---|
| **To: Jim Mudd / Lee Community Dev.** | **All Native Garden Center**<br>**300 Center Rd**<br>**Fort Myers FL 33907**<br><br>**239.939.9663**<br>**Fax: 239.936.8504**<br>**NoLawn.com** |
| **Fax number: 479.8319** | |
| **Date: Monday, June 12, 2006** | |
| **Regarding:** latest DRMP bill | |
| **Pages: 3 including cover** | |

**Hi Jim! Faxing the latest 2 page DRMP bill for $13,706.00. Will call later to confirm receipt and bring copy of this to Lee Coleman. Thanks. John**

Dyer, Riddle, Mills
& Precourt, Inc.

DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS

# INVOICE

Tax Registration No: 59-1791174

May 19, 2006
Project No: 05-0481.000
Invoice No: 0110469

All Native Garden & Plant Nursery, Inc.
Attn: John Sibley
300 Center Road
Fort Myers, FL 33907

Page Park Community Plan
**Professional services from March 30, 2006 to April 26, 2006**

Task: 00001 Planning Services

| | | | | |
|---|---|---|---|---|
| Total Fee | 46,180.18 | | | |
| Percent Complete | 64.0475 | Total Earned | 29,577.25 | |
| | | Previous Fee Billing | 15,871.25 | |
| | | Current Fee Billing | 13,706.00 | |
| | | **Total Fee** | | 13,706.00 |

| Billing Limits | Current | Prior | To-date |
|---|---|---|---|
| Total Billings | 13,706.00 | 15,871.25 | 29,577.25 |
| Limit | | | 46,180.18 |
| Remaining | | | 16,602.93 |

**Total this task** **$13,706.00**

Task: HEIDT Heidt & Associates

| | | | | |
|---|---|---|---|---|
| Total Fee | 1,500.00 | | | |
| Percent Complete | 100.00 | Total Earned | 1,500.00 | |
| | | Previous Fee Billing | 1,500.00 | |
| | | Current Fee Billing | 0.00 | |
| | | **Total Fee** | | 0.00 |

| Billing Limits | Current | Prior | To-date |
|---|---|---|---|
| Total Billings | 0.00 | 1,500.00 | 1,500.00 |
| Limit | | | 1,500.00 |

**Total this task** **$0.00**



1505 East Colonial Drive
Orlando, Florida 32803
Phone: 407.896.0594
Fax: 407.896.4836

To ensure proper credit please refer to above invoice number when remitting.

**TERMS: PAYABLE UPON RECEIPT**

Please remit payment to Orlando address to the left.

Jun 12 06 01:13p John Sibley 239.936.8504 p.2

Dyer, Riddle, Mills & Precourt, Inc.

DRMP
ENGINEERS · SURVEYORS · PLANNERS · SCIENTISTS

# INVOICE

Project: 05-0481.000 Invoice No: 0110469

Task: PRATH Prather & Associates Inc

| | | | | |
|---|---|---|---|---|
| Total Fee | 3,300.54 | | | |
| Percent Complete | 100.00 | Total Earned | 3,300.54 | |
| | | Previous Fee Billing | 3,300.54 | |
| | | Current Fee Billing | 0.00 | |
| | | **Total Fee** | | 0.00 |

| **Billing Limits** | **Current** | **Prior** | **To-date** |
|---|---|---|---|
| Total Billings | 0.00 | 3,300.54 | 3,300.54 |
| Limit | | | 3,300.54 |

**Total this task** **$0.00**

**Total this invoice** **$13,706.00**

Approved: Sandra J Ramsier Date: 5.24.06
Dyer, Riddle, Mills & Precourt, Inc.



1505 East Colonial Drive
Orlando, Florida 32803
Phone: 407.896.0594
Fax: 407.896.4836

To ensure proper credit please refer to above invoice number when remitting.

**TERMS: PAYABLE UPON RECEIPT**

Please remit payment to Orlando address to the left.

Jun 12 06 01:14p John Sibley 239.936.8504 p.3

| | |
|---|---|
| **To: Jim Mudd /Lee County Comm. Dev.** | **All Native Garden Center**<br>**300 Center Rd**<br>**Fort Myers FL 33907** |
| **Fax number: 479.8319** | **239.939.9663**<br>**Fax: 239.936.8504**<br>**NoLawn.com** |
| **Date: Thursday, July 06, 2006** | |
| **Regarding:** latest bill from DRMP | |
| **Pages: 4 including cover** | |

**Hi Jim. Following is the latest bill from DRMP dated June 23, 2006. I am faxing you a copy and will give Lee Coleman an identical copy.**

THANKS! JOHN SIBLEY

Dyer, Riddle, Mills & Precourt, Inc.

DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS

# INVOICE

Tax Registration Number: 59-1791174

June 23, 2006
Project No: 05-0481.000
Invoice No: 0110873

All Native Garden & Plant Nursery, Inc.
Attn: John Sibley
300 Center Road
Fort Myers, FL 33907

Page Park Community Plan
**Professional Services from April 27, 2006 to May 31, 2006**

Phase 00001 Planning Services

| | | | | | |
|---|---|---|---|---|---|
| Total Fee | 42,649.46 | | | | |
| Percent Complete | 80.5795 | Total Earned | | 34,366.72 | |
| | | Previous Fee Billing | | 29,577.24 | |
| | | Current Fee Billing | | 4,789.48 | |
| | | **Total Fee** | | | 4,789.48 |
| **Billing Limits** | | **Current** | **Prior** | **To-Date** | |
| Total Billings | | 4,789.48 | 29,577.25 | 34,366.73 | |
| Limit | | | | 42,649.46 | |
| Remaining | | | | 8,282.73 | |
| | | | | **Total this Phase** | **$4,789.48** |

Phase HEIDT Heidt & Associates

| | | | | | |
|---|---|---|---|---|---|
| Total Fee | 2,950.00 | | | | |
| Percent Complete | 100.00 | Total Earned | | 2,950.00 | |
| | | Previous Fee Billing | | 1,500.00 | |
| | | Current Fee Billing | | 1,450.00 | |
| | | **Total Fee** | | | 1,450.00 |
| **Billing Limits** | | **Current** | **Prior** | **To-Date** | |
| Total Billings | | 1,450.00 | 1,500.00 | 2,950.00 | |
| Limit | | | | 2,950.00 | |
| | | | | **Total this Phase** | **$1,450.00** |

1505 East Colonial Drive
Orlando, Florida 32803
Phone: 407.896.0594
Fax: 407.896.4836

To ensure proper credit please refer to above invoice number when remitting.

**TERMS: PAYABLE UPON RECEIPT**

Please remit payment to Orlando address to the left.



Jul 06 06 09:48a John Sibley 239.936.8504 p.2

Dyer, Riddle, Mills & Precourt, Inc.

DRMP
ENGINEERS · SURVEYORS · PLANNERS · SCIENTISTS

# INVOICE

| Project | 05-0481.000 | Page Park Community Plan | Invoice 0110873 |
|---|---|---|---|

Phase PRATH Prather & Associates Inc

| | | | | |
|---|---|---|---|---|
| Total Fee | 3,300.54 | | | |
| Percent Complete | 100.00 | Total Earned | 3,300.54 | |
| | | Previous Fee Billing | 3,300.54 | |
| | | Current Fee Billing | 0.00 | |
| | | **Total Fee** | | **0.00** |

| **Billing Limits** | **Current** | **Prior** | **To-Date** |
|---|---|---|---|
| Total Billings | 0.00 | 3,300.54 | 3,300.54 |
| Limit | | | 3,300.54 |

**Total this Phase** $0.00

**Total this Invoice** $6,239.48

Approved: _____ Date: 6·26·05
Dyer, Riddle, Mills & Precourt, Inc.



1505 East Colonial Drive
Orlando, Florida 32803
Phone: 407.896.0594
Fax: 407.896.4836

To ensure proper credit please refer to above invoice number when remitting.

**TERMS: PAYABLE UPON RECEIPT**

Please remit payment to Orlando address to the left.

Jul 06 06 09:48a John Sibley 239.936.8504 p.3

VH#9475


# HEIDT & ASSOCIATES, INC.

CIVIL ENGINEERING
SURVEYING
PLANNING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL PERMITTING

**Tampa**
2212 Swann Avenue
Tampa, FL 33606-2426
Phone: 813.253.5311
Accounting Fax: 813.258.0761

**Fort Myers**
**Sarasota • Manatee**

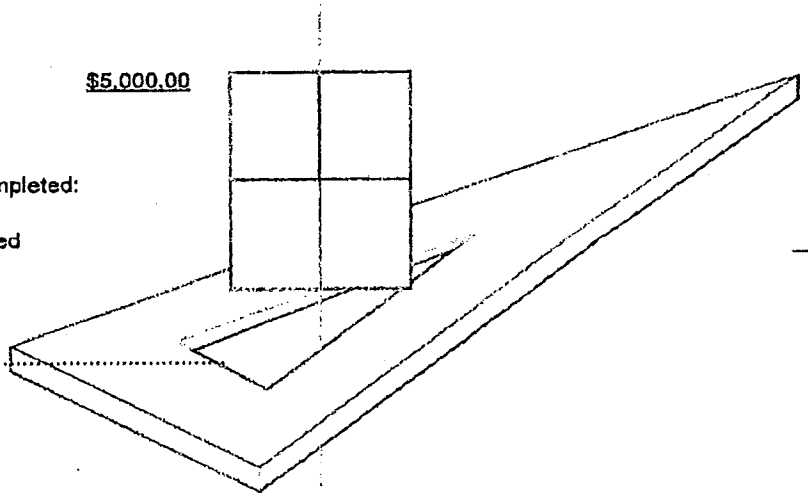

## INVOICE

D R M P INC
1404 DEAN STREET STE 300
FORT MYERS FL 33901

Date: April 20, 2006
Invoice No.: 030267
Project No.: 555-05-050
Period Ending: 4/13/06

PAGE PARK COMMUNITY PLAN

| | | |
|---|---|---|
| Lump Sum Fee = | $5,000.00 | |
| Percentage of Job Completed: | | |
| 59.00 % of $5,000.00 | | $2,950.00 |
| Less Previously Invoiced | | 1,500.00 |
| | | 1,450.00 |
| AMOUNT DUE ..... | | $1,450.00 |



...nt #: 05-048/000
...roved by: [signature] Task: Heidt
...ments:
Acctg use only: 320 (Vendor #) 501.99 (GL #) Cycle 9 (Posting Period)
...tion: SUB-Invoice

...ment is due upon receipt of this statement. Failure to pay the ... within the time set forth herein shall result in an interest charge accruing in accordance with our contract. Client shall be ... for all costs of collection including attorney's fees and court costs.

...ANY QUESTIONS OR PROBLEMS IN REGARD ...
...THIS INVOICE, PLEASE CONTACT JOHN SIBLEY

PLEASE RETURN REMITTANCE COPY

Jul 06 06 09:49a John Sibley 239.936.8504 p.4

| | |
|---|---|
| **To: Jim Mudd, Lee County Comm. Dev.** | **All Native Garden Center<br>300 Center Rd<br>Fort Myers FL 33907<br><br>239.939.9663<br>Fax: 239.936.8504<br>NoLawn.com** |
| **Fax number: 479.8319** | |
| **Date: Wednesday, August 02, 2006** | |
| **Regarding:** latest DRMP invoice | |
| **Pages: 3 including cover** | |

**Hi Jim! Following is the latest bill from DRMP. I will make a copy of this for Lee Coleman.**

Dyer, Riddle, Mills & Precourt, Inc.

DRMP
ENGINEERS · SURVEYORS · PLANNERS · SCIENTISTS

# INVOICE

Tax Registration Number: 59-1791174

July 21, 2006
Project No: 05-0481.000
Invoice No: 0111200

All Native Garden & Plant Nursery, Inc
300 Center Road
Fort Myers, FL 33907

Page Park Community Plan
**Professional Services from June 1, 2006 to June 28, 2006**

Phase 00001 Planning Services

| | | | | |
|---|---|---|---|---|
| Total Fee | 42,649.46 | | | |
| Percent Complete | 86.29 | Total Earned | 36,802.22 | |
| | | Previous Fee Billing | 34,366.72 | |
| | | Current Fee Billing | 2,435.50 | |
| | | **Total Fee** | | **2,435.50** |

| **Billing Limits** | **Current** | **Prior** | **To-Date** | |
|---|---|---|---|---|
| Total Billings | 2,435.50 | 34,366.73 | 36,802.23 | |
| Limit | | | 42,649.46 | |
| Remaining | | | 5,847.23 | |
| | | | **Total this Phase** | **$2,435.50** |

Phase HEIDT Heidt & Associates

| | | | | |
|---|---|---|---|---|
| Total Fee | 2,950.00 | | | |
| Percent Complete | 100.00 | Total Earned | 2,950.00 | |
| | | Previous Fee Billing | 2,950.00 | |
| | | Current Fee Billing | 0.00 | |
| | | **Total Fee** | | **0.00** |

| **Billing Limits** | **Current** | **Prior** | **To-Date** | |
|---|---|---|---|---|
| Total Billings | 0.00 | 2,950.00 | 2,950.00 | |
| Limit | | | 2,950.00 | |
| | | | **Total this Phase** | **$0.00** |

1505 East Colonial Drive
Orlando, Florida 32803
Phone: 407.896.0594
Fax: 407.896.4836

To ensure proper credit please refer to above invoice number when remitting.



**TERMS: PAYABLE UPON RECEIPT**
Please remit payment to Orlando address to the left.

Aug 02 06 02:44p John Sibley 239.936.8504 p.2

Dyer, Riddle, Mills
& Precourt, Inc.

DRMP
ENGINEERS · SURVEYORS · PLANNERS · SCIENTISTS

# INVOICE

| Project | 05-0481.000 | Page Park Community Plan | | Invoice 0111200 |
|---|---|---|---|---|
| Phase | PRATH | Prather & Associates Inc | | |
| Total Fee | | 3,300.54 | | |
| Percent Complete | | 100.00 | Total Earned | 3,300.54 |
| | | | Previous Fee Billing | 3,300.54 |
| | | | Current Fee Billing | 0.00 |
| | | | **Total Fee** | **0.00** |

| Billing Limits | Current | Prior | To-Date |
|---|---|---|---|
| Total Billings | 0.00 | 3,300.54 | 3,300.54 |
| Limit | | | 3,300.54 |

| | |
|---|---|
| **Total this Phase** | **$0.00** |
| **Total this Invoice** | **$2,435.50** |

Approved: Sandra J Ramsey
Dyer, Riddle, Mills & Precourt, Inc.

Date: 7.25.06

1505 East Colonial Drive
Orlando, Florida 32803
Phone: 407.896.0594
Fax: 407.896.4836

To ensure proper credit please refer to above invoice number when remitting.

**TERMS: PAYABLE UPON RECEIPT**

Please remit payment to Orlando address to the left.



Aug 02 06 02:45p John Sibley 239.936.8504 p.3

Dyer, Riddle, Mills
& Precourt, Inc.

DRMP
ENGINEERS · SURVEYORS · PLANNERS · SCIENTISTS

# INVOICE

Tax Registration Number: 59-1791174

August 10, 2006
Project No: 05-0481.000
Invoice No: 0111520

All Native Garden & Plant Nursery, Inc.
300 Center Road
Fort Myers, FL 33907

Page Park Community Plan
**Professional Services from June 29, 2006 to July 26, 2006**

| | | | | | | |
|---|---|---|---|---|---|---|
| Phase | 00001 | Planning Services | | | | |
| Total Fee | | 39,993.50 | | | | |
| Percent Complete | | 94.3559 | Total Earned | | 37,736.23 | |
| | | | Previous Fee Billing | | 36,802.22 | |
| | | | Current Fee Billing | | 934.01 | |
| | | | **Total Fee** | | | 934.01 |
| **Billing Limits** | | | **Current** | **Prior** | **To-Date** | |
| Total Billings | | | 934.01 | 36,802.23 | 37,736.24 | |
| Limit | | | | | 39,993.50 | |
| Remaining | | | | | 2,257.26 | |
| | | | | | **Total this Phase** | **$934.01** |

| | | | | | | |
|---|---|---|---|---|---|---|
| Phase | HEIDT | Heidt & Associates | | | | |
| Total Fee | | 3,220.00 | | | | |
| Percent Complete | | 100.00 | Total Earned | | 3,220.00 | |
| | | | Previous Fee Billing | | 2,950.00 | |
| | | | Current Fee Billing | | 270.00 | |
| | | | **Total Fee** | | | 270.00 |
| **Billing Limits** | | | **Current** | **Prior** | **To-Date** | |
| Total Billings | | | 270.00 | 2,950.00 | 3,220.00 | |
| Limit | | | | | 3,220.00 | |
| | | | | | **Total this Phase** | **$270.00** |

1505 East Colonial Drive
Orlando, Florida 32803
Phone: 407.896.0594
Fax: 407.896.4836

To ensure proper credit please refer to above invoice number when remitting.

**TERMS: PAYABLE UPON RECEIPT**

Please remit payment to Orlando address to the left.

Dyer, Riddle, Mills & Precourt, Inc.

DRMP
ENGINEERS · SURVEYORS · PLANNERS · SCIENTISTS

# INVOICE

| Project | 05-0481.000 | Page Park Community Plan | | Invoice 0111520 |
|---|---|---|---|---|
| Phase | PRATH | Prather & Associates Inc | | |
| Total Fee | | 5,686.50 | | |
| Percent Complete | | 100.00 | Total Earned | 5,686.50 |
| | | | Previous Fee Billing | 3,300.54 |
| | | | Current Fee Billing | 2,385.96 |
| | | | **Total Fee** | **2,385.96** |

| **Billing Limits** | **Current** | **Prior** | **To-Date** |
|---|---|---|---|
| Total Billings | 2,385.96 | 3,300.54 | 5,686.50 |
| Limit | | | 5,686.50 |

**Total this Phase** **$2,385.96**

**Total this Invoice** **$3,589.97**

Approved: _____ Date: 08·14·06
Dyer, Riddle, Mills & Precourt, Inc.

1505 East Colonial Drive
Orlando, Florida 32803
Phone: 407.896.0594
Fax: 407.896.4836



To ensure proper credit please refer to above invoice number when remitting.

**TERMS: PAYABLE UPON RECEIPT**

Please remit payment to Orlando address to the left.

JM

LEE COUNTY
BOARD OF COUNTY COMMISSIONERS
P.O. BOX 2238
FORT MYERS, FLORIDA 33902
(239) 335-2300

Vendor No.- 328494
Check Date - 9/26/06

Check No.- **520575**

| INVOICE NUMBER | INV. DATE | DESCRIPTION | INV. AMOUNT | DISCOUNT | NET AMOUNT |
|---|---|---|---|---|---|
| A040625831 | 9/6/06 | WORK COMPLETED | $25,970.95 | | $25,970.95 |

*****$25,970.95 *****$25,970.95

LEE COUNTY
BOARD OF COUNTY COMMISSIONERS
P.O. BOX 2238
FORT MYERS, FLORIDA 33902
(239) 335-2300

VENDOR NO. 328494

BANK OF AMERICA
JACKSONVILLE, FL

63-568/631

| CHECK DATE | CHECK NUMBER | CHECK AMOUNT |
|---|---|---|
| 9/26/06 | 520575 | ********$25,970.95 |

VOID AFTER 6 MONTHS

*Twenty five thousand nine hundred seventy and 95/100 Dollars*

PAY TO THE ORDER OF
PAGE PARK COMMUNITY CLUB
507 CENTER ROAD
FORT MYERS, FL 33907

Lee County Board of County Commissioners SEAL

Chairman

⑈00005 20575⑈ ⑆063105683⑆ 00 20000 19716⑈

**MEMORANDUM**
**FROM THE**
**OFFICE OF COUNTY ATTORNEY**

RECEIVED
SEP 12 2006
COMMUNITY DEVELOPMENT

**DATE:** September 11, 2006

**TO:** Jim Mudd
Planning Division

**FROM:** Donna Marie Collins
Assistant County Attorney

**RE: Page Park Community Plan**
**Proposed Comprehensive Plan Amendment**
**LU-05-03-2090.K.1.a.**

Thank you for the opportunity to review the proposed amendments to the Lee Plan submitted by the Page Park Community Planning Panel. I have marked the draft in strikethrough and underline format with suggested changes for their consideration. I have noted several proposed policies that will have Bert J. Harris, Jr., Property Rights Act implications. In addition, proposed policies that will increase the County's financial involvement above core level services have been marked with an asterisk.

If I may be of further assistance, do not hesitate to contact me.

DMC/amp
Attachment

cc: Matt Noble, Planning Division

**VISION STATEMENT:**
The Page Park Community, bound by US 41 and Danley Road to the west, Iona Drainage District (IDD) Canal "L" to the east, the IDD Canal "L-7" to the south, and the Page Field Airport to the north, is predominantly a residential area consisting of single family and multi-family homes, often abutting commercial and~~/or~~ industrial uses. Due to its centralized location between two major commercial corridors – U.S. 41 and Metro Parkway, Page Park has felt pressure from more intense development than it desires, ~~as well as facing~~ and faces traffic cut-through concerns. ~~It is the desire of~~ The Page Park Community desires to maintain and enhance the small community feel—while embracing its heritage and unique beginnings as Lee County's only military base—and transition to compatible mixed use redevelopment in a more attractive, architecturally pleasing way. An upgrade of the housing stock is also a desirable outcome of the planning process. The Community strives to create these redevelopment opportunities through various economic incentives.

**GOAL __: PAGE PARK COMMUNITY.** To revitalize the village-like residential neighborhood into a vibrant mixed-use community~~, which~~ that captures the area's heritage~~,~~ by providing infrastructure, pedestrian and bicycle connections, and business opportunities together with consistency in signage, landscaping, and enhanced development standards, thereby promoting a mix of commercial and residential uses ~~which~~ that will provide services to the local community and the driving public. For the purposes of this goal and related objectives and policies, Page Park is generally defined and bound by Page Field Airfield to the north, U.S. 41 (Cleveland Avenue) and Danley Road to the west, Iona Drainage District (IDD) Canal "L-7" to the south, and IDD Canal "L" to the east.

**POLICY _____**: By the end of 2008, The Page Park Planning Panel will ~~draft and~~ submit regulations ~~or policies~~ for Lee County to ~~review, amend or establish~~ consider as Land Development Code regulations that provide for enhanced landscaping along roadways, greater buffering between existing and proposed incompatible uses, enhanced property appearance standards, architectural standards, and signage, lighting, and uses consistent with the Page Park Community Vision Statement and all Land Use and Overlay designations.

**POLICY _____:** Lee County is discouraged from approving ~~any~~ deviations that would result in a reduction of adopted landscaping, buffering, and signage guidelines, [or compliance with the property appearance standards and architectural standards].

Unclear gramatically, awkward

**POLICY _____:** Lee County, with the assistance of the Department of Human Services, will ~~work through the permitting process with private property owners to~~ establish incentives for voluntarily bringing older projects into compliance with the regulations adopted as a result of the Page Park Community Plan.

**POLICY _____:** By 2008 Lee County will evaluate historic resources, if any, and draft a proposal for their designation under Chapter 22 of the Land Development Code.

Insert Aerial Boundary Map

**OBJECTIVE ___: MIXED USE OVERLAY.** ~~To attain the goals of the Page Park Community Plan,~~ The Council will amend Map 16 "Planning Communities" of the Future Land Use Plan ~~shall be amended~~ to attain the goals of the Page Park Community Plan. Table 1(b) Planning Community Year 2020 Allocations will also be updated to include Page Park. The Page Park Community Plan Land Use Map designations are depicted on Map ____.

**POLICY _____:** By the end of 2007, the area known as Page Park Community will ~~adopt and~~ be designated as a **Mixed-Use Overlay** on the Lee County Future Land Use Map.

**POLICY _____:** By the end of 2008, the Page Park Planning Panel will ~~submit~~ propose regulations that encourage and allow mixed use developments within the Page Park Mixed Use Overlay on the Future Land Use Map~~, for Lee County to review, amend or adopt~~.

**POLICY ____:** No Future Land Use Map amendments to a more intensive category will be allowed unless a finding of vital public necessity is made the Lee County Board of County Commissioners.

Bert J. Harris

**POLICY _____:** Mixed use developments, as defined in the Lee Plan, and mixed use developments containing both commercial and residential uses within the same structure are strongly encouraged throughout Page Park.

**POLICY _____:** Mixed use developments will be limited to ten (10) residential dwelling units per acre. **[Prohibition of Bonus Density?]**

Bert J. Harris

**POLICY _____:** ~~Any n~~ New mixed use development that requires rezoning within the Page Park Community must be rezoned and reviewed as a Mixed Use Planned Development (MPD).

**POLICY _____:** The following uses are prohibited anywhere within the Page Park Community: "detrimental uses" (as defined in the Lee County Land Development Code), nightclubs, bars and cocktail lounges not associated with a Group III Restaurant, gas stations, auto repair service, bus station, car wash, cold storage warehouse and processing plant, excavations (except for development such as stormwater management ponds), farm equipment sales and service, outdoor storage (except for what is currently existing or vested), outdoor flea market, mobile home dealers, mass transit depot or maintenance facility (government-operated), processing and warehousing, recycling facility, rooming house, self-service fuel pumps, truck stop, vehicle and equipment dealers.

Bert J. Harris

**OBJECTIVE ___: RESIDENTIAL USE.** Lee County must protect and enhance the residential properties of the Page Park Community by strictly evaluating adjacent uses, access and requiring compliance with enhanced buffering requirements. **[Question: What if adjacent use is outside the community planning area? This requires clarification.]**

**POLICY ____:** Stand-alone residential activity and uses will be allowed in all areas within Page Park except along Danley Drive and at the east side of Page Park as depicted on Map ___.

**POLICY _____:** ~~Any n~~ New residential development, with the exception of a single family residential dwelling, that requires rezoning within the Page Park Community must be rezoned and reviewed as a Residential Planned Development (RPD).

**POLICY _____:** With the exception of mixed-use projects, residential uses are limited to no more than five (5) dwelling units per acre. **[Prohibition of Bonus Density?]**

Bert J. Harris

**OBJECTIVE ___: COMMERCIAL USE.** Because of poorly planned and incompatible commercial developments of the past, existing and future County regulations, land use interpretations, policies, zoning approvals, and administrative actions must recognize the preferences of the Page Park Community to ensure that commercial areas maintain a pleasing visual quality in landscaping, architecture, lighting and signage, and provide for employment opportunities, while discouraging uses that are not compatible with adjacent uses and have significant adverse impacts on the neighboring properties.

**POLICY ____:** Stand-alone commercial activity and uses will be limited to Danley Drive and the east side of Page Park. Commercial uses will ~~also~~ be permitted elsewhere within the Page Park Community, but **only** as part of a mixed use development, either as defined in the Lee Plan, or as a mixed use development containing both commercial and residential uses within the same structure.

**POLICY _____:** ~~Any n~~ New stand-alone commercial development that requires rezoning within the Page Park Community must be rezoned and reviewed as a Commercial Planned Development (CPD).

**POLICY _____:** The following commercial uses are prohibited, **except** within the areas ~~which~~ that allows for stand-alone commercial development along Danley Drive and at the east end of the Page Park Community as indicated on Map _____: fish markets or wholesale fish house, retail stores that have a total floor area in a single use building which exceeds 2,500 square feet; and a multi-use building which exceeds 5,000 square feet, mini-warehouses, banks, ATM machines, restaurants, animal kennels, assisted living facility, auto parts store, boat sales and repair, building material sales, community residential home, consumption on premises, drive-thru for any permitted use, indoor flea market, funeral home or mortuary, health care facility, manufacturing facility, package store, fast-food restaurant, social services - group I, indoor storage, wholesale establishments.

Bert J. Harris

**POLICY: _____:** By the end of 2007, the Industrial Development Future Land Use designation will be amended to the Intensive Development Future Land Use designation to accommodate all existing industrial uses as well as the transition to mixed use development and redevelopment.

**POLICY ____:** No new industrial activities, uses, rezonings or expansions of existing industrial uses are permitted within the Page Park Community.

Bert J. Harris

**OBJECTIVE _____: HOUSING.** The County will explore ways to provide decent, workforce housing to meet the needs of present and future residents of the Page Park Community.

**POLICY ____:** The County ~~shall~~ will encourage "live-work" housing units within the Page Park Community's Mixed Use Overlay, whereby the occupant can live and work from within the same building structure.

**POLICY ____:** By the end of 2008 the Page Park Planning Panel will submit regulations that will provide standards for "live-work" housing within Page Park for Lee County to review, amend or adopt.

**POLICY ____:** The County ~~shall~~ will continue to enforce minimum standards of housing and sanitation and require prompt action in the identification of abandoned or dilapidated property ~~which~~ that may need to be demolished per the Lee County Land Development Code.

**POLICY ____:** The County ~~shall~~ will inform, educate, and encourage residents of the Page Park Community about ~~any~~ funding opportunities or programs available to assist in the rehabilitation of existing residences ~~which~~ that are in need of repair, rehabilitation or removal.

**OBJECTIVE ____: TRANSPORTATION.** All road improvements within the Page Park Community considered by the County will address the Community's goal to maintain its small town character and give preference to alternatives that allow existing roads to function at their current capacity.

**POLICY _____:** To mitigate or curtail cut-through and speeding traffic throughout the Page Park Community, the Page Park Planning Panel with assistance and guidance from the Lee Department of Transportation, will prepare a traffic calming plan for streets within the Page Park Community. Upon approval, these traffic calming techniques will be employed as financially feasible, as the need or opportunity arises to repair, renovate, expand, or modify a section of street which utilizes these techniques within the plan.

**POLICY _____:** The County will review and evaluate the one-way section of 6th Street as to its need, and remove the one-way restriction if found to be obsolete for traffic routing.

**POLICY _____:** ~~Any e~~ Expansion of arterial roadways such as Danley Drive should include physically-separated provisions for bicyclists/pedestrians to provide for connection to the Ten mile Linear Park, Jerry Brooks Park, and the US 41 corridor.

**POLICY _____:** Mixed use and commercial developments within the Page Park Community are encouraged to provide interconnect opportunities with adjacent mixed

use and commercial uses in order to minimize access points onto primary roads. Residential developments are also encouraged to provide interconnect opportunities with commercial and mixed use areas, including but not limited to bike paths and pedestrian access ways.

**OBJECTIVE ____: SEWER AND WATER.** Given the desire to provide a mix of uses and a mix of residential densities, central sewage service is essential and is strongly encouraged for the Page Park Community within all land use categories.

**POLICY ____:** Central sewage service is strongly encouraged for existing and future higher density and intensity developments with in the Page Park Community within the future urban land use categories and for new developments that are required to provide such service under the provisions of Standard 11.2 of the Lee Plan.

**POLICY _____:** All landowners will be required to connect to central sewer utilities if it become available, or if a new development proposes an intensity that exceeds the thresholds in Standards 11.1 and 11.2 of the Lee Plan.

* **POLICY _____:** At the County's expense, the County will upgrade and improve Page Park Community's central water supply system as part of the central sewer installation, as it occurs.

**OBJECTIVE ____: PARKS AND RECREATION.** Lee County will work with the Page Park Community to ensure that recreation for the Page Park Community is provided for.

* **POLICY _____:** Lee County Department of Parks and Recreation will work with the Lee County Port Authority and the Lee Department of Transportation to realign South Street to a point farther north to increase the pedestrian safety of Jerry Brooks Park users.

* **POLICY:** Lee County Department of Parks and Recreation will work with the Page Park Community to ensure that the all enhancements of Jerry Brooks Park meets the recreational needs of the Page Park Community and are integrated into the existing park areas.

**OBJECTIVE _____: COMMUNITY SAFETY.** To increase the safety and security for all Page Park Community residents, a security survey was conducted by the Lee County Sheriff's Department on April 5, 2006. The survey provided recommendations that could assist in reducing criminal behavior if implemented.

**POLICY _____:** The Page Park Planning Panel will request an annual security survey update from the Lee County Sheriff's Department, and will implement any recommendations they provide to reduce or eliminate criminal behavior in the area.

**POLICY _____:** The Page Park Community will continue and expand, as feasible, its Neighborhood Watch Program administered by the Lee County Sheriff's Department.

**POLICY _____:** The Page Park Community will continue to work with the Lee County MSTBU Department to increase and enhance street lighting throughout the Page Park Community.

**POLICY _____**: By the end of 2008, The Page Park Planning Panel will draft and submit ~~regulations or policies for Lee County to review, amend or establish~~ proposed ~~as~~ Land Development Code regulations that will incorporate **C**rime **P**revention **T**hrough **E**nvironmental **D**esign (CPTED) techniques to enhance safety to their community.

**POLICY _____:** The Page Park Planning Panel will work with Lee County Code Enforcement to address the issues that can influence increased criminal activity. These issues include, but are not limited to:

- Trim overgrown vegetation on both improved and vacant lots
- Notification of untagged vehicles
- Unlicensed businesses out of homes
- Debris and illegal dumping on vacant lots
- Vehicle parking on sidewalks
- Eliminate graffiti as soon as it appears.

*

**POLICY _____:** The County will review, assess, and evaluate the Page Park Community roadway network for all needed safety improvements, such as but not limited to:

- Adding traffic center line to roadways
- Designating cross walks with signage and/or road markings
- Add traffic calming devices such as roundabouts and raised crosswalks

**OBJECTIVE _____: DESIGN GUIDELINES.** To enhance the visual appeal of new development, the Page Park Planning Panel will ~~draft and submit~~ propose architectural guidelines ~~which~~ that ~~will affect~~ address the character and aesthetic appearance of the Page Park Community ~~for Lee County to adopt and enforce to facilitate a visually attractive community~~.

**POLICY _____:** By the end of 2008 the Page Park Planning Panel will ~~submit~~ propose regulations for architectural design guidelines ~~throughout Page Park for Lee County to review, amend or adopt~~.

**POLICY _____:** The architectural design guidelines will apply to all new development and to all redevelopment of, or additions or renovations to, an existing building, where the cumulative increase in total floor building area exceeds 50 percent of the square footage of the existing building being enlarged or renovated.

