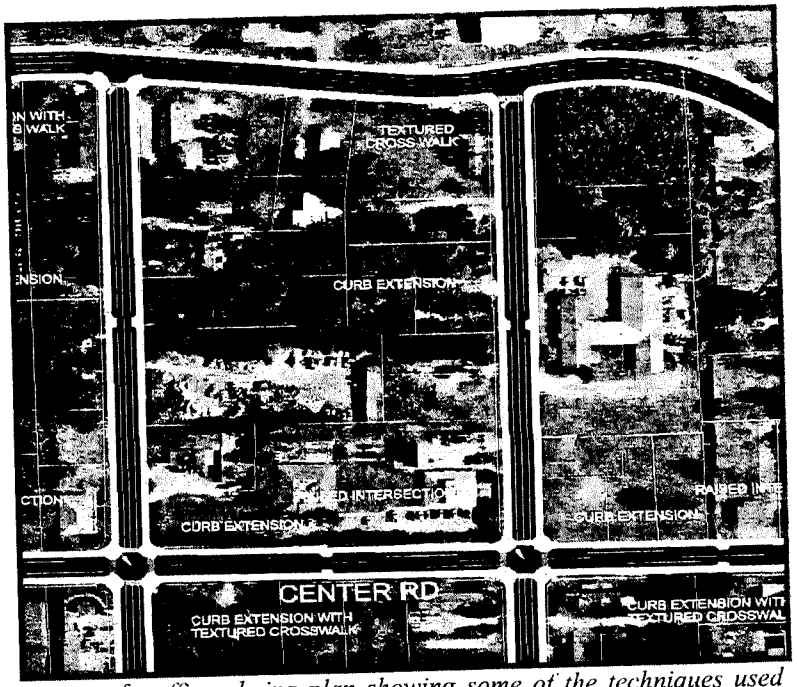
These techniques include such things as: speed bumps, speed tables, raised crosswalks, raise intersections, textured pavement, traffic circles, roundabouts, realigned intersections, center island narrowing, and others. During the Page Park planning Charette, many of these techniques were utilized to develop a proposed traffic calming plan which will help alleviate many of the traffic issues which currently concern residents.

This plan will require review, approval, and coordination with the Lee County Department of Transportation (DOT) prior to any implementation. In addition to approval, a plan such as this will also require adequate funding to facilitate its construction, since there are no current plans by the Lee DOT to implement any road improvements to Page Park at this time. Discussion of funding possibilities and opportunities can be found in Section V of this plan.



Section of traffic calming plan showing some of the techniques used such as textured crosswalks, raised intersections, and curb extensions.

One opportunity could be if the central sewer project were implemented. Since the streets will be torn up and will need to be replaced, several of these traffic calming techniques may be able to be implemented at that time at a reduced cost or as part of the overall reconstruction. Again, installation of the sewer and coordination with the County could make this a reality in whole or part.

One additional initiative would be to make installation of a traffic calming measure as a criteria category for density bonus acquisition, discussed earlier in this section and in Section V of this plan.

Identification/Entrance Feature

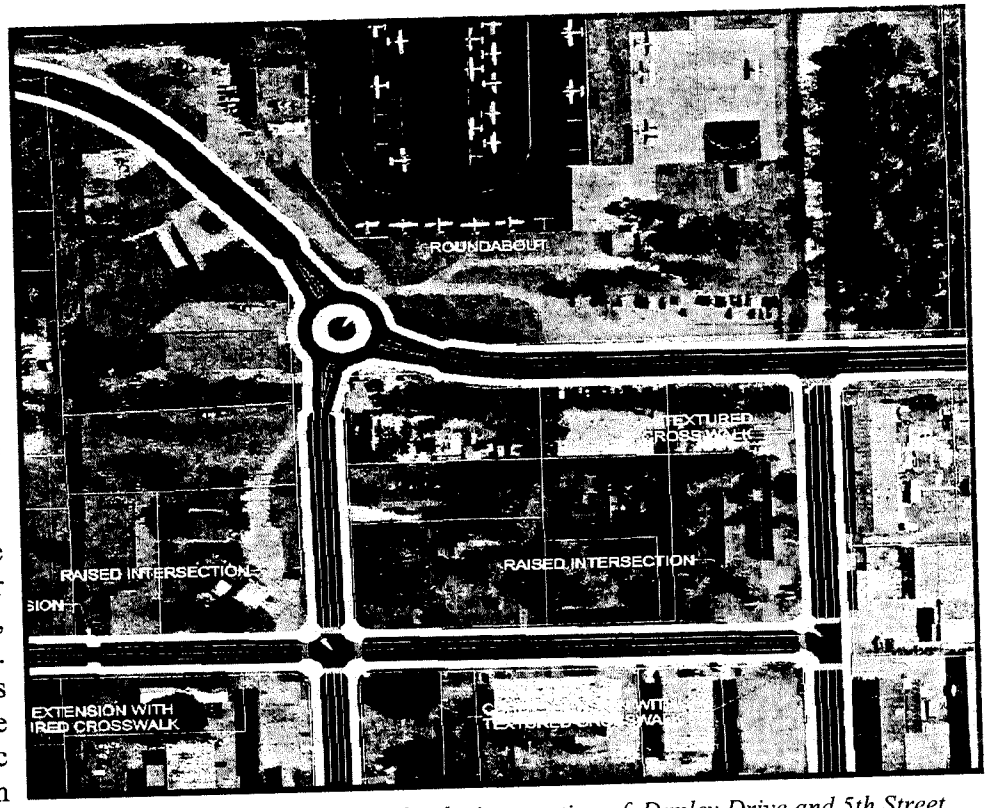
The previously discussed issue of the Danley Drive and 5th Street intersection was also address at the planning charette. Although the Lee DOT solution was quick, relatively easy to accomplish and inexpensive, it was hardly a good long-term solution. The group then sought a long-term means to solve the dangerous intersection problem. One such solution was the traffic calming concept of a roundabout.

A roundabout is a circular intersection that eliminates some of the conflict traffic, such as left turns, that causes crashes at traditional intersections. Traffic maneuvers around the circle in a counterclockwise direction, and then turns right onto the desired

street. All traffic yields to motorists in the roundabout and left-turn movements are eliminated. Unlike a signalized intersection, vehicles generally flow and merge through the roundabout from each approaching street without having to stop.

A roundabout would slow the traffic at the intersection, provide absolute visual definition for all users, and even have an aesthetic component which the Lee DOT solution certainly did not. The aerial photo shows how such a roundabout might be implemented.

In addition to calming traffic and providing for a safer intersection, a roundabout could also become an identity and entrance feature for Page Park. Currently, Page Park as a community is without any identification features. There is no way of knowing you are in the Page Park community with the possible exception of the Community Club building located on Center Road. In spite of Page Park's interesting and important heritage, it remains a visually anonymous community. Neighborhoods should to be recognized for their unique character. This can enhance the walking environment and sense of community.



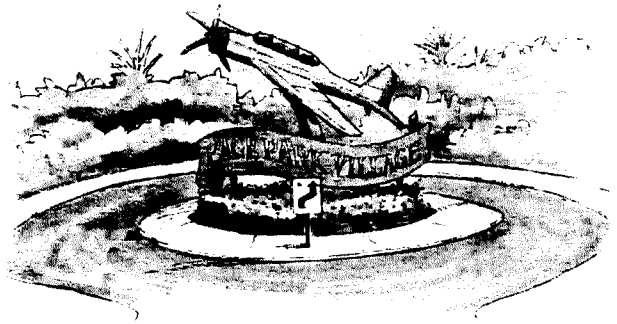
The roundabout concept proposed for the intersection of Danley Drive and 5th Street. It could also act as a community identity feature with signage, landscaping or even art.

Examples of identity treatments include gateways, traffic calming, welcome signs, flower planters, banners, decorative street lighting, unique street name signs, and other details. Unlike most community identity treatments which help develop interest in enhancing the community, but seldom provide any direct traffic improvements, the Page Park roundabout on Danley Drive and 5th Street can provide both.

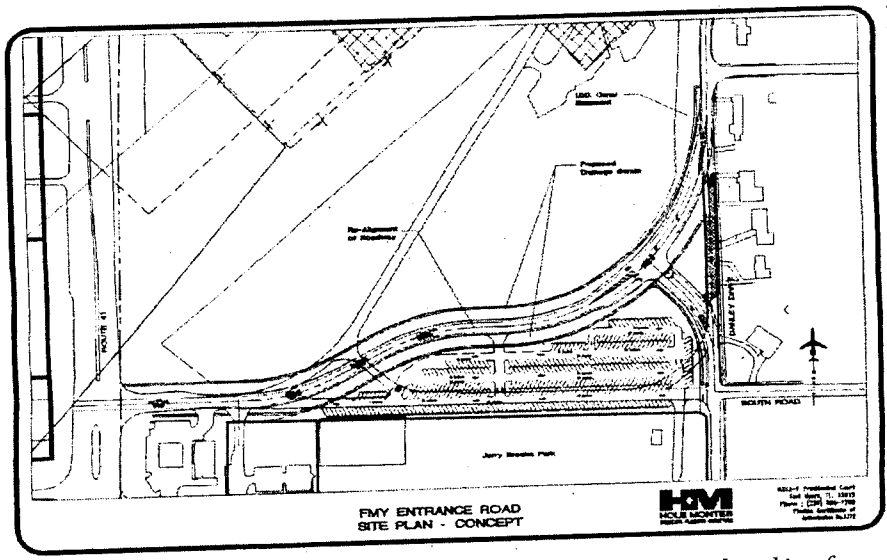
The cost for a landscaped roundabout varies widely and can range from $45,000 to $150,000 for neighborhood intersections.

Recreation

While the Page Park citizens have no issues or concerns with Jerry Brook County Park as a recreational facility, and even feel it is a great amenity to their neighborhood they have serious safety concerns about the alignment of South Street which fronts the facility and separates the park from frequently used parking spaces across this street. According to the Page Park Planning Panel, this situation has been in existence for quite a numbers of years, and they feel it is just a matter of time before a park user will be seriously injured by a vehicle. To alleviate this situation, the Lee County Port Authority and Parks and Recreation Department have collaborated on property transfer that will bring the area used for parking under the jurisdiction of Parks and Recreation. There are plans to close that section of South Street and create a new roadway into Page Park as shown in the preliminary road design. Unfortunately, there has been a financial snag along the way, which is causing the delay in correction this situation. The Page Park Planning Panel is working to resolve this matter.



A roundabout concept that could act as an entrance feature and provide identity for the Page Park community.



A conceptual plan to realign South Road to provide for increased parking for Jerry Brooks Park, but more importantly, greater safety for all park users.

Infrastructure

Page Park will require some infrastructure improvements to facilitate enhanced private investment in the community and allow for the recommendations in development type.

Central Sewer

With minor exception, most of the Page Park community currently uses septic tanks as 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 also 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 come to an

agreement with Lee County to install wastewater lines to a central 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).

Without a central sewer system, increased density and mixed use development may be difficult, if not impossible. However, the cost of sewer installation is expensive to the current residential population. The latest estimated figures for a central sewer installation is $4.5 million with approximately one-half or about $1.7 million going to the road replacement alone. Also this approximate estimate does not include financing charges for the project, only the engineering and construction costs. This initial estimate would require that each property owner be assessed approximately $20,000 to $25,000 per property to pay for the central sewer installation. This cost can be reduced to approximately $18,000 per property through some of the grant programs that Lee County currently offers for such items as sewer installation. The grants are mostly income based, which will help many of the property owners in Page Park .The Department of Human Services is also investigation other cost saving strategies and programs to help this long overdue necessity become a reality. Unfortunately, without central sewer, many of this plan's recommendations cannot move forward, or will need to be scaled back until such time that sewer becomes available. Bottom-line, sewer has and will become a critical issue for the advancement of the Page Park community.

Central Water

Currently the Page Park community has a complete central water system. However, recent conversations with the Lee County Director of Utilities have indicated that the system is old, in many respects antiquated, and in need of upgrading. He has indicated that as a side project to the sewer installation, "if and when that finally happens", that the Lee County Utilities Department will propose a central water improvement program to do these much needed upgrades at total cost to the County. It was stressed that it can happen only as a piggy-back to the sewer program and makes sense to do it then as the streets will be open and construction ongoing. This will be a great opportunity to the residents and businesses of Page Park, however, it does depend on the acceptance of central sewer installation by a majority of the Page Park property owners.

Community Safety

As a starting point to address the problem of Community Safety, the Lee County Sheriff's Office was contacted to conduct a Community Security Survey. This survey was conducted on April 5, 2005 by Ms. Kathy Hoffmann, FCPP/ICPP, from the Homeland Protection Unit. Based on her assessment of the Page Park community, she made the following recommendations:

- Add Street lights.
- Advise code enforcement to address the untagged vehicles.
- Trim all overgrown vegetation.
- Verify with the zoning department concerning operating businesses out of the home.
- Add traffic center lines to roadways and paint speed bumps.
- Designate cross walk areas with signage and or road markings.
- Advise all homeowners and renters to remove basketball hoops from roadway.
- Advise all residents and business no parking on sidewalks.
- Check with code enforcement in reference to livestock being kept in the area.
- Move or disguise large commercial dumpsters.
- Remove debris from vacant lots.
- Add traffic calming devices such as roundabout, etc. (*as previously discussed earlier*)
- Add security barriers around play ground. This should prevent children from falling into the drainage ditch.
- Update "Tot Lot".
- Add small "adult" benches to play ground area.
- You may wish to add a picnic table.
- Add lighting to play area.
- Add residents and guest allowed signage to play area.
- Add user friendly type mulch to play area such as shredded rubber.
- Install neighborhood identification signage, stating name of neighborhood (*also as previously discussed*)

Ms. Hoffmann further stated that while implementation of these recommendations can assist in reducing criminal behavior, this security survey was only advisory and was not intended to identify all security weaknesses or to warrant the adequacy of all present and future security measures whether or not recommended.

Some of these recommendations can be implemented immediately; others can be implemented during regular maintenance programs over longer periods of time.

During the Page Park Planning Workshop, Ms. Hoffman also discussed the value and need for Community policing, such as the Neighborhood Watch Program. This program involves a partnership between the Lee County Sheriff's Office and the community,

where citizens learn how to organize and participate in protecting their neighborhood. Recently, Page Park has become an active participant of this valuable program, and it is recommended that the program and its participants remain an active, viable part of the community.

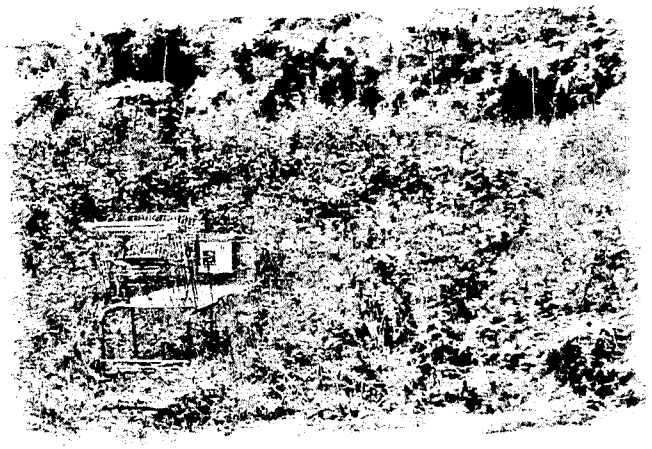
Street Lighting

The number one item listed on the Community Safety Survey was improving the safety in the neighborhood with more lighting. However, the Page Park citizens have known this all along and have made great strides to accomplish this. After 3 years of planning, meetings and discussions, the streetlights throughout Page Park have all been upgraded to provide brighter light and 13 new lights have also been added in areas that were lacking sufficient illumination. FPL will continue with upgrades in the near future and in years to come as money is added into the budget. Page Park is fortunate to have its own taxing district to provide fund-ing for these upgrades. The Page Park Neighborhood District leadership encourages anyone interested in having additional lighting or is aware of an area that could use more light is to come to the meetings that are held every other month at the Page Park Community. Because the Page Park Neighborhood District was able to address this issue within the existing taxing structure, they have been able to take immediate posi-tive action to begin the process of creating a pleasant environment were residents and business owners can feel safe and comfortable as they go about their lives in Page Park.

Code Enforcement

Code enforcement works in partnership with the people of Lee County to promote and maintain a safe and desirable living and working environment; to improve the quality of Lee County neighborhoods through education, enforcement, and abatement; to respond to community concerns and attain code compliance; and is investigated with minimal delay. The activity code enforcement currently investigates includes the following:

- Abandoned Vehicles
- Building Without Permits
- Excavations
- Licensed & Unlicensed Contractors
- Lot Mowing
- Rights of Way / Road Obstructions
- Signs
- Substandard Housing Conditions
- Trash
- Unsafe Buildings
- Zoning/Illegal Land Use



While calling a Lee County Code Enforcement officer is often the most responsive and appropriate way to handle a non-complying situation as listed above, there are things the community can do to deter or even prevent these things from happening in the first place. It is a long held theory that many code complying issues can eventually lead to criminal activity and the ultimate decay of a neighborhood. While this may not happen overnight, lack of attention to non-complying issues will lead to deleterious affects for the community.

James Q. Wilson and George Kelling developed the 'broken windows' theory to explain how neighborhoods can deteriorate and become vulnerable to criminal behavior. Evidence of accumulated trash, broken windows, and deteriorated building exteriors remain in the neighborhood for reasonably long periods of time. People who live and work in the area feel more vulnerable and begin to withdraw. They become less willing to intervene to maintain public order (for example, to attempt to break up groups of rowdy teens loitering on street corners) or to address physical signs of deterioration.

Sensing this, teens and other possible offenders become bolder and intensify their harassment and vandalism. Residents become yet more fearful and withdraw further from community involvement and upkeep. This atmosphere then attracts offenders from outside the area, who sense that it has become a vulnerable and less risky site for crime.

The "broken window" theory suggests that communities utilize strategies such as those listed below help to deter and reduce crime:

- Quick replacement of broken windows
- Prompt removal of abandoned vehicles
- Fast clean up of illegally dumped items, litter and spilled garbage
- Quick paint out of graffiti
- Finding (or building) better places for teens to gather than street corners
- Fresh paint on buildings
- Clean sidewalks

With the rather small size and closeness of the Page Park community, it would be relatively easy for a committee of citizens to keep tab on issues such as these. Approaching the property owner could be a pro-active method to mitigate any non-complying code issue would be a good first step in addressing this problem. However, further coordination with the County Code Compliance officer as follow-up may be necessary if the issue persists.

Appearance

Community appearance-related issues are of fundamental importance. Community pride is projected through the development and maintenance of a distinctive, attractive image. 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 have been 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.

Streetscaping is 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 streetscaping 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, wayfinding 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 wayfinding, 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 TREES:
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 15 to 25 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 tress become diseased.

It should be noted that 82.5% of the Visioning survey respondents felt the landscaping and tree cover within Page Park rated fair to poor. A street tree program, would certainly add value to property as well as 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 Charette, 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.
- In cooperation with property owners, encourage 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, and the Chamber of Commerce, the Lee County Economic Development Office to address the needs of existing businesses through the redevelopment process.

Land Use and Site Planning

- Clustering of 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, streetscaping, 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 throughout the Page Park Community.
- Evaluate existing traffic patterns and pursue any transportation improvements that may include vacating of rights of way, redistribution of 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 auto 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 they provide 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

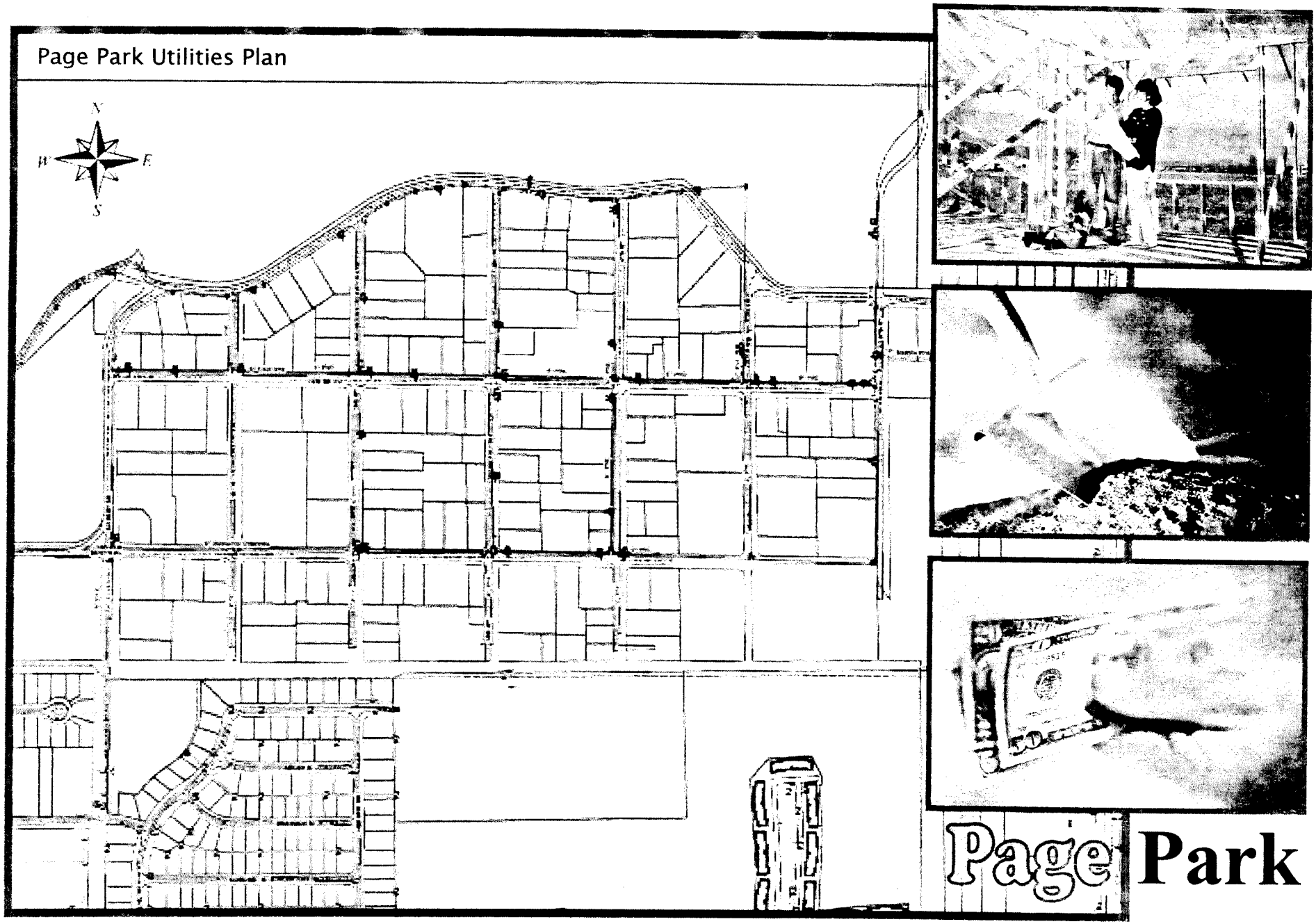
- Identify and market areas where private interests can develop housing and necessary redevelopment in the Page Park community.
- Continue with the formulation of financial incentives to promote owner-occupied housing in the Page Park community.
- Strategically target appropriate locations within the 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 Historic Preservation Board to further the organization's goals as they pertain to historic structures in the downtown.
- 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

- Working with Page Park Civic Associations to acquire and plant street trees in all areas
- Designating a Page Park Clean-up month and Day to encourage groups to remove litter from the Page Park's most visible locations
- Providing litter control and recycling literature to encourage citizen participation in those efforts
- Obtaining grants for extensive tree-planting efforts throughout Page Park
- Establishing adopt-a-spot cleanup campaigns
- Establishing and organizing weekend loans of County trucks for residents to remove yard and home debris from private clean-up efforts
- Seeking developer commitments of quality architecture, landscape planting, lighting and signage during the redevelopment, rezoning and special use permitting process
- Establishing a residential and commercial Community Appearance Awards program to recognize outstanding improvements and developments to the area.



Page Park

V Funding & Implementation

Funding for Capital Improvements

Many of the recommendations found within the Page Park Community Plan will require funding. This Section provides some possibilities for capital improvements, business financial assistance, and housing related funding may be available. Although this list for funding sources is quite inclusive, it may not be 100% complete, as new federal, state, and local programs are continually being established, or some even eliminated. Prior to undertaking any Capital Improvement project, the Page Park Planning Panel should check with Lee County for the latest update on funding possibilities.

Community Development Block Grant (CDBG)

The primary statutory objective of the CDBG program is to develop viable communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for persons of low- and moderate-income. Communities receiving CDBG funds may use the funds for many kinds of community development activities including, but not limited to:

- acquisition of property for public purposes;
- construction or reconstruction of streets, water and sewer facilities, neighborhood centers, recreation facilities, and other public works;
- demolition;
- rehabilitation of public and private buildings;
- public services;
- planning activities;
- assistance to nonprofit entities for community development activities; and
- assistance to private, for profit entities to carry out economic development activities (including assistance to micro-enterprises).

Lee County is an entitlement community, that is, the CDBG funding comes directly from the U.S. Department of Housing and Urban Development. The County's allocation is shared by the Town of Fort Myers Beach, Bonita Springs and Sanibel. The remaining allocation is divided between neighborhood districts and housing. Each neighborhood district, supported by Lee County Human Services Neighborhood Building Program, is allocated a proportionate share each year to implement community based projects. Over the last five (5) years, Page Park's allocation has been $_____. It is anticipated the upcoming year will bring $_____.

Economic Development Administration

This Federal agency provides grants to fund public works projects. This grant/loan program assists distressed communities to attract new industries, encourages business expansions and primarily focuses on generating long-term, private sector employment opportunities. As funding sources and project phases solidify, this program should be reviewed as a funding source to be matched with private funds.

Small Business Administration

Most SBA financing is done under the 7-A program, which focuses on working capital needs. Under this program, banks loan capital to small businesses and the federal government guarantees 90% of the loan amount. The loans usually extend for 5 to 7 years. The other SBA program is known as "SBA 503". This program provides existing viable small businesses with long-term, below market rate financing for the acquisition of land and building, machinery and equipment and construction and renovation which results in job creation. The Page Park Planning Panel and other local interest groups should promote educational understanding of the opportunity that is available under these programs.

Municipal Service Taxing/Benefit Unit (MST/BU)

Municipal Services Taxing/Benefit Unit (MST/BU) can be established as a special assessment district where the individuals receiving benefit from the improvements will be assessed for their share of the improvements. The MST/BU can be used for special improvement projects and operation & maintenance (O & M) funding for existing infrastructure such as roads, landscaping, streetlights, canal dredging, sidewalks, bike paths, etc. The revenues raised are dependent upon the size of the assessment and project.

An MST/BU is a joint effort between the local community, such as Page Park and the County. This "fee for service" program is designed to assists citizens in the unincorporated areas of Lee County to organize and create special improvement units for the purpose of obtaining specific services, which are beyond the core level of services, as provided by the County.

In order to receive funding, the community must:

- Define the services to be provided and the area to be included in the unit. Once the area has been defined...
  - 51% of the property owners must sign an informal petition. This petition does not commit the property owners. It is simply to gather information on how much the unit will cost.
  - The County then prepares a budget and a formal petition. The formal petition states the cost to the property owners. 51% of the property owners must sign and notarize the petition. This petition is a commitment by the property owner to pay the assessment(s). After receiving 51 % or more signatures on the formal petition, it is brought before the Lee County Board of County Commissioners for approval.

Capital Projects Including...	Operation & Maintenance (O&M) Including...
• Road Paving	• Streetlights
• Drainage	• Landscaping
• Canal/ Dredging	• Security Patrols
• Road Construction	• Beautification

Currently, the Page Park Community has an MST/BU established to fund the enhancement of street lighting in the area.

Lee County Matching Grant Program (Lee County MSTBU)

Application may be made for a Matching Grant for an individual homesteaded property for a specific Municipal Services Capital Project in which a special assessment is being applied. Available funds are set up to provide for the property owner to pay 75% of the cost and the County paying the 25% match. Gross Income levels and assets are considered when reviewing the application. Gross income should not exceed the annual HUD HOME Program Low Income limits. Exceptions will be considered based on extenuating circumstances related to extraordinary medical expenses, not covered by a medical plan.

Lee County Hardship Deferral Program (Lee County MSTBU)

The Hardship Deferral Program is initially funded by the MSBU residual funds and continues as a revolving loan fund. The hardship program is available for properties that are documented as homesteaded during the year in which the application is made. Gross Income and assets for all adult members of the identified household are considered when determining eligibility for a Hardship Deferral. The annual HUD HOME Program levels are used to determine eligibility, with total gross incomes not exceeding the 60% income limits. A deferral does not eliminate the responsibility of full payment of all accrued amounts including the principal, interest, penalties, or other related expenses accrued prior to approval of the deferral. Payment of the full assessment is due at time of sale, transfer or refinancing of the property. Neither interest nor penalty will accrue on the special assessment during any period in which a property is approved for the deferral.

Funding for Housing Improvements and Home Ownership

Funding for housing is a very important issue for the residents of Page Park. Below is a list of some of the initiatives and programs available to offer financial assistance for housing, from rehabilitation to homeownership. These programs are supported by Lee County and may change from time-to-time.

Affordable Housing Initiatives

The Lee County Board of County Commissioners has approved the State Housing Initiative Partnership (SHIP) Local Housing Assistance Plan (LHAP) and Community Development Block Grant (CDBG) programs to continue Lee County's development of decent and affordable housing. Below is a table of some of the SHIP and CDBG programs available to residents of Page Park.

The Lee County Housing Services Program

The purpose of the Housing Services Program is to address substandard living conditions and correct code violations to ensure decent, safe, and sanitary living environments. Services include major and moderate housing rehabilitation, emergency home improvement repairs, rehabilitation of renter-occupied housing.

HOME Down Payment Assistance Program

The Lee County Department of Community Development and the Lee County Department of Human Services provide down payment and closing cost assistance for new and existing home purchases. In order to qualify for assistance a family must meet HUD's income qualifications (up to 80% of median income) and may not currently own a home.

A 10-year second mortgage is placed on the purchased home. The second mortgage self-amortizes at 10% per year. At the end of the ten (10) year term, if all requirements have been met, the second mortgage is forgiven. The mortgage lender usually applies for the assistance for the homebuyer.

Lee County SHIP and CDBG Affordable Housing Strategies				
Description of Activities	**Income Category and Program Eligibility**	**Selection Criteria**	**Recapture Provisions**	**Other Funds Leveraged**
Home ownership New Construction	Very-low, low & moderate income per HUD Guidelines adjusted for family size	IRS approved non-profit affordable housing providers selected by competitive proposals	Deferred, non-amortizing subordinate mortgage grants	State and local HOME, HOPE 3, CDBG, SHIP, misc. Grants, RHS Section 502, PLP, AHP, private contributions, private capital
Homeownership Down Payment/Closing Cost Assistance	Very-low, low & moderate income per HUD Guidelines adjusted for family size	Income eligible households, by waiting list first/come-first/ready. Very-low & low-income households are a priority	Deferred, non-amortizing subordinate mortgage grants	Private capital, RHS Section 502,514.
Homeownership Rehabilitation	Very-low, low & moderate income per HUD Guidelines adjusted for family size	Government agency or IRS approved non-profit affordable housing providers, selected by competitive proposal	Deferred, non-amortizing subordinate mortgage grants	HOME, CDBG, HOPE 3, private capital, County or other historic preservation funds
Homeownership Rehabilitation Barrier Free Access	Very-low, low & moderate income per HUD Guidelines adjusted for family size	Government agency or IRS approved non-profit affordable housing providers, selected by competitive proposal	Deferred, non-amortizing subordinate mortgage grants	HOME, CDBG, HOPE 3 private capital
Rental Construction New/ Rehabilitation	Very-low, low & moderate income per HUD Guidelines adjusted for family size	Government agency or IRS approved non-profit affordable housing providers, selected by competitive proposal	Deferred, non-amortizing subordinate mortgage grants	HOME, FEMA, SAIL, tax credits, AHP,CDBG, HUD 202, and HUD 811
Rental Special Needs	Very-low, low & moderate income per HUD Guidelines adjusted for family size	IRS approved non-profit affordable housing providers selected by competitive proposals	Deferred, non-amortizing subordinate mortgage grants	HOME, FEMA, SAIL, tax credits, AHP,CDBG, HUD 202, and HUD 811

Lee County SHIP and CDBG Affordable Housing Strategies (con't)				
Description of Activities	**Income Category and Program Eligibility**	**Selection Criteria**	**Recapture Provisions**	**Other Funds Leveraged**
Disaster Mitigation & Recovery for Homeownership or Rental Units	Very-low, low & moderate income per HUD Guidelines adjusted for family size	Income eligible households by waiting list on a first/come, first ready, most/need and IRS approved non-profit affordable housing providers selected by competitive proposals. Very-low and low-income households are a priority	Deferred, non-amortizing subordinate mortgage grants	Available federal, state and local funds for disaster mitigation and recovery .

Source: *2005 EAR for Lee County's Housing Element*

School Impact Fee Reimbursement

On December 4, 2001, the Lee County Board of County Commissioners (BoCC) allocated $200,000 for partial reimbursement of school impact fees for the development of affordable housing for very low and low-income households. Due to a lawsuit filed by the Building Industry to halt the implementation of school impact fees, the reimbursement program was not implemented until 2005-after the lawsuit was settled. Applications are accepted from non-profit and for-profit affordable housing providers.

Historically Significant Housing

As a Certified Local Government, Lee County has an active Historic Preservation Board (HPB), consisting of seven members, that has been in existence since 1988. The Lee County Historic Preservation Program encourages the appropriate rehabilitation of historically significant homes owned by low income residents by partnering with the Lee County Department of Human Services (DHS) and providing historic preservation grant assistance to DHS rehabilitation projects to guarantee that historic features are preserved. The HPB also provides historic preservation grants to individuals that do not qualify for HUD guidelines.

Community Land Trust (CLT)

Lee County is in the process of developing a Community Land Trust (CLT) and has set aside $1,000,000 from the County's own general fund reserves to fund this initiative. The CLT will be a non-profit organization that will own land and provide a 99-year renewable lease to those owning dwellings built on the land. By permanently limiting land costs, the CLT can lock in subsidies and lower purchase prices, allowing very low and low-income families to qualify for homeownership.

Under the CLT model, a non-profit acquires parcels of land, holds the land in perpetuity. The CLT helps to address Lee County's urgent affordable housing needs by eliminating the land costs in the construction of the new home. By having a land lease, the property owner is only financing the cost of the home instead of the land and home construction thus making mortgage payments lower and more affordable.

Lee County has contracted with Lee County Housing Development Corporation and the Bonita Springs Housing Development Corporation to acquire land for the CLT. The development of affordable housing using the CLT can be located anywhere in Lee County, ensuring geographic distribution of affordable housing and avoiding concentration of affordable housing units in any specific areas.

Employment and Business Related Funding

Below is a list of some of the initiatives and programs available to offer financial assistance for employment and businesses, from financing a business to road improvements. It is always best to check with Lee County for availability and eligibility requirements.

Aviation Businesses

With Page Field Airport as the Page Park's neighbor to the north, the Page Park commercial section would be a great place to start or relocate an aviation related business in this area. For example, the aviation industry is exempt from sales and use taxes on larger airplanes and helicopters. The exemption applies to labor for maintenance and repair, sale or lease of fixed wing aircraft used by a common carrier, and replacement engines, parts and equipment used to maintain and repair aircraft in Florida. In addition, aviation businesses may qualify for the Lee County Job Opportunity Program, a cash incentive program for job creation. Other potential benefits include the Qualified Targeted Industry Tax Refund, Quick Response Training Grants, Enterprise Zone benefits, and more. In addition, Lee County is a partner of the Space Alliance Technology Program, offering free assistance for businesses.

program for job creation. Other potential benefits include the Qualified Targeted Industry Tax Refund, Quick Response Training Grants, Enterprise Zone benefits, and more. In addition, Lee County is a partner of the Space Alliance Technology Program, offering free assistance for businesses.

FLORIDA PROGRAMS		
Qualified Targeted Industry Tax Refund Program (QTI)	Tax refund	$3,000 per FT job created in targeted markets; increased award for higher wages
Incumbent Worker Training	Grant	Averages $400 per employee; Existing companies and employees; No minimum wage requirement; Grant goes directly to company; no restrictions on type of training.
Quick-Response Training Grant	Grant	Averages $600 per employee
Enterprise Bonds	Low rate financing	$500,000 to $2.5m pooled industrial revenue bonds for manufacturers (tax exempt)
Economic Development Transportation Fund	Grants for road improvements	Up to $2 million to local municipality
LEE COUNTY PROGRAMS		
Industrial Development Revenue Bonds (IDRB)	Low rate financing	$3M to $10M for manufacturers (tax exempt)

Source: *Lee County Economic Development Office Website: http://www.leecountybusiness.com*

Miscellaneous Funding

Local Contributions

Local organizations and non-profits can raise funds for specific projects identified in this plan. Funds raised specifically for needs identified in this plan by local organizations or non-profits may be deposited into a Page Park Redevelopment Trust Fund, which will need to be created.

Private Finance Pool

The availability of public funds for private improvements in the Page Park Community is limited, making it impossible to address the immediate private needs of the area solely on government funding sources. As a result of this need and the development of this policy a cooperative effort by local lending institutions is needed and shall be promoted through the development and implementation of this policy. Local institutions are encouraged to review this Community Plan and determine the level of involvement that their institution can offer to the needs identified herein.

The **Community Reinvestment Act** is intended to encourage depository institutions to help meet the credit needs of the communities in which they operate, including low- and moderate-income neighborhoods. It was enacted by Congress in 1977 and revised in 1995.

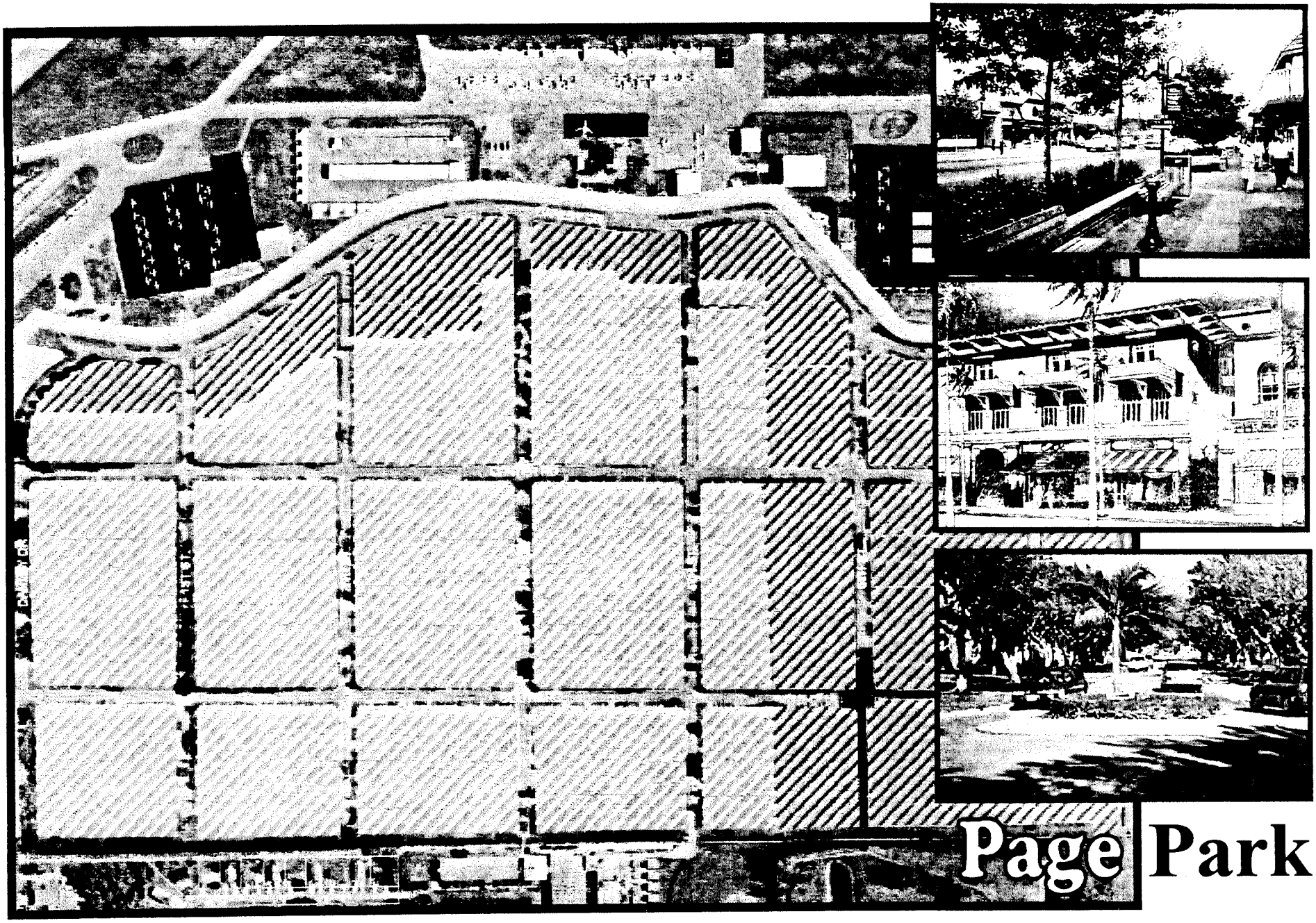
The Community Reinvestment Act requires banks to define a service area, assess local credit needs and make efforts to meet the community's needs. This plan can service as the basis for goal establishment and planning for local institutions. The Page Park Community as the primary agent for this plan will maintain a standing file for local banks to submit letters of participation. As the Page Park Community develops specific plans for addressing both private and public needs in the community, participating institutions will be included in the development and financing phase of the projects. All letters of participation by financial institutions will be attached and shall become a part of this plan as they are received.

Implementation Strategies

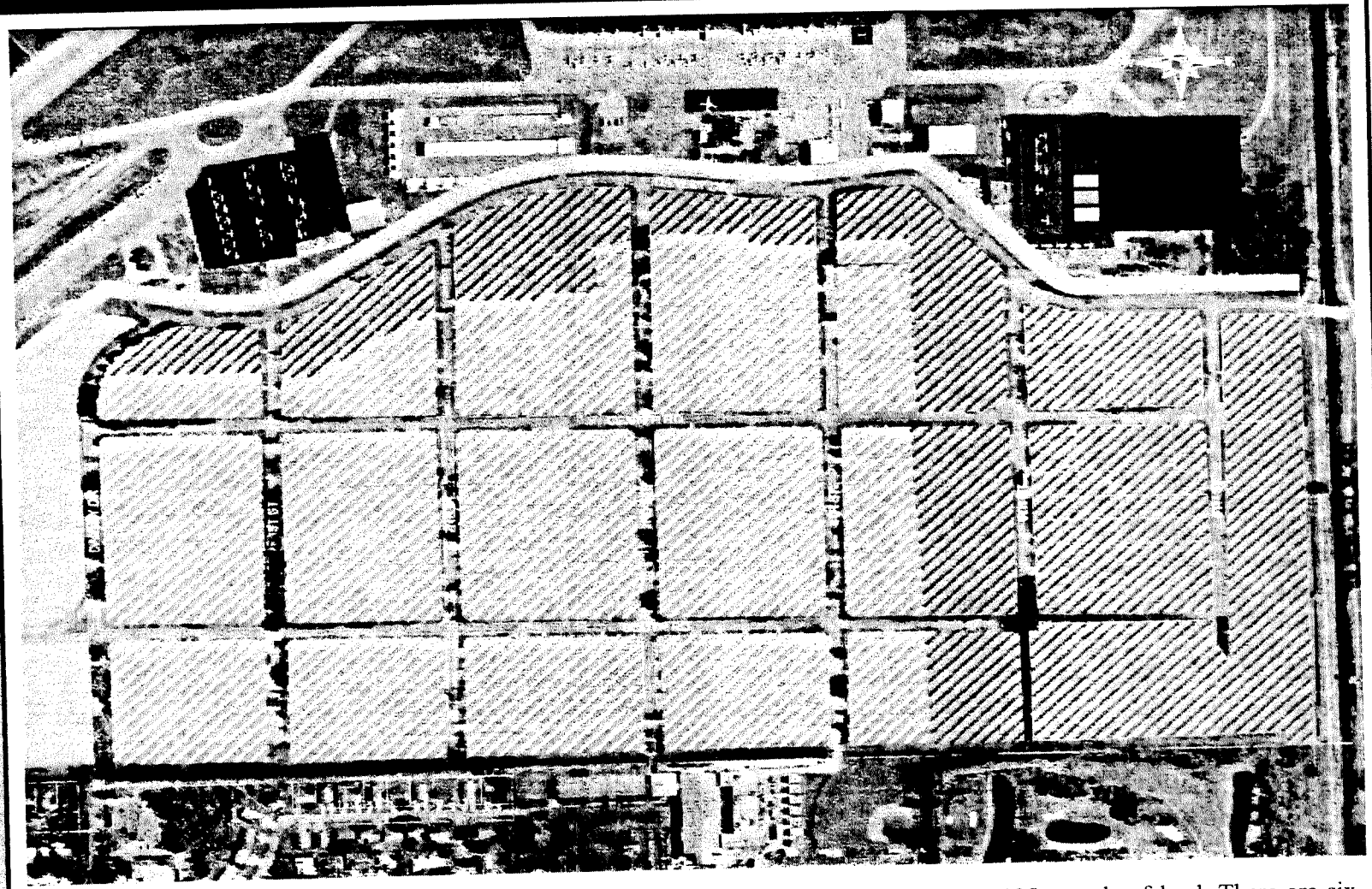
Implementation of the Page Park Community Plan will require coordinated efforts by the County, the Page Park Planning Panel, local businesses, property owners, and residents through a series of actions and events. The following is an assortment of proposed programs, incentives, and regulations that could be integrated into the Page Park Community Plan to attract the type of development and redevelopment which meets the vision for the Page Park community. Some of the programs and incentives are also offered to assist existing businesses and residents in the area which improve their properties and meet the goals of the Page Park Community Plan without bearing undue hardship in the process.

The purpose behind all of the proposed Page Park community development related programs, incentives and regulations is to accomplish the following within Page Park: promote positive forms of new development and redevelopment; reward the creation and retainment of value-added jobs; attract targeted businesses; revitalize the Page Park community; and foster a diverse employment base within the Page Park Community.

This section of proposed implementation strategies is not intended to remain static. It is anticipated that the incentives, programs and regulations listed herein will be amended from time to time to improve upon their focus, delivery and impact.



VI Goals, Objectives and Policies



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%i 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 determents of its abutting property.

OBJECTIVE ___: MIXED USE OVERLAY. The Council will amend Map 16 "Planning Communities" of the Future Land Use Plan 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 propose regulations that encourage and allow mixed use developments within the Page Park Mixed Use Overlay on the Future Land Use Map,.

POLICY ____: Any Future Land Use Map amendments in Page Park must be evaluated for consistency with the Page Park Community Plan by the Page Park Community Planning Panel.

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. Bonus densities for mixed-use developments shall be limited to fifteen (15) dwelling units per acre.

POLICY ____: New mixed use development within the Page Park Community must be rezoned and reviewed as a Mixed Use Planned Development (MPD).

POLICY ____: The following uses will be subject to additional compatibility review and standards through the commercial planned development rezoning process 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.

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.

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 _____: New residential development, with the exception of a single family residential dwelling 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 ten (10) dwelling units per acre. Bonus density shall be allowed based on performance criteria and can be awarded in proportion to the number of criteria fully met.

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.

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 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 _____: 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 will be subject to additional compatibility review and standards through the commercial planned development rezoning process, **except** within the areas 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.

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.

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 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 will continue to enforce minimum standards of housing and sanitation and require prompt action in the identification of abandoned or dilapidated property which may need to be demolished per the Lee County Land Development Code.

POLICY ____: The County will inform, educate, and encourage residents of the Page Park Community about funding opportunities or programs available to assist in the rehabilitation of existing residential structures 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 _____: 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

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 ____: 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 proposed 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 propose architectural guidelines that will address the character and aesthetic appearance of the Page Park Community.