**OBJECTIVE ____: PUBLIC PARTICIPATION.** Lee County will encourage and solicit public input and participation prior to and during the review and adoption of county regulations, Land Development Code provisions, Lee Plan provisions, and zoning approvals.

**POLICY _____:** As a courtesy, Lee County will register citizen groups and civic organizations within the Page Park Planning Community that desire notification of pending review of Land Development Code amendments and Lee Plan amendments.

Upon registration, Lee County will provide registered groups with documentation regarding these pending amendments. This notice is a courtesy only and is not jurisdictional. ~~Accordingly, t~~ The County's failure to mail or to timely mail the notice, or failure of a group to receive mailed notice, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

**POLICY _____:** The applicant for any development request within the Page Park Planning Community must conduct one public informational session where the applicant will provide a general overview of the project for any interested citizens. Lee County encourages zoning staff to participate in such public workshops. This meeting must be conducted before the application can be found sufficient. The applicant is fully responsible for providing the meeting space and providing security measures as needed. Subsequent to this meeting, the applicant must provide County staff with a meeting summary document that contains the following information: the date, time, and location of the meeting; a list of attendees; a summary of the concerns or issues that were raised at the meeting; and a proposal for how the applicant will respond to any issues that were raised.

interoffice
MEMORANDUM

**To:** Denise Stanton
Internal Services/Fiscal Pool

**From:** Jim Mudd, AICP, Principal Planner
DCD/Planning

**Date:** November 9, 2006

**Subject:** Page Park Community Club check request

Attached are invoices totaling $2,257.26 for work completed on the Page Park Community Plan. This is the final payment for the Community Plan. The account number for Sector Planning awards is: LB5150715500.508309.05

Please request a check for **$2,257.26** made payable to the Page Park Community Club, Inc. and mail to Lee Coleman, President, Page Park Community Club, 106 3rd Street, Fort Myers, Florida 33907-2413. Also, please send a copy of the check to my attention for our files. Thanks for your help.

| | |
|---|---|
| **To: Jim Mudd / Lee County Comm. Dev.** | **All Native Garden Center**<br>**300 Center Rd**<br>**Fort Myers FL 33907**<br><br>**239.939.9663**<br>**Fax: 239.936.8504**<br>**NoLawn.com** |
| **Fax number: 479.8319** | |
| **Date: Thursday, October 19, 2006** | |
| **Regarding:** DRMP 9-27 invoice and October statement | |
| **Pages: 5 including cover** | |

JIM MUDD COPY

Dyer, Riddle, Mills & Precourt, Inc.

DRMP
ENGINEERS · SURVEYORS · PLANNERS · SCIENTISTS

# INVOICE

Tax Registration Number: 59-1791174

September 27, 2006
Project No: 05-0481.000
Invoice No: 0112250

All Native Garden & Plant Nursery, Inc.
300 Center Road
Fort Myers, FL 33907

Page Park Community Plan
Professional Services from July 27, 2006 to August 30, 2006

| | | | | | |
|---|---|---|---|---|---|
| Phase | 00001 | Planning Services | | | |
| Total Fee | | 38,609.75 | | | |
| Percent Complete | | 100.00 | Total Earned | 38,609.75 | |
| | | | Previous Fee Billing | 37,736.24 | |
| | | | Current Fee Billing | 873.51 | |
| | | | **Total Fee** | | 873.51 |

| Billing Limits | Current | Prior | To-Date | |
|---|---|---|---|---|
| Total Billings | 873.51 | 37,736.24 | 38,609.75 | |
| Limit | | | 38,609.75 | |
| | | | **Total this Phase** | $873.51 |

| | | | | | |
|---|---|---|---|---|---|
| Phase | HEIDT | Heidt & Associates | | | |
| Total Fee | | 4,603.75 | | | |
| Percent Complete | | 100.00 | Total Earned | 4,603.75 | |
| | | | Previous Fee Billing | 3,220.00 | |
| | | | Current Fee Billing | 1,383.75 | |
| | | | **Total Fee** | | 1,383.75 |

| Billing Limits | Current | Prior | To-Date | |
|---|---|---|---|---|
| Total Billings | 1,383.75 | 3,220.00 | 4,603.75 | |
| Limit | | | 4,603.75 | |
| | | | **Total this Phase** | $1,383.75 |

1505 East Colonial Drive
Orlando, Florida 32803
Phone: 407.896.0594
Fax: 407.896.4836

To ensure proper credit please refer to above invoice number when remitting.

TERMS: PAYABLE UPON RECEIPT

Please remit payment to Orlando address to the left.

Dyer, Riddle, Mills
& Precourt, Inc.

DRMP
ENGINEERS · SURVEYORS · PLANNERS · SCIENTISTS

# INVOICE

| | | | | | |
|---|---|---|---|---|---|
| Project | 05-0481.000 | Page Park Community Plan | | Invoice 0112250 | |
| Phase | PRATH | Prather & Associates Inc | | | |
| Total Fee | | 5,686.50 | | | |
| Percent Complete | | 100.00 | Total Earned | 5,686.50 | |
| | | | Previous Fee Billing | 5,686.50 | |
| | | | Current Fee Billing | 0.00 | |
| | | | **Total Fee** | | **0.00** |

| **Billing Limits** | **Current** | **Prior** | **To-Date** | |
|---|---|---|---|---|
| Total Billings | 0.00 | 5,686.50 | 5,686.50 | |
| Limit | | | 5,686.50 | |
| | | | **Total this Phase** | **$0.00** |
| | | | **Total this Invoice** | **$2,257.26** |

Approved: _____ Date: 10/2/06
Dyer, Riddle, Mills & Precourt, Inc.

1505 East Colonial Drive
Orlando, Florida 32803
Phone: 407.896.0594
Fax: 407.896.4836

To ensure proper credit please refer to above invoice number when remitting.

TERMS: PAYABLE UPON RECEIPT

Please remit payment to Orlando address to the left.

HEIDT & ASSOCIATES, INC.
CIVIL ENGINEERING
SURVEYING
PLANNING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL PERMITTING

Tampa
2212 Swann Avenue
Tampa, FL 33606-2426
Phone: 813.253.5311
Accounting Fax: 813.258.0761
Fort Myers
Sarasota • Manatee

INVOICE

D R M P INC
1404 DEAN STREET STE 300
FORT MYERS FL 33901

Date: August 20, 2006
Invoice No.: 033877
Project No.: 555-05-050
Period Ending: 8/13/06

PAGE PARK
COMMUNITY PLAN

| | | | |
|---|---|---|---|
| Labor: | | | |
| LAND PLNNR/SR. LANDSCAPE ARCH. | 10.25 | Hrs. @135.00 = | 1,383.75 |
| AMOUNT DUE | | | $1,383.75 |

Project # 555-05-050 Heidt's
Approved by:
Comments:
Acctg. use only: 330 501.99 12
Vendor # GL # Posting Period
Description: Sub Invoice

AMOUNT IS DUE NO LATER THAN THE 10TH OF THE MONTH FOLLOWING THE INVOICE DATE. Failure to pay the balance in within the time set forth herein shall result in an interest charge accruing in accordance with our contract. Client shall be responsible for all costs of collection, including attorney's fees and court costs.

IF YOU HAVE ANY QUESTIONS OR PROBLEMS IN REGARD TO THIS INVOICE, PLEASE CONTACT JOAN ROUTT.

PLEASE RETURN REMITTANCE COPY

# Statement

**Dyer, Riddle, Mills & Precourt, Inc.**
**Engineers, Surveyors, Planners, Scientists**
**1505 East Colonial Drive**
**Orlando, Florida 32803**

October 5, 2006

All Native Garden & Plant Nursery, Inc
300 Center Road
Fort Myers, FL 33907

**Outstanding Invoices**

| Number | Date | Invoiced | Balance Due |
|---|---|---|---|
| **Project: 05-0481.000 Page Park Community Plan** | | | |
| Page Park Community Plan | | | |
| **Invoice: 0110469** | | | |
| 0110469 | 5/19/06 | 13,706.00 | 13,706.00 |
| **Invoice: 0110873** | | | |
| 0110873 | 6/23/06 | 6,239.48 | 6,239.48 |
| **Invoice: 0111200** | | | |
| 0111200 | 7/21/06 | 2,435.50 | 2,435.50 |
| **Invoice: 0111520** | | | |
| 0111520 | 8/10/06 | 3,589.97 | 3,589.97 |
| **Invoice: 0112250** | | | |
| 0112250 | 9/27/06 | 2,257.26 | 2,257.26 |
| **Total for 05-0481.000** | | **28,228.21** | **28,228.21** |
| **Statement Totals** | | **28,228.21** | **28,228.21** |

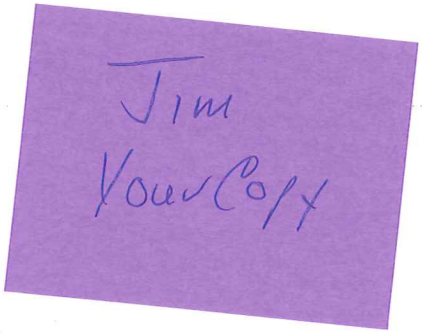
If you have any questions regarding this statement, please contact Lynn Welch at 407.362.1481

LEE COUNTY
BOARD OF COUNTY COMMISSIONERS
P.O. BOX 2238
FORT MYERS, FLORIDA 33902
(239) 335-2300

Vendor No.- 328494
Check Date - 11/14/06

Check No.- **526205**

| INVOICE NUMBER | INV. DATE | DESCRIPTION | INV. AMOUNT | DISCOUNT | NET AMOUNT |
|---|---|---|---|---|---|
| R020631302 | 11/9/06 | REFUND | $2,257.26 | | $2,257.26 |




******$2,257.26 ******$2,257.26

LEE COUNTY
BOARD OF COUNTY COMMISSIONERS
P.O. BOX 2238
FORT MYERS, FLORIDA 33902
(239) 335-2300

VENDOR NO. 328494

BANK OF AMERICA
JACKSONVILLE, FL

63-568/631

| CHECK DATE | CHECK NUMBER | CHECK AMOUNT |
|---|---|---|
| 11/14/06 | 526205 | **********$2,257.26 |

VOID AFTER 6 MONTHS

*Two thousand two hundred fifty seven and 26/100 Dollars*

PAY TO THE ORDER OF
PAGE PARK COMMUNITY CLUB
507 CENTER ROAD
FORT MYERS, FL 33907

Lee County Board of County Commissioners SEAL

Chairman

⑈00005 26 205⑈ ⑆063 105683⑆ 00 20000 19 7 16⑈

# THE SCHOOL DISTRICT OF LEE COUNTY

2055 CENTRAL AVENUE • FORT MYERS, FLORIDA 33901 • (239) 334-1102 • TTD/TTY (239) 335-1512



JEANNE S. DOZIER
CHAIRMAN · DISTRICT 2

JANE E. KUCKEL, PH.D.
VICE CHAIRMAN · DISTRICT 3

ROBERT D. CHILMONIK
DISTRICT 1

STEVEN K. TEUBER, J.D.
DISTRICT 4

ELINOR C. SCRICCA, PH.D.
DISTRICT5

JAMES W. BROWDER, ED.D.
SUPERINTENDENT

KEITH B. MARTIN
BOARD ATTORNEY

JULIE B. NIEMINSKI
BOARD AUDITOR



RECEIVED
MAR 2 2 2007
COMMUNITY DEVELOPMENT


March 18, 2007

Mr. Jim Mudd, Principal Planner
Lee County Development Services Division
P.O. Box 398
Fort Myers, FL 33902-0398

Re: Page Park Community Plan & Lee Plan amendment

Dear Mr. Mudd:

Thank you for the opportunity to review the proposed Page Park Community Plan & Lee Plan amendment for background information and the data analysis for the proposed Lee Plan Amendment. Our comments will be in regard to educational impacts. This proposed development is in the South Choice Zone of the District. This letter is in response to your request dated March 14, 2006.

This development will have an educational impact on this areas revitalization into a vibrant mixed-use community. Based upon the proposed residential uses there is not sufficient information to calculate and determine how many students this multi-family/residential property will generate at this time. However, due to the Lee County Land Use Plan it is within the plan to designate a school site for proposed school use within this development. A development of this size and magnitude will have an impact on our classroom needs. The applicant has indicated within his plan that a school site has been designated. The School District upon that time will work with the developer to determine a sufficient school site within the Page Park Community.

This development has met the infrastructure needs for bicycle paths and sidewalks for pedestrians linking to other infrastructures within the area.

Thank you for your attention to this issue. If I may be of further assistance, please give me a call at (239) 335-1415.

Sincerely,

Susan Teston

Susan Teston, Community Development Planner
Planning, Growth & School Capacity

LEE COUNTY
SOUTHWEST FLORIDA

**The Division of Public Resources**
2115 Second Street Fort Myers, FL33901
Phone (239) 335-2269

Thursday, August 14, 2008

Mr. Vernon J. Mcrae
14455 Randolf Drive
Fort Myers, FL 33905

RE EAST LEE COUNTY COUNCIL.

Dear Mr. Vernon J. Mcrae :

We are in receipt of your resignation from the above mentioned advisory committee.

I have removed your name from the list of filers that will be submitted for 2008 and you have no further obligations.

The Board of County Commissioners wishes to express their sincere appreciation for your service on this committee. Lee County is very fortunate to have dedicated and concerned citizens who will volunteer their valuable time in striving to help make Lee County a better place for all of our residents and visitors. We hope to have the opportunity of working with you again in the future.

Thank you for your volunteer spirit.

Very truly yours,

BOARD OF COUNTY COMMISSIONERS
LEE COUNTY, FLORIDA

Division of Public Resources

Pkg
Enclosures
cc:

Jim Mudd, Community Development

1904 St Marys Court
Jacksonville, FL 32223
July 31, 2007

Ms. Molly Schweers
**Lee County – Lee Cares**
PO Box 398
Ft. Myers, FL 33902

Dear Ms. Schweers:

I have received some legal forms from Lee County Supervisor of Elections office regarding financial disclosures for year 2007. I also talked with JoAnn at that office, who recommended that I contact you regarding this matter; ie, to have my name removed from the state list.

I had served as vice-president on a civic organization called East Lee County Council. I resigned that position in January 2007, have had no relations since then and have moved to Jacksonville. In reviewing these financial forms, it really doesn't appear that I meet the requirements for filing.

However, in the spirit of disclosure, I have completed Forms 1 and F and submitted to the Lee County Supervisor of Elections.

Please insure that my name is removed from the state rolls / lists for 2008 and beyond.

Thank you.

Sincerely,

Vernon J. McRae

Copy: Sharon Harrington
Supervisor of Elections
PO Box 2545
Fort Myers, FL 33902

# Responses
# for
# Page Park Planning Panel Comments

***Page 3 – Key Issues***

Remove bullet – Lack of sewers in community

**Response:** The Key Issues section is a culmination of written survey responses (copies attached), results from the February 2006 charrette and general discussions with residents of the Page Park community.

Remove bullet – Restaurants needed

**Response:** The same as 1.a.

***Page 13 – Multi-family should be duplex and residential – single***

**Response:** The map describes existing uses. It is meant to be a reflection of what currently exists. There are existing duplexes, tri-plexes, quad-plexes and apartment complexes within the neighborhood. The label of duplex would not adequately reflect the current land uses in the neighborhood.

***Page 17 –***

Revisit Zoning District Map

**Response:** There were some corrections made on the zoning maps. The new map is attached with the changes identified.

1 acre on Wilson lot should be TFC-2 not IL

**Response:** There was a correction made on the zoning map. See the map attached.

Lee's property says C-1?

**Response:** Mr. Coleman's property is located mid-block on the east side of 3rd Street and identified on the zoning map on Page 17 of the plan as TFC-2. See map attached.

***Page 19 –***

Density: want it to be 5/per acre (do we have to have 10/acre – certainly not 15

***Response:*** The paragraph describes what is currently available. The paragraph is describing the current Future Land Use Designation. Page Park is currently designated as Central Urban and Industrial Development. Central Urban is the predominant land use designation and if developed today, has an allowable

standard density range from 4 dwelling units per acre to 10 dwelling units per acre and a maximum density of 15 dwelling units per acre.

Do not want Bonus density.

**Response:** Under the current Future Land Use Designation – Central Urban – bonus density is allowed up to the maximum of 15 units per acre.

***Page 22 –***

We would like to see the actual surveys that were returned – the originals.

**Response:** They will be delivered to the Chair of the Page Park Community Planning Panel at the November 1 meeting.

***Page 25 – Central Water and Sewer***

Delete any reference to sewers

**Response:** The first sentence in the 2nd paragraph can be deleted – "Page Park lacks central sewer throughout the area" while keeping the remaining sentence "With the exception of one or two properties, Page Park is solely dependent on individual septic systems for each property's wastewater treatment." The remainder of the page explains the current conditions regarding water and sewer lines in the neighborhood.

***Page 29 and 30***

We need to compare to the Administrative Codes AC – 15-5

**Response:** Administrative Code 15-5 describes the purpose and scope of the Local Neighborhood District Committees (LNDC). The code identifies the committee's objectives, membership make up, officers, subcommittees, meetings, financial disclosures, committee member removal, grievances, sunshine law, order of business, staff support, severability and amendments.

The information found on page 29 and 30 are from various reports published by the Lee County Human Services Department. Administrative Code 15-5 is attached by reference.

***Page 32 – Challenges (Remove the following)***

- Lack of sewers in entire area
- Drainage ditches etc
- Lack of sufficient code enforcement
- Illegal debris dumping
- Need restaurants

**Response:** The list of challenges came from the door-to-door surveys, community input at the February 2006 charrette and general discussions with citizens in the Page Park community. See attached survey's for list of challenges

from property owners. There is duplication regarding pedestrian connections to County parks and the 7th bullet has been deleted.

***Page 35***

Review color overlays

**Response:** Color overlays of the maps are attached for review.

***Page 37 – 39***

Review for mixed use overlay maps

**Response:** Color overlays of the maps are attached for review.

***Page 44***

Remove central sewer reference

**Response:** The paragraph has been reworded to remove some of the references to sewer installation. The new paragraph reads: "With minor exception, most of the Page Park community currently uses septic tanks ~~as~~ systems for their wastewater treatment ~~systems. Most of them are very old and antiquated and on the verge of failing if not already. Aside from the environmental issues this could cause, it will be major obstacle to redevelopment, particularly for higher densities or intensities than single family residential development.~~ To improve the quality ~~and level of~~ development in the neighborhood, ~~the~~ Page Park ~~community needs to seriously consider, build consensus, and to an agreement with Lee County to install wastewater lines to a central sewer system.~~ and Lee County should consider the update of the water system and engage in conversations regarding a low cost approach to the installation of a sewer system. ~~In turn, the County may be able to provide qualified property owners with long term loans or deferments to pay back the cost of this important infrastructure investment. (See Section V for more information on this opportunity).~~"

***Page 46***

Remove – Livestock reference

**Response:** The list on page 46 was a recommendation from Kathy Hoffmann, with the Lee County Sheriff's Office. Based on her professional judgment, these were her recommendations. Please see the bottom of the preceding page for a description of her list.

***Page 49 – 61***

Where are the pages?

**Response:** See attached for pages

*Page 63*

Remove sewer reference

**Response:** The list outlined on this page is eligible expenses under the Community Development Block Grant (CDBG) funding. To remove sewer references from the list would not adequately represent the eligible expenses covered by CDBG.

*Page 73*

Remove sewer reference

**Response:** Sewer reference on page 73 is related to the deferment of impact fee payments. The reference to sewer impact fees is County wide and not specific to Page Park. If there are no sewer impacts within a community then an impact fee is not paid.

*Page 74 -*

Explain the Performance Based Increased Density.

**Response:** The County allows for additional density through the Planned Development process. The additional density is awarded based on six (6) categories. They are: 1) Superior Site Design and Quality Development, 2) Public Open Space and Recreational Areas, 3) Page Park Improvement Fund, 4) Transportation Improvements, 5) Affordable Housing and 6) Land Assemblage.

Compliance with 2 categories allows for an extra 3 dwelling units per acre, compliance with 4 categories allows for an extra 6 dwelling units per acre and compliance with all 6 categories allows for an extra 9 dwelling units per acre over and above the maximum density allowed (5 units per acre for residential only and 10 units per acre for mixed use in the Page Park Community. Shown below is a graphic depiction of the performance based density.

| Base Density | 1. Superior Site Design/ Quality Development | 2. Public Open Space/ Recreational Areas | 3. Page Park Improvement Fund | 4. Transportation Improvements | 5. Affordable Housing | 6. Land Assemblage | Bonus Density | Total Units to be Developed on Land |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| 5 | X | | X | | | | 3 d/a | 8 d/a |
| 5 | X | X | X | X | | | 6 d/a | 11 d/a |
| 5 | X | X | X | X | X | X | 9 d/a | 14 d/a |

*Page 78-80 –*

Modifications

**Response:** Goals, Objectives and Policies are attached and revised as outlined from the September 20, 2006 Planning Panel meeting.

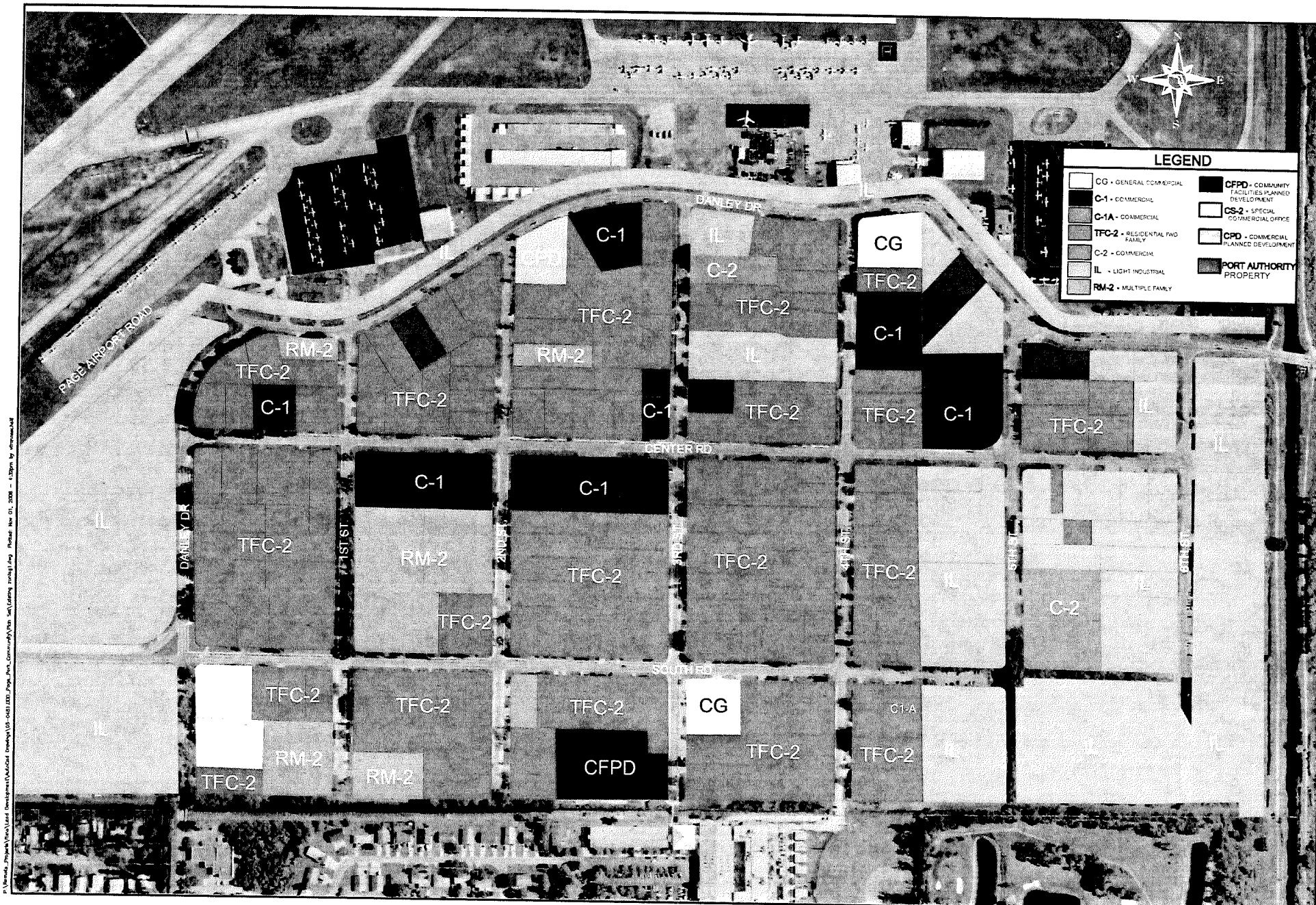
Bert J. Harris policies, etc.

**Response:** Goals, Objectives and Policies have been amended to reflect protection from Bert J. Harris legislation

*Page 84 –*

Remove reference to sewers

**Response:** Reference to mandatory sewer installation and hook up has been removed.




DRMP
DESIGNERS · SURVEYORS · PLANNERS · ENGINEERS
Certificate of Authorization No. 2648
1514 Hendry Street, Suite 300 · Fort Myers, Florida 33901

Dyer, Riddle, Mills & Precourt, Inc.

EXISTING ZONING / AERIAL PHOTOGRAPH

# PAGE PARK

LEE COUNTY, FLORIDA

STEPHEN E LOCKETT PE
REG #0053
STATE OF FLORIDA

DATE 4-07-06

PROJECT NO 05-0481.000

SCALE N.T.S.

SHEET 1 OF 1

DRMP
ENGINEERS · SURVEYORS · PLANNERS · CONSULTANTS
Certificate of Authorization No. 2648
1404 Hoyt Street, Suite 300 · Fort Myers, Florida 33901

Dyer, Riddle, Mills & Precourt, Inc.

106 3RD STREET ZONING

# PAGE PARK

LEE COUNTY, FLORIDA

STEPHEN D. LOCKETT III
REG. #3826
STATE OF FLORIDA

DATE: 4-07-06

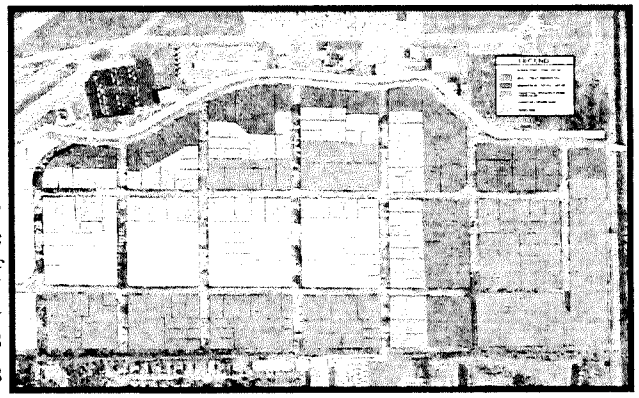
PROJECT NO: 05-0481.000

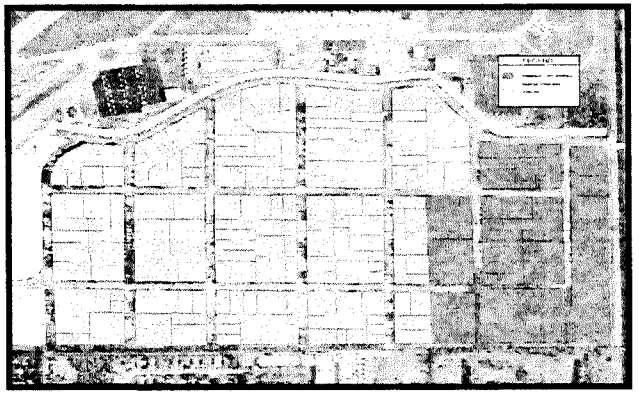
SCALE: N.T.S.

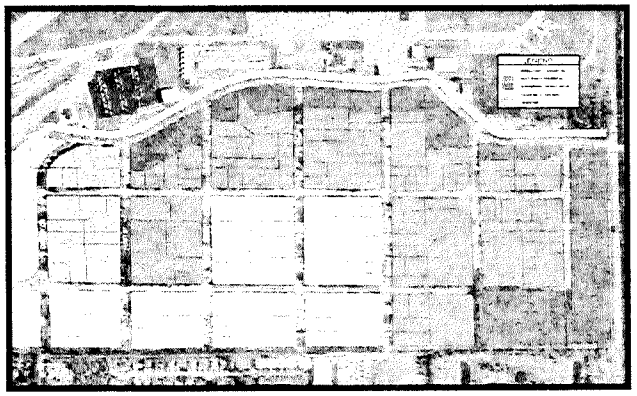
SHEET: 1 OF 1

The residents were broken into three groups and given aerial base maps, tracing paper, and colored markers to redesign and plan Page Park's land use. The results were somewhat surprising in that all three groups showed great similarities and consistency in their ideal plans.

Shown are the three plans as created by each group. All three groups recognized that introducing the concept of a mixed use would help alleviate some of the land use issues which currently exist within Page Park. Two of the groups also saw the need for commercial fronting Danley Drive, both as a neighborhood buffer from the Page Field Airport and Danley Drive, as well as offering a location for commercial airport support services. All three plans were also sensitive to the need for continuing the commercial/industrial uses on the east side of the community, although two of the plans indicated a lessening of intensity from industrial to commercial, which perhaps would allow for some light industrial.



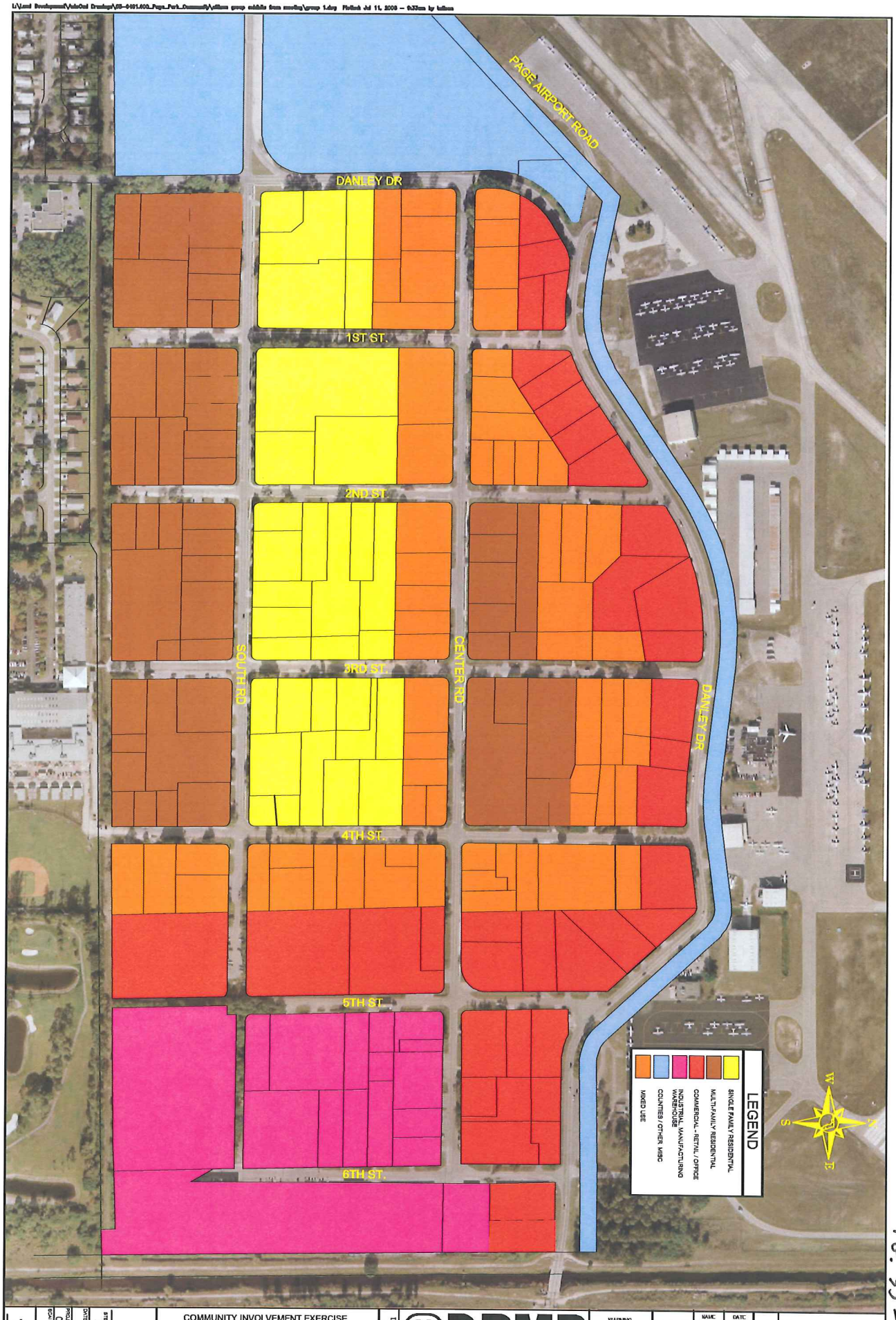




## Mixed Use Overlay

Most recently, Lee County planners are looking at creating mixed-use overlay districts in various parts of unincorporated Lee County, particularly areas that could be considered small communities. Page Park is one such community they would like to consider for this treatment. County planning staff views it as a way to promote the creation and restoration of diverse, walkable, compact, vibrant, mixed-use communities composed of the same components as conventional development, but assembled in a more integrated fashion, in the form of complete communities. These districts would contain housing, work places, shops, entertainment, schools, parks, and civic facilities essential to the daily lives of the residents, all within easy walking distance of each other. Ironically, it is the same concept the residents have already expressed for Page Park during the community planning workshops and meetings.

*These maps were proposed by 3 citizen groups at the day-long Charette. The brown indicates multi-family use, yellow is single family use, red is commercial, orange is mixed use, and pink is industrial. The proposed Page Park Overlay Map is a composite of these three concepts,*




COMMUNITY INVOLVEMENT EXERCISE
GROUP 1 - FUTURE LAND USE

# PAGE PARK

LEE COUNTY, FLORIDA

DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
Certificate of Authorization No. 2648
1404 Dean Street, Suite 300 - Fort Myers, Florida 33907

Dyer, Riddle, Mills & Precourt, Inc.

WARNING
IF THIS BAR DOES NOT MEASURE 1" THEN COPY OF THIS DOCUMENT IS NOT TO SCALE

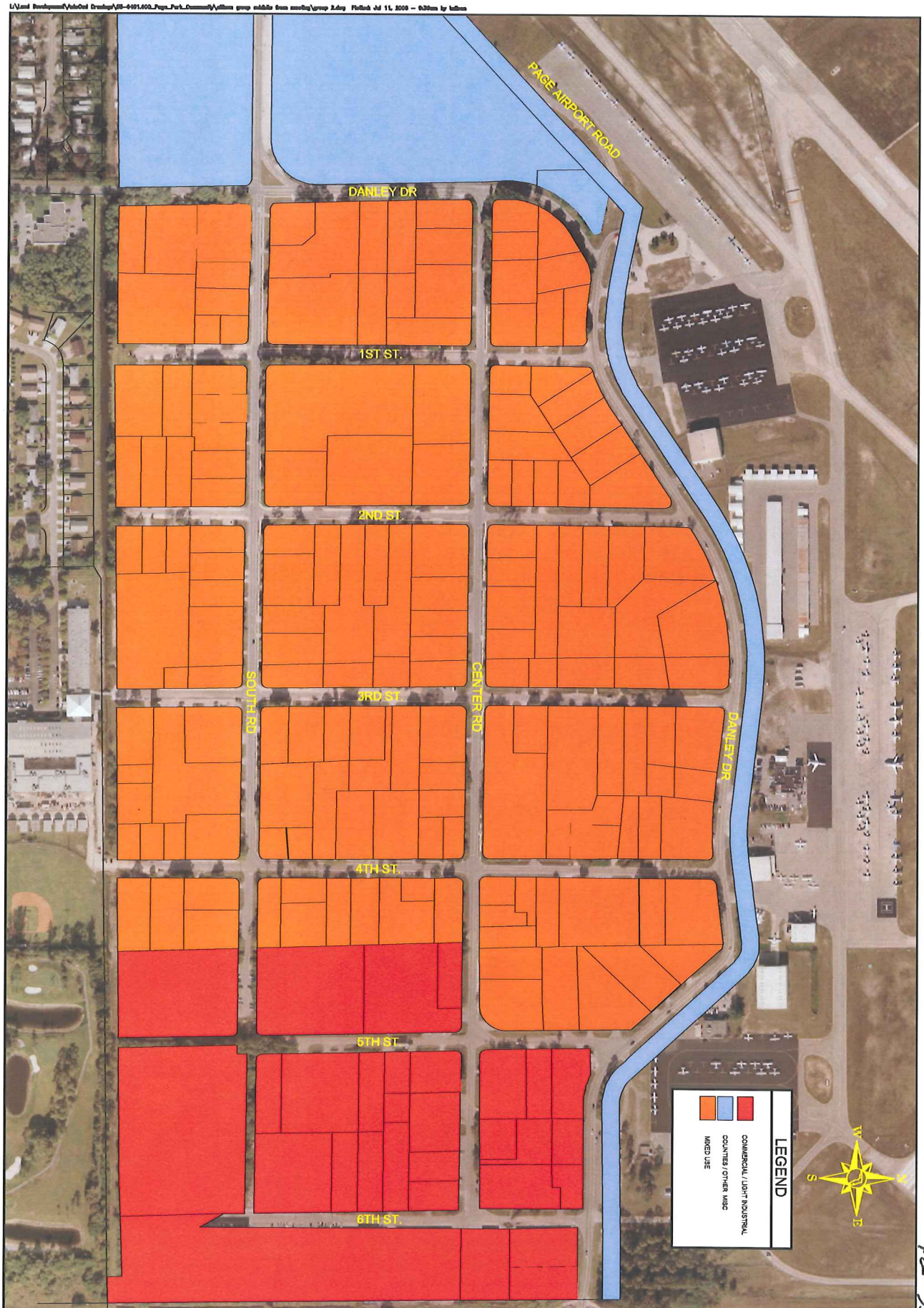
| | NAME | DATE |
|---|---|---|
| DESIGNED BY | TW | 4-27-06 |
| DRAWN BY | TW | 4-27-06 |
| CHECKED BY | | |
| APPROVED BY | | |
| FILE: | | DATE: |

REVISIONS

STEPHEN R. LOCKETT, P.E.
STATE OF FLORIDA

DATE: 4-07-06
PROJECT NO. 05-0481.000
SCALE: N.T.S.
SHEET 1 OF 3

PG. 35-TOP




COMMUNITY INVOLVEMENT EXERCISE
GROUP 2 - FUTURE LAND USE

# PAGE PARK

LEE COUNTY, FLORIDA

DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
Certificate of Authorization No. 2648
1404 Dean Street, Suite 300 - Fort Myers, Florida 33907

Dyer, Riddle, Mills & Precourt, Inc.

WARNING
IF THIS BAR DOES NOT MEASURE 1" THIS COPY OF THIS DOCUMENT IS NOT TO SCALE

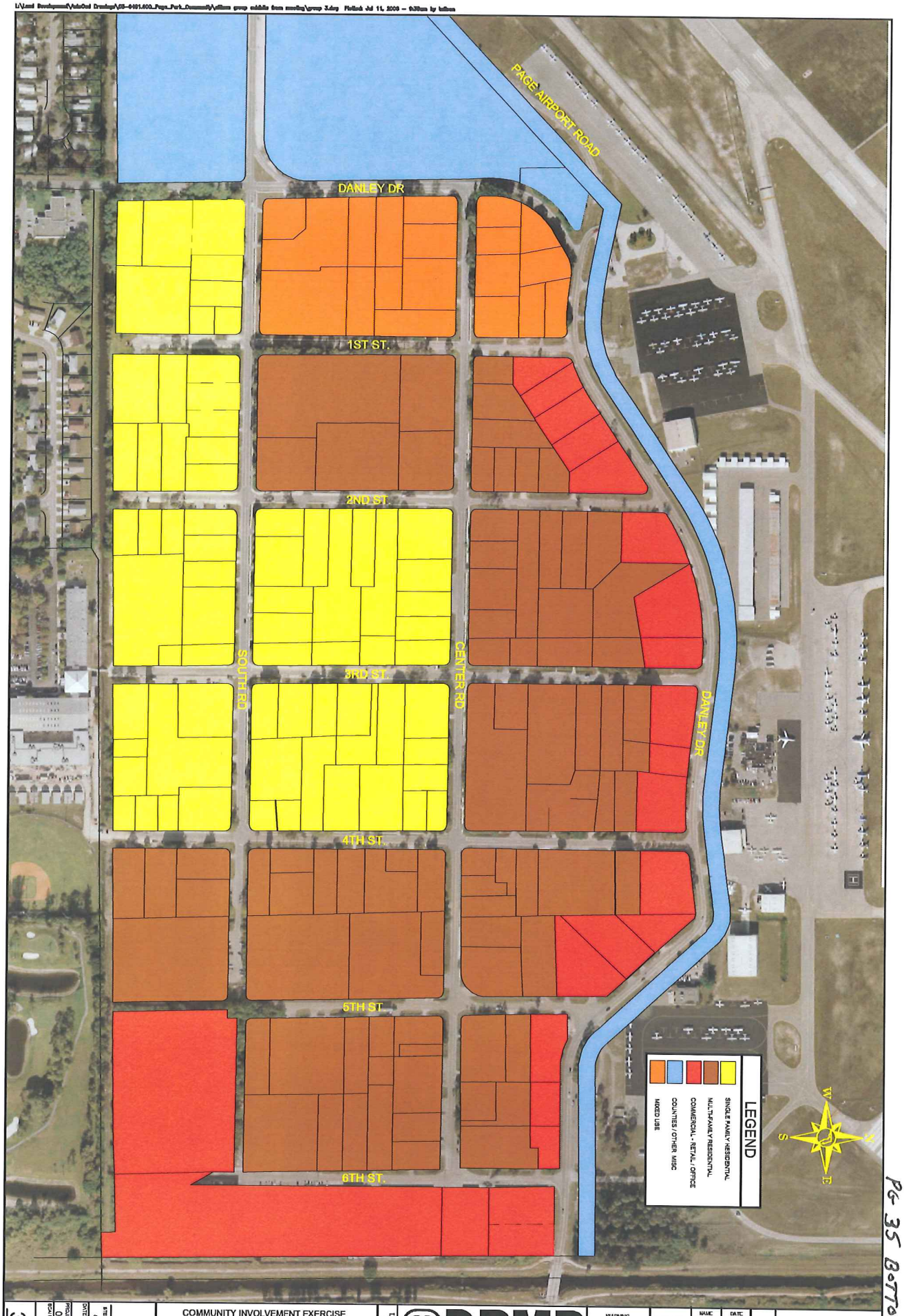
| | NAME | DATE |
|---|---|---|
| DESIGNED BY | TW | 4-27-06 |
| DRAWN BY | TW | 4-27-06 |
| CHECKED BY | | |
| APPROVED BY | | |
| FILE | | DATE |

REVISIONS

STEPHEN B. LOCKETT P.E.
STATE OF FLORIDA

DATE 4-07-06
PROJECT NO. 05-0481.000
SCALE N.T.S.
SHEET 2 OF 3

Pg. 35 MIDDLE




COMMUNITY INVOLVEMENT EXERCISE
GROUP 3 - FUTURE LAND USE

# PAGE PARK

LEE COUNTY, FLORIDA

DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
Certificate of Authorization No. 2648
1404 Dean Street, Suite 300 - Fort Myers, Florida 33907

Dyer, Riddle, Mills & Precourt, Inc.

WARNING
IF THIS BAR DOES NOT MEASURE 2" THIS COPY OF THIS DOCUMENT IS NOT TO SCALE

| | NAME | DATE |
|---|---|---|
| DESIGNED BY | "W | 4-27-06 |
| DRAWN BY | "W | 4-27-06 |
| CHECKED BY | | |
| APPROVED BY | | |
| P.I.D. | | DATE |

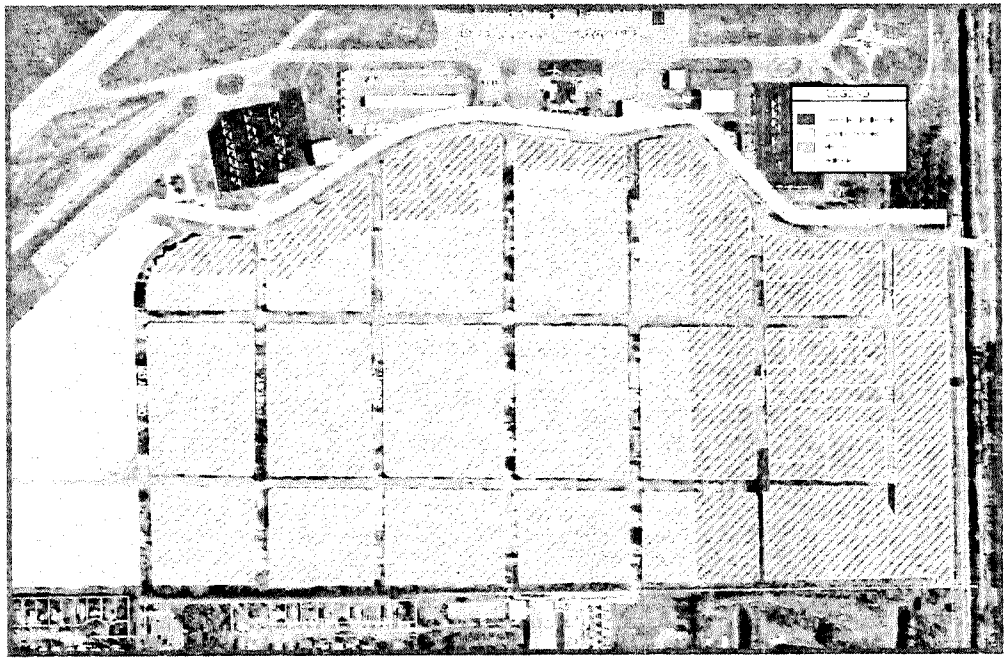
REVISIONS

STEPHEN J. SCHMITT, P.E.
REG. NO. 49227
STATE OF FLORIDA

DATE 4-07-06
PROJECT NO. 05-04481.000
SCALE N.T.S.
SHEET 3 OF 3

PG 35 BOTTOM

Based on the plans drawn by residents, further discussions with the Page Park Planning Panel and now the Lee County Department of Community Development conceptually endorsing and encouraging the mixed use concept for Page Park, the following proposed Page Park Overlay Map was created as a composite of these ideals and concepts.

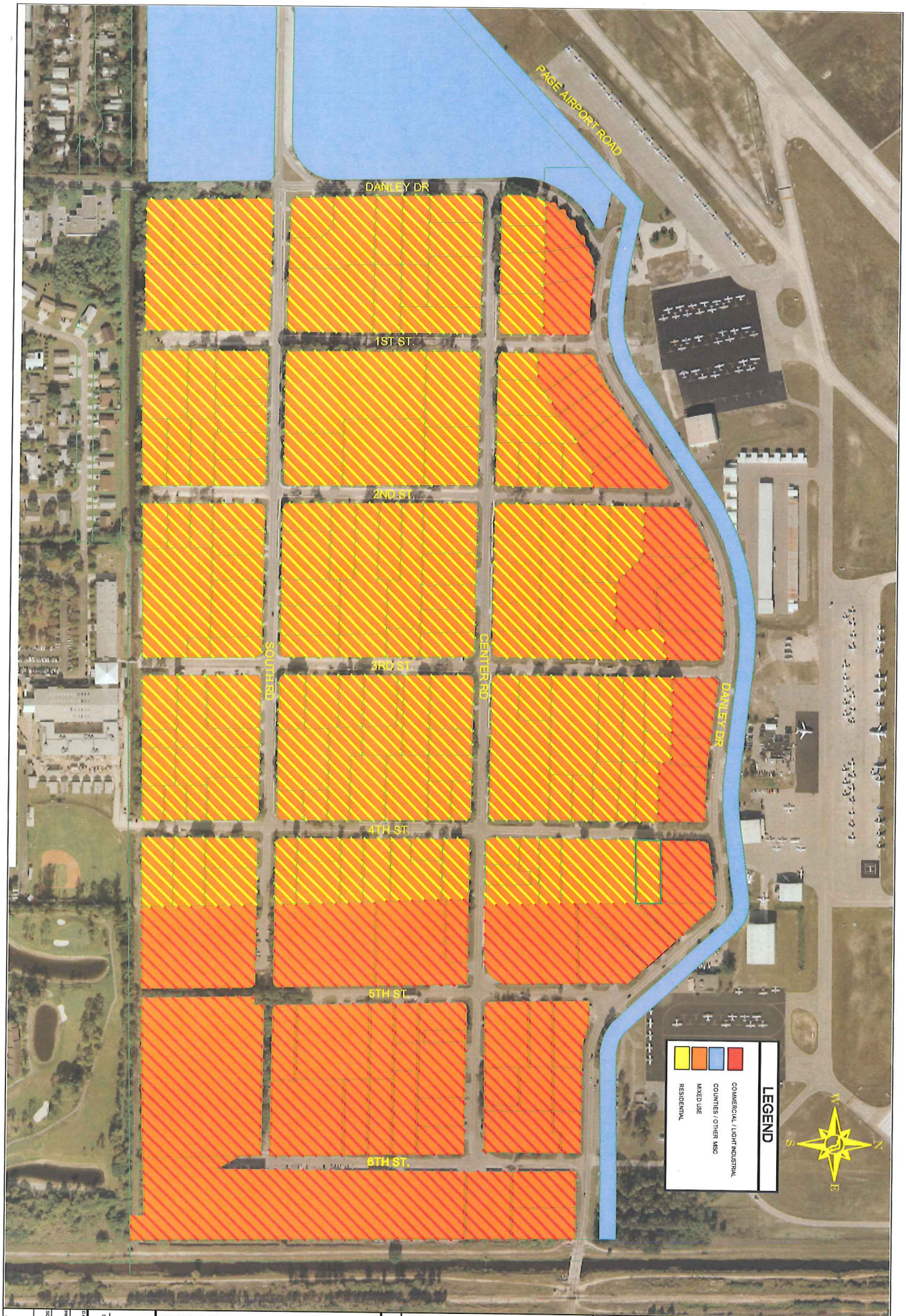


*The proposed **Page Park Mixed Use Overlay Map** consists of three (3) principal use types: mixed use shown in orange (cross hatch), commercial shown in red, and 'residential (single family and multi-family) shown in yellow.*

The entire 136 acres of Page Park is appropriate to be and should be designated for mixed use development. The mixed use area is depicted in orange and will also allow for residential and commercial uses by themselves or as part of a mixed use development in a compact urban form, and include residential and one or more different but compatible uses, such as, but not limited to: office, industrial and technological, retail, commercial, public, entertainment, or recreation. These uses may be combined within the same building or may be grouped together in cohesive neighboring buildings, (as a development project) with limited separation, unified form and strong pedestrian interconnections to create a seamless appearance.

Because any mixed use development will require a residential component, density is also a consideration for mixed use. Therefore, mixed use developments shall be limited to ten (10) residential dwelling units per acre (du/ac). However, additional density may be awarded as bonus density that shall be based on six (6) performance categories. The bonus can be awarded in proportion to the number of categories fully met for a maximum of nine (9) dwelling units per acre.

For example, if two (2) of the six (6) categories are met, then one-third of the available bonus density shall be awarded: two (2) categories will allow for an extra three (3) dwelling units per acre of maximum density, four (4) met categories will allow for an extra six (6) dwelling units per acre of density, and all six (6) categories met will allow for an extra nine (9) dwelling units per acre of maximum density over and above the 10 du/ac that would be typically allowed. These six performance categories are detailed in Section V of this plan.




PROPOSED PAGE PARK MIXED USE OVERLAY MAP
PAGE 37

# PAGE PARK

LEE COUNTY, FLORIDA

Dyer, Riddle, Mills & Precourt, Inc.

DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
Certificate of Authorization No. 2648
1404 Dean Street, Suite 300 - Fort Myers, Florida 33901

WARNING
IF THIS BAR DOES NOT MEASURE 1" THIS COPY OF THIS DOCUMENT IS NOT TO SCALE

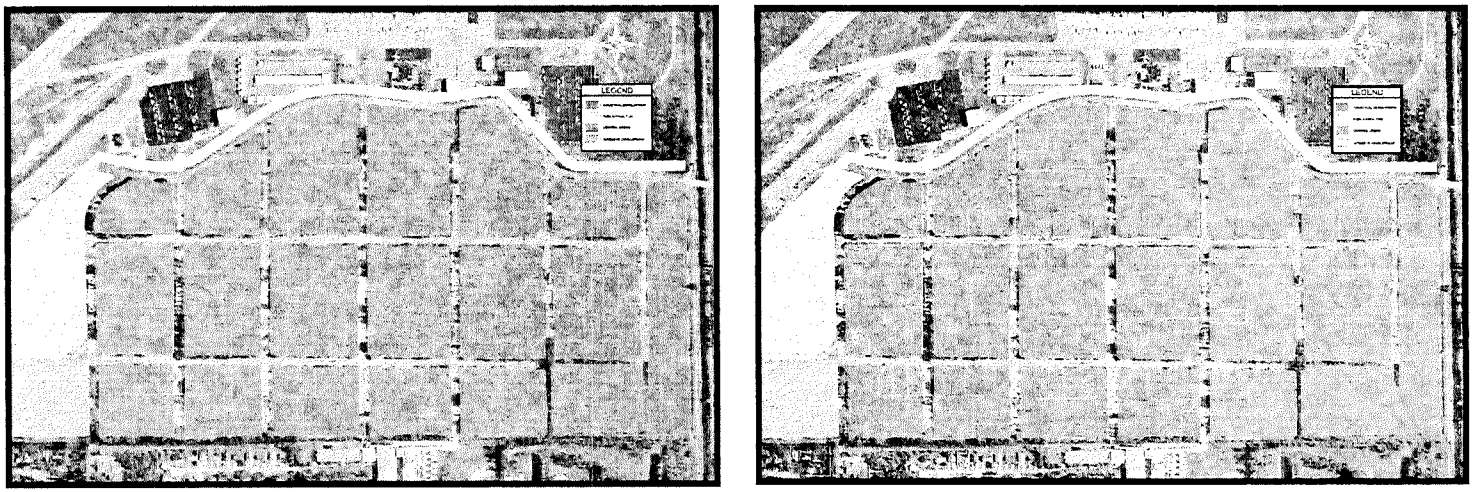
| | NAME | DATE |
|---|---|---|
| DESIGNED BY | | |
| DRAWN BY | | |
| CHECKED BY | | |
| APPROVED BY | | |
| FILE: | | |

DATE | REVISIONS

STEPHANIE D. DOGGETT PE
REG. NUMBER
STATE OF FLORIDA

DATE 10-24-06
PROJECT NO 05-0481.000
SCALE N.T.S.
SHEET 1 OF 1

***POLICY 7.1.6 (The Lee Plan):*** *Land that is located outside of the Industrial Development, Tradeport, and Industrial Interchange areas but within the designated Future Urban Areas may be developed for light industrial purposes so long as adequate services and facilities are available, the use will not adversely impact surrounding land uses, and natural resources are protected, if one of the following conditions is met: a. The parcel is located in the Intensive Development, Central Urban, or Urban Community land use categories, was zoned IL or IG prior to the adoption of the 1984 Lee Plan, and does not exceed 50 acres in size (unless it is adjacent to other existing or designated industrial lands); or b. The parcel is located in the Intensive Development, Central Urban, Urban Community, General Interchange, Industrial Commercial Interchange, or University Village Interchange land use categories, and is zoned as a Planned Development.*

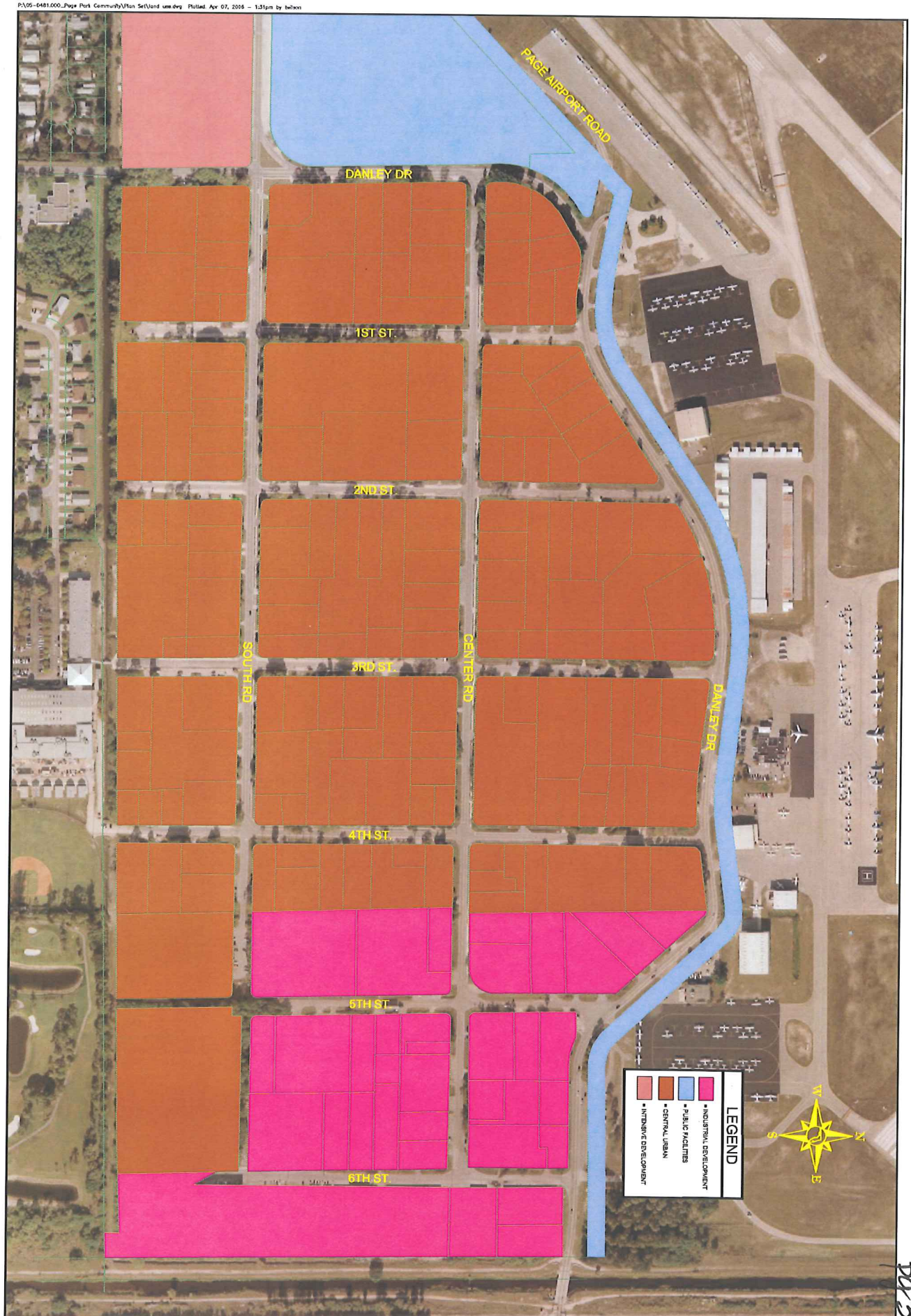


*On the left is the current Future Land Use Map (FLUM) of Page Park with Central Urban in brown and Industrial Development in pink. On the right is the proposed FLUM, with all Central Urban Land Use designation which would allow for mixed used in what is presently industrial use only.*

The Future Land Use Map amendment allows for a consistent Central Urban Land Use designation for Page Park thus making for a more streamed-lined development of the Community.

In order to facilitate achievement of these Land Use concepts, the Goals, Objectives and Policies found in Section VI of the Community Plan will be used to serve as a guide for developers, property owners, County staff, and the Board of County Commissioners when development activity is being conceived, planned, reviewed and undertaken. These policies will supplement the Goals, Objectives and Policies currently adopted in the County's Comprehensive Plan, and can often serve better than specific land use standards by allowing for creativity and innovation in land use planning.

P:\05-0481.000_Page Park Community\Plan Set\land use.dwg Plotted: Apr 07, 2006 - 1:31pm by bellson




FUTURE LAND USE / AERIAL PHOTOGRAPH

# PAGE PARK

LEE COUNTY, FLORIDA

DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS

Dyer, Riddle, Mills & Precourt, Inc.

Certificate of Authorization No. 2648
1404 Dean Street, Suite 300 - Fort Myers, Florida 33907

WARNING
0 ½ 1
IF THIS BAR DOES NOT MEASURE 1/2" THIS COPY OF THIS DOCUMENT IS NOT TO SCALE

| | NAME | DATE |
|---|---|---|
| DESIGNED BY | "W | 4-27-06 |
| DRAWN BY | "W | 4-27-06 |
| CHECKED BY | | |
| APPROVED BY | | |
| FILE: | | DATE: REVISIONS |

DATE 4-07-06
PROJECT No. 05-0481.000
SCALE N.T.S.
SHEET 1 OF 1

STEPHEN S. LUCCHETTI P.E. STATE OF FLORIDA

PD39-LEE

P:\Remote_Projects\Dms\Land Development\AutoCad Drawings\05-0481.000_Page_Park_Community\Plan Set\ProposedFLU.dwg Plotted: Sep 07, 2006 - 10:57am by vhromcamchell




PROPOSED FUTURE LAND USE

# PAGE PARK

LEE COUNTY, FLORIDA

Dyer, Riddle, Mills & Precourt, Inc.

DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
Certificate of Authorization No. 2648
1404 Dean Street, Suite 300 - Fort Myers, Florida 33907

WARNING
0 ½ 1
IF THIS BAR DOES NOT MEASURE ½" THIS COPY OF THIS DOCUMENT IS NOT TO SCALE

| | NAME | DATE |
|---|---|---|
| DESIGNED BY | | |
| DRAWN BY | | |
| CHECKED BY | | |
| APPROVED BY | | |
| FILE: | | |

| DATE | REVISIONS |
|---|---|
| | |

STEPHEN B. LOCKETT, P.E. STATE OF FLORIDA

SCALE: N.T.S.

PROJECT NO. 05-0481.000

DATE: 9-06-06

SHEET 1 OF 1

Pg 39-Right

## Appearance

Community appearance related issues are of fundamental importance. Community pride is projected through the development and maintenance of distinctive, attractive images. This Section of the Page Park Community Plan has been created to enhance the positive visual aspects of the built and natural environment and promote substantial improvements to the appearance of the Page Park community. This Section is based on the belief that development is both necessary and desirable to maintain and improve the quality of life for people who live here now and for future generations. The purpose is to share ideas of what can be done to assure that new growth fits in with the residents' vision for the Page Park community.

During the Charette's visioning process, it was determined the community would like to create an architectural theme of a vibrant, mixed use, "Village-like" character. As new construction or rehabilitation and renovation of existing structures takes place, a cohesive design style is desired to encourage a "Village-like" streetscape. By creating architectural guidelines to reflect this desire, the traditional village-like "feel" can be achieved, and will eventually spread throughout the entire community over time.

Appropriate building facade and signage improvements reflecting this "Village" theme will create a memorable physical image and destination for both residents and non-residents. In addition to new construction incorporating these guidelines, the key to the creation of this image is the improvement and rehabilitation of as many building facades as possible to at least a basic level, rather than "over-improving" only a handful of buildings.

For building owners, tenants, architects, contractors or other parties interested in the renovation or construction of new commercial buildings and building facades, the following general guidelines have been developed.

**Visual Compatibility Principles**

When evaluating new construction, alterations, additions, or retrofits of existing buildings, there is a series of visual compatibility factors that should be considered. Each building should be evaluated on its visual compatibility within that building as well as visual compatibility between the building and its adjoining buildings:

1. Building height
2. Proportion of the building's front facade
3. Proportion of window and door openings
4. Rhythm of spaces between buildings
5. Rhythm of solids to voids on facades fronting on public spaces
6. Rhythm of entrance and porch projections
7. Roof shape
8. Relationship of materials, texture and color
9. Scale of building



10. Street wall continuity with buildings, landscape and fences
11. Directional expression of front elevation—vertical, horizontal, non-directional
12. Exterior features—lighting, fences, signs, sidewalks, driveways

These broad principles are seen as complementary to the following Detailed Architectural Guidelines:

## Architectural Guidelines

The following architectural guidelines are created to assist individual business owners in making a preliminary assessment of their buildings and in considering a range of improvements. The determination of which guidelines may be appropriate and considered for a specific development must ultimately be based on appropriate architectural planning.

**WALLS**

**Use and/or consider**:

- Materials consistent with the Page Park architectural character of "Village"
- Awnings for providing a visual focus to windows/entrance, weather protection, concealment of security gratings, and coordinated signage
- Preservation/rehabilitation and use of traditional materials such as brick, stone, stucco, wood shakes/shingles, wood window frames, doors and horizontal wood siding

**Avoid:**

- Blank facades on any stories facing streets or public ways
- Materials that appear temporary or artificial such as aluminum and vinyl siding
- Materials that are of limited durability and difficult to maintain, such as exterior finish systems incorporating foam insulation in areas of moderate to heavy use
- Ultra modern or contemporary design elements

**ROOFS**

**Use and/or consider:**

- Roof forms and materials consistent with the Page Park architectural character of 'Village"
- Traditional materials such as tile, slate and wood shingle/shakes that complement materials that are close in visual appearance
- Recreating original roof forms that have been modified or removed
- Gutters and downspouts of traditional shapes and materials
- Restoring original cornices and roof features such as dormers

**Avoid:**

- False mansards and other roof shapes out of character with the Page Park
- Materials that appear temporary or artificial such as thin low grade asphalt shingles
- White aluminum gutters and downspouts; "K" gutters
- Unsightly roof objects, mechanical and electrical equipment, vents, hatches, etc. exposed to streets and public ways
- Covering existing original features such as cornices, dormers and wood trim with aluminum, vinyl or other contemporary materials
- Materials that are susceptible to frequent maintenance

**WINDOWS/DOORS**

**Use and/or consider:**

- Windows/doors consistent with the Page Park architectural character of "Village"
- Divided light multi-paned windows and doors, where applicable
- Clear glass. Keep glass clean
- Window/door designs that are simple, well-proportioned, fill all of the building's original window/door openings and are appropriate to the overall architectural character of the building
- Attractive, well-lit merchandise displays with displays to the front; use the full extent of the glass for displays
- Fully accessible entrances that are inviting to all shoppers and meet all applicable handicap accessibility standards
- Interior and well concealed security gratings when gratings are necessary
- Displaying merchandise in vacant upper-story windows
- Window planter boxes

**Avoid:**

- Contemporary materials that appear artificial such as vinyl and aluminum
- Tinted or opaque glass
- "Strip" windows (continuous horizontal)
- Exposed exterior security gratings and coil boxes
- Blank facades on any story facing the street or public way

**SCALE AND PROPORTION**

**Use and/or consider:**

- Facade dimensions and proportions that is consistent with the Page Park architectural theme of "Village"
- Facades divided into smaller scale widths not exceeding the typical Page Park commercial facade width
- Facades incorporating the rhythm of window, door and door openings, and structural bay of small town 'Village" buildings.