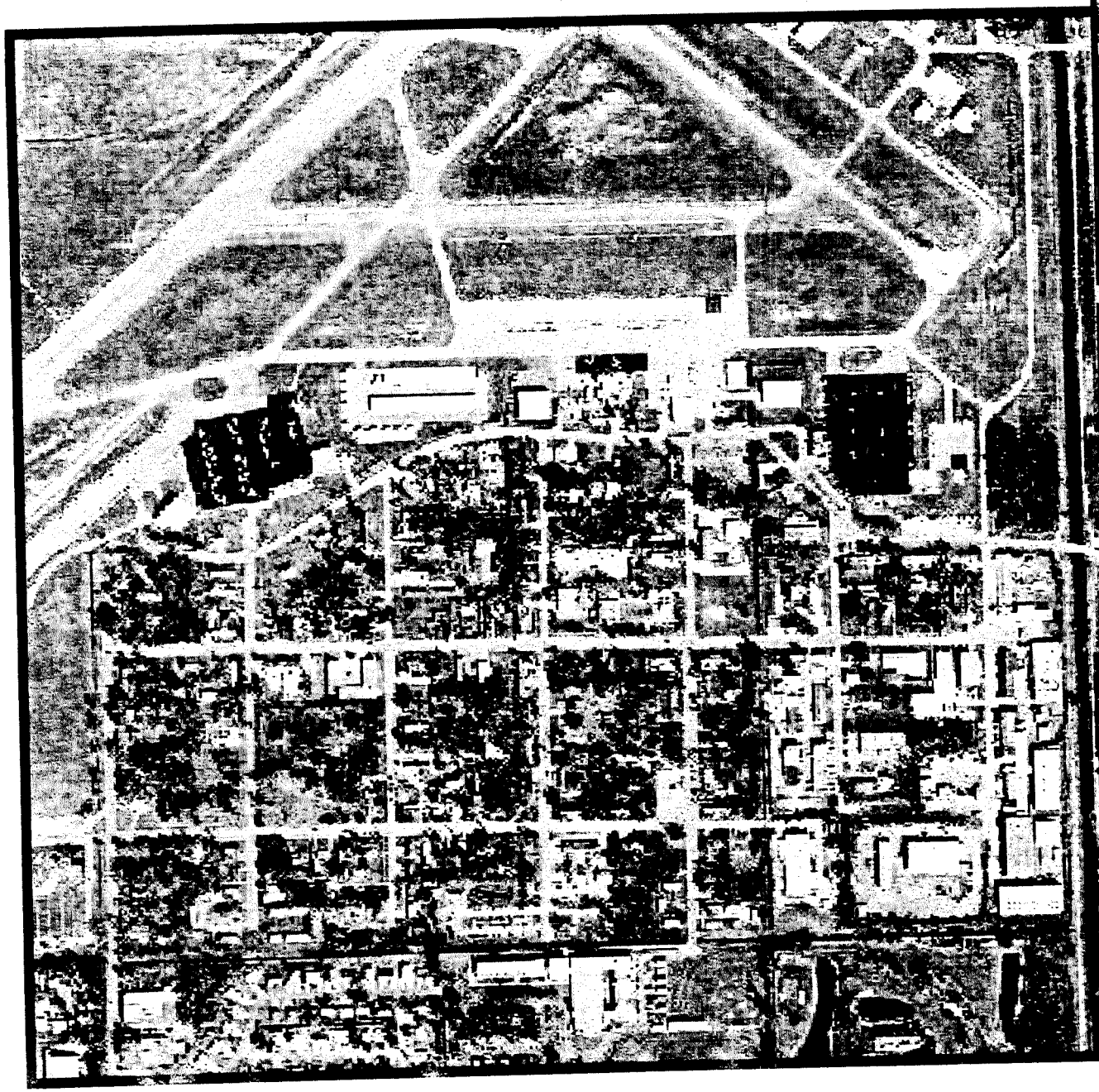
POLICY _____: By the end of 2008 the Page Park Planning Panel will propose regulations for architectural design guidelines.

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.

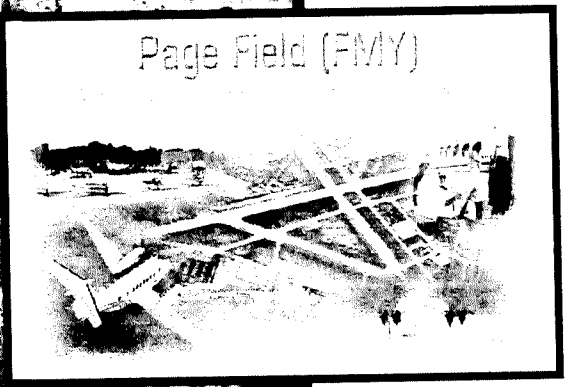
OBJECTIVE ___: PUBLIC PARTICIPATION. Lee County will encourage and solicit public input and participation prior to and during the review and adoption of county regulations, Land Development Code provisions, Lee Plan provisions, and zoning approvals.

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. 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.







Page Park Community Club

Page Park

Appendices

Draft #1
Page Park Visioning Questionnaire Results and Analysis
March 2006

Introduction

In January and February 2006, a visioning survey was prepared by DRMP and its subconsultant, Prather Associates, Inc., to determine the initial community reactions to various issues facing Page Park. (See Appendix 1 for a copy of the questionnaire). The survey was reviewed and modified by the Page Park Planning Panel, and members of the panel and other neighborhood volunteers were recruited to distribute the door-to-door survey to approximately 350 residents and businesses in Page Park. Survey responses were limited to one per household/business. The questionnaires were anonymous, and residents were asked to complete and return them to a drop box in a central location in Page Park.

Lee County Property Appraiser data was used to determine absentee owners, and the consultants mailed 90 surveys to non-Page Park Property owners. Note: In several instances, resident owners received a copy of the mail-out survey because their residences/primary business locations could not be determined since they used post office boxes as their mailing addresses.

The Lee County Department of Human Services assisted in translating the questionnaires into Spanish, and the Page Park Planning Panel obtained the assistance of a Spanish-speaking resident to distribute the questionnaires to the non-English speaking residents of the neighborhood. The Hispanic residents are predominantly renters, and the majority are fairly recent immigrants from Central America. A number of them appear to be undocumented aliens. An unfortunate timing issue arose during the period in which the survey was being conducted...the Border Patrol conducted sweeps of the Page Park community for illegal/undocumented aliens, and the survey coincided with this event. Consequently, many of the Hispanic residents were reluctant to participate in the survey because they felt that it might be part of a deportation effort. The Planning Panel made several attempts to convince them that it was safe to complete the surveys, but the final result was that only two Hispanic residents actually filled out the questionnaires.

Questionnaires were color-coded for English-speaking residents (blue), Spanish-speaking residents (pink), and absentee owners (yellow). A total of 47 surveys were completed and returned – 22 local residents/businesses (1 Spanish) and 25 mail-outs.

Questionnaire Results

A tabulation of the survey results is shown in Appendix 2.

1. General Quality of Life Responses

Questions 1 through 3 of the questionnaire were designed to assess the overall impression of the community. Respondents were asked to rate the quality of life, describe their feelings of connectivity to Page Park, and assess whether its best years are ahead or behind. One reason for asking these questions was to compare the Page Park results to a 2004 nationwide survey conducted by the Pew Partnership for Civic Change.[1] The Pew Partnership survey dispelled the popular myth that Americans are isolated in their homes and offices, concluding that 77% percent of the U.S. population feels very or fairly connected to their communities. Page Park is only slightly lower than this national average, with nearly 74% feeling connected to their community.

Nationally, 74% view the quality of life in their community as excellent or good. Page Park falls far below the national norm, with only 44% rating the quality of life as excellent or good and 51% rating it as fair or poor. (The remainder did not know what the quality of life was – these were primarily absentee owners.) Clearly, there is much to be done in Page Park to improve the overall quality of life and the perception that it is a good place to live and work.

In the Pew Partnership national survey, 65% of citizens say they are optimistic about their community – that its best years are ahead. Page Park is slightly above the national norm, with nearly 67% stating that the best years are ahead.

2. Problem Areas

Question 4 asked respondents to rate issue 22 different problems on a scale of 1 to 5, with 1 being not a problem and 5 being a very serious problem. The top four problems receiving a score of 3 or more are: illegal drugs (3.54), cut-through traffic (3.14), old streets and buildings (3.09), and crime and violence (3.07). Three other problem areas scored slightly under 3 on the scale of 1 to 5. They are: residential uses next to industrial (2.95), lack of sense of community (2.92), and not enough streetlights (2.87). Areas that were determined to be the least problematic are water quality (1.84), not enough sidewalks (1.91), not enough public transportation (1.93), and not enough parks (1.93).

Question 5 continued the examination of problem areas by asking citizens to rate various aspects of the community from excellent to poor. The areas include assistance from Lee County, community leadership, community spirit, economy, employment opportunities close by, environment, festivals and events, friendliness, housing quality

[1] Pew Partnership for Civic Change, "*Ready, Willing, and Able: Citizens Working for Change*", 2004.

and type, industrial land uses, landscaping, recreation, restaurants, service clubs, and shopping.

The questionnaire results show that the most negative responses relate to landscaping. Over 37% feel it is poor, and 82.5% rated it as fair or poor. Industrial land uses were rated fair or poor by 82.05% of the respondents. Nearly a quarter of the respondents feel that housing type is poor, and 75.6% feel it is fair or poor. Other areas in which the Page Park citizens feel improvement is needed (ranked fair or poor by more than 60%) are the following: restaurants (73.8%), service clubs (70.6%), economy (69.2%), festivals (68.4%), housing quality (67.4%), environment (61%).

Only two areas were rated as excellent or good by more than half of the respondents. They are: employment opportunities close by (58.3%) and friendliness (52.5%).

Question 5 also asked respondents to identify which area needs the most improvement and which one they like best. Nearly ¼ stated that housing quality is the area most in need of improvement, followed by appearance and smell (from the seafood processing establishment) at 13.64% each. Over half of the respondents like Page Park's convenient location the best, followed by the airport (2 responses).

Question 9 presented a series of agree/disagree statements, some of which relate to problem areas. Nearly 63% of the respondents strongly agree or agree that crime is a major concern to them, and 60.5% strongly agree/agree that more code enforcement is needed. Over half (52.4%) feel there are too many absentee landlords. Slightly less than half (48.8%) think too many trucks travel through the area, despite cut-through traffic being listed as a serious problem.

3. Looking Toward the Future

The next series of questions in the survey asked Page Park residents, owners, and business persons to look forward and rank priority issues for improvement in the community. In Question 6, they were asked to decide whether they want 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. The only areas that received majority support for more of the type were single family (69.2%) and owner-occupied housing (68.4%), which contradicts the current zoning and land use classifications for Page Park. Nearly 40%, however, support more expansion of Page Field, while 35% feel it should remain the same.

None of the categories received a majority of the respondents wanting less. The highest two uses where respondents wanted less were an industrial park (47.6%) and condominiums (43.2%).

Most of the responses fell directly in the middle with a divergence of opinion between wanting more or less and a large percentage wanting things to remain the same.

The survey also asked citizens to prioritize certain issues as high, moderate, low, or not a priority. The issues included controlling development, demolition and/or redevelopment of old houses, land owner rights, parks & recreation, promoting redevelopment, promoting tourism, recycling, reducing taxes, and water quality.

The issue receiving the largest high priority rating is land owner rights (66.7%), followed by controlling development (55.8%), demolition and redevelopment of old houses (51.2%), and reducing taxes (50%). The areas with the lowest priority, listed as low or not a priority, are promoting tourism (64.3%), recycling (39.5%), parks and recreation (36.6%), and water quality (30.2%).

Some portions of question 9 (agree/disagree statements) related to looking to the future of Page Park, while others, discussed in the previous section, related to problem areas. The highest scoring positive response to question 9 relates to strongly agreeing/agreeing that Jerry Brooks Park should be retained and improved (72.5%). This is somewhat surprising in that parks and recreation is not viewed as a problem area and ranks low in overall priority. Perhaps, the feeling in Page Park is that Jerry Brooks Park and the existing recreational amenities are sufficient, and no additional parks are needed in the community.

Another issue that was somewhat surprising is the perception of the need for sewers. An even 50% of the community strongly agrees/agrees that sewers are needed, and 35.7% strongly disagree/disagree. There is clearly a division in the community on this issue, perhaps related to the fear of large assessments for constructing a sewer system, since a large number of respondents want their taxes reduced.

4. Community Profile

The final segment of the questionnaire is a statistical profile of the Page Park survey respondents. As noted in the introduction, the survey does not accurately reflect the views of the Hispanic residents of Page Park, due to their fears that the information might be used to determine their immigration status or other related fears.

Over 32% of the respondents live in Page Park, 8.6% work there, 58.6% own property, and 14.6% are renters. The median number of years in Page Park is 12. The majority (62.8%) still work fulltime, and 34.9% are retired. The median drive to work is 5 miles. Most of the residents shop for groceries at the nearby Publix (15 responses), and 6 go to Wal Mart. Most shop for hardware at Home Depot (13), followed by Ace Hardware (8). Clothing shopping primarily occurs at the Edison Mall (10 responses), although the answers to this question were varied. Banking varies also, although 11 of the respondents indicated they bank at Bank of America. The restaurants listed varies as well, but most of them are located nearby on Cleveland Avenue.

The majority of respondents (76.3%) do not have children still living at home, and 23.7% of the respondents have an average number of 2.5 children still living at home.

The educational level of respondents includes 14.6% with no high school, 17.1% high school graduates, 36.6% with business, vocational or some college, and 31.7% college/post college graduates.

The median age is 54.5.

The race/ethnicity of respondents is 5% Hispanic and 95% non-Hispanic, 95.2% are white, 2.4% American Indian, 2.4% other, and 0 Black or Asian.

Income ranges include 11.8% with less than $15,000, 26.5% from $15,000 to $29,999, 11.8% from $30,000 to $49,999, 17.7% from $50,000 to $75,000 and 32.35% greater than $75,000.

Preliminary Conclusions and Recommendations

The answers to the questionnaire can help guide the development of the charrette process by spending more time on the areas that were prioritized by the residents, businesses, and property owners as most problematic. On the positive side, Page Park residents feel they live and work in a friendly community and they are optimistic about its future. At the same time, however, they rate their quality of life as fairly low, with their major concerns related to a combination of ***physical issues*** (housing conditions, landscaping and street conditions, traffic, and incompatible land uses), ***social issues*** (drugs and crime), and ***civic/neighborhood-building issues*** (service clubs, spirit, community leadership).

Survey respondents overwhelmingly want improved landscaping throughout the neighborhood, along with improved quality and appearance of the housing stock. These are two areas in which the charette can focus immediately. Since crime and drugs are also a major concern, the charette should also focus upon design efforts that may help to reduce crime (Crime Prevention Through Environmental Design). Additional planning efforts beyond design improvements will be needed to address the crime situation.

The character of the future Page Park needs consensus building and thorough discussion by community participants during the charette process. It is clear that there is a problem with cut-through traffic, particularly trucks, on some streets in the neighborhood. The residents need to examine which streets might benefit from traffic calming measures, including but not limited to street closures, speed humps, roundabouts, and other techniques. It also appears that new parks and sidewalks do not seem to be major issues to the community. This should be confirmed. The land use incompatibility between industrial/commercial and residential presents the biggest challenge for the future planning of Page Park. There is a strong desire to increase single family, owner occupied housing and oppose condominium development, yet at the same time, residents acknowledge their existing diverse land use characteristics and do not generally appear to be opposed to most of the current non-residential uses

(with the exception of the seafood processing plant). They need to be able to find a way in which the uses can be made compatible with one another, i.e. new urbanism concepts.

From a social standpoint, residents are somewhat positive about the friendly neighborhood they live in, although they want improvement in neighborhood-building activities such as festivals and events, service clubs, etc. Perhaps a charette break-out group can examine what types of activities can occur that would lead to improvements in this area. Another related issue is the lack of community participation by the Hispanic residents. What can be done to improve this situation and bring the entire Page Park neighborhood together?

Finally, there needs to be an understanding and consensus that improvements to the community to improve the quality of life can and do cost money. Additionally, they tend to increase the property values, thereby increasing taxes (although single family homeowners are protected to a large degree by Save Our Homes). The desire for a reduction in taxes conflicts with the desire for the wide range of improvements desired by the residents. There appears to be some support for the installation of a central sewer system, and the cost-benefit analysis of this significant infrastructure improvement needs to be thoroughly discussed and understood. The charette will be an excellent venue where these overall quality of life improvement issues can be analyzed by the citizens of Page Park.

Appendix 1

Page Park Visioning Questionnaire

Page Park Planning Panel
c/o John Sibley
All Native Garden & Plant Nursery
300 Center Road
Fort Myers, FL 33907

January 2006

Dear Page Park Neighbors:

The Page Park Planning Panel is a group of your friends and neighbors who have been appointed by the Lee County Board of County Commissioners to prepare a plan for the future of our community. We received a $50,000 grant from Lee County to hire a professional consultant (DRMP) to work with us to develop the plan.

Our first step is to find out what is important to each and every household and business in our neighborhood. The enclosed questionnaire is one of the tools we will use to determine what our collective needs and desires are for future years. Several of your neighbors have volunteered to distribute the questionnaires throughout Page Park. Please take a few minutes to complete the survey and return it. If you would prefer to think about it for awhile, please return it to the All Native Garden & Plant Nursery at 300 Center Road ***no later than Friday, February 3, 2006.***

Each household, property owner, and business owner is entitled to complete one questionnaire each. Please do not make copies as they will not be counted. ***Your individual responses will be kept completely confidential.***

The future of Page Park is important to all of us, so we encourage you to help us with the new plan. The Page Park Planning Panel meets on the third Wednesday of every month at 7:00 p.m. at the Community Center on Center Road. Our next meeting will be on Wednesday, February 15, 2006. Please join us!

We will have several exciting events coming up in the next few months, including an all-day open house called a "Charette" where you can work with the planners to draw, design and develop detailed plans for Page Park. This process can only work if we have widespread community participation. Look for upcoming announcements of the Charette in your newsletter and on posters throughout the neighborhood.

On behalf of the Page Park Planning Panel, I would like to thank you in advance for your participation in the survey, and we hope to see you at upcoming community meetings.

Sincerely,

John Sibley, Chairman

Page Park Visioning Questionnaire –Fall 2005

1. Overall, how would you rate the quality of life in Page Park?
   Excellent _____ Good _____ Fair _____ Poor _____ Don't Know _____

2. Some people feel close and connected to their neighborhoods, while others feel more distant and disconnected. How would you describe your feelings about Page Park?
   Very connected _____ Fairly connected _____ Fairly disconnected _____
   Very disconnected _____ Don't Know _____

3. When you think about the future of Page Park, do you feel optimistic that its best years as a place to live are still ahead, or do you feel that the best years may already be behind it?
   Best years are ***ahead*** _____ Best years might be ***behind*** _____ Don't know _____

4. How serious are the following issues in Page Park? Please rank them on a scale of 1 to 5, with 1 indicating that the issue is not a problem at all and 5 indicating that the issue poses a very serious problem in the City. Please circle your choice.

	Not a problem				Very serious problem
Crime & violence	1	2	3	4	5
Cut-through traffic	1	2	3	4	5
Illegal drugs	1	2	3	4	5
Residential uses are being located next to existing industrial & commercial uses & they are not compatible.	1	2	3	4	5
Commercial and industrial uses are being located next to existing residential uses & they are not compatible.	1	2	3	4	5
Flooding when it rains	1	2	3	4	5
Lack of sense of community	1	2	3	4	5
Lack of sewer system	1	2	3	4	5
Not enough affordable child care	1	2	3	4	5
Not enough affordable housing	1	2	3	4	5
Not enough jobs that pay a living wage nearby	1	2	3	4	5
Not enough parks	1	2	3	4	5
Not enough public transportation	1	2	3	4	5
Not enough sidewalks and bike paths	1	2	3	4	5
Not enough streetlights	1	2	3	4	5
School violence	1	2	3	4	5
Streets and public buildings are old and in need of repair	1	2	3	4	5
Tension between different racial & ethnic groups	1	2	3	4	5
Too many unsupervised children & teenagers	1	2	3	4	5
Too much affordable housing	1	2	3	4	5
Traffic congestion	1	2	3	4	5
Water quality	1	2	3	4	5

Any other problems that you would rank a 4 or 5? Please list.

_____

5. How would you rate Page Park on the following aspects?

	Excellent	Good	Fair	Poor
Assistance from Lee County	_____	_____	_____	_____
Community leadership	_____	_____	_____	_____
Community spirit	_____	_____	_____	_____
Economy	_____	_____	_____	_____
Employment opportunities close by	_____	_____	_____	_____
Environment	_____	_____	_____	_____
Festivals and events	_____	_____	_____	_____
Friendliness and hospitality	_____	_____	_____	_____
Housing quality	_____	_____	_____	_____
Housing type	_____	_____	_____	_____
Industrial land uses	_____	_____	_____	_____
Landscaping/trees	_____	_____	_____	_____

Recreation	____	____	____	____
Restaurants	____	____	____	____
Service clubs & organizations	____	____	____	____
Shopping	____	____	____	____
Other: _____	____	____	____	____

Which one would you most like to see improved? ____ _____

Which one do you like best about Page Park? ____ _____

6. How much of the following would you like to see in Page Park?

	Less	Same	More	Don't Know
Government facilities	____	____	____	____
Housing – multifamily rental	____	____	____	____
Housing – condominiums	____	____	____	____
Housing – single family	____	____	____	____
Housing – affordable, i.e.Habitat etc.	____	____	____	____
Housing – owner-occupied	____	____	____	____
Manufacturing	____	____	____	____
Office buildings	____	____	____	____
Stores and services	____	____	____	____
Expansion of Page Field	____	____	____	____
Expansion of Evangelical School	____	____	____	____
Development of an Industrial Park	____	____	____	____
Some streets closed to through-traffic	____	____	____	____

8. Please indicate your priorities on the following issues:

	Not a priority	Low Priority	Moderate Priority	High Priority
Controlling development	____	____	____	____
Demolition/redevelopment of old houses	____	____	____	____
Land owner's rights	____	____	____	____
Parks and recreation	____	____	____	____
Promoting redevelopment of older areas	____	____	____	____
Promoting tourism	____	____	____	____
Recycling	____	____	____	____
Reducing taxes	____	____	____	____
Water quality	____	____	____	____

9. Below are a number of statements about Page Park. Please indicate how much you agree or disagree with each statement.

	Strongly agree	Agree	Neutral	Disagree	Strongly disagree
Page Park needs more high tech industries.	____	____	____	____	____
I receive adequate public services for the taxes I pay.	____	____	____	____	____
More code enforcement is needed in Page Park.	____	____	____	____	____
Crime is one of my major concerns about Page Park.	____	____	____	____	____
There are too many absentee property owners.	____	____	____	____	____
There is too much industrial property.	____	____	____	____	____
Page Park needs a sewer system.	____	____	____	____	____
Jerry Brooks Park should be retained and improved.	____	____	____	____	____
The areas near Page Field should be used for airport-related business & industrial activities.	____	____	____	____	____
Too many trucks drive though the residential areas.	____	____	____	____	____

Questions below are for statistical purposes only. Your answers will be kept completely confidential.

1. Please check each that applies:
I live ____, work _____, own property _____in Page Park.

2. Do you own ____ or rent ____ your property?

3. How long have you lived/worked/owned property in Page Park? _____years

4. Are you now employed full time _____, part-time _____, retired _____, not employed _____?

5. How far do you drive to work? _____ miles

6. Please name the business(es)/location(s) you frequent most often for the following services:

   Groceries _____

   Hardware _____

   Clothing _____

   Banking _____

   Eating out _____

7. Are you the parent or guardian of any children under 18 now living in your household?
   Yes_____ No_____ If yes, how many children? _____

8. What was the last grade in school you completed?
   Not a high school graduate _____
   High school graduate _____
   Business, technical, or vocational school _____
   Some college or university work _____
   College or university degree _____
   Post graduate or professional schooling _____

9. What is your age? _____

10. Are you of Hispanic or Latino background?
    Yes _____ No _____

11. What is your race?
    White _____ Black _____ Asian _____ Native American Indian_____
    Other _____

12. What was your total family income last year?
    Under $15,000 _____ $15,000 to $29,999 _____ $30,000 to $49,999_____
    $50,000 to $75,000 _____ Over $75,000 _____

Please add any comments you feel are important to consider in developing the Page Park Plan. Attach additional sheets if necessary.

_____

_____

_____

_____

_____

_____

Thank you for responding to this visioning questionnaire! Your input and opinions are very important to us.

Appendix 2

Questionnaire Results

Page Park Visioning Questionnaire Results – March 2006

1. Overall, how would you rate the quality of life in Page Park?

Quality of Life		Responses	%		
Excellent	1	43	2.33%		
Good	18	43	41.86%	44.19%	Ex/Good
Fair	20	43	46.51%		
Poor	2	43	4.65%	51.16%	Fair/Poor
Don't Know	2	43	4.65%		
	43	43	100.00%		

2. How would you describe your feelings about Page Park?

Don't Know	5	42	11.90%		
Fairly connected	27	42	64.29%		
Very connected	4	42	9.52%	73.81%	Connected
Fairly disconnected	4	42	9.52%		
Very disconnected	2	42	4.76%	14.29%	Disconnected
	42	42	100.00%		

3. Future of Page Park...are best years ahead or behind?

Ahead	28	42	66.67%
Behind	12	42	28.57%
Don't Know	2	42	4.76%
	42	42	100.00%

4. How serious are the following issues?
1=not a problem, 5=very serious problem

Problems (Average score)	
Illegal drugs	3.54
Cut-through traffic	3.14
Old streets & buildings	3.09
Crime & Violence	3.07
Residential uses next to industrial	2.95
Lack of sense of community	2.92
Not enough streetlights	2.87
Commercial and industrial next to residential	2.70
Traffic congestion	2.60
Not enough jobs	2.55
Unsupervised children	2.54
Too much affordable housing	2.54
Lack of sewers	2.43
Not enough affordable child care	2.40
Not enough affordable housing	2.32
School violence	2.15
Racial tension	2.12
Flooding	2.05
Not enough parks	2.00
Not enough public transportation	1.93
Not enough sidewalks	1.91
Water Quality	1.84

5. How would you rate Page Park on the following aspects?

	Lee Co. Assistance		Community Leadership		Spirit	
Excellent	6	14.63%	6	15.00%	2	5.00%
Good	13	31.71%	13	32.50%	16	40.00%
Fair	20	48.78%	14	35.00%	13	32.50%
Poor	2	4.88%	7	17.50%	9	22.50%
	41	100.00%	40	100.00%	40	100.00%

	Economy		Employment		Environment	
Excellent	0	0.00%	6	16.67%	0	0.00%
Good	12	30.77%	15	41.67%	16	39.02%
Fair	15	38.46%	12	33.33%	18	43.90%
Poor	12	30.77%	3	8.33%	7	17.07%
	39	100.00%	36	100.00%	41	100.00%

	Festivals		Friendliness		Housing Quality	
Excellent	1	2.63%	1	2.50%	0	0.00%
Good	11	28.95%	20	50.00%	14	32.56%
Fair	15	39.47%	15	37.50%	19	44.19%
Poor	11	28.95%	4	10.00%	10	23.26%
	38	100.00%	40	100.00%	43	100.00%

	Housing Type		Industrial Land Uses		Landscaping/Trees	
Excellent	0	0.00%	1	2.56%	1	2.50%
Good	10	24.39%	6	15.38%	6	15.00%
Fair	21	51.22%	23	58.97%	18	45.00%
Poor	10	24.39%	9	23.08%	15	37.50%
	41	100.00%	39	100.00%	40	100.00%

	Recreation		Restaurants		Service Clubs	
Excellent	0	0.00%	1	2.38%	5	14.71%
Good	17	40.48%	10	23.81%	5	14.71%
Fair	9	21.43%	10	23.81%	12	35.29%
Poor	16	38.10%	21	50.00%	12	35.29%
	42	100.00%	42	100.00%	34	100.00%

	Shopping	
Excellent	6	17.14%
Good	10	28.57%
Fair	5	14.29%
Poor	14	40.00%
	35	100.00%

5. Continued Which one would you like to see most improved?

Housing Quality	5	22.73%
Appearance	3	13.64%
Smell	3	13.64%
Industrial Land Uses	2	9.09%
Zoning	2	9.09%
Traffic	1	4.55%
Other	6	27.27%
	22	100.00%

What do you like best about Page Park?

Location	9	52.94%
Airport	2	11.76%
Other	6	35.29%
	17	100.00%

6. How much of the following would you like to see in Page Park?

	Government Facilities		Housing - Multifamily		Housing-Condo	
More	8	19.05%	9	21.95%	12	32.43%
Same	16	38.10%	17	41.46%	9	24.32%
Less	14	33.33%	15	36.59%	16	43.24%
Don't Know	4	9.52%	0	0.00%	0	0.00%
	42	100.00%	41	100.00%	37	100.00%

	Housing -Single Family		Housing - Affordable		Housing-Owner Occ.	
More	27	69.23%	13	32.50%	26	68.42%
Same	6	15.38%	11	27.50%	6	15.79%
Less	6	15.38%	16	40.00%	2	5.26%
Don't Know	0	0.00%	0	0.00%	4	10.53%
	39	100.00%	40	100.00%	38	100.00%

	Manufacturing		Office Buildings		Stores	
More	6	15.00%	13	31.71%	18	45.00%
Same	17	42.50%	15	36.59%	14	35.00%
Less	15	37.50%	11	26.83%	8	20.00%
Don't Know	2	5.00%	2	4.88%	0	0.00%
	40	100.00%	41	100.00%	40	100.00%

	Page Field Expansion		Evangelical Expansion		Industrial Park	
More	16	40.00%	14	35.90%	12	28.57%
Same	14	35.00%	15	38.46%	8	19.05%
Less	9	22.50%	9	23.08%	20	47.62%
Don't Know	1	2.50%	1	2.56%	2	4.76%
	40	100.00%	39	100.00%	42	100.00%

	Close Streets-Traffic	
More	14	33.33%
Same	12	28.57%
Less	10	23.81%
Don't Know	6	14.29%
	42	100.00%

Statistical

Q. 1	Live	19	32.76%	**Q. 3**	Median yrs in Page Park	12
	Work	5	8.62%			
	Own Property	34	58.62%			
		58	100.00%			

Q.2	Own	35	85.37%			
	Rent	6	14.63%			
		41	100.00%			
Q. 4-Employment	Fulltime	27	62.79%	**Q. 5**	Median drive to work	5 miles
	PT	1	2.33%			
	Retired	15	34.88%			
	Unemployed	0	0.00%			
		43	100.00%			
Q. 6- Shopping	See narrative					
Q. 7-Children	Yes		No			
	9	23.68%	29	76.32%		
# of children	2.5					
Q. 8 - Education	No HS	6	14.63%	**Q. 9 Age**	54.5	
	HS grad	7	17.07%			
	Bus, voc school	6	14.63%			
	Some college	9	21.95%			
	College grad	8	19.51%			
	Post grad	5	12.20%			
		41	100.00%			
Q. 10- Hispanic?	Yes	2	5.00%			
	No	38	95.00%			
Q. 11-Race	White	40	95.24%			
	Black	0	0.00%			
	Asian	0	0.00%			
	Amer. Indian	1	2.38%			
	Other	1	2.38%			
Q. 12-Income	<$15,000	4	11.76%			
	$15-29,999	9	26.47%			
	$30-49,999	4	11.76%			
	$50-75,000	6	17.65%			
	>$75,000	11	32.35%			
		34	100.00%			

Kathy Hoffmann, FCPP
Homeland Protection Coordinator
Homeland Protection Unit
477-2821
khoffmann@sheriffleefl.org

Office of the Sheriff
Lee County
Sheriff Mike Scott
477-1000

April 5, 2006

Mrs. Sandra Ramseth

Page Park
Fort Myers, Fl 33907

Dear Ms. Ramseth:

A security survey was conducted of Page Park located south of Boy scout Dr, East of US 41 and West of Metro Parkway in Fort Myers, Florida on April 5, 2006.

While implementation of the following recommendations can assist in reducing criminal behavior, this report is only advisory and is not intended to identify all security weaknesses or to warrant the adequacy of all present and future security measures whether or not recommended.

Some recommendations can be implemented immediately; others can be implemented during regular maintenance programs over longer periods of time.

1. **Add Street lights.**
2. **Advise code enforcement to address the untagged vehicles.**
3. **Trim all overgrown vegetation.**
4. **Verify with the zoning department concerning operating businesses out of the home.**
5. **Add traffic center lines to roadways and paint speed bumps.**
6. **Designate cross walk areas with signage and or road markings.**
7. **Advise all homeowners and renters to remove basketball hoops from roadway.**
8. **Advise all residents and business no parking on sidewalks.**
9. **Check with code enforcement in reference to livestock being kept in the area.**
10. **Move or disguise large commercial dumpsters.**
11. **Remove debris from vacant lots.**
12. **Add traffic calming devices such as round bout's etc.**
13. **Add security barriers around play ground. This should prevent children from falling into drainage ditch.**
14. **Up date "Tot Lot".**
15. **Add small "adult" benches to play ground area.**
16. **You may wish to add a picnic table.**
17. **Add lighting to play area.**
18. **Add residents and guest allowed signage to play area.**
19. **Add user friendly type mulch to play area such as shredded rubber.**
20. **Install neighborhood identification signage. (stating name of neighborhood)**

Yours truly,

Kathy Hoffmann, FCPP/ICPP
Homeland Protection Unit

LEE COUNTY ORDINANCE NO. 09-08
(Page Park Community Plan)
(CPA2006-11)

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "LEE PLAN," ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AMENDMENT CPA2006-11 (PERTAINING TO THE PAGE PARK COMMUNITY PLAN) APPROVED DURING THE COUNTY'S 2007/2008 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE; PROVIDING FOR AMENDMENTS TO ADOPTED TEXT AND MAPS; PURPOSE AND SHORT TITLE; LEGAL EFFECT OF "THE LEE PLAN"; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

WHEREAS, the Lee County Comprehensive Plan ("Lee Plan") Policy 2.4.1 and Chapter XIII, provides for adoption of amendments to the Plan in compliance with State statutes and in accordance with administrative procedures adopted by the Board of County Commissioners ("Board"); and,

WHEREAS, the Board, in accordance with Section 163.3181, Florida Statutes, and Lee County Administrative Code 13-6, provide an opportunity for private individuals to participate in the plan amendment public hearing process; and,

WHEREAS, the Lee County Local Planning Agency ("LPA") held a public hearing pursuant to Florida Statutes and the Lee County Administrative Code on August 25, 2008; and,

WHEREAS, the Board held a public hearing for the transmittal of the proposed amendment on October 22, 2008. At that hearing, the Board approved a motion to send, and did later send, proposed amendment CPA2006-11 pertaining to the Page Park Community Planning effort to the Florida Department of Community Affairs ("DCA") for review and comment; and,

WHEREAS, at the October 22, 2008 meeting, the Board announced its intention to hold a public hearing after the receipt of DCA's written comments commonly referred to as the "ORC Report." DCA issued their ORC Report on January 16, 2009; and,

WHEREAS, at a public hearing on February 25, 2009, the Board moved to adopt the proposed amendment to the Lee Plan adopting the Page Park Community Plan as more particularly set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, THAT:

SECTION ONE: PURPOSE, INTENT AND SHORT TITLE

The Board of County Commissioners of Lee County, Florida, in compliance with Chapter 163, Part II, Florida Statutes, and with Lee County Administrative Code 13-6, conducted public hearings to review proposed amendments to the Lee Plan. The purpose of this ordinance is to adopt the amendments to the Lee Plan discussed at those meetings and approved by a majority of the Board of County Commissioners. The short title and proper reference for the Lee County Comprehensive Land Use Plan, as hereby amended, will continue to be the "Lee Plan." **This amending ordinance may be referred to as the "2007/2008 Regular Comprehensive Plan Amendment Cycle CPA2006-11 Page Park Community Plan Ordinance."**

SECTION TWO: ADOPTION OF LEE COUNTY'S 2007/2008 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE

The Lee County Board of County Commissioners hereby amends the existing Lee Plan, adopted by Ordinance Number 89-02, as amended, by adopting an amendment, as revised by the Board of County Commissioners on February 25, 2009, known as CPA2006-11. CPA2006-11 amends the Plan to incorporate the recommendations of the Page Park Community Planning effort by establishing a Vision Statement, Goal, Objectives, and Policies specific to the Page Park Community located in Fort Myers as set forth below. This amendment also adds a new page to Lee Plan Map 1, to reflect the Page Park Community Plan Mixed Use Overlay as identified in attached Exhibit A.

The corresponding Staff Reports and Analysis, along with all attachments for this amendment are adopted as "Support Documentation" for the Lee Plan.

VISION STATEMENT

Page Park - 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, and faces traffic cut-through concerns. 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 27: PAGE PARK COMMUNITY. To revitalize the village-like residential neighborhood into a vibrant mixed-use community, 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 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.

OBJECTIVE 27.1: Enhance the existing physical appearance of Page Park while maintaining the historic character of the community.

POLICY 27.1.1: By the end of 2009, the Page Park Planning Panel will submit regulations for Lee County to 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 27.1.2: Lee County is discouraged from approving deviations and variances that would result in a reduction of adopted landscaping, buffering, and signage guidelines, or compliance with the property appearance standards and architectural standards.

POLICY 27.1.3: By the end of 2009 Lee County will evaluate historic resources, if any, and draft a proposal for their designation under Chapter 22 of the Land Development Code.

OBJECTIVE 27.2: MIXED USE OVERLAY. Encourage mixed use developments throughout Page Park in a manner that is consistent with the Page Park Vision Statement, Goal 27, and the Page Park Overlay Map.

POLICY 27.2.1: By the end of 2009, 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 27.2.2: By the end of 2009, the Page Park Planning Panel will propose regulations that encourage and allow mixed use developments within the Page Park Mixed Use Overlay as depicted on Map 1 of the Lee Plan, page 6 of 6, Mixed Use Overlay Map.

POLICY 27.2.4: 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 the mixed use areas of Page Park.

OBJECTIVE 27.3: RESIDENTIAL USE. Lee County must protect and enhance the residential properties of the Page Park Community by strictly evaluating adjacent uses, and access.

POLICY 27.3.1: New residential development, with the exception of a single-family residential dwelling, that requires a rezoning within the Page Park Community must be rezoned as a Residential Planned Development (RPD).

OBJECTIVE 27.4: 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 27.4.1: New stand-alone commercial activity and uses will be limited to Danley Drive and within the Commercial/Mixed Use areas shown in Red/Orange on the Page Park Overlay Map. Commercial uses will 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. This policy does not apply to existing commercial uses and property currently zoned for commercial uses.

POLICY 27.4.2: The following uses are prohibited within the Page Park Community: "detrimental uses" (as defined in the Land Development Code); nightclubs or bar and cocktail lounges not associated with a Group III Restaurant; and retail uses that require outdoor display over one acre.

POLICY 27.4.3: By the end of 2009, Lee County will evaluate the Industrial Development Future Land Use designation to determine if an amendment to change the Industrial Development designation to the Central Urban Future Land Use designation should be considered to accommodate all existing industrial uses as well as the transition to mixed-use development and redevelopment.

POLICY 27.4.4: New stand-alone industrial development that requires rezoning within the Page Park Community must be rezoned as an Industrial Planned Development (IPD).

OBJECTIVE 27.5: HOUSING. The County will explore ways to assure decent, workforce housing to meet the needs of present and future residents of the Page Park Community.

POLICY 27.5.1: By the end of 2009 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 27.5.2: The County 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 27.5.3: The County will continue to enforce minimum standards of housing and sanitation and require prompt action after the identification of

abandoned or dilapidated property that may need to be demolished in accord with the Lee County Land Development Code.

POLICY 27.5.4: Upon request, the County will inform, educate, and encourage residents of the Page Park Community about funding opportunities or programs available to assist in the rehabilitation of existing residential structures that are in need of repair, rehabilitation or removal.

OBJECTIVE 27.6: 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 27.6.1: To mitigate or curtail cut-through and speeding traffic on local residential streets within the Page Park Community, the Page Park Planning Panel with assistance and guidance from the Lee County Department of Transportation, will prepare a traffic calming plan for local residential streets within the Page Park Community, consistent with Administrative Code AC-11-14, for residential streets that are determined by Lee County Department of Transportation to have discernable through traffic problems and/or experience 85th percentile speeds above the norm for the character of the local residential streets. Upon approval and receipt of funding, appropriate 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 that utilizes these techniques within the plan.

POLICY 27.6.2: As part of development of the traffic calming plan, the County may review and evaluate traffic control devices in the Page Park community, including one-way streets and stop controls, and remove or revise traffic control devices found to be obsolete for traffic routing.

POLICY 27.6.3: Expansion of Danley Drive or South road should include engineering and financial feasibility analysis for physically separated provisions for bicyclists/pedestrians to provide for connection to the Ten Mile Linear Park, Jerry Brooks Park, and US 41 corridors. Paved shoulders and sidewalks may be considered where a separated path is not feasible.

POLICY 27.6.4: Mixed-use and commercial developments within the Page Park Community are required 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 paths.

OBJECTIVE 27.7: 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 27.7.1: Central sewer service is strongly recommended for future higher density and intensity developments proposed within the Page Park Community. Any new developments that meet the criteria outlined in Lee Plan Standard 11.2 are required to connect to a central sewer system.

OBJECTIVE 27.8: PARKS AND RECREATION. Lee County will work with the Page Park Community to ensure that recreation for the Page Park Community is provided.

POLICY 27.8.1: Lee County Department of Parks and Recreation will work with surrounding property owners to evaluate options for code compliant parking and increased pedestrian safety for the users of Jerry Brooks Park, including the potential future realignment of South Road in accordance with the Board and Federal Aviation Administration adopted Page Field Airport Master Plan.

POLICY 27.8.2: Lee County Department of Parks and Recreation will work with the Page Park Community to ensure that all enhancements of Jerry Brooks Park meet the recreational needs of the Page Park Community and are integrated into the existing park areas.

OBJECTIVE 27.10: DESIGN GUIDELINES: To enhance the visual appeal of new development, the Page Park Planning Panel will propose architectural guidelines that will address the character and aesthetic appearance of the Page Park Community.

POLICY 27.10.1: By the end of 2009 the Page Park Planning Panel will propose regulations for architectural design guidelines.

POLICY 27.10.2: 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 27.11: 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 27.11.1: 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. 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 27.11.2: The applicant for any Planned Development or Lee Plan amendment 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 citizen. 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.

Glossary Definition:

Live-Work Unit – means a dwelling unit, part of which is used as a business establishment and the dwelling unit is the principal residence of the business operator. Live-Work units typically include a ground floor dedicated to office or retail space, and upper or rear floors for living quarters.

(a) Live-Work Unit means rooms used by a single household both as a dwelling unit and as a "Work Space," as defined herein. The living space of a Live-Work unit must contain a kitchen area and sanitary facilities.

(b) "Work Space" means an area within a Live-Work Unit that is designed or equipped exclusively or principally for the conduct of work activities and is to be regularly used for such work activities by one or more occupants of the unit.

SECTION THREE: ADOPTION OF PAGE PARK COMMUNITY PLAN MIXED USE OVERLAY MAP

The Board of County Commissioners hereby further amends the Lee Plan to add a new page to Lee Plan Map 1 reflecting the Page Park Community Mixed Use Overlay Map. This map is attached as Exhibit A.

SECTION FOUR: LEGAL EFFECT OF THE "LEE PLAN"

No public or private development will be permitted except in conformity with the Lee Plan. All land development regulations and land development orders must be consistent with the Lee Plan as amended.

SECTION FIVE: GEOGRAPHIC APPLICABILITY

The Lee Plan is applicable throughout the unincorporated area of Lee County, Florida, except in those unincorporated areas included in joint or interlocal agreements with other local governments that specifically provide otherwise.

SECTION SIX: SEVERABILITY

The provisions of this ordinance are severable and it is the intention of the Board of County Commissioners of Lee County, Florida, to confer the whole or any part of the powers herein provided. If any of the provisions of this ordinance are held unconstitutional by a court of competent jurisdiction, the decision of that court will not affect or impair the remaining provisions of this ordinance. It is hereby declared to be the legislative intent of the Board that this ordinance would have been adopted had the unconstitutional provisions not been included therein.

SECTION SEVEN: INCLUSION IN CODE, CODIFICATION, SCRIVENERS' ERROR

It is the intention of the Board of County Commissioners that the provisions of this ordinance will become and be made a part of the Lee County Comprehensive Land Use Plan. Sections of this ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section," "article," or other appropriate word or phrase in order to accomplish this intention; and regardless of whether inclusion in the code is accomplished, sections of this ordinance may be renumbered or relettered. The correction of typographical errors that do not affect the intent, may be authorized by the County Manager, or his or her designee, without need of public hearing, by filing a corrected or recodified copy with the Clerk of the Circuit Court.

SECTION EIGHT: EFFECTIVE DATE

The plan amendments adopted herein are not effective until a final order is issued by the DCA or Administrative Commission finding the amendment in compliance with Section 163.3184(9), Florida Statutes, or until the Administrative Commission issues a final order determining the adopted amendment to be in compliance in accordance with 163.3184(10), Florida Statutes, whichever occurs earlier. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before the amendment has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status. A copy of such resolution will be sent to the DCA, Bureau of Local Planning, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100.

Commissioner Hall made a motion to adopt the foregoing ordinance, seconded by Commissioner Bigelow. The vote was as follows:

Robert P. Janes	Aye
Brian Bigelow	Aye
Ray Judah	Aye
Tammara Hall	Aye
Frank Mann	Aye

DONE AND ADOPTED this 25th day of February 2009.

ATTEST:
CHARLIE GREEN, CLERK

BY: Marcia Wilson
Deputy Clerk

LEE COUNTY
BOARD OF COUNTY COMMISSIONERS

BY: Ray Judah
Ray Judah, Chairman

DATE: 2/25/09

Approved as to form by:

Dawn E. Perry-Lehnert
County Attorney's Office

EXHIBIT
A - Page Park Community Plan Mixed Use Overlay Map

State of Florida
County of Lee

I Charlie Green, Clerk of the Circuit Court for Lee County, Florida, do hereby certify this document to be a true and correct copy of the original document filed in the Minutes Department.

Given under my hand and official seal at Fort Myers, Florida, this 6th day of March, A.D. 2009

CHARLIE GREEN, CLERK
By Marcia Wilson
Deputy Clerk

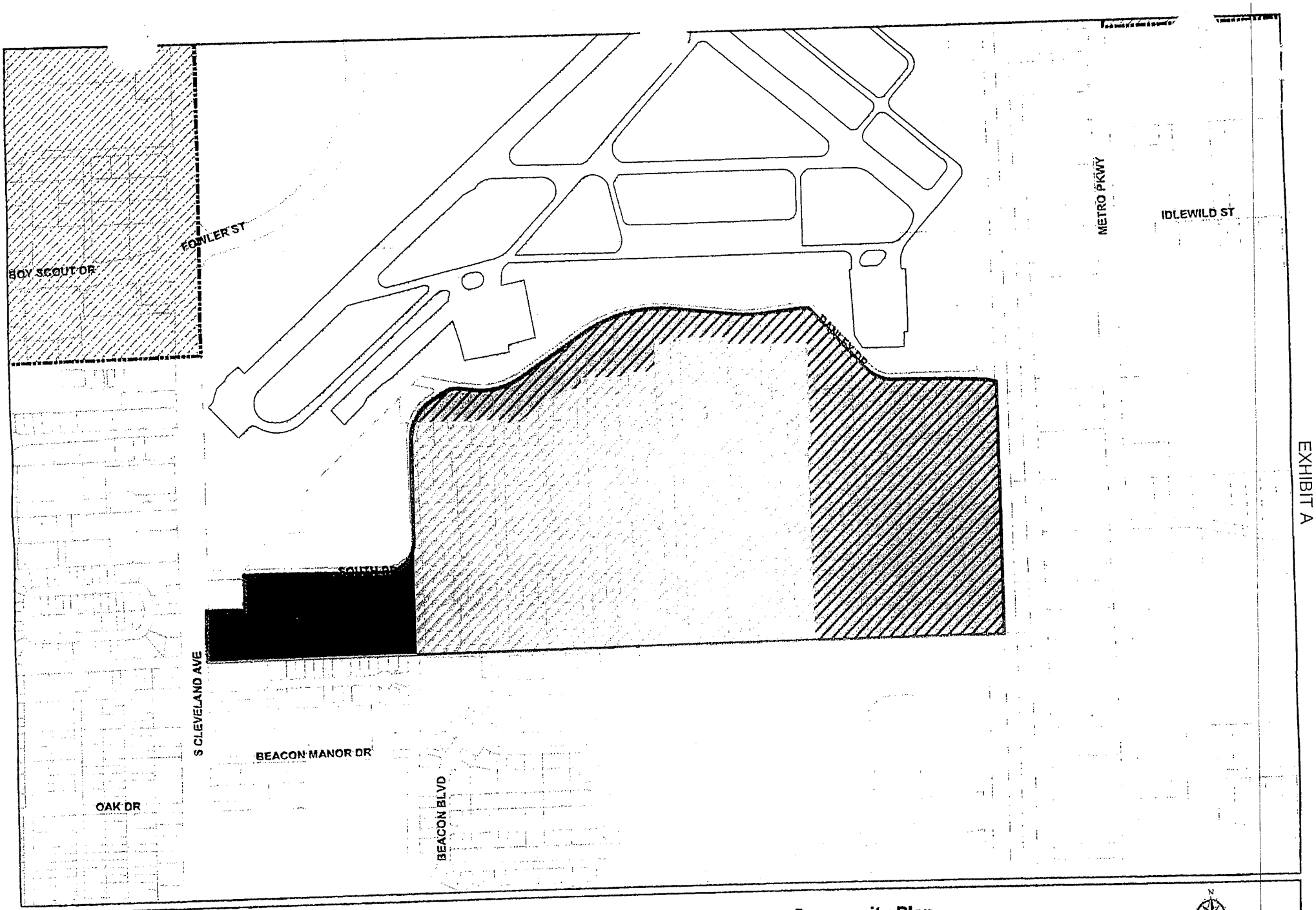


EXHIBIT A

PAGE PARK
Community Plan
CPA2006-00011

Mixed Use Overlay

- Stand Alone Commercial Allowed - See Policy 27.4.1
- Commercial/Mixed Use - See Policy 27.4.1
- County Owned Park

Community Plan

- Page Park
- CityLimits

LEE COUNTY
SOUTHWEST FLORIDA
DIVISION OF PLANNING

N
W E
S

Map Generated: August 2006
Prepared by: Lee County DCD/Planning Division

CPA2006-11
PAGE PARK
BoCC SPONSORED
AMENDMENT
TO THE

LEE COUNTY COMPREHENSIVE PLAN

THE LEE PLAN

BoCC Adoption Document

Lee County Planning Division
1500 Monroe Street
P.O. Box 398
Fort Myers, FL 33902-0398
(239) 533-8585

February 25, 2009

LEE COUNTY
DIVISION OF PLANNING
STAFF REPORT FOR
COMPREHENSIVE PLAN AMENDMENT
CPA2006-00011

✓ **Text Amendment** ✓ **Map Amendment**

	This Document Contains the Following Reviews:
✓	**Staff Review**
✓	**Local Planning Agency Review and Recommendation**
✓	**Board of County Commissioners Hearing for Transmittal**
✓	**Staff Response to the DCA Objections, Recommendations, and Comments (ORC) Report**
✓	**Board of County Commissioners Hearing for Adoption**

STAFF REPORT PREPARATION DATE: August 21, 2008

PART I - BACKGROUND AND STAFF RECOMMENDATION

A. SUMMARY OF APPLICATION

1. SPONSOR/APPLICANT:

A. SPONSOR:
LEE COUNTY BOARD OF COUNTY COMMISSIONERS
REPRESENTED BY LEE COUNTY DIVISION OF PLANNING

B. APPLICANT
PAGE PARK COMMUNITY PLANNING PANEL

2. REQUEST:
Amend the Future Land Use Element of the Lee Plan to incorporate the recommendations of the Page Park Community Planning effort. Amend the Future Land Use element to add a new Vision Statement, Goal, Objectives, and Policies that address the long range development of Page Park. Amend Map 1, Page 2 of 6, Special Treatment Areas to indicate that a new Goal specific to the Page Park community has been adopted. Amend the Lee Plan to include a Page Park overlay map.