**Avoid:**

- Building fronts wider than typical "Village" width
- Building setbacks from street greater than typical "Village" setback
- Theatrical effects or giant features

**COLOR**

**Use and/or consider:**

- Colors that are consistent with the architectural character of "Village"
- Colors that are considered carefully so as to produce a unified but appropriately varied effect throughout Page Park

**Avoid:**

- Inconsistent or clashing colors on different or same facades

**LIGHTING**

**Use and/or consider:**

- Lighting design and fixtures that are consistent with the architectural character of "Village"
- After-hours lighting on timers to encourage window shopping
- Appropriate accent lighting to highlight significant features

**Avoid:**

- Lighting of entire facades
- Unshielded security lighting
- Excessive interior lighting

**SIGNS**

**Use and/or consider:**

- Signs that are consistent with the architectural character of "Village"
- Limiting number of signs to three per business location;
- Moderately-sized and attractive sign design for both pedestrian and vehicular traffic;
- Signs integrated within a building's overall appearance; work within existing architectural features;
- Distinctive sign letters, logos and artwork specific to the store;
- Short and simple sign text;
- Pedestrian-scale letters on glass; limit window signs to about 15% of glass area;
- Signs projecting over public property or legal right-of-way may be appropriate depending on the unique physical characteristics of the particular property. Each sign proposal would have to be reviewed on a case-by-case basis;
- Sign light sources hidden from view; the lighting should be shielded so that no direct light shines onto sidewalks, streets or adjacent properties;

- Small pedestrian-scale projecting signs with architecturally-appropriate hardware
- Signs constructed of natural materials with external lighting
- Freestanding signs; consider only when mounted sign cannot be used and consider grouping several store signs together; maintain low height

**Avoid:**

- Using more than three signs per business location
- Box signs
- Paper signs on windows
- Temporary or portable signs; freestanding and on building facades
- Long and complicated sign text
- Internally illuminated signs
- Wall signs above first floor levels, except for small projecting signs
- Rooftop signs
- Signs painted on facades
- Signs covering important building features
- Revolving signs
- Projected V-shaped signs without roof or ceiling
- Signs on utility poles
- Unused sign standards, mechanical equipment, etc.

The aforementioned architectural guidelines will give direction to new development or rehabilitation to existing development on a voluntary basis until such time that the Page Park Planning Panel can draft and submit regulations for Lee County to review, adopt and establish as Land Development Regulations that will provide mandatory architectural standards for the Page Park community.

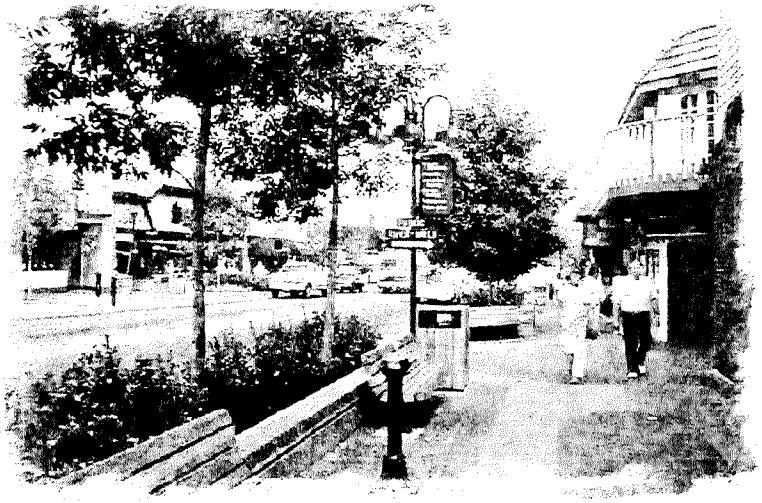
## Streetscapes and Landscaping

Streetscape refers to roadway design and conditions as they impact street users and nearby residents. Streetscapes can have a significant effect on how people perceive and interact with their community. If streetscapes are safe and inviting to pedestrians, people are more likely to walk which can help reduce automobile traffic, improve public health, stimulate local economic activity, and attract residents and visitors to a community.

Streetscapes are often implemented as part of redevelopment efforts and may be implemented on a single block, along a street, or for an entire neighborhood. Streetscape improvements can be integrated as part of other roadway maintenance and building construction projects; while other streetscape projects can be implemented as part of special programs, such as programs to plant street trees along a roadway, or pedestrian facility improvements. Implementation may involve special published guidelines, plans and funding for streetscape improvements on a particular street or in an entire area such as Page Park.

**SIDEWALKS:**
The following design principles for sidewalks should be adhered to as appropriate:

- **Public spaces:** Sidewalks should be designed as high quality public spaces, promoting active use by residents and visitors and enhancing pedestrian experiences. Amenities such as street furniture, banners, art, street trees and special paving, way-finding signage, along with historical elements and cultural references, should promote a 'sense of place'.
- **Scale:** Sidewalks should be designed according to the function and nature of adjoining land uses. For example, wide sidewalks are required for commercial areas with higher pedestrian volumes.
- **Safety:** Sidewalks should provide safe environments, and provide unobstructed pedestrian movements along and across the street. Sidewalks should be designed and built free of hazards and to minimize conflicts with external factors such as vehicular movements and protruding architectural elements. Key elements of safe design include lighting and buffers from fast-moving traffic—e.g. plantings and on-street parking.



- **Connections:** Sidewalks should be located so that the majority of residents are conveniently connected between destinations such as institutional, recreational and retail/employment areas and transit facilities. Marked and lighted crosswalks are a key issue for pedestrian safety and should be provided wherever required.

**STREET FURNITURE:**
It is recommended that a range of benches, trash and recycling receptacles, bicycle racks, signs, bollards, and banners be included which will match the architectural design of a development, as previously discussed. Recommended sign types should include way-finding, identity, street, and traffic. The following design principles for street furniture should be adhered to, as appropriate:

- Street furnishings should be developed within an overall thematic concept and should provide a consistent and unified streetscape appearance. Preference should be given to durable materials.
- Street furnishings should be placed in a coordinated manner that does not obstruct pedestrian circulation on sidewalks, and vehicular circulation to driveways, parking, loading and service areas.

- Consideration should be given to providing additional pedestrian-scale lighting in areas along arterial roads where there is a high volume of pedestrian activity, such as at key intersections, transit stops, trail crossings, etc. Pedestrian lighting may be designed as a freestanding fixture or be added to existing vehicular light poles.
- Benches and waste receptacles should be provided at all transit shelters and where there is significant pedestrian activity.

**STREET CANOPY TREES:**
Canopy trees provide shade and comfort to pedestrians, and enhance the visual and environmental qualities of the street. Trees should be incorporated into street design wherever possible. Native species for street trees should be used wherever possible, to promote long term survival and to prevent disease.

- Street trees should generally be located along the street and should be offset from the edge of pavement to accommodate large vehicle movements and minimize damage from vehicles.
- Trees should be spaced consistently at 40 to 50 foot intervals. Appropriate clearances from utility boxes, street lights, and sight triangles should be considered.
- Careful consideration should be given to the type and location of trees to ensure that higher branching trees are positioned to ensure there is no interference with truck traffic. Sight lines should also be considered in the location of trees planted at intersections.
- Existing street trees should be preserved wherever possible as mature street trees create a greater sense of enclosure along roads.
- The planting of trees as infill along existing streets where the rhythm of existing trees is interrupted should be implemented and such trees should be of a similar or compatible species.
- A mixture of tree species should be utilized to avoid a catastrophic tree removal should some trees become diseased.

It should be noted that 82.5% of the visioning survey respondents felt the landscaping and tree cover within Page Park rated poor to fair. A street tree program would break up the line of the built environment. Street trees have a presence that adds many valuable qualities to redeveloping communities such as Page Park.

## Additional Recommendations

Based on the inventory of assets, issues, and opportunities which were derived from the Vision Survey, the Community charrette, County staff and public input—and presented in Section III of the Page Park Community Plan, and further discusses in this Section—the following is a list of general recommendations which provides guidance and direction for development activities that are consistent with the visions and goals set forth for the Page Park community.

## Community Development

- The Page Park Planning Panel shall seek opportunities to leverage revenues through grants, commercial loans, special assessments or other financial mechanisms for Page Park activities.
- Eliminate dilapidated and unsafe structures through demolition where it is deemed appropriate.
- Encourage the upgrading of existing sub-standard structures through enforcement of the County's Building Codes and the provision of financial incentives for rehabilitation if possible.
- Eliminate nonconforming uses that detract from the character of the Page Park community which may hinder investment opportunities, through negotiation, acquisition, exchange, or any other available means in cooperation with the property owner.
- To encourage and educate property owners on the consolidation of small parcels of land into parcels of adequate size to accommodate new construction and development.
- Ensure that new development consists of appropriate uses that will stabilize and enhance the area while representing the desires and interests of area residents and property owners.
- Create programs for development and property rehabilitation, using financial or other economic incentives to facilitate new investment in the Page Park community.
- Facilitate redevelopment transitions by developing appropriate relocation plans sensitive to the needs of those whose properties will undergo re-use activities.
- Create incentives for private sector participation in redevelopment projects and programs.
- Coordinate closely with area businesses, the Chamber of Commerce, and the Lee County Economic Development Office to address the needs of existing businesses through the redevelopment process.

## Land Use and Site Planning

- Higher intensity development is encouraged in order to make more efficient use of land and public services and to reduce development costs.
- Strip development along Danley Drive and Center Road should be avoided in order to make more efficient use of the land resources, reduce traffic congestion and preserve traffic safety.
- Property should be developed in such a way as to encourage the development of property depths rather than rendering the rears of property otherwise inappropriate or unfeasible for development.
- Planned Developments (PD) will be required, whether they be residential, commercial or mixed-use in nature, in order to promote orderly land use and development and to maximize land development capacity.
- The use of common driveways and accesses to corridor roads is encouraged in order to reduce traffic congestion and preserve traffic safety and function. The number and frequency of driveways shall be limited.
- Seek opportunities for land assembly at appropriate locations to support future development.
- Work with existing property owners to replace dilapidated, non-conforming structures through property assembly to enable development of higher and better uses at appropriate locations.
- Wherever possible maintain the integrity of the natural environment when developing property especially when significant tree canopies or natural habitats can he integrated into the site design.
- Establish performance standards to he used within the Page Park area that will provide incentives and/or bonuses for developer proposals that provide for increased density.
- When undertaking streetscape improvements, new private construction and building rehabilitation, place utility lines underground where it is where economically feasible and where practical to improve visual qualities.
- Prepare landscaping, streetscapes, irrigation and lighting plans for public spaces to improve the appearance and quality of life for the Page Park community.

## Infrastructure and Public Services

- Coordinate with Lee County Public Works Department and the South Florida Water Management District (SFWMD) to develop and further implement strategies to correct any existing stormwater runoff and drainage problems within the Page Park Community through a regional approach to stormwater management.
- Adequate street lighting should be provided in the Page Park community incorporating approved lighting standards for all public improvements within the Page Park Community.
- The Page Park Community will continue to work with the Lee County MST/BU Department to increase and enhance street lighting within the Page Park Community.
- Evaluate existing traffic patterns and pursue any transportation improvements that may include vacating of rights of way, redistributing traffic, roadway realignment, directional changes in traffic flow and other measures that will increase traffic carrying capacity, traffic safety and traveling convenience.
- Work closely with the Lee County Department of Transportation (LDOT) to address traffic circulation problems within the Page Park community.
- Work closely with Lee County Department of Transportation (LDOT) to coordinate and establish priorities for proposed transportation improvements that will further the objectives of the Page Park Community Plan.
- In redevelopment, ensure minimal impacts of increased traffic and activity levels on residential areas.
- Create a safe, secure, appealing and efficient pedestrian system linking all activity areas, parking facilities, and other focal points.
- Construct sidewalks and bicycle pathways through the Page Park community appropriately designed and separated from vehicular circulation for safety purposes to be used as positive tools to improve the area's environment through the use of landscaping and other visual treatments.
- Prepare a horticultural master plan for the Page Park community establishing a systematic tree planting program to provide a sustainable tree canopy enhancing the aesthetic and climatic appeal of the area.

## Community Safety

- Coordinate with the Lee County Sheriff's Department and other organizations to implement additional neighborhood based police and safety programs.
- Prepare a map of crime "hot spots". Ensure these areas are incorporated into the Page Park Community lighting plan.
- Incorporate Crime Prevention through Environmental Design (CPTED) techniques for all public places and for proposed public/private development projects.
- The Page Park Community should continue and expand, as feasible, its Neighborhood Watch Program administered by the Lee County Sheriff's Department.
- Whenever possible increase the visibility of the police force in the area to prevent crime.
- The Page Park Planning Panel will request an annual security survey update from the Lee County Sheriff's Department and will implement any recommendations provided to reduce or eliminate criminal behavior in the area.
- Prepare a pedestrian way plan for the entire Page Park Community.
- The Page Park Planning Panel will work with Lee County Code Enforcement to address the issues that can influence increased criminal activity. These issues include, but are not limited to:
    - Trim overgrown vegetation on both improved and vacant lots
    - Notification of untagged vehicles
    - Unlicensed businesses out of homes
    - Debris and illegal dumping on vacant lots
    - Vehicle parking on sidewalks
    - Eliminate graffiti as soon as it appears.

## Housing

- Identify and market areas where private interests can develop housing and necessary redevelopment in the Page Park community.
- Continue with the formulation of financial incentives to promote owner-occupied housing in the Page Park community.
- Strategically target appropriate locations within the Page Park community area to undertake new privately developed and owned multi-family housing developments.
- Initiate in-fill housing development projects on existing and newly vacated properties.
- Identify and remove vacant, dilapidated housing structures that pose a threat to public health and safety.
- Work with the County to clean-up vacant unattended properties.
- To provide for affordable housing, develop inclusionary housing regulations as part of the residential zoning district, whereby residential developments exceeding a set threshold must provide a set number of units at below market value and deed them as such for perpetuity.

## Historic Preservation

- Promote Page Park historic heritage by identifying and preserving its landmarks and significant structures.
- Work with the Lee County Historic Preservation Board to further the organization's goals as they pertain to historic structures.
- Pursue designation of properties on the National Historic Register as feasible.
- Identify and restore historic housing that may be in a state of deterioration but otherwise is structurally sound.

## Community Appearance

- Work with Page Park Civic Associations to acquire and plant street trees in all areas
- Designate a Page Park Clean-up month and Day to encourage groups to remove litter from the Page Park's most visible locations
- Provide litter control and recycling literature to encourage citizen participation in those efforts
- Obtain grants for extensive tree-planting efforts throughout Page Park
- Establish adopt-a-spot cleanup campaigns
- Establish and organize weekend loans of County trucks for residents to remove yard and home debris from private clean-up efforts
- Seek developer commitments of quality architecture, landscape planting, lighting and signage during the redevelopment, rezoning and special use permitting process
- Establish a residential and commercial Community Appearance Awards program to recognize outstanding improvements and developments to the area.

| To JAMES MUDD | From SINEM METIN |
|---|---|
| Co./Dept. PLANNING | Co. |
| Phone # 239-479-8180 | Phone # 305-448-0788, 20 |
| Fax # 239-479-8819 | Fax # |

UDY - Alternatives Workshop - 02.09.2008

| | NAME | | CONTACT INFO |
|---|---|---|---|
| 1 | [illegible] | [illegible] | [illegible] |
| 2 | George | Szymanski | |
| 3 | PATRICIA | DALLEY | |
| 4 | DARNELL | JORDAN | LAK |
| 5 | BARBARA | Fusco | LA |
| 6 | Kathy [illegible] | Burgess | |
| 7 | SURESH [illegible] | KARRE | David Plummer & Assoc. 332-2617 |
| 8 | Steven S. Clar | Clar | Newspaper |
| 9 | Bonita | Bracken | " " |
| 10 | DAVID | ADAMS | |
| 11 | Mike [illegible] | Bonacolta | |
| 12 | Noem | ERICKSON | |
| 13 | MS. MERLIN | HARRIS | |
| 14 | Jane | COLE | |
| 15 | Mike | Talbert | mtalbertcpa@yahoo.com |
| 16 | FRAN | SMITH | 239 368-0368 |
| 17 | ALYN [illegible] | PRUETT | 305-998-0788 |
| 18 | JIM | Mudd | jmudd@leegov.com |
| 19 | Charles | JONES | |
| 20 | HESTER | JONES | 239-369-7521 |
| 21 | Charlene | GOLDEN | |
| 22 | Kreger | J L | jlkreger@hotmail.com |
| 23 | | | |
| 24 | | | |

LEE COUNTY
BOARD OF COUNTY COMMISSIONERS

P.O. BOX 2238

FORT MYERS, FLORIDA 33902-2238
(239) 335-2300

Vendor No. - **328494**

Check No. - **494452**

Check Date - **2/17/2006**

Check Amount - **$4,633.64**

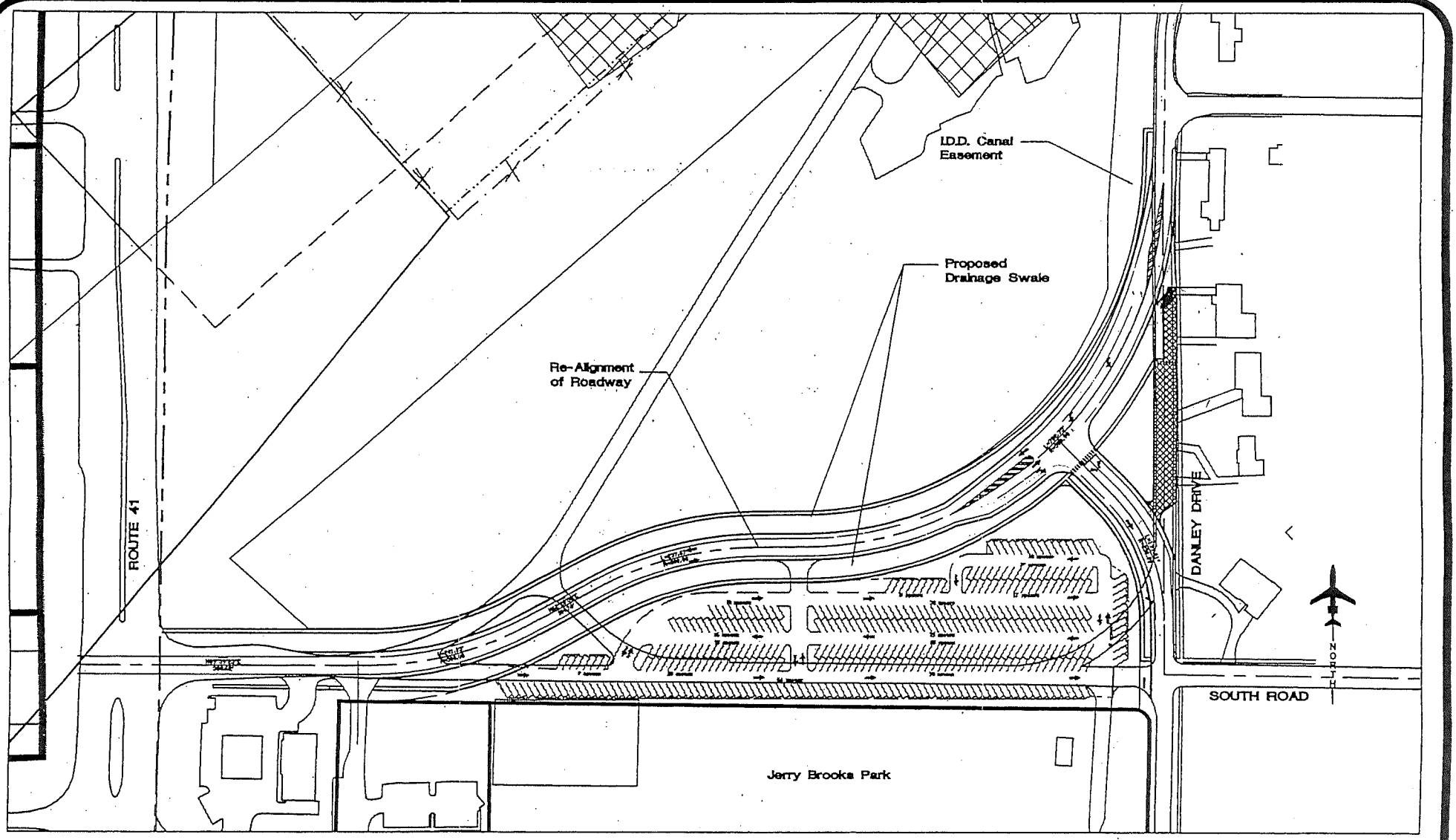
| INVOICE NUMBER | DATE | DESCRIPTION | AMOUNT | DISCOUNT | NET AMT |
|---|---|---|---|---|---|
| V040604407 | 2/9/2006 | | $4,633.64 | $0.00 | $4,633.64 |
| | | | **$4,633.64** | **$0.00** | **$4,633.64** |

**------ Vendor Information ------**

PAGE PARK COMMUNITY CLUB
507 CENTER ROAD

FORT MYERS, FL 33907

---
---




# FMY ENTRANCE ROAD
# SITE PLAN - CONCEPT

HOLE MONTES
ENGINEERS · PLANNERS · SURVEYORS

6202-F Presidential Court
Fort Myers, FL 33919
Phone : (239) 985-1200
Florida Certificate of
Authorization No.1772

CPA2006-11

RECEIVED
AUG 11 2008
COMMUNITY DEVELOPMENT

## IV.A.1. Proposed Text Amendments

**a. Amend Lee Plan Objective 1.2, Policy 1.2.1 and Policy 1.2.4 to incorporate Page Field General Aviation Airport into the Future Land Use Element.**

**OBJECTIVE 1.2: SOUTHWEST FLORIDA INTERNATIONAL AIRPORT AND PAGE FIELD GENERAL AVIATION AIRPORT AREAS.** Designate on the Future Land Use Map adequate land in appropriate locations to accommodate the projected growth needs of the Southwest Florida International Airport and the business and industrial areas related to it, as well as research and development activities and other non-aviation related development that is not necessarily related to the airport, through the year 2030. Designate on the Future Land Use Map existing and proposed development areas for Page Field General Aviation Airport. The Lee County Port Authority desires to establish non-aviation related uses to provide a supplementary revenue source as well as providing an opportunity for businesses that desire a location on airport property. Designate on the respective Airport Layout Plans suitable areas to accommodate these desired uses and provide general policy guidance as to how these uses will be developed. These categories are also considered Future Urban Areas. (Amended by Ordinance No. 94-30, 02-02, 04-16, 07-12)

**POLICY 1.2.1:** Airport ~~l~~Lands includes the existing facility and projected growth areas for the Southwest Florida International Airport~~'s existing facility and projected growth areas~~ and Page Field General Aviation Airport through the year 2030. ~~These areas will~~ The Airport Lands comprising the Southwest Florida International Airport includes airport and airport-related development as well as non-aviation land uses as proposed in the approved 2003 Airport Master Plan update and as depicted on the Airport Layout Plan sheet (Map 3F) and the Southwest Florida International Airport Proposed Development Schedule (Table 5(a)). This mix of uses is intended to support the continued development of the Southwest Florida International Airport. Future development at the Southwest Florida International Airport will also include non-aviation related land uses such as hotels/motels, light industrial, service stations, ancillary retail/shopping, and office development. Any future airport expansion or development of aviation-related and non-aviation uses at Southwest Florida International Airport will offset environmental impacts through the Airport Mitigation Lands Overlay (Map 3M) or other appropriate mitigation acceptable to the permitting agencies and to Lee County. The physical design of the airport expansion will minimize any degradation of the recharge capability of land being developed. Airport expansion beyond the present boundaries will be subject to necessary amendments to the Lee Plan.

All development on Airport ~~l~~Lands comprising Southwest Florida International Airport must be consistent with Map 3F and Table 5(a). Map 3F depicts the planned expansion of the Southwest Florida International Airport through 2020.

Future development on Airport Lands comprising Page Field General Aviation Airport must be consistent with Objective 1.9 and related policies as well as Map 3G and Table 5(b).

If the airport master planning process precipitates a substantive change to the Airport Layout Plan (Map 3F or Map 3G ), then the Port Authority must amend Map 3F or Map 3G, as appropriate, prior to obtaining local development approval.

The non-aviation related development areas have been depicted on the approved Airport Layout Plan sheets (Maps 3F and 3G). These uses will be constructed upon Airport lands with long term leases. All development within the non-aviation land use areas will be subject to mitigation requirements for wetland impacts. Mitigation of wetland impacts will be in accordance with the U.S. Army Corps of Engineers and South Florida Water Management District requirements. To the greatest extent reasonably possible, development of non-aviation land use areas must avoid wetland impacts. All non-aviation land use development will meet the indigenous vegetation requirements set forth in the Lee County Land Development Code. (Amended by Ordinance No. 94-30, 00-22, 04-16, 07-12)

**POLICY 1.2.4:** The Airport AOPD zoning resolution must be amended before any non-aviation related uses can be developed at the Southwest Florida International Airport. The intensity of the proposed aviation and non-aviation land uses at Southwest Florida International Airport must be consistent with Lee Plan Table 5(a). The Page Field General Aviation Airport project must be rezoned to AOPD prior to development of the non-aviation uses proposed in Map 3G and Table 5(b). (Added by Ordinance No. 04-16)

**b. Amend the Lee Plan to create Objective 1.9 and supporting policies to incorporate Page Field General Aviation Airport into the Future Land Use Element.**

**OBJECTIVE 1.9 PAGE FIELD GENERAL AVIATION AIRPORT.** Page Field General Aviation Airport plays a vital role as a reliever airport facility to Southwest Florida International Airport. In its role as a reliever airport, Page Field reduces general aviation traffic from Southwest Florida International Airport, thereby increasing the capacity and efficiency of the International Airport. Therefore, it is important to designate the land comprising the Page Field General Aviation Airport as Airport Lands on the Future Land Use Map. This designation should include adequate land to accommodate the projected growth needs of Page Field General Aviation Airport in its continued role as an airport reliever, including the industrial, commercial and office uses necessary to continue viable aviation activity through 2025.

**Policy 1.9.1:** In order to create the revenue source necessary to maintain Page Field General Aviation Airport as a viable aviation operation and reliever to Southwest Florida International Airport, the Port Authority seeks to establish non-aviation uses on the Page Field General Aviation Airport property. Suitable locations for these non-aviation uses are designated on the Page Field Airport Layout Plan adopted as Lee Plan Map 3G. The Page Field Airport Layout Plan sheet (Map 3G) was adopted by the Federal Aviation Administration as part of the 2002 Page Field Airport Master Plan Update. This update and documents comprising the 2002 Master Plan approval are incorporated into the Lee Plan by reference as support for adoption of Map 3G and Table 5(b).

**Policy 1.9.2:** The Page Field Airport Layout Plan (Map 3G) identified existing facilities and projected growth areas for both aviation and non-aviation uses through 2025. The mix of uses is identified on Table 5(b). This mix of uses is intended to support the continued future development of Page Field General Aviation Airport and includes aviation and non-aviation related land uses such as light industrial and office development and expands the non-aviation uses to include retail development. Development of the aviation and non-aviation uses on Page Field General Aviation Airport property must be consistent with Map 3G and Table 5(b) and will be required to comply with the Lee County Land Development Code regulations, including, but not limited to, the impact fee regulations. Any environmental mitigation deemed necessary to support development of Page Field General Aviation Airport property will be addressed separately by each development project and is not entitled to claim a benefit from the Airport Mitigation Lands Overlay area (Map 3M).

**Policy 1.9.3:** If the Port Authority determines expansion of the Page Field General Aviation Airport boundaries are necessary in order to provide continued viability to Page Field as a reliever to Southwest Florida International Airport, then the Port Authority will amend Map 3G, Table 5(b) and the Future Land Use Map to reflect the land added to Page Field General Aviation Airport.

**Policy 1.9.4:** The Page Field Airport Master Plan and Airport Layout Plan will be updated no less than every 5-8 years, with the next amendment anticipated to be approved by the Federal

Aviation Administration in 2010. A comprehensive plan amendment will be submitted by the Port Authority to update Map 3G and Table 5(b) to reflect the updated Page Field Master Plan as approved. The planning horizon used for the master plan update should be consistent with the Lee Plan Horizon, which can be verified by Lee County as part of the Master Plan Update process. Lee County staff will be included in the Master plan update process as required under the terms of the existing memorandum of understanding regarding airport development.

**Policy 1.9.5:** The Port Authority will seek to eliminate or modify existing uses on the Page Field property deemed incompatible with existing aviation activity or causing a diminution in the Page Field Airport capacity. In order to protect Page Field as a Southwest Florida International Airport reliever, the Port Authority will use its capacity/authority as a reviewing entity to influence land-use decisions and approvals with respect to development of the lands surrounding Page Field in order to promote development that is compatible with the aviation activity at Page Field General Aviation Airport.

**Policy 1.9.6:** Development on Page Field lands must be consistent with the Airport Layout Plan (Map 3G). If the Page Field Airport Master Plan or Airport Layout Plan set is amended or updated by the Port Authority in a manner that constitutes a substantive change from Map 3G or Table 5(b), local development order approval may be delayed or denied pending a Lee Plan Amendment, by the Port Authority, with respect to Map 3G and Table 5(b).

**Policy 1.9.7:** Non-aviation development areas at Page Field Airport, as depicted on Map 3G, will be developed under long term land leases. All non-aviation development must comply with Land Development Code regulations, including payment of impact fees. The intensity of non-aviation development must be consistent with Table 5(b).

**Policy 1.9.8:** Future non-aviation areas depicted on the Airport Layout Plan (Map 3G) will be developed, to the greatest extent possible, within existing upland areas. Impacts to wetlands in the future non-aviation areas will be minimized by site design whenever possible in compliance with the Lee County Land Development Code.

**Policy 1.9.9:** Future aviation and non-aviation development at Page Field General Aviation Airport must comply with the provisions of the Educational Restriction Zone established under Florida Statutes, section 333.03 and the School Zone Map adopted as part of the Lee County Land Development Code.

c. **Amend Lee Plan Objective 47.1 and supporting Policy 47.1.1 to incorporate Page Field General Aviation Airport into the Transportation Element.**

**OBJECTIVE 47.1: ECONOMIC GROWTH.** To aid in the diversification of the county's economic growth ~~T~~the capacity and long term development of the Southwest Florida International Airport and Page Field General Aviation Airport will be expanded in compliance with Maps 3F and 3G, and Table 5(a) and 5(b). ~~to aid in the diversification of the county's economic growth.~~ Specific project implementation and approval of the proposed development will be coordinated through the annual Capital Improvement Program process and be consistent with the Airport Layout Plans (Map 3F and 3G). These expansions will be funded through user fees, airline contributions, and other funding sources not involving general county tax dollars. The Port Authority will strive to minimize impacts to surrounding land uses while maintaining a safe and efficient facility for airport operations. (Amended by Ordinance No. 98-09, 99-15, 04-16)

**POLICY 47.1.1**: The Port Authority will coordinate the implementation of scheduled infrastructure and facility improvements for the Southwest Florida International Airport and Page Field General Aviation Airport consistent with the approved Airport Layout Plan sheets (Map 3F and Map 3G, respectively) and the ~~Southwest Florida International Airport Proposed~~ Development Schedules (Table 5(a) and (b), respectively). (Amended by Ordinance No. 98-09, 99-15, 04-16)

**POLICY 47.2.5:** The county will utilize the approved Airport Master Plans and FAR Part 150 Study, including updates, as a basis to amend the comprehensive land use plan and the land development code to prohibit development that is incompatible with the Southwest Florida International Airport or Page Field General Aviation Airport; and, to ensure future economic enhancement consistent with Objective 46.2. Future updates of the Southwest Florida International Airport Master Plan and Page Field General Aviation Airport Master Plan that precipitate substantive changes to the Airport Layout Plans (Map 3F and Map 3G, respectively) will require a Lee Plan Amendment prior to local permitting approval for the affected airport. In accordance with FAA requirements, the Southwest Florida International Airport Master Plan and corresponding Airport Layout Plan (Map 3F) will be comprehensively updated at least once every 5 to 8 years. (Amended by Ordinance No. 99-15, 04-16)

**POLICY 47.3.4:** The proposed development schedule for the Southwest Florida International Airport through the year 2020 is depicted in Table 5(a) of the Lee Plan. The proposed development schedule for the Page Field General Aviation Airport is depicted in Table 5(b) of the Lee Plan. ~~This Table~~ These Tables includes both aviation and non-aviation related development. If the FAA/FDOT mandate navigational improvements (NAVAIDS) or require improvements related to Airport security or safety at Southwest Florida International Airport or Page Field General Aviation Airport, then the Port Authority may pursue installation of the improvement even though the improvement is not specifically identified on Table 5(a) or Table 5(b). However, the Port Authority must obtain all appropriate approvals and permits prior to installation, including approval from Lee County. If these improvements precipitate a substantive change to ~~either~~ Table 5(a), Table 5(b), ~~or~~ Map 3F, or Map 3G, then the Port Authority must

pursue a Lee Plan amendment incorporating the changes in the next available amendment cycle. (Added by Ordinance No. 04-16)

**POLICY 47.6.1:** The Port Authority will coordinate and obtain approval for airport development from the County through the annual capital improvement planning and programming process; local permitting process; Airport Master Plan Update process; and, the Lee Plan amendment process to ensure compatibility with other County programs. The Port Authority will provide Lee County copies of the annual Capital Improvement Plan or other similar document for the Southwest Florida International Airport and Page Field General Aviation Airport. Additional specific coordination requirements are contained in Objective 151.4 and subsequent policies. (Amended by Ordinance No. 99-15, 04-16).

**d. Amend Lee Plan Objective 151.4 and supporting policies to incorporate Page Field General Aviation Airport into the Intergovernmental Coordination Element.**

**OBJECTIVE 151.4: COORDINATION OF AIRPORT DEVELOPMENT AND IMPROVEMENTS AT THE SOUTHWEST FLORIDA INTERNATIONAL AIRPORT AND PAGE FIELD GENERAL AVIATION AIRPORT WITH ALL PERMITTING AGENCIES.** The Port Authority will coordinate with Lee County, the Southwest Florida Regional Planning Council, the Florida Department of Community Affairs, Federal Aviation Administration, and the Florida Department of Transportation to ensure that the development of the Southwest Florida International Airport and the Page Field General Aviation Airport is consistent with the Lee Plan. (Added by Ordinance No. 04-16)

**POLICY 151.4.1:** Port Authority staff will ensure that Lee County staff is directly involved in the review and approval process related to the ongoing update of the Airport Master Plan for Southwest Florida International Airport and Page Field General Aviation Airport. This mandatory inter-agency coordination will provide an official means for scheduled review and comment regarding Airport Master Plan Updates, related Lee Plan amendments, annual updates of the Airport Layout Plan and Capital Improvement Program, permitting for scheduled capital improvement projects, amendments to the Airport zoning approvals and compliance with the Lee County Land Development Code. (Added by Ordinance No. 04-16)

**POLICY 151.4.2:** The Port Authority will submit and County staff will review and provide comments regarding the following:

(1) Scope and content of ongoing updates to the Airport Master Plan for Southwest Florida International Airport and Page Field General Aviation Airport pursued in accordance with Federal Aviation Administration Advisory Circular 150/5070-6 and the Florida Department of Transportation Guidebook for Airport Master Planning.
(2) Consistency of proposed amendments to the Airport Master Plan and resulting Airport Layout Plan for Southwest Florida International Airport (Map 3F) and Page Field General Aviation Airport (Map 3G) with the Lee Plan, Land Development Code (LDC) and local zoning approvals.
(3) Compatibility and compliance of individual CIP projects with the Lee Plan, LDC regulations, zoning approvals and other applicable regulations.
(4) Proposed Lee Plan Amendments necessary to support revisions to the Airport Layout Plan for Southwest Florida International Airport (Map 3F) and Page Field General Aviation Airport (Map 3G), the Southwest Florida International Airport Proposed Development Schedule (Table 5(a)), the Page Field General Aviation Airport Proposed Development Schedule (Table 5(b)), the Airport Master Plans for Southwest Florida International Airport and Page Field General Aviation Airport, or CIP project list. (Added by Ordinance No. 04-16)

## XII. Glossary

**AIRPORT LAYOUT PLAN** - A map of existing and proposed airport property, facilities and development that is created as a result of the Airport Master Planning process. The Airport Layout Plan for Southwest Florida International Airport is adopted as Map 3F, and the Airport Layout Plan for Page Field General Aviation Airport is adopted as Map 3G. (Added by Ordinance No. 04-16)

**NON-AVIATION RELATED USES** - This phrase refers to the commercial and industrial land uses identified on the Southwest Florida International Airport Layout Plan (Map 3F), ~~and Table 5~~ the Southwest Florida International Airport Proposed Development Schedule (Table 5(a)), the Page Field General Aviation Airport Layout Plan (Map 3G), and the Page Field General Aviation Airport Proposed Development Schedule (Table 5(b)). Non-aviation related uses are typically developed in non-aviation settings. Non-aviation uses may be enhanced by proximity to an airport, but these uses are not dependent on access to an airport. These uses could be developed in other locations within the County. Non-aviation related uses will be established on Airport lands through lease agreements with the Port Authority. The areas identified to accommodate these non-aviation uses are not necessary to support the primary aviation facilities comprising the Southwest Florida International Airport or the Page Field General Aviation Airport. Use of Airport lands for non-aviation use is intended to provide a revenue stream that may be used to enhance airport operations. Though located on airport property, the establishment of non-aviation uses is not necessary for the continued function of the primary aviation facilities associated with the airport. (Added by Ordinance No. 04-16)

**SUBSTANTIVE CHANGE** - As used in Policies 47.2.5 and 47.3.4, the term "substantive change" means development not specifically stated or identified in Table 5(a) or Table 5(b), or depicted on Map 3F or Map 3G. (Added by Ordinance No.04-16)

e. **Amend Lee Plan Table 5 and related Lee Plan provisions to change the table number to Table 5(a). (Note: The proposed text amendments relating to this Table have been documented in the attached Table 5(a), below and as noted in the other proposed text amendments cited herein.)**

**Vision Statement**

**10. Gateway/Airport** - This Community is located South of SR 82, generally east of I-75, and north of Alico Road including those portions of the Gateway development that either have not been or are not anticipated to be annexed into the City of Fort Myers, the Southwest Florida International Airport and the properties the airport expects to use for its expansion, the lands designated as Tradeport, and the land designated as Industrial Development west of I-75 north of Alico Road. In addition to these two land use designations, properties in this community are designated New Community (the Gateway development), Airport, Density Reduction/Groundwater Resource (primarily the anticipated airport expansion areas), Rural, and General Interchange. The road network in this community is planned to change dramatically over time creating access to and from this community to the north, south, and east without relying on I-75. There are three distinct areas within this community. The Gateway portion of this community is the area where residential uses will occur. Gateway will be a thriving, nearly built-out, mixed-use community in 2020. The population of this community is anticipated to grow substantially from today to 2030.

The second area in this community is the Southwest Florida International Airport. The airport will be greatly expanded by 2030. The expanded airport will have a second parallel runway and a new terminal building that will more than double the existing capacity of the airport. Development will be guided by the Airport Layout Plan (as established through the airport master plan process) consistent with the Southwest Florida International Airport Proposed Development Schedule (Table 5(a)) and all other Lee Plan provisions.

**XII. Glossary**

**SOUTHWEST FLORIDA INTERNATIONAL AIRPORT PROPOSED DEVELOPMENT SCHEDULE (TABLE 5(a))** - This Table depicts the proposed development schedule for the Southwest Florida International Airport through the year 20~~30~~20. (Added by Ordinance No. 04-16, Amended by Ordinance No. 07-12)

f. **Amend the Lee Plan to incorporate Table 5(b) to document the existing and proposed development intensity at Page Field General Aviation Airport. (Note: The proposed text amendments relating to this Table have been documented in the attached Table 5(b), below and as noted in the other proposed text amendments cited herein.)**

**XII. Glossary**

**PAGE FIELD GENERAL AVIATION AIRPORT PROPOSED DEVELOPMENT SCHEDULE (TABLE 5(b))** - This Table depicts the proposed development schedule for the Page Field General Aviation Airport through the year 2025. The Table will be updated by Lee Plan amendment based on future Airport Master Plan and Airport Layout Plan updates.

**MEMORANDUM**
**FROM THE**
**OFFICE OF COUNTY ATTORNEY**

**DATE:** June 26, 2007

**TO:** Jim Mudd
Planning Division

**FROM:** Donna Marie Collins
Assistant County Attorney

**RE:** **Page Park Community Plan**
**CPA2006-00011**
**LU-05-03-2090.K.1.**

Thank you for the opportunity to review the contents of the proposed Page Park Community Plan. It was one of the most comprehensive and engaging documents I have reviewed thus far. It is clear that a lot of effort was devoted to the preparation of this community plan.

The scope of this review of the Page Park Community Plan was limited to the following areas: 1) legal issues, primarily related to potential claims under the Bert J. Harris, Jr., Private Property Rights Protection Act (BJH); and, 2) financial impacts to the County associated with the implementation of the goals and objectives of the proposed plan.

My observations and recommendations are set forth below:

A. Section V, Funding and Implementation: Implementation Strategies.

1. The proposed incentives listed on Page 72 are designed to encourage the use of the Page Park Community Plan. Some of the proposed incentives will result in financial impacts to the County. For example: a) waiver or reduction of review fees; b) deferral of review fees; and, c) the proposed fee in lieu of required storm water retention.

   The fee in lieu of required storm water retention incentive allows individuals owning property in Page Park to request a waiver from providing required storm water retention areas on their site. If the Board approves the waiver, the incentive would grant benefitting property shared use of an off-site, publicly owned and maintained, storm water retention area in exchange for a fee. The County is presumably responsible for the acquisition of the property serving as the publicly owned and maintained storm water retention area. A

funding source for the acquisition has not been identified. County funds would also be necessary to maintain the public retention area on an ongoing basis.

The fee in lieu program would require staff time to administer. Contracts with participating property owners must be reviewed by the County Attorney's Office. The opportunity to make payments of the fee in lieu in installments will require staff time to monitor payment schedules and collections. A process would be necessary to address failure to make payments in accordance with the installment plan. As an aside, I suggest the implementation of the fee in lieu proposal include a requirement that the County place a lien on the property until the fee in lieu is paid in full.

2. Performance based increased density. This program allows the award of additional density through the Planned Development process. Bonus density would be awarded based on categories. It would be helpful if the proposed Policies and Objectives explained this program in greater detail. It is not clear whether the maximum achievable density would be capped at 19 units per acre or some other figure. The performance-based increased density program includes an option to make a contribution to the Page Park Improvement Trust Fund. The contribution will be made in accordance with the schedule approved by the County and will allow the property owner to achieve greater density for a development site. Contributions collected under this program will be used by the County to make public improvements within the Page Park Community. The program requires the County to prepare an annual report outlining the money collected and explaining current and proposed expenditure. Please note that it will cost the County money to administer the collection and reporting requirements of this program. Staff resources will be necessary to monitor the program, accept the contributions, and prepare the reports. The Department of Community Development should determine whether current staff levels can assume these responsibilities, or will it be necessary to expand the department

B. Section VI, Goals, Objectives, and Policies.

1. The proposed policy pertaining to density in the Mixed Use Overlay should be clearly explained. In one portion of the policy it indicates that bonus densities for mixed-use development will be limited to 15 dwelling units per acre. However, later in the policy there is a reference to achieving an additional 9 dwelling units per acre over and above the base density of 10 dwelling units

per acre. This seems to indicate that 19 dwelling unit per acre is the maximum bonus density for a mixed-use development.

2. Another policy proposed under the Mixed-Use Overlay states that several uses will be subject to additional compatibility review and standards through the "COD" rezoning process within the Page Park Community. It is not clear what COD refers to in this context.

3. The proposed objective and policies under residential use that would prohibit stand-alone residential activity along Danley Drive and at the east side of Page Park may raise liability issues under BJH. If stand-alone residential activity is currently permitted under the existing Lee Plan or zoning designations on that property, the prohibition of those uses may give rise to a claim under the Act.

4. Once again, it will be helpful to clarify the policy pertaining to limits on permissible bonus density based on performance categories. Will the maximum density committed be 19 units per acre or something else as was indicated in the Preamble?

5. BJH liability could potentially result from three proposed policies under the Commercial Use objective. Specifically: a) the limitation on stand-alone commercial activity to the Danley Drive corridor and the east side of Page Park; b) the proposed elimination of the Industrial Development Future Land Use Designation; and, c) the prohibition against new industrial activities, uses, rezonings, or expansions within the Page Park Community.

6. The proposed policies under the objective pertaining to Transportation will require the County staff resources to prepare a traffic calming plan for streets within the Page Park Community. The implementation of the traffic calming techniques will create a financial impact on the County as no funding source has been identified to install or maintain the improvements contemplated by the traffic calming plan.

7. The proposed policy that proposes that the County will bear the expense of upgrading and improving the Page Park Community central water supply system will incur financial impact to the County.

8. The proposed policy under the Parks and Recreation objective that would require the County to realign South Street to a point farther north in order to

Re: Page Park Community Plan
CPA2006-00011

increase pedestrian safety of Jerry Brooks Park users will have a financial impact on the County.

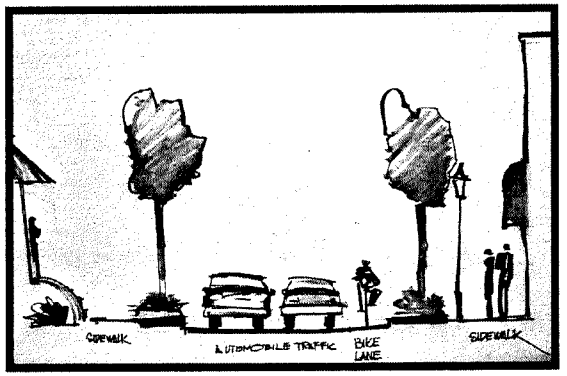
9. Two policies proposed under the Community Safety objective will require staff time and resources to implement. The first is the preparation of an annual security survey update from the Sheriff's Department. The second is the proposed review, assessment, and evaluation of the Page Park Community Roadway Network for safety improvements. Some of the safety improvements to be considered include the addition of traffic center line to roadways, the designation of crosswalks with signage and road markings, and the addition of traffic calming devices such as roundabouts and raised crosswalks.

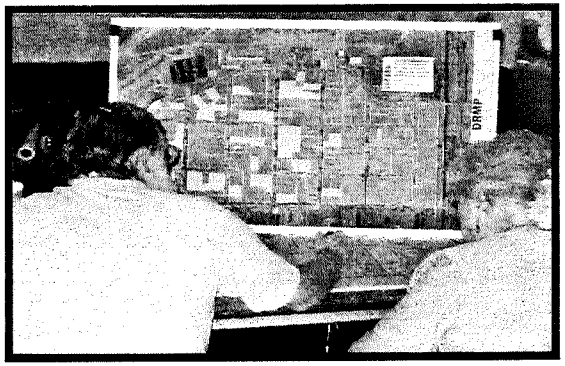
Thank you for the opportunity to review the Page Park Community Plan.

DMC/amp

cc: Timothy Jones, Chief Assistant County Attorney
Paul O'Connor, Director, Planning Division
Matt Noble, Planning Division






# Page Park

# *Community Plan*

## Lee County Board of County Commissioners

Bob Janes, Lee County Commissioner * District #1
Douglas R. St. Cerny, Lee County Commissioner * District #2
Ray Judah, Lee County Commissioner * District #3
Tammy Hall, Lee County Commissioner * District #4
John E. Albion, Lee County Commissioner * District #5

## Page Park Planning Panel

John Sibley, Chairman
Lee Coleman, Vice-Chair
Evert Walter
Hugh Thimlar
Sean O'Connell

## Lee County Community Development Department

Jim Mudd, AICP, Community Planner/County Liaison

**Prepared by:**

**Dyer, Riddle, Mills & Precourt, Inc.**
1404 Dean Street, Suite 300
Fort Myers, Florida 33901
239-344-0050

**With**

**Heidt & Associates, Inc.**
3800 Colonial Blvd. Suite 200
Fort Myers, Florida 33912-1075

**And**

**Prather Associates, Inc.**

**The DRMP Consulting Team would like to thank all the Page Park Planning Panel members, government officials and staff, and Page Park citizens and business owners who provided valuable input and contributed to this planning endeavor.**

## DRMP Consulting Team

Sandy Ramseth, AICP, Project Manager
Ken Griffith, AICP, Quality Assurance/Quality Control
Walter Fluegel, AICP, Charette Facilitator
Shaye Prather, AICP, Visioning Coordinator
Tim Fredlund, P.E., Transportation

**And**

Joe Mahler as the Marker Jockey

I. Summary ..... 1

II. Background ..... 5

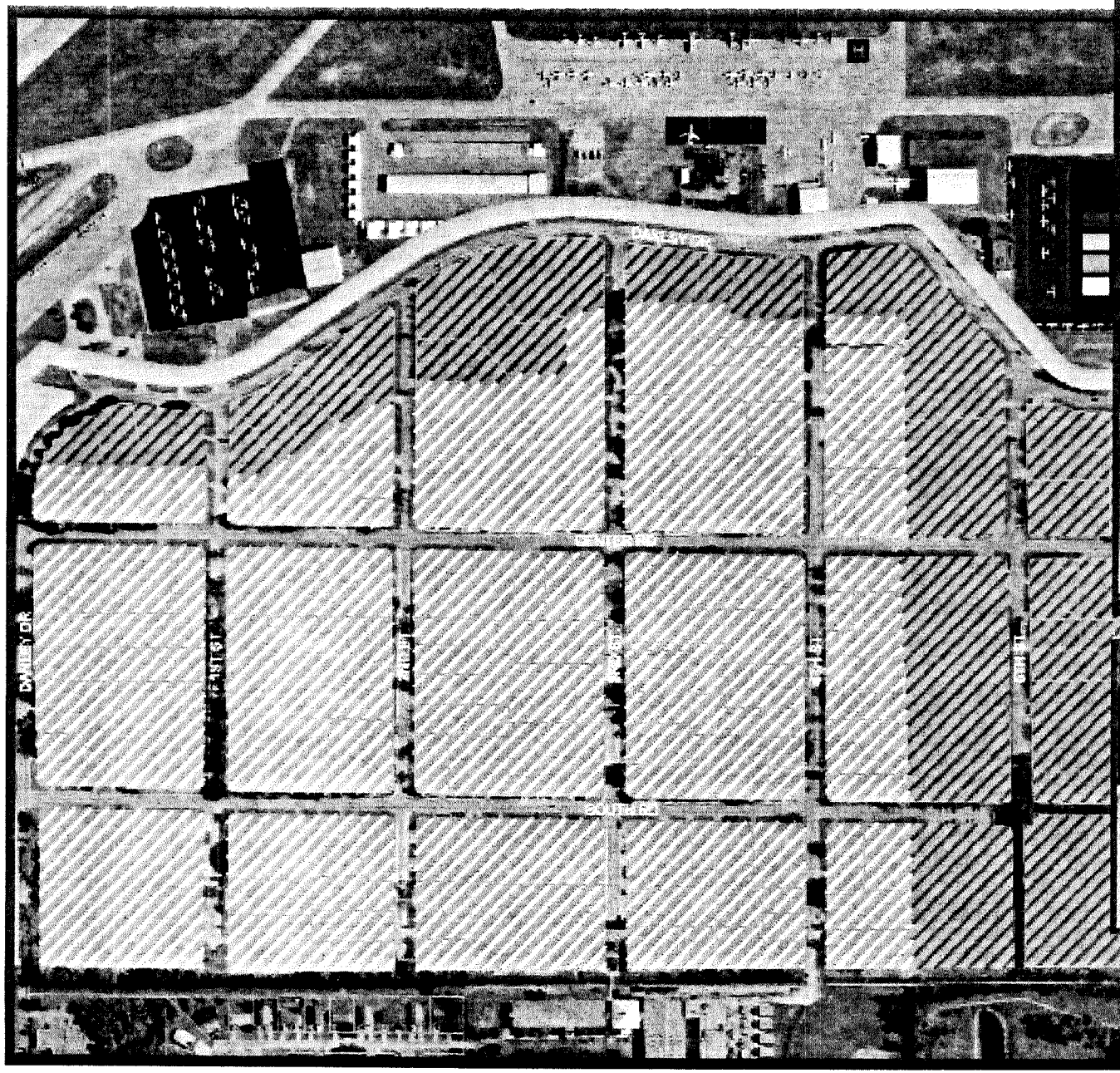
III. Community Character ..... 12

IV. Conceptual Plan Elements and Recommendations ..... 33

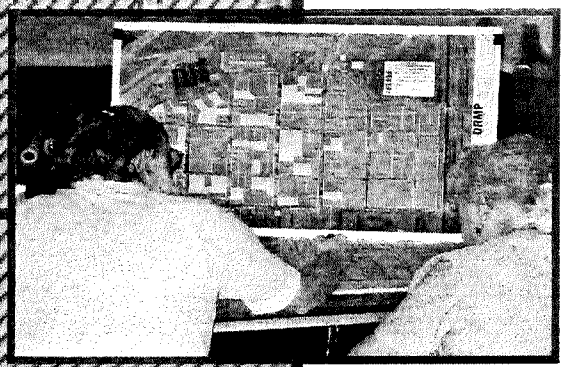
V. Funding Sources and Implementation Strategies ..... 62

VI. Recommended Goals, Objectives and Policies ..... 76

VII. Appendices ..... 89







# Page Park Community Club

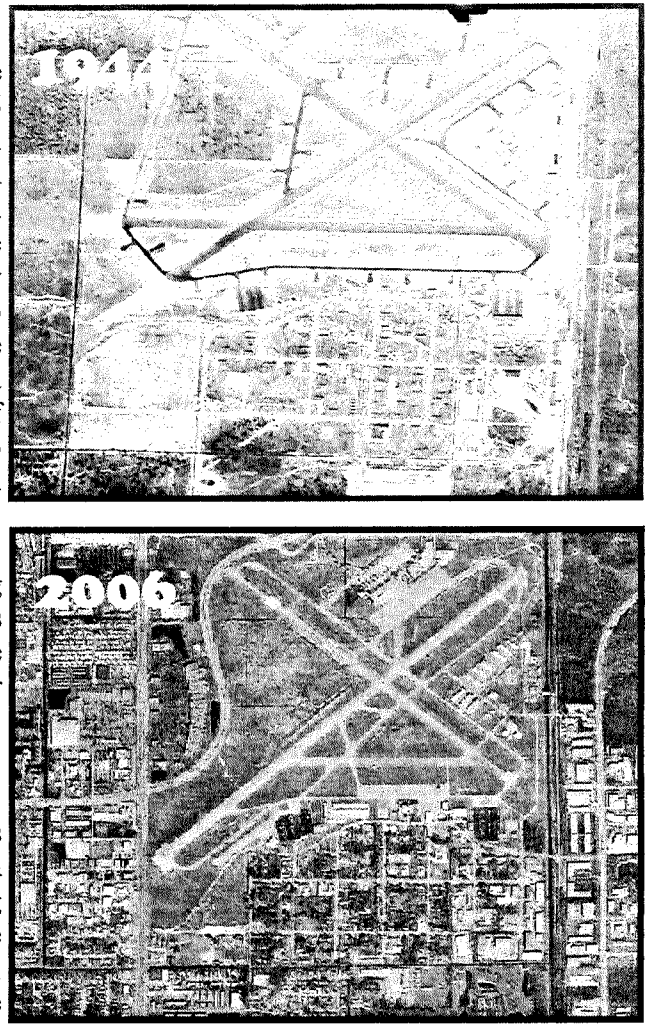
# Page Park

## *I Summary*

## Why a Community Plan?

Page Park is unique; it was once the barracks and support area for Page Field Airport, a military installation during WWII, and is now a 136 acre community with a mix of residential, industrial and commercial uses surrounded by mostly non-residential uses. With the amount and intensity of development and growth expected for the South Fort Myers area in the next 10 to 15 years, Page Park's ideal location between the commercial/retail and light industrial corridors of South Fort Myers will only amplify development pressures. Today, the community is already starting to experience the early stages of these impacts. In order to slow or mitigate these pressures, the residents of the Page Park Community desire to have a Community Plan in place to help them direct the type and amount of development and growth they wish to have in their community as they start to find it increasingly difficult to maintain the integrity of their neighborhood and ensure affordable housing for the future.

Recognizing the need for local residents to have a strong voice in planning their communities, Lee County has developed a grant program for grass-roots planning. In 2005, Page Park received a $50,000 planning grant, and the DRMP consulting team was selected to prepare a new Community Plan for Page Park.




*Page Field Airport and the Page Park community to the south, then and now*

## Build on Existing Strengths

**Strengths**

- Tax base growth potential
- Increasing investment interest
- Friendly neighborhood
- Residents feel connected to neighborhood
- Strong community leadership and resident commitment
- Compact cohesive, neighborhood
- Numerous opportunities for redevelopment

Page Park has numerous strengths and assets with vast potential for helping the community to be transformed into a vibrant, economically viable, mixed use community.

Page Park has a lot going for it. It is in a great location with many work and business opportunities and transportation corridors, including public transit. It is a close knit neighborhood with strong leadership with a vast potential for redevelopment and increased tax-base growth possibilities. It has good recreation amenities nearby available for all residents to use, and while still not yet 100 percent complete, Page Park has most neighborhood amenities in place like sidewalks and street lighting.

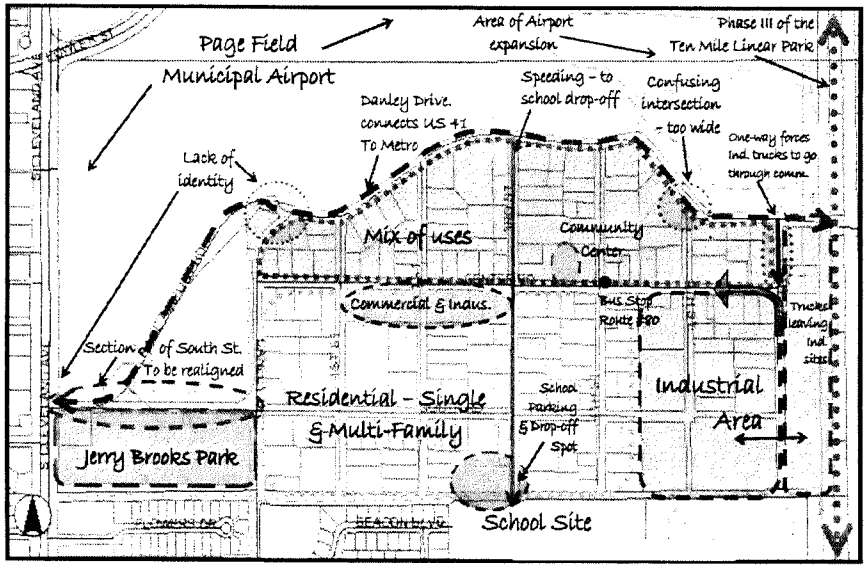
With careful consideration of existing strengths, assets and challenges, coupled by a strong willingness to capitalize on the potential for redevelopment and maintain the small village atmosphere, the Page Park Community is ready to move forward and has taken a big step in defining its future.

**Assets**

- Attractive mature oak tree canopy
- Vacant land for infill development
- Proximity to main traffic corridors
- Proximity to work and businesses
- Page Field Airport as neighbor
- Access to public transit
- Good "grid' circulation
- Jerry Brooks Park
- Proximity to Ten Mile Linear Park

## Responding to "Key Issues"

As a result of on-site inventory, the Visioning Survey conducted by the consulting team and monthly meetings with the Page Park Planning Panel and citizen group, a number of "Key Issues" critical to the success of the Community Plan were identified.




*Page Park inventory of existing conditions*

**Key Issues**

- Limited amount of good housing stock
- Cut-through traffic in neighborhood
- Speeding traffic in neighborhood
- South Road safety by Jerry Brooks Park
- Lack of sewers in community
- Water line and facility upgrade needed
- Hurricane damaged trees may become a liability
- Lack of sufficient code enforcement
- Deteriorating conditions of housing stock & buildings
- Non-owner occupied dwellings or absentee landlords
- Perception of high crime
- Potential industrial impacts to abutting residential area
- Illegal debris dumping
- Lack of development/redevelopment incentive
- Restaurants needed
- Lack of parking on commercial sites
- Lack of trees/landscaping in various areas

## Conceptual Plan Elements and Recommendations

As a result of reviewing and analyzing existing community conditions, feed-back from the Community Workshop, survey results, and numerous public meetings with the Page Park Planning Panel, a number of community "focus areas" were identified. These focus areas are addressed as proposed elements of this plan which contain proposals for future land use, private sector development opportunities, and recommended capital improvement with public investment.

**Focus Areas**

- Land Use
- Transportation and Roadways
- Recreation
- Infrastructure
- Community Safety
- Code Enforcement
- Appearance

## Implementation Strategies

Implementation of the Page Park Community Plan will require coordinated efforts by Lee County, the Page Park Planning Panel, local businesses, property owners, and residents through a series of actions and events. An assortment of proposed programs, incentives, and regulations that could be utilized by the Page Park community to attract the type of development and redevelopment which meets the vision for the Page Park community are suggested. The Plan also provides some possibilities and ideas where money for capital improvements, business financial assistance, and funding related to housing may be found and acquired if certain criteria are met.

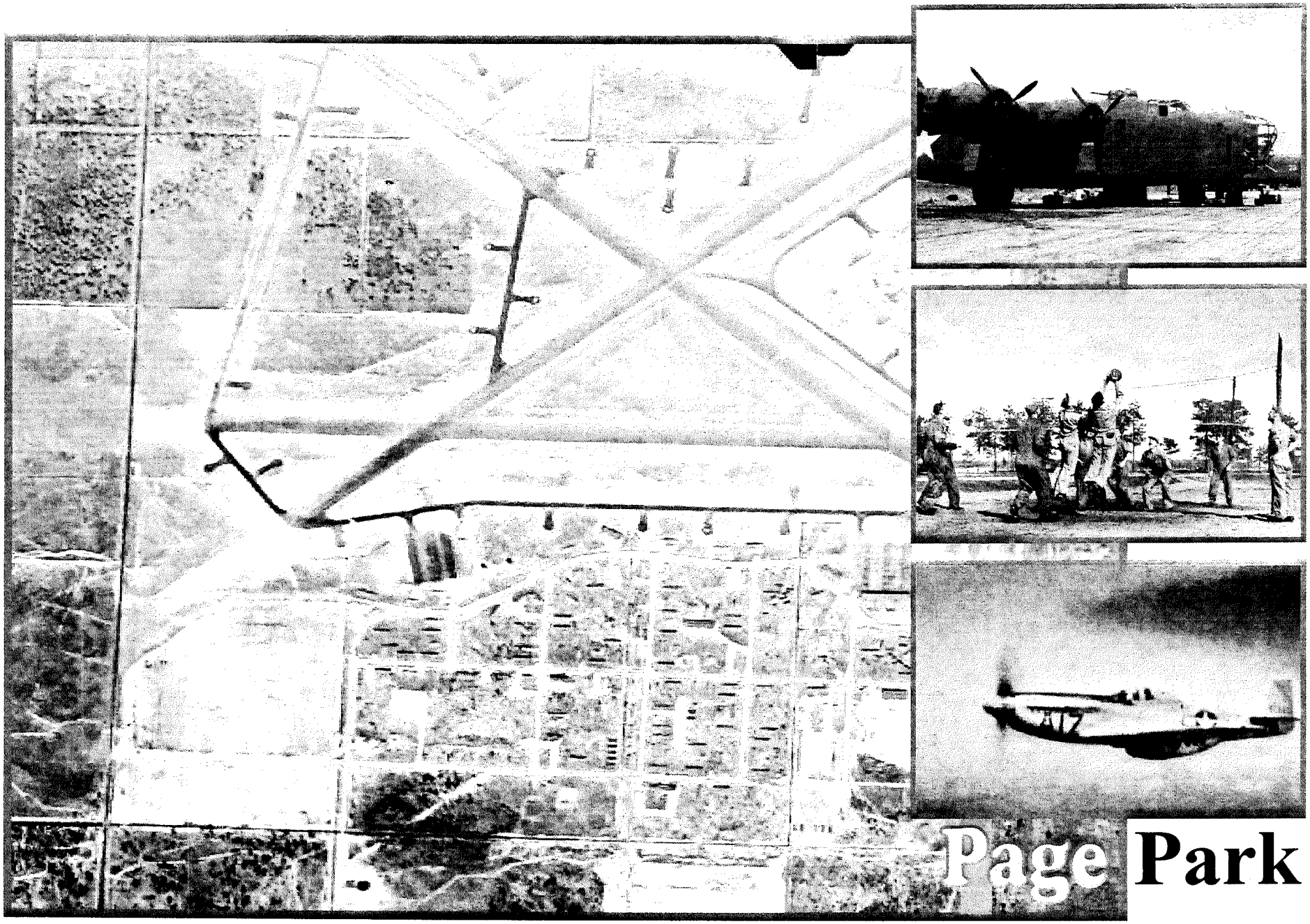
**The Plan**

The Page Park Community Plan is organized into the following Sections:

Section II
**Background**
Section III
**Community Character**
Section IV
**Conceptual Plan Elements and Recommendations**
Section V
**Funding Sources and Implementation Strategies**
Section VI
**Recommended Goals, Objectives and Policies**
Section VII
**Appendices**

## Recommended Goals, Objectives and Policies or GOPs

It is the intent of this planning effort that the GOPs in this plan be incorporated in the Lee Plan to serve as a guide for developers, property owners, County staff, and the Board of County Commissioners when development activity is being conceived, planned, reviewed and undertaken. These policies will supplement the Goals, Objectives and Policies currently adopted in the County's Comprehensive Plan and often serve better than specific land use standards by allowing for creativity and innovation in land use planning.



# Page Park

## *II History & Background*

## What's in a Name?



To the Fort Myers community, the names of Page Field and the adjacent Page Park have been well-known and commonly used for the past sixty years. However, many people have little or no idea of the origins of the name, "Page".

Page Field and Page Park were named after U.S. Army Captain Richard Channing Moore Page, a local World War I Army hero. When the war started, Page became the first Floridian to join the Army Aviation Corps, as well as the first Floridian to become an officer in that branch.

LEE COUNTY PORT AUTHORITY
Page Field
General Aviation Airport

In 1918, he received the Distinguished Service Cross and the Croix de Guerre, among other awards, following his air exploits on the western front, which included bringing down at least three German planes, and probably more.

Page returned from the war and opened the first seaplane charter service in Florida. In 1920, he died tragically at the age of 27, when he and his mechanic, Thomas Colcord were transporting the Lee County Tax Assessor G. Hunter Bryant and crashed near the Everglades.



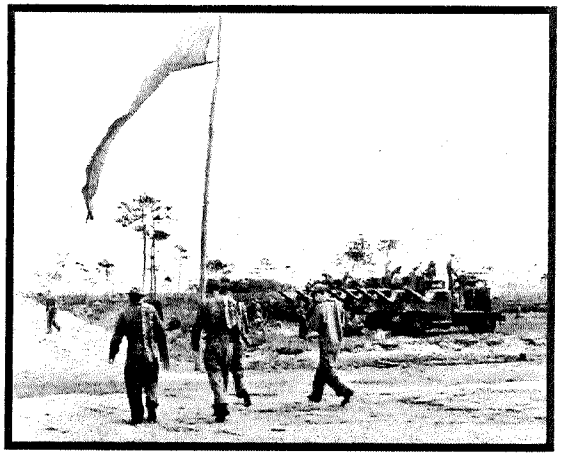
## Early History

### The Early Days Begins with the Page Field Airport

Purchased in 1923 by the City of Fort Myers, Page Field was initially intended to become a golf course. As it evolved into an airport, it was called by several names, including the Fort Myers Airport and the Lee County Airport. The airport opened in 1935, with dirt and sod runways that would flood during heavy rains. In 1937, National Airlines was the first commercial carrier to add a Fort Myers route, when a round trip flight to Miami cost $13.50! But the muddy runways were problematic, and National refused to continue flights until 1940, when the Works Progress Administration constructed concrete runways.