The following Vision Statement, Goal, Objectives, and Policies in this part of the report were submitted by the Page Park Community Planning Panel. Meetings with staff were held after the plan was originally submitted to the County, and the Planning Panel made several changes to the Policies contained in the Community Plan. Those changes are incorporated into the policies listed below. **The language that was transmitted by the Board of County Commissioners to the**

Department of Community Affairs is shown in Part B of this report, beginning on Page 11 of 40.

VISION STATEMENT:

23. **Page Park** - 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, and faces traffic cut-through concerns. 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 27: PAGE PARK COMMUNITY. To revitalize the village-like residential neighborhood into a vibrant mixed-use community, 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 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 27.1.1: By the end of 2009, the Page Park Planning Panel will submit regulations for Lee County to 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 27.1.2: Lee County is discouraged from approving deviations that would result in a reduction of adopted landscaping, buffering, and signage guidelines, or compliance with the property appearance standards and architectural standards.

POLICY 27.1.3: By the end of 2009 Lee County will evaluate historic resources, if any, and draft a proposal for their designation under Chapter 22 of the Land Development Code.

OBJECTIVE 27.2: MIXED USE OVERLAY. Encourage mixed use developments throughout Page Park in a manner that is consistent with the Page Park Vision Statement, Goal 27, and the Page Park Overlay Map.

POLICY 27.2.1: By the end of 2009, 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 27.2.2: By the end of 2009, the Page Park Planning Panel will propose regulations that encourage and allow mixed use developments within the Page Park Mixed Use Overlay on the Future Land Use Map.

POLICY 27.2.3: Any Future Land Use Map amendments in Page Park must be evaluated for consistency with the Page Park Community plan by the Page Park community Planning Panel.

POLICY 27.2.4: 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 the mixed use areas of Page Park.

POLICY 27.2.5: Mixed use developments will be limited to ten (10) residential dwelling units per acre. Bonus densities for mixed use development will be limited to five (5) additional units for a total of fifteen (15) dwelling units per acre. The Bonus density may be awarded as a result of meeting performance criteria as outlined below using the following six categories.

By providing two (2) categories, one (1) extra dwelling units per acre of maximum density will be allowed, meeting four (4) categories will allow for an three (3) extra dwelling units per acre of density, and meeting all six (6) categories will allow for an extra five (5) dwelling units per acre of maximum density over and above the ten (10) du/acre that would typically be allowed. The categories are as follows:

- **Category 1: Superior Site Design & Quality Development:** The physical layout, orientation and design of a proposed development can greatly affect the activities on site, the connectivity to uses and activities off site, and the overall neighborhood character and aesthetic appreciation of the development. While less quantitative than other categories, there are a number of planning and design elements recognized by the planning professions that greatly contribute the quality of development.

- **Category 2: Public Open Space & Recreational Areas:** Open space, landscaping and buffering provided in addition to that required under the County's land use and development regulations, ordinances and resolutions are important objectives under this category. Provision of passive and active recreational areas and facilities are highly valued objectives in this category. Objectives achieved under this category shall be awarded points based on the physical size, location, public accessibility, and quality of improvement made. Connection to existing public recreational areas and achievement of target facilities of the Page Park Community Plan shall be considered in the award of bonus under this category.

- **Category 3: Page Park Improvement Fund:** Contributions to the Page Park Improvement Trust Fund (PPIF) can be made in accordance with a schedule approved by the County to achieve greater density for a development site. Contributions collected under the PPIF will be used by the County to make public improvements only in the Page Park Community, where developments achieve additional development through awards under this category.

- **Category 4: Transportation Improvements:** The provision of transportation improvements in excess of those required under other regulations and review procedures shall be objectives under this program, based on achieving suitability and eligibility criteria.

- **Category 5: Affordable Housing:** As housing costs continue to escalate, the provision of affordable housing to support the workforce associated with commercial services and industries will continue to be an important objective to sustain the County's and Page Park's socio-economic long-term objectives. This category is based on the provision of the quantity and quality of affordable housing opportunities provided on and/or off-site.

- **Category 6: Land Assemblage:** The pre-platted nature of Page Park poses challenges to the aggregation of land needed to support a quality commercial and/or mixed use development. This category is based on the amount of land assembled, (3 acres or more of lots and consisting of at least 250 feet in depth along the 50% of the site's frontage), the number of platted lots assembled, the amount of commercial development proposed, and the location of the assemblage.

By the end of 2009, the Page Park Planning Panel will submit regulations for Lee County to consider as Land Development Code regulations which provide specific details of each category and the acquisition of residential bonus density.

POLICY 27.2.6: New mixed-use development that requires rezoning within the Page Park Community must be rezoned as a Mixed Use Planned Development (MPD).

POLICY 27.2.7: The following uses are prohibited within the Page Park Community: "detrimental uses" (as defined in the Land Development Code); nightclubs or bar and cocktail lounges not associated with a Group III Restaurant; and retail uses that require outdoor display.

OBJECTIVE 27.3: 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.

POLICY 27.3.1: Stand-alone residential activity and uses will be allowed in all areas within Page Park except along Danley Drive and within the Commercial/Mixed Use areas shown in Red/Orange on the Page Park Overlay Map, with the exception of existing residential uses.

POLICY 27.3.2: New residential development, with the exception of a single-family residential dwelling, that requires a rezoning within the Page Park Community must be rezoned as a Residential Planned Development (RPD).

POLICY 27.3.3: Residential uses are limited to no more than ten (10) dwelling units per acre. Bonus densities for residential development will be limited to five (5) additional units for a total of fifteen (15) dwelling units per acre. The Bonus density may be awarded as a result of meeting performance criteria as outlined below using the following six categories.

By providing two (2) categories, one (1) extra dwelling units per acre of maximum density will be allowed, meeting four (4) categories will allow for an three (3) extra dwelling units per acre of density, and meeting all six (6) categories will allow for an extra five (5) dwelling units per acre of maximum density over and above the ten (10) du/acre that would typically be allowed. The categories are as follows:

- **Category 1: Superior Site Design & Quality Development:** The physical layout, orientation and design of a proposed development can greatly affect the activities on site, the connectivity to uses and activities off site, and the overall neighborhood character and aesthetic appreciation of the development. While less quantitative than other categories, there are a number of planning and design elements recognized by the planning professions that greatly contribute the quality of development.

- **Category 2: Public Open Space & Recreational Areas:** Open space, landscaping and buffering provided in addition to that required under the County's land use and development regulations, ordinances and resolutions are important objectives under this category. Provision of passive and active recreational areas and facilities are highly valued objectives in this category. Objectives achieved under this category shall be awarded points based on the physical size, location, public accessibility, and quality of improvement made. Connection to existing public recreational areas and achievement of target facilities of the Page Park Community Plan shall be considered in the award of bonus under this category.

- **Category 3: Page Park Improvement Fund:** Contributions to the Page Park Improvement Trust Fund (PPIF) can be made in accordance with a schedule approved by the County to achieve greater density for a development site. Contributions collected under the PPIF will be used by the County to make public improvements only in the Page Park Community, where developments achieve additional development through awards under this category.

- **Category 4: Transportation Improvements:** The provision of transportation improvements in excess of those required under other regulations and review procedures shall be objectives under this program, based on achieving suitability and eligibility criteria.

- **Category 5: Affordable Housing:** As housing costs continue to escalate, the provision of affordable housing to support the workforce associated with commercial services and industries will continue to be an important objective to sustain the County's and Page

Park's socio-economic long-term objectives. This category is based on the provision of the quantity and quality of affordable housing opportunities provided on and/or off-site.

- **Category 6: Land Assemblage:** The pre-platted nature of Page Park poses challenges to the aggregation of land needed to support a quality commercial and/or mixed use development. This category is based on the amount of land assembled, (3 acres or more of lots and consisting of at least 250 feet in depth along the 50% of the site's frontage), the number of platted lots assembled, the amount of commercial development proposed, and the location of the assemblage.

By the end of 2009, the Page Park Planning Panel will submit regulations for Lee County to consider as Land Development Code regulations which provide specific details of each category and the acquisition of residential bonus density.

OBJECTIVE 27.4: 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 27.4.1: Stand-alone commercial activity and uses will be limited to Danley Drive and within the Commercial/Mixed Use areas shown in Red/Orange on the Page Park Overlay Map. Commercial uses will 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, with the exception of existing commercial uses.

POLICY 27.4.2: New stand-alone commercial development that requires rezoning within the Page Park Community must be rezoned as a Commercial Planned Development (CPD)

POLICY 27.4.3: The following uses are prohibited within the Page Park Community: "detrimental uses" (as defined in the Land Development Code); nightclubs or bar and cocktail lounges not associated with a Group III Restaurant; and retail uses that require outdoor display over 1 acre.

POLICY 27.4.4: By the end of 2009, 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 27.4.5: New stand-alone industrial development that requires rezoning within the Page Park Community must be rezoned as an Industrial Planned Development (IPD).

POLICY 27.4.6: Industrial activities, uses, rezonings or expansion of existing industrial uses within the Page Park Community will be discouraged.

OBJECTIVE 27.5: 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 27.5.1: By the end of 2009 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 27.5.2: The County 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 27.5.3: The County will continue to enforce minimum standards of housing and sanitation and require prompt action the identification of abandoned or dilapidated property which may need to be demolished per the Lee County Land Development Code.

POLICY 27.5.4: Upon request, the County will inform, educate, and encourage residents of the Page park Community about funding opportunities or programs available to assist in the rehabilitation of existing residential structures that are in need of repair, rehabilitation or removal.

OBJECTIVE 27.6: 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 27.6.1: 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 County 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 27.6.2: As part of development of the traffic calming plan, the County may review and evaluate traffic control devices in the Page Park community, including one-way streets and stop controls, and remove or revise traffic conntrol devices found to be obsolete for traffic routing.

POLICY 27.6.3: 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 corridors.

POLICY 27.6.4: 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 paths.

OBJECTIVE 27.7: 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 27.7.1: Central sewer service is strongly recommended for future higher density and intensity developments which are proposed within the Page Park Community. Any new developments that meet the criteria outlined in Standard 11.2 of the Lee Plan are required to connect to a central sewer system.

OBJECTIVE 27.8: 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 27.8.1: Lee County Department of Parks and Recreation will work with the Lee County Port Authority and the Lee Department of Transportation to realign South Road to a point farther north to increase the pedestrian safety of Jerry Brooks Park users.

POLICY 27.8.2: Lee County Department of Parks and Recreation will work with the Page park Community to ensure that all enhancements of Jerry Brooks Park meet the recreational needs of the page Park Community and are integrated into the existing park areas.

OBJECTIVE 27.9: 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 27.9.1: The Page Park Planning Panel will request an annual security survey update from the Le County Sheriff's Department, and will implement any recommendations they provide to reduce or eliminate criminal behavior in the area.

POLICY 27.9.2: The Page Park Community will continue and expand, as feasible, its Neighborhood Watch Program administered by the Lee County Sheriff's Department.

POLICY 27.9.3: 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 27.9.4: By the end of 2009, the Page Park Planning Panel will draft and submit proposed Land Development Code regulations that will incorporate Crime Prevention Through Environmental Design (CPTED) techniques to enhance safety to their community.

POLICY 27.9.5: 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 27.9.6: 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 raise crosswalks

OBJECTIVE 27.10: DESIGN GUIDELINES: To enhance the visual appeal of new development, the Page Park Planning Panel will propose architectural guidelines that will address the character and aesthetic appearance of the Page Park Community.

POLICY 27.10.1: By the end of 2009 the Page Park Planning Panel will propose regulations for architectural design guidelines.

POLICY 27.10.2: 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 fifty (50) percent of the square footage of the existing building being enlarged or renovated.

OBJECTIVE 27.11: 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 27.11.1: 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. 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 27.11.2: The applicant for any Planned 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 citizen. 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.

Proposed Glossary Definition:

Live-Work Unit – means a dwelling unit, part of which is used as a business establishment and the dwelling unit is the principal residence of the business operator. Live-Work units typically include a ground floor dedicated to office or retail space, and upper or rear floors for living quarters.

(a) Live-Work Unit means rooms used by a single household both as a dwelling unit and as a "Work Space," as defined herein, where such Work Space occupies at least fifty percent (50%) of the unit's total floor area. The living space of a Live-Work unit shall contain a kitchen area and sanitary facilities.

(b) "Work Space" means an area within a Live-Work Unit that is designed or equipped exclusively or principally for the conduct of work activities and is to be regularly used for such work activities by one or more occupants of the unit.

B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY:

1. **RECOMMENDATION:** Planning staff recommends that the Board of County Commissioners transmit this proposed amendment to the language as shown below incorporating staff's revisions (including the revisions that were recommended by DOT staff following the LPA meeting). **This is the language transmitted by the Board of County Commissioners to the Department of Community Affairs.**

VISION STATEMENT:

23. **Page Park** - 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, and faces traffic cut-through concerns. 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 27: PAGE PARK COMMUNITY. To revitalize the village-like residential neighborhood into a vibrant mixed-use community, 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 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.

OBJECTIVE 27.1: Enhance the existing physical appearance of Page Park while maintaining the historic character of the community.

POLICY 27.1.1: By the end of 2009, the Page Park Planning Panel will submit regulations for Lee County to 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 27.1.2: Lee County is discouraged from approving deviations and variances that would result in a reduction of adopted landscaping, buffering, and signage guidelines, or compliance with the property appearance standards and architectural standards.

POLICY 27.1.3: By the end of 2009 Lee County will evaluate historic resources, if any, and draft a proposal for their designation under Chapter 22 of the Land Development Code.

OBJECTIVE 27.2: MIXED USE OVERLAY. Encourage mixed use developments throughout Page Park in a manner that is consistent with the Page Park Vision Statement, Goal 27, and the Page Park Overlay Map.

POLICY 27.2.2: By the end of 2009, the Page Park Planning Panel will propose regulations that encourage and allow mixed use developments within the Page Park Mixed Use Overlay as depicted on Map 1 of the Lee Plan, page 6 of 6, Mixed Use Overlay Map.

POLICY 27.2.4: 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 the mixed use areas of Page Park.

OBJECTIVE 27.3: RESIDENTIAL USE. Lee County must protect and enhance the residential properties of the Page Park Community by strictly evaluating adjacent uses, and access.

POLICY 27.3.2: New residential development, with the exception of a single-family residential dwelling, that requires a rezoning within the Page Park Community must be rezoned as a Residential Planned Development (RPD).

OBJECTIVE 27.4: 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 27.4.1: New stand-alone commercial activity and uses will be limited to Danley Drive and within the Commercial/Mixed Use areas shown in Red/Orange on the Page Park Overlay Map. Commercial uses will 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. This policy does not apply to existing commercial uses and property currently zoned for commercial uses.

POLICY 27.4.2: New stand-alone commercial development that requires rezoning within the Page Park Community must be rezoned as a Commercial Planned Development (CPD)

POLICY 27.4.3: The following uses are prohibited within the Page Park Community: "detrimental uses" (as defined in the Land Development Code); nightclubs or bar and cocktail lounges not associated with a Group III Restaurant; and retail uses that require outdoor display over 1 acre.

POLICY 27.4.4: By the end of 2009, Lee County will evaluate the Industrial Development Future Land Use designation to determine if an amendment to change the Industrial Development designation to the Central Urban Future Land Use designation should be considered to accommodate all existing industrial uses as well as the transition to mixed-use development and redevelopment.

POLICY 27.4.5: New stand-alone industrial development that requires rezoning within the Page Park Community must be rezoned as a Industrial Planned Development (IPD).

OBJECTIVE 27.5: HOUSING. The County will explore ways to assure decent, workforce housing to meet the needs of present and future residents of the Page Park Community.

POLICY 27.5.1: By the end of 2009 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 27.5.2: The County 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 27.5.3: The County will continue to enforce minimum standards of housing and sanitation and require prompt action the identification of abandoned or dilapidated property which may need to be demolished per the Lee County Land Development Code.

POLICY 27.5.4: Upon request, the County will inform, educate, and encourage residents of the Page park Community about funding opportunities or programs available to assist in the rehabilitation of existing residential structures that are in need of repair, rehabilitation or removal.

OBJECTIVE 27.6: 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 27.6.1: To mitigate or curtail cut-through and speeding traffic on local residential streets within the Page Park Community, the Page Park Planning Panel with assistance and guidance from the Lee County Department of Transportation, will prepare a traffic calming plan for local residential streets within the Page Park Community, consistent with Administrative Code AC-11-14, for residential streets which are determined by Lee County Department of Transportation to have discernable through traffic problems and/or experience 85th percentile speeds above the norm for the character of the local residential streets. Upon approval and receipt of funding, appropriate 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 27.6.2: As part of development of the traffic calming plan, the County may review and evaluate traffic control devices in the Page Park community, including one-way streets and stop controls, and remove or revise traffic conntrol devices found to be obsolete for traffic routing.

POLICY 27.6.3: Expansion of Danley Drive or South road should include engineering and financial feasibility analysis for physically separated provisions for bicyclists/pedestrians to provide for connection to the Ten mile Linear Park, Jerry Brooks Park, and US 41 corridors. Paved shoulders and sidewalks may be considered where a separated path is not feasible.

POLICY 27.6.4: Mixed-use and commercial developments within the Page Park Community are required 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 paths.

OBJECTIVE 27.7: 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 27.7.1: Central sewer service is strongly recommended for future higher density and intensity developments which are proposed within the Page Park Community. Any new developments that meet the criteria outlined in Standard 11.2 of the Lee Plan are required to connect to a central sewer system.

OBJECTIVE 27.8: 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 27.8.1: Lee County Department of Parks and Recreation will work with surrounding property owners to evaluate options for code compliant parking and increased pedestrian safety for the users of Jerry Brooks Park, including the potential future realignment of South Road in accordance with the Board and Federal Aviation Administration adopted Page Field Airport Master Plan.

POLICY 27.8.2: Lee County Department of Parks and Recreation will work with the Page park Community to ensure that all enhancements of Jerry Brooks Park meet the recreational needs of the page Park Community and are integrated into the existing park areas.

OBJECTIVE 27.10: DESIGN GUIDELINES: To enhance the visual appeal of new development, the Page Park Planning Panel will propose architectural guidelines that will address the character and aesthetic appearance of the Page Park Community.

POLICY 27.10.1: By the end of 2009 the Page Park Planning Panel will propose regulations for architectural design guidelines.

POLICY 27.10.2: 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 fifty (50) percent of the square footage of the existing building being enlarged or renovated.

OBJECTIVE 27.11: 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 27.11.1: 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. 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 27.11.2: The applicant for any Planned Development or Lee Plan amendment 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 citizen. 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.

Proposed Glossary Definition:

Live-Work Unit – means a dwelling unit, part of which is used as a business establishment and the dwelling unit is the principal residence of the business operator. Live-Work units typically include a ground floor dedicated to office or retail space, and upper or rear floors for living quarters.

(a) Live-Work Unit means rooms used by a single household both as a dwelling unit and as a "Work Space," as defined herein. The living space of a Live-Work unit shall contain a kitchen area and sanitary facilities.

(b) "Work Space" means an area within a Live-Work Unit that is designed or equipped exclusively or principally for the conduct of work activities and is to be regularly used for such work activities by one or more occupants of the unit.

PAGE PARK OVERLAY MAP:

This amendment includes a map amendment that will add a new page to Map 1 of the Lee Plan; the Page Park Overlay Map. That map is attached to this report.

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

- During World War II the area now known as Page Park served as a full-service military base.
- Following the war a full-scale sale of the former barracks and housing units began.
- Many of the barracks remain today and several are used as multi-family rental housing.
- Page Park has a number of somewhat randomly dispersed zoning districts including areas zoned for Industrial, Commercial, Multi-Family, Two-Family, and Single-Family residential.
- Page Park has a diverse mix of existing land uses including industrial buildings, commercial buildings, multi-family housing, two-family housing, single family housing, a school, and many vacant parcels.
- In an effort to address some of the land use issues in Page Park, the Page Park community formed a planning panel to begin work on the Page Park Community Plan.

- The Page Park Community Plan is the result of over a two-year effort by the Page Park Community Planning Panel.

- The Planning Panel hired a consultant, DRMP, to assist them with the development of the plan.

- The Page Park Community Plan was funded by $48,900 of community planning funds provided by the Board of County Commissioners.

- After the community plan was submitted to the County a follow up meeting was held prior to the LPA meeting to further refine Policies specific to the Page Park community.

- Changes to the original plan were made at the follow up meeting to address staff concerns and to more accurately represent the intent of the community.

- This Lee Plan amendment will result in a new Vision Statement, and a new Lee Plan Goal, and subsequent Objectives and Policies. This amendment will also add a definition to the Lee Plan Glossary, will amend Map 1, Page 2 of 6 - Special Treatment Areas, and will add a page to Lee Plan Map 1 - the Page Park Overlay Map.

C. BACKGROUND INFORMATION

The Page Park Community Plan was undertaken by the Page Park Community Planning Panel with the assistance of their planning consultant, residents of Page Park, and County Staff. In October, 2005 the Board of County Commissioners authorized $50,000 of funding to help finance the planning effort.

The Page Park Community Planning Panel hired the DRMP consulting firm to prepare a new Community Plan for all stakeholders of Page Park. The planning panel met monthly with the consultants and various representatives of the County to outline and refine 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 fucus upon areas determined by the local community to be of major importance. A planning charette was conducted in April 2006. Over 25 citizens participated, resulting in refinements to the Community Plan.

The Page Park community plan was submitted to the County in September of 2006. Staff continued to work with the community and the consultant to refine the original submittal. This Lee Plan amendment will result in a new Vision Statement, and a new Lee Plan Goal, and subsequent Objectives and Policies. This amendment will also add a definition to the Lee Plan Glossary, will amend Map 1, Page 2 of 6 - Special Treatment Areas, and will add a page to Lee Plan Map 1 - the Page Park Overlay Map.

PART II - STAFF DISCUSSION AND RECOMMENDED REVISIONS

A. STAFF DISCUSSION

This new Vision Statement and Goal, Objectives and Policies for Page Park is intended to express the communities desire to protect the existing character of the community and to address the redevelopment of the Page Park community. This new Vision Statement and Goal, Objectives, and Policies are listed below with staff's recommended changes shown in strike-through, double underline format:

VISION STATEMENT:

23. **Page Park** - 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, and faces traffic cut-through concerns. 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.

Staff has no objections to the new Vision Statement for Page Park.

GOAL 27: PAGE PARK COMMUNITY. To revitalize the village-like residential neighborhood into a vibrant mixed-use community, 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 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.

OBJECTIVE 27.1: Enhance the existing physical appearance of Page Park while maintaining the historic character of the community.

Staff recommends adding Objective 27.1 in order to achieve consistency with the format of the Lee Plan, but has no objection to Goal 27.

POLICY 27.1.1: By the end of 2009, the Page Park Planning Panel will submit regulations for Lee County to 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.

Staff has no objections to Policy 27.1.1.

POLICY 27.1.2: Lee County is discouraged from approving deviations that would result in a reduction of adopted landscaping, buffering, and signage guidelines, or compliance with the property appearance standards and architectural standards.

Most of the property in Page Park is located in conventional zoning districts. Conventional zoning districts require variances, not deviations, to vary from the zoning regulations. Staff recommends transmittal of Policy 27.1.2, including the word variances, as follows:

POLICY 27.1.2: Lee County is discouraged from approving deviations and variances that would result in a reduction of adopted landscaping, buffering, and signage guidelines, or compliance with the property appearance standards and architectural standards.

POLICY 27.1.3: By the end of 2009 Lee County will evaluate historic resources, if any, and draft a proposal for their designation under Chapter 22 of the Land Development Code.

Staff has no objections to Policy 27.1.3.

OBJECTIVE 27.2: MIXED USE OVERLAY. Encourage mixed use developments throughout Page Park in a manner that is consistent with the Page Park Vision Statement, Goal 27, and the Page Park Overlay Map.

Staff has no objections to Objective 27.2

POLICY 27.2.1: By the end of 2009, 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.

Page Park was included on the Mixed Use Overlay Map, Map 1, page 6 of 6 after this policy was written.

*Staff **does not recommend** transmittal of Policy 27.2.1.*

POLICY 27.2.2: By the end of 2009, the Page Park Planning Panel will propose regulations that encourage and allow mixed use developments within the Page Park Mixed Use Overlay on the Future Land Use Map.

This amendment will not be changing the Future Land Use Map designations in Page Park. Page Park was included on the Mixed Use Overlay Map, Map 1, Page 6 of 6. Staff recommends transmitting Policy 27.2.2 as follows:

POLICY 27.2.2: By the end of 2009, the Page Park Planning Panel will propose regulations that encourage and allow mixed use developments within the Page Park Mixed Use Overlay

~~on the Future Land~~ as depicted on Map 1 of the Lee Plan, page 6 of 6, Mixed Use Overlay Map.

POLICY 27.2.3: Any Future Land Use Map amendments in Page Park must be evaluated for consistency with the Page Park Community plan by the Page Park community Planning Panel.

The County has not, and does not want to identify specific organizations. Staff recommends adding requests for amendments to the Lee Plan to Policy 27.11.2 under Public Participation. Policy 27.11.2 requires that applicants hold one public informational meeting to inform the public about their request and to receive input from the public.

*Staff **does not recommend** the transmittal of Policy 27.2.3.*

POLICY 27.2.4: 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 the mixed use areas of Page Park.

Staff has no objections to Policy 27.2.4.

POLICY 27.2.5: Mixed use developments will be limited to ten (10) residential dwelling units per acre. Bonus densities for mixed use development will be limited to five (5) additional units for a total of fifteen (15) dwelling units per acre. The Bonus density may be awarded as a result of meeting performance criteria as outlined below using the following six categories.

By providing two (2) categories, one (1) extra dwelling unit per acre of maximum density will be allowed, meeting four (4) categories will allow for an three (3) extra dwelling units per acre of density, and meeting all six (6) categories will allow for an extra five (5) dwelling units per acre of maximum density over and above the ten (10) du/acre that would typically be allowed. The categories are as follows:

- **Category 1: Superior Site Design & Quality Development:** The physical layout, orientation and design of a proposed development can greatly affect the activities on site, the connectivity to uses and activities off site, and the overall neighborhood character and aesthetic appreciation of the development. While less quantitative than other categories, there are a number of planning and design elements recognized by the planning professions that greatly contribute the quality of development.

- **Category 2: Public Open Space & Recreational Areas:** Open space, landscaping and buffering provided in addition to that required under the County's land use and development regulations, ordinances and resolutions are important objectives under this category. Provision of passive and active recreational areas and facilities are highly valued objectives in this category. Objectives achieved under this category shall be awarded points based on the physical size, location, public accessibility, and quality of improvement made. Connection to existing public recreational areas and achievement

of target facilities of the Page Park Community Plan shall be considered in the award of bonus under this category.

- **Category 3: Page Park Improvement Fund:** Contributions to the Page Park Improvement Trust Fund (PPIF) can be made in accordance with a schedule approved by the County to achieve greater density for a development site. Contributions collected under the PPIF will be used by the County to make public improvements only in the Page Park Community, where developments achieve additional development through awards under this category.

- **Category 4: Transportation Improvements:** The provision of transportation improvements in excess of those required under other regulations and review procedures shall be objectives under this program, based on achieving suitability and eligibility criteria.

- **Category 5: Affordable Housing:** As housing costs continue to escalate, the provision of affordable housing to support the workforce associated with commercial services and industries will continue to be an important objective to sustain the County's and Page Park's socio-economic long-term objectives. This category is based on the provision of the quantity and quality of affordable housing opportunities provided on and/or off-site.

- **Category 6: Land Assemblage:** The pre-platted nature of Page Park poses challenges to the aggregation of land needed to support a quality commercial and/or mixed use development. This category is based on the amount of land assembled, (3 acres or more of lots and consisting of at least 250 feet in depth along the 50% of the site's frontage), the number of platted lots assembled, the amount of commercial development proposed, and the location of the assemblage.

By the end of 2009, the Page Park Planning Panel will submit regulations for Lee County to consider as Land Development Code regulations which provide specific details of each category and the acquisition of residential bonus density.

The six categories listed above are vague and will require amending the Land Development Code regulations to provide specific details of each category. The Lee Plan does not need to be amended to accomplish this, and staff recommends amending the LDC to specifically describe the categories, and not the Lee Plan.

*Staff **does not recommend transmittal** of Policy 27.2.5.*

POLICY 27.2.6: New mixed-use development that requires rezoning within the Page Park Community must be rezoned as a Mixed Use Planned Development (MPD).

Mixed Use Planned Developments require that residential developments have 50 or more dwelling units, and commercial development is located on a parcel of five or more acres or which may include 50,000 square feet or more of floor area. This category would be extremely difficult, if not impossible to utilize in Page Park.

Policy 4.3.1 of the Lee Plan reads:

POLICY 4.3.1: During 2008, adopt amendments to the Land Development Code that support New Urbanism principles and address issues including: building placement, volume, and facade; pedestrian amenity requirements; parking location and requirements; open space and buffer requirements; creating inviting, human-scale streetscapes; and concurrent phasing of residential and non-residential uses. The amendments will include diagrams and visual examples that explain concepts contained in the regulations and that show clearly examples of elements that are desirable and those that are not. Minimum densities and non-residential Floor Area Ratios (FAR's) will be established. (Added by Ordinance No. 07-15)

Page Park is identified on Map 1, Page 6 of 6, the Mixed Use Overlay. Although it will not be accomplished in 2008, Staff recommends that the Page Park community assist the County in developing amendments to the Land Development Code referred to in Policy 4.3.1 in a manner that could be utilized by platted subdivisions that are located in the Mixed Use Overlay. That effort would be consistent with proposed Policy 27.2.2 which reads as follows:

POLICY 27.2.2: By the end of 2009, the Page Park Planning Panel will propose regulations that encourage and allow mixed use developments within the Page Park Mixed Use Overlay on the Future Land Use Map.

*Staff **does not recommend transmittal** of Policy 27.2.6.*

POLICY 27.2.7: The following uses are prohibited within the Page Park Community: "detrimental uses" (as defined in the Land Development Code); nightclubs or bar and cocktail lounges not associated with a Group III Restaurant; and retail uses that require outdoor display.

*Policy 27.2.7 is repeated in Policy 27.4.3 with the exception that Policy 27.4.3 prohibits retail uses that require outdoor display **over one acre**. All of the prohibited uses are commercial uses, so staff recommends striking Policy 27.2.7 and leaving Policy 27.4.3 under Objective 27.4: Commercial Use.*

*Staff **does not recommend** the transmittal of Policy 27.2.7.*

OBJECTIVE 27.3: 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.

There are no enhanced buffering standards for staff to use to evaluate projects. Staff recommends transmittal of Objective 27.3 as follows:

OBJECTIVE 27.3: RESIDENTIAL USE. Lee County must protect and enhance the residential properties of the Page Park Community by strictly evaluating adjacent uses, and access~~, and requiring compliance with enhanced buffering requirements.~~

POLICY 27.3.1: Stand-alone residential activity and uses will be allowed in all areas within Page Park except along Danley Drive and within the Commercial/Mixed Use areas

shown in Red/Orange on the Page Park Overlay Map, with the exception of existing residential uses.

Policy 27.3.1 would prohibit new stand-alone residential activity along Danley Drive and at the east side of Page Park which may raise liability issues under Bert J. Harris Private Property Rights Act. 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.

*Staff **does not recommend** the transmittal of Policy 27.3.1.*

POLICY 27.3.2: New residential development, with the exception of a single-family residential dwelling, that requires a rezoning within the Page Park Community must be rezoned as a Residential Planned Development (RPD).

Staff has no objection to Policy 27.3.2.

POLICY 27.3.3: Residential uses are limited to no more than ten (10) dwelling units per acre. Bonus densities for residential development will be limited to five (5) additional units for a total of fifteen (15) dwelling units per acre. The Bonus density may be awarded as a result of meeting performance criteria as outlined below using the following six categories.

By providing two (2) categories, one (1) extra dwelling units per acre of maximum density will be allowed, meeting four (4) categories will allow for an three (3) extra dwelling units per acre of density, and meeting all six (6) categories will allow for an extra five (5) dwelling units per acre of maximum density over and above the ten (10) du/acre that would typically be allowed. The categories are as follows:

- **Category 1: Superior Site Design & Quality Development:** The physical layout, orientation and design of a proposed development can greatly affect the activities on site, the connectivity to uses and activities off site, and the overall neighborhood character and aesthetic appreciation of the development. While less quantitative than other categories, there are a number of planning and design elements recognized by the planning professions that greatly contribute the quality of development.

- **Category 2: Public Open Space & Recreational Areas:** Open space, landscaping and buffering provided in addition to that required under the County's land use and development regulations, ordinances and resolutions are important objectives under this category. Provision of passive and active recreational areas and facilities are highly valued objectives in this category. Objectives achieved under this category shall be awarded points based on the physical size, location, public accessibility, and quality of improvement made. Connection to existing public recreational areas and achievement of target facilities of the Page Park Community Plan shall be considered in the award of bonus under this category.

- **Category 3: Page Park Improvement Fund:** Contributions to the Page Park Improvement Trust Fund (PPIF) can be made in accordance with a schedule approved by the County to achieve greater density for a development site. Contributions collected under the PPIF will be used by the County to make public improvements only in the Page Park Community, where developments achieve additional development through awards under this category.

- **Category 4: Transportation Improvements:** The provision of transportation improvements in excess of those required under other regulations and review procedures shall be objectives under this program, based on achieving suitability and eligibility criteria.

- **Category 5: Affordable Housing:** As housing costs continue to escalate, the provision of affordable housing to support the workforce associated with commercial services and industries will continue to be an important objective to sustain the County's and Page Park's socio-economic long-term objectives. This category is based on the provision of the quantity and quality of affordable housing opportunities provided on and/or off-site.

- **Category 6: Land Assemblage:** The pre-platted nature of Page Park poses challenges to the aggregation of land needed to support a quality commercial and/or mixed use development. This category is based on the amount of land assembled, (3 acres or more of lots and consisting of at least 250 feet in depth along the 50% of the site's frontage), the number of platted lots assembled, the amount of commercial development proposed, and the location of the assemblage.

  By the end of 2009, the Page Park Planning Panel will submit regulations for Lee County to consider as Land Development Code regulations which provide specific details of each category and the acquisition of residential bonus density.

  The six categories listed above are vague and will require amending the Land Development Code regulations to provide specific details of each category. The Lee Plan does not need to be amended to accomplish this, and staff recommends amending the LDC to specifically describe the categories, and not the Lee Plan.

  *Staff **does not recommend transmittal** of Policy 27.3.3 .*

OBJECTIVE 27.4: 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.

Staff has no objection to Objective 27.4.

POLICY 27.4.1: Stand-alone commercial activity and uses will be limited to Danley Drive and within the Commercial/Mixed Use areas shown in Red/Orange on the Page Park Overlay Map. Commercial uses will 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, with the exception of existing commercial uses.

Policy 27.4.1 does not allow new stand alone commercial uses in the yellow area of the Page Park Overlay Map. It does allow for those uses if the uses currently exist or if the property is currently zoned to allow them. Commercial uses would still be allowed throughout Page Park, but only as part of a Mixed Use Development.

Staff recommends transmittal of Policy 27.4.1 as follows:

POLICY 27.4.1: New ~~S~~stand-alone commercial activity and uses will be limited to Danley Drive and within the Commercial/Mixed Use areas shown in Red/Orange on the Page Park Overlay Map. Commercial uses will 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.~~, with the exception of~~ This policy does not apply to existing commercial uses and property currently zoned for commercial uses.

POLICY 27.4.2: New stand-alone commercial development that requires rezoning within the Page Park Community must be rezoned as a Commercial Planned Development (CPD).

Staff has no objection to Policy 27.4.2.

POLICY 27.4.3: The following uses are prohibited within the Page Park Community: "detrimental uses" (as defined in the Land Development Code); nightclubs or bar and cocktail lounges not associated with a Group III Restaurant; and retail uses that require outdoor display over 1 acre.

Policy 27.4.3 is similar to Policy 19.2.5 specific to Estero. Staff has no objection to Policy 27.4.3.

POLICY 27.4.4: By the end of 2009, 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.

The intent of Policy 27.4.4 is to allow for mixed-use projects, including residential and commercial uses, in the area that is currently located in the Industrial Development Future Land Use Category. The Intensive Development Future Land Use category allows for greater density than is currently allowed in any part of Page Park. Staff recommends evaluating a change from Industrial Development to Central Urban, which

will allow for residential development, but at a density consistent with other parts of the Page Park community.

If made, that change would allow for the current Industrial uses to remain and would allow for a transition to mixed-use development that is encouraged by the Page Park Community Plan.

Staff recommends transmitting Policy 27.4.4 as follows:

POLICY 27.4.4: By the end of 2009, Lee County will evaluate the Industrial Development Future Land Use designation to determine if an amendment to change the Industrial Development designation ~~will be amended~~ to the ~~Intensive Development~~ Central Urban Future Land Use designation should be considered to accommodate all existing industrial uses as well as the transition to mixed-use development and redevelopment.

POLICY 27.4.5: New stand-alone industrial development that requires rezoning within the Page Park Community must be rezoned as an Industrial Planned Development (IPD).

POLICY 27.4.6: Industrial activities, uses, rezonings or expansion of existing industrial uses within the Page Park Community will be discouraged.

Policies 27.4.5 and 27.4.6 appear to be conflicting. 27.4.5 allows industrial uses if part of an Industrial Planned Development and Policy 27.4.6 discourages industrial uses. Given that the east end of Page Park is located in the Industrial Future Land Use Category, it will be difficult to discourage industrial uses in that area. Staff recommends transmittal of Policy 27.4.5 but ***does not recommend*** *transmittal of Policy 27.4.6.*

OBJECTIVE 27.5: 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.

The County is not a housing provider, but the County's SHIP program provides funding and technical assistance to non-profit housing development organizations and down payment/closing cost assistance to qualified homebuyers. Home-ownership new construction and rehabilitation funds are blended with HOME, CDBG, HOPE 3, and other funds available to fund affordable housing providers and the county's owner rehabilitation program. Staff recommends transmitting Objective 27.5 as follows:

OBJECTIVE 27.5: HOUSING. The County will explore ways to ~~provide~~ assure decent, workforce housing to meet the needs of present and future residents of the Page Park Community.

POLICY 27.5.1: By the end of 2009 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 27.5.2: The County 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 27.5.3: The County will continue to enforce minimum standards of housing and sanitation and require prompt action the identification of abandoned or dilapidated property which may need to be demolished per the Lee County Land Development Code.

POLICY 27.5.4: Upon request, the County will inform, educate, and encourage residents of the Page park Community about funding opportunities or programs available to assist in the rehabilitation of existing residential structures that are in need of repair, rehabilitation or removal.

Staff has no objection to policies 27.5.1 through 27.5.2.

OBJECTIVE 27.6: 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 27.6.1: 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 County 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.

Staff has no objections to Policy 27.6.1.

POLICY 27.6.2: 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.

Staff does not believe a specific traffic operational issue is appropriate for a separate policy in the Lee Plan. Staff recommends transmitting Policy 27.6.2 as follows:

POLICY 27.6.2: As part of the traffic calming plan, ~~T~~the County will review and evaluate traffic control devices in the Page Park community, including one-way streets and stop controls ~~the one-way section of 6th Street as to its need;~~ and remove ~~the one-way restriction if~~ or revise traffic control devices found to be obsolete for traffic routing.

POLICY 27.6.3: 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 corridors.

AC 11-1 identifies Danley Drive with an existing functional classification as a major collector. AC 11-1 also identifies South Road with an existing functional classification as a major collector. Those two roads could provide pedestrian corridor connections to Ten Mile Linear Park, Jerry Brooks Park, and U.S. 41.

Staff recommends transmittal of Policy 27.6.3 as follows:

POLICY 27.6.3: Expansion of ~~arterial roadways such as~~ Danley Drive or South road 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 ~~corridors~~.

POLICY 27.6.4: 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 paths.

Staff has no objection to Policy 27.6.4.

OBJECTIVE 27.7: 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 27.7.1: Central sewer service is strongly recommended for future higher density and intensity developments which are proposed within the Page Park Community. Any new developments that meet the criteria outlined in Standard 11.2 of the Lee Plan are required to connect to a central sewer system.

Staff has no objection to Objective 27.7 or to Policy 27.7.1.

OBJECTIVE 27.8: PARKS AND RECREATION. Lee County will work with the Page Park community to ensure that recreation for the Page Park Community is provided for.

Staff has no objection to Objective 27.8.

POLICY 27.8.1: Lee County Department of Parks and Recreation will work with the Lee County Port Authority and the Lee Department of Transportation to realign South Road to a point farther north to increase the pedestrian safety of Jerry Brooks Park users.

CPA 2007-00048, the Page Field Airport Layout Plan is before the LPA for recommendation to the Board for transmittal in this round of plan amendments. Port

Authority Staff recommends that Policy 27.8.1 be reworded to refer to the Page Field Airport Master Plan as follows:

POLICY 27.8.1: Lee County Department of Parks and Recreation will work with surrounding property owners to evaluate options for code compliant parking and increased pedestrian safety for the users of Jerry Brooks Park, including the potential future realignment of South Road in accordance with the Board and Federal Aviation Administration adopted Page Field Airport Master Plan.

The realignment of South Road is depicted on the Airport Layout Plan and this realignment is approved by the FAA and FDOT. Altering the realignment plan will require approvals through the Airport Master Plan update process, possibly requiring several additional years to the process of realigning South Road.

POLICY 27.8.2: Lee County Department of Parks and Recreation will work with the Page park Community to ensure that all enhancements of Jerry Brooks Park meet the recreational needs of the page Park Community and are integrated into the existing park areas.

Staff has no objection to Policy 27.8.2.

OBJECTIVE 27.9: 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 27.9.1: 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 27.9.2: The Page Park Community will continue and expand, as feasible, its Neighborhood Watch Program administered by the Lee County Sheriff's Department.

POLICY 27.9.3: 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 27.9.4: By the end of 2009, the Page Park Planning Panel will draft and submit proposed Land Development Code regulations that will incorporate Crime Prevention Through Environmental Design (CPTED) techniques to enhance safety to their community.

POLICY 27.9.5: 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 27.9.6: 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 raise crosswalks

Objective 27.9.6 and subsequent policies are the result of recommendations contained in a security survey conducted by the Lee County Sheriff's Department. That security survey is a stand-alone document apart from the Lee Plan, and does not need to be repeated in the Lee Plan.

*Staff **does not recommend** transmittal of Objective 27.9.6 and subsequent policies.*

OBJECTIVE 27.10: DESIGN GUIDELINES: To enhance the visual appeal of new development, the Page Park Planning Panel will propose architectural guidelines that will address the character and aesthetic appearance of the Page Park Community.

POLICY 27.10.1: By the end of 2009 the Page Park Planning Panel will propose regulations for architectural design guidelines.

POLICY 27.10.2: 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 fifty (50) percent of the square footage of the existing building being enlarged or renovated.

Staff has no objection to Policy 27.10 or to the corresponding policies.

OBJECTIVE 27.11: 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 27.11.1: 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. 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.

Staff has no objection to Objective 27.11 or to Policy 27.11.1.

POLICY 27.11.2: The applicant for any Planned 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 citizen. 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.

Staff recommends revising Policy 27.11.2 to include Lee Plan amendment requests in the requirement for applicants to hold public informational meetings. Staff recommends transmittal of Policy 27.11.2 as follows:

POLICY 27.11.2: The applicant for any Planned Development or Lee Plan amendment 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 citizen. 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.

Proposed Glossary Definition:

Live-Work Unit – means a dwelling unit, part of which is used as a business establishment and the dwelling unit is the principal residence of the business operator. Live-Work units typically include a ground floor dedicated to office or retail space, and upper or rear floors for living quarters.

(a) Live-Work Unit means rooms used by a single household both as a dwelling unit and as a "Work Space," as defined herein, where such Work Space occupies at least fifty percent (50%) of the unit's total floor area. The living space of a Live-Work unit shall contain a kitchen area and sanitary facilities.

(b) "Work Space" means an area within a Live-Work Unit that is designed or equipped exclusively or principally for the conduct of work activities and is to be regularly used for such work activities by one or more occupants of the unit.

Staff recommends placing no restriction on the amount of required work space. Staff recommends transmitting the proposed glossary definition of live work unit with the following change to paragraph (a):

(a) Live-Work Unit means rooms used by a single household both as a dwelling unit and as a "Work Space," as defined herein~~, where such Work Space occupies at least fifty percent (50%) of the unit's total floor area~~. The living space of a Live-Work unit shall contain a kitchen area and sanitary facilities.

PAGE PARK OVERLAY MAP:

This amendment includes a map amendment that will add a new page to Map 1 of the Lee Plan; the Page Park Overlay Map. That map is attached to this report.

B. STAFF RECOMMENDED REVISIONS

In summary, staff is recommending revisions to the following policies that were submitted by the applicant. Staff's revisions are shown in strike through/double underline format.

OBJECTIVE 27.1: Enhance the existing physical appearance of Page Park while maintaining the historic character of the community.

POLICY 27.1.2: Lee County is discouraged from approving deviations and variances that would result in a reduction of adopted landscaping, buffering, and signage guidelines, or compliance with the property appearance standards and architectural standards.

POLICY 27.2.1: *Staff **does not recommend** transmittal of Policy 27.2.1.*

POLICY 27.2.2: By the end of 2009, the Page Park Planning Panel will propose regulations that encourage and allow mixed use developments within the Page Park Mixed Use Overlay ~~on the Future Land~~ as depicted on Map 1 of the Lee Plan, page 6 of 6, Mixed Use Overlay Map.

POLICY 27.2.3: *Staff **does not recommend** transmittal of Policy 27.2.3*

POLICY 27.2.5: *Staff **does not recommend** transmittal of Policy 27.2.5*

POLICY 27.2.6: *Staff **does not recommend** transmittal of Policy 27.2.6*

POLICY 27.2.7: *Staff **does not recommend** transmittal of Policy 27.2.7.*

OBJECTIVE 27.3: RESIDENTIAL USE. Lee County must protect and enhance the residential properties of the Page Park Community by strictly evaluating adjacent uses, and access~~, and requiring compliance with enhanced buffering requirements~~.

POLICY 27.3.1: *Staff **does not recommend** transmittal of Policy 27.3.1.*

POLICY 27.3.3: *Staff **does not recommend** transmittal of Policy 27.3.3*

POLICY 27.4.1: New ~~S~~stand-alone commercial activity and uses will be limited to Danley Drive and within the Commercial/Mixed Use areas shown in Red/Orange on the Page Park Overlay Map. Commercial uses will 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.~~, with the exception of~~ This policy does not apply to existing commercial uses and property zoned for commercial uses.

POLICY 27.4.4: By the end of 2009, Lee County will evaluate the Industrial Development Future Land Use designation to determine if an amendment to change the Industrial Development designation ~~will be amended~~ to the ~~Intensive Development~~ Central Urban Future Land Use designation should be considered to accommodate all existing industrial uses as well as the transition to mixed-use development and redevelopment.

POLICY 27.4.6: *Staff **does not recommend** transmittal of Policy 27.4.6.*

OBJECTIVE 27.5: HOUSING. The County will explore ways to ~~provide~~ assure decent, workforce housing to meet the needs of present and future residents of the Page Park Community.

POLICY 27.6.2: As part of the traffic calming plan, ~~T~~the County will review and evaluate traffic control devices in the Page Park community, including one-way streets and stop controls ~~the one-way section of 6th Street as to its need,~~ and remove ~~the one-way restriction if~~ or revise traffic control devices found to be obsolete for traffic routing.

POLICY 27.6.3: Expansion of ~~arterial roadways such as~~ Danley Drive or South road 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 ~~corridors.~~

POLICY 27.8.1: Lee County Department of Parks and Recreation will work with surrounding property owners to evaluate options for code compliant parking and increased pedestrian safety for the users of Jerry Brooks Park, including the potential future realignment of South Road in accordance with the Board and Federal Aviation Administration adopted Page Field Airport Master Plan.

OBJECTIVE 27.9: *Staff **does not recommend** transmittal of Objective 27.9.*

POLICY 27.9.1: *Staff **does not recommend** transmittal of Policy 27.9.1.*

POLICY 27.9.2: *Staff **does not recommend** transmittal of Policy 27.9.2.*

POLICY 27.9.3: *Staff **does not recommend** transmittal of Policy 27.9.3.*

POLICY 27.9.4: *Staff **does not recommend** transmittal of Policy 27.9.4.*

POLICY 27.9.5: *Staff **does not recommend** transmittal of Policy 27.9.5.*

POLICY 27.9.6: *Staff **does not recommend** transmittal of Policy 27.9.6.*

POLICY 27.11.2: The applicant for any Planned Development or Lee Plan amendment 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 citizen. 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.