World War II brought thousands of military personnel to Fort Myers. Following Pearl Harbor, the Army leased the airport from Lee County for use as a training base. Soldiers nicknamed the base "Palmetto Field", and in May 1942, the Lee County Commission adopted a resolution officially changing the name of the airport to Channing Page Field.



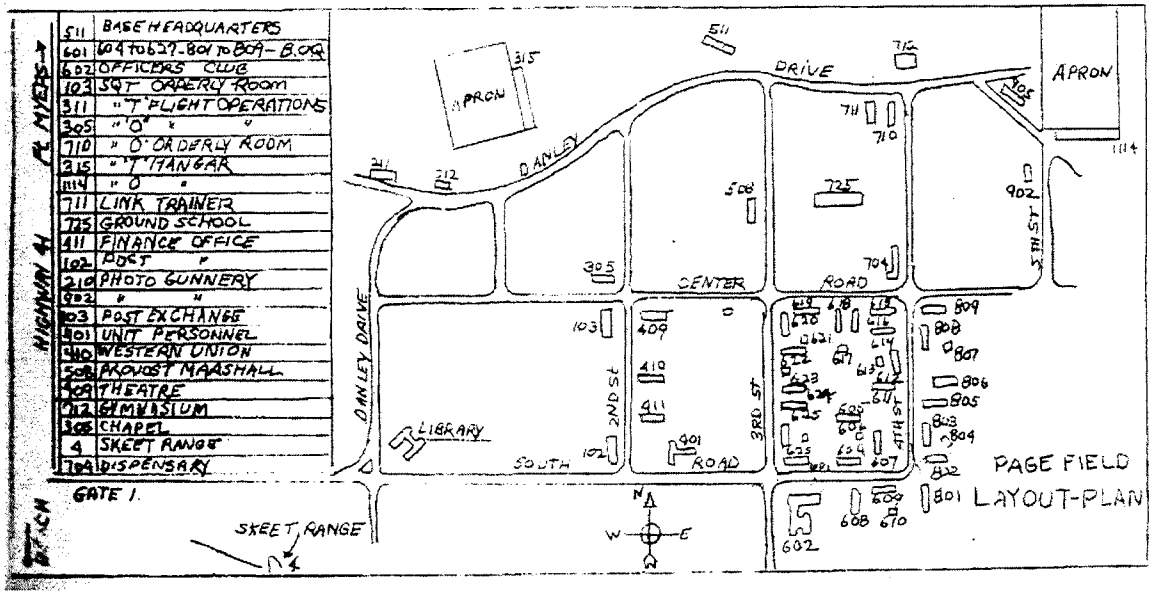





# Page Park Community Plan

## The War Years

At its peak, approximately four thousand people were stationed at Page Field, including 225 German POWs from Camp Blanding who were brought to Page Field in early 1945. Many of these men labored digging ditches and other forms of mosquito abatement related tasks.



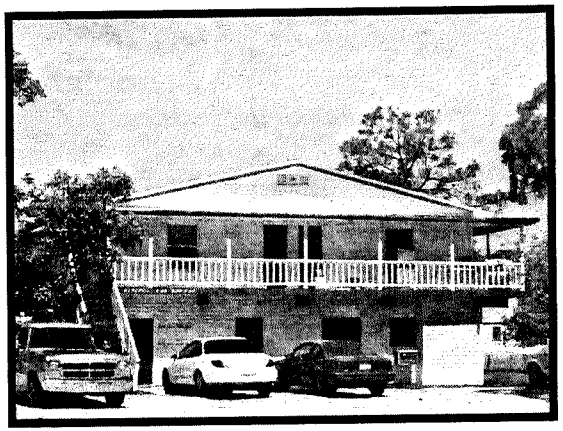



Adjacent to the runways, wood barracks and a terminal, was a small area that became the Page Park community. During war years, the Army established a full-service base in what is now known as Page Park. It was complete with a library, theater, gymnasium, chapel, dispensary, post office, and post exchange, as well as an officers club, which remains today on the southeast corner of South Road and 3rd Street.

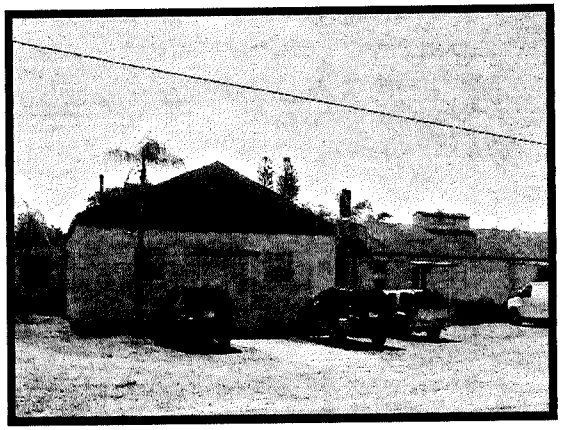
## Return to Civilian Use - The Page Park Community

### Page Field Airport was returned to Lee County in September 1945.

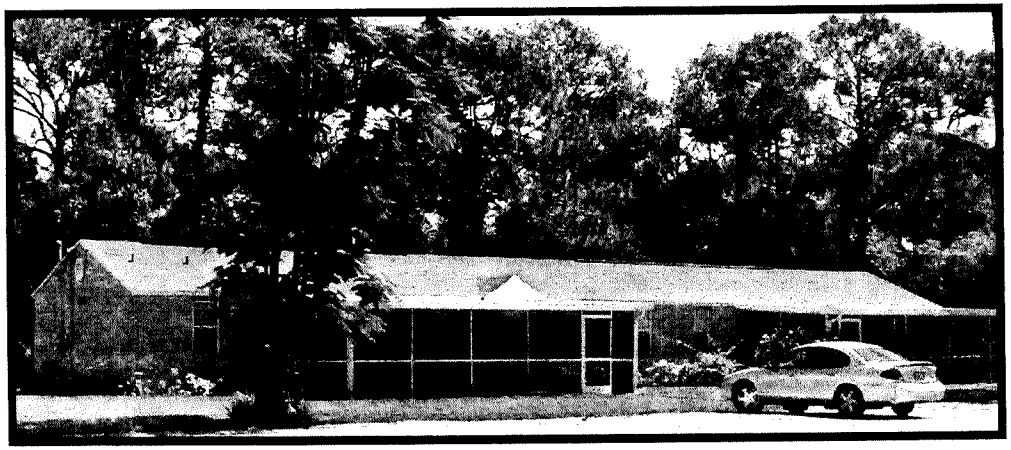
Although the County owned the land, the U.S. government owned the many buildings that had been constructed throughout the area. By 1947, a full-scale sale of the former barracks and housing units began when the government began selling them to returning soldiers and their families. Thus, the Page Park community began. The war veterans bought the land from Lee County and the houses from the federal government.



Typically a veteran purchased a house with slightly over an acre of land for a price ranging from $600 to $1,000. This included a septic system because, although the Army had built sewers, Lee County had not maintained them, and were shut down. In addition, each property owner had to pay $15 toward the construction of a County community center.



Lee County put the facility to other uses a number of years ago and replaced the original center with the Page Park Community Center located at 507 Center Road. Community Development Block Grant funds were used to refurbish the center in the last decade, and now the facility is home to a number of activities, including use as a Hispanic church.



## Prior Planning Efforts

The first major planning effort that took place in Page Park began with Lee County's establishment of a Community Redevelopment Area in 1990, under the requirements of Chapter 163, Florida Statutes.

At that time, the County designated a number of communities as "blighted" areas, thus qualifying them for the potential benefits of a funding source entitled "tax increment financing" and the possible use of eminent domain for redevelopment purposes. For a variety of reasons, neither of these two possible benefits to the community ever materialized.

In 1990 and 1991, a redevelopment plan was developed for Page Park, in accordance with Chapter 163, Florida Statutes. Commonly known as "The Red Book", the plan identified a number of possible development scenarios for the neighborhood, including redevelopment as a business park, infrastructure development, including roads and a central sewer system, along with other goals.

In 1994-95, the County restructured several of its Community Redevelopment Areas, including Page Park, and placed them under the auspices of the Human Services Division in a new program called the Neighborhood District Program. The intent was to remove some of the districts from the CRA that had little or no potential for increasing their taxable values and place them in a program that allowed for the use of other grant funding programs to provide neighborhood improvements and social service assistance.

Through the years, the Human Services Division has prepared several revitalization plans and implemented small-scale projects, including the renovation of the Page Park Community Center, sidewalks and drainage, and the creation of a community garden.

The most recent Page Park Neighborhood District Revitalization Plan was prepared in October 2005. It established performance objectives and strategies beginning in Fiscal Year 2007. They include the following:

1. Improve public safety in the neighborhood through such activities as community policing, neighborhood watch, and hurricane preparedness training, among others.

2. Increase opportunities for homeownership and affordable rental housing through code enforcement, neighborhood cleanups, and the development of a lien program.

3. Increase involvement by residents in neighborhood groups and activities by marketing neighborhood meetings and recruiting new participants and neighborhood leaders.

4. Increase recreational facilities and activities in neighborhood.

5. Increase transportation opportunities as a way to improve access to jobs.

6. Improve the neighborhood's core infrastructure to promote development by identifying and allocating Community Development Block Grants (CDBG) funds for capital infrastructure improvements.

7. Increase employment opportunity and income from work for neighborhood residents by studying and the development of job training programs and marketing new businesses.

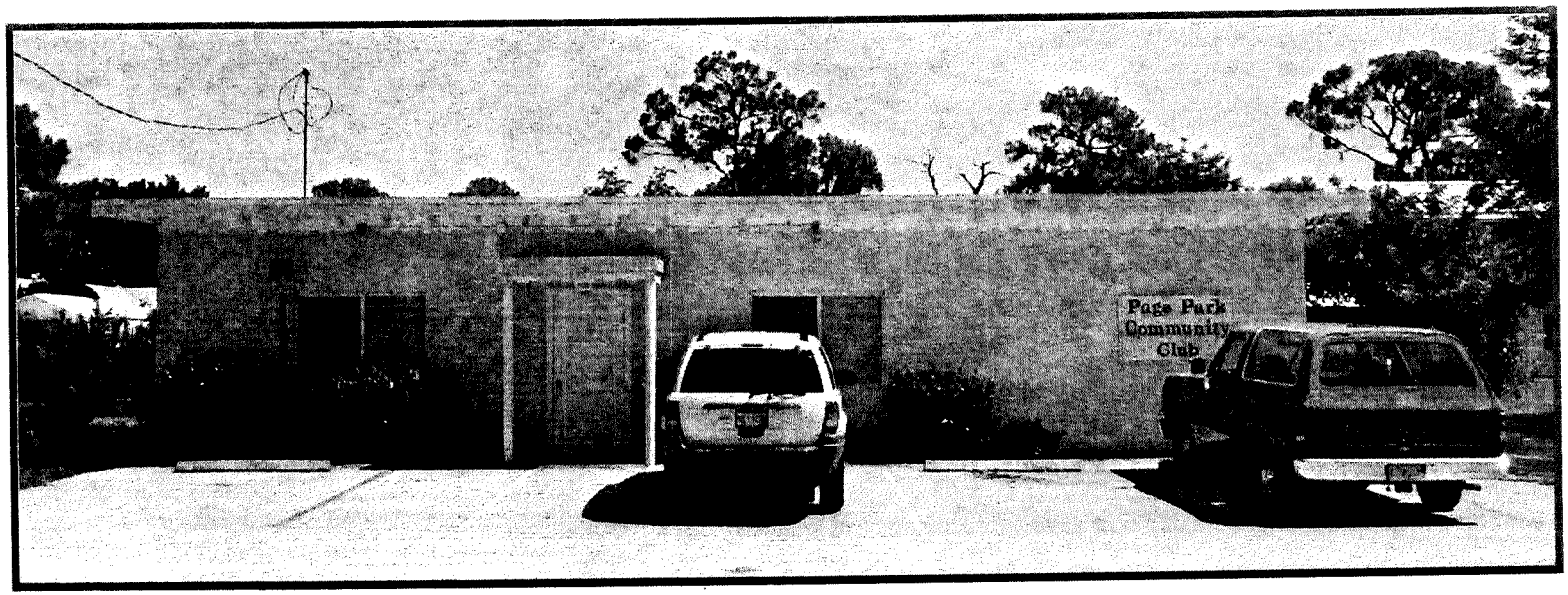
## Current Planning Efforts

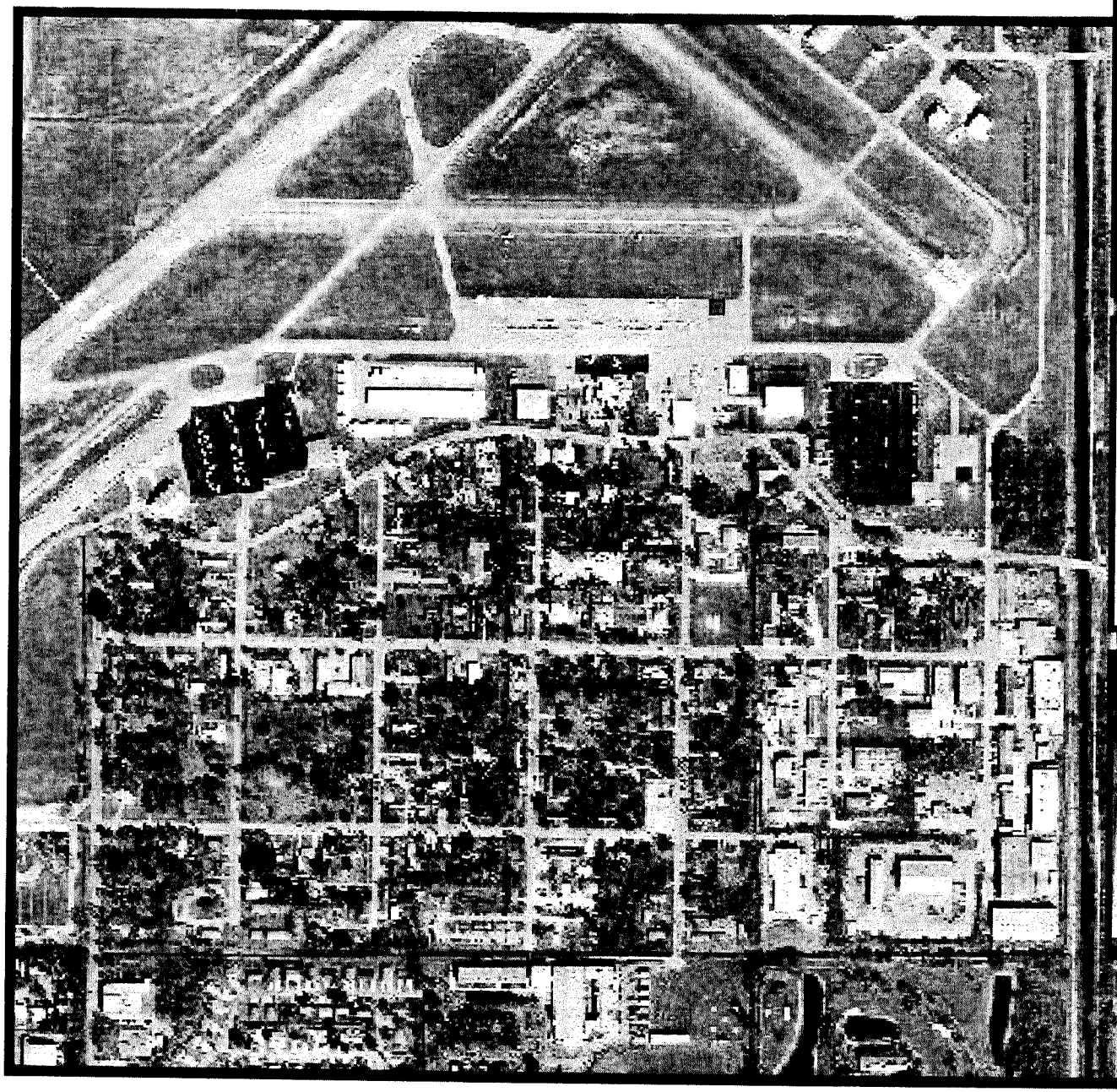
Recognizing the need for local residents to have a strong voice in planning their communities, Lee County developed a grant program for grass-roots planning. In 2005, Page Park received a $50,000 planning grant, and the DRMP consulting team was selected to prepare a new Community Plan for Page Park.

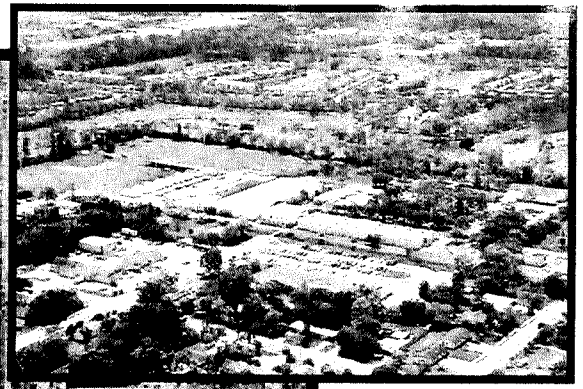
The first step in the current planning process was the establishment of the Page Park Planning Panel, a formal County committee designated to oversee the development of the Plan. The Panel met monthly with the consultants and various representatives of local government to outline and refine plan elements.

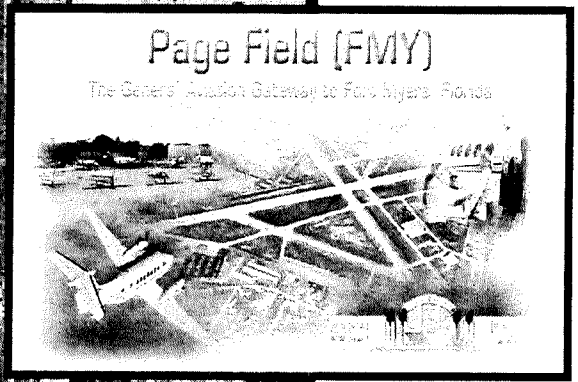
From the outset, it was understood that ***public participation*** from residents, business owners, and property owners was critical to the eventual success of the Plan. Early in the planning process, a neighborhood questionnaire was prepared and distributed throughout Page Park by volunteers from the Planning Panel. The survey results were then used to focus upon areas determined by the local community to be of major importance (See Appendices for the survey and results).

The next step was a planning charette, which was conducted in April 2006. Over 25 citizens (almost one-quarter of the property owners) participated, resulting in refinements to the overall Community Plan recommendations contained in this document.





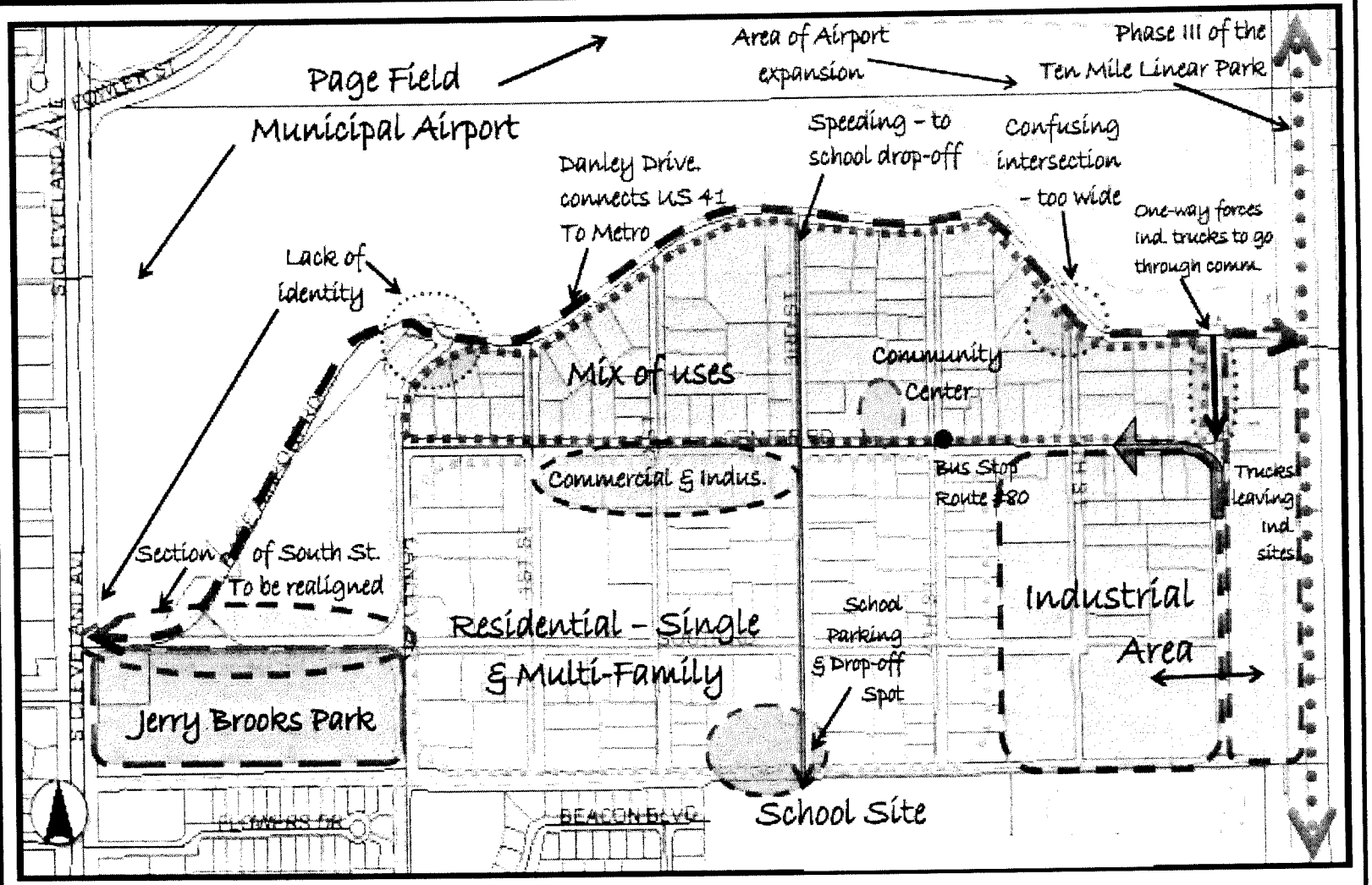





**Page Park Community Club**

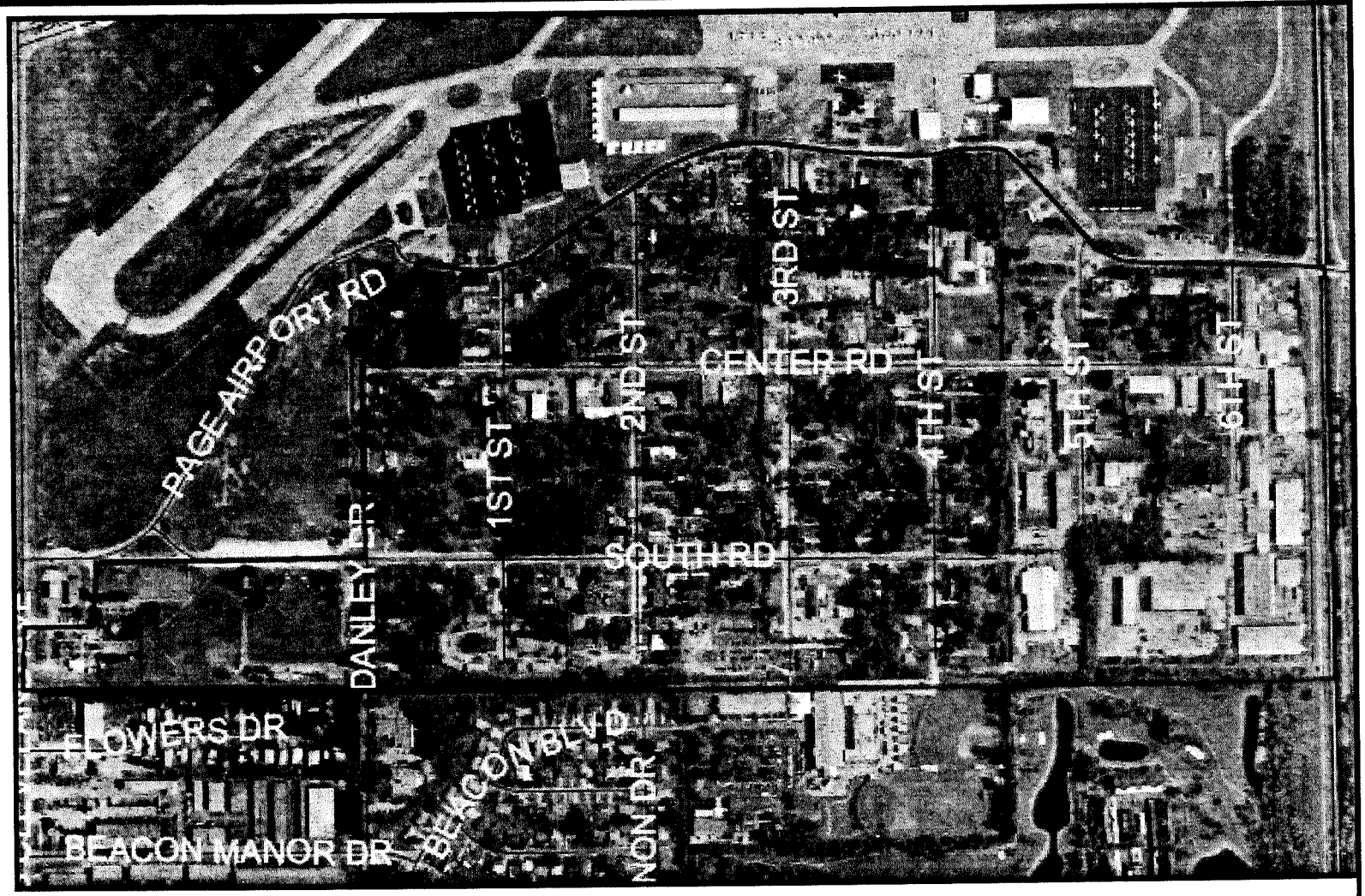
# Page Park

## *III Community Character*




## Inventory Sources

Information for this section was collected from several sources, including previous planning studies, site visits, public workshops, interviews with County staff, technical documents, and interviews with citizens and property owners in Page Park. The goal of this character inventory is to provide a general understanding of the existing conditions in the Page Park Community and to establish a foundation for the recommendations.




The Page Park Community is a 136± acre residential, commercial, and industrial subdivision which is bound on the north by Page Field, U.S. 41 (Cleveland Avenue) and Danley Drive to the west, Iona Drainage District (IDD) Canal "L" to the east, and IDD Canal "L-7" to the south and is located in the South Fort Myers Planning Community of Lee County.

Page Park is located in the South Fort Myers Planning Community of Lee County. The Lee Plan describes the South Fort Myers Planning Community as follows:

*"South Fort Myers is located in the center of Lee County, South of the City of Fort Myers, east of the Caloosahatchee River, west of the Six Mile Cypress Slough, and north of Gladiolus Drive. This community primarily has the higher intensity land use categories such as Intensive Development, Central Urban, Urban Community, Industrial Development, and Suburban. This community contains one of the county's major hospitals, a baseball spring training facility, and the local community college. This community will be nearly built out by the year 2020. The South Fort Myers Community will continue to be a core area of the county providing office areas for professional services in areas such as financial and medical. There will also be an increased amount of commercial activity along the US 41 corridor and light industrial uses will continue to expand along the Metro Avenue corridor north of Daniels Parkway. The amounts of commercial and industrial uses in this community are expected to double and most of the suitable land for these uses will be developed by 2020. The residential areas of this community will also continue to develop through the year 2020 however the popularity of the residential opportunities to the south in the San Carlos/Estero and Bonita communities will continue to dominate this segment of the market. This community will grow from a 1996 permanent population of 46,000 to approximately 52,000 in 2020. In 2020, this community will still be 4,000 permanent residents from its build out population. While this community is not as heavily influenced by the seasonal population as the communities to the south, in season, South Fort Myers is expected to have a population of over 60,000 in the year 2020."*

With the amount and intensity of development and growth expected for the South Fort Myers area in the next 10 to 15 years, Page Park's ideal location between the commercial/retail and light industrial corridors of South Fort Myers will only amplify these development pressures; today the community is already starting to experience the early stages of these impacts. In order to slow or mitigate these pressures, the residents of the Page Park Community desire to have a community plan in place to help them direct the type and amount of development and growth they wish to have in their community, as they start to find it increasingly difficult to maintain the integrity of their neighborhood and ensure affordable housing for the future. It is with this intent, that the inventory of existing community conditions and characteristics was conducted.

Page Park is characterized by a variety of land uses: residential (single and multi-family); commercial; industrial; institutional or governmental; and vacant property. Although west of the Danley Drive boundary, Jerry Brooks Park—a large 10 acre County park—is also considered part of the Page Park Community. Throughout the Page Park Community, many of these existing land uses are often in conflict with one another; where industrial use abutting residential is not an isolated case, but the norm in many instances. These incompatible uses often create impacts to the residents in terms of noise, visual eyesores, odors, and traffic.

## Existing Land Uses

The residential uses are more concentrated on the western side of the community with a solid mix of both single family and multi-family housing. Even in this predominately residential section, some industrial and commercial uses exist along Center Road. The eastern portion of the Page Park Community is dominated by industrial uses, many of which have been at this location for many years.

**Existing Land Uses within Page Park**

| Classification | Number of Parcels | Acreage | Percent (%) |
|---|---|---|---|
| Commercial | 5 | 4.33 | 3.19 |
| Industrial | 26 | 38.88 | 28.66 |
| Single Family Residential | 52 | 26.02 | 19.18 |
| Multi-Family Residential | 65 | 31.90 | 23.51 |
| Vacant | 36 | 26.82 | 19.77 |
| County owned | 11 | 7.71 | 5.68 |
| **Total** | **195** | **135.66** | **100.00** |

Page Park Community is an area of approximately 135.66 acres in size and contains 195 parcels of land. There are six different existing land uses within the Page Park Community, however most properties fall within four major groups: Industrial (38.88 acres or 28.66%), Multi-Family Residential (31.90 acres or 23.51%), Vacant Land (26.82 acres or 19.77%), and Single Family Residential (26.02 acres or 19.18%).

## Zoning Districts

Like Page Park's existing land use, the zoning designations found within the Page Park Community are varied and often in conflict with one another. Occurrences of Industrial Light (IL) zoned property abutting residentially zoned property (TFC2) is not uncommon. The following zoning designations with a brief description of each are currently found throughout Page Park:

- *CG general commercial district.* The purpose and intent is to permit the designation of suitable locations for and to facilitate the proper development and use of consumer-oriented commercial facilities which are of a type or scale which are not suited for and do not generally seek locations in neighborhood, community or regional shopping centers.

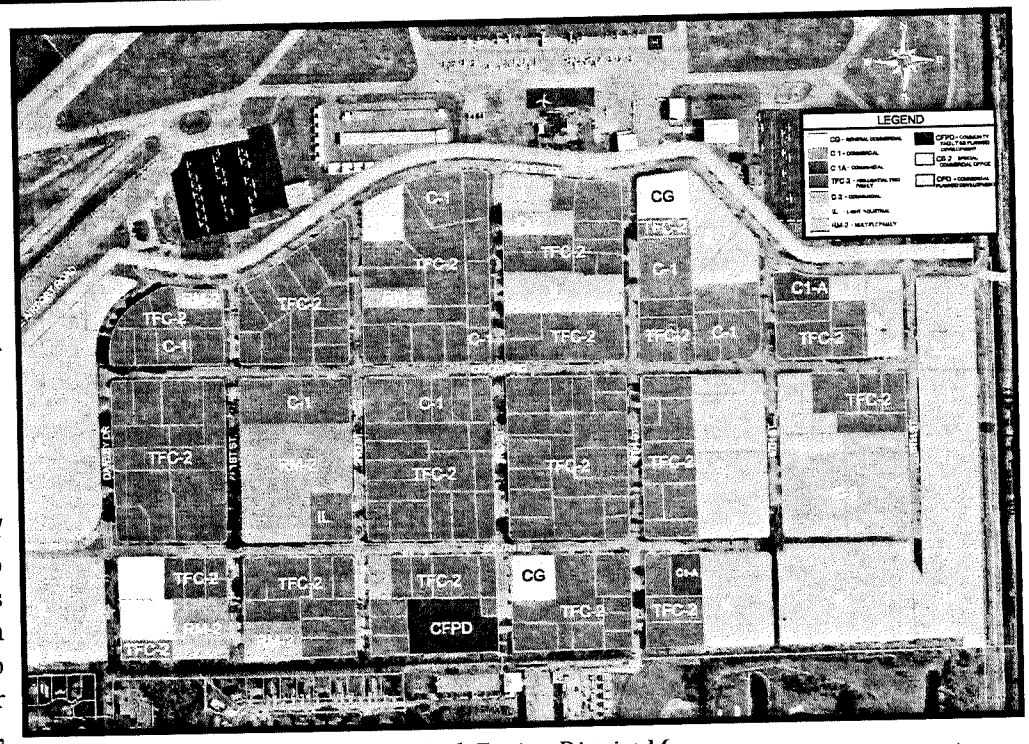
- *C-1A, C-1 and C-2 commercial districts.* The purpose and intent is to regulate the continuance of commercial and select residential land uses and structures lawfully existing in the C-1A, C-1 and C-2 districts as of August 1, 1986, and as originally permitted by the county zoning regulations of 1962, as amended, and 1978, as amended, respectively.

- *CS-2 special commercial office district.* The purpose and intent is to permit the designation of suitable locations for the proper development of standard office space for various purposes, as well as a number of other low-impact uses that can be allowed

by special exception in particular circumstances.

- *CPD commercial planned development district.* The principal uses of any commercial planned development are generally the retail sale and distribution of consumer goods and services, or the provision of standard office space for various purposes, including the delivery of professional services or financial services, or for the administration of business and general business purposes.