Proposed Glossary Definition:

Live-Work Unit – means a dwelling unit, part of which is used as a business establishment and the dwelling unit is the principal residence of the business operator. Live-Work units typically include a ground floor dedicated to office or retail space, and upper or rear floors for living quarters.

(b) "Work Space" means an area within a Live-Work Unit that is designed or equipped exclusively or principally for the conduct of work activities and is to be regularly used for such work activities by one or more occupants of the unit.

(a) Live-Work Unit means rooms used by a single household both as a dwelling unit and as a "Work Space," as defined herein~~, where such Work Space occupies at least fifty percent (50%) of the unit's total floor area.~~ The living space of a Live-Work unit shall contain a kitchen area and sanitary facilities.

PART III - LOCAL PLANNING AGENCY REVIEW AND RECOMMENDATION

DATE OF PUBLIC HEARING: August 25, 2008

A. LOCAL PLANNING AGENCY REVIEW

Staff reviewed the staff report with the LPA and answered questions. DOT staff told the LPA that there would probably be some minor changes to Objective 27.6 and subsequent policies. Following the LPA meeting planning staff received those recommended changes and those are listed below. After the staff presented the staff report to the LPA the meeting was opened for public comment.

Two residents from Page Park that are members of the Page Park Community Planning Panel spoke to the LPA. The first resident commented on the alignment and possible realignment of South Road. He told the LPA that the current alignment of South Road causes a dangerous situation. Jerry Brooks Park is located immediately south of South Road and parking for users of the Park is located North of Jerry Brooks Park. He told the LPA that users of the park have to walk across South Road to access the park and that can be very dangerous. He also talked about the lack of sewer service in Page Park.

The second resident that spoke supported the plan amendment as recommended by staff and told the LPA that residents in Page Park could not afford to hook-up to sewer service if they were going to be assessed for that hook-up. In response to that comment an LPA member stated that Policy 27.4.2 required new stand-alone commercial development that required rezoning to hook-up to sewer and staff confirmed that was correct. The LPA member asked the resident if all of staff's recommended changes were acceptable and he responded that he had no problem with any of the changes and that he wanted this adopted so they could move on with implementing their plan.

Staff asked if the realignment depicted on the Page Field Airport Layout Plan was acceptable to the community. The two members of the Page Park Community Planning Panel that were present agreed that there was community support for the realignment and that Hole Montes had conducted a public workshop several years ago to present the realignment and the community was in favor of it.

A motion was made to transmit the Page Park Community Plan amendment as recommended by staff. After some discussion the LPA voted unanimously to recommend that the amendment be transmitted as recommended by staff.

B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY

1. **RECOMMENDATION: Recommend that the Board of County Commissioners transmit CPA 206-00009 as recommended by staff.**

2. **BASIS AND RECOMMENDED FINDINGS OF FACT:** The LPA accepted the findings of fact as advanced by staff.

C. VOTE:

NOEL ANDRESS	AYE
LES COCHRAN	AYE
RONALD INGE	AYE
JACQUE RIPPE	AYE
CARLETON RYFFEL	ABSENT
RAE ANN WESSEL	AYE
LELAND TAYLOR	AYE

DOT Staff told the LPA that there would be some changes to the transportation language. Those changes are listed below.

POLICY 27.6.1: To mitigate or curtail cut-through and speeding traffic on local residential streets within ~~throughout~~ the Page Park Community, the Page Park Planning Panel with assistance and guidance from the Lee County Department of Transportation, will prepare a traffic calming plan for local residential streets within the Page Park Community, consistent with Administrative Code AC-11-14, for residential streets which are determined by Lee County Department of Transportation to have discernable through traffic problems and/or experience 85th percentile speeds above the norm for the character of the local residential streets. Upon approval and receipt of funding, appropriate, ~~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 27.6.2:** 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 27.6.2: As part of development of the traffic calming plan, the County may review and evaluate traffic control devices in the Page Park community, including one-way streets and stop controls, and remove or revise traffic control devices found to be obsolete for traffic routing.

POLICY 27.6.3: Expansion of Danley Drive or South road should include engineering and financial feasibility analysis for physically separated provisions for bicyclists/pedestrians to provide for connection to the Ten mile Linear Park, Jerry Brooks Park, and US 41 corridors. Paved shoulders and sidewalks may be considered where a separated path is not feasible.

POLICY 27.6.4: Mixed-use and commercial developments within the Page Park Community are ~~encouraged~~ required 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 paths.

Staff recommends that the Board of County Commissioners transmit this amendment as recommended by the LPA with the above changes recommended by Department of Transportation staff.

PART IV - BOARD OF COUNTY COMMISSIONERS
HEARING FOR TRANSMITTAL OF PROPOSED AMENDMENT

DATE OF TRANSMITTAL HEARING: October 22, 2008

A. BOARD REVIEW:

Staff explained that there were no objections by the community to changes that were made to the amendment language by staff. Staff explained that one individual was not in favor of Policy 27.4.2 that requires all commercial rezonings to be commercial planned development rezonings. Staff explained that the planning panel had not voted to change that policy and recommended transmitting the amendment with that policy in place. Staff explained that they could reconsider that policy at their adoption hearing.

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. BOARD ACTION:

Motion to transmit CPA 2006-00011 as recommended by staff with the changes made to Policy 27.6.1 through 27.6.4 after the LPA meeting.

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

The Board of County Commissioners accepted the findings of fact as advanced by staff and the LPA.

C. VOTE:

A. BRIAN BIGELOW	**AYE**
TAMMARA HALL	**AYE**
ROBERT P. JANES	**AYE**
RAY JUDAH	**AYE**
FRANKLIN B. MANN	**AYE**

PART V - DEPARTMENT OF COMMUNITY AFFAIRS OBJECTIONS, RECOMMENDATIONS, AND COMMENTS (ORC) REPORT

DATE OF ORC REPORT: January 16, 2009

A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS

The DCA ORC Report contained the following comment:

A proposed amendment to establish the Page Park Community Plan. The amendment revises the Future Land Use Element to add a vision statement, goal, objectives, and policies and to amend Map 1, page 2 of 6, Special Treatment Areas to identify the Page Park Community Plan area and to add an overlay map. The Department raises the following comment to the proposed Amendment 2006-11:

Comment: The proposed Mixed Use Overlay map and proposed Policy 27.4.1 are internally inconsistent regarding the location of "stand-alone commercial" use because the policy does not allow stand-alone commercial in most of the general eastern quarter of the Page Park Community where the Mixed Use Overlay map shoes that stand-alone commercial is allowed. The proposed Policy 27.4.1 allows "stand-alone commercial" use along Danley Drive and within the Commercial/Mixed Use areas shown on the Mixed Use Overlay map. The proposed Mixed Use Overlay map allows "Stand Alone Commercial" along Danley Drive and generally within the area designated as Industrial Development on the FLUM. Revise the amendment to resolve the internal inconsistency regarding where "stand-alone commercial" use is allowed.

B. STAFF RESPONSE

Policy 27.4.1 allows "stand-alone" commercial uses in the red/orange area along Danley Drive and in the eastern portion of Page Park. Other than existing commercial uses and commercially zoned land, "stand-alone" commercial is not allowed anywhere else in Page Park. This does not create internal inconsistency within the Lee Plan.

C. STAFF RECOMMENDATION

Staff believes DCA's comment has been adequately addressed and recommend the Board adopt CPA2006-11 Page Park text and map amendment.

PART VI - BOARD OF COUNTY COMMISSIONERS HEARING FOR ADOPTION OF PROPOSED AMENDMENT

DATE OF ADOPTION HEARING: February 25, 2009

A. BOARD REVIEW: Following a brief presentation by staff the meeting was opened to public comment. One member of the public spoke and asked the Board not to adopt Policy 27.4.2 which reads as follows:

POLICY 27.4.2: New stand-alone commercial development that requires rezoning within the Page Park Community must be rezoned as a Commercial Planned Development (CPD).

The Board asked staff if they agreed that Policy 27.4.2 should not be adopted and staff said that they agreed and that they are working on mixed-use overlay regulations that would apply to Page Park and would eliminate the need for planned development zoning.

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. **BOARD ACTION:** The Board voted not to adopt Policy 27.4.2 but to adopt the remainder of the amendment as previously transmitted to DCA.

2. **BASIS AND RECOMMENDED FINDINGS OF FACT:** The Board accepted the findings of fact as advanced by staff and the Local Planning Agency.

C. VOTE:

A. BRIAN BIGELOW	**AYE**
TAMMARA HALL	**AYE**
ROBERT P. JANES	**AYE**
RAY JUDAH	**AYE**
FRANKLIN B. MANN	**AYE**

PROPOSED SPECIAL TREATMENT AREAS MAP

Legend

- Water Dependent Overlay
- Community Planning Areas
- City Limits

See Goals 15 and 22 for Objectives and Policies Specific To the Gasparilla Island Area

See Goal 25 for Objectives and Policies Specific To the North Captiva Area

See Goal 13 for Objectives and Policies Specific To the Captiva Area

See Goal 14 for Objectives and Policies Specific To the Greater Pine Island Area

See Goal 28 for Objectives and Policies Specific To the North Fort Myers Area

See Goal 20 for Objectives and Policies Specific To the Bayshore Area

See Goal 26 for Objectives and Policies Specific To the Olga Area

See Goal 29 for Objectives and Policies Specific To the Alva Area

See Goal 21 for Objectives and Policies Specific To the Caloosahatchee Shores Area

See Goal 17 for Objectives and Policies Specific To the Buckingham Area

See Goal 17 for Objectives and Policies Specific To the Palm Beach Blvd Area

See Goal 27 for Objectives and Policies Specific To the Page Park Area

See Goal 12 for Objectives and Policies Specific To the San Carlos Island Area

See Goal 19 for Objectives and Policies Specific To the Estero Area

LEE COUNTY
SOUTHWEST FLORIDA
DIVISION OF PLANNING

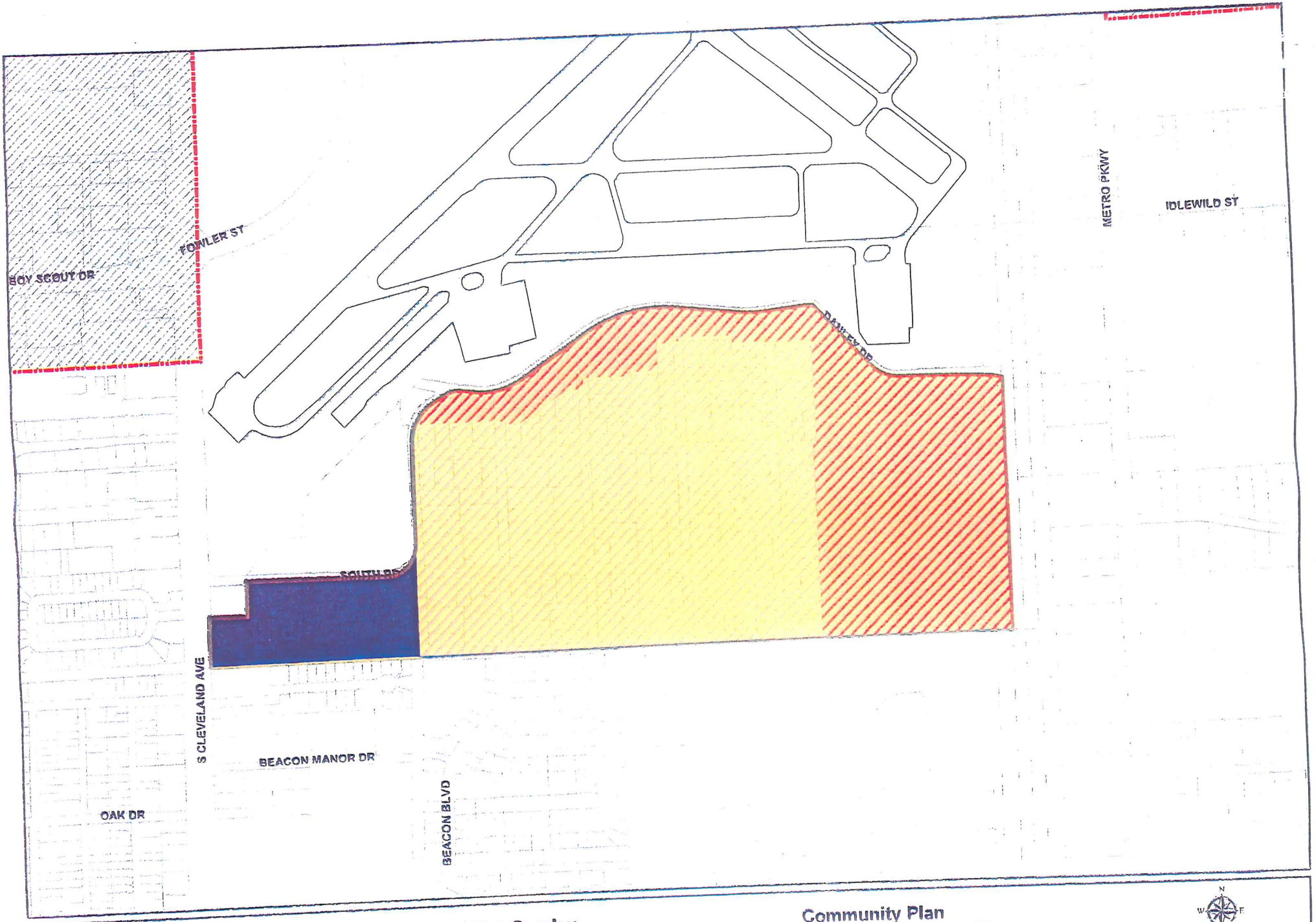
N W E S

1 0.5 0 1 2 3 4
Miles

Map Generated: January, 2009
City Limits current to date of map generation

Last Amended: August 13, 2007
Amended by Ordinance No.
02-02, 03-01, 03-02, 03-04, 03-21, 07-09

Proposed
Lee Plan Map 1
Page 2 of 6



PAGE PARK Community Plan

Mixed Use Overlay

- Stand Alone Commercial Allowed - See Policy 27.4.1
- Commercial/Mixed Use - See Policy 27.4.1
- County Owned Park

Community Plan

- Page Park
- CityLimits

LEE COUNTY
SOUTHWEST FLORIDA
DIVISION OF PLANNING

N
W E
S

Map Generated: August 2008
Prepared by: Lee County DCD/Planning Division

CPA2006-00011
PAGE PARK
BoCC SPONSORED
AMENDMENT
TO THE

LEE COUNTY COMPREHENSIVE PLAN

THE LEE PLAN

LPA Public Hearing Document
for the
August 25, 2008 Public Hearing

Lee County Planning Division
1500 Monroe Street
P.O. Box 398
Fort Myers, FL 33902-0398
(239) 533-8585

August 21, 2008

LEE COUNTY
DIVISION OF PLANNING
STAFF REPORT FOR
COMPREHENSIVE PLAN AMENDMENT
CPA2006-00011

☑ **Text Amendment** ☑ **Map Amendment**

✓	This Document Contains the Following Reviews:
✓	Staff Review
	Local Planning Agency Review and Recommendation
	Board of County Commissioners Hearing for Transmittal
	Staff Response to the DCA Objections, Recommendations, and Comments (ORC) Report
	Board of County Commissioners Hearing for Adoption

STAFF REPORT PREPARATION DATE: August 21, 2008

PART I - BACKGROUND AND STAFF RECOMMENDATION

A. SUMMARY OF APPLICATION

1. SPONSOR/APPLICANT:

A. SPONSOR:
LEE COUNTY BOARD OF COUNTY COMMISSIONERS
REPRESENTED BY LEE COUNTY DIVISION OF PLANNING

B. APPLICANT
PAGE PARK COMMUNITY PLANNING PANEL

2. REQUEST:

Amend the Future Land Use Element of the Lee Plan to incorporate the recommendations of the Page Park Community Planning effort. Establish a new Vision Statement, and a new Goal, including Objectives and Policies specific to Page Park. Amend Map 1, Page 2 of 6, Special Treatment Areas. Amend Map 1, adding a new page to include the Page Park Overlay Map.

The following Goal, Objectives, and Policies in this part of the report were submitted by the Page Park Community Planning Panel. Meetings with staff were held after the plan was originally submitted to the County, and the Planning Panel made several changes to the Policies contained in the Community Plan. Those changes are incorporated into the policies listed below.

VISION STATEMENT:

23. **Page Park** - 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, and faces traffic cut-through concerns. 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 27: PAGE PARK COMMUNITY. To revitalize the village-like residential neighborhood into a vibrant mixed-use community, 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 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 27.1.1: By the end of 2009, the Page Park Planning Panel will submit regulations for Lee County to 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 27.1.2: Lee County is discouraged from approving deviations that would result in a reduction of adopted landscaping, buffering, and signage guidelines, or compliance with the property appearance standards and architectural standards.

POLICY 27.1.3: By the end of 2009 Lee County will evaluate historic resources, if any, and draft a proposal for their designation under Chapter 22 of the Land Development Code.

OBJECTIVE 27.2: MIXED USE OVERLAY. Encourage mixed use developments throughout Page Park in a manner that is consistent with the Page Park Vision Statement, Goal 27, and the Page Park Overlay Map.

POLICY 27.2.1: By the end of 2009, 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 27.2.2: By the end of 2009, the Page Park Planning Panel will propose regulations that encourage and allow mixed use developments within the Page Park Mixed Use Overlay on the Future Land Use Map.

POLICY 27.2.3: Any Future Land Use Map amendments in Page Park must be evaluated for consistency with the Page Park Community plan by the Page Park community Planning Panel.

POLICY 27.2.4: 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 the mixed use areas of Page Park.

POLICY 27.2.5: Mixed use developments will be limited to ten (10) residential dwelling units per acre. Bonus densities for mixed use development will be limited to five (5) additional units for a total of fifteen (15) dwelling units per acre. The Bonus density may be awarded as a result of meeting performance criteria as outlined below using the following six categories.

By providing two (2) categories, one (1) extra dwelling units per acre of maximum density will be allowed, meeting four (4) categories will allow for an three (3) extra dwelling units per acre of density, and meeting all six (6) categories will allow for an extra five (5) dwelling units per acre of maximum density over and above the ten (10) du/acre that would typically be allowed. The categories are as follows:

- **Category 1: Superior Site Design & Quality Development:** The physical layout, orientation and design of a proposed development can greatly affect the activities on site, the connectivity to uses and activities off site, and the overall neighborhood character and aesthetic appreciation of the development. While less quantitative than other categories, there are a number of planning and design elements recognized by the planning professions that greatly contribute the quality of development.

- **Category 2: Public Open Space & Recreational Areas:** Open space, landscaping and buffering provided in addition to that required under the County's land use and development regulations, ordinances and resolutions are important objectives under this category. Provision of passive and active recreational areas and facilities are highly valued objectives in this category. Objectives achieved under this category shall be awarded points based on the physical size, location, public accessibility, and quality of improvement made. Connection to existing public recreational areas and achievement of target facilities of the Page Park Community Plan shall be considered in the award of bonus under this category.

- **Category 3: Page Park Improvement Fund:** Contributions to the Page Park Improvement Trust Fund (PPIF) can be made in accordance with a schedule approved by the County to achieve greater density for a development site. Contributions collected under the PPIF will be used by the County to make public improvements only in the Page Park

Community, where developments achieve additional development through awards under this category.

- **Category 4: Transportation Improvements:** The provision of transportation improvements in excess of those required under other regulations and review procedures shall be objectives under this program, based on achieving suitability and eligibility criteria.

- **Category 5: Affordable Housing:** As housing costs continue to escalate, the provision of affordable housing to support the workforce associated with commercial services and industries will continue to be an important objective to sustain the County's and Page Park's socio-economic long-term objectives. This category is based on the provision of the quantity and quality of affordable housing opportunities provided on and/or off-site.

- **Category 6: Land Assemblage:** The pre-platted nature of Page Park poses challenges to the aggregation of land needed to support a quality commercial and/or mixed use development. This category is based on the amount of land assembled, (3 acres or more of lots and consisting of at least 250 feet in depth along the 50% of the site's frontage), the number of platted lots assembled, the amount of commercial development proposed, and the location of the assemblage.

By the end of 2009, the Page Park Planning Panel will submit regulations for Lee County to consider as Land Development Code regulations which provide specific details of each category and the acquisition of residential bonus density.

POLICY 27.2.6: New mixed-use development that requires rezoning within the Page Park Community must be rezoned as a Mixed Use Planned Development (MPD).

POLICY 27.2.7: The following uses are prohibited within the Page Park Community: "detrimental uses" (as defined in the Land Development Code); nightclubs or bar and cocktail lounges not associated with a Group III Restaurant; and retail uses that require outdoor display.

OBJECTIVE 27.3: 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.

POLICY 27.3.1: Stand-alone residential activity and uses will be allowed in all areas within Page Park except along Danley Drive and within the Commercial/Mixed Use areas shown in Red/Orange on the Page Park Overlay Map, with the exception of existing residential uses.

POLICY 27.3.2: New residential development, with the exception of a single-family residential dwelling, that requires a rezoning within the Page Park Community must be rezoned as a Residential Planned Development (RPD).

POLICY 27.3.3: Residential uses are limited to no more than ten (10) dwelling units per acre. Bonus densities for residential development will be limited to five (5) additional units for a total of fifteen (15) dwelling units per acre. The Bonus density may be awarded as a result of meeting performance criteria as outlined below using the following six categories.

By providing two (2) categories, one (1) extra dwelling units per acre of maximum density will be allowed, meeting four (4) categories will allow for an three (3) extra dwelling units per acre of density, and meeting all six (6) categories will allow for an extra five (5) dwelling units per acre of maximum density over and above the ten (10) du/acre that would typically be allowed. The categories are as follows:

- **Category 1: Superior Site Design & Quality Development:** The physical layout, orientation and design of a proposed development can greatly affect the activities on site, the connectivity to uses and activities off site, and the overall neighborhood character and aesthetic appreciation of the development. While less quantitative than other categories, there are a number of planning and design elements recognized by the planning professions that greatly contribute the quality of development.

- **Category 2: Public Open Space & Recreational Areas:** Open space, landscaping and buffering provided in addition to that required under the County's land use and development regulations, ordinances and resolutions are important objectives under this category. Provision of passive and active recreational areas and facilities are highly valued objectives in this category. Objectives achieved under this category shall be awarded points based on the physical size, location, public accessibility, and quality of improvement made. Connection to existing public recreational areas and achievement of target facilities of the Page Park Community Plan shall be considered in the award of bonus under this category.

- **Category 3: Page Park Improvement Fund:** Contributions to the Page Park Improvement Trust Fund (PPIF) can be made in accordance with a schedule approved by the County to achieve greater density for a development site. Contributions collected under the PPIF will be used by the County to make public improvements only in the Page Park Community, where developments achieve additional development through awards under this category.

- **Category 4: Transportation Improvements:** The provision of transportation improvements in excess of those required under other regulations and review procedures shall be objectives under this program, based on achieving suitability and eligibility criteria.

- **Category 5: Affordable Housing:** As housing costs continue to escalate, the provision of affordable housing to support the workforce associated with commercial services and industries will continue to be an important objective to sustain the County's and Page Park's socio-economic long-term objectives. This category is based on the provision of the quantity and quality of affordable housing opportunities provided on and/or off-site.

- **Category 6: Land Assemblage:** The pre-platted nature of Page Park poses challenges to the aggregation of land needed to support a quality commercial and/or mixed use development. This category is based on the amount of land assembled, (3 acres or more of lots and consisting of at least 250 feet in depth along the 50% of the site's frontage), the number of platted lots assembled, the amount of commercial development proposed, and the location of the assemblage.

By the end of 2009, the Page Park Planning Panel will submit regulations for Lee County to consider as Land Development Code regulations which provide specific details of each category and the acquisition of residential bonus density.

OBJECTIVE 27.4: 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 27.4.1: Stand-alone commercial activity and uses will be limited to Danley Drive and within the Commercial/Mixed Use areas shown in Red/Orange on the Page Park Overlay Map. Commercial uses will 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, with the exception of existing commercial uses.

POLICY 27.4.2: New stand-alone commercial development that requires rezoning within the Page Park Community must be rezoned as a Commercial Planned Development (CPD)

POLICY 27.4.3: The following uses are prohibited within the Page Park Community: "detrimental uses" (as defined in the Land Development Code); nightclubs or bar and cocktail lounges not associated with a Group III Restaurant; and retail uses that require outdoor display over 1 acre.

POLICY 27.4.4: By the end of 2009, 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 27.4.5: New stand-alone industrial development that requires rezoning within the Page Park Community must be rezoned as an Industrial Planned Development (IPD).

POLICY 27.4.6: Industrial activities, uses, rezonings or expansion of existing industrial uses within the Page Park Community will be discouraged.

OBJECTIVE 27.5: 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 27.5.1: By the end of 2009 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 27.5.2: The County 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 27.5.3: The County will continue to enforce minimum standards of housing and sanitation and require prompt action the identification of abandoned or dilapidated property which may need to be demolished per the Lee County Land Development Code.

POLICY 27.5.4: Upon request, the County will inform, educate, and encourage residents of the Page park Community about funding opportunities or programs available to assist in the rehabilitation of existing residential structures that are in need of repair, rehabilitation or removal.

OBJECTIVE 27.6: 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 27.6.1: 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 County 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 27.6.2: 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 27.6.3: 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 corridors.

POLICY 27.6.4: 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 paths.

OBJECTIVE 27.7: 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 27.7.1: Central sewer service is strongly recommended for future higher density and intensity developments which are proposed within the Page Park Community. Any new developments that meet the criteria outlined in Standard 11.2 of the Lee Plan are required to connect to a central sewer system.

OBJECTIVE 27.8: 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 27.8.1: Lee County Department of Parks and Recreation will work with the Lee County Port Authority and the Lee Department of Transportation to realign South Road to a point farther north to increase the pedestrian safety of Jerry Brooks Park users.

POLICY 27.8.2: Lee County Department of Parks and Recreation will work with the Page park Community to ensure that all enhancements of Jerry Brooks Park meet the recreational needs of the page Park Community and are integrated into the existing park areas.

OBJECTIVE 27.9: 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 27.9.1: The Page Park Planning Panel will request an annual security survey update from the Le County Sheriff's Department, and will implement any recommendations they provide to reduce or eliminate criminal behavior in the area.

POLICY 27.9.2: The Page Park Community will continue and expand, as feasible, its Neighborhood Watch Program administered by the Lee County Sheriff's Department.

POLICY 27.9.3: 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 27.9.4: By the end of 2009, the Page Park Planning Panel will draft and submit proposed Land Development Code regulations that will incorporate Crime Prevention Through Environmental Design (CPTED) techniques to enhance safety to their community.

POLICY 27.9.5: 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 27.9.6: 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 raise crosswalks

OBJECTIVE 27.10: DESIGN GUIDELINES: To enhance the visual appeal of new development, the Page Park Planning Panel will propose architectural guidelines that will address the character and aesthetic appearance of the Page Park Community.

POLICY 27.10.1: By the end of 2009 the Page Park Planning Panel will propose regulations for architectural design guidelines.

POLICY 27.10.2: 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 fifty (50) percent of the square footage of the existing building being enlarged or renovated.

OBJECTIVE 27.11: 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 27.11.1: 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. 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 27.11.2: The applicant for any Planned 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 citizen. 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.

Proposed Glossary Definition:

Live-Work Unit – means a dwelling unit, part of which is used as a business establishment and the dwelling unit is the principal residence of the business operator. Live-Work units typically include a ground floor dedicated to office or retail space, and upper or rear floors for living quarters.

(a) Live-Work Unit means rooms used by a single household both as a dwelling unit and as a "Work Space," as defined herein, where such Work Space occupies at least fifty percent (50%) of the unit's total floor area. The living space of a Live-Work unit shall contain a kitchen area and sanitary facilities.

(b) "Work Space" means an area within a Live-Work Unit that is designed or equipped exclusively or principally for the conduct of work activities and is to be regularly used for such work activities by one or more occupants of the unit.

B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY:

1. **RECOMMENDATION:** Planning staff recommends that the Board of County Commissioners transmit this proposed amendment incorporating the staff revisions to the language as shown below:

VISION STATEMENT:

23. **Page Park** - 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, and faces traffic cut-through concerns. 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.

Staff has no objections to the new Vision Statement for Page Park.

GOAL 27: PAGE PARK COMMUNITY. To revitalize the village-like residential neighborhood into a vibrant mixed-use community, 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 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.

OBJECTIVE 27.1: Enhance the existing physical appearance of Page Park while maintaining the historic character of the community.

POLICY 27.1.1: By the end of 2009, the Page Park Planning Panel will submit regulations for Lee County to 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 27.1.2: Lee County is discouraged from approving deviations and variances that would result in a reduction of adopted landscaping, buffering, and signage guidelines, or compliance with the property appearance standards and architectural standards.

POLICY 27.1.3: By the end of 2009 Lee County will evaluate historic resources, if any, and draft a proposal for their designation under Chapter 22 of the Land Development Code.

OBJECTIVE 27.2: MIXED USE OVERLAY. Encourage mixed use developments throughout Page Park in a manner that is consistent with the Page Park Vision Statement, Goal 27, and the Page Park Overlay Map.

POLICY 27.2.2: By the end of 2009, the Page Park Planning Panel will propose regulations that encourage and allow mixed use developments within the Page Park Mixed Use Overlay as depicted on Map 1 of the Lee Plan, page 6 of 6, Mixed Use Overlay Map.

POLICY 27.2.4: 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 the mixed use areas of Page Park.

OBJECTIVE 27.3: RESIDENTIAL USE. Lee County must protect and enhance the residential properties of the Page Park Community by strictly evaluating adjacent uses, and access.

POLICY 27.3.2: New residential development, with the exception of a single-family residential dwelling, that requires a rezoning within the Page Park Community must be rezoned as a Residential Planned Development (RPD).

OBJECTIVE 27.4: 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 27.4.1: New stand-alone commercial activity and uses will be limited to Danley Drive and within the Commercial/Mixed Use areas shown in Red/Orange on the Page Park Overlay Map. Commercial uses will 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. This policy does not apply to existing commercial uses and property currently zoned for commercial uses.

POLICY 27.4.2: New stand-alone commercial development that requires rezoning within the Page Park Community must be rezoned as a Commercial Planned Development (CPD)

POLICY 27.4.3: The following uses are prohibited within the Page Park Community: "detrimental uses" (as defined in the Land Development Code); nightclubs or bar and cocktail lounges not associated with a Group III Restaurant; and retail uses that require outdoor display over 1 acre.

POLICY 27.4.4: By the end of 2009, Lee County will evaluate the Industrial Development Future Land Use designation to determine if an amendment to change the Industrial Development designation to the Central Urban Future Land Use designation should be considered to accommodate all existing industrial uses as well as the transition to mixed-use development and redevelopment.

POLICY 27.4.5: New stand-alone industrial development that requires rezoning within the Page Park Community must be rezoned as a Industrial Planned Development (IPD).

OBJECTIVE 27.5: HOUSING. The County will explore ways to assure decent, workforce housing to meet the needs of present and future residents of the Page Park Community.

POLICY 27.5.1: By the end of 2009 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 27.5.2: The County 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 27.5.3: The County will continue to enforce minimum standards of housing and sanitation and require prompt action the identification of abandoned or dilapidated property which may need to be demolished per the Lee County Land Development Code.

POLICY 27.5.4: Upon request, the County will inform, educate, and encourage residents of the Page park Community about funding opportunities or programs available to assist in the rehabilitation of existing residential structures that are in need of repair, rehabilitation or removal.

OBJECTIVE 27.6: 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 27.6.1: 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 County 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 27.6.2: As part of the traffic calming plan, the County will review and evaluate traffic control devices in the Page Park community, including one-way streets and stop controls and remove or revise traffic control devices found to be obsolete for traffic routing.

POLICY 27.6.3: Expansion of Danley Drive or South road should include physically separated provisions for bicyclists/pedestrians to provide for connection to the Ten mile Linear Park, Jerry Brooks Park, and US 41.

POLICY 27.6.4: 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 paths.

OBJECTIVE 27.7: 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 27.7.1: Central sewer service is strongly recommended for future higher density and intensity developments which are proposed within the Page Park Community. Any new developments that meet the criteria outlined in Standard 11.2 of the Lee Plan are required to connect to a central sewer system.

OBJECTIVE 27.8: 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 27.8.1: Lee County Department of Parks and Recreation will work with surrounding property owners to evaluate options for code compliant parking and increased pedestrian safety for the users of Jerry Brooks Park, including the potential future realignment of South Road in accordance with the Board and Federal Aviation Administration adopted Page Field Airport Master Plan.

POLICY 27.8.2: Lee County Department of Parks and Recreation will work with the Page park Community to ensure that all enhancements of Jerry Brooks Park meet the recreational needs of the page Park Community and are integrated into the existing park areas.

OBJECTIVE 27.10: DESIGN GUIDELINES: To enhance the visual appeal of new development, the Page Park Planning Panel will propose architectural guidelines that will address the character and aesthetic appearance of the Page Park Community.

POLICY 27.10.1: By the end of 2009 the Page Park Planning Panel will propose regulations for architectural design guidelines.

POLICY 27.10.2: 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 fifty (50) percent of the square footage of the existing building being enlarged or renovated.

OBJECTIVE 27.11: 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 27.11.1: 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. 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 27.11.2: The applicant for any Planned Development or Lee Plan amendment 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 citizen. 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.

Proposed Glossary Definition:

Live-Work Unit – means a dwelling unit, part of which is used as a business establishment and the dwelling unit is the principal residence of the business operator. Live-Work units typically include a ground floor dedicated to office or retail space, and upper or rear floors for living quarters.

(a) Live-Work Unit means rooms used by a single household both as a dwelling unit and as a "Work Space," as defined herein. The living space of a Live-Work unit shall contain a kitchen area and sanitary facilities.

(b) "Work Space" means an area within a Live-Work Unit that is designed or equipped exclusively or principally for the conduct of work activities and is to be regularly used for such work activities by one or more occupants of the unit.

PAGE PARK OVERLAY MAP:

This amendment includes a map amendment that will add a new page to Map 1 of the Lee Plan; the Page Park Overlay Map. That map is attached to this report.

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

- During World War II the area now known as Page Park served as a full-service military base.
- Following the war a full-scale sale of the former barracks and housing units began.
- Many of the barracks remain today and several are used as multi-family rental housing.
- Page Park has a number of somewhat randomly dispersed zoning districts including areas zoned for Industrial, Commercial, Multi-Family, Two-Family, and Single-Family residential.
- Page Park has a diverse mix of existing land uses including industrial buildings, commercial buildings, multi-family housing, two-family housing, single family housing, a school, and many vacant parcels.
- In an effort to address some of the land use issues in Page Park, the Page Park community formed a planning panel to begin work on the Page Park Community Plan.

- The Page Park Community Plan is the result of over a two-year effort by the Page Park Community Planning Panel.

- The Planning Panel hired a consultant, DRMP, to assist them with the development of the plan.

- The Page Park Community Plan was funded by $48,900 of community planning funds provided by the Board of County Commissioners.

- After the community plan was submitted to the County a follow up meeting was held prior to the LPA meeting to further refine Policies specific to the Page Park community.

- Changes to the original plan were made at the follow up meeting to address staff concerns and to more accurately represent the intent of the community.

- This Lee Plan amendment will result in a new Vision Statement, and a new Lee Plan Goal, and subsequent Objectives and Policies. This amendment will also add a definition to the Lee Plan Glossary, will amend Map 1, Page 2 of 6 - Special Treatment Areas, and will add a page to Lee Plan Map 1 - the Page Park Overlay Map.

C. BACKGROUND INFORMATION

The Page Park Community Plan was undertaken by the Page Park Community Planning Panel with the assistance of their planning consultant, residents of Page Park, and County Staff. In October, 2005 the Board of County Commissioners authorized $50,000 of funding to help finance the planning effort.

The Page Park Community Planning Panel hired the DRMP consulting firm to prepare a new Community Plan for all stakeholders of Page Park. The planning panel met monthly with the consultants and various representatives of the County to outline and refine 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 fucus upon areas determined by the local community to be of major importance. A planning charette was conducted in April 2006. Over 25 citizens participated, resulting in refinements to the Community Plan.

The Page Park community plan was submitted to the County in September of 2006. Staff continued to work with the community and the consultant to refine the original submittal. This Lee Plan amendment will result in a new Vision Statement, and a new Lee Plan Goal, and subsequent Objectives and Policies. This amendment will also add a definition to the Lee Plan Glossary, will amend Map 1, Page 2 of 6 - Special Treatment Areas, and will add a page to Lee Plan Map 1 - the Page Park Overlay Map.

PART II - STAFF DISCUSSION AND RECOMMENDED REVISIONS

A. STAFF DISCUSSION

This new Vision Statement and Goal, Objectives and Policies for Page Park is intended to express the communities desire to protect the existing character of the community and to address the redevelopment of the Page Park community. This new Vision Statement and Goal, Objectives, and Policies are listed below with staff's recommended changes shown in strike-through, double underline format:

VISION STATEMENT:

23. **Page Park** - 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, and faces traffic cut-through concerns. 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.

Staff has no objections to the new Vision Statement for Page Park.

GOAL 27: PAGE PARK COMMUNITY. To revitalize the village-like residential neighborhood into a vibrant mixed-use community, 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 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.

OBJECTIVE 27.1: Enhance the existing physical appearance of Page Park while maintaining the historic character of the community.

Staff recommends adding Objective 27.1 in order to achieve consistency with the format of the Lee Plan, but has no objection to Goal 27.

POLICY 27.1.1: By the end of 2009, the Page Park Planning Panel will submit regulations for Lee County to 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.

Staff has no objections to Policy 27.1.1.

POLICY 27.1.2: Lee County is discouraged from approving deviations that would result in a reduction of adopted landscaping, buffering, and signage guidelines, or compliance with the property appearance standards and architectural standards.

Most of the property in Page Park is located in conventional zoning districts. Conventional zoning districts require variances, not deviations, to vary from the zoning regulations. Staff recommends transmittal of Policy 27.1.2, including the word variances, as follows:

POLICY 27.1.2: Lee County is discouraged from approving deviations and variances that would result in a reduction of adopted landscaping, buffering, and signage guidelines, or compliance with the property appearance standards and architectural standards.

POLICY 27.1.3: By the end of 2009 Lee County will evaluate historic resources, if any, and draft a proposal for their designation under Chapter 22 of the Land Development Code.

Staff has no objections to Policy 27.1.3.

OBJECTIVE 27.2: MIXED USE OVERLAY. Encourage mixed use developments throughout Page Park in a manner that is consistent with the Page Park Vision Statement, Goal 27, and the Page Park Overlay Map.

Staff has no objections to Objective 27.2

POLICY 27.2.1: By the end of 2009, 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.

Page Park was included on the Mixed Use Overlay Map, Map 1, page 6 of 6 after this policy was written.

*Staff **does not recommend** transmittal of Policy 27.2.1.*

POLICY 27.2.2: By the end of 2009, the Page Park Planning Panel will propose regulations that encourage and allow mixed use developments within the Page Park Mixed Use Overlay on the Future Land Use Map.

This amendment will not be changing the Future Land Use Map designations in Page Park. Page Park was included on the Mixed Use Overlay Map, Map 1, Page 6 of 6. Staff recommends transmitting Policy 27.2.2 as follows:

POLICY 27.2.2: By the end of 2009, the Page Park Planning Panel will propose regulations that encourage and allow mixed use developments within the Page Park Mixed Use Overlay ~~on the Future Land~~ as depicted on Map 1 of the Lee Plan, page 6 of 6, Mixed Use Overlay Map.

POLICY 27.2.3: Any Future Land Use Map amendments in Page Park must be evaluated for consistency with the Page Park Community plan by the Page Park community Planning Panel.

The County has not, and does not want to identify specific organizations. Staff recommends adding requests for amendments to the Lee Plan to Policy 27.11.2 under Public Participation. Policy 27.11.2 requires that applicants hold one public informational meeting to inform the public about their request and to receive input from the public.

*Staff **does not recommend** the transmittal of Policy 27.2.3.*

POLICY 27.2.4: 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 the mixed use areas of Page Park.

Staff has no objections to Policy 27.2.4.

POLICY 27.2.5: Mixed use developments will be limited to ten (10) residential dwelling units per acre. Bonus densities for mixed use development will be limited to five (5) additional units for a total of fifteen (15) dwelling units per acre. The Bonus density may be awarded as a result of meeting performance criteria as outlined below using the following six categories.

By providing two (2) categories, one (1) extra dwelling unit per acre of maximum density will be allowed, meeting four (4) categories will allow for an three (3) extra dwelling units per acre of density, and meeting all six (6) categories will allow for an extra five (5) dwelling units per acre of maximum density over and above the ten (10) du/acre that would typically be allowed. The categories are as follows:

- **Category 1: Superior Site Design & Quality Development:** The physical layout, orientation and design of a proposed development can greatly affect the activities on site, the connectivity to uses and activities off site, and the overall neighborhood character and aesthetic appreciation of the development. While less quantitative than other categories, there are a number of planning and design elements recognized by the planning professions that greatly contribute the quality of development.

- **Category 2: Public Open Space & Recreational Areas:** Open space, landscaping and buffering provided in addition to that required under the County's land use and development regulations, ordinances and resolutions are important objectives under this category. Provision of passive and active recreational areas and facilities are highly

valued objectives in this category. Objectives achieved under this category shall be awarded points based on the physical size, location, public accessibility, and quality of improvement made. Connection to existing public recreational areas and achievement of target facilities of the Page Park Community Plan shall be considered in the award of bonus under this category.

- **Category 3: Page Park Improvement Fund:** Contributions to the Page Park Improvement Trust Fund (PPIF) can be made in accordance with a schedule approved by the County to achieve greater density for a development site. Contributions collected under the PPIF will be used by the County to make public improvements only in the Page Park Community, where developments achieve additional development through awards under this category.

- **Category 4: Transportation Improvements:** The provision of transportation improvements in excess of those required under other regulations and review procedures shall be objectives under this program, based on achieving suitability and eligibility criteria.

- **Category 5: Affordable Housing:** As housing costs continue to escalate, the provision of affordable housing to support the workforce associated with commercial services and industries will continue to be an important objective to sustain the County's and Page Park's socio-economic long-term objectives. This category is based on the provision of the quantity and quality of affordable housing opportunities provided on and/or off-site.

- **Category 6: Land Assemblage:** The pre-platted nature of Page Park poses challenges to the aggregation of land needed to support a quality commercial and/or mixed use development. This category is based on the amount of land assembled, (3 acres or more of lots and consisting of at least 250 feet in depth along the 50% of the site's frontage), the number of platted lots assembled, the amount of commercial development proposed, and the location of the assemblage.

By the end of 2009, the Page Park Planning Panel will submit regulations for Lee County to consider as Land Development Code regulations which provide specific details of each category and the acquisition of residential bonus density.

The six categories listed above are vague and will require amending the Land Development Code regulations to provide specific details of each category. The Lee Plan does not need to be amended to accomplish this, and staff recommends amending the LDC to specifically describe the categories, and not the Lee Plan.

*Staff **does not recommend transmittal** of Policy 27.2.5.*

POLICY 27.2.6: New mixed-use development that requires rezoning within the Page Park Community must be rezoned as a Mixed Use Planned Development (MPD).

Mixed Use Planned Developments require that residential developments have 50 or more dwelling units, and commercial development is located on a parcel of five or more acres or which may include 50,000 square feet or more of floor area. This category would be extremely difficult, if not impossible to utilize in Page Park.

Policy 4.3.1 of the Lee Plan reads:

POLICY 4.3.1: During 2008, adopt amendments to the Land Development Code that support New Urbanism principles and address issues including: building placement, volume, and facade; pedestrian amenity requirements; parking location and requirements; open space and buffer requirements; creating inviting, human-scale streetscapes; and concurrent phasing of residential and non-residential uses. The amendments will include diagrams and visual examples that explain concepts contained in the regulations and that show clearly examples of elements that are desirable and those that are not. Minimum densities and non-residential Floor Area Ratios (FAR's) will be established. (Added by Ordinance No. 07-15)

Page Park is identified on Map 1, Page 6 of 6, the Mixed Use Overlay. Although it will not be accomplished in 2008, Staff recommends that the Page Park community assist the County in developing amendments to the Land Development Code referred to in Policy 4.3.1 in a manner that could be utilized by platted subdivisions that are located in the Mixed Use Overlay. That effort would be consistent with proposed Policy 27.2.2 which reads as follows:

POLICY 27.2.2: By the end of 2009, the Page Park Planning Panel will propose regulations that encourage and allow mixed use developments within the Page Park Mixed Use Overlay on the Future Land Use Map.

*Staff **does not recommend transmittal** of Policy 27.2.6.*

POLICY 27.2.7: The following uses are prohibited within the Page Park Community: "detrimental uses" (as defined in the Land Development Code); nightclubs or bar and cocktail lounges not associated with a Group III Restaurant; and retail uses that require outdoor display.

*Policy 27.2.7 is repeated in Policy 27.4.3 with the exception that Policy 27.4.3 prohibits retail uses that require outdoor display **over one acre**. All of the prohibited uses are commercial uses, so staff recommends striking Policy 27.2.7 and leaving Policy 27.4.3 under Objective 27.4: Commercial Use.*

*Staff **does not recommend** the transmittal of Policy 27.2.7.*

OBJECTIVE 27.3: 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.

There are no enhanced buffering standards for staff to use to evaluate projects. Staff recommends transmittal of Objective 27.3 as follows:

OBJECTIVE 27.3: RESIDENTIAL USE. Lee County must protect and enhance the residential properties of the Page Park Community by strictly evaluating adjacent uses, and access~~, and requiring compliance with enhanced buffering requirements~~.

POLICY 27.3.1: Stand-alone residential activity and uses will be allowed in all areas within Page Park except along Danley Drive and within the Commercial/Mixed Use areas shown in Red/Orange on the Page Park Overlay Map, with the exception of existing residential uses.

Policy 27.3.1 would prohibit new stand-alone residential activity along Danley Drive and at the east side of Page Park which may raise liability issues under Bert J. Harris Private Property Rights Act. 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.

*Staff **does not recommend** the transmittal of Policy 27.3.1.*

POLICY 27.3.2: New residential development, with the exception of a single-family residential dwelling, that requires a rezoning within the Page Park Community must be rezoned as a Residential Planned Development (RPD).

Staff has no objection to Policy 27.3.2.

POLICY 27.3.3: Residential uses are limited to no more than ten (10) dwelling units per acre. Bonus densities for residential development will be limited to five (5) additional units for a total of fifteen (15) dwelling units per acre. The Bonus density may be awarded as a result of meeting performance criteria as outlined below using the following six categories.

By providing two (2) categories, one (1) extra dwelling units per acre of maximum density will be allowed, meeting four (4) categories will allow for an three (3) extra dwelling units per acre of density, and meeting all six (6) categories will allow for an extra five (5) dwelling units per acre of maximum density over and above the ten (10) du/acre that would typically be allowed. The categories are as follows:

- **Category 1: Superior Site Design & Quality Development:** The physical layout, orientation and design of a proposed development can greatly affect the activities on site, the connectivity to uses and activities off site, and the overall neighborhood character and aesthetic appreciation of the development. While less quantitative than other categories, there are a number of planning and design elements recognized by the planning professions that greatly contribute the quality of development.

- **Category 2: Public Open Space & Recreational Areas:** Open space, landscaping and buffering provided in addition to that required under the County's land use and development regulations, ordinances and resolutions are important objectives under this category. Provision of passive and active recreational areas and facilities are highly valued objectives in this category. Objectives achieved under this category shall be

awarded points based on the physical size, location, public accessibility, and quality of improvement made. Connection to existing public recreational areas and achievement of target facilities of the Page Park Community Plan shall be considered in the award of bonus under this category.

- **Category 3: Page Park Improvement Fund:** Contributions to the Page Park Improvement Trust Fund (PPIF) can be made in accordance with a schedule approved by the County to achieve greater density for a development site. Contributions collected under the PPIF will be used by the County to make public improvements only in the Page Park Community, where developments achieve additional development through awards under this category.

- **Category 4: Transportation Improvements:** The provision of transportation improvements in excess of those required under other regulations and review procedures shall be objectives under this program, based on achieving suitability and eligibility criteria.

- **Category 5: Affordable Housing:** As housing costs continue to escalate, the provision of affordable housing to support the workforce associated with commercial services and industries will continue to be an important objective to sustain the County's and Page Park's socio-economic long-term objectives. This category is based on the provision of the quantity and quality of affordable housing opportunities provided on and/or off-site.

- **Category 6: Land Assemblage:** The pre-platted nature of Page Park poses challenges to the aggregation of land needed to support a quality commercial and/or mixed use development. This category is based on the amount of land assembled, (3 acres or more of lots and consisting of at least 250 feet in depth along the 50% of the site's frontage), the number of platted lots assembled, the amount of commercial development proposed, and the location of the assemblage.

  By the end of 2009, the Page Park Planning Panel will submit regulations for Lee County to consider as Land Development Code regulations which provide specific details of each category and the acquisition of residential bonus density.

  The six categories listed above are vague and will require amending the Land Development Code regulations to provide specific details of each category. The Lee Plan does not need to be amended to accomplish this, and staff recommends amending the LDC to specifically describe the categories, and not the Lee Plan.

  *Staff **does not recommend transmittal** of Policy 27.3.3 .*

OBJECTIVE 27.4: 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.

Staff has no objection to Objective 27.4.

POLICY 27.4.1: Stand-alone commercial activity and uses will be limited to Danley Drive and within the Commercial/Mixed Use areas shown in Red/Orange on the Page Park Overlay Map. Commercial uses will 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, with the exception of existing commercial uses.

Policy 27.4.1 does not allow new stand alone commercial uses in the yellow area of the Page Park Overlay Map. It does allow for those uses if the uses currently exist or if the property is currently zoned to allow them. Commercial uses would still be allowed throughout Page Park, but only as part of a Mixed Use Development.

Staff recommends transmittal of Policy 27.4.1 as follows:

POLICY 27.4.1: New ~~S~~stand-alone commercial activity and uses will be limited to Danley Drive and within the Commercial/Mixed Use areas shown in Red/Orange on the Page Park Overlay Map. Commercial uses will 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.~~, with the exception of~~ This policy does not apply to existing commercial uses and property currently zoned for commercial uses.

POLICY 27.4.2: New stand-alone commercial development that requires rezoning within the Page Park Community must be rezoned as a Commercial Planned Development (CPD).

Staff has no objection to Policy 27.4.2.

POLICY 27.4.3: The following uses are prohibited within the Page Park Community: "detrimental uses" (as defined in the Land Development Code); nightclubs or bar and cocktail lounges not associated with a Group III Restaurant; and retail uses that require outdoor display over 1 acre.

Policy 27.4.3 is similar to Policy 19.2.5 specific to Estero. Staff has no objection to Policy 27.4.3.

POLICY 27.4.4: By the end of 2009, 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.

The intent of Policy 27.4.4 is to allow for mixed-use projects, including residential and commercial uses, in the area that is currently located in the Industrial Development Future Land Use Category. The Intensive Development Future Land Use category allows for greater density than is currently allowed in any part of Page Park. Staff recommends evaluating a change from Industrial Development to Central Urban, which will allow for residential development, but at a density consistent with other parts of the Page Park community.

If made, that change would allow for the current Industrial uses to remain and would allow for a transition to mixed-use development that is encouraged by the Page Park Community Plan.

Staff recommends transmitting Policy 27.4.4 as follows:

POLICY 27.4.4: By the end of 2009, Lee County will evaluate the Industrial Development Future Land Use designation to determine if an amendment to change the Industrial Development designation ~~will be amended~~ to the ~~Intensive Development~~ Central Urban Future Land Use designation should be considered to accommodate all existing industrial uses as well as the transition to mixed-use development and redevelopment.

POLICY 27.4.5: New stand-alone industrial development that requires rezoning within the Page Park Community must be rezoned as an Industrial Planned Development (IPD).

POLICY 27.4.6: Industrial activities, uses, rezonings or expansion of existing industrial uses within the Page Park Community will be discouraged.

Policies 27.4.5 and 27.4.6 appear to be conflicting. 27.4.5 allows industrial uses if part of an Industrial Planned Development and Policy 27.4.6 discourages industrial uses. Given that the east end of Page Park is located in the Industrial Future Land Use Category, it will be difficult to discourage industrial uses in that area. Staff recommends transmittal of Policy 27.4.5 but ***does not recommend*** *transmittal of Policy 27.4.6.*

OBJECTIVE 27.5: 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.

The County is not a housing provider, but the County's SHIP program provides funding and technical assistance to non-profit housing development organizations and down payment/closing cost assistance to qualified homebuyers. Home-ownership new construction and rehabilitation funds are blended with HOME, CDBG, HOPE 3, and other

funds available to fund affordable housing providers and the county's owner rehabilitation program. Staff recommends transmitting Objective 27.5 as follows:

OBJECTIVE 27.5: HOUSING. The County will explore ways to ~~provide~~ assure decent, workforce housing to meet the needs of present and future residents of the Page Park Community.

POLICY 27.5.1: By the end of 2009 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 27.5.2: The County 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 27.5.3: The County will continue to enforce minimum standards of housing and sanitation and require prompt action the identification of abandoned or dilapidated property which may need to be demolished per the Lee County Land Development Code.

POLICY 27.5.4: Upon request, the County will inform, educate, and encourage residents of the Page park Community about funding opportunities or programs available to assist in the rehabilitation of existing residential structures that are in need of repair, rehabilitation or removal.

Staff has no objection to policies 27.5.1 through 27.5.2.

OBJECTIVE 27.6: 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 27.6.1: 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 County 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.

Staff has no objections to Policy 27.6.1.

POLICY 27.6.2: 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.

Staff does not believe a specific traffic operational issue is appropriate for a separate policy in the Lee Plan. Staff recommends transmitting Policy 27.6.2 as follows:

POLICY 27.6.2: As part of the traffic calming plan, ~~T~~the County will review and evaluate traffic control devices in the Page Park community, including one-way streets and stop controls ~~the one-way section of 6th Street as to its need,~~ and remove ~~the one-way restriction if~~ or revise traffic control devices found to be obsolete for traffic routing.

POLICY 27.6.3: 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 corridors.

AC 11-1 identifies Danley Drive with an existing functional classification as a major collector. AC 11-1 also identifies South Road with an existing functional classification as a major collector. Those two roads could provide pedestrian corridor connections to Ten Mile Linear Park, Jerry Brooks Park, and U.S. 41.

Staff recommends transmittal of Policy 27.6.3 as follows:

POLICY 27.6.3: Expansion of ~~arterial roadways such as~~ Danley Drive or South road 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 ~~corridors~~.

POLICY 27.6.4: 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 paths.

Staff has no objection to Policy 27.6.4.

OBJECTIVE 27.7: 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 27.7.1: Central sewer service is strongly recommended for future higher density and intensity developments which are proposed within the Page Park Community. Any new developments that meet the criteria outlined in Standard 11.2 of the Lee Plan are required to connect to a central sewer system.

Staff has no objection to Objective 27.7 or to Policy 27.7.1.

OBJECTIVE 27.8: PARKS AND RECREATION. Lee County will work with the Page Park community to ensure that recreation for the Page Park Community is provided for.

Staff has no objection to Objective 27.8.

POLICY 27.8.1: Lee County Department of Parks and Recreation will work with the Lee County Port Authority and the Lee Department of Transportation to realign South Road to a point farther north to increase the pedestrian safety of Jerry Brooks Park users.

CPA 2007-00048, the Page Field Airport Layout Plan is before the LPA for recommendation to the Board for transmittal in this round of plan amendments. Port Authority Staff recommends that Policy 27.8.1 be reworded to refer to the Page Field Airport Master Plan as follows:

POLICY 27.8.1: Lee County Department of Parks and Recreation will work with surrounding property owners to evaluate options for code compliant parking and increased pedestrian safety for the users of Jerry Brooks Park, including the potential future realignment of South Road in accordance with the Board and Federal Aviation Administration adopted Page Field Airport Master Plan.

The realignment of South Road is depicted on the Airport Layout Plan and this realignment is approved by the FAA and FDOT. Altering the realignment plan will require approvals through the Airport Master Plan update process, possibly requiring several additional years to the process of realigning South Road.

POLICY 27.8.2: Lee County Department of Parks and Recreation will work with the Page park Community to ensure that all enhancements of Jerry Brooks Park meet the recreational needs of the page Park Community and are integrated into the existing park areas.

Staff has no objection to Policy 27.8.2.

OBJECTIVE 27.9: 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 27.9.1: 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 27.9.2: The Page Park Community will continue and expand, as feasible, its Neighborhood Watch Program administered by the Lee County Sheriff's Department.

POLICY 27.9.3: 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 27.9.4: By the end of 2009, the Page Park Planning Panel will draft and submit proposed Land Development Code regulations that will incorporate Crime

Prevention Through Environmental Design (CPTED) techniques to enhance safety to their community.

POLICY 27.9.5: 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 27.9.6: 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 raise crosswalks

Objective 27.9.6 and subsequent policies are the result of recommendations contained in a security survey conducted by the Lee County Sheriff's Department. That security survey is a stand-alone document apart from the Lee Plan, and does not need to be repeated in the Lee Plan.

*Staff **does not recommend** transmittal of Objective 27.9.6 and subsequent policies.*

OBJECTIVE 27.10: DESIGN GUIDELINES: To enhance the visual appeal of new development, the Page Park Planning Panel will propose architectural guidelines that will address the character and aesthetic appearance of the Page Park Community.

POLICY 27.10.1: By the end of 2009 the Page Park Planning Panel will propose regulations for architectural design guidelines.

POLICY 27.10.2: 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 fifty (50) percent of the square footage of the existing building being enlarged or renovated.

Staff has no objection to Policy 27.10 or to the corresponding policies.

OBJECTIVE 27.11: 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 27.11.1: 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. 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.

Staff has no objection to Objective 27.11 or to Policy 27.11.1.

POLICY 27.11.2: The applicant for any Planned 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 citizen. 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.

Staff recommends revising Policy 27.11.2 to include Lee Plan amendment requests in the requirement for applicants to hold public informational meetings. Staff recommends transmittal of Policy 27.11.2 as follows:

POLICY 27.11.2: The applicant for any Planned Development or Lee Plan amendment 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 citizen. 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.

Proposed Glossary Definition:

Live-Work Unit – means a dwelling unit, part of which is used as a business establishment and the dwelling unit is the principal residence of the business operator. Live-Work units typically include a ground floor dedicated to office or retail space, and upper or rear floors for living quarters.

(a) Live-Work Unit means rooms used by a single household both as a dwelling unit and as a "Work Space," as defined herein, where such Work Space occupies at least fifty percent (50%) of the unit's total floor area. The living space of a Live-Work unit shall contain a kitchen area and sanitary facilities.

(b) "Work Space" means an area within a Live-Work Unit that is designed or equipped exclusively or principally for the conduct of work activities and is to be regularly used for such work activities by one or more occupants of the unit.

Staff recommends placing no restriction on the amount of required work space. Staff recommends transmitting the proposed glossary definition of live work unit with the following change to paragraph (a):

(a) Live-Work Unit means rooms used by a single household both as a dwelling unit and as a "Work Space," as defined herein~~, where such Work Space occupies at least fifty percent (50%) of the unit's total floor area.~~ The living space of a Live-Work unit shall contain a kitchen area and sanitary facilities.

PAGE PARK OVERLAY MAP:

This amendment includes a map amendment that will add a new page to Map 1 of the Lee Plan; the Page Park Overlay Map. That map is attached to this report.

B. STAFF RECOMMENDED REVISIONS

In summary, staff is recommending revisions to the following policies that were submitted by the applicant. Staff's revisions are shown in strike through/double underline format.

OBJECTIVE 27.1: Enhance the existing physical appearance of Page Park while maintaining the historic character of the community.

POLICY 27.1.2: Lee County is discouraged from approving deviations and variances that would result in a reduction of adopted landscaping, buffering, and signage guidelines, or compliance with the property appearance standards and architectural standards.

POLICY 27.2.1: *Staff **does not recommend** transmittal of Policy 27.2.1.*

POLICY 27.2.2: By the end of 2009, the Page Park Planning Panel will propose regulations that encourage and allow mixed use developments within the Page Park Mixed Use Overlay ~~on the Future Land~~ as depicted on Map 1 of the Lee Plan, page 6 of 6, Mixed Use Overlay Map.

POLICY 27.2.3: *Staff **does not recommend** transmittal of Policy 27.2.3*

POLICY 27.2.5: *Staff **does not recommend** transmittal of Policy 27.2.5*

POLICY 27.2.6: *Staff **does not recommend** transmittal of Policy 27.2.6*

POLICY 27.2.7: *Staff **does not recommend** transmittal of Policy 27.2.7.*

OBJECTIVE 27.3: RESIDENTIAL USE. Lee County must protect and enhance the residential properties of the Page Park Community by strictly evaluating adjacent uses, and access~~, and requiring compliance with enhanced buffering requirements~~.

POLICY 27.3.1: *Staff **does not recommend** transmittal of Policy 27.3.1.*

POLICY 27.3.3: *Staff **does not recommend** transmittal of Policy 27.3.3*

POLICY 27.4.1: New ~~S~~stand-alone commercial activity and uses will be limited to Danley Drive and within the Commercial/Mixed Use areas shown in Red/Orange on the Page Park Overlay Map. Commercial uses will 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.~~, with the exception of~~ This policy does not apply to existing commercial uses and property zoned for commercial uses.

POLICY 27.4.4: By the end of 2009, Lee County will evaluate the Industrial Development Future Land Use designation to determine if an amendment to change the Industrial Development designation ~~will be amended~~ to the ~~Intensive Development~~ Central Urban Future Land Use designation should be considered to accommodate all existing industrial uses as well as the transition to mixed-use development and redevelopment.

POLICY 27.4.6: *Staff **does not recommend** transmittal of Policy 27.4.6.*

OBJECTIVE 27.5: HOUSING. The County will explore ways to ~~provide~~ assure decent, workforce housing to meet the needs of present and future residents of the Page Park Community.

POLICY 27.6.2: As part of the traffic calming plan, ~~T~~the County will review and evaluate traffic control devices in the Page Park community, including one-way streets and stop controls ~~the one-way section of 6th Street as to its need,~~ and remove ~~the one-way restriction if~~ or revise traffic control devices found to be obsolete for traffic routing.

POLICY 27.6.3: Expansion of ~~arterial roadways such as~~ Danley Drive or South road 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 ~~corridors~~.

POLICY 27.8.1: Lee County Department of Parks and Recreation will work with surrounding property owners to evaluate options for code compliant parking and increased pedestrian safety for the users of Jerry Brooks Park, including the potential future realignment of South Road in accordance with the Board and Federal Aviation Administration adopted Page Field Airport Master Plan.

OBJECTIVE 27.9: *Staff **does not recommend** transmittal of Objective 27.9.*

POLICY 27.9.1: *Staff **does not recommend** transmittal of Policy 27.9.1.*

POLICY 27.9.2: *Staff **does not recommend** transmittal of Policy 27.9.2.*

POLICY 27.9.3: *Staff **does not recommend** transmittal of Policy 27.9.3.*

POLICY 27.9.4: *Staff **does not recommend** transmittal of Policy 27.9.4.*

POLICY 27.9.5: *Staff **does not recommend** transmittal of Policy 27.9.5.*

POLICY 27.9.6: *Staff **does not recommend** transmittal of Policy 27.9.6.*

POLICY 27.11.2: The applicant for any Planned Development or Lee Plan amendment 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 citizen. 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.

Proposed Glossary Definition:

Live-Work Unit – means a dwelling unit, part of which is used as a business establishment and the dwelling unit is the principal residence of the business operator. Live-Work units typically include a ground floor dedicated to office or retail space, and upper or rear floors for living quarters.

(b) "Work Space" means an area within a Live-Work Unit that is designed or equipped exclusively or principally for the conduct of work activities and is to be regularly used for such work activities by one or more occupants of the unit.

(a) Live-Work Unit means rooms used by a single household both as a dwelling unit and as a "Work Space," as defined herein~~, where such Work Space occupies at least fifty percent (50%) of the unit's total floor area.~~ The living space of a Live-Work unit shall contain a kitchen area and sanitary facilities.

PART III - LOCAL PLANNING AGENCY REVIEW AND RECOMMENDATION

DATE OF PUBLIC HEARING: August 25, 2008

A. LOCAL PLANNING AGENCY REVIEW

B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY

1. RECOMMENDATION:

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

C. VOTE:

NOEL ANDRESS	_____
LES COCHRAN	_____
RONALD INGE	_____
JACQUE RIPPE	_____
CARLETON RYFFEL	_____
RAE ANN WESSEL	_____
LELAND TAYLOR	_____

PART IV - BOARD OF COUNTY COMMISSIONERS
HEARING FOR TRANSMITTAL OF PROPOSED AMENDMENT

DATE OF TRANSMITTAL HEARING: _____

A. BOARD REVIEW:

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. BOARD ACTION:

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

C. VOTE:

A. BRIAN BIGELOW _____

TAMMARA HALL _____

ROBERT P. JANES _____

RAY JUDAH _____

FRANKLIN B. MANN _____

PART V - DEPARTMENT OF COMMUNITY AFFAIRS OBJECTIONS, RECOMMENDATIONS, AND COMMENTS (ORC) REPORT

DATE OF ORC REPORT: _____

A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS

B. STAFF RESPONSE

PART VI - BOARD OF COUNTY COMMISSIONERS HEARING FOR ADOPTION OF PROPOSED AMENDMENT

DATE OF ADOPTION HEARING: _____

A. BOARD REVIEW:

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. BOARD ACTION:

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

C. VOTE:

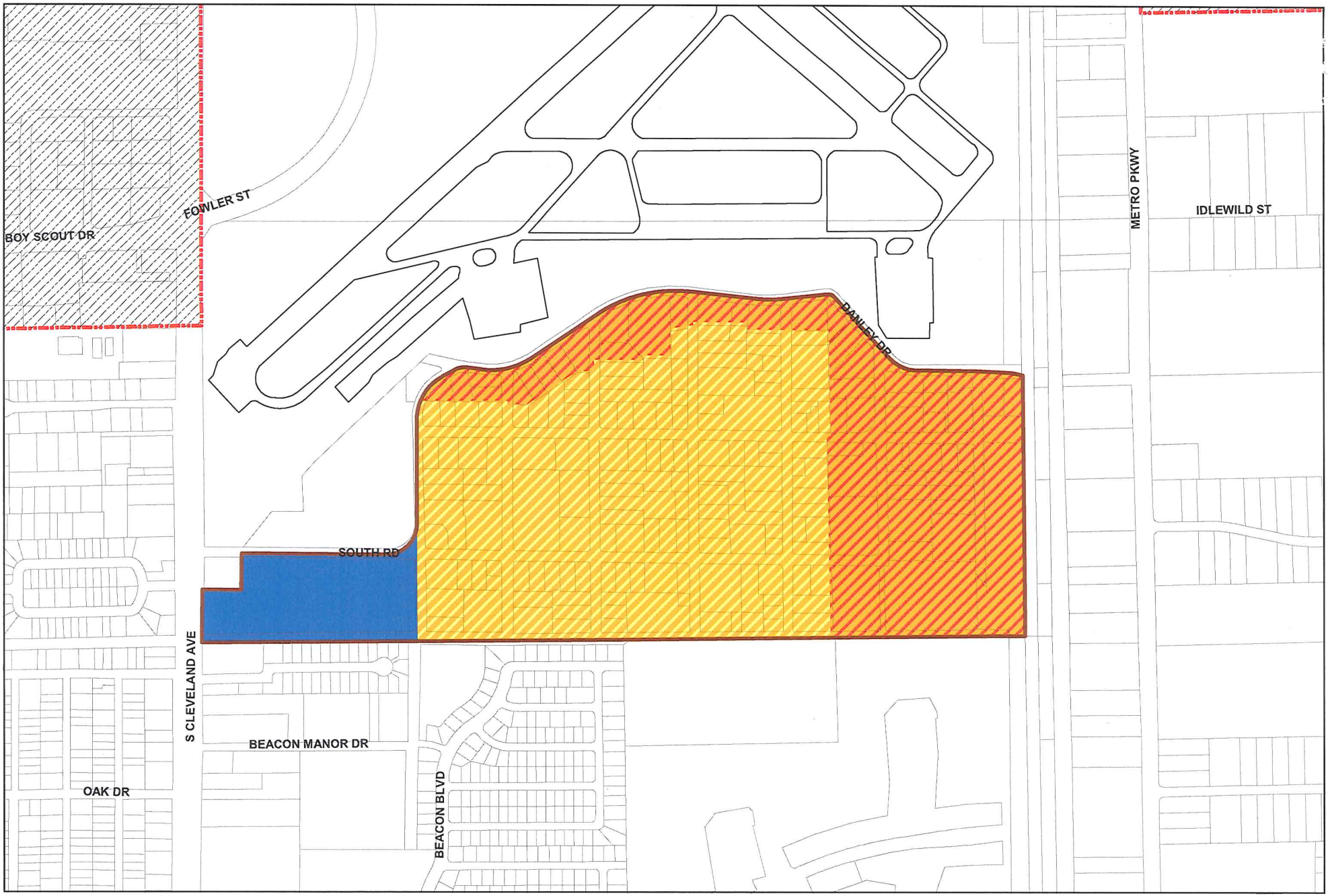
A. BRIAN BIGELOW _____

TAMMARA HALL _____

ROBERT P. JANES _____

RAY JUDAH _____

FRANKLIN B. MANN _____



PAGE PARK
Community Plan
CPA2006-00011

Mixed Use Overlay

- Stand Alone Commercial Allowed - See Policy 27.4.1
- Commercial/Mixed Use - See Policy 27.4.1
- County Owned Park

Community Plan

- Page Park
- CityLimits

LEE COUNTY
SOUTHWEST FLORIDA
DIVISION OF PLANNING

N W E S

0 110 220 440 660
Feet

Map Generated: August 2008
Prepared by: Lee County DCD/Planning Division

CPA2006-00011
PAGE PARK
BoCC SPONSORED
AMENDMENT
TO THE

LEE COUNTY COMPREHENSIVE PLAN

THE LEE PLAN

BoCC Public Hearing Document
for the
October 22, 2008 Transmittal Hearing

Lee County Planning Division
1500 Monroe Street
P.O. Box 398
Fort Myers, FL 33902-0398
(239) 533-8585

October 8, 2008

LEE COUNTY
DIVISION OF PLANNING
STAFF REPORT FOR
COMPREHENSIVE PLAN AMENDMENT
CPA2006-00011

☑ **Text Amendment** ☑ **Map Amendment**

✓	This Document Contains the Following Reviews:
✓	**Staff Review**
✓	**Local Planning Agency Review and Recommendation**
	Board of County Commissioners Hearing for Transmittal
	Staff Response to the DCA Objections, Recommendations, and Comments (ORC) Report
	Board of County Commissioners Hearing for Adoption

STAFF REPORT PREPARATION DATE: August 21, 2008

PART I - BACKGROUND AND STAFF RECOMMENDATION

A. SUMMARY OF APPLICATION

1. **SPONSOR/APPLICANT:**

A. SPONSOR:
LEE COUNTY BOARD OF COUNTY COMMISSIONERS
REPRESENTED BY LEE COUNTY DIVISION OF PLANNING

B. APPLICANT
PAGE PARK COMMUNITY PLANNING PANEL

2. **REQUEST:**
Amend the Future Land Use Element of the Lee Plan to incorporate the recommendations of the Page Park Community Planning effort. Amend the Future Land Use element to add a new Vision Statement, Goal, Objectives, and Policies that address the long range development of Page Park. Amend Map 1, Page 2 of 6, Special Treatment Areas to indicate that a new Goal specific to the Page Park community has been adopted. Amend the Lee Plan to include a Page Park overlay map.

The following Vision Statement, Goal, Objectives, and Policies in this part of the report were submitted by the Page Park Community Planning Panel. Meetings with staff were held after the plan was originally submitted to the County, and the Planning Panel made several changes to the

Policies contained in the Community Plan. Those changes are incorporated into the policies listed below.

VISION STATEMENT:

23. **Page Park** - 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, and faces traffic cut-through concerns. 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 27: PAGE PARK COMMUNITY. To revitalize the village-like residential neighborhood into a vibrant mixed-use community, 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 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 27.1.1: By the end of 2009, the Page Park Planning Panel will submit regulations for Lee County to 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 27.1.2: Lee County is discouraged from approving deviations that would result in a reduction of adopted landscaping, buffering, and signage guidelines, or compliance with the property appearance standards and architectural standards.

POLICY 27.1.3: By the end of 2009 Lee County will evaluate historic resources, if any, and draft a proposal for their designation under Chapter 22 of the Land Development Code.

OBJECTIVE 27.2: MIXED USE OVERLAY. Encourage mixed use developments throughout Page Park in a manner that is consistent with the Page Park Vision Statement, Goal 27, and the Page Park Overlay Map.

POLICY 27.2.1: By the end of 2009, 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 27.2.2: By the end of 2009, the Page Park Planning Panel will propose regulations that encourage and allow mixed use developments within the Page Park Mixed Use Overlay on the Future Land Use Map.

POLICY 27.2.3: Any Future Land Use Map amendments in Page Park must be evaluated for consistency with the Page Park Community plan by the Page Park community Planning Panel.

POLICY 27.2.4: 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 the mixed use areas of Page Park.

POLICY 27.2.5: Mixed use developments will be limited to ten (10) residential dwelling units per acre. Bonus densities for mixed use development will be limited to five (5) additional units for a total of fifteen (15) dwelling units per acre. The Bonus density may be awarded as a result of meeting performance criteria as outlined below using the following six categories.

By providing two (2) categories, one (1) extra dwelling units per acre of maximum density will be allowed, meeting four (4) categories will allow for an three (3) extra dwelling units per acre of density, and meeting all six (6) categories will allow for an extra five (5) dwelling units per acre of maximum density over and above the ten (10) du/acre that would typically be allowed. The categories are as follows:

- **Category 1: Superior Site Design & Quality Development:** The physical layout, orientation and design of a proposed development can greatly affect the activities on site, the connectivity to uses and activities off site, and the overall neighborhood character and aesthetic appreciation of the development. While less quantitative than other categories, there are a number of planning and design elements recognized by the planning professions that greatly contribute the quality of development.

- **Category 2: Public Open Space & Recreational Areas:** Open space, landscaping and buffering provided in addition to that required under the County's land use and development regulations, ordinances and resolutions are important objectives under this category. Provision of passive and active recreational areas and facilities are highly valued objectives in this category. Objectives achieved under this category shall be awarded points based on the physical size, location, public accessibility, and quality of improvement made. Connection to existing public recreational areas and achievement of target facilities of the Page Park Community Plan shall be considered in the award of bonus under this category.

- **Category 3: Page Park Improvement Fund:** Contributions to the Page Park Improvement Trust Fund (PPIF) can be made in accordance with a schedule approved by

the County to achieve greater density for a development site. Contributions collected under the PPIF will be used by the County to make public improvements only in the Page Park Community, where developments achieve additional development through awards under this category.

- **Category 4: Transportation Improvements:** The provision of transportation improvements in excess of those required under other regulations and review procedures shall be objectives under this program, based on achieving suitability and eligibility criteria.

- **Category 5: Affordable Housing:** As housing costs continue to escalate, the provision of affordable housing to support the workforce associated with commercial services and industries will continue to be an important objective to sustain the County's and Page Park's socio-economic long-term objectives. This category is based on the provision of the quantity and quality of affordable housing opportunities provided on and/or off-site.

- **Category 6: Land Assemblage:** The pre-platted nature of Page Park poses challenges to the aggregation of land needed to support a quality commercial and/or mixed use development. This category is based on the amount of land assembled, (3 acres or more of lots and consisting of at least 250 feet in depth along the 50% of the site's frontage), the number of platted lots assembled, the amount of commercial development proposed, and the location of the assemblage.

By the end of 2009, the Page Park Planning Panel will submit regulations for Lee County to consider as Land Development Code regulations which provide specific details of each category and the acquisition of residential bonus density.

POLICY 27.2.6: New mixed-use development that requires rezoning within the Page Park Community must be rezoned as a Mixed Use Planned Development (MPD).

POLICY 27.2.7: The following uses are prohibited within the Page Park Community: "detrimental uses" (as defined in the Land Development Code); nightclubs or bar and cocktail lounges not associated with a Group III Restaurant; and retail uses that require outdoor display.

OBJECTIVE 27.3: 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.

POLICY 27.3.1: Stand-alone residential activity and uses will be allowed in all areas within Page Park except along Danley Drive and within the Commercial/Mixed Use areas shown in Red/Orange on the Page Park Overlay Map, with the exception of existing residential uses.

POLICY 27.3.2: New residential development, with the exception of a single-family residential dwelling, that requires a rezoning within the Page Park Community must be rezoned as a Residential Planned Development (RPD).

POLICY 27.3.3: Residential uses are limited to no more than ten (10) dwelling units per acre. Bonus densities for residential development will be limited to five (5) additional units for a total of fifteen (15) dwelling units per acre. The Bonus density may be awarded as a result of meeting performance criteria as outlined below using the following six categories.

By providing two (2) categories, one (1) extra dwelling units per acre of maximum density will be allowed, meeting four (4) categories will allow for an three (3) extra dwelling units per acre of density, and meeting all six (6) categories will allow for an extra five (5) dwelling units per acre of maximum density over and above the ten (10) du/acre that would typically be allowed. The categories are as follows:

- **Category 1: Superior Site Design & Quality Development:** The physical layout, orientation and design of a proposed development can greatly affect the activities on site, the connectivity to uses and activities off site, and the overall neighborhood character and aesthetic appreciation of the development. While less quantitative than other categories, there are a number of planning and design elements recognized by the planning professions that greatly contribute the quality of development.

- **Category 2: Public Open Space & Recreational Areas:** Open space, landscaping and buffering provided in addition to that required under the County's land use and development regulations, ordinances and resolutions are important objectives under this category. Provision of passive and active recreational areas and facilities are highly valued objectives in this category. Objectives achieved under this category shall be awarded points based on the physical size, location, public accessibility, and quality of improvement made. Connection to existing public recreational areas and achievement of target facilities of the Page Park Community Plan shall be considered in the award of bonus under this category.

- **Category 3: Page Park Improvement Fund:** Contributions to the Page Park Improvement Trust Fund (PPIF) can be made in accordance with a schedule approved by the County to achieve greater density for a development site. Contributions collected under the PPIF will be used by the County to make public improvements only in the Page Park Community, where developments achieve additional development through awards under this category.

- **Category 4: Transportation Improvements:** The provision of transportation improvements in excess of those required under other regulations and review procedures shall be objectives under this program, based on achieving suitability and eligibility criteria.

- **Category 5: Affordable Housing:** As housing costs continue to escalate, the provision of affordable housing to support the workforce associated with commercial services and industries will continue to be an important objective to sustain the County's and Page Park's socio-economic long-term objectives. This category is based on the provision of the quantity and quality of affordable housing opportunities provided on and/or off-site.

- **Category 6: Land Assemblage:** The pre-platted nature of Page Park poses challenges to the aggregation of land needed to support a quality commercial and/or mixed use development. This category is based on the amount of land assembled, (3 acres or more of lots and consisting of at least 250 feet in depth along the 50% of the site's frontage), the number of platted lots assembled, the amount of commercial development proposed, and the location of the assemblage.

By the end of 2009, the Page Park Planning Panel will submit regulations for Lee County to consider as Land Development Code regulations which provide specific details of each category and the acquisition of residential bonus density.

OBJECTIVE 27.4: 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 27.4.1: Stand-alone commercial activity and uses will be limited to Danley Drive and within the Commercial/Mixed Use areas shown in Red/Orange on the Page Park Overlay Map. Commercial uses will 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, with the exception of existing commercial uses.

POLICY 27.4.2: New stand-alone commercial development that requires rezoning within the Page Park Community must be rezoned as a Commercial Planned Development (CPD)

POLICY 27.4.3: The following uses are prohibited within the Page Park Community: "detrimental uses" (as defined in the Land Development Code); nightclubs or bar and cocktail lounges not associated with a Group III Restaurant; and retail uses that require outdoor display over 1 acre.

POLICY 27.4.4: By the end of 2009, 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 27.4.5: New stand-alone industrial development that requires rezoning within the Page Park Community must be rezoned as an Industrial Planned Development (IPD).

POLICY 27.4.6: Industrial activities, uses, rezonings or expansion of existing industrial uses within the Page Park Community will be discouraged.

OBJECTIVE 27.5: 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 27.5.1: By the end of 2009 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 27.5.2: The County 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 27.5.3: The County will continue to enforce minimum standards of housing and sanitation and require prompt action the identification of abandoned or dilapidated property which may need to be demolished per the Lee County Land Development Code.

POLICY 27.5.4: Upon request, the County will inform, educate, and encourage residents of the Page park Community about funding opportunities or programs available to assist in the rehabilitation of existing residential structures that are in need of repair, rehabilitation or removal.

OBJECTIVE 27.6: 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 27.6.1: 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 County 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 27.6.2: As part of development of the traffic calming plan, the County may review and evaluate traffic control devices in the Page Park community, including one-way streets and stop controls, and remove or revise traffic conntrol devices found to be obsolete for traffic routing.

POLICY 27.6.3: 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 corridors.

POLICY 27.6.4: 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 paths.

OBJECTIVE 27.7: 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 27.7.1: Central sewer service is strongly recommended for future higher density and intensity developments which are proposed within the Page Park Community. Any new developments that meet the criteria outlined in Standard 11.2 of the Lee Plan are required to connect to a central sewer system.

OBJECTIVE 27.8: 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 27.8.1: Lee County Department of Parks and Recreation will work with the Lee County Port Authority and the Lee Department of Transportation to realign South Road to a point farther north to increase the pedestrian safety of Jerry Brooks Park users.

POLICY 27.8.2: Lee County Department of Parks and Recreation will work with the Page park Community to ensure that all enhancements of Jerry Brooks Park meet the recreational needs of the page Park Community and are integrated into the existing park areas.

OBJECTIVE 27.9: 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 27.9.1: The Page Park Planning Panel will request an annual security survey update from the Le County Sheriff's Department, and will implement any recommendations they provide to reduce or eliminate criminal behavior in the area.

POLICY 27.9.2: The Page Park Community will continue and expand, as feasible, its Neighborhood Watch Program administered by the Lee County Sheriff's Department.

POLICY 27.9.3: 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 27.9.4: By the end of 2009, the Page Park Planning Panel will draft and submit proposed Land Development Code regulations that will incorporate Crime Prevention Through Environmental Design (CPTED) techniques to enhance safety to their community.

POLICY 27.9.5: 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 27.9.6: 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 raise crosswalks

OBJECTIVE 27.10: DESIGN GUIDELINES: To enhance the visual appeal of new development, the Page Park Planning Panel will propose architectural guidelines that will address the character and aesthetic appearance of the Page Park Community.

POLICY 27.10.1: By the end of 2009 the Page Park Planning Panel will propose regulations for architectural design guidelines.

POLICY 27.10.2: 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 fifty (50) percent of the square footage of the existing building being enlarged or renovated.

OBJECTIVE 27.11: 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 27.11.1: 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. 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 27.11.2: The applicant for any Planned 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 citizen. 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.

Proposed Glossary Definition:

Live-Work Unit – means a dwelling unit, part of which is used as a business establishment and the dwelling unit is the principal residence of the business operator. Live-Work units typically include a ground floor dedicated to office or retail space, and upper or rear floors for living quarters.

(a) Live-Work Unit means rooms used by a single household both as a dwelling unit and as a "Work Space," as defined herein, where such Work Space occupies at least fifty percent (50%) of the unit's total floor area. The living space of a Live-Work unit shall contain a kitchen area and sanitary facilities.

(b) "Work Space" means an area within a Live-Work Unit that is designed or equipped exclusively or principally for the conduct of work activities and is to be regularly used for such work activities by one or more occupants of the unit.

B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY:

1. **RECOMMENDATION:** Planning staff recommends that the Board of County Commissioners transmit this proposed amendment to the language as shown below incorporating staff's revisions (including the revisions that were recommended by DOT staff following the LPA meeting):

VISION STATEMENT:

23. **Page Park** - 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, and faces traffic cut-through concerns. 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.

Staff has no objections to the new Vision Statement for Page Park.

GOAL 27: PAGE PARK COMMUNITY. To revitalize the village-like residential neighborhood into a vibrant mixed-use community, 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 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.

OBJECTIVE 27.1: Enhance the existing physical appearance of Page Park while maintaining the historic character of the community.

POLICY 27.1.1: By the end of 2009, the Page Park Planning Panel will submit regulations for Lee County to 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 27.1.2: Lee County is discouraged from approving deviations and variances that would result in a reduction of adopted landscaping, buffering, and signage guidelines, or compliance with the property appearance standards and architectural standards.

POLICY 27.1.3: By the end of 2009 Lee County will evaluate historic resources, if any, and draft a proposal for their designation under Chapter 22 of the Land Development Code.

OBJECTIVE 27.2: MIXED USE OVERLAY. Encourage mixed use developments throughout Page Park in a manner that is consistent with the Page Park Vision Statement, Goal 27, and the Page Park Overlay Map.

POLICY 27.2.2: By the end of 2009, the Page Park Planning Panel will propose regulations that encourage and allow mixed use developments within the Page Park Mixed Use Overlay as depicted on Map 1 of the Lee Plan, page 6 of 6, Mixed Use Overlay Map.

POLICY 27.2.4: 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 the mixed use areas of Page Park.

OBJECTIVE 27.3: RESIDENTIAL USE. Lee County must protect and enhance the residential properties of the Page Park Community by strictly evaluating adjacent uses, and access.

POLICY 27.3.2: New residential development, with the exception of a single-family residential dwelling, that requires a rezoning within the Page Park Community must be rezoned as a Residential Planned Development (RPD).

OBJECTIVE 27.4: 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 27.4.1: New stand-alone commercial activity and uses will be limited to Danley Drive and within the Commercial/Mixed Use areas shown in Red/Orange on the Page Park Overlay Map. Commercial uses will 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. This policy does not apply to existing commercial uses and property currently zoned for commercial uses.

POLICY 27.4.2: New stand-alone commercial development that requires rezoning within the Page Park Community must be rezoned as a Commercial Planned Development (CPD)

POLICY 27.4.3: The following uses are prohibited within the Page Park Community: "detrimental uses" (as defined in the Land Development Code); nightclubs or bar and cocktail lounges not associated with a Group III Restaurant; and retail uses that require outdoor display over 1 acre.

POLICY 27.4.4: By the end of 2009, Lee County will evaluate the Industrial Development Future Land Use designation to determine if an amendment to change the Industrial Development designation to the Central Urban Future Land Use designation should be considered to accommodate all existing industrial uses as well as the transition to mixed-use development and redevelopment.

POLICY 27.4.5: New stand-alone industrial development that requires rezoning within the Page Park Community must be rezoned as a Industrial Planned Development (IPD).

OBJECTIVE 27.5: HOUSING. The County will explore ways to assure decent, workforce housing to meet the needs of present and future residents of the Page Park Community.

POLICY 27.5.1: By the end of 2009 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 27.5.2: The County 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 27.5.3: The County will continue to enforce minimum standards of housing and sanitation and require prompt action the identification of abandoned or dilapidated property which may need to be demolished per the Lee County Land Development Code.

POLICY 27.5.4: Upon request, the County will inform, educate, and encourage residents of the Page park Community about funding opportunities or programs available to assist in the rehabilitation of existing residential structures that are in need of repair, rehabilitation or removal.

OBJECTIVE 27.6: 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 27.6.1: To mitigate or curtail cut-through and speeding traffic on local residential streets within the Page Park Community, the Page Park Planning Panel with assistance and guidance from the Lee County Department of Transportation, will prepare a traffic calming plan for local residential streets within the Page Park Community, consistent with Administrative Code AC-11-14, for residential streets which are determined by Lee County Department of Transportation to have discernable through traffic problems and/or experience 85th percentile speeds above the norm for the character of the local residential streets. Upon approval and receipt of funding, appropriate 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 27.6.2: As part of the traffic calming plan, the County will review and evaluate traffic control devices in the Page Park community, including one-way streets and stop controls and remove or revise traffic control devices found to be obsolete for traffic routing.

POLICY 27.6.3: Expansion of Danley Drive or South road should include engineering and financial feasibility analysis for physically separated provisions for bicyclists/pedestrians to provide for connection to the Ten mile Linear Park, Jerry Brooks Park, and US 41 corridors. Paved shoulders and sidewalks may be considered where a separated path is not feasible.

POLICY 27.6.4: Mixed-use and commercial developments within the Page Park Community are required 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 paths.

OBJECTIVE 27.7: 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 27.7.1: Central sewer service is strongly recommended for future higher density and intensity developments which are proposed within the Page Park Community. Any new developments that meet the criteria outlined in Standard 11.2 of the Lee Plan are required to connect to a central sewer system.

OBJECTIVE 27.8: 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 27.8.1: Lee County Department of Parks and Recreation will work with surrounding property owners to evaluate options for code compliant parking and increased pedestrian safety for the users of Jerry Brooks Park, including the potential future realignment of South Road in accordance with the Board and Federal Aviation Administration adopted Page Field Airport Master Plan.

POLICY 27.8.2: Lee County Department of Parks and Recreation will work with the Page park Community to ensure that all enhancements of Jerry Brooks Park meet the recreational needs of the page Park Community and are integrated into the existing park areas.

OBJECTIVE 27.10: DESIGN GUIDELINES: To enhance the visual appeal of new development, the Page Park Planning Panel will propose architectural guidelines that will address the character and aesthetic appearance of the Page Park Community.

POLICY 27.10.1: By the end of 2009 the Page Park Planning Panel will propose regulations for architectural design guidelines.

POLICY 27.10.2: 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 fifty (50) percent of the square footage of the existing building being enlarged or renovated.

OBJECTIVE 27.11: 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 27.11.1: 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. 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 27.11.2: The applicant for any Planned Development or Lee Plan amendment 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 citizen. 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.

Proposed Glossary Definition:

Live-Work Unit – means a dwelling unit, part of which is used as a business establishment and the dwelling unit is the principal residence of the business operator. Live-Work units typically include a ground floor dedicated to office or retail space, and upper or rear floors for living quarters.

(a) Live-Work Unit means rooms used by a single household both as a dwelling unit and as a "Work Space," as defined herein. The living space of a Live-Work unit shall contain a kitchen area and sanitary facilities.

(b) "Work Space" means an area within a Live-Work Unit that is designed or equipped exclusively or principally for the conduct of work activities and is to be regularly used for such work activities by one or more occupants of the unit.

PAGE PARK OVERLAY MAP:

This amendment includes a map amendment that will add a new page to Map 1 of the Lee Plan; the Page Park Overlay Map. That map is attached to this report.

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

- During World War II the area now known as Page Park served as a full-service military base.
- Following the war a full-scale sale of the former barracks and housing units began.
- Many of the barracks remain today and several are used as multi-family rental housing.
- Page Park has a number of somewhat randomly dispersed zoning districts including areas zoned for Industrial, Commercial, Multi-Family, Two-Family, and Single-Family residential.

- Page Park has a diverse mix of existing land uses including industrial buildings, commercial buildings, multi-family housing, two-family housing, single family housing, a school, and many vacant parcels.

- In an effort to address some of the land use issues in Page Park, the Page Park community formed a planning panel to begin work on the Page Park Community Plan.

- The Page Park Community Plan is the result of over a two-year effort by the Page Park Community Planning Panel.

- The Planning Panel hired a consultant, DRMP, to assist them with the development of the plan.

- The Page Park Community Plan was funded by $48,900 of community planning funds provided by the Board of County Commissioners.

- After the community plan was submitted to the County a follow up meeting was held prior to the LPA meeting to further refine Policies specific to the Page Park community.

- Changes to the original plan were made at the follow up meeting to address staff concerns and to more accurately represent the intent of the community.

- This Lee Plan amendment will result in a new Vision Statement, and a new Lee Plan Goal, and subsequent Objectives and Policies. This amendment will also add a definition to the Lee Plan Glossary, will amend Map 1, Page 2 of 6 - Special Treatment Areas, and will add a page to Lee Plan Map 1 - the Page Park Overlay Map.

C. BACKGROUND INFORMATION

The Page Park Community Plan was undertaken by the Page Park Community Planning Panel with the assistance of their planning consultant, residents of Page Park, and County Staff. In October, 2005 the Board of County Commissioners authorized $50,000 of funding to help finance the planning effort.

The Page Park Community Planning Panel hired the DRMP consulting firm to prepare a new Community Plan for all stakeholders of Page Park. The planning panel met monthly with the consultants and various representatives of the County to outline and refine 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 fucus upon areas determined by the local community to be of major importance. A planning charette was conducted in April 2006. Over 25 citizens participated, resulting in refinements to the Community Plan.

The Page Park community plan was submitted to the County in September of 2006. Staff continued to work with the community and the consultant to refine the original submittal. This Lee Plan amendment will result in a new Vision Statement, and a new Lee Plan Goal, and subsequent

Objectives and Policies. This amendment will also add a definition to the Lee Plan Glossary, will amend Map 1, Page 2 of 6 - Special Treatment Areas, and will add a page to Lee Plan Map 1 - the Page Park Overlay Map.

PART II - STAFF DISCUSSION AND RECOMMENDED REVISIONS

A. STAFF DISCUSSION

This new Vision Statement and Goal, Objectives and Policies for Page Park is intended to express the communities desire to protect the existing character of the community and to address the redevelopment of the Page Park community. This new Vision Statement and Goal, Objectives, and Policies are listed below with staff's recommended changes shown in strike-through, double underline format:

VISION STATEMENT:

23. **Page Park** - 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, and faces traffic cut-through concerns. 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.

Staff has no objections to the new Vision Statement for Page Park.

GOAL 27: PAGE PARK COMMUNITY. To revitalize the village-like residential neighborhood into a vibrant mixed-use community, 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 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.

OBJECTIVE 27.1: Enhance the existing physical appearance of Page Park while maintaining the historic character of the community.

Staff recommends adding Objective 27.1 in order to achieve consistency with the format of the Lee Plan, but has no objection to Goal 27.

POLICY 27.1.1: By the end of 2009, the Page Park Planning Panel will submit regulations for Lee County to 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.

Staff has no objections to Policy 27.1.1.

POLICY 27.1.2: Lee County is discouraged from approving deviations that would result in a reduction of adopted landscaping, buffering, and signage guidelines, or compliance with the property appearance standards and architectural standards.

Most of the property in Page Park is located in conventional zoning districts. Conventional zoning districts require variances, not deviations, to vary from the zoning regulations. Staff recommends transmittal of Policy 27.1.2, including the word variances, as follows:

POLICY 27.1.2: Lee County is discouraged from approving deviations and variances that would result in a reduction of adopted landscaping, buffering, and signage guidelines, or compliance with the property appearance standards and architectural standards.

POLICY 27.1.3: By the end of 2009 Lee County will evaluate historic resources, if any, and draft a proposal for their designation under Chapter 22 of the Land Development Code.

Staff has no objections to Policy 27.1.3.

OBJECTIVE 27.2: MIXED USE OVERLAY. Encourage mixed use developments throughout Page Park in a manner that is consistent with the Page Park Vision Statement, Goal 27, and the Page Park Overlay Map.

Staff has no objections to Objective 27.2

POLICY 27.2.1: By the end of 2009, 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.

Page Park was included on the Mixed Use Overlay Map, Map 1, page 6 of 6 after this policy was written.

*Staff **does not recommend** transmittal of Policy 27.2.1.*

POLICY 27.2.2: By the end of 2009, the Page Park Planning Panel will propose regulations that encourage and allow mixed use developments within the Page Park Mixed Use Overlay on the Future Land Use Map.

This amendment will not be changing the Future Land Use Map designations in Page Park. Page Park was included on the Mixed Use Overlay Map, Map 1, Page 6 of 6. Staff recommends transmitting Policy 27.2.2 as follows:

POLICY 27.2.2: By the end of 2009, the Page Park Planning Panel will propose regulations that encourage and allow mixed use developments within the Page Park Mixed Use Overlay ~~on the Future Land~~ as depicted on Map 1 of the Lee Plan, page 6 of 6, Mixed Use Overlay Map.

POLICY 27.2.3: Any Future Land Use Map amendments in Page Park must be evaluated for consistency with the Page Park Community plan by the Page Park community Planning Panel.

The County has not, and does not want to identify specific organizations. Staff recommends adding requests for amendments to the Lee Plan to Policy 27.11.2 under Public Participation. Policy 27.11.2 requires that applicants hold one public informational meeting to inform the public about their request and to receive input from the public.

*Staff **does not recommend** the transmittal of Policy 27.2.3.*

POLICY 27.2.4: 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 the mixed use areas of Page Park.

Staff has no objections to Policy 27.2.4.

POLICY 27.2.5: Mixed use developments will be limited to ten (10) residential dwelling units per acre. Bonus densities for mixed use development will be limited to five (5) additional units for a total of fifteen (15) dwelling units per acre. The Bonus density may be awarded as a result of meeting performance criteria as outlined below using the following six categories.

By providing two (2) categories, one (1) extra dwelling unit per acre of maximum density will be allowed, meeting four (4) categories will allow for an three (3) extra dwelling units per acre of density, and meeting all six (6) categories will allow for an extra five (5) dwelling units per acre of maximum density over and above the ten (10) du/acre that would typically be allowed. The categories are as follows:

- **Category 1: Superior Site Design & Quality Development:** The physical layout, orientation and design of a proposed development can greatly affect the activities on site, the connectivity to uses and activities off site, and the overall neighborhood character and aesthetic appreciation of the development. While less quantitative than other categories, there are a number of planning and design elements recognized by the planning professions that greatly contribute the quality of development.

- **Category 2: Public Open Space & Recreational Areas:** Open space, landscaping and buffering provided in addition to that required under the County's land use and development regulations, ordinances and resolutions are important objectives under this category. Provision of passive and active recreational areas and facilities are highly valued objectives in this category. Objectives achieved under this category shall be awarded points based on the physical size, location, public accessibility, and quality of improvement made. Connection to existing public recreational areas and achievement of target facilities of the Page Park Community Plan shall be considered in the award of bonus under this category.

- **Category 3: Page Park Improvement Fund:** Contributions to the Page Park Improvement Trust Fund (PPIF) can be made in accordance with a schedule approved by the County to achieve greater density for a development site. Contributions collected under the PPIF will be used by the County to make public improvements only in the Page Park Community, where developments achieve additional development through awards under this category.

- **Category 4: Transportation Improvements:** The provision of transportation improvements in excess of those required under other regulations and review procedures shall be objectives under this program, based on achieving suitability and eligibility criteria.

- **Category 5: Affordable Housing:** As housing costs continue to escalate, the provision of affordable housing to support the workforce associated with commercial services and industries will continue to be an important objective to sustain the County's and Page Park's socio-economic long-term objectives. This category is based on the provision of the quantity and quality of affordable housing opportunities provided on and/or off-site.

- **Category 6: Land Assemblage:** The pre-platted nature of Page Park poses challenges to the aggregation of land needed to support a quality commercial and/or mixed use development. This category is based on the amount of land assembled, (3 acres or more of lots and consisting of at least 250 feet in depth along the 50% of the site's frontage), the number of platted lots assembled, the amount of commercial development proposed, and the location of the assemblage.

By the end of 2009, the Page Park Planning Panel will submit regulations for Lee County to consider as Land Development Code regulations which provide specific details of each category and the acquisition of residential bonus density.