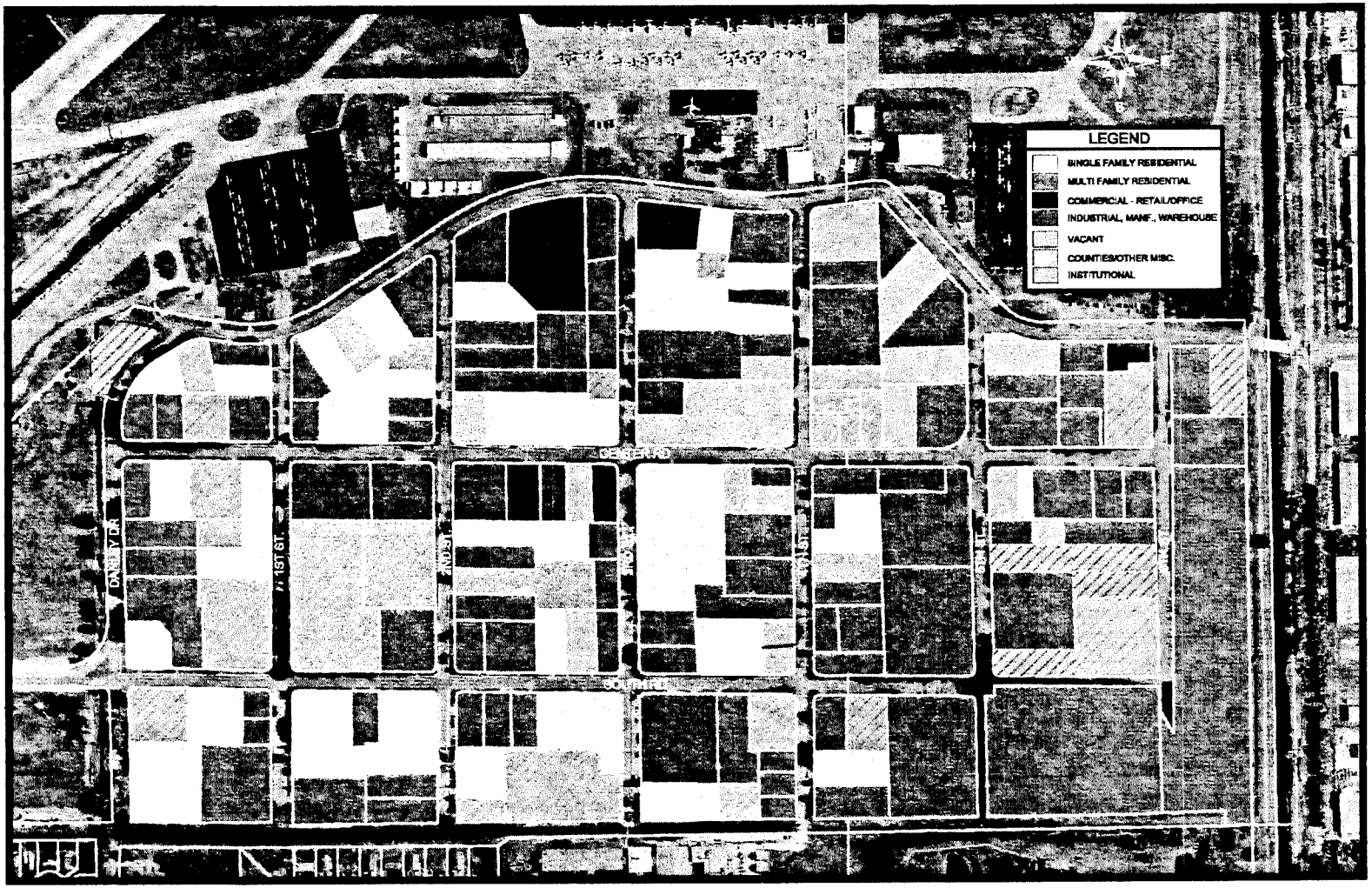
- *CFPD community facilities planned development district.* The purpose is to accommodate those governmental, religious and community service activities which frequently complement and are necessary to the types of activities permitted in other zoning districts, but which, due to the size, intensity or nature of the use, and the potential impact on adjacent land uses, roads or infrastructure, should not be permitted as a use by right in those districts.




*Page Park Zoning District Map*

- *IL light industrial district.* The purpose and intent is to permit the designation of suitable locations for and to facilitate the proper development and use of areas devoted to various light industrial and quasi-industrial commercial uses. While it is presumed that most industrial processes will take place within enclosed buildings, any activity not taking place within a building shall take place within a yard enclosed by an opaque wall or fence.

- *RM-2 residential, multi-family.* The purpose is to designate suitable locations for residential occupancy of various types of conventional residential buildings for projects which are not already approved planned unit developments or which fall below the criteria for residential planned developments, and for facilitating the proper development and protecting the subsequent use and enjoyment thereof.

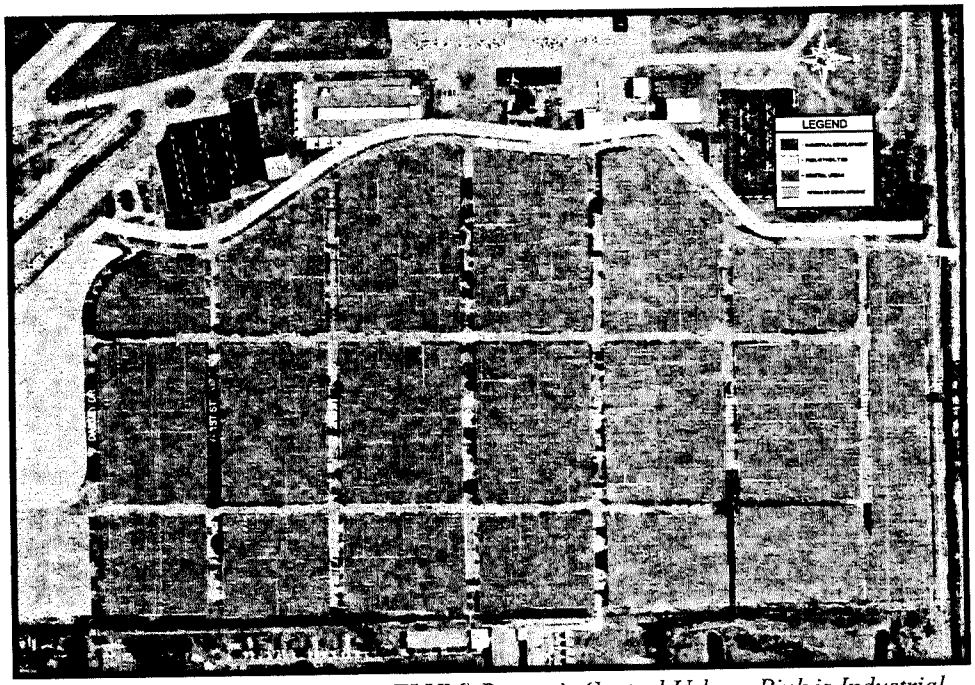



*Page Park Community is an area of approximately 135.66 acres in size and contains 195 parcels of land. There are six different existing land uses within the Page Park Community, however most properties fall within four major groups: Industrial (38.88 acres or 28.66% in pink), Multi-Family Residential (31.90 acres or 23.51% in brown), Vacant Land (26.82 acres or 19.77% in green), and Single Family Residential (26.02 acres or 19.18% in yellow). Commercial (4.33 acres in red) and County owned land (7.71 acres in blue) makes up the remainder of uses. Many uses within Page Park often exist to the detriments of its abutting property.*

- *TFC-2 residential two-family conservation district.* The purpose and intent of the TFC residential two-family conservation district is to recognize and protect existing two-family residential developments, lots, structures and uses, previously permitted but not conformable to the regulations for the other two-family residential districts set forth and to accommodate residential use of existing lots that were nonconforming under previous zoning regulations.

## Future Land Use

Page Park has a Future Land Use designation of Central Urban and Industrial Development. The Central Urban areas can best be characterized as the "urban core" of the county. This is the part of the county that is already most heavily settled and which has or will have the greatest range and highest levels of urban service, i.e. water, sewer, roads, schools, etc. Residential, commercial, public and quasi-public, and limited light industrial land uses will continue to predominate in the Central Urban area. This category has a standard density range from four dwelling units per acre (4 du/acre) to ten dwelling units per acre (10 du/acre) and a maximum density of fifteen dwelling units per acre (15 du/acre).




*Page Park Future Land Use Map (FLUM) Brown is Central Urban; Pink is Industrial Development*

Per the Lee Comprehensive Plan, "Industrial Development areas play an important role in strengthening the county's economic base and will become increasingly important as the county grows in size and urban complexity. To a great extent, these are the areas to which Lee County must look for expanded job opportunities, investments and production opportunities, and a balanced and sufficient tax base. These areas have special locational requirements that are more stringent than those for residential areas, including transportation needs (e.g., air, rail, and highway); industrial levels of water, sewer, fire protection, and other urban services; and locations that are convenient for employees to reach. Industrial Development areas are to be reserved mainly for industrial activities per se, as well as for selective land use mixtures such as the combined uses of industrial, manufacturing, research, properly buffered recreational uses and office complexes that constitute a growing part of Florida's economic development sector."

## Lot Size and Configuration

Page Park was laid out prior to current minimum lot size and buffering requirements. Consequently, many of the lots do not comply with current Lee County standards. Many properties were built prior to 1950 as military housing and are now nonconforming to existing codes, with regard to setbacks, parking, lot dimensions and lot coverage. Furthermore, the layout of the lots is erratic, since many were platted lots that pre-date most of the residential development within Lee County.

The lots in Page Park are not of a consistent dimension or size. They range from 50 feet by 178 feet or 8,900 square feet, to 176 feet by 252 feet or 44,352 square feet in dimension. Some peripheral lots are irregular in shape due to the influence of Danley Drive which is a curved road.

Due to the size, configuration or layout, many Page Park lots that have since become industrial or commercial development sites often lack sufficient parking to accommodate the commercial or industrial use, causing parked cars to spill onto the streets or vacant abutting properties.

## Population and Demographics

According to the U.S. Census Bureau, Page Park is designated as a Census Designated Place (CDP). A CDP is defined by the U.S. Census as "a geographic entity that serves as the statistical counterpart of an incorporated place for the purpose of presenting census data for an area with a concentration of population, housing, and commercial structures that is identifiable by name, but is not within an incorporated place. CDPs usually are defined cooperatively with state, local, and tribal officials based on Census Bureau guidelines. For Census 2000, for the first time, CDPs did not meet minimum population threshold to qualify for the tabulation of census data." In other words, Page Park is a self contained neighborhood that has definable boundaries making it more convenient for data collection. According to the 2000 Census data, the following table is the population, demographic and residency breakdown for this section of the County.

| **Page Park 2000 Census** | |
|---|---|
| **Total Population** | **524** |
| White | 453 |
| Black | 16 |
| Asian | 1 |
| Other | 56 |
| Hispanic | 114 |
| **Male** | **314** |
| **Female** | **210** |
| Below 20 | 125 |
| 20-24 | 52 |
| 25-44 | 207 |
| 45-64 | 108 |
| Over 65 | 32 |
| Median Age both sexes | 32.3 |
| Number per Households | 2.23 |
| **Number of Households** | **235** |
| Average Size | 2.23 |
| Family | 105 |
| Non-Family | 130 |
| **Number of Housing Units** | **261** |
| Occupied | 235 |
| Owner | 45 |
| Renter | 190 |
| Vacant | 26 |

According to the 2000 Census, there were 524 people, 235 households, and 105 families residing in the CDP. The population density was 1,890.9 per square mile. There were 261 housing units at an average density of 941.8 per square mile. The racial makeup of the CDP was 86.45% White, 3.05% African American, 0.19% Asian, 0.19% Pacific Islander, 8.21% from other races, and 1.91% from two or more races. Hispanic or Latino of any race was 21.76% of the population.

There were 235 households of which 26.0% had children under the age of 18 living with them, 23.4% were married couples living together, 13.6% had a female householder with no husband present, and 55.3% were non-families. Families (non-single residences) represent 44.7% of the population, giving Page Park a lower than average concentration of families. 40.4% of all households were made up of individuals and 3.4% had someone living alone who was 65 years of age or older. The average household size was 2.23 and the average family size was 3.07.

In the CDP the population was spread out with 21.2% under the age of 18, 12.6% from 18 to 24, 39.5% from 25 to 44, 20.6% from 45 to 64, and 6.1% who were 65 years of age or older. The median age was 32 years (this is younger than the average age in the U.S.). For every 100 females there were 149.5 males while every 100 females age 18 and over, there were 147.3 males.

While the Hispanic population makes up almost one-quarter of the Page Park population, it was noted that there appears to be little community participation by this segment of the population. Nevertheless, they are a segment of Page Park who needs should also be considered.

## Housing

The neighborhood contains a variety of housing types including converted military housing dating back to its use as housing during WWII as part of the Page Park Air Base. These barrack style buildings typically housed 3 or more units per building. As can be seen from the table about 62% of the housing stock was built between 1940 and 1959. There was another spike between 1970 and 1979 with 21% of the housing stock constructed during the 1970s. With over one third of the housing stock in 3 to 4 units in one structure, it is not surprising that the ratio of rental to homeownership is approximately 81%.

**Page Park Housing Age**

| Year Structure Built | Number |
|---|---|
| 1990-1994 | 5 |
| 1980-1989 | 24 |
| 1970-1979 | 53 (20.6%) |
| 1960-1969 | 16 |
| 1940-1959 | 159 (61.9%) |

The most critical area of need in Page Park is the deteriorating condition of the housing stock. With the average home being more than 50 years old (median year structure built is 1956), Page Park faces continuous pressure to rehabilitate the housing stock and to construct new, higher quality housing to attract future development.

Rental properties make up a majority of Page Park's housing stock with 80.9% of the population living in a rental unit. Although renter-occupied housing itself is not a weakness, the condition of the rental properties presents one of Page Park's most significant challenges.

| Page Park Housing Tenure | |
|---|---|
| **Housing Tenure** | **Number** |
| Owner Occupied | 45 |
| Renter Occupied | 190 |
| Renter to Homeowner | 80.9% |

| Page Park Housing Types | | |
|---|---|---|
| **Units in Structure** | **Units** | **% of Units** |
| 1 unit – detached | 76 | 29.6 % |
| 1 unit – attached | 13 | 5.1 % |
| 2 units | 61 | 23.7 % |
| 3 or 4 units | 96 | 37.4 % |
| 5 to 9 units | 6 | 2.3 % |
| 10 to 19 units | 5 | 1.9 % |

| Typical Page Park Household | |
|---|---|
| Vehicles per household | 66.4% 1 vehicle |
| House heating fuel | 75.6 % use electricity |
| Telephone service | 90.5% have a telephone |
| Occupants per room | 97.1% have 1 person /room |
| Average Housing Value | $61,400 |
| Less than 15% of household income for monthly owner cost | 80.6% |
| Average Rental Cost | $459 per month |
| 35% or more – gross rent as % of household income | 29.6% |

Today, of the total 261 housing units in Page Park, 37% of the units are housed in 3 to 4 unit structures (what is typically called triplexes or quad-plexes in today's real estate market), followed by single family homes at 34%.

The majority of residential structures in Page Park are concrete block with shingled or tin roofs. Most of the units appear to be in fair to good structural condition, although many are in a state of disrepair requiring major rehabilitation or even removal.

With Lee County's present population of approximately 544,758, less than .1% of the population of Lee County resides in Page Park. Although there has been recent investment of public and private monies into the Page Park Community, including some housing rehabilitation in the residential areas, there are still a number of dilapidated or deteriorating structures in Page Park. Affordability of housing is an important issue for Page Park residents.



## Income

The median income for a household in the CDP was $23,600, and the median income for a family was $30,391. Males had a median income of $23,676 versus $21,042 for females. The per capita income for the CDP was $14,281.

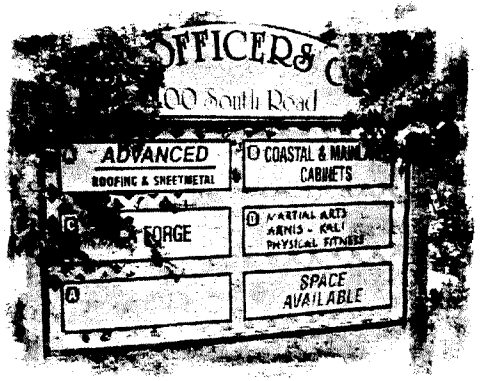
About 13.4% of families and 13.2% of the population were below the poverty line, including 19.8% of those under age 18 and 11.9% of those, age 65 or over.

| Household Income (1999) | |
|---|---|
| Less than $10,000 | 20 |
| $10,000 to $14,000 | 33 |
| $15,000 to $24,999 | 100 |
| $25,000 to $34,999 | 54 |
| $35,000 to $49,999 | 38 |
| $50,000 to $74,999 | 18 |
| $75,000 to $99,999 | 15 |
| **Median household income** | **$23,600** |

| Family Income (1999) | |
|---|---|
| Less than $10,000 | 9 |
| $10,000 to $14,000 | 14 |
| $15,000 to $24,999 | 25 |
| $25,000 to $34,999 | 32 |
| $35,000 to $49,999 | 26 |
| $50,000 to $74,999 | 7 |
| $75,000 to $99,999 | 6 |
| **Median family income** | **$30,391** |

## Commercial Development

The commercial/industrial portion of Page Park is primarily located in the eastern section of the community, but these uses are also found interspersed throughout the residential areas. The businesses range from office and retail, to warehousing and manufacturing. The Munter Corporation, a pollution control equipment manufacturer, previously had the single largest industrial use in the area located at the eastern most edge of Page Park. Today, although still owned by Munters, the 7.6 acre site sits mostly vacant with nothing more than a skeleton crew to oversee minimal operations.




The commercial and industrial buildings in the area are mostly concrete block, metal, or a combination of the two. The condition of these buildings range from good to dilapidated.

For the residents of Page Park the greatest issue with many of the commercial/industrial businesses, particularly those that abut residential is the lack of adequate buffering or screening between the business and the residential property, creating negative impacts which include noise, visual eyesores, odors, light pollution, and traffic.

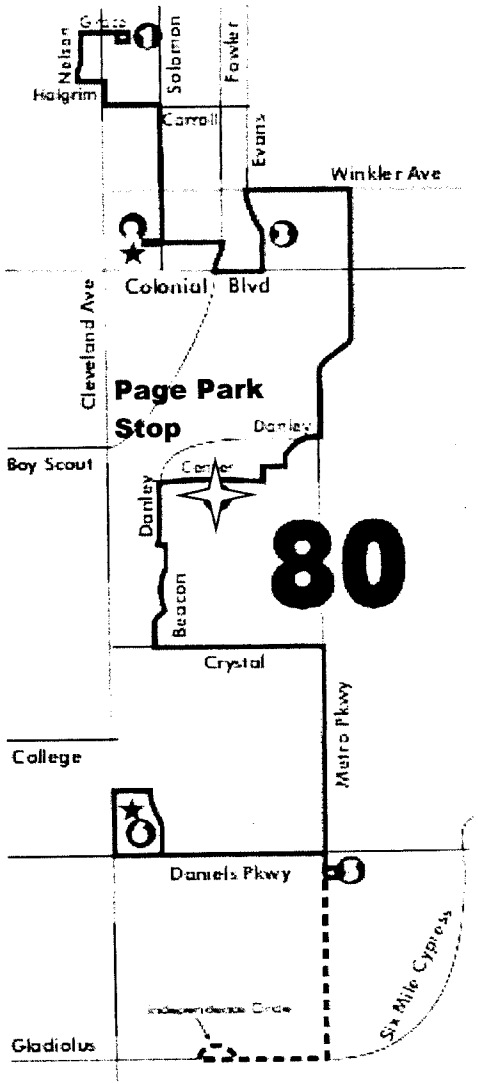
## Transportation and Roadways

The principal artery to Page Park is US 41, a six-lane divided arterial roadway which lies on the west side of Page Park. This highway segment just west of South Road had an Average Annual Daily Trip (AADT) count of 60,700 trips in 2005. On the east side of Page Park is Metro Parkway, a four-lane arterial road with an AADT count of 23,200 trips in 2005. To reach the Page Park Community one must take Danley Drive via Page Airport Road or South Road from US 41, or Danley Drive from Metro Parkway.

Danley Drive is a two-lane curvilinear road that is classified as a collector road and is the northern most boundary of Page Park. In 2005 Danley Drive, near 6th Street, had an AADT count of 5,500 vehicles. These traffic counts do not necessarily reflect the amount of traffic going to or coming from the Page Park neighborhood as many drivers use Danley Drive as a direct thoroughfare or short-cut from US 41 to Metro Parkway and visa versa, often to bypass more congested roads.

With the exception of Danley Road the remainder of the Page Park road network is characterized by a grid pattern street layout of small local roads. With most streets having a 65-foot right-of way and paved at a width of 30 feet, the streets within of Page Park are generally adequate in size, construction and drainage. The majority of the streets within Page Park have sidewalks, particularly in the residential areas. Since October 1990, a total of 8,973 linear feet of sidewalk have been constructed by Lee County throughout the community.

With regard to public transportation, Page Park is situated near two LeeTran bus routes: #140, which runs along Cleveland Avenue and provides direct connectivity to the Merchant's Crossing in North Fort Myers, Edison Mall, downtown, Cleveland Avenue, and the South Fort Myers/San Carlos Park Commercial Centers, and route #80 which runs directly through Page Park along Center Road with a bus stop at 4th Street. With connection points at the Edison Mall and the Bell Tower shops, the bus service also provides access to Cape Coral and the beaches. The convenience and accessibility of these two LeeTran bus routes reduces the demand and need for private automobile ownership and in turn reduces the expense faced by low-income workers for commuting to their place of employment.




*The LeeTran bus stop on Route 80 through Page Park*

## Central Water and Sewer

Page Park has central water service to all areas provided by Lee County Utilities. However, the Lee County Utilities Director has indicated that the current system is old and somewhat antiquated and is badly in need of upgrading.

Page Park lacks central sewer throughout the area. With the exception of one or two properties, Page Park is solely dependent on individual septic systems for each property's wastewater treatment.

A number of years ago, a central sewer system was proposed for the Page Park Community during the planning of the Metro Parkway system improvements. However, because of the generally large lots sizes in the area, the individual property owner assessments were cost prohibitive to many. As a result, central sewer is now located and available to all areas surrounding Page Park, but the community itself was never included in the planning or development of the central sewer system.

More recently, the prospect for a central sewer system to be planned and installed community-wide has again become available. The most recent estimate for a community wide central sewer system is approximately $4.5 million, with over one-half, or approximately $1.7 million of this cost going to road replacement after the installation. This estimate would require that between $20-25,000 be assessed per property owner for the central sewer installation. With County Grants, this amount can be lower to approximately $18,000 per property.

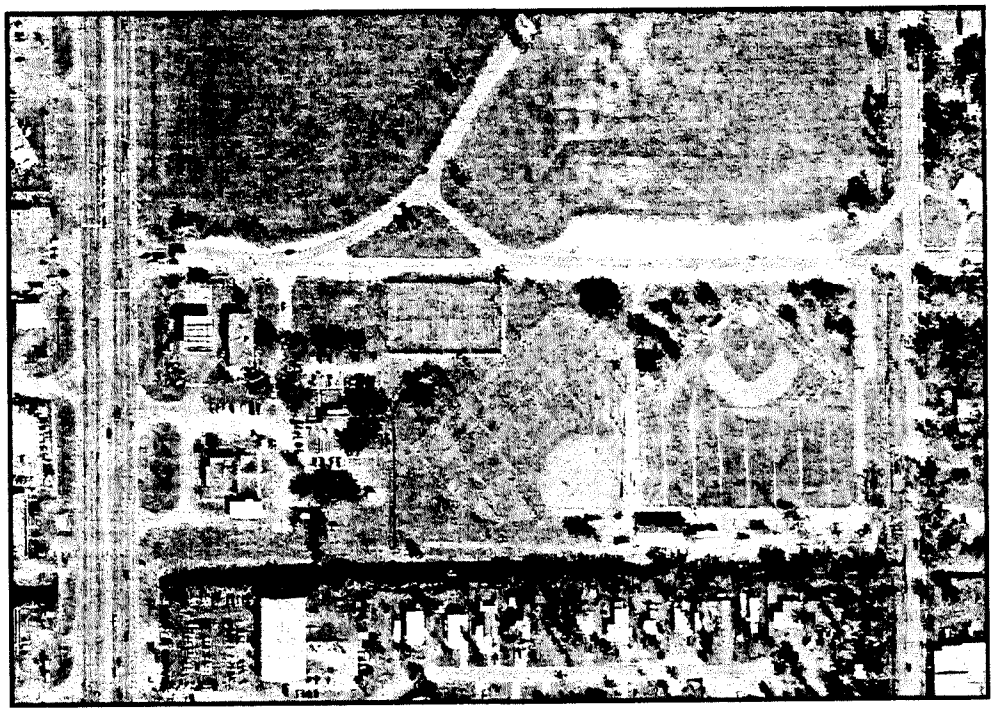
While it has not yet been determined if the property owners will accept this opportunity due to assessment costs for each property, the Page Park residents are keenly aware that the lack of sewers can, and probably will, impair any chance for good quality redevelopment prospects which will foster renewed economic viability to the area.



## Parks and Recreation

The Page Park Community has a 10-acre Lee County Community Park (Jerry Brooks Community Park) within walking distance of the entire community and is located at the southwest corner of the Page Park Community. The park has a football field, baseball field, softball field, four tennis courts with public restrooms. The community park was constructed in 1973 and was originally known as Page Park. In 1982 the facilities were renamed in honor of the former Lee County Parks Director, Jerry Brooks. This was one of Lee County's first parks and has been the home for many sporting activities and events.

Aside from Jerry Brooks Park, the Page Park Community is within close proximity to the future Ten Mile Linear Park on the east side of Page Park along Metro Parkway. The Park will include a trail utilizing the Ten Mile Canal right-of-way on each side. This urban park will extend from north of Colonial Avenue to Mullock Creek, in the Jamaica Bay area. This project, when completed, will provide a north-south pedestrian and bicycle route from the North Colonial Linear Park (east and west) to south Fort Myers, and Six Mile Cypress Parkway's pedestrian/bike path.



*Jerry Brooks Park located on the southwest side of Page Park*

## Community Safety

According to a Visioning Survey (see Appendix) conducted in February 2006 by the DRMP Community Planning Team, two of the top four problem areas related to community safety. Based on survey results illegal drugs and crime and violence ranked # 1 and 3 of the top problem areas within Page Park. However, further investigation with the Lee County's Sheriff's Office did not produce any statistical or quantifiable incident reports at this time. Whether the issue of community safety is real or perceived, it nevertheless must be addressed. Recommendations to increase the safety are found in Section IV of this Plan.

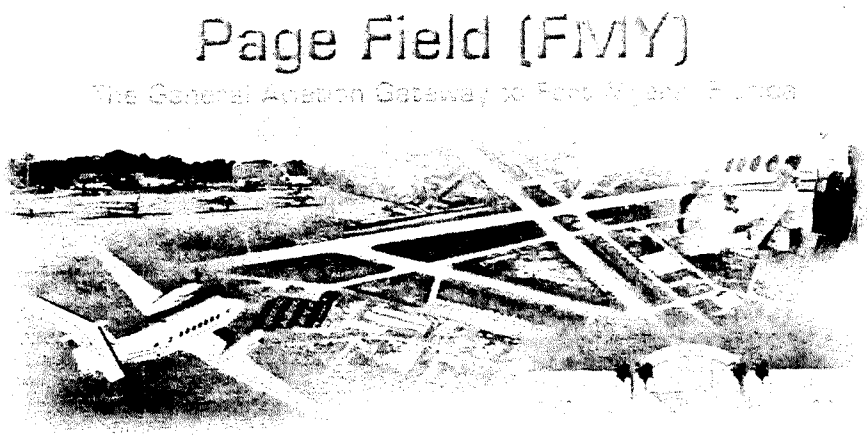
## Surrounding Properties

The one challenge the residents of Page Park have the least control over is the impact of surrounding development and their impacts. To the immediate north is Page Field Airport, a general aviation airport; to the south is Evangelical Christian School.

## Page Field Airport

Page Field is one of Southwest Florida's general aviation airports. Centrally located in Lee County, Page Field is in close proximity to downtown Fort Myers, nearby shopping, and offers easy access to I-75, U.S. 41, Southwest Florida International Airport, Bonita Springs, Gulf beaches. The airport is very popular with both recreational and business pilots because it offers high quality facilities including:

- The Aviation Center
- Air Traffic Control Tower
- An Instrument Landing System
- On-Airport Fire Station
- Airport Police Department
- Lodging & restaurants nearby
- Aircraft repair & maintenance
- Flight training
- Aircraft rental
- Aircraft charter
- Avionics repair & sales
- Aircraft detailing




Page Field General Aviation Airport serves over 90 thousand aircraft operations per year, currently making it the one of the busiest general aviation airports in Florida. Over 300 aircraft, including jets, turboprops, twins, singles and helicopters make Page Field their home on a full-time basis.

Page Field and its aviation-related businesses supports 825 jobs ($17 million in annual salaries) by local residents and generates an annual economic impact of more than $35 million. Tenants have a total economic impact of more than $13 million while private and corporate aircraft passengers using Page Field as a gateway to Southwest Florida add more than $22 million to the local economy each year. *(The study was conducted by Ricondo & Associates, Inc., Cincinnati, Ohio, and is based on data collected for 1999.)*

Discussion with Lee County Port Authority planners indicated that in the coming months Page Field is expecting to expand and improve its terminal system and will be developing a new terminal building and supporting facilities on the south side of the airport.

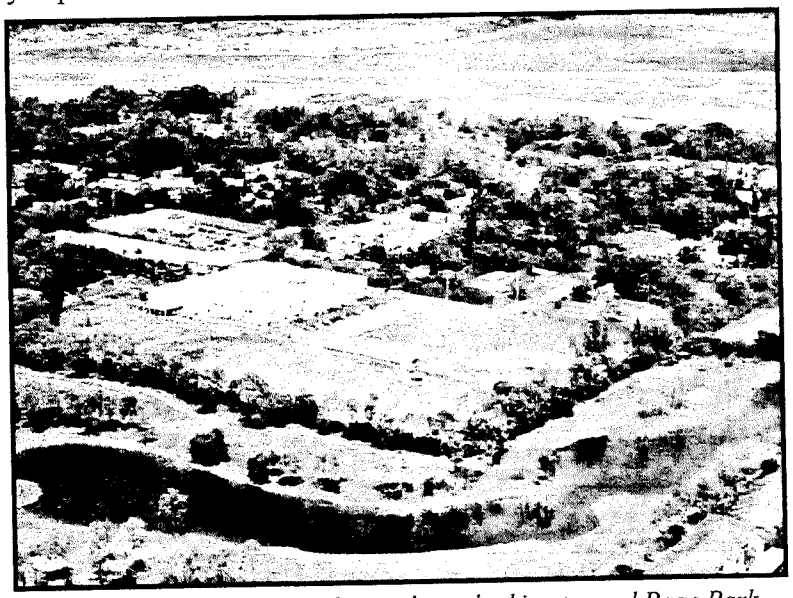
While the residents did not express any complaints or real concern about the aviation noise, they did express concern about the lack of or sparse landscape buffering between the airport and their community. However, during a monthly Page Park planning meeting the Lee County environmental planners have indicated that they are working on a plan in cooperation with the airport to greatly enhance landscaping along Danley Drive to create a greater aesthetic appeal.

## Evangelical Christian School (ESC)

The school opened its door in 1975 at it's present location, a twenty-two acre tract of land in south Fort Myers, abutting Page Park to the south. The second year on the property, the Preschool Division was added, making ECS a full service school for children pre-K though grade twelve. Over the years, the enrollment has grown and many new buildings have been added. Enrollment is now over one thousand and presently the campus is valued over eight million dollars.

According to school officials, there are no immediate plans for any expansion at this time. Although the schools lies immediately outside the Page Park boundaries, it has an ever present impact on the neighborhood, particularly along 3rd Street, where there is an off-site parking lot used by the facility and staff of the school, and also an off-site entrance on 3rd Street, south of South Road where parents drop off their children. It is not uncommon for parents running late drive in excess of he 3rd Street speed limit to get their children to school. This has created an unsafe condition in the Page Park neighborhood for quite some time.

The Visioning Survey asked residents to decide whether they wanted more, the same, or less of the following: government facilities; multifamily, condo, single family, affordable, and owner-occupied housing; manufacturing; office buildings; stores; Page Field expansion; Evangelical School expansion; industrial park; and closing some streets to through-traffic, surprisingly nearly 40%, support more expansion of Page Field, while 35% feel it should remain the same.



*Aerial view of the ECS from the southeast looking toward Page Park.*

## Community Programs

Page Park is part of a Lee County Neighborhood District Program. The Neighborhood District Program was initiated by the Board of County Commissioners in March, 1995 from some of the previously created Community Redevelopment Areas. There are currently six such districts that includes Page Park. Residents from each neighborhood district serve on the respective Neighborhood District Committees (NDC) that oversee improvements to the neighborhoods.

Further, the overall mission of the NDC is to: improve the neighborhood districts by developing effective, cost efficient, holistic neighborhood revitalization strategies designed to provide decent, affordable housing, a suitable living environment and expanded economic opportunities. This mission shall, in part, be accomplished by the following actions:

- Identifying legitimate, capable, and strong neighborhood leaders and working with them on a basis of trust, respect, ethics, and recognition.
- Building empowered, accountable neighborhood-based private/public partnerships to include honest, unbiased, open communication, real power sharing, mutuality of decision-making, and a common neighborhood vision.
- Honor commitments and willingness to commit needed resources.
- Achieve a holistic approach to neighborhood building by linking physical and social service program planning, using long-term realistic solutions.