The six categories listed above are vague and will require amending the Land Development Code regulations to provide specific details of each category. The Lee Plan does not need to be amended to accomplish this, and staff recommends amending the LDC to specifically describe the categories, and not the Lee Plan.

*Staff **does not recommend transmittal** of Policy 27.2.5.*

POLICY 27.2.6: New mixed-use development that requires rezoning within the Page Park Community must be rezoned as a Mixed Use Planned Development (MPD).

Mixed Use Planned Developments require that residential developments have 50 or more dwelling units, and commercial development is located on a parcel of five or more acres or which may include 50,000 square feet or more of floor area. This category would be extremely difficult, if not impossible to utilize in Page Park.

Policy 4.3.1 of the Lee Plan reads:

POLICY 4.3.1: During 2008, adopt amendments to the Land Development Code that support New Urbanism principles and address issues including: building placement, volume, and facade; pedestrian amenity requirements; parking location and requirements; open space and buffer requirements; creating inviting, human-scale streetscapes; and concurrent phasing of residential and non-residential uses. The amendments will include diagrams and visual examples that explain concepts contained in the regulations and that show clearly examples of elements that are desirable and those that are not. Minimum densities and non-residential Floor Area Ratios (FAR's) will be established. (Added by Ordinance No. 07-15)

Page Park is identified on Map 1, Page 6 of 6, the Mixed Use Overlay. Although it will not be accomplished in 2008, Staff recommends that the Page Park community assist the County in developing amendments to the Land Development Code referred to in Policy 4.3.1 in a manner that could be utilized by platted subdivisions that are located in the Mixed Use Overlay. That effort would be consistent with proposed Policy 27.2.2 which reads as follows:

POLICY 27.2.2: By the end of 2009, the Page Park Planning Panel will propose regulations that encourage and allow mixed use developments within the Page Park Mixed Use Overlay on the Future Land Use Map.

*Staff **does not recommend transmittal** of Policy 27.2.6.*

POLICY 27.2.7: The following uses are prohibited within the Page Park Community: "detrimental uses" (as defined in the Land Development Code); nightclubs or bar and cocktail lounges not associated with a Group III Restaurant; and retail uses that require outdoor display.

*Policy 27.2.7 is repeated in Policy 27.4.3 with the exception that Policy 27.4.3 prohibits retail uses that require outdoor display **over one acre** . All of the prohibited uses are commercial uses, so staff recommends striking Policy 27.2.7 and leaving Policy 27.4.3 under Objective 27.4: Commercial Use.*

*Staff **does not recommend** the transmittal of Policy 27.2.7.*

OBJECTIVE 27.3: 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.

There are no enhanced buffering standards for staff to use to evaluate projects. Staff recommends transmittal of Objective 27.3 as follows:

OBJECTIVE 27.3: RESIDENTIAL USE. Lee County must protect and enhance the residential properties of the Page Park Community by strictly evaluating adjacent uses, and access, ~~and requiring compliance with enhanced buffering requirements.~~

POLICY 27.3.1: Stand-alone residential activity and uses will be allowed in all areas within Page Park except along Danley Drive and within the Commercial/Mixed Use areas shown in Red/Orange on the Page Park Overlay Map, with the exception of existing residential uses.

Policy 27.3.1 would prohibit new stand-alone residential activity along Danley Drive and at the east side of Page Park which may raise liability issues under Bert J. Harris Private Property Rights Act. 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.

*Staff **does not recommend** the transmittal of Policy 27.3.1.*

POLICY 27.3.2: New residential development, with the exception of a single-family residential dwelling, that requires a rezoning within the Page Park Community must be rezoned as a Residential Planned Development (RPD).

Staff has no objection to Policy 27.3.2.

POLICY 27.3.3: Residential uses are limited to no more than ten (10) dwelling units per acre. Bonus densities for residential development will be limited to five (5) additional units for a total of fifteen (15) dwelling units per acre. The Bonus density may be awarded as a result of meeting performance criteria as outlined below using the following six categories.

By providing two (2) categories, one (1) extra dwelling units per acre of maximum density will be allowed, meeting four (4) categories will allow for an three (3) extra dwelling units per acre of density, and meeting all six (6) categories will allow for an extra five (5) dwelling units per acre of maximum density over and above the ten (10) du/acre that would typically be allowed. The categories are as follows:

- **Category 1: Superior Site Design & Quality Development:** The physical layout, orientation and design of a proposed development can greatly affect the activities on site, the connectivity to uses and activities off site, and the overall neighborhood character and aesthetic appreciation of the development. While less quantitative than other categories, there are a number of planning and design elements recognized by the planning professions that greatly contribute the quality of development.

- **Category 2: Public Open Space & Recreational Areas:** Open space, landscaping and buffering provided in addition to that required under the County's land use and development regulations, ordinances and resolutions are important objectives under this category. Provision of passive and active recreational areas and facilities are highly valued objectives in this category. Objectives achieved under this category shall be awarded points based on the physical size, location, public accessibility, and quality of improvement made. Connection to existing public recreational areas and achievement of target facilities of the Page Park Community Plan shall be considered in the award of bonus under this category.

- **Category 3: Page Park Improvement Fund:** Contributions to the Page Park Improvement Trust Fund (PPIF) can be made in accordance with a schedule approved by the County to achieve greater density for a development site. Contributions collected under the PPIF will be used by the County to make public improvements only in the Page Park Community, where developments achieve additional development through awards under this category.

- **Category 4: Transportation Improvements:** The provision of transportation improvements in excess of those required under other regulations and review procedures shall be objectives under this program, based on achieving suitability and eligibility criteria.

- **Category 5: Affordable Housing:** As housing costs continue to escalate, the provision of affordable housing to support the workforce associated with commercial services and industries will continue to be an important objective to sustain the County's and Page Park's socio-economic long-term objectives. This category is based on the provision of the quantity and quality of affordable housing opportunities provided on and/or off-site.

- **Category 6: Land Assemblage:** The pre-platted nature of Page Park poses challenges to the aggregation of land needed to support a quality commercial and/or mixed use development. This category is based on the amount of land assembled, (3 acres or more of lots and consisting of at least 250 feet in depth along the 50% of the site's frontage), the number of platted lots assembled, the amount of commercial development proposed, and the location of the assemblage.

  By the end of 2009, the Page Park Planning Panel will submit regulations for Lee County to consider as Land Development Code regulations which provide specific details of each category and the acquisition of residential bonus density.

  The six categories listed above are vague and will require amending the Land Development Code regulations to provide specific details of each category. The Lee Plan does not need to be amended to accomplish this, and staff recommends amending the LDC to specifically describe the categories, and not the Lee Plan.

*Staff **does not recommend transmittal** of Policy 27.3.3 .*

OBJECTIVE 27.4: 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.

Staff has no objection to Objective 27.4.

POLICY 27.4.1: Stand-alone commercial activity and uses will be limited to Danley Drive and within the Commercial/Mixed Use areas shown in Red/Orange on the Page Park Overlay Map. Commercial uses will 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, with the exception of existing commercial uses.

Policy 27.4.1 does not allow new stand alone commercial uses in the yellow area of the Page Park Overlay Map. It does allow for those uses if the uses currently exist or if the property is currently zoned to allow them. Commercial uses would still be allowed throughout Page Park, but only as part of a Mixed Use Development.

Staff recommends transmittal of Policy 27.4.1 as follows:

POLICY 27.4.1: New ~~S~~stand-alone commercial activity and uses will be limited to Danley Drive and within the Commercial/Mixed Use areas shown in Red/Orange on the Page Park Overlay Map. Commercial uses will 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.~~, with the exception of~~ This policy does not apply to existing commercial uses and property currently zoned for commercial uses.

POLICY 27.4.2: New stand-alone commercial development that requires rezoning within the Page Park Community must be rezoned as a Commercial Planned Development (CPD).

Staff has no objection to Policy 27.4.2.

POLICY 27.4.3: The following uses are prohibited within the Page Park Community: "detrimental uses" (as defined in the Land Development Code); nightclubs or bar and cocktail lounges not associated with a Group III Restaurant; and retail uses that require outdoor display over 1 acre.

Policy 27.4.3 is similar to Policy 19.2.5 specific to Estero. Staff has no objection to Policy 27.4.3.

POLICY 27.4.4: By the end of 2009, 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.

The intent of Policy 27.4.4 is to allow for mixed-use projects, including residential and commercial uses, in the area that is currently located in the Industrial Development Future Land Use Category. The Intensive Development Future Land Use category allows for greater density than is currently allowed in any part of Page Park. Staff recommends evaluating a change from Industrial Development to Central Urban, which will allow for residential development, but at a density consistent with other parts of the Page Park community.

If made, that change would allow for the current Industrial uses to remain and would allow for a transition to mixed-use development that is encouraged by the Page Park Community Plan.

Staff recommends transmitting Policy 27.4.4 as follows:

POLICY 27.4.4: By the end of 2009, Lee County will evaluate the Industrial Development Future Land Use designation to determine if an amendment to change the Industrial Development designation ~~will be amended~~ to the ~~Intensive Development~~ Central Urban Future Land Use designation should be considered to accommodate all existing industrial uses as well as the transition to mixed-use development and redevelopment.

POLICY 27.4.5: New stand-alone industrial development that requires rezoning within the Page Park Community must be rezoned as an Industrial Planned Development (IPD).

POLICY 27.4.6: Industrial activities, uses, rezonings or expansion of existing industrial uses within the Page Park Community will be discouraged.

Policies 27.4.5 and 27.4.6 appear to be conflicting. 27.4.5 allows industrial uses if part of an Industrial Planned Development and Policy 27.4.6 discourages industrial uses. Given that the east end of Page Park is located in the Industrial Future Land Use Category, it will be difficult to discourage industrial uses in that area. Staff recommends transmittal of Policy 27.4.5 but ***does not recommend*** *transmittal of Policy 27.4.6.*

OBJECTIVE 27.5: 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.

The County is not a housing provider, but the County's SHIP program provides funding and technical assistance to non-profit housing development organizations and down payment/closing cost assistance to qualified homebuyers. Home-ownership new construction and rehabilitation funds are blended with HOME, CDBG, HOPE 3, and other funds available to fund affordable housing providers and the county's owner rehabilitation program. Staff recommends transmitting Objective 27.5 as follows:

OBJECTIVE 27.5: HOUSING. The County will explore ways to ~~provide~~ assure decent, workforce housing to meet the needs of present and future residents of the Page Park Community.

POLICY 27.5.1: By the end of 2009 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 27.5.2: The County 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 27.5.3: The County will continue to enforce minimum standards of housing and sanitation and require prompt action the identification of abandoned or dilapidated property which may need to be demolished per the Lee County Land Development Code.

POLICY 27.5.4: Upon request, the County will inform, educate, and encourage residents of the Page park Community about funding opportunities or programs available to assist in the rehabilitation of existing residential structures that are in need of repair, rehabilitation or removal.

Staff has no objection to policies 27.5.1 through 27.5.2.

OBJECTIVE 27.6: 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 27.6.1: 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 County 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.

Staff has no objections to Policy 27.6.1.

POLICY 27.6.2: 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.

Staff does not believe a specific traffic operational issue is appropriate for a separate policy in the Lee Plan. Staff recommends transmitting Policy 27.6.2 as follows:

POLICY 27.6.2: As part of the traffic calming plan, ~~T~~the County will review and evaluate traffic control devices in the Page Park community, including one-way streets and stop controls ~~the one-way section of 6th Street as to its need,~~ and remove ~~the one-way restriction if~~ or revise traffic control devices found to be obsolete for traffic routing.

POLICY 27.6.3: 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 corridors.

AC 11-1 identifies Danley Drive with an existing functional classification as a major collector. AC 11-1 also identifies South Road with an existing functional classification as a major collector. Those two roads could provide pedestrian corridor connections to Ten Mile Linear Park, Jerry Brooks Park, and U.S. 41.

Staff recommends transmittal of Policy 27.6.3 as follows:

POLICY 27.6.3: Expansion of ~~arterial roadways such as~~ Danley Drive or South road 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 ~~corridors~~.

POLICY 27.6.4: 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 paths.

Staff has no objection to Policy 27.6.4.

OBJECTIVE 27.7: 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 27.7.1: Central sewer service is strongly recommended for future higher density and intensity developments which are proposed within the Page Park Community. Any new developments that meet the criteria outlined in Standard 11.2 of the Lee Plan are required to connect to a central sewer system.

Staff has no objection to Objective 27.7 or to Policy 27.7.1.

OBJECTIVE 27.8: PARKS AND RECREATION. Lee County will work with the Page Park community to ensure that recreation for the Page Park Community is provided for.

Staff has no objection to Objective 27.8.

POLICY 27.8.1: Lee County Department of Parks and Recreation will work with the Lee County Port Authority and the Lee Department of Transportation to realign South Road to a point farther north to increase the pedestrian safety of Jerry Brooks Park users.

CPA 2007-00048, the Page Field Airport Layout Plan is before the LPA for recommendation to the Board for transmittal in this round of plan amendments. Port Authority Staff recommends that Policy 27.8.1 be reworded to refer to the Page Field Airport Master Plan as follows:

POLICY 27.8.1: Lee County Department of Parks and Recreation will work with surrounding property owners to evaluate options for code compliant parking and increased pedestrian safety for the users of Jerry Brooks Park, including the potential future realignment of South Road in accordance with the Board and Federal Aviation Administration adopted Page Field Airport Master Plan.

The realignment of South Road is depicted on the Airport Layout Plan and this realignment is approved by the FAA and FDOT. Altering the realignment plan will require approvals through the Airport Master Plan update process, possibly requiring several additional years to the process of realigning South Road.

POLICY 27.8.2: Lee County Department of Parks and Recreation will work with the Page park Community to ensure that all enhancements of Jerry Brooks Park meet the recreational needs of the page Park Community and are integrated into the existing park areas.

Staff has no objection to Policy 27.8.2.

OBJECTIVE 27.9: 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 27.9.1: 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 27.9.2: The Page Park Community will continue and expand, as feasible, its Neighborhood Watch Program administered by the Lee County Sheriff's Department.

POLICY 27.9.3: 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 27.9.4: By the end of 2009, the Page Park Planning Panel will draft and submit proposed Land Development Code regulations that will incorporate Crime Prevention Through Environmental Design (CPTED) techniques to enhance safety to their community.

POLICY 27.9.5: 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 27.9.6: 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 raise crosswalks

Objective 27.9.6 and subsequent policies are the result of recommendations contained in a security survey conducted by the Lee County Sheriff's Department. That security survey is a stand-alone document apart from the Lee Plan, and does not need to be repeated in the Lee Plan.

*Staff **does not recommend** transmittal of Objective 27.9.6 and subsequent policies.*

OBJECTIVE 27.10: DESIGN GUIDELINES: To enhance the visual appeal of new development, the Page Park Planning Panel will propose architectural guidelines that will address the character and aesthetic appearance of the Page Park Community.

POLICY 27.10.1: By the end of 2009 the Page Park Planning Panel will propose regulations for architectural design guidelines.

POLICY 27.10.2: 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 fifty (50) percent of the square footage of the existing building being enlarged or renovated.

Staff has no objection to Policy 27.10 or to the corresponding policies.

OBJECTIVE 27.11: 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 27.11.1: 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. 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.

Staff has no objection to Objective 27.11 or to Policy 27.11.1.

POLICY 27.11.2: The applicant for any Planned 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 citizen. 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.

Staff recommends revising Policy 27.11.2 to include Lee Plan amendment requests in the requirement for applicants to hold public informational meetings. Staff recommends transmittal of Policy 27.11.2 as follows:

POLICY 27.11.2: The applicant for any Planned Development or Lee Plan amendment 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 citizen. 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.

Proposed Glossary Definition:

Live-Work Unit – means a dwelling unit, part of which is used as a business establishment and the dwelling unit is the principal residence of the business operator. Live-Work units typically

include a ground floor dedicated to office or retail space, and upper or rear floors for living quarters.

(a) Live-Work Unit means rooms used by a single household both as a dwelling unit and as a "Work Space," as defined herein, where such Work Space occupies at least fifty percent (50%) of the unit's total floor area. The living space of a Live-Work unit shall contain a kitchen area and sanitary facilities.

(b) "Work Space" means an area within a Live-Work Unit that is designed or equipped exclusively or principally for the conduct of work activities and is to be regularly used for such work activities by one or more occupants of the unit.

Staff recommends placing no restriction on the amount of required work space. Staff recommends transmitting the proposed glossary definition of live work unit with the following change to paragraph (a):

(a) Live-Work Unit means rooms used by a single household both as a dwelling unit and as a "Work Space," as defined herein~~, where such Work Space occupies at least fifty percent (50%) of the unit's total floor area.~~ The living space of a Live-Work unit shall contain a kitchen area and sanitary facilities.

PAGE PARK OVERLAY MAP:

This amendment includes a map amendment that will add a new page to Map 1 of the Lee Plan; the Page Park Overlay Map. That map is attached to this report.

B. STAFF RECOMMENDED REVISIONS

In summary, staff is recommending revisions to the following policies that were submitted by the applicant. Staff's revisions are shown in strike through/double underline format.

OBJECTIVE 27.1: Enhance the existing physical appearance of Page Park while maintaining the historic character of the community.

POLICY 27.1.2: Lee County is discouraged from approving deviations and variances that would result in a reduction of adopted landscaping, buffering, and signage guidelines, or compliance with the property appearance standards and architectural standards.

POLICY 27.2.1: *Staff **does not recommend** transmittal of Policy 27.2.1.*

POLICY 27.2.2: By the end of 2009, the Page Park Planning Panel will propose regulations that encourage and allow mixed use developments within the Page Park Mixed Use Overlay ~~on the Future Land~~ as depicted on Map 1 of the Lee Plan, page 6 of 6, Mixed Use Overlay Map.

POLICY 27.2.3: *Staff **does not recommend** transmittal of Policy 27.2.3*

POLICY 27.2.5: *Staff **does not recommend** transmittal of Policy 27.2.5*

POLICY 27.2.6: *Staff **does not recommend** transmittal of Policy 27.2.6*

POLICY 27.2.7: *Staff **does not recommend** transmittal of Policy 27.2.7.*

OBJECTIVE 27.3: RESIDENTIAL USE. Lee County must protect and enhance the residential properties of the Page Park Community by strictly evaluating adjacent uses, and access~~, and requiring compliance with enhanced buffering requirements~~.

POLICY 27.3.1: *Staff **does not recommend** transmittal of Policy 27.3.1.*

POLICY 27.3.3: *Staff **does not recommend** transmittal of Policy 27.3.3*

POLICY 27.4.1: New ~~S~~stand-alone commercial activity and uses will be limited to Danley Drive and within the Commercial/Mixed Use areas shown in Red/Orange on the Page Park Overlay Map. Commercial uses will 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.~~, with the exception of~~ This policy does not apply to existing commercial uses and property zoned for commercial uses.

POLICY 27.4.4: By the end of 2009, Lee County will evaluate the Industrial Development Future Land Use designation to determine if an amendment to change the Industrial Development designation ~~will be amended~~ to the ~~Intensive Development~~ Central Urban Future Land Use designation should be considered to accommodate all existing industrial uses as well as the transition to mixed-use development and redevelopment.

POLICY 27.4.6: *Staff **does not recommend** transmittal of Policy 27.4.6.*

OBJECTIVE 27.5: HOUSING. The County will explore ways to ~~provide~~ assure decent, workforce housing to meet the needs of present and future residents of the Page Park Community.

POLICY 27.6.2: As part of the traffic calming plan, ~~T~~the County will review and evaluate traffic control devices in the Page Park community, including one-way streets and stop controls ~~the one-way section of 6th Street as to its need;~~ and remove ~~the one-way restriction if~~ or revise traffic control devices found to be obsolete for traffic routing.

POLICY 27.6.3: Expansion of ~~arterial roadways such as~~ Danley Drive or South road 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 ~~corridors~~.

POLICY 27.8.1: Lee County Department of Parks and Recreation will work with surrounding property owners to evaluate options for code compliant parking and increased pedestrian safety for the users of Jerry Brooks Park, including the potential future

realignment of South Road in accordance with the Board and Federal Aviation Administration adopted Page Field Airport Master Plan.

OBJECTIVE 27.9: *Staff **does not recommend** transmittal of Objective 27.9.*

POLICY 27.9.1: *Staff **does not recommend** transmittal of Policy 27.9.1.*

POLICY 27.9.2: *Staff **does not recommend** transmittal of Policy 27.9.2.*

POLICY 27.9.3: *Staff **does not recommend** transmittal of Policy 27.9.3.*

POLICY 27.9.4: *Staff **does not recommend** transmittal of Policy 27.9.4.*

POLICY 27.9.5: *Staff **does not recommend** transmittal of Policy 27.9.5.*

POLICY 27.9.6: *Staff **does not recommend** transmittal of Policy 27.9.6.*

POLICY 27.11.2: The applicant for any Planned Development or Lee Plan amendment 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 citizen. 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.

Proposed Glossary Definition:

Live-Work Unit – means a dwelling unit, part of which is used as a business establishment and the dwelling unit is the principal residence of the business operator. Live-Work units typically include a ground floor dedicated to office or retail space, and upper or rear floors for living quarters.

(b) "Work Space" means an area within a Live-Work Unit that is designed or equipped exclusively or principally for the conduct of work activities and is to be regularly used for such work activities by one or more occupants of the unit.

(a) Live-Work Unit means rooms used by a single household both as a dwelling unit and as a "Work Space," as defined herein~~, where such Work Space occupies at least fifty percent (50%) of the unit's total floor area.~~ The living space of a Live-Work unit shall contain a kitchen area and sanitary facilities.

PART III - LOCAL PLANNING AGENCY REVIEW AND RECOMMENDATION

DATE OF PUBLIC HEARING: August 25, 2008

A. LOCAL PLANNING AGENCY REVIEW

B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY

Staff reviewed the staff report with the LPA and answered questions. DOT staff told the LPA that there would probably be some minor changes to Objective 27.6 and subsequent policies. Following the LPA meeting planning staff received those recommended changes and those are listed below. After the staff presented the staff report to the LPA the meeting was opened for public comment.

Two residents from Page Park that are members of the Page Park Community Planning Panel spoke to the LPA. The first resident commented on the alignment and possible realignment of South Road. He told the LPA that the current alignment of South Road causes a dangerous situation. Jerry Brooks Park is located immediately south of South Road and parking for users of the Park is located North of Jerry Brooks Park. He told the LPA that users of the park have to walk across South Road to access the park and that can be very dangerous. He also talked about the lack of sewer service in Page Park.

The second resident that spoke supported the plan amendment as recommended by staff and told the LPA that residents in Page Park could not afford to hook-up to sewer service if they were going to be assessed for that hook-up. In response to that comment an LPA member stated that Policy 27.4.2 required new stand-alone commercial development that required rezoning to hook-up to sewer and staff confirmed that was correct. The LPA member asked the resident if all of staff's recommended changes were acceptable and he responded that he had no problem with any of the changes and that he wanted this adopted so they could move on with implementing their plan.

Staff asked if the realignment depicted on the Page Field Airport Layout Plan was acceptable to the community. The two members of the Page Park Community Planning Panel that were present agreed that there was community support for the realignment and that Hole Montes had conducted a public workshop several years ago to present the realignment and the community was in favor of it.

A motion was made to transmit the Page Park Community Plan amendment as recommended by staff. After some discussion the LPA voted unanimously to recommend that the amendment be transmitted as recommended by staff.

1. **RECOMMENDATION: Recommend that the Board of County Commissioners transmit CPA 206-00009 as recommended by staff.**

2. **BASIS AND RECOMMENDED FINDINGS OF FACT:** The LPA accepted the findings of fact as advanced by staff.

C. VOTE:

NOEL ANDRESS	AYE
LES COCHRAN	AYE
RONALD INGE	AYE
JACQUE RIPPE	AYE
CARLETON RYFFEL	ABSENT
RAE ANN WESSEL	AYE
LELAND TAYLOR	AYE

DOT Staff told the LPA that there would be some changes to the transportation language. Those changes are listed below.

POLICY 27.6.1: To mitigate or curtail cut-through and speeding traffic on local residential streets within ~~throughout~~ the Page Park Community, the Page Park Planning Panel with assistance and guidance from the Lee County Department of Transportation, will prepare a traffic calming plan for local residential streets within the Page Park Community, consistent with Administrative Code AC-11-14, for residential streets which are determined by Lee County Department of Transportation to have discernable through traffic problems and/or experience 85th percentile speeds above the norm for the character of the local residential streets. Upon approval and receipt of funding, appropriate, ~~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 27.6.2:** 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 27.6.2: As part of development of the traffic calming plan, the County may review and evaluate traffic control devices in the Page Park community, including one-way streets and stop controls, and remove or revise traffic conntrol devices found to be obsolete for traffic routing.

POLICY 27.6.3: Expansion of Danley Drive or South road should include engineering and financial feasibility analysis for physically separated provisions for bicyclists/pedestrians to provide for connection to the Ten mile Linear Park, Jerry Brooks Park, and US 41 corridors. Paved shoulders and sidewalks may be considered where a separated path is not feasible.

POLICY 27.6.4: Mixed-use and commercial developments within the Page Park Community are ~~encouraged~~ required 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 paths.

Staff recommends that the Board of County Commissioners transmit this amendment as recommended by the LPA with the above changes recommended by Department of Transportation staff.

PART IV - BOARD OF COUNTY COMMISSIONERS
HEARING FOR TRANSMITTAL OF PROPOSED AMENDMENT

DATE OF TRANSMITTAL HEARING: October 22, 2008

A. BOARD REVIEW:

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. BOARD ACTION:

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

C. VOTE:

A. BRIAN BIGELOW _____

TAMMARA HALL _____

ROBERT P. JANES _____

RAY JUDAH _____

FRANKLIN B. MANN _____

PART V - DEPARTMENT OF COMMUNITY AFFAIRS OBJECTIONS, RECOMMENDATIONS, AND COMMENTS (ORC) REPORT

DATE OF ORC REPORT: _____

A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS

B. STAFF RESPONSE

PART VI - BOARD OF COUNTY COMMISSIONERS HEARING FOR ADOPTION OF PROPOSED AMENDMENT

DATE OF ADOPTION HEARING: _____

A. BOARD REVIEW:

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. BOARD ACTION:

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

C. VOTE:

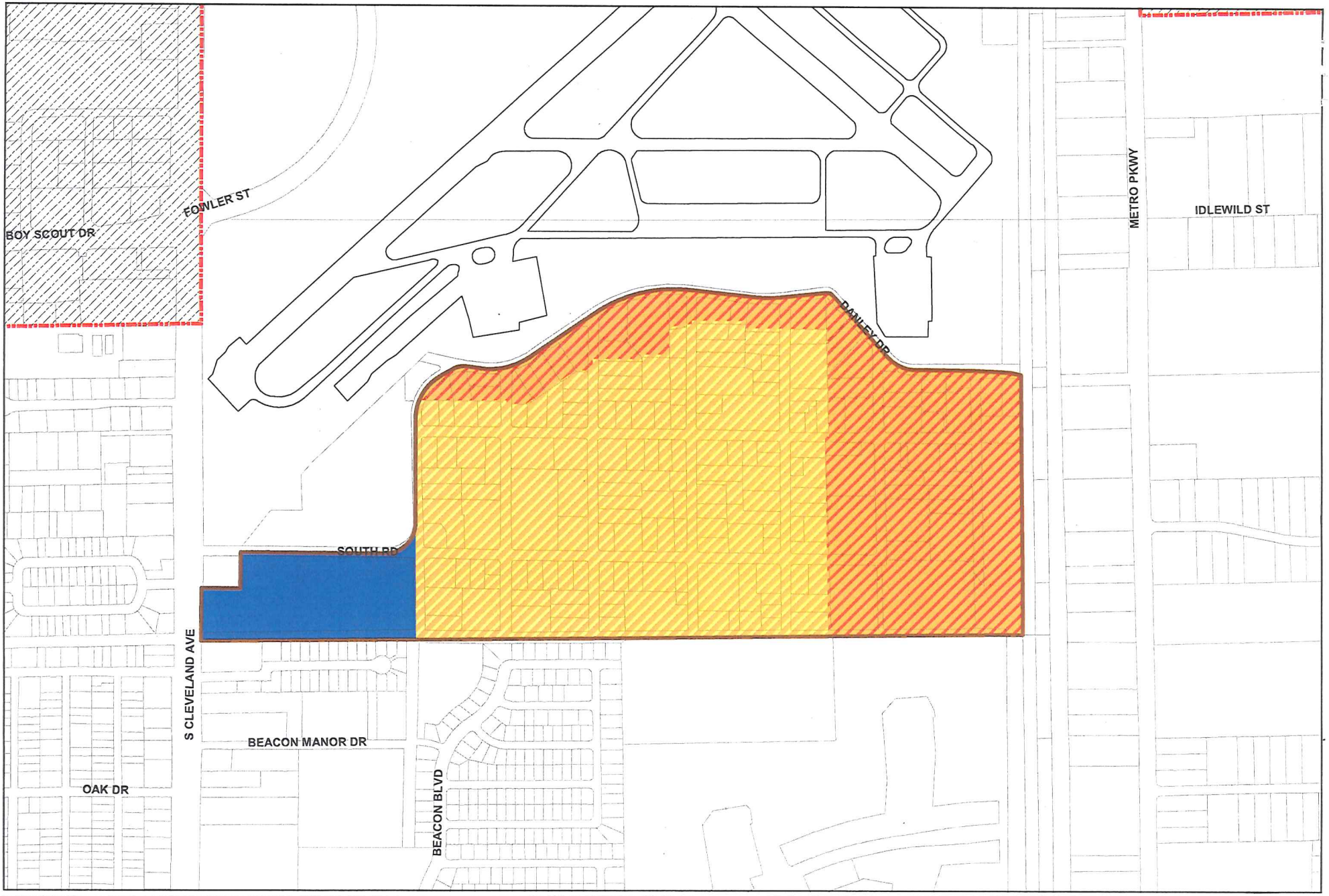
A. BRIAN BIGELOW _____

TAMMARA HALL _____

ROBERT P. JANES _____

RAY JUDAH _____

FRANKLIN B. MANN _____



PAGE PARK Community Plan CPA2006-00011

Mixed Use Overlay

- Stand Alone Commercial Allowed - See Policy 27.4.1
- Commercial/Mixed Use - See Policy 27.4.1
- County Owned Park

Community Plan

- Page Park
- CityLimits

LEE COUNTY
SOUTHWEST FLORIDA
DIVISION OF PLANNING

N W E S

0 110 220 440 660
Feet

Map Generated: August 2008
Prepared by: Lee County DCD/Planning Division

CPA2006-11
PAGE PARK
BoCC SPONSORED
AMENDMENT
TO THE

LEE COUNTY COMPREHENSIVE PLAN

THE LEE PLAN

DCA Transmittal Document

Lee County Planning Division
1500 Monroe Street
P.O. Box 398
Fort Myers, FL 33902-0398
(239) 533-8585

October 22, 2008

LEE COUNTY
DIVISION OF PLANNING
STAFF REPORT FOR
COMPREHENSIVE PLAN AMENDMENT
CPA2006-00011

[✓] **Text Amendment** [✓] **Map Amendment**

	This Document Contains the Following Reviews:
✓	**Staff Review**
✓	**Local Planning Agency Review and Recommendation**
✓	**Board of County Commissioners Hearing for Transmittal**
	Staff Response to the DCA Objections, Recommendations, and Comments (ORC) Report
	Board of County Commissioners Hearing for Adoption

STAFF REPORT PREPARATION DATE: August 21, 2008

PART I - BACKGROUND AND STAFF RECOMMENDATION

A. SUMMARY OF APPLICATION

1. SPONSOR/APPLICANT:

A. SPONSOR:
LEE COUNTY BOARD OF COUNTY COMMISSIONERS
REPRESENTED BY LEE COUNTY DIVISION OF PLANNING

B. APPLICANT
PAGE PARK COMMUNITY PLANNING PANEL

2. REQUEST:
Amend the Future Land Use Element of the Lee Plan to incorporate the recommendations of the Page Park Community Planning effort. Amend the Future Land Use element to add a new Vision Statement, Goal, Objectives, and Policies that address the long range development of Page Park. Amend Map 1, Page 2 of 6, Special Treatment Areas to indicate that a new Goal specific to the Page Park community has been adopted. Amend the Lee Plan to include a Page Park overlay map.

The following Vision Statement, Goal, Objectives, and Policies in this part of the report were submitted by the Page Park Community Planning Panel. Meetings with staff were held after the plan was originally submitted to the County, and the Planning Panel made several changes to the Policies contained in the Community Plan. Those changes are incorporated into the policies listed

below. **The language that was transmitted by the Board of County Commissioners to the Department of Community Affairs is shown in Part B of this report, beginning on Page 11 of 40.**

VISION STATEMENT:

23. **Page Park** - 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, and faces traffic cut-through concerns. 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 27: PAGE PARK COMMUNITY. To revitalize the village-like residential neighborhood into a vibrant mixed-use community, 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 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 27.1.1: By the end of 2009, the Page Park Planning Panel will submit regulations for Lee County to 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 27.1.2: Lee County is discouraged from approving deviations that would result in a reduction of adopted landscaping, buffering, and signage guidelines, or compliance with the property appearance standards and architectural standards.

POLICY 27.1.3: By the end of 2009 Lee County will evaluate historic resources, if any, and draft a proposal for their designation under Chapter 22 of the Land Development Code.

OBJECTIVE 27.2: MIXED USE OVERLAY. Encourage mixed use developments throughout Page Park in a manner that is consistent with the Page Park Vision Statement, Goal 27, and the Page Park Overlay Map.

POLICY 27.2.1: By the end of 2009, 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 27.2.2: By the end of 2009, the Page Park Planning Panel will propose regulations that encourage and allow mixed use developments within the Page Park Mixed Use Overlay on the Future Land Use Map.

POLICY 27.2.3: Any Future Land Use Map amendments in Page Park must be evaluated for consistency with the Page Park Community plan by the Page Park community Planning Panel.

POLICY 27.2.4: 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 the mixed use areas of Page Park.

POLICY 27.2.5: Mixed use developments will be limited to ten (10) residential dwelling units per acre. Bonus densities for mixed use development will be limited to five (5) additional units for a total of fifteen (15) dwelling units per acre. The Bonus density may be awarded as a result of meeting performance criteria as outlined below using the following six categories.

By providing two (2) categories, one (1) extra dwelling units per acre of maximum density will be allowed, meeting four (4) categories will allow for an three (3) extra dwelling units per acre of density, and meeting all six (6) categories will allow for an extra five (5) dwelling units per acre of maximum density over and above the ten (10) du/acre that would typically be allowed. The categories are as follows:

- **Category 1: Superior Site Design & Quality Development:** The physical layout, orientation and design of a proposed development can greatly affect the activities on site, the connectivity to uses and activities off site, and the overall neighborhood character and aesthetic appreciation of the development. While less quantitative than other categories, there are a number of planning and design elements recognized by the planning professions that greatly contribute the quality of development.

- **Category 2: Public Open Space & Recreational Areas:** Open space, landscaping and buffering provided in addition to that required under the County's land use and development regulations, ordinances and resolutions are important objectives under this category. Provision of passive and active recreational areas and facilities are highly valued objectives in this category. Objectives achieved under this category shall be awarded points based on the physical size, location, public accessibility, and quality of improvement made. Connection to existing public recreational areas and achievement of target facilities of the Page Park Community Plan shall be considered in the award of bonus under this category.

- **Category 3: Page Park Improvement Fund:** Contributions to the Page Park Improvement Trust Fund (PPIF) can be made in accordance with a schedule approved by

the County to achieve greater density for a development site. Contributions collected under the PPIF will be used by the County to make public improvements only in the Page Park Community, where developments achieve additional development through awards under this category.

- **Category 4: Transportation Improvements:** The provision of transportation improvements in excess of those required under other regulations and review procedures shall be objectives under this program, based on achieving suitability and eligibility criteria.

- **Category 5: Affordable Housing:** As housing costs continue to escalate, the provision of affordable housing to support the workforce associated with commercial services and industries will continue to be an important objective to sustain the County's and Page Park's socio-economic long-term objectives. This category is based on the provision of the quantity and quality of affordable housing opportunities provided on and/or off-site.

- **Category 6: Land Assemblage:** The pre-platted nature of Page Park poses challenges to the aggregation of land needed to support a quality commercial and/or mixed use development. This category is based on the amount of land assembled, (3 acres or more of lots and consisting of at least 250 feet in depth along the 50% of the site's frontage), the number of platted lots assembled, the amount of commercial development proposed, and the location of the assemblage.

By the end of 2009, the Page Park Planning Panel will submit regulations for Lee County to consider as Land Development Code regulations which provide specific details of each category and the acquisition of residential bonus density.

POLICY 27.2.6: New mixed-use development that requires rezoning within the Page Park Community must be rezoned as a Mixed Use Planned Development (MPD).

POLICY 27.2.7: The following uses are prohibited within the Page Park Community: "detrimental uses" (as defined in the Land Development Code); nightclubs or bar and cocktail lounges not associated with a Group III Restaurant; and retail uses that require outdoor display.

OBJECTIVE 27.3: 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.

POLICY 27.3.1: Stand-alone residential activity and uses will be allowed in all areas within Page Park except along Danley Drive and within the Commercial/Mixed Use areas shown in Red/Orange on the Page Park Overlay Map, with the exception of existing residential uses.

POLICY 27.3.2: New residential development, with the exception of a single-family residential dwelling, that requires a rezoning within the Page Park Community must be rezoned as a Residential Planned Development (RPD).

POLICY 27.3.3: Residential uses are limited to no more than ten (10) dwelling units per acre. Bonus densities for residential development will be limited to five (5) additional units for a total of fifteen (15) dwelling units per acre. The Bonus density may be awarded as a result of meeting performance criteria as outlined below using the following six categories.

By providing two (2) categories, one (1) extra dwelling units per acre of maximum density will be allowed, meeting four (4) categories will allow for an three (3) extra dwelling units per acre of density, and meeting all six (6) categories will allow for an extra five (5) dwelling units per acre of maximum density over and above the ten (10) du/acre that would typically be allowed. The categories are as follows:

- **Category 1: Superior Site Design & Quality Development:** The physical layout, orientation and design of a proposed development can greatly affect the activities on site, the connectivity to uses and activities off site, and the overall neighborhood character and aesthetic appreciation of the development. While less quantitative than other categories, there are a number of planning and design elements recognized by the planning professions that greatly contribute the quality of development.

- **Category 2: Public Open Space & Recreational Areas:** Open space, landscaping and buffering provided in addition to that required under the County's land use and development regulations, ordinances and resolutions are important objectives under this category. Provision of passive and active recreational areas and facilities are highly valued objectives in this category. Objectives achieved under this category shall be awarded points based on the physical size, location, public accessibility, and quality of improvement made. Connection to existing public recreational areas and achievement of target facilities of the Page Park Community Plan shall be considered in the award of bonus under this category.

- **Category 3: Page Park Improvement Fund:** Contributions to the Page Park Improvement Trust Fund (PPIF) can be made in accordance with a schedule approved by the County to achieve greater density for a development site. Contributions collected under the PPIF will be used by the County to make public improvements only in the Page Park Community, where developments achieve additional development through awards under this category.

- **Category 4: Transportation Improvements:** The provision of transportation improvements in excess of those required under other regulations and review procedures shall be objectives under this program, based on achieving suitability and eligibility criteria.

- **Category 5: Affordable Housing:** As housing costs continue to escalate, the provision of affordable housing to support the workforce associated with commercial services and industries will continue to be an important objective to sustain the County's and Page Park's socio-economic long-term objectives. This category is based on the provision of the quantity and quality of affordable housing opportunities provided on and/or off-site.

- **Category 6: Land Assemblage:** The pre-platted nature of Page Park poses challenges to the aggregation of land needed to support a quality commercial and/or mixed use development. This category is based on the amount of land assembled, (3 acres or more of lots and consisting of at least 250 feet in depth along the 50% of the site's frontage), the number of platted lots assembled, the amount of commercial development proposed, and the location of the assemblage.

By the end of 2009, the Page Park Planning Panel will submit regulations for Lee County to consider as Land Development Code regulations which provide specific details of each category and the acquisition of residential bonus density.

OBJECTIVE 27.4: 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 27.4.1: Stand-alone commercial activity and uses will be limited to Danley Drive and within the Commercial/Mixed Use areas shown in Red/Orange on the Page Park Overlay Map. Commercial uses will 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, with the exception of existing commercial uses.

POLICY 27.4.2: New stand-alone commercial development that requires rezoning within the Page Park Community must be rezoned as a Commercial Planned Development (CPD)

POLICY 27.4.3: The following uses are prohibited within the Page Park Community: "detrimental uses" (as defined in the Land Development Code); nightclubs or bar and cocktail lounges not associated with a Group III Restaurant; and retail uses that require outdoor display over 1 acre.

POLICY 27.4.4: By the end of 2009, 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 27.4.5: New stand-alone industrial development that requires rezoning within the Page Park Community must be rezoned as an Industrial Planned Development (IPD).

POLICY 27.4.6: Industrial activities, uses, rezonings or expansion of existing industrial uses within the Page Park Community will be discouraged.

OBJECTIVE 27.5: 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 27.5.1: By the end of 2009 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 27.5.2: The County 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 27.5.3: The County will continue to enforce minimum standards of housing and sanitation and require prompt action the identification of abandoned or dilapidated property which may need to be demolished per the Lee County Land Development Code.

POLICY 27.5.4: Upon request, the County will inform, educate, and encourage residents of the Page park Community about funding opportunities or programs available to assist in the rehabilitation of existing residential structures that are in need of repair, rehabilitation or removal.

OBJECTIVE 27.6: 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 27.6.1: 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 County 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 27.6.2: As part of development of the traffic calming plan, the County may review and evaluate traffic control devices in the Page Park community, including one-way streets and stop controls, and remove or revise traffic conntrol devices found to be obsolete for traffic routing.

POLICY 27.6.3: 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 corridors.

POLICY 27.6.4: 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 paths.

OBJECTIVE 27.7: 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 27.7.1: Central sewer service is strongly recommended for future higher density and intensity developments which are proposed within the Page Park Community. Any new developments that meet the criteria outlined in Standard 11.2 of the Lee Plan are required to connect to a central sewer system.

OBJECTIVE 27.8: 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 27.8.1: Lee County Department of Parks and Recreation will work with the Lee County Port Authority and the Lee Department of Transportation to realign South Road to a point farther north to increase the pedestrian safety of Jerry Brooks Park users.

POLICY 27.8.2: Lee County Department of Parks and Recreation will work with the Page park Community to ensure that all enhancements of Jerry Brooks Park meet the recreational needs of the page Park Community and are integrated into the existing park areas.

OBJECTIVE 27.9: 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 27.9.1: The Page Park Planning Panel will request an annual security survey update from the Le County Sheriff's Department, and will implement any recommendations they provide to reduce or eliminate criminal behavior in the area.

POLICY 27.9.2: The Page Park Community will continue and expand, as feasible, its Neighborhood Watch Program administered by the Lee County Sheriff's Department.

POLICY 27.9.3: 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 27.9.4: By the end of 2009, the Page Park Planning Panel will draft and submit proposed Land Development Code regulations that will incorporate Crime Prevention Through Environmental Design (CPTED) techniques to enhance safety to their community.

POLICY 27.9.5: 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 27.9.6: 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 raise crosswalks

OBJECTIVE 27.10: DESIGN GUIDELINES: To enhance the visual appeal of new development, the Page Park Planning Panel will propose architectural guidelines that will address the character and aesthetic appearance of the Page Park Community.

POLICY 27.10.1: By the end of 2009 the Page Park Planning Panel will propose regulations for architectural design guidelines.

POLICY 27.10.2: 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 fifty (50) percent of the square footage of the existing building being enlarged or renovated.

OBJECTIVE 27.11: 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 27.11.1: 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. 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 27.11.2: The applicant for any Planned 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 citizen. 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.

Proposed Glossary Definition:

Live-Work Unit – means a dwelling unit, part of which is used as a business establishment and the dwelling unit is the principal residence of the business operator. Live-Work units typically include a ground floor dedicated to office or retail space, and upper or rear floors for living quarters.

(a) Live-Work Unit means rooms used by a single household both as a dwelling unit and as a "Work Space," as defined herein, where such Work Space occupies at least fifty percent (50%) of the unit's total floor area. The living space of a Live-Work unit shall contain a kitchen area and sanitary facilities.

(b) "Work Space" means an area within a Live-Work Unit that is designed or equipped exclusively or principally for the conduct of work activities and is to be regularly used for such work activities by one or more occupants of the unit.

B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY:

1. **RECOMMENDATION:** Planning staff recommends that the Board of County Commissioners transmit this proposed amendment to the language as shown below incorporating staff's revisions (including the revisions that were recommended by DOT staff following the LPA meeting). **This is the language transmitted by the Board of County Commissioners to the Department of Community Affairs.**

VISION STATEMENT:

23. **Page Park** - 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, and faces traffic cut-through concerns. 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 27: PAGE PARK COMMUNITY. To revitalize the village-like residential neighborhood into a vibrant mixed-use community, 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 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.

OBJECTIVE 27.1: Enhance the existing physical appearance of Page Park while maintaining the historic character of the community.

POLICY 27.1.1: By the end of 2009, the Page Park Planning Panel will submit regulations for Lee County to 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 27.1.2: Lee County is discouraged from approving deviations and variances that would result in a reduction of adopted landscaping, buffering, and signage guidelines, or compliance with the property appearance standards and architectural standards.

POLICY 27.1.3: By the end of 2009 Lee County will evaluate historic resources, if any, and draft a proposal for their designation under Chapter 22 of the Land Development Code.

OBJECTIVE 27.2: MIXED USE OVERLAY. Encourage mixed use developments throughout Page Park in a manner that is consistent with the Page Park Vision Statement, Goal 27, and the Page Park Overlay Map.

POLICY 27.2.2: By the end of 2009, the Page Park Planning Panel will propose regulations that encourage and allow mixed use developments within the Page Park Mixed Use Overlay as depicted on Map 1 of the Lee Plan, page 6 of 6, Mixed Use Overlay Map.

POLICY 27.2.4: 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 the mixed use areas of Page Park.

OBJECTIVE 27.3: RESIDENTIAL USE. Lee County must protect and enhance the residential properties of the Page Park Community by strictly evaluating adjacent uses, and access.

POLICY 27.3.2: New residential development, with the exception of a single-family residential dwelling, that requires a rezoning within the Page Park Community must be rezoned as a Residential Planned Development (RPD).

OBJECTIVE 27.4: 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 27.4.1: New stand-alone commercial activity and uses will be limited to Danley Drive and within the Commercial/Mixed Use areas shown in Red/Orange on the Page Park Overlay Map. Commercial uses will 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. This policy does not apply to existing commercial uses and property currently zoned for commercial uses.

POLICY 27.4.2: New stand-alone commercial development that requires rezoning within the Page Park Community must be rezoned as a Commercial Planned Development (CPD)

POLICY 27.4.3: The following uses are prohibited within the Page Park Community: "detrimental uses" (as defined in the Land Development Code); nightclubs or bar and cocktail lounges not associated with a Group III Restaurant; and retail uses that require outdoor display over 1 acre.

POLICY 27.4.4: By the end of 2009, Lee County will evaluate the Industrial Development Future Land Use designation to determine if an amendment to change the Industrial Development designation to the Central Urban Future Land Use designation should be considered to accommodate all existing industrial uses as well as the transition to mixed-use development and redevelopment.

POLICY 27.4.5: New stand-alone industrial development that requires rezoning within the Page Park Community must be rezoned as a Industrial Planned Development (IPD).

OBJECTIVE 27.5: HOUSING. The County will explore ways to assure decent, workforce housing to meet the needs of present and future residents of the Page Park Community.

POLICY 27.5.1: By the end of 2009 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 27.5.2: The County 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 27.5.3: The County will continue to enforce minimum standards of housing and sanitation and require prompt action the identification of abandoned or dilapidated property which may need to be demolished per the Lee County Land Development Code.

POLICY 27.5.4: Upon request, the County will inform, educate, and encourage residents of the Page park Community about funding opportunities or programs available to assist in the rehabilitation of existing residential structures that are in need of repair, rehabilitation or removal.

OBJECTIVE 27.6: 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 27.6.1: To mitigate or curtail cut-through and speeding traffic on local residential streets within the Page Park Community, the Page Park Planning Panel with assistance and guidance from the Lee County Department of Transportation, will prepare a traffic calming plan for local residential streets within the Page Park Community, consistent with Administrative Code AC-11-14, for residential streets which are determined by Lee County Department of Transportation to have discernable through traffic problems and/or experience 85th percentile speeds above the norm for the character of the local residential streets. Upon approval and receipt of funding, appropriate 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 27.6.2: As part of development of the traffic calming plan, the County may review and evaluate traffic control devices in the Page Park community, including one-way streets and stop controls, and remove or revise traffic conntrol devices found to be obsolete for traffic routing.

POLICY 27.6.3: Expansion of Danley Drive or South road should include engineering and financial feasibility analysis for physically separated provisions for bicyclists/pedestrians to provide for connection to the Ten mile Linear Park, Jerry Brooks Park, and US 41 corridors. Paved shoulders and sidewalks may be considered where a separated path is not feasible.

POLICY 27.6.4: Mixed-use and commercial developments within the Page Park Community are required 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 paths.

OBJECTIVE 27.7: 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 27.7.1: Central sewer service is strongly recommended for future higher density and intensity developments which are proposed within the Page Park Community. Any new developments that meet the criteria outlined in Standard 11.2 of the Lee Plan are required to connect to a central sewer system.

OBJECTIVE 27.8: 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 27.8.1: Lee County Department of Parks and Recreation will work with surrounding property owners to evaluate options for code compliant parking and increased pedestrian safety for the users of Jerry Brooks Park, including the potential future realignment of South Road in accordance with the Board and Federal Aviation Administration adopted Page Field Airport Master Plan.

POLICY 27.8.2: Lee County Department of Parks and Recreation will work with the Page park Community to ensure that all enhancements of Jerry Brooks Park meet the recreational needs of the page Park Community and are integrated into the existing park areas.

OBJECTIVE 27.10: DESIGN GUIDELINES: To enhance the visual appeal of new development, the Page Park Planning Panel will propose architectural guidelines that will address the character and aesthetic appearance of the Page Park Community.

POLICY 27.10.1: By the end of 2009 the Page Park Planning Panel will propose regulations for architectural design guidelines.

POLICY 27.10.2: 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 fifty (50) percent of the square footage of the existing building being enlarged or renovated.

OBJECTIVE 27.11: 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 27.11.1: 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. 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 27.11.2: The applicant for any Planned Development or Lee Plan amendment 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 citizen. 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.

Proposed Glossary Definition:

Live-Work Unit – means a dwelling unit, part of which is used as a business establishment and the dwelling unit is the principal residence of the business operator. Live-Work units typically include a ground floor dedicated to office or retail space, and upper or rear floors for living quarters.

(a) Live-Work Unit means rooms used by a single household both as a dwelling unit and as a "Work Space," as defined herein. The living space of a Live-Work unit shall contain a kitchen area and sanitary facilities.

(b) "Work Space" means an area within a Live-Work Unit that is designed or equipped exclusively or principally for the conduct of work activities and is to be regularly used for such work activities by one or more occupants of the unit.

PAGE PARK OVERLAY MAP:

This amendment includes a map amendment that will add a new page to Map 1 of the Lee Plan; the Page Park Overlay Map. That map is attached to this report.

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

- During World War II the area now known as Page Park served as a full-service military base.
- Following the war a full-scale sale of the former barracks and housing units began.
- Many of the barracks remain today and several are used as multi-family rental housing.
- Page Park has a number of somewhat randomly dispersed zoning districts including areas zoned for Industrial, Commercial, Multi-Family, Two-Family, and Single-Family residential.
- Page Park has a diverse mix of existing land uses including industrial buildings, commercial buildings, multi-family housing, two-family housing, single family housing, a school, and many vacant parcels.

- In an effort to address some of the land use issues in Page Park, the Page Park community formed a planning panel to begin work on the Page Park Community Plan.

- The Page Park Community Plan is the result of over a two-year effort by the Page Park Community Planning Panel.

- The Planning Panel hired a consultant, DRMP, to assist them with the development of the plan.

- The Page Park Community Plan was funded by $48,900 of community planning funds provided by the Board of County Commissioners.

- After the community plan was submitted to the County a follow up meeting was held prior to the LPA meeting to further refine Policies specific to the Page Park community.

- Changes to the original plan were made at the follow up meeting to address staff concerns and to more accurately represent the intent of the community.

- This Lee Plan amendment will result in a new Vision Statement, and a new Lee Plan Goal, and subsequent Objectives and Policies. This amendment will also add a definition to the Lee Plan Glossary, will amend Map 1, Page 2 of 6 - Special Treatment Areas, and will add a page to Lee Plan Map 1 - the Page Park Overlay Map.

C. BACKGROUND INFORMATION

The Page Park Community Plan was undertaken by the Page Park Community Planning Panel with the assistance of their planning consultant, residents of Page Park, and County Staff. In October, 2005 the Board of County Commissioners authorized $50,000 of funding to help finance the planning effort.

The Page Park Community Planning Panel hired the DRMP consulting firm to prepare a new Community Plan for all stakeholders of Page Park. The planning panel met monthly with the consultants and various representatives of the County to outline and refine 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 fucus upon areas determined by the local community to be of major importance. A planning charette was conducted in April 2006. Over 25 citizens participated, resulting in refinements to the Community Plan.

The Page Park community plan was submitted to the County in September of 2006. Staff continued to work with the community and the consultant to refine the original submittal. This Lee Plan amendment will result in a new Vision Statement, and a new Lee Plan Goal, and subsequent Objectives and Policies. This amendment will also add a definition to the Lee Plan Glossary, will amend Map 1, Page 2 of 6 - Special Treatment Areas, and will add a page to Lee Plan Map 1 - the Page Park Overlay Map.

PART II - STAFF DISCUSSION AND RECOMMENDED REVISIONS

A. STAFF DISCUSSION

This new Vision Statement and Goal, Objectives and Policies for Page Park is intended to express the communities desire to protect the existing character of the community and to address the redevelopment of the Page Park community. This new Vision Statement and Goal, Objectives, and Policies are listed below with staff's recommended changes shown in strike-through, double underline format:

VISION STATEMENT:

23. **Page Park** - 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, and faces traffic cut-through concerns. 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.

Staff has no objections to the new Vision Statement for Page Park.

GOAL 27: PAGE PARK COMMUNITY. To revitalize the village-like residential neighborhood into a vibrant mixed-use community, 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 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.

OBJECTIVE 27.1: Enhance the existing physical appearance of Page Park while maintaining the historic character of the community.

Staff recommends adding Objective 27.1 in order to achieve consistency with the format of the Lee Plan, but has no objection to Goal 27.

POLICY 27.1.1: By the end of 2009, the Page Park Planning Panel will submit regulations for Lee County to 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.

Staff has no objections to Policy 27.1.1.

POLICY 27.1.2: Lee County is discouraged from approving deviations that would result in a reduction of adopted landscaping, buffering, and signage guidelines, or compliance with the property appearance standards and architectural standards.

Most of the property in Page Park is located in conventional zoning districts. Conventional zoning districts require variances, not deviations, to vary from the zoning regulations. Staff recommends transmittal of Policy 27.1.2, including the word variances, as follows:

POLICY 27.1.2: Lee County is discouraged from approving deviations and variances that would result in a reduction of adopted landscaping, buffering, and signage guidelines, or compliance with the property appearance standards and architectural standards.

POLICY 27.1.3: By the end of 2009 Lee County will evaluate historic resources, if any, and draft a proposal for their designation under Chapter 22 of the Land Development Code.

Staff has no objections to Policy 27.1.3.

OBJECTIVE 27.2: MIXED USE OVERLAY. Encourage mixed use developments throughout Page Park in a manner that is consistent with the Page Park Vision Statement, Goal 27, and the Page Park Overlay Map.

Staff has no objections to Objective 27.2

POLICY 27.2.1: By the end of 2009, 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.

Page Park was included on the Mixed Use Overlay Map, Map 1, page 6 of 6 after this policy was written.

*Staff **does not recommend** transmittal of Policy 27.2.1.*

POLICY 27.2.2: By the end of 2009, the Page Park Planning Panel will propose regulations that encourage and allow mixed use developments within the Page Park Mixed Use Overlay on the Future Land Use Map.

This amendment will not be changing the Future Land Use Map designations in Page Park. Page Park was included on the Mixed Use Overlay Map, Map 1, Page 6 of 6. Staff recommends transmitting Policy 27.2.2 as follows:

POLICY 27.2.2: By the end of 2009, the Page Park Planning Panel will propose regulations that encourage and allow mixed use developments within the Page Park Mixed Use Overlay ~~on the Future Land~~ as depicted on Map 1 of the Lee Plan, page 6 of 6, Mixed Use Overlay Map.

POLICY 27.2.3: Any Future Land Use Map amendments in Page Park must be evaluated for consistency with the Page Park Community plan by the Page Park community Planning Panel.

The County has not, and does not want to identify specific organizations. Staff recommends adding requests for amendments to the Lee Plan to Policy 27.11.2 under Public Participation. Policy 27.11.2 requires that applicants hold one public informational meeting to inform the public about their request and to receive input from the public.

*Staff **does not recommend** the transmittal of Policy 27.2.3.*

POLICY 27.2.4: 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 the mixed use areas of Page Park.

Staff has no objections to Policy 27.2.4.

POLICY 27.2.5: Mixed use developments will be limited to ten (10) residential dwelling units per acre. Bonus densities for mixed use development will be limited to five (5) additional units for a total of fifteen (15) dwelling units per acre. The Bonus density may be awarded as a result of meeting performance criteria as outlined below using the following six categories.

By providing two (2) categories, one (1) extra dwelling unit per acre of maximum density will be allowed, meeting four (4) categories will allow for an three (3) extra dwelling units per acre of density, and meeting all six (6) categories will allow for an extra five (5) dwelling units per acre of maximum density over and above the ten (10) du/acre that would typically be allowed. The categories are as follows:

- **Category 1: Superior Site Design & Quality Development:** The physical layout, orientation and design of a proposed development can greatly affect the activities on site, the connectivity to uses and activities off site, and the overall neighborhood character and aesthetic appreciation of the development. While less quantitative than other categories, there are a number of planning and design elements recognized by the planning professions that greatly contribute the quality of development.

- **Category 2: Public Open Space & Recreational Areas:** Open space, landscaping and buffering provided in addition to that required under the County's land use and development regulations, ordinances and resolutions are important objectives under this category. Provision of passive and active recreational areas and facilities are highly

valued objectives in this category. Objectives achieved under this category shall be awarded points based on the physical size, location, public accessibility, and quality of improvement made. Connection to existing public recreational areas and achievement of target facilities of the Page Park Community Plan shall be considered in the award of bonus under this category.

- **Category 3: Page Park Improvement Fund:** Contributions to the Page Park Improvement Trust Fund (PPIF) can be made in accordance with a schedule approved by the County to achieve greater density for a development site. Contributions collected under the PPIF will be used by the County to make public improvements only in the Page Park Community, where developments achieve additional development through awards under this category.

- **Category 4: Transportation Improvements:** The provision of transportation improvements in excess of those required under other regulations and review procedures shall be objectives under this program, based on achieving suitability and eligibility criteria.

- **Category 5: Affordable Housing:** As housing costs continue to escalate, the provision of affordable housing to support the workforce associated with commercial services and industries will continue to be an important objective to sustain the County's and Page Park's socio-economic long-term objectives. This category is based on the provision of the quantity and quality of affordable housing opportunities provided on and/or off-site.

- **Category 6: Land Assemblage:** The pre-platted nature of Page Park poses challenges to the aggregation of land needed to support a quality commercial and/or mixed use development. This category is based on the amount of land assembled, (3 acres or more of lots and consisting of at least 250 feet in depth along the 50% of the site's frontage), the number of platted lots assembled, the amount of commercial development proposed, and the location of the assemblage.

By the end of 2009, the Page Park Planning Panel will submit regulations for Lee County to consider as Land Development Code regulations which provide specific details of each category and the acquisition of residential bonus density.

The six categories listed above are vague and will require amending the Land Development Code regulations to provide specific details of each category. The Lee Plan does not need to be amended to accomplish this, and staff recommends amending the LDC to specifically describe the categories, and not the Lee Plan.

*Staff **does not recommend transmittal** of Policy 27.2.5.*

POLICY 27.2.6: New mixed-use development that requires rezoning within the Page Park Community must be rezoned as a Mixed Use Planned Development (MPD).

Mixed Use Planned Developments require that residential developments have 50 or more dwelling units, and commercial development is located on a parcel of five or more acres or which may include 50,000 square feet or more of floor area. This category would be extremely difficult, if not impossible to utilize in Page Park.

Policy 4.3.1 of the Lee Plan reads:

POLICY 4.3.1: During 2008, adopt amendments to the Land Development Code that support New Urbanism principles and address issues including: building placement, volume, and facade; pedestrian amenity requirements; parking location and requirements; open space and buffer requirements; creating inviting, human-scale streetscapes; and concurrent phasing of residential and non-residential uses. The amendments will include diagrams and visual examples that explain concepts contained in the regulations and that show clearly examples of elements that are desirable and those that are not. Minimum densities and non-residential Floor Area Ratios (FAR's) will be established. (Added by Ordinance No. 07-15)

Page Park is identified on Map 1, Page 6 of 6, the Mixed Use Overlay. Although it will not be accomplished in 2008, Staff recommends that the Page Park community assist the County in developing amendments to the Land Development Code referred to in Policy 4.3.1 in a manner that could be utilized by platted subdivisions that are located in the Mixed Use Overlay. That effort would be consistent with proposed Policy 27.2.2 which reads as follows:

POLICY 27.2.2: By the end of 2009, the Page Park Planning Panel will propose regulations that encourage and allow mixed use developments within the Page Park Mixed Use Overlay on the Future Land Use Map.

*Staff **does not recommend transmittal** of Policy 27.2.6.*

POLICY 27.2.7: The following uses are prohibited within the Page Park Community: "detrimental uses" (as defined in the Land Development Code); nightclubs or bar and cocktail lounges not associated with a Group III Restaurant; and retail uses that require outdoor display.

*Policy 27.2.7 is repeated in Policy 27.4.3 with the exception that Policy 27.4.3 prohibits retail uses that require outdoor display **over one acre**. All of the prohibited uses are commercial uses, so staff recommends striking Policy 27.2.7 and leaving Policy 27.4.3 under Objective 27.4: Commercial Use.*

*Staff **does not recommend** the transmittal of Policy 27.2.7.*

OBJECTIVE 27.3: 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.

There are no enhanced buffering standards for staff to use to evaluate projects. Staff recommends transmittal of Objective 27.3 as follows:

OBJECTIVE 27.3: RESIDENTIAL USE. Lee County must protect and enhance the residential properties of the Page Park Community by strictly evaluating adjacent uses, and access~~, and requiring compliance with enhanced buffering requirements~~.

POLICY 27.3.1: Stand-alone residential activity and uses will be allowed in all areas within Page Park except along Danley Drive and within the Commercial/Mixed Use areas shown in Red/Orange on the Page Park Overlay Map, with the exception of existing residential uses.

Policy 27.3.1 would prohibit new stand-alone residential activity along Danley Drive and at the east side of Page Park which may raise liability issues under Bert J. Harris Private Property Rights Act. 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.

*Staff **does not recommend** the transmittal of Policy 27.3.1.*

POLICY 27.3.2: New residential development, with the exception of a single-family residential dwelling, that requires a rezoning within the Page Park Community must be rezoned as a Residential Planned Development (RPD).

Staff has no objection to Policy 27.3.2.

POLICY 27.3.3: Residential uses are limited to no more than ten (10) dwelling units per acre. Bonus densities for residential development will be limited to five (5) additional units for a total of fifteen (15) dwelling units per acre. The Bonus density may be awarded as a result of meeting performance criteria as outlined below using the following six categories.

By providing two (2) categories, one (1) extra dwelling units per acre of maximum density will be allowed, meeting four (4) categories will allow for an three (3) extra dwelling units per acre of density, and meeting all six (6) categories will allow for an extra five (5) dwelling units per acre of maximum density over and above the ten (10) du/acre that would typically be allowed. The categories are as follows:

- **Category 1: Superior Site Design & Quality Development:** The physical layout, orientation and design of a proposed development can greatly affect the activities on site, the connectivity to uses and activities off site, and the overall neighborhood character and aesthetic appreciation of the development. While less quantitative than other categories, there are a number of planning and design elements recognized by the planning professions that greatly contribute the quality of development.

- **Category 2: Public Open Space & Recreational Areas:** Open space, landscaping and buffering provided in addition to that required under the County's land use and development regulations, ordinances and resolutions are important objectives under this category. Provision of passive and active recreational areas and facilities are highly valued objectives in this category. Objectives achieved under this category shall be

awarded points based on the physical size, location, public accessibility, and quality of improvement made. Connection to existing public recreational areas and achievement of target facilities of the Page Park Community Plan shall be considered in the award of bonus under this category.

- **Category 3: Page Park Improvement Fund:** Contributions to the Page Park Improvement Trust Fund (PPIF) can be made in accordance with a schedule approved by the County to achieve greater density for a development site. Contributions collected under the PPIF will be used by the County to make public improvements only in the Page Park Community, where developments achieve additional development through awards under this category.

- **Category 4: Transportation Improvements:** The provision of transportation improvements in excess of those required under other regulations and review procedures shall be objectives under this program, based on achieving suitability and eligibility criteria.

- **Category 5: Affordable Housing:** As housing costs continue to escalate, the provision of affordable housing to support the workforce associated with commercial services and industries will continue to be an important objective to sustain the County's and Page Park's socio-economic long-term objectives. This category is based on the provision of the quantity and quality of affordable housing opportunities provided on and/or off-site.

- **Category 6: Land Assemblage:** The pre-platted nature of Page Park poses challenges to the aggregation of land needed to support a quality commercial and/or mixed use development. This category is based on the amount of land assembled, (3 acres or more of lots and consisting of at least 250 feet in depth along the 50% of the site's frontage), the number of platted lots assembled, the amount of commercial development proposed, and the location of the assemblage.

  By the end of 2009, the Page Park Planning Panel will submit regulations for Lee County to consider as Land Development Code regulations which provide specific details of each category and the acquisition of residential bonus density.

  The six categories listed above are vague and will require amending the Land Development Code regulations to provide specific details of each category. The Lee Plan does not need to be amended to accomplish this, and staff recommends amending the LDC to specifically describe the categories, and not the Lee Plan.

  *Staff **does not recommend transmittal** of Policy 27.3.3 .*

OBJECTIVE 27.4: 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.

Staff has no objection to Objective 27.4.

POLICY 27.4.1: Stand-alone commercial activity and uses will be limited to Danley Drive and within the Commercial/Mixed Use areas shown in Red/Orange on the Page Park Overlay Map. Commercial uses will 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, with the exception of existing commercial uses.

Policy 27.4.1 does not allow new stand alone commercial uses in the yellow area of the Page Park Overlay Map. It does allow for those uses if the uses currently exist or if the property is currently zoned to allow them. Commercial uses would still be allowed throughout Page Park, but only as part of a Mixed Use Development.

Staff recommends transmittal of Policy 27.4.1 as follows:

POLICY 27.4.1: New ~~S~~stand-alone commercial activity and uses will be limited to Danley Drive and within the Commercial/Mixed Use areas shown in Red/Orange on the Page Park Overlay Map. Commercial uses will 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.~~, with the exception of~~ This policy does not apply to existing commercial uses and property currently zoned for commercial uses.

POLICY 27.4.2: New stand-alone commercial development that requires rezoning within the Page Park Community must be rezoned as a Commercial Planned Development (CPD).

Staff has no objection to Policy 27.4.2.

POLICY 27.4.3: The following uses are prohibited within the Page Park Community: "detrimental uses" (as defined in the Land Development Code); nightclubs or bar and cocktail lounges not associated with a Group III Restaurant; and retail uses that require outdoor display over 1 acre.

Policy 27.4.3 is similar to Policy 19.2.5 specific to Estero. Staff has no objection to Policy 27.4.3.

POLICY 27.4.4: By the end of 2009, 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.

The intent of Policy 27.4.4 is to allow for mixed-use projects, including residential and commercial uses, in the area that is currently located in the Industrial Development Future Land Use Category. The Intensive Development Future Land Use category allows for greater density than is currently allowed in any part of Page Park. Staff recommends evaluating a change from Industrial Development to Central Urban, which will allow for residential development, but at a density consistent with other parts of the Page Park community.

If made, that change would allow for the current Industrial uses to remain and would allow for a transition to mixed-use development that is encouraged by the Page Park Community Plan.

Staff recommends transmitting Policy 27.4.4 as follows:

POLICY 27.4.4: By the end of 2009, Lee County will evaluate the Industrial Development Future Land Use designation to determine if an amendment to change the Industrial Development designation ~~will be amended~~ to the ~~Intensive Development~~ Central Urban Future Land Use designation should be considered to accommodate all existing industrial uses as well as the transition to mixed-use development and redevelopment.

POLICY 27.4.5: New stand-alone industrial development that requires rezoning within the Page Park Community must be rezoned as an Industrial Planned Development (IPD).

POLICY 27.4.6: Industrial activities, uses, rezonings or expansion of existing industrial uses within the Page Park Community will be discouraged.

Policies 27.4.5 and 27.4.6 appear to be conflicting. 27.4.5 allows industrial uses if part of an Industrial Planned Development and Policy 27.4.6 discourages industrial uses. Given that the east end of Page Park is located in the Industrial Future Land Use Category, it will be difficult to discourage industrial uses in that area. Staff recommends transmittal of Policy 27.4.5 but ***does not recommend*** *transmittal of Policy 27.4.6.*

OBJECTIVE 27.5: 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.

The County is not a housing provider, but the County's SHIP program provides funding and technical assistance to non-profit housing development organizations and down payment/closing cost assistance to qualified homebuyers. Home-ownership new construction and rehabilitation funds are blended with HOME, CDBG, HOPE 3, and other

funds available to fund affordable housing providers and the county's owner rehabilitation program. Staff recommends transmitting Objective 27.5 as follows:

OBJECTIVE 27.5: HOUSING. The County will explore ways to ~~provide~~ assure decent, workforce housing to meet the needs of present and future residents of the Page Park Community.

POLICY 27.5.1: By the end of 2009 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 27.5.2: The County 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 27.5.3: The County will continue to enforce minimum standards of housing and sanitation and require prompt action the identification of abandoned or dilapidated property which may need to be demolished per the Lee County Land Development Code.

POLICY 27.5.4: Upon request, the County will inform, educate, and encourage residents of the Page park Community about funding opportunities or programs available to assist in the rehabilitation of existing residential structures that are in need of repair, rehabilitation or removal.

Staff has no objection to policies 27.5.1 through 27.5.2.

OBJECTIVE 27.6: 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 27.6.1: 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 County 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.

Staff has no objections to Policy 27.6.1.

POLICY 27.6.2: 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.

Staff does not believe a specific traffic operational issue is appropriate for a separate policy in the Lee Plan. Staff recommends transmitting Policy 27.6.2 as follows:

POLICY 27.6.2: As part of the traffic calming plan, ~~T~~the County will review and evaluate traffic control devices in the Page Park community, including one-way streets and stop controls ~~the one-way section of 6th Street as to its need;~~ and remove ~~the one-way restriction if~~ or revise traffic control devices found to be obsolete for traffic routing.

POLICY 27.6.3: 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 corridors.

AC 11-1 identifies Danley Drive with an existing functional classification as a major collector. AC 11-1 also identifies South Road with an existing functional classification as a major collector. Those two roads could provide pedestrian corridor connections to Ten Mile Linear Park, Jerry Brooks Park, and U.S. 41.

Staff recommends transmittal of Policy 27.6.3 as follows:

POLICY 27.6.3: Expansion of ~~arterial roadways such as~~ Danley Drive or South road 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 ~~corridors~~.

POLICY 27.6.4: 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 paths.

Staff has no objection to Policy 27.6.4.

OBJECTIVE 27.7: 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 27.7.1: Central sewer service is strongly recommended for future higher density and intensity developments which are proposed within the Page Park Community. Any new developments that meet the criteria outlined in Standard 11.2 of the Lee Plan are required to connect to a central sewer system.

Staff has no objection to Objective 27.7 or to Policy 27.7.1.

OBJECTIVE 27.8: PARKS AND RECREATION. Lee County will work with the Page Park community to ensure that recreation for the Page Park Community is provided for.

Staff has no objection to Objective 27.8.

POLICY 27.8.1: Lee County Department of Parks and Recreation will work with the Lee County Port Authority and the Lee Department of Transportation to realign South Road to a point farther north to increase the pedestrian safety of Jerry Brooks Park users.

CPA 2007-00048, the Page Field Airport Layout Plan is before the LPA for recommendation to the Board for transmittal in this round of plan amendments. Port Authority Staff recommends that Policy 27.8.1 be reworded to refer to the Page Field Airport Master Plan as follows:

POLICY 27.8.1: Lee County Department of Parks and Recreation will work with surrounding property owners to evaluate options for code compliant parking and increased pedestrian safety for the users of Jerry Brooks Park, including the potential future realignment of South Road in accordance with the Board and Federal Aviation Administration adopted Page Field Airport Master Plan.

The realignment of South Road is depicted on the Airport Layout Plan and this realignment is approved by the FAA and FDOT. Altering the realignment plan will require approvals through the Airport Master Plan update process, possibly requiring several additional years to the process of realigning South Road.

POLICY 27.8.2: Lee County Department of Parks and Recreation will work with the Page park Community to ensure that all enhancements of Jerry Brooks Park meet the recreational needs of the page Park Community and are integrated into the existing park areas.

Staff has no objection to Policy 27.8.2.

OBJECTIVE 27.9: 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 27.9.1: 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 27.9.2: The Page Park Community will continue and expand, as feasible, its Neighborhood Watch Program administered by the Lee County Sheriff's Department.

POLICY 27.9.3: 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 27.9.4: By the end of 2009, the Page Park Planning Panel will draft and submit proposed Land Development Code regulations that will incorporate Crime

Prevention Through Environmental Design (CPTED) techniques to enhance safety to their community.

POLICY 27.9.5: 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 27.9.6: 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 raise crosswalks

Objective 27.9.6 and subsequent policies are the result of recommendations contained in a security survey conducted by the Lee County Sheriff's Department. That security survey is a stand-alone document apart from the Lee Plan, and does not need to be repeated in the Lee Plan.

*Staff **does not recommend** transmittal of Objective 27.9.6 and subsequent policies.*

OBJECTIVE 27.10: DESIGN GUIDELINES: To enhance the visual appeal of new development, the Page Park Planning Panel will propose architectural guidelines that will address the character and aesthetic appearance of the Page Park Community.

POLICY 27.10.1: By the end of 2009 the Page Park Planning Panel will propose regulations for architectural design guidelines.

POLICY 27.10.2: 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 fifty (50) percent of the square footage of the existing building being enlarged or renovated.

Staff has no objection to Policy 27.10 or to the corresponding policies.

OBJECTIVE 27.11: 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 27.11.1: 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. 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.

Staff has no objection to Objective 27.11 or to Policy 27.11.1.

POLICY 27.11.2: The applicant for any Planned 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 citizen. 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.

Staff recommends revising Policy 27.11.2 to include Lee Plan amendment requests in the requirement for applicants to hold public informational meetings. Staff recommends transmittal of Policy 27.11.2 as follows:

POLICY 27.11.2: The applicant for any Planned Development or Lee Plan amendment 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 citizen. 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.

Proposed Glossary Definition:

Live-Work Unit – means a dwelling unit, part of which is used as a business establishment and the dwelling unit is the principal residence of the business operator. Live-Work units typically include a ground floor dedicated to office or retail space, and upper or rear floors for living quarters.

(a) Live-Work Unit means rooms used by a single household both as a dwelling unit and as a "Work Space," as defined herein, where such Work Space occupies at least fifty percent (50%) of the unit's total floor area. The living space of a Live-Work unit shall contain a kitchen area and sanitary facilities.

(b) "Work Space" means an area within a Live-Work Unit that is designed or equipped exclusively or principally for the conduct of work activities and is to be regularly used for such work activities by one or more occupants of the unit.

Staff recommends placing no restriction on the amount of required work space. Staff recommends transmitting the proposed glossary definition of live work unit with the following change to paragraph (a):

(a) Live-Work Unit means rooms used by a single household both as a dwelling unit and as a "Work Space," as defined herein~~, where such Work Space occupies at least fifty percent (50%) of the unit's total floor area.~~ The living space of a Live-Work unit shall contain a kitchen area and sanitary facilities.

PAGE PARK OVERLAY MAP:

This amendment includes a map amendment that will add a new page to Map 1 of the Lee Plan; the Page Park Overlay Map. That map is attached to this report.

B. STAFF RECOMMENDED REVISIONS

In summary, staff is recommending revisions to the following policies that were submitted by the applicant. Staff's revisions are shown in strike through/double underline format.

OBJECTIVE 27.1: Enhance the existing physical appearance of Page Park while maintaining the historic character of the community.

POLICY 27.1.2: Lee County is discouraged from approving deviations and variances that would result in a reduction of adopted landscaping, buffering, and signage guidelines, or compliance with the property appearance standards and architectural standards.

POLICY 27.2.1: *Staff **does not recommend** transmittal of Policy 27.2.1.*

POLICY 27.2.2: By the end of 2009, the Page Park Planning Panel will propose regulations that encourage and allow mixed use developments within the Page Park Mixed Use Overlay ~~on the Future Land~~ as depicted on Map 1 of the Lee Plan, page 6 of 6, Mixed Use Overlay Map.

POLICY 27.2.3: *Staff **does not recommend** transmittal of Policy 27.2.3*

POLICY 27.2.5: *Staff **does not recommend** transmittal of Policy 27.2.5*

POLICY 27.2.6: *Staff **does not recommend** transmittal of Policy 27.2.6*

POLICY 27.2.7: *Staff **does not recommend** transmittal of Policy 27.2.7.*

OBJECTIVE 27.3: RESIDENTIAL USE. Lee County must protect and enhance the residential properties of the Page Park Community by strictly evaluating adjacent uses, and access~~, and requiring compliance with enhanced buffering requirements.~~

POLICY 27.3.1: *Staff **does not recommend** transmittal of Policy 27.3.1.*

POLICY 27.3.3: *Staff **does not recommend** transmittal of Policy 27.3.3*

POLICY 27.4.1: New ~~S~~stand-alone commercial activity and uses will be limited to Danley Drive and within the Commercial/Mixed Use areas shown in Red/Orange on the Page Park Overlay Map. Commercial uses will 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.~~, with the exception of~~ This policy does not apply to existing commercial uses and property zoned for commercial uses.

POLICY 27.4.4: By the end of 2009, Lee County will evaluate the Industrial Development Future Land Use designation to determine if an amendment to change the Industrial Development designation ~~will be amended~~ to the ~~Intensive Development~~ Central Urban Future Land Use designation should be considered to accommodate all existing industrial uses as well as the transition to mixed-use development and redevelopment.

POLICY 27.4.6: *Staff **does not recommend** transmittal of Policy 27.4.6.*

OBJECTIVE 27.5: HOUSING. The County will explore ways to ~~provide~~ assure decent, workforce housing to meet the needs of present and future residents of the Page Park Community.

POLICY 27.6.2: As part of the traffic calming plan, ~~T~~the County will review and evaluate traffic control devices in the Page Park community, including one-way streets and stop controls ~~the one-way section of 6th Street as to its need,~~ and remove ~~the one-way restriction if~~ or revise traffic control devices found to be obsolete for traffic routing.

POLICY 27.6.3: Expansion of ~~arterial roadways such as~~ Danley Drive or South road 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 ~~corridors~~.

POLICY 27.8.1: Lee County Department of Parks and Recreation will work with surrounding property owners to evaluate options for code compliant parking and increased pedestrian safety for the users of Jerry Brooks Park, including the potential future realignment of South Road in accordance with the Board and Federal Aviation Administration adopted Page Field Airport Master Plan.

OBJECTIVE 27.9: *Staff **does not recommend** transmittal of Objective 27.9.*

POLICY 27.9.1: *Staff **does not recommend** transmittal of Policy 27.9.1.*

POLICY 27.9.2: *Staff **does not recommend** transmittal of Policy 27.9.2.*

POLICY 27.9.3: *Staff **does not recommend** transmittal of Policy 27.9.3.*

POLICY 27.9.4: *Staff **does not recommend** transmittal of Policy 27.9.4.*

POLICY 27.9.5: *Staff **does not recommend** transmittal of Policy 27.9.5.*

POLICY 27.9.6: *Staff **does not recommend** transmittal of Policy 27.9.6.*

POLICY 27.11.2: The applicant for any Planned Development or Lee Plan amendment 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 citizen. 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.

Proposed Glossary Definition:

Live-Work Unit – means a dwelling unit, part of which is used as a business establishment and the dwelling unit is the principal residence of the business operator. Live-Work units typically include a ground floor dedicated to office or retail space, and upper or rear floors for living quarters.

(b) "Work Space" means an area within a Live-Work Unit that is designed or equipped exclusively or principally for the conduct of work activities and is to be regularly used for such work activities by one or more occupants of the unit.

(a) Live-Work Unit means rooms used by a single household both as a dwelling unit and as a "Work Space," as defined herein~~, where such Work Space occupies at least fifty percent (50%) of the unit's total floor area.~~ The living space of a Live-Work unit shall contain a kitchen area and sanitary facilities.

PART III - LOCAL PLANNING AGENCY REVIEW AND RECOMMENDATION

DATE OF PUBLIC HEARING: August 25, 2008

A. LOCAL PLANNING AGENCY REVIEW

Staff reviewed the staff report with the LPA and answered questions. DOT staff told the LPA that there would probably be some minor changes to Objective 27.6 and subsequent policies. Following the LPA meeting planning staff received those recommended changes and those are listed below. After the staff presented the staff report to the LPA the meeting was opened for public comment.

Two residents from Page Park that are members of the Page Park Community Planning Panel spoke to the LPA. The first resident commented on the alignment and possible realignment of South Road. He told the LPA that the current alignment of South Road causes a dangerous situation. Jerry Brooks Park is located immediately south of South Road and parking for users of the Park is located North of Jerry Brooks Park. He told the LPA that users of the park have to walk across South Road to access the park and that can be very dangerous. He also talked about the lack of sewer service in Page Park.

The second resident that spoke supported the plan amendment as recommended by staff and told the LPA that residents in Page Park could not afford to hook-up to sewer service if they were going to be assessed for that hook-up. In response to that comment an LPA member stated that Policy 27.4.2 required new stand-alone commercial development that required rezoning to hook-up to sewer and staff confirmed that was correct. The LPA member asked the resident if all of staff's recommended changes were acceptable and he responded that he had no problem with any of the changes and that he wanted this adopted so they could move on with implementing their plan.

Staff asked if the realignment depicted on the Page Field Airport Layout Plan was acceptable to the community. The two members of the Page Park Community Planning Panel that were present agreed that there was community support for the realignment and that Hole Montes had conducted a public workshop several years ago to present the realignment and the community was in favor of it.

A motion was made to transmit the Page Park Community Plan amendment as recommended by staff. After some discussion the LPA voted unanimously to recommend that the amendment be transmitted as recommended by staff.

B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY

1. RECOMMENDATION: Recommend that the Board of County Commissioners transmit CPA 206-00009 as recommended by staff.

2. **BASIS AND RECOMMENDED FINDINGS OF FACT:** The LPA accepted the findings of fact as advanced by staff.

C. VOTE:

NOEL ANDRESS	AYE
LES COCHRAN	AYE
RONALD INGE	AYE
JACQUE RIPPE	AYE
CARLETON RYFFEL	ABSENT
RAE ANN WESSEL	AYE
LELAND TAYLOR	AYE

DOT Staff told the LPA that there would be some changes to the transportation language. Those changes are listed below.

POLICY 27.6.1: To mitigate or curtail cut-through and speeding traffic on local residential streets within ~~throughout~~ the Page Park Community, the Page Park Planning Panel with assistance and guidance from the Lee County Department of Transportation, will prepare a traffic calming plan for local residential streets within the Page Park Community, consistent with Administrative Code AC-11-14, for residential streets which are determined by Lee County Department of Transportation to have discernable through traffic problems and/or experience 85th percentile speeds above the norm for the character of the local residential streets. Upon approval and receipt of funding, appropriate, ~~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 27.6.2:** 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 27.6.2: As part of development of the traffic calming plan, the County may review and evaluate traffic control devices in the Page Park community, including one-way streets and stop controls, and remove or revise traffic conntrol devices found to be obsolete for traffic routing.

POLICY 27.6.3: Expansion of Danley Drive or South road should include engineering and financial feasibility analysis for physically separated provisions for bicyclists/pedestrians to provide for connection to the Ten mile Linear Park, Jerry Brooks Park, and US 41 corridors. Paved shoulders and sidewalks may be considered where a separated path is not feasible.

POLICY 27.6.4: Mixed-use and commercial developments within the Page Park Community are ~~encouraged~~ required 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 paths.

Staff recommends that the Board of County Commissioners transmit this amendment as recommended by the LPA with the above changes recommended by Department of Transportation staff.

PART IV - BOARD OF COUNTY COMMISSIONERS HEARING FOR TRANSMITTAL OF PROPOSED AMENDMENT

DATE OF TRANSMITTAL HEARING: October 22, 2008

A. BOARD REVIEW:

Staff explained that there were no objections by the community to changes that were made to the amendment language by staff. Staff explained that one individual was not in favor of Policy 27.4.2 that requires all commercial rezonings to be commercial planned development rezonings. Staff explained that the planning panel had not voted to change that policy and recommended transmitting the amendment with that policy in place. Staff explained that they could reconsider that policy at their adoption hearing.

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. BOARD ACTION:

Motion to transmit CPA 2006-00011 as recommended by staff with the changes made to Policy 27.6.1 through 27.6.4 after the LPA meeting.

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

The Board of County Commissioners accepted the findings of fact as advanced by staff and the LPA.

C. VOTE:

A. BRIAN BIGELOW	**AYE**
TAMMARA HALL	**AYE**
ROBERT P. JANES	**AYE**
RAY JUDAH	**AYE**
FRANKLIN B. MANN	**AYE**

PART V - DEPARTMENT OF COMMUNITY AFFAIRS OBJECTIONS, RECOMMENDATIONS, AND COMMENTS (ORC) REPORT

DATE OF ORC REPORT: _____

A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS

B. STAFF RESPONSE

PART VI - BOARD OF COUNTY COMMISSIONERS

HEARING FOR ADOPTION OF PROPOSED AMENDMENT

DATE OF ADOPTION HEARING: _____

A. BOARD REVIEW:

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. BOARD ACTION:

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

C. VOTE:

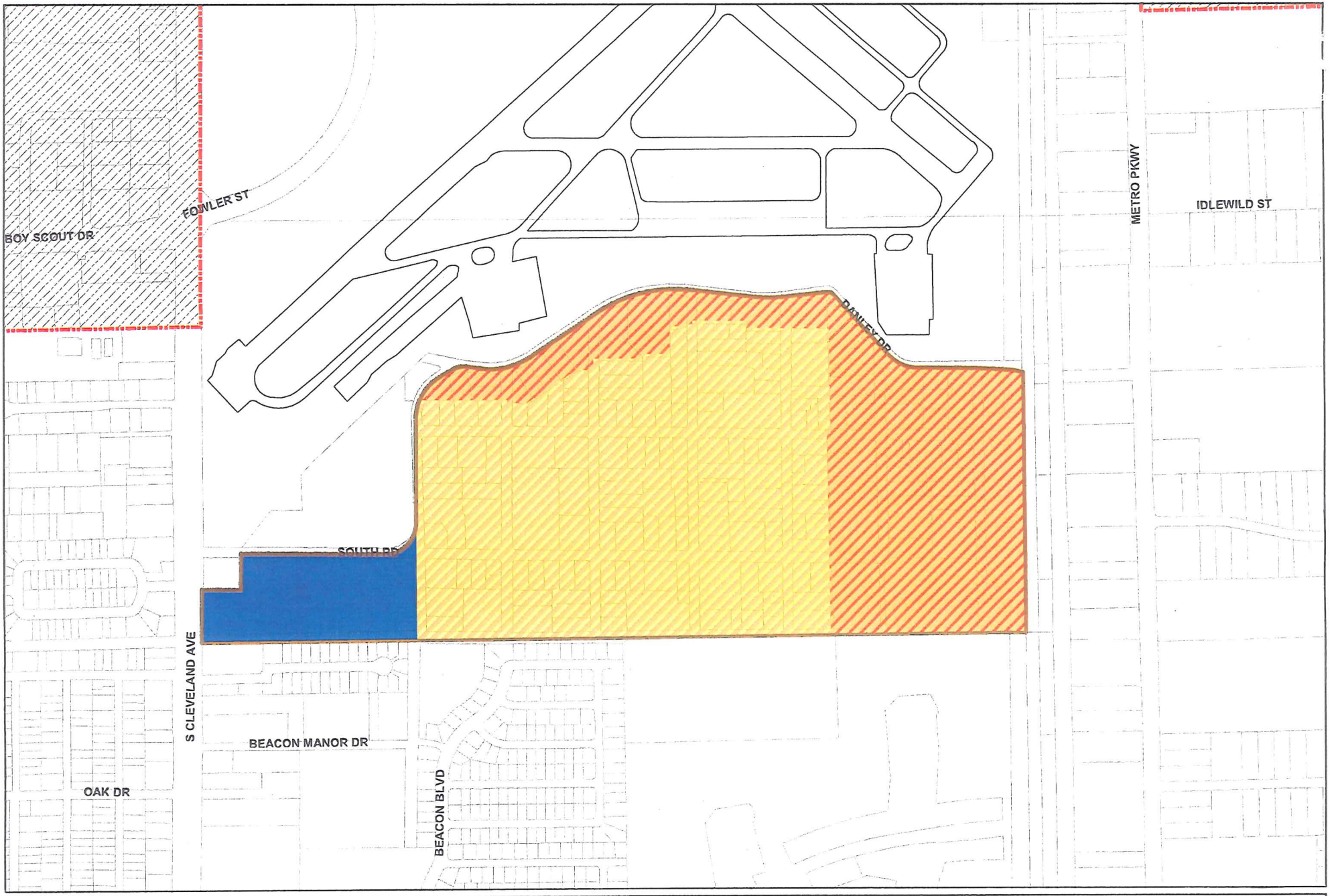
A. BRIAN BIGELOW _____

TAMMARA HALL _____

ROBERT P. JANES _____

RAY JUDAH _____

FRANKLIN B. MANN _____



PAGE PARK Community Plan CPA2006-00011

Mixed Use Overlay

- Stand Alone Commercial Allowed - See Policy 27.4.1
- Commercial/Mixed Use - See Policy 27.4.1
- County Owned Park

Community Plan

- Page Park
- CityLimits

LEE COUNTY
SOUTHWEST FLORIDA
DIVISION OF PLANNING

N
W E
S

0 110 220 440 660
Feet

Map Generated: August 2008
Prepared by: Lee County DCD/Planning Division

CPA2006-11
PAGE PARK
BoCC SPONSORED
AMENDMENT
TO THE

LEE COUNTY COMPREHENSIVE PLAN

THE LEE PLAN

BoCC Public Hearing Document
for the
February 25th, 2009 Adoption Hearing

Lee County Planning Division
1500 Monroe Street
P.O. Box 398
Fort Myers, FL 33902-0398
(239) 533-8585

January 16, 2009

LEE COUNTY
DIVISION OF PLANNING
STAFF REPORT FOR
COMPREHENSIVE PLAN AMENDMENT
CPA2006-00011

[✓] **Text Amendment** [✓] **Map Amendment**

	This Document Contains the Following Reviews:
✓	**Staff Review**
✓	**Local Planning Agency Review and Recommendation**
✓	**Board of County Commissioners Hearing for Transmittal**
✓	**Staff Response to the DCA Objections, Recommendations, and Comments (ORC) Report**
	Board of County Commissioners Hearing for Adoption

STAFF REPORT PREPARATION DATE: August 21, 2008

PART I - BACKGROUND AND STAFF RECOMMENDATION

A. SUMMARY OF APPLICATION

1. SPONSOR/APPLICANT:

A. SPONSOR:
LEE COUNTY BOARD OF COUNTY COMMISSIONERS
REPRESENTED BY LEE COUNTY DIVISION OF PLANNING

B. APPLICANT
PAGE PARK COMMUNITY PLANNING PANEL

2. REQUEST:
Amend the Future Land Use Element of the Lee Plan to incorporate the recommendations of the Page Park Community Planning effort. Amend the Future Land Use element to add a new Vision Statement, Goal, Objectives, and Policies that address the long range development of Page Park. Amend Map 1, Page 2 of 6, Special Treatment Areas to indicate that a new Goal specific to the Page Park community has been adopted. Amend the Lee Plan to include a Page Park overlay map.

The following Vision Statement, Goal, Objectives, and Policies in this part of the report were submitted by the Page Park Community Planning Panel. Meetings with staff were held after the plan was originally submitted to the County, and the Planning Panel made several changes to the Policies contained in the Community Plan. Those changes are incorporated into the policies listed below. **The language that was transmitted by the Board of County Commissioners to the**

Department of Community Affairs is shown in Part B of this report, beginning on Page 11 of 40.

VISION STATEMENT:

23. **Page Park** - 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, and faces traffic cut-through concerns. 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 27: PAGE PARK COMMUNITY. To revitalize the village-like residential neighborhood into a vibrant mixed-use community, 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 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 27.1.1: By the end of 2009, the Page Park Planning Panel will submit regulations for Lee County to 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 27.1.2: Lee County is discouraged from approving deviations that would result in a reduction of adopted landscaping, buffering, and signage guidelines, or compliance with the property appearance standards and architectural standards.

POLICY 27.1.3: By the end of 2009 Lee County will evaluate historic resources, if any, and draft a proposal for their designation under Chapter 22 of the Land Development Code.

OBJECTIVE 27.2: MIXED USE OVERLAY. Encourage mixed use developments throughout Page Park in a manner that is consistent with the Page Park Vision Statement, Goal 27, and the Page Park Overlay Map.

POLICY 27.2.1: By the end of 2009, 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 27.2.2: By the end of 2009, the Page Park Planning Panel will propose regulations that encourage and allow mixed use developments within the Page Park Mixed Use Overlay on the Future Land Use Map.

POLICY 27.2.3: Any Future Land Use Map amendments in Page Park must be evaluated for consistency with the Page Park Community plan by the Page Park community Planning Panel.

POLICY 27.2.4: 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 the mixed use areas of Page Park.

POLICY 27.2.5: Mixed use developments will be limited to ten (10) residential dwelling units per acre. Bonus densities for mixed use development will be limited to five (5) additional units for a total of fifteen (15) dwelling units per acre. The Bonus density may be awarded as a result of meeting performance criteria as outlined below using the following six categories.

By providing two (2) categories, one (1) extra dwelling units per acre of maximum density will be allowed, meeting four (4) categories will allow for an three (3) extra dwelling units per acre of density, and meeting all six (6) categories will allow for an extra five (5) dwelling units per acre of maximum density over and above the ten (10) du/acre that would typically be allowed. The categories are as follows:

- **Category 1: Superior Site Design & Quality Development:** The physical layout, orientation and design of a proposed development can greatly affect the activities on site, the connectivity to uses and activities off site, and the overall neighborhood character and aesthetic appreciation of the development. While less quantitative than other categories, there are a number of planning and design elements recognized by the planning professions that greatly contribute the quality of development.

- **Category 2: Public Open Space & Recreational Areas:** Open space, landscaping and buffering provided in addition to that required under the County's land use and development regulations, ordinances and resolutions are important objectives under this category. Provision of passive and active recreational areas and facilities are highly valued objectives in this category. Objectives achieved under this category shall be awarded points based on the physical size, location, public accessibility, and quality of improvement made. Connection to existing public recreational areas and achievement of target facilities of the Page Park Community Plan shall be considered in the award of bonus under this category.

- **Category 3: Page Park Improvement Fund:** Contributions to the Page Park Improvement Trust Fund (PPIF) can be made in accordance with a schedule approved by the County to achieve greater density for a development site. Contributions collected under the PPIF will be used by the County to make public improvements only in the Page Park Community, where developments achieve additional development through awards under this category.

- **Category 4: Transportation Improvements:** The provision of transportation improvements in excess of those required under other regulations and review procedures shall be objectives under this program, based on achieving suitability and eligibility criteria.

- **Category 5: Affordable Housing:** As housing costs continue to escalate, the provision of affordable housing to support the workforce associated with commercial services and industries will continue to be an important objective to sustain the County's and Page Park's socio-economic long-term objectives. This category is based on the provision of the quantity and quality of affordable housing opportunities provided on and/or off-site.

- **Category 6: Land Assemblage:** The pre-platted nature of Page Park poses challenges to the aggregation of land needed to support a quality commercial and/or mixed use development. This category is based on the amount of land assembled, (3 acres or more of lots and consisting of at least 250 feet in depth along the 50% of the site's frontage), the number of platted lots assembled, the amount of commercial development proposed, and the location of the assemblage.

By the end of 2009, the Page Park Planning Panel will submit regulations for Lee County to consider as Land Development Code regulations which provide specific details of each category and the acquisition of residential bonus density.

POLICY 27.2.6: New mixed-use development that requires rezoning within the Page Park Community must be rezoned as a Mixed Use Planned Development (MPD).

POLICY 27.2.7: The following uses are prohibited within the Page Park Community: "detrimental uses" (as defined in the Land Development Code); nightclubs or bar and cocktail lounges not associated with a Group III Restaurant; and retail uses that require outdoor display.

OBJECTIVE 27.3: 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.

POLICY 27.3.1: Stand-alone residential activity and uses will be allowed in all areas within Page Park except along Danley Drive and within the Commercial/Mixed Use areas shown in Red/Orange on the Page Park Overlay Map, with the exception of existing residential uses.

POLICY 27.3.2: New residential development, with the exception of a single-family residential dwelling, that requires a rezoning within the Page Park Community must be rezoned as a Residential Planned Development (RPD).

POLICY 27.3.3: Residential uses are limited to no more than ten (10) dwelling units per acre. Bonus densities for residential development will be limited to five (5) additional units for a total of fifteen (15) dwelling units per acre. The Bonus density may be awarded as a result of meeting performance criteria as outlined below using the following six categories.

By providing two (2) categories, one (1) extra dwelling units per acre of maximum density will be allowed, meeting four (4) categories will allow for an three (3) extra dwelling units per acre of density, and meeting all six (6) categories will allow for an extra five (5) dwelling units per acre of maximum density over and above the ten (10) du/acre that would typically be allowed. The categories are as follows:

- **Category 1: Superior Site Design & Quality Development:** The physical layout, orientation and design of a proposed development can greatly affect the activities on site, the connectivity to uses and activities off site, and the overall neighborhood character and aesthetic appreciation of the development. While less quantitative than other categories, there are a number of planning and design elements recognized by the planning professions that greatly contribute the quality of development.

- **Category 2: Public Open Space & Recreational Areas:** Open space, landscaping and buffering provided in addition to that required under the County's land use and development regulations, ordinances and resolutions are important objectives under this category. Provision of passive and active recreational areas and facilities are highly valued objectives in this category. Objectives achieved under this category shall be awarded points based on the physical size, location, public accessibility, and quality of improvement made. Connection to existing public recreational areas and achievement of target facilities of the Page Park Community Plan shall be considered in the award of bonus under this category.