The Neighborhood Building Program can only be successful if it is planned and orchestrated to delicately balance infrastructure needs with the social needs required to maintain them. Both Social Capital and Infrastructure Capital are pieces of the same effort. (While infrastructure personnel focus on physical improvements, social needs personnel concentrate on the social fabric and neighborhood association organizational capacity building.) In order to attain thriving neighborhoods, a holistic approach involving both physical and social improvements is needed. Thus the rebuilding of targeted Neighborhood Revitalization Districts is via a redevelopment process that is neighborhood-driven, asset-based, and focused on community relationships. Neighborhood Revitalization District (NRD) residents must be empowered to define and develop solutions to their problems. Neighborhood Meetings are the place where problems should be discussed, decisions made, and solutions developed. The condition of the entire neighborhood must be taken into consideration. Addressing only one part of a neighborhood's liabilities while ignoring all other factors that define neighborhood quality of life has led, in the past, to large capital investments and low results. One neighborhood revitalization plan will be developed for each neighborhood district. It will have two components, one for infrastructure activities and the other for social enhancements of the neighborhood. The holistic, Neighborhood Building approach to neighborhood revitalization matches investments made in infrastructure and affordable housing with investments made in human capital.

# Page Park Community Plan

The Neighborhood District Program has enabled the Page Park Community to identify, plan and complete the following infrastructure projects for their community:

- Sidewalk construction has resulted in the completion of 8,973 linear feet of sidewalks within Page Park. The sidewalks provided for increased pedestrian safety and connected the Community Club Building located at 507 Center Road and playground area to the portion of the neighborhood located west of the facility along Center Road. In addition, the sidewalks benefit area residents through improved pedestrian safety especially for school aged children. In addition, the sidewalks serve as a catalyst for improved community appearance and neighborhood pride as well as a stimulus for housing renovation within the affected areas
- Storm water drainage facilities have been constructed in conjunction with sidewalks in order to improve storm water runoff within the area.
- A row of large Australian Pine trees were removed from the Page Park Community Club Building site in order to reduce liability from potential storm damage and to facilitate construction of a 20-space off-street parking lot to serve persons attending neighborhood activities conducted within the Community Club Building.
- Original renovation of the Page Park Community Club Building included repairs to the roof, new air conditioner, handicapped accessibility and purchase of playground equipment. Additional renovations included improvements to the kitchen area, new cabinets, folding room separator and purchase of a stove and refrigerator. The project benefits area residents by providing space for community meetings and related activities that directly serve the neighborhood.
- Purchase and installation of a bus shelter located at 401 Center Road. The bus shelter location was coordinated with sidewalk construction and Lee Tran to serve a frequently used bus stop within Page Park in order to increase the convenience of using public transportation services especially during inclement weather.

The Neighborhood Building Program is made possible by the utilization of federal Community Development Block Grant (CDBG) funds from Housing and Urban Development (HUD) through Lee County Human Services Neighborhood Program.

## In Summary

Page Park has a lot going for it. It is in a great location with many work and business opportunities, and transportation corridors, including public transit. It is a close knit neighborhood with strong leadership that has a vast potential for redevelopment and increased tax-base growth possibilities. It has good recreation amenities nearby available for all residents to use, and while still not yet 100 percent complete, Page park has most neighborhood amenities in place like sidewalks and street lighting.

**Strengths**

- Tax base growth potential
- Increasing investment interest
- Friendly neighborhood
- Residents feel connected to neighborhood
- Strong community leadership and resident commitment
- Compact cohesive, neighborhood
- Numerous opportunities for redevelopment

However, Page Park is not without its issues or problems, many of which have been previously discussed and which was the impetus for the Page Park Community to pursue a community planning effort. It is generally the challenges a community faces which form the basis from which any community plan or any planning effort is initiated. The community strengths and assets were derived from the day-long Page Park Community Workshop, conversations with the residents, monthly meeting with the Page Park Planning Panel, and the Visioning Survey. The following Section shall address these assets, challenges, and opportunities and develop them into a plan in which the Page Park Community can use to help them achieve their vision, goals and improve the quality of life for their community now and in generations to come.

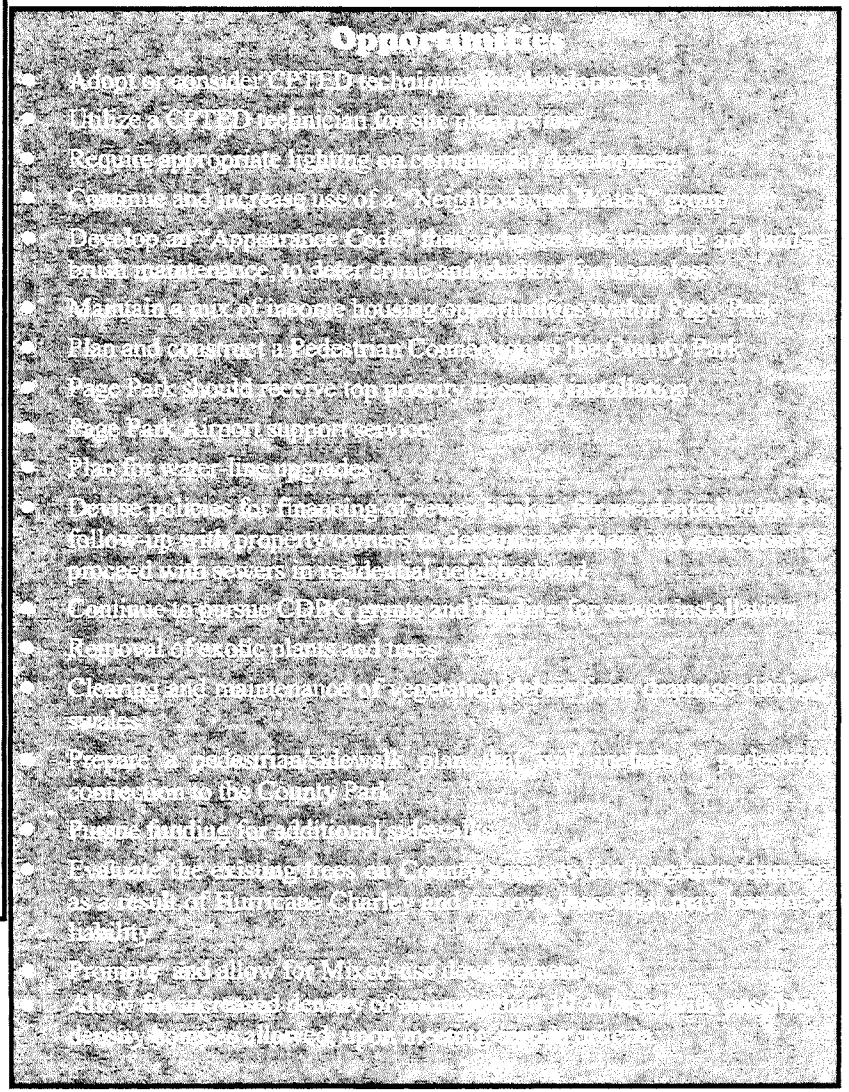
**Assets**

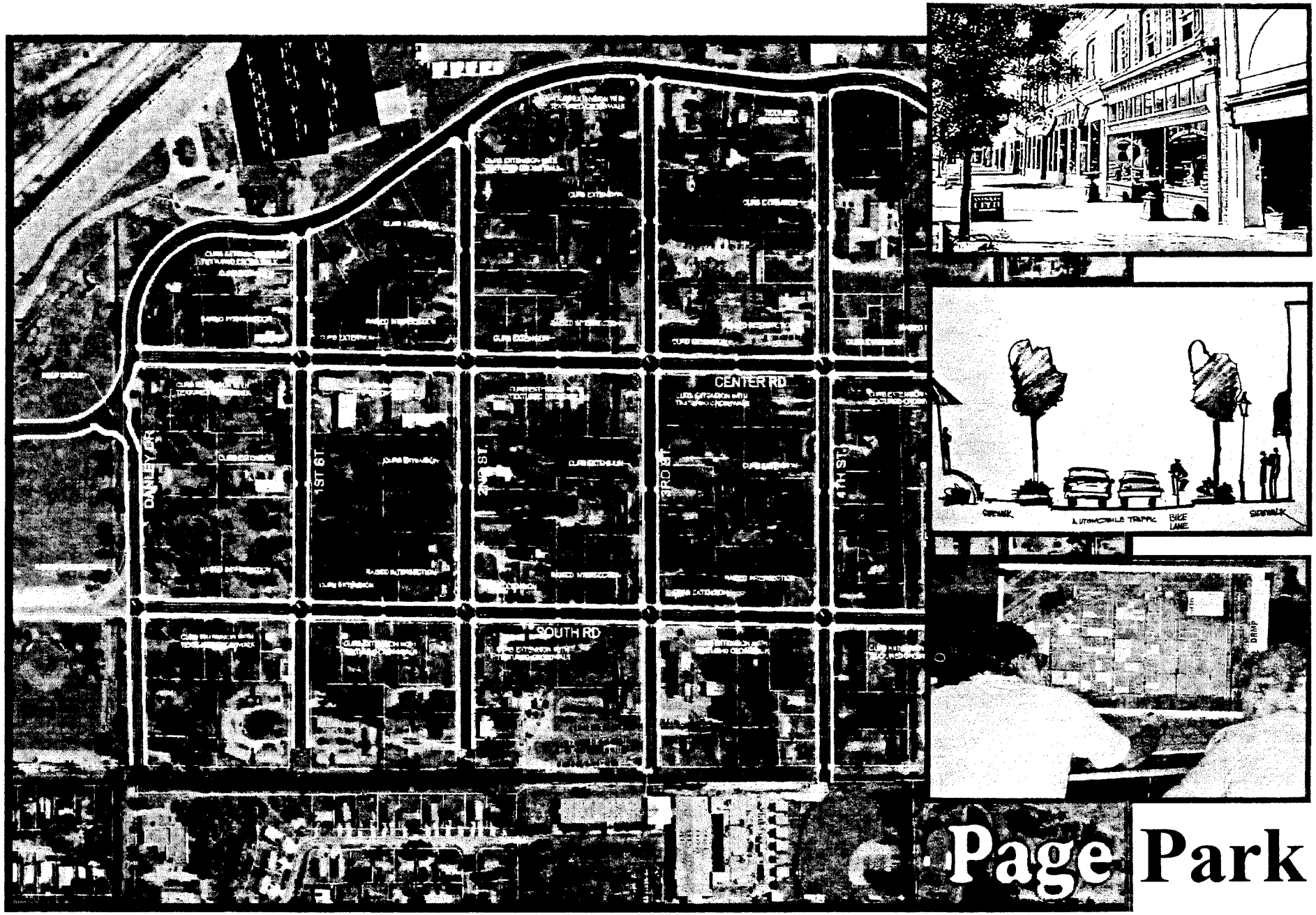
- Attractive mature oak tree canopy
- Vacant land for fill-in development
- Proximity to main traffic corridors
- Proximity to work and businesses
- Page Field Airport as neighbor
- Close proximity to recreational opportunities
- Access to public transit
- Good "grid' circulation
- Proximity to Ten Mile Linear Park

With careful consideration of existing assets and challenges, coupled by a strong willingness to capitalize on the potential for redevelopment and maintain the small village atmosphere, the Page Park Community is ready to move forward and has taken a big step in defining its future.

## Challenges

- Limited amount of housing stock
- Cut-through traffic in neighborhood
- Speeding traffic in neighborhood
- South Street safety by Brooks Park
- Lack of sidewalks in some areas
- Lack of sewers in entire area
- Areas of vegetative overgrowth to harbor homeless and/or criminal element
- In need of water line and facility upgrade
- Drainage ditches and swales overgrown with vegetation preventing water conveyance
- Hurricane damaged trees may become a liability
- Deteriorating physical condition of buildings
- Insufficient street lighting in areas
- Lack of sufficient code enforcement
- Deteriorating conditions of housing stock
- Non-owner occupied dwellings or absentee landlords
- Perception of high crime
- Potential industrial impacts to abutting residential area
- Illegal debris dumping
- Lack of development/redevelopment incentive
- Need for restaurants
- Lack of parking on commercial sites
- Parking on lawns in residential areas
- Lack of trees/landscaping






# Page Park

# *IV Plan Elements & Recommendations*

As a result of reviewing and analyzing existing community conditions, feed-back from the Community Workshop, survey results, and numerous public meetings with the Page Park Planning Panel, a number of community "focus areas" were identified. These focus areas will be addressed as proposed elements of this plan. This section will present descriptions of the various elements of the Page Park Community Plan which contains proposals for future land use, private sector development opportunities, and recommended public investment in capital improvements.

It should be understood that the plan will not happen all at once and most likely not even in the sequence presented. The Page Park Community Plan is intended to provide guidance and direction for the Page Park Planning Panel to take action to reach the goals, visions, and a desired outcome for continued positive growth and development for the future of the Page Park Community.

The elements of the Community Plan are arranged and grouped by focus area, beginning with the proposed Land Use recommendations, and followed by proposals that apply to the remainder of the Page Park Community such as transportation and roadways, infrastructure, community safety and appearance.

## Land Use

One of the most obvious planning concerns Page Park currently faces is the hodgepodge fashion in which development has occurred throughout the community. Industrial uses abut residential, single family residential is surrounded by multi-family, and commercial pops up anywhere. An existing land use map can be found in Section II of this plan.

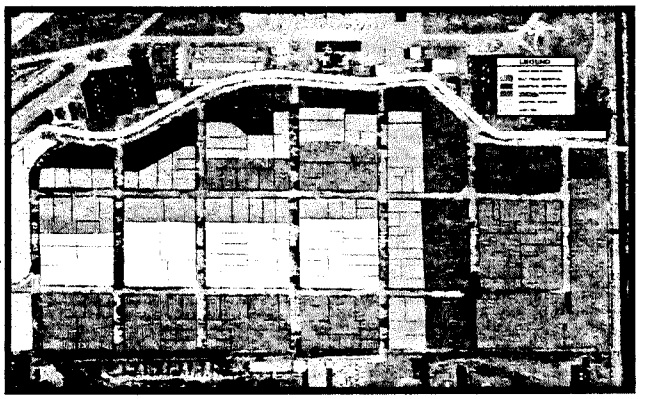


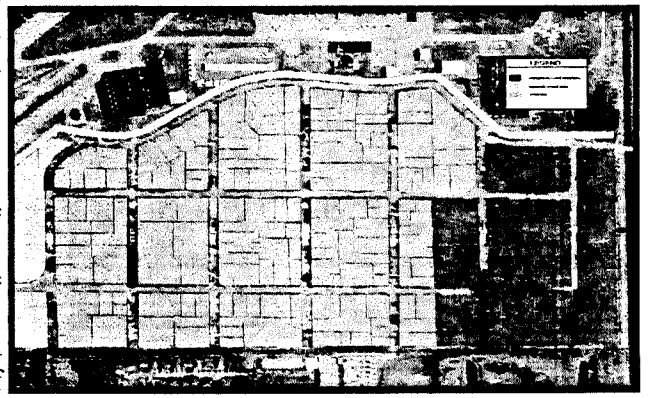
One of the first things that need to be resolved is how to make this land use scheme make sense so that any future development can provide some level of predictability and redevelopment will occur using sound planning principles. It must also be sensitive to the existing residential and business uses currently in the community.

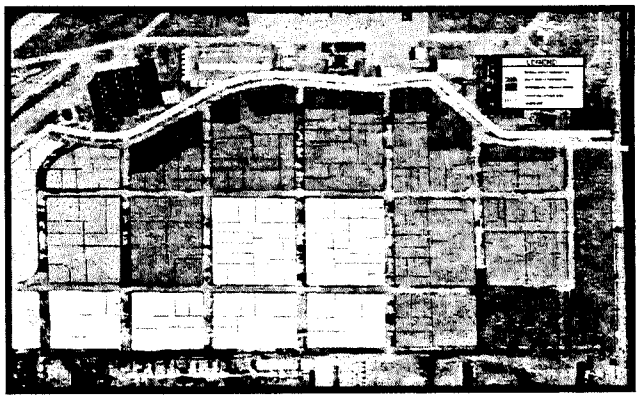
To assess how the neighborhood felt about this land use situation, particularly since it was one of the "top" items most often mentioned in surveys, discussions, and during the Page Park community planning workshop which took plan in April 2006, the planning facilitators asked the residents how, if they had an opportunity to correct this situation or make things right, would they arrange or rearrange the community's land use?

The residents were broken into three groups and given aerial base maps, tracing paper, and colored markers to redesign and plan Page Park's land use. The results were somewhat surprising in that all three groups showed great similarities and consistency in their ideal plans.

Shown are the three plans as created by each group. All three groups recognized that introducing the concept of a mixed use would help elevate some of the land use issues which currently exist within Page Park. Two of the groups also saw the need for commercial fronting Danley Drive, both as a neighborhood buffer from the Page Field Airport and Danley Drive, as well as offering a location for commercial airport support services. All three plans were also sensitive to the need for continuing the commercial/industrial uses on the east side of the community, although two of the plans indicated a lessening of intensity from industrial to commercial, which perhaps would allow for some light industrial.







## Mixed Use Overlay

Most recently Lee County planners are looking at creating mixed-use overlay districts in various parts of unincorporated Lee County, particularly areas that could be considered small communities. Page Park is one such community they would like to consider for this treatment. County planning staff view it as a way to promote the creation and restoration of diverse, walkable, compact, vibrant, mixed-use communities composed of the same components as conventional development, but assembled in a more integrated fashion, in the form of complete communities. These districts would contain housing, work places, shops, entertainment, schools, parks, and civic facilities essential to the daily lives of the residents, all within easy walking distance of each other. Ironically, it is the same concept the residents have already expressed for Page Park during the community planning workshops and meetings.

*These maps were proposed by 3 citizen groups at the day-long Charette. The brown indicates multi-family use, yellow is single family use, red is commercial, orange is mixed use, and pink is industrial. The proposed Page Park Overlay Map is a composite of these three concepts,*

The mixed-use overlay would allow for commercial uses, residential uses, and some light industrial use in a compatible manner that includes the following components:

**1. Walkability**

-Most things within a 10-minute walk of home and work

-Pedestrian friendly street design (buildings close to street; porches, windows & doors; tree-lined streets; on street parking; hidden parking lots; garages in rear lane; narrow, slow speed streets)

-The distance that a person is willing to walk in order to reach a destination



**2. Connectivity**

-Interconnected street grid network disperses traffic & eases walking

-A hierarchy of narrow streets, boulevards, and alleys

-High quality pedestrian network and public realm makes walking pleasurable

**3. Mixed-Use & Diversity**

-A mix of shops, offices, apartments, and homes on site. Mixed-use within neighborhoods, within blocks, and within buildings

-Diversity of people - of ages, income levels, cultures, and races

**4. Mixed Housing**

A range of types, sizes and prices in closer proximity

**5. Quality Architecture & Design**

Emphasis on beauty, aesthetics, human comfort, and creating a sense of place; special placement of civic uses and sites within community. Human scale architecture and beautiful surroundings nourish the human spirit

**6. Increased Density**

-More buildings, residences, shops, and services closer together for ease of walking, to enable a more efficient use of services and resources, and to create a more convenient, enjoyable place to live

**7. Smart Transportation**

-Pedestrian-friendly design that encourages a greater use of bicycles, rollerblades, scooters, and walking as daily transportation

**8. Sustainability**

-Minimal environmental impact of development and its operations

-Eco-friendly technologies, respect for ecology and value of natural systems

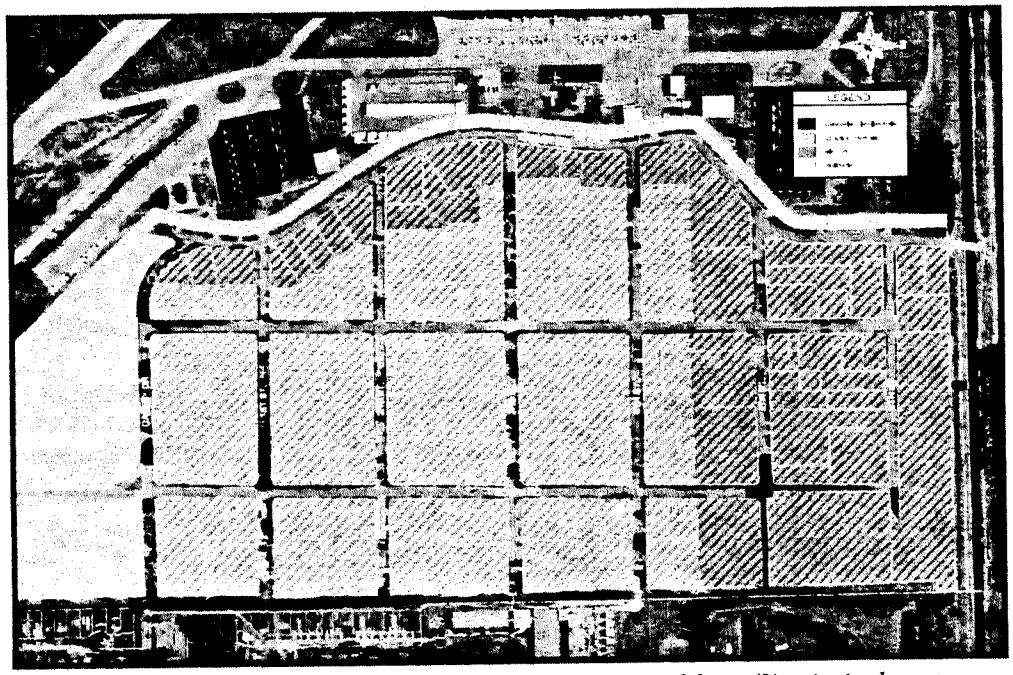
-More local production

-More walking, less driving

**9. Quality of Life**

Taken together these add up to a high quality of life well worth living, and create places that enrich, uplift, and inspire the human spirit

Based on the plans drawn by residents, further discussions with the Page Park Planning Panel and now the Lee County Department of Community Development conceptually endorsing and encouraging the mixed use concept for Page Park, the following proposed Page Park Overlay Map was created as a composite of these ideals and concepts.



*The proposed **Page Park Mixed Use Overlay Map** consists of three (3) principal use types: mixed use shown in orange, 'stand-alone' commercial shown in red, and 'stand-alone' residential (single family and multi-family) shown in yellow.*

The mixed use areas are depicted in orange and allow for residential and commercial uses as mixed use development in a compact urban form, and include residential and one or more different but compatible uses, such as, but not limited to: office, industrial and technological, retail, commercial, public, entertainment, or recreation. These uses may be combined within the same building or may be grouped together in cohesive neighboring buildings, (as a development project) with limited separation, unified form and strong pedestrian interconnections to create a seamless appearance. The entire 136 acres of Page Park would be appropriate and designated for mixed use development.

Because any mixed use development will require a residential component, density is also a consideration for mixed use. Therefore, mixed use developments shall be limited to ten (10) residential dwelling units per acre (du/ac). However, additional density may be awarded as bonus density that shall be based on six (6) performance criteria categories. The bonus can be awarded in proportion to the number of criteria fully met for a maximum of nine (9) dwelling units per acre.

For example, if two (2) of the six (6) criteria are met, then one-third of the available bonus density shall be awarded: two (2) categories will allow for an extra three (3) dwelling units per acre of maximum density, four (4) met categories will allow for an extra six (6) dwelling units per acre of density, and all six (6) categories met will allow for an extra nine (9) dwelling units per acre of maximum density over and above the 10 du/ac that would be typically allowed. These six performance criteria are detailed in Section V of this plan.

## Residential District

Currently, 42.69% of Page Park is made up of residential uses, both single family (19.18%) and multi-family (23.51%). The majority of the residential use is located in central Page Park and extends west toward Jerry Brooks Park. While the mixed use concept requires residential uses to be a major component, it does not allow for "stand-alone' residential. In order to avoid making 42.69% of development become legal non-conforming land uses and structures, a Residential district was created where existing residential and new "stand-alone" (without a non-residential component), may be developed. This area is depicted in yellow on the Page Park Overlay Map. These areas will allow the existing residential uses to blend in harmony with new mixed use development.

Like mixed use density is a consideration for residential development and shall be limited to 5 dwelling units per acre. But also like the mixed use, density bonuses will also be allowed based on the same performance criteria and in the same manner as the mixed use. The bonus can be awarded in proportion to the number of criteria fully met for a maximum of nine (9) dwelling units per acre.

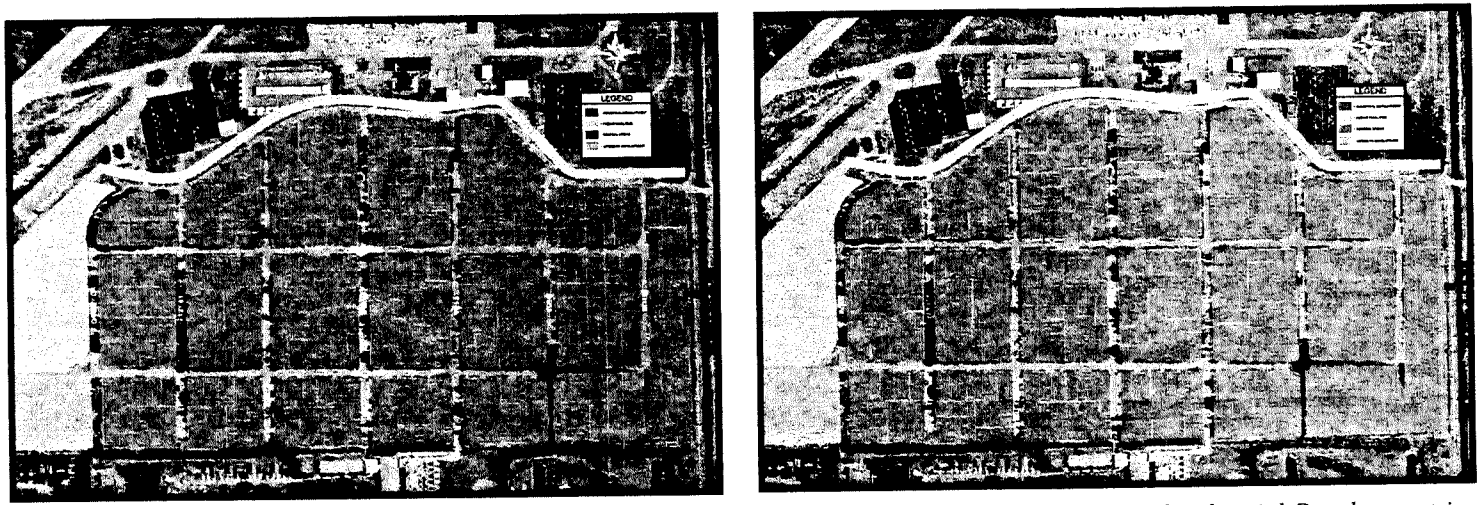
For example, if two (2) of the six (6) criteria are met, then one-third of the available bonus density shall be awarded: two (2) categories will allow for an extra three (3) dwelling units per acre of maximum density, four (4) met categories will allow for an extra six (6) dwelling units per acre of density, and all six (6) categories met will allow for an extra nine (9) dwelling units per acre of maximum density over and above the 5 du/ac that would be typically allowed. The six performance criteria are detailed in Section V of this plan.

## Commercial District

Recognizing that Page Park has significant amounts of existing commercial and industrial uses (31.85%) a commercial district was created that allows for "stand-alone" commercial, including the existing industrial uses, to persist. These areas are indicated in red on the proposed Page Park Overlay Map. The commercial district is predominantly found on the east side of Page Park where most of the industrial uses currently exist and along Danley Drive providing a good support location for potential Page Field Airport businesses as well as act as a buffer between Danley Drive—which has become a busy thoroughfare—and the remainder of Page Park. The commercial district would also allow for mixed use development, but the idea of stand-alone commercial and the existing industrial uses will no doubt dominate these areas.

However, to accommodate any mixed use development in the areas currently designated for industrial use, a Future Land Use Map amendment from Industrial to Central Urban will be required. This Future Land Use Map amendment will only affect the small area bound on the east by the Iona Drainage District canal, to the north by Danley Drive, to the south by South Road, and the west by drainage easement between 4th and 5th Streets. This amendment to Central Urban will not affect existing industrial uses as the Central Urban Land Use does accommodate limited light industrial uses as described in Policy 7.1.6 of the Lee Plan:

***POLICY 7.1.6 (The Lee Plan):*** *Land that is located outside of the Industrial Development, Tradeport, and Industrial Interchange areas but within the designated Future Urban Areas may be developed for light industrial purposes so long as adequate services and facilities are available, the use will not adversely impact surrounding land uses, and natural resources are protected, if one of the following conditions is met: a. The parcel is located in the Intensive Development, Central Urban, or Urban Community land use categories, was zoned IL or IG prior to the adoption of the 1984 Lee Plan, and does not exceed 50 acres in size (unless it is adjacent to other existing or designated industrial lands); or b. The parcel is located in the Intensive Development, Central Urban, Urban Community, General Interchange, Industrial Commercial Interchange, or University Village Interchange land use categories, and is zoned as a Planned Development.*



*On the left is the current Future Land Use Map (FLUM) of Page Park with Central Urban in brown and Industrial Development in pink. On the right is the proposed FLUM, with all Central Urban Land Use designation which would allow for mixed used in what is presently industrial use only.*

The Future Land Use Map amendment allows for a consistent Central Urban Land Use designation for Page Park thus making for a more streamed-lined development of the Community.

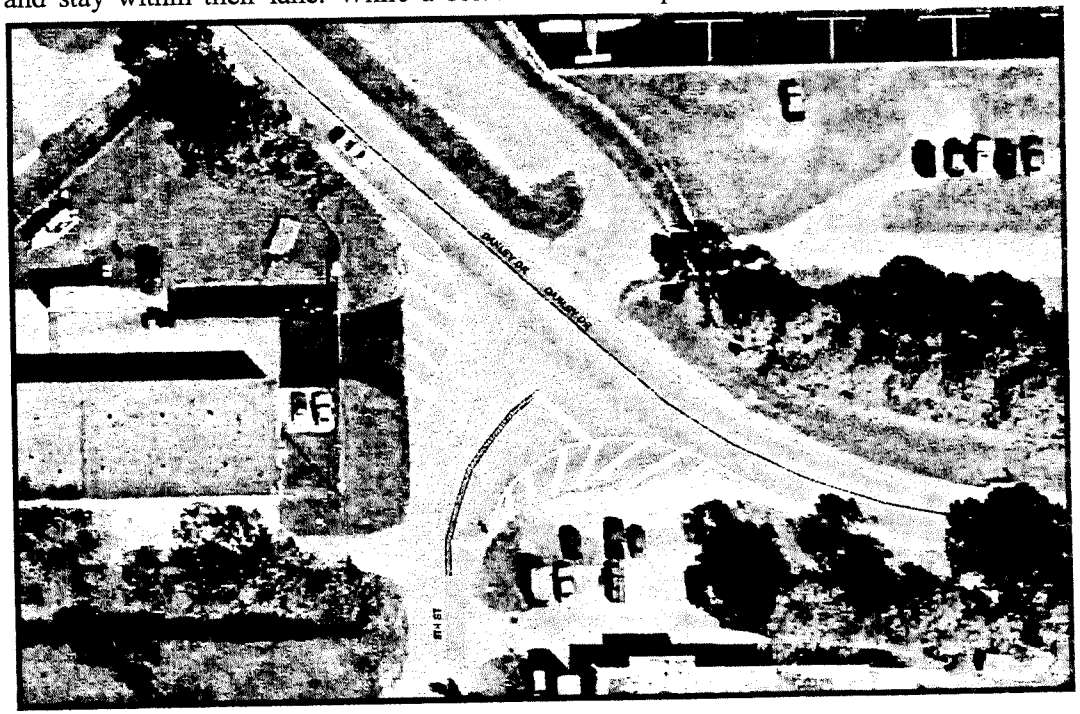
In order to facilitate achievement of these Land Use concepts, the Goals, Objectives and Policies found in Section VI of the Community Plan, will be used to serve as a guide for developers, property owners, County staff, and the Board of County Commissioners when development activity is being conceived, planned, reviewed and undertaken. These policies will supplement the Goals, Objectives and Policies currently adopted in the County's Comprehensive Plan, and can often serve better than specific land use standards by allowing for creativity and innovation in land use planning.

## Transportation and Roadways

The Page Park Visioning Survey (see Appendices) lists cut-through as the neighborhood's biggest traffic problem within Page Park. Cut-through traffic also leads to speeding and other traffic problems as voiced by the Page Park Planning Panel.

Representatives from Lee County Transportation listened to the concerns of the citizens and suggested possible solutions to remedy the traffic situations. For example, there is a speeding "hot spot" located at the intersection of 4th Street and South Road. While residents have requested a stop sign to solve the problem, it was pointed out that the much desired stop sign could actually make the situation worse. Instead, traffic calming techniques, which include roundabouts and raised intersections could be the solution to this problem.

A second traffic problem identified by the Page Park residents is the intersection of Danley Drive and 5th Street. It is an extremely wide, unmarked intersection that tends to create confusion as to where to stop and cars turning off Danley have no point of reference in which to make a safe turn and stay within their lane. While a solution was not presented at the meeting, it was approximately one week later that the Lee County Department of Transportation presented an affordable and immediately do-able solution to resolve this problem (see photo). While it may not be the "best" solution, it will create a safer intersection until such time that a more permanent solution.




*Lee County's solution to the 5th & Danley intersection problem, which was immediate and do-able.*

## Traffic Calming Plan

With the concept of traffic calming techniques freshly on the minds of the Page Park Planning Panel and residents, they were interested in finding out how this concept could help their community. Traffic calming can be described as techniques that include a full range of methods to slow cars, but not necessarily ban them, as they move through commercial and residential neighborhoods. The benefit for pedestrians and bicyclists is that cars now drive at speeds that are safer and more compatible to walking and bicycling. There is, in fact, a kind of equilibrium among all of the uses of a street, so no one mode can dominate at the expense of another.

The Page Park community is currently plagued more with speed control measures than traffic volume issues, therefore, traffic calming techniques can generally be employed in one of three ways:

Changing the vertical alignment
Changing the horizontal alignment
Narrowing the road