- **Category 3: Page Park Improvement Fund:** Contributions to the Page Park Improvement Trust Fund (PPIF) can be made in accordance with a schedule approved by the County to achieve greater density for a development site. Contributions collected under the PPIF will be used by the County to make public improvements only in the Page Park Community, where developments achieve additional development through awards under this category.

- **Category 4: Transportation Improvements:** The provision of transportation improvements in excess of those required under other regulations and review procedures shall be objectives under this program, based on achieving suitability and eligibility criteria.

- **Category 5: Affordable Housing:** As housing costs continue to escalate, the provision of affordable housing to support the workforce associated with commercial services and industries will continue to be an important objective to sustain the County's and Page

Park's socio-economic long-term objectives. This category is based on the provision of the quantity and quality of affordable housing opportunities provided on and/or off-site.

- **Category 6: Land Assemblage:** The pre-platted nature of Page Park poses challenges to the aggregation of land needed to support a quality commercial and/or mixed use development. This category is based on the amount of land assembled, (3 acres or more of lots and consisting of at least 250 feet in depth along the 50% of the site's frontage), the number of platted lots assembled, the amount of commercial development proposed, and the location of the assemblage.

By the end of 2009, the Page Park Planning Panel will submit regulations for Lee County to consider as Land Development Code regulations which provide specific details of each category and the acquisition of residential bonus density.

OBJECTIVE 27.4: 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 27.4.1: Stand-alone commercial activity and uses will be limited to Danley Drive and within the Commercial/Mixed Use areas shown in Red/Orange on the Page Park Overlay Map. Commercial uses will 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, with the exception of existing commercial uses.

POLICY 27.4.2: New stand-alone commercial development that requires rezoning within the Page Park Community must be rezoned as a Commercial Planned Development (CPD)

POLICY 27.4.3: The following uses are prohibited within the Page Park Community: "detrimental uses" (as defined in the Land Development Code); nightclubs or bar and cocktail lounges not associated with a Group III Restaurant; and retail uses that require outdoor display over 1 acre.

POLICY 27.4.4: By the end of 2009, 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 27.4.5: New stand-alone industrial development that requires rezoning within the Page Park Community must be rezoned as an Industrial Planned Development (IPD).

POLICY 27.4.6: Industrial activities, uses, rezonings or expansion of existing industrial uses within the Page Park Community will be discouraged.

OBJECTIVE 27.5: 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 27.5.1: By the end of 2009 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 27.5.2: The County 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 27.5.3: The County will continue to enforce minimum standards of housing and sanitation and require prompt action the identification of abandoned or dilapidated property which may need to be demolished per the Lee County Land Development Code.

POLICY 27.5.4: Upon request, the County will inform, educate, and encourage residents of the Page park Community about funding opportunities or programs available to assist in the rehabilitation of existing residential structures that are in need of repair, rehabilitation or removal.

OBJECTIVE 27.6: 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 27.6.1: 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 County 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 27.6.2: As part of development of the traffic calming plan, the County may review and evaluate traffic control devices in the Page Park community, including one-way streets and stop controls, and remove or revise traffic conntrol devices found to be obsolete for traffic routing.

POLICY 27.6.3: 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 corridors.

POLICY 27.6.4: 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 paths.

OBJECTIVE 27.7: 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 27.7.1: Central sewer service is strongly recommended for future higher density and intensity developments which are proposed within the Page Park Community. Any new developments that meet the criteria outlined in Standard 11.2 of the Lee Plan are required to connect to a central sewer system.

OBJECTIVE 27.8: 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 27.8.1: Lee County Department of Parks and Recreation will work with the Lee County Port Authority and the Lee Department of Transportation to realign South Road to a point farther north to increase the pedestrian safety of Jerry Brooks Park users.

POLICY 27.8.2: Lee County Department of Parks and Recreation will work with the Page park Community to ensure that all enhancements of Jerry Brooks Park meet the recreational needs of the page Park Community and are integrated into the existing park areas.

OBJECTIVE 27.9: 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 27.9.1: The Page Park Planning Panel will request an annual security survey update from the Le County Sheriff's Department, and will implement any recommendations they provide to reduce or eliminate criminal behavior in the area.

POLICY 27.9.2: The Page Park Community will continue and expand, as feasible, its Neighborhood Watch Program administered by the Lee County Sheriff's Department.

POLICY 27.9.3: 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 27.9.4: By the end of 2009, the Page Park Planning Panel will draft and submit proposed Land Development Code regulations that will incorporate Crime Prevention Through Environmental Design (CPTED) techniques to enhance safety to their community.

POLICY 27.9.5: 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 27.9.6: 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 raise crosswalks

OBJECTIVE 27.10: DESIGN GUIDELINES: To enhance the visual appeal of new development, the Page Park Planning Panel will propose architectural guidelines that will address the character and aesthetic appearance of the Page Park Community.

POLICY 27.10.1: By the end of 2009 the Page Park Planning Panel will propose regulations for architectural design guidelines.

POLICY 27.10.2: 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 fifty (50) percent of the square footage of the existing building being enlarged or renovated.

OBJECTIVE 27.11: 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 27.11.1: 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. 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 27.11.2: The applicant for any Planned 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 citizen. 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.

Proposed Glossary Definition:

Live-Work Unit – means a dwelling unit, part of which is used as a business establishment and the dwelling unit is the principal residence of the business operator. Live-Work units typically include a ground floor dedicated to office or retail space, and upper or rear floors for living quarters.

(a) Live-Work Unit means rooms used by a single household both as a dwelling unit and as a "Work Space," as defined herein, where such Work Space occupies at least fifty percent (50%) of the unit's total floor area. The living space of a Live-Work unit shall contain a kitchen area and sanitary facilities.

(b) "Work Space" means an area within a Live-Work Unit that is designed or equipped exclusively or principally for the conduct of work activities and is to be regularly used for such work activities by one or more occupants of the unit.

B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY:

1. **RECOMMENDATION:** Planning staff recommends that the Board of County Commissioners transmit this proposed amendment to the language as shown below incorporating staff's revisions (including the revisions that were recommended by DOT staff following the LPA meeting). **This is the language transmitted by the Board of County Commissioners to the Department of Community Affairs.**

VISION STATEMENT:

23. **Page Park** - 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, and faces traffic cut-through concerns. 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 27: PAGE PARK COMMUNITY. To revitalize the village-like residential neighborhood into a vibrant mixed-use community, 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 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.

OBJECTIVE 27.1: Enhance the existing physical appearance of Page Park while maintaining the historic character of the community.

POLICY 27.1.1: By the end of 2009, the Page Park Planning Panel will submit regulations for Lee County to 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 27.1.2: Lee County is discouraged from approving deviations and variances that would result in a reduction of adopted landscaping, buffering, and signage guidelines, or compliance with the property appearance standards and architectural standards.

POLICY 27.1.3: By the end of 2009 Lee County will evaluate historic resources, if any, and draft a proposal for their designation under Chapter 22 of the Land Development Code.

OBJECTIVE 27.2: MIXED USE OVERLAY. Encourage mixed use developments throughout Page Park in a manner that is consistent with the Page Park Vision Statement, Goal 27, and the Page Park Overlay Map.

POLICY 27.2.2: By the end of 2009, the Page Park Planning Panel will propose regulations that encourage and allow mixed use developments within the Page Park Mixed Use Overlay as depicted on Map 1 of the Lee Plan, page 6 of 6, Mixed Use Overlay Map.

POLICY 27.2.4: 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 the mixed use areas of Page Park.

OBJECTIVE 27.3: RESIDENTIAL USE. Lee County must protect and enhance the residential properties of the Page Park Community by strictly evaluating adjacent uses, and access.

POLICY 27.3.2: New residential development, with the exception of a single-family residential dwelling, that requires a rezoning within the Page Park Community must be rezoned as a Residential Planned Development (RPD).

OBJECTIVE 27.4: 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 27.4.1: New stand-alone commercial activity and uses will be limited to Danley Drive and within the Commercial/Mixed Use areas shown in Red/Orange on the Page Park Overlay Map. Commercial uses will 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. This policy does not apply to existing commercial uses and property currently zoned for commercial uses.

POLICY 27.4.2: New stand-alone commercial development that requires rezoning within the Page Park Community must be rezoned as a Commercial Planned Development (CPD)

POLICY 27.4.3: The following uses are prohibited within the Page Park Community: "detrimental uses" (as defined in the Land Development Code); nightclubs or bar and cocktail lounges not associated with a Group III Restaurant; and retail uses that require outdoor display over 1 acre.

POLICY 27.4.4: By the end of 2009, Lee County will evaluate the Industrial Development Future Land Use designation to determine if an amendment to change the Industrial Development designation to the Central Urban Future Land Use designation should be considered to accommodate all existing industrial uses as well as the transition to mixed-use development and redevelopment.

POLICY 27.4.5: New stand-alone industrial development that requires rezoning within the Page Park Community must be rezoned as a Industrial Planned Development (IPD).

OBJECTIVE 27.5: HOUSING. The County will explore ways to assure decent, workforce housing to meet the needs of present and future residents of the Page Park Community.

POLICY 27.5.1: By the end of 2009 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 27.5.2: The County 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 27.5.3: The County will continue to enforce minimum standards of housing and sanitation and require prompt action the identification of abandoned or dilapidated property which may need to be demolished per the Lee County Land Development Code.

POLICY 27.5.4: Upon request, the County will inform, educate, and encourage residents of the Page park Community about funding opportunities or programs available to assist in the rehabilitation of existing residential structures that are in need of repair, rehabilitation or removal.

OBJECTIVE 27.6: 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 27.6.1: To mitigate or curtail cut-through and speeding traffic on local residential streets within the Page Park Community, the Page Park Planning Panel with assistance and guidance from the Lee County Department of Transportation, will prepare a traffic calming plan for local residential streets within the Page Park Community, consistent with Administrative Code AC-11-14, for residential streets which are determined by Lee County Department of Transportation to have discernable through traffic problems and/or experience 85th percentile speeds above the norm for the character of the local residential streets. Upon approval and receipt of funding, appropriate 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 27.6.2: As part of development of the traffic calming plan, the County may review and evaluate traffic control devices in the Page Park community, including one-way streets and stop controls, and remove or revise traffic conntrol devices found to be obsolete for traffic routing.

POLICY 27.6.3: Expansion of Danley Drive or South road should include engineering and financial feasibility analysis for physically separated provisions for bicyclists/pedestrians to provide for connection to the Ten mile Linear Park, Jerry Brooks Park, and US 41 corridors. Paved shoulders and sidewalks may be considered where a separated path is not feasible.

POLICY 27.6.4: Mixed-use and commercial developments within the Page Park Community are required 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 paths.

OBJECTIVE 27.7: 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 27.7.1: Central sewer service is strongly recommended for future higher density and intensity developments which are proposed within the Page Park Community. Any new developments that meet the criteria outlined in Standard 11.2 of the Lee Plan are required to connect to a central sewer system.

OBJECTIVE 27.8: 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 27.8.1: Lee County Department of Parks and Recreation will work with surrounding property owners to evaluate options for code compliant parking and increased pedestrian safety for the users of Jerry Brooks Park, including the potential future realignment of South Road in accordance with the Board and Federal Aviation Administration adopted Page Field Airport Master Plan.

POLICY 27.8.2: Lee County Department of Parks and Recreation will work with the Page park Community to ensure that all enhancements of Jerry Brooks Park meet the recreational needs of the page Park Community and are integrated into the existing park areas.

OBJECTIVE 27.10: DESIGN GUIDELINES: To enhance the visual appeal of new development, the Page Park Planning Panel will propose architectural guidelines that will address the character and aesthetic appearance of the Page Park Community.

POLICY 27.10.1: By the end of 2009 the Page Park Planning Panel will propose regulations for architectural design guidelines.

POLICY 27.10.2: 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 fifty (50) percent of the square footage of the existing building being enlarged or renovated.

OBJECTIVE 27.11: 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 27.11.1: 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. 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 27.11.2: The applicant for any Planned Development or Lee Plan amendment 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 citizen. 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.

Proposed Glossary Definition:

Live-Work Unit – means a dwelling unit, part of which is used as a business establishment and the dwelling unit is the principal residence of the business operator. Live-Work units typically include a ground floor dedicated to office or retail space, and upper or rear floors for living quarters.

(a) Live-Work Unit means rooms used by a single household both as a dwelling unit and as a "Work Space," as defined herein. The living space of a Live-Work unit shall contain a kitchen area and sanitary facilities.

(b) "Work Space" means an area within a Live-Work Unit that is designed or equipped exclusively or principally for the conduct of work activities and is to be regularly used for such work activities by one or more occupants of the unit.

PAGE PARK OVERLAY MAP:

This amendment includes a map amendment that will add a new page to Map 1 of the Lee Plan; the Page Park Overlay Map. That map is attached to this report.

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

- During World War II the area now known as Page Park served as a full-service military base.
- Following the war a full-scale sale of the former barracks and housing units began.
- Many of the barracks remain today and several are used as multi-family rental housing.
- Page Park has a number of somewhat randomly dispersed zoning districts including areas zoned for Industrial, Commercial, Multi-Family, Two-Family, and Single-Family residential.
- Page Park has a diverse mix of existing land uses including industrial buildings, commercial buildings, multi-family housing, two-family housing, single family housing, a school, and many vacant parcels.
- In an effort to address some of the land use issues in Page Park, the Page Park community formed a planning panel to begin work on the Page Park Community Plan.

- The Page Park Community Plan is the result of over a two-year effort by the Page Park Community Planning Panel.

- The Planning Panel hired a consultant, DRMP, to assist them with the development of the plan.

- The Page Park Community Plan was funded by $48,900 of community planning funds provided by the Board of County Commissioners.

- After the community plan was submitted to the County a follow up meeting was held prior to the LPA meeting to further refine Policies specific to the Page Park community.

- Changes to the original plan were made at the follow up meeting to address staff concerns and to more accurately represent the intent of the community.

- This Lee Plan amendment will result in a new Vision Statement, and a new Lee Plan Goal, and subsequent Objectives and Policies. This amendment will also add a definition to the Lee Plan Glossary, will amend Map 1, Page 2 of 6 - Special Treatment Areas, and will add a page to Lee Plan Map 1 - the Page Park Overlay Map.

C. BACKGROUND INFORMATION

The Page Park Community Plan was undertaken by the Page Park Community Planning Panel with the assistance of their planning consultant, residents of Page Park, and County Staff. In October, 2005 the Board of County Commissioners authorized $50,000 of funding to help finance the planning effort.

The Page Park Community Planning Panel hired the DRMP consulting firm to prepare a new Community Plan for all stakeholders of Page Park. The planning panel met monthly with the consultants and various representatives of the County to outline and refine 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 fucus upon areas determined by the local community to be of major importance. A planning charette was conducted in April 2006. Over 25 citizens participated, resulting in refinements to the Community Plan.

The Page Park community plan was submitted to the County in September of 2006. Staff continued to work with the community and the consultant to refine the original submittal. This Lee Plan amendment will result in a new Vision Statement, and a new Lee Plan Goal, and subsequent Objectives and Policies. This amendment will also add a definition to the Lee Plan Glossary, will amend Map 1, Page 2 of 6 - Special Treatment Areas, and will add a page to Lee Plan Map 1 - the Page Park Overlay Map.

PART II - STAFF DISCUSSION AND RECOMMENDED REVISIONS

A. STAFF DISCUSSION

This new Vision Statement and Goal, Objectives and Policies for Page Park is intended to express the communities desire to protect the existing character of the community and to address the redevelopment of the Page Park community. This new Vision Statement and Goal, Objectives, and Policies are listed below with staff's recommended changes shown in strike-through, double underline format:

VISION STATEMENT:

23. **Page Park** - 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, and faces traffic cut-through concerns. 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.

Staff has no objections to the new Vision Statement for Page Park.

GOAL 27: PAGE PARK COMMUNITY. To revitalize the village-like residential neighborhood into a vibrant mixed-use community, 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 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.

OBJECTIVE 27.1: Enhance the existing physical appearance of Page Park while maintaining the historic character of the community.

Staff recommends adding Objective 27.1 in order to achieve consistency with the format of the Lee Plan, but has no objection to Goal 27.

POLICY 27.1.1: By the end of 2009, the Page Park Planning Panel will submit regulations for Lee County to 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.

Staff has no objections to Policy 27.1.1.

POLICY 27.1.2: Lee County is discouraged from approving deviations that would result in a reduction of adopted landscaping, buffering, and signage guidelines, or compliance with the property appearance standards and architectural standards.

Most of the property in Page Park is located in conventional zoning districts. Conventional zoning districts require variances, not deviations, to vary from the zoning regulations. Staff recommends transmittal of Policy 27.1.2, including the word variances, as follows:

POLICY 27.1.2: Lee County is discouraged from approving deviations and variances that would result in a reduction of adopted landscaping, buffering, and signage guidelines, or compliance with the property appearance standards and architectural standards.

POLICY 27.1.3: By the end of 2009 Lee County will evaluate historic resources, if any, and draft a proposal for their designation under Chapter 22 of the Land Development Code.

Staff has no objections to Policy 27.1.3.

OBJECTIVE 27.2: MIXED USE OVERLAY. Encourage mixed use developments throughout Page Park in a manner that is consistent with the Page Park Vision Statement, Goal 27, and the Page Park Overlay Map.

Staff has no objections to Objective 27.2

POLICY 27.2.1: By the end of 2009, 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.

Page Park was included on the Mixed Use Overlay Map, Map 1, page 6 of 6 after this policy was written.

*Staff **does not recommend** transmittal of Policy 27.2.1.*

POLICY 27.2.2: By the end of 2009, the Page Park Planning Panel will propose regulations that encourage and allow mixed use developments within the Page Park Mixed Use Overlay on the Future Land Use Map.

This amendment will not be changing the Future Land Use Map designations in Page Park. Page Park was included on the Mixed Use Overlay Map, Map 1, Page 6 of 6. Staff recommends transmitting Policy 27.2.2 as follows:

POLICY 27.2.2: By the end of 2009, the Page Park Planning Panel will propose regulations that encourage and allow mixed use developments within the Page Park Mixed Use Overlay

~~on the Future Land~~ as depicted on Map 1 of the Lee Plan, page 6 of 6, Mixed Use Overlay Map.

POLICY 27.2.3: Any Future Land Use Map amendments in Page Park must be evaluated for consistency with the Page Park Community plan by the Page Park community Planning Panel.

The County has not, and does not want to identify specific organizations. Staff recommends adding requests for amendments to the Lee Plan to Policy 27.11.2 under Public Participation. Policy 27.11.2 requires that applicants hold one public informational meeting to inform the public about their request and to receive input from the public.

*Staff **does not recommend** the transmittal of Policy 27.2.3.*

POLICY 27.2.4: 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 the mixed use areas of Page Park.

Staff has no objections to Policy 27.2.4.

POLICY 27.2.5: Mixed use developments will be limited to ten (10) residential dwelling units per acre. Bonus densities for mixed use development will be limited to five (5) additional units for a total of fifteen (15) dwelling units per acre. The Bonus density may be awarded as a result of meeting performance criteria as outlined below using the following six categories.

By providing two (2) categories, one (1) extra dwelling unit per acre of maximum density will be allowed, meeting four (4) categories will allow for an three (3) extra dwelling units per acre of density, and meeting all six (6) categories will allow for an extra five (5) dwelling units per acre of maximum density over and above the ten (10) du/acre that would typically be allowed. The categories are as follows:

- **Category 1: Superior Site Design & Quality Development:** The physical layout, orientation and design of a proposed development can greatly affect the activities on site, the connectivity to uses and activities off site, and the overall neighborhood character and aesthetic appreciation of the development. While less quantitative than other categories, there are a number of planning and design elements recognized by the planning professions that greatly contribute the quality of development.

- **Category 2: Public Open Space & Recreational Areas:** Open space, landscaping and buffering provided in addition to that required under the County's land use and development regulations, ordinances and resolutions are important objectives under this category. Provision of passive and active recreational areas and facilities are highly valued objectives in this category. Objectives achieved under this category shall be awarded points based on the physical size, location, public accessibility, and quality of improvement made. Connection to existing public recreational areas and achievement

of target facilities of the Page Park Community Plan shall be considered in the award of bonus under this category.

- **Category 3: Page Park Improvement Fund:** Contributions to the Page Park Improvement Trust Fund (PPIF) can be made in accordance with a schedule approved by the County to achieve greater density for a development site. Contributions collected under the PPIF will be used by the County to make public improvements only in the Page Park Community, where developments achieve additional development through awards under this category.

- **Category 4: Transportation Improvements:** The provision of transportation improvements in excess of those required under other regulations and review procedures shall be objectives under this program, based on achieving suitability and eligibility criteria.

- **Category 5: Affordable Housing:** As housing costs continue to escalate, the provision of affordable housing to support the workforce associated with commercial services and industries will continue to be an important objective to sustain the County's and Page Park's socio-economic long-term objectives. This category is based on the provision of the quantity and quality of affordable housing opportunities provided on and/or off-site.

- **Category 6: Land Assemblage:** The pre-platted nature of Page Park poses challenges to the aggregation of land needed to support a quality commercial and/or mixed use development. This category is based on the amount of land assembled, (3 acres or more of lots and consisting of at least 250 feet in depth along the 50% of the site's frontage), the number of platted lots assembled, the amount of commercial development proposed, and the location of the assemblage.

By the end of 2009, the Page Park Planning Panel will submit regulations for Lee County to consider as Land Development Code regulations which provide specific details of each category and the acquisition of residential bonus density.

The six categories listed above are vague and will require amending the Land Development Code regulations to provide specific details of each category. The Lee Plan does not need to be amended to accomplish this, and staff recommends amending the LDC to specifically describe the categories, and not the Lee Plan.

*Staff **does not recommend transmittal** of Policy 27.2.5.*

POLICY 27.2.6: New mixed-use development that requires rezoning within the Page Park Community must be rezoned as a Mixed Use Planned Development (MPD).

Mixed Use Planned Developments require that residential developments have 50 or more dwelling units, and commercial development is located on a parcel of five or more acres or which may include 50,000 square feet or more of floor area. This category would be extremely difficult, if not impossible to utilize in Page Park.

Policy 4.3.1 of the Lee Plan reads:

POLICY 4.3.1: During 2008, adopt amendments to the Land Development Code that support New Urbanism principles and address issues including: building placement, volume, and facade; pedestrian amenity requirements; parking location and requirements; open space and buffer requirements; creating inviting, human-scale streetscapes; and concurrent phasing of residential and non-residential uses. The amendments will include diagrams and visual examples that explain concepts contained in the regulations and that show clearly examples of elements that are desirable and those that are not. Minimum densities and non-residential Floor Area Ratios (FAR's) will be established. (Added by Ordinance No. 07-15)

Page Park is identified on Map 1, Page 6 of 6, the Mixed Use Overlay. Although it will not be accomplished in 2008, Staff recommends that the Page Park community assist the County in developing amendments to the Land Development Code referred to in Policy 4.3.1 in a manner that could be utilized by platted subdivisions that are located in the Mixed Use Overlay. That effort would be consistent with proposed Policy 27.2.2 which reads as follows:

POLICY 27.2.2: By the end of 2009, the Page Park Planning Panel will propose regulations that encourage and allow mixed use developments within the Page Park Mixed Use Overlay on the Future Land Use Map.

*Staff **does not recommend transmittal** of Policy 27.2.6.*

POLICY 27.2.7: The following uses are prohibited within the Page Park Community: "detrimental uses" (as defined in the Land Development Code); nightclubs or bar and cocktail lounges not associated with a Group III Restaurant; and retail uses that require outdoor display.

*Policy 27.2.7 is repeated in Policy 27.4.3 with the exception that Policy 27.4.3 prohibits retail uses that require outdoor display **over one acre**. All of the prohibited uses are commercial uses, so staff recommends striking Policy 27.2.7 and leaving Policy 27.4.3 under Objective 27.4: Commercial Use.*

*Staff **does not recommend** the transmittal of Policy 27.2.7.*

OBJECTIVE 27.3: 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.

There are no enhanced buffering standards for staff to use to evaluate projects. Staff recommends transmittal of Objective 27.3 as follows:

OBJECTIVE 27.3: RESIDENTIAL USE. Lee County must protect and enhance the residential properties of the Page Park Community by strictly evaluating adjacent uses, and access~~, and requiring compliance with enhanced buffering requirements.~~

POLICY 27.3.1: Stand-alone residential activity and uses will be allowed in all areas within Page Park except along Danley Drive and within the Commercial/Mixed Use areas

shown in Red/Orange on the Page Park Overlay Map, with the exception of existing residential uses.

Policy 27.3.1 would prohibit new stand-alone residential activity along Danley Drive and at the east side of Page Park which may raise liability issues under Bert J. Harris Private Property Rights Act. 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.

*Staff **does not recommend** the transmittal of Policy 27.3.1.*

POLICY 27.3.2: New residential development, with the exception of a single-family residential dwelling, that requires a rezoning within the Page Park Community must be rezoned as a Residential Planned Development (RPD).

Staff has no objection to Policy 27.3.2.

POLICY 27.3.3: Residential uses are limited to no more than ten (10) dwelling units per acre. Bonus densities for residential development will be limited to five (5) additional units for a total of fifteen (15) dwelling units per acre. The Bonus density may be awarded as a result of meeting performance criteria as outlined below using the following six categories.

By providing two (2) categories, one (1) extra dwelling units per acre of maximum density will be allowed, meeting four (4) categories will allow for an three (3) extra dwelling units per acre of density, and meeting all six (6) categories will allow for an extra five (5) dwelling units per acre of maximum density over and above the ten (10) du/acre that would typically be allowed. The categories are as follows:

- **Category 1: Superior Site Design & Quality Development:** The physical layout, orientation and design of a proposed development can greatly affect the activities on site, the connectivity to uses and activities off site, and the overall neighborhood character and aesthetic appreciation of the development. While less quantitative than other categories, there are a number of planning and design elements recognized by the planning professions that greatly contribute the quality of development.

- **Category 2: Public Open Space & Recreational Areas:** Open space, landscaping and buffering provided in addition to that required under the County's land use and development regulations, ordinances and resolutions are important objectives under this category. Provision of passive and active recreational areas and facilities are highly valued objectives in this category. Objectives achieved under this category shall be awarded points based on the physical size, location, public accessibility, and quality of improvement made. Connection to existing public recreational areas and achievement of target facilities of the Page Park Community Plan shall be considered in the award of bonus under this category.

- **Category 3: Page Park Improvement Fund:** Contributions to the Page Park Improvement Trust Fund (PPIF) can be made in accordance with a schedule approved by the County to achieve greater density for a development site. Contributions collected under the PPIF will be used by the County to make public improvements only in the Page Park Community, where developments achieve additional development through awards under this category.

- **Category 4: Transportation Improvements:** The provision of transportation improvements in excess of those required under other regulations and review procedures shall be objectives under this program, based on achieving suitability and eligibility criteria.

- **Category 5: Affordable Housing:** As housing costs continue to escalate, the provision of affordable housing to support the workforce associated with commercial services and industries will continue to be an important objective to sustain the County's and Page Park's socio-economic long-term objectives. This category is based on the provision of the quantity and quality of affordable housing opportunities provided on and/or off-site.

- **Category 6: Land Assemblage:** The pre-platted nature of Page Park poses challenges to the aggregation of land needed to support a quality commercial and/or mixed use development. This category is based on the amount of land assembled, (3 acres or more of lots and consisting of at least 250 feet in depth along the 50% of the site's frontage), the number of platted lots assembled, the amount of commercial development proposed, and the location of the assemblage.

  By the end of 2009, the Page Park Planning Panel will submit regulations for Lee County to consider as Land Development Code regulations which provide specific details of each category and the acquisition of residential bonus density.

  The six categories listed above are vague and will require amending the Land Development Code regulations to provide specific details of each category. The Lee Plan does not need to be amended to accomplish this, and staff recommends amending the LDC to specifically describe the categories, and not the Lee Plan.

  *Staff **does not recommend transmittal** of Policy 27.3.3 .*

OBJECTIVE 27.4: 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.

Staff has no objection to Objective 27.4.

POLICY 27.4.1: Stand-alone commercial activity and uses will be limited to Danley Drive and within the Commercial/Mixed Use areas shown in Red/Orange on the Page Park Overlay Map. Commercial uses will 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, with the exception of existing commercial uses.

Policy 27.4.1 does not allow new stand alone commercial uses in the yellow area of the Page Park Overlay Map. It does allow for those uses if the uses currently exist or if the property is currently zoned to allow them. Commercial uses would still be allowed throughout Page Park, but only as part of a Mixed Use Development.

Staff recommends transmittal of Policy 27.4.1 as follows:

POLICY 27.4.1: New ~~S~~stand-alone commercial activity and uses will be limited to Danley Drive and within the Commercial/Mixed Use areas shown in Red/Orange on the Page Park Overlay Map. Commercial uses will 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.~~, with the exception of~~ This policy does not apply to existing commercial uses and property currently zoned for commercial uses.

POLICY 27.4.2: New stand-alone commercial development that requires rezoning within the Page Park Community must be rezoned as a Commercial Planned Development (CPD).

Staff has no objection to Policy 27.4.2.

POLICY 27.4.3: The following uses are prohibited within the Page Park Community: "detrimental uses" (as defined in the Land Development Code); nightclubs or bar and cocktail lounges not associated with a Group III Restaurant; and retail uses that require outdoor display over 1 acre.

Policy 27.4.3 is similar to Policy 19.2.5 specific to Estero. Staff has no objection to Policy 27.4.3.

POLICY 27.4.4: By the end of 2009, 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.

The intent of Policy 27.4.4 is to allow for mixed-use projects, including residential and commercial uses, in the area that is currently located in the Industrial Development Future Land Use Category. The Intensive Development Future Land Use category allows for greater density than is currently allowed in any part of Page Park. Staff recommends evaluating a change from Industrial Development to Central Urban, which

will allow for residential development, but at a density consistent with other parts of the Page Park community.

If made, that change would allow for the current Industrial uses to remain and would allow for a transition to mixed-use development that is encouraged by the Page Park Community Plan.

Staff recommends transmitting Policy 27.4.4 as follows:

POLICY 27.4.4: By the end of 2009, Lee County will evaluate the Industrial Development Future Land Use designation to determine if an amendment to change the Industrial Development designation ~~will be amended~~ to the ~~Intensive Development~~ Central Urban Future Land Use designation should be considered to accommodate all existing industrial uses as well as the transition to mixed-use development and redevelopment.

POLICY 27.4.5: New stand-alone industrial development that requires rezoning within the Page Park Community must be rezoned as an Industrial Planned Development (IPD).

POLICY 27.4.6: Industrial activities, uses, rezonings or expansion of existing industrial uses within the Page Park Community will be discouraged.

Policies 27.4.5 and 27.4.6 appear to be conflicting. 27.4.5 allows industrial uses if part of an Industrial Planned Development and Policy 27.4.6 discourages industrial uses. Given that the east end of Page Park is located in the Industrial Future Land Use Category, it will be difficult to discourage industrial uses in that area. Staff recommends transmittal of Policy 27.4.5 but ***does not recommend*** *transmittal of Policy 27.4.6.*

OBJECTIVE 27.5: 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.

The County is not a housing provider, but the County's SHIP program provides funding and technical assistance to non-profit housing development organizations and down payment/closing cost assistance to qualified homebuyers. Home-ownership new construction and rehabilitation funds are blended with HOME, CDBG, HOPE 3, and other funds available to fund affordable housing providers and the county's owner rehabilitation program. Staff recommends transmitting Objective 27.5 as follows:

OBJECTIVE 27.5: HOUSING. The County will explore ways to ~~provide~~ assure decent, workforce housing to meet the needs of present and future residents of the Page Park Community.

POLICY 27.5.1: By the end of 2009 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 27.5.2: The County 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 27.5.3: The County will continue to enforce minimum standards of housing and sanitation and require prompt action the identification of abandoned or dilapidated property which may need to be demolished per the Lee County Land Development Code.

POLICY 27.5.4: Upon request, the County will inform, educate, and encourage residents of the Page park Community about funding opportunities or programs available to assist in the rehabilitation of existing residential structures that are in need of repair, rehabilitation or removal.

Staff has no objection to policies 27.5.1 through 27.5.2.

OBJECTIVE 27.6: 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 27.6.1: 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 County 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.

Staff has no objections to Policy 27.6.1.

POLICY 27.6.2: 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.

Staff does not believe a specific traffic operational issue is appropriate for a separate policy in the Lee Plan. Staff recommends transmitting Policy 27.6.2 as follows:

POLICY 27.6.2: As part of the traffic calming plan, ~~T~~the County will review and evaluate traffic control devices in the Page Park community, including one-way streets and stop controls ~~the one-way section of 6th Street as to its need;~~ and remove ~~the one-way restriction if~~ or revise traffic control devices found to be obsolete for traffic routing.

POLICY 27.6.3: 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 corridors.

AC 11-1 identifies Danley Drive with an existing functional classification as a major collector. AC 11-1 also identifies South Road with an existing functional classification as a major collector. Those two roads could provide pedestrian corridor connections to Ten Mile Linear Park, Jerry Brooks Park, and U.S. 41.

Staff recommends transmittal of Policy 27.6.3 as follows:

POLICY 27.6.3: Expansion of ~~arterial roadways such as~~ Danley Drive or South road 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 ~~corridors~~.

POLICY 27.6.4: 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 paths.

Staff has no objection to Policy 27.6.4.

OBJECTIVE 27.7: 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 27.7.1: Central sewer service is strongly recommended for future higher density and intensity developments which are proposed within the Page Park Community. Any new developments that meet the criteria outlined in Standard 11.2 of the Lee Plan are required to connect to a central sewer system.

Staff has no objection to Objective 27.7 or to Policy 27.7.1.

OBJECTIVE 27.8: PARKS AND RECREATION. Lee County will work with the Page Park community to ensure that recreation for the Page Park Community is provided for.

Staff has no objection to Objective 27.8.

POLICY 27.8.1: Lee County Department of Parks and Recreation will work with the Lee County Port Authority and the Lee Department of Transportation to realign South Road to a point farther north to increase the pedestrian safety of Jerry Brooks Park users.

CPA 2007-00048, the Page Field Airport Layout Plan is before the LPA for recommendation to the Board for transmittal in this round of plan amendments. Port

Authority Staff recommends that Policy 27.8.1 be reworded to refer to the Page Field Airport Master Plan as follows:

POLICY 27.8.1: Lee County Department of Parks and Recreation will work with surrounding property owners to evaluate options for code compliant parking and increased pedestrian safety for the users of Jerry Brooks Park, including the potential future realignment of South Road in accordance with the Board and Federal Aviation Administration adopted Page Field Airport Master Plan.

The realignment of South Road is depicted on the Airport Layout Plan and this realignment is approved by the FAA and FDOT. Altering the realignment plan will require approvals through the Airport Master Plan update process, possibly requiring several additional years to the process of realigning South Road.

POLICY 27.8.2: Lee County Department of Parks and Recreation will work with the Page park Community to ensure that all enhancements of Jerry Brooks Park meet the recreational needs of the page Park Community and are integrated into the existing park areas.

Staff has no objection to Policy 27.8.2.

OBJECTIVE 27.9: 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 27.9.1: 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 27.9.2: The Page Park Community will continue and expand, as feasible, its Neighborhood Watch Program administered by the Lee County Sheriff's Department.

POLICY 27.9.3: 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 27.9.4: By the end of 2009, the Page Park Planning Panel will draft and submit proposed Land Development Code regulations that will incorporate Crime Prevention Through Environmental Design (CPTED) techniques to enhance safety to their community.

POLICY 27.9.5: 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 27.9.6: 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 raise crosswalks

Objective 27.9.6 and subsequent policies are the result of recommendations contained in a security survey conducted by the Lee County Sheriff's Department. That security survey is a stand-alone document apart from the Lee Plan, and does not need to be repeated in the Lee Plan.

*Staff **does not recommend** transmittal of Objective 27.9.6 and subsequent policies.*

OBJECTIVE 27.10: DESIGN GUIDELINES: To enhance the visual appeal of new development, the Page Park Planning Panel will propose architectural guidelines that will address the character and aesthetic appearance of the Page Park Community.

POLICY 27.10.1: By the end of 2009 the Page Park Planning Panel will propose regulations for architectural design guidelines.

POLICY 27.10.2: 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 fifty (50) percent of the square footage of the existing building being enlarged or renovated.

Staff has no objection to Policy 27.10 or to the corresponding policies.

OBJECTIVE 27.11: 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 27.11.1: 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. 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.

Staff has no objection to Objective 27.11 or to Policy 27.11.1.

POLICY 27.11.2: The applicant for any Planned 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 citizen. 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.

Staff recommends revising Policy 27.11.2 to include Lee Plan amendment requests in the requirement for applicants to hold public informational meetings. Staff recommends transmittal of Policy 27.11.2 as follows:

POLICY 27.11.2: The applicant for any Planned Development or Lee Plan amendment 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 citizen. 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.

Proposed Glossary Definition:

Live-Work Unit – means a dwelling unit, part of which is used as a business establishment and the dwelling unit is the principal residence of the business operator. Live-Work units typically include a ground floor dedicated to office or retail space, and upper or rear floors for living quarters.

(a) Live-Work Unit means rooms used by a single household both as a dwelling unit and as a "Work Space," as defined herein, where such Work Space occupies at least fifty percent (50%) of the unit's total floor area. The living space of a Live-Work unit shall contain a kitchen area and sanitary facilities.

(b) "Work Space" means an area within a Live-Work Unit that is designed or equipped exclusively or principally for the conduct of work activities and is to be regularly used for such work activities by one or more occupants of the unit.

Staff recommends placing no restriction on the amount of required work space. Staff recommends transmitting the proposed glossary definition of live work unit with the following change to paragraph (a):

(a) Live-Work Unit means rooms used by a single household both as a dwelling unit and as a "Work Space," as defined herein~~, where such Work Space occupies at least fifty percent (50%) of the unit's total floor area.~~ The living space of a Live-Work unit shall contain a kitchen area and sanitary facilities.

PAGE PARK OVERLAY MAP:

This amendment includes a map amendment that will add a new page to Map 1 of the Lee Plan; the Page Park Overlay Map. That map is attached to this report.

B. STAFF RECOMMENDED REVISIONS

In summary, staff is recommending revisions to the following policies that were submitted by the applicant. Staff's revisions are shown in strike through/double underline format.

OBJECTIVE 27.1: Enhance the existing physical appearance of Page Park while maintaining the historic character of the community.

POLICY 27.1.2: Lee County is discouraged from approving deviations and variances that would result in a reduction of adopted landscaping, buffering, and signage guidelines, or compliance with the property appearance standards and architectural standards.

POLICY 27.2.1: *Staff **does not recommend** transmittal of Policy 27.2.1.*

POLICY 27.2.2: By the end of 2009, the Page Park Planning Panel will propose regulations that encourage and allow mixed use developments within the Page Park Mixed Use Overlay ~~on the Future Land~~ as depicted on Map 1 of the Lee Plan, page 6 of 6, Mixed Use Overlay Map.

POLICY 27.2.3: *Staff **does not recommend** transmittal of Policy 27.2.3*

POLICY 27.2.5: *Staff **does not recommend** transmittal of Policy 27.2.5*

POLICY 27.2.6: *Staff **does not recommend** transmittal of Policy 27.2.6*

POLICY 27.2.7: *Staff **does not recommend** transmittal of Policy 27.2.7.*

OBJECTIVE 27.3: RESIDENTIAL USE. Lee County must protect and enhance the residential properties of the Page Park Community by strictly evaluating adjacent uses, and access~~, and requiring compliance with enhanced buffering requirements.~~

POLICY 27.3.1: *Staff **does not recommend** transmittal of Policy 27.3.1.*

POLICY 27.3.3: *Staff **does not recommend** transmittal of Policy 27.3.3*

POLICY 27.4.1: New ~~S~~stand-alone commercial activity and uses will be limited to Danley Drive and within the Commercial/Mixed Use areas shown in Red/Orange on the Page Park Overlay Map. Commercial uses will 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.~~, with the exception of~~ This policy does not apply to existing commercial uses and property zoned for commercial uses.

POLICY 27.4.4: By the end of 2009, Lee County will evaluate the Industrial Development Future Land Use designation to determine if an amendment to change the Industrial Development designation ~~will be amended~~ to the ~~Intensive Development~~ Central Urban Future Land Use designation should be considered to accommodate all existing industrial uses as well as the transition to mixed-use development and redevelopment.

POLICY 27.4.6: *Staff **does not recommend** transmittal of Policy 27.4.6.*

OBJECTIVE 27.5: HOUSING. The County will explore ways to ~~provide~~ assure decent, workforce housing to meet the needs of present and future residents of the Page Park Community.

POLICY 27.6.2: As part of the traffic calming plan, ~~T~~the County will review and evaluate traffic control devices in the Page Park community, including one-way streets and stop controls ~~the one-way section of 6th Street as to its need,~~ and remove ~~the one-way restriction if~~ or revise traffic control devices found to be obsolete for traffic routing.

POLICY 27.6.3: Expansion of ~~arterial roadways such as~~ Danley Drive or South road 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 ~~corridors~~.

POLICY 27.8.1: Lee County Department of Parks and Recreation will work with surrounding property owners to evaluate options for code compliant parking and increased pedestrian safety for the users of Jerry Brooks Park, including the potential future realignment of South Road in accordance with the Board and Federal Aviation Administration adopted Page Field Airport Master Plan.

OBJECTIVE 27.9: *Staff **does not recommend** transmittal of Objective 27.9.*

POLICY 27.9.1: *Staff **does not recommend** transmittal of Policy 27.9.1.*

POLICY 27.9.2: *Staff **does not recommend** transmittal of Policy 27.9.2.*

POLICY 27.9.3: *Staff **does not recommend** transmittal of Policy 27.9.3.*

POLICY 27.9.4: *Staff **does not recommend** transmittal of Policy 27.9.4.*

POLICY 27.9.5: *Staff **does not recommend** transmittal of Policy 27.9.5.*

POLICY 27.9.6: *Staff **does not recommend** transmittal of Policy 27.9.6.*

POLICY 27.11.2: The applicant for any Planned Development or Lee Plan amendment 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 citizen. 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.

Proposed Glossary Definition:

Live-Work Unit – means a dwelling unit, part of which is used as a business establishment and the dwelling unit is the principal residence of the business operator. Live-Work units typically include a ground floor dedicated to office or retail space, and upper or rear floors for living quarters.

(b) "Work Space" means an area within a Live-Work Unit that is designed or equipped exclusively or principally for the conduct of work activities and is to be regularly used for such work activities by one or more occupants of the unit.

(a) Live-Work Unit means rooms used by a single household both as a dwelling unit and as a "Work Space," as defined herein~~, where such Work Space occupies at least fifty percent (50%) of the unit's total floor area.~~ The living space of a Live-Work unit shall contain a kitchen area and sanitary facilities.

PART III - LOCAL PLANNING AGENCY REVIEW AND RECOMMENDATION

DATE OF PUBLIC HEARING: August 25, 2008

A. LOCAL PLANNING AGENCY REVIEW

Staff reviewed the staff report with the LPA and answered questions. DOT staff told the LPA that there would probably be some minor changes to Objective 27.6 and subsequent policies. Following the LPA meeting planning staff received those recommended changes and those are listed below. After the staff presented the staff report to the LPA the meeting was opened for public comment.

Two residents from Page Park that are members of the Page Park Community Planning Panel spoke to the LPA. The first resident commented on the alignment and possible realignment of South Road. He told the LPA that the current alignment of South Road causes a dangerous situation. Jerry Brooks Park is located immediately south of South Road and parking for users of the Park is located North of Jerry Brooks Park. He told the LPA that users of the park have to walk across South Road to access the park and that can be very dangerous. He also talked about the lack of sewer service in Page Park.

The second resident that spoke supported the plan amendment as recommended by staff and told the LPA that residents in Page Park could not afford to hook-up to sewer service if they were going to be assessed for that hook-up. In response to that comment an LPA member stated that Policy 27.4.2 required new stand-alone commercial development that required rezoning to hook-up to sewer and staff confirmed that was correct. The LPA member asked the resident if all of staff's recommended changes were acceptable and he responded that he had no problem with any of the changes and that he wanted this adopted so they could move on with implementing their plan.

Staff asked if the realignment depicted on the Page Field Airport Layout Plan was acceptable to the community. The two members of the Page Park Community Planning Panel that were present agreed that there was community support for the realignment and that Hole Montes had conducted a public workshop several years ago to present the realignment and the community was in favor of it.

A motion was made to transmit the Page Park Community Plan amendment as recommended by staff. After some discussion the LPA voted unanimously to recommend that the amendment be transmitted as recommended by staff.

B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY

1. **RECOMMENDATION: Recommend that the Board of County Commissioners transmit CPA 206-00009 as recommended by staff.**

2. **BASIS AND RECOMMENDED FINDINGS OF FACT:** The LPA accepted the findings of fact as advanced by staff.

C. VOTE:

NOEL ANDRESS	AYE
LES COCHRAN	AYE
RONALD INGE	AYE
JACQUE RIPPE	AYE
CARLETON RYFFEL	ABSENT
RAE ANN WESSEL	AYE
LELAND TAYLOR	AYE

DOT Staff told the LPA that there would be some changes to the transportation language. Those changes are listed below.

POLICY 27.6.1: To mitigate or curtail cut-through and speeding traffic on local residential streets within ~~throughout~~ the Page Park Community, the Page Park Planning Panel with assistance and guidance from the Lee County Department of Transportation, will prepare a traffic calming plan for local residential streets within the Page Park Community, consistent with Administrative Code AC-11-14, for residential streets which are determined by Lee County Department of Transportation to have discernable through traffic problems and/or experience 85th percentile speeds above the norm for the character of the local residential streets. Upon approval and receipt of funding, appropriate~~, 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 27.6.2:** 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 27.6.2: As part of development of the traffic calming plan, the County may review and evaluate traffic control devices in the Page Park community, including one-way streets and stop controls, and remove or revise traffic control devices found to be obsolete for traffic routing.

POLICY 27.6.3: Expansion of Danley Drive or South road should include engineering and financial feasibility analysis for physically separated provisions for bicyclists/pedestrians to provide for connection to the Ten mile Linear Park, Jerry Brooks Park, and US 41 corridors. Paved shoulders and sidewalks may be considered where a separated path is not feasible.

POLICY 27.6.4: Mixed-use and commercial developments within the Page Park Community are ~~encouraged~~ required 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 paths.

Staff recommends that the Board of County Commissioners transmit this amendment as recommended by the LPA with the above changes recommended by Department of Transportation staff.

PART IV - BOARD OF COUNTY COMMISSIONERS HEARING FOR TRANSMITTAL OF PROPOSED AMENDMENT

DATE OF TRANSMITTAL HEARING: October 22, 2008

A. BOARD REVIEW:

Staff explained that there were no objections by the community to changes that were made to the amendment language by staff. Staff explained that one individual was not in favor of Policy 27.4.2 that requires all commercial rezonings to be commercial planned development rezonings. Staff explained that the planning panel had not voted to change that policy and recommended transmitting the amendment with that policy in place. Staff explained that they could reconsider that policy at their adoption hearing.

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. BOARD ACTION:

Motion to transmit CPA 2006-00011 as recommended by staff with the changes made to Policy 27.6.1 through 27.6.4 after the LPA meeting.

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

The Board of County Commissioners accepted the findings of fact as advanced by staff and the LPA.

C. VOTE:

A. BRIAN BIGELOW	**AYE**
TAMMARA HALL	**AYE**
ROBERT P. JANES	**AYE**
RAY JUDAH	**AYE**
FRANKLIN B. MANN	**AYE**

PART V - DEPARTMENT OF COMMUNITY AFFAIRS OBJECTIONS, RECOMMENDATIONS, AND COMMENTS (ORC) REPORT

DATE OF ORC REPORT: January 16, 2009

A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS

The DCA ORC Report contained the following comment:

A proposed amendment to establish the Page Park Community Plan. The amendment revises the Future Land Use Element to add a vision statement, goal, objectives, and policies and to amend Map 1, page 2 of 6, Special Treatment Areas to identify the Page Park Community Plan area and to add an overlay map. The Department raises the following comment to the proposed Amendment 2006-11:

Comment: The proposed Mixed Use Overlay map and proposed Policy 27.4.1 are internally inconsistent regarding the location of "stand-alone commercial" use because the policy does not allow stand-alone commercial in most of the general eastern quarter of the Page Park Community where the Mixed Use Overlay map shoes that stand-alone commercial is allowed. The proposed Policy 27.4.1 allows "stand-alone commercial" use along Danley Drive and within the Commercial/Mixed Use areas shown on the Mixed Use Overlay map. The proposed Mixed Use Overlay map allows "Stand Alone Commercial" along Danley Drive and generally within the area designated as Industrial Development on the FLUM. Revise the amendment to resolve the internal inconsistency regarding where "stand-alone commercial" use is allowed.

B. STAFF RESPONSE

Policy 27.4.1 allows "stand-alone" commercial uses in the red/orange area along Danley Drive and in the eastern portion of Page Park. Other than existing commercial uses and commercially zoned land, "stand-alone" commercial is not allowed anywhere else in Page Park. This does not create internal inconsistency within the Lee Plan.

C. STAFF RECOMMENDATION

Staff believes DCA's comment has been adequately addressed and recommend the Board adopt CPA2006-11 Page Park text and map amendment.

PART VI - BOARD OF COUNTY COMMISSIONERS HEARING FOR ADOPTION OF PROPOSED AMENDMENT

DATE OF ADOPTION HEARING: February 25, 2009

A. BOARD REVIEW:

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. BOARD ACTION:

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

C. VOTE:

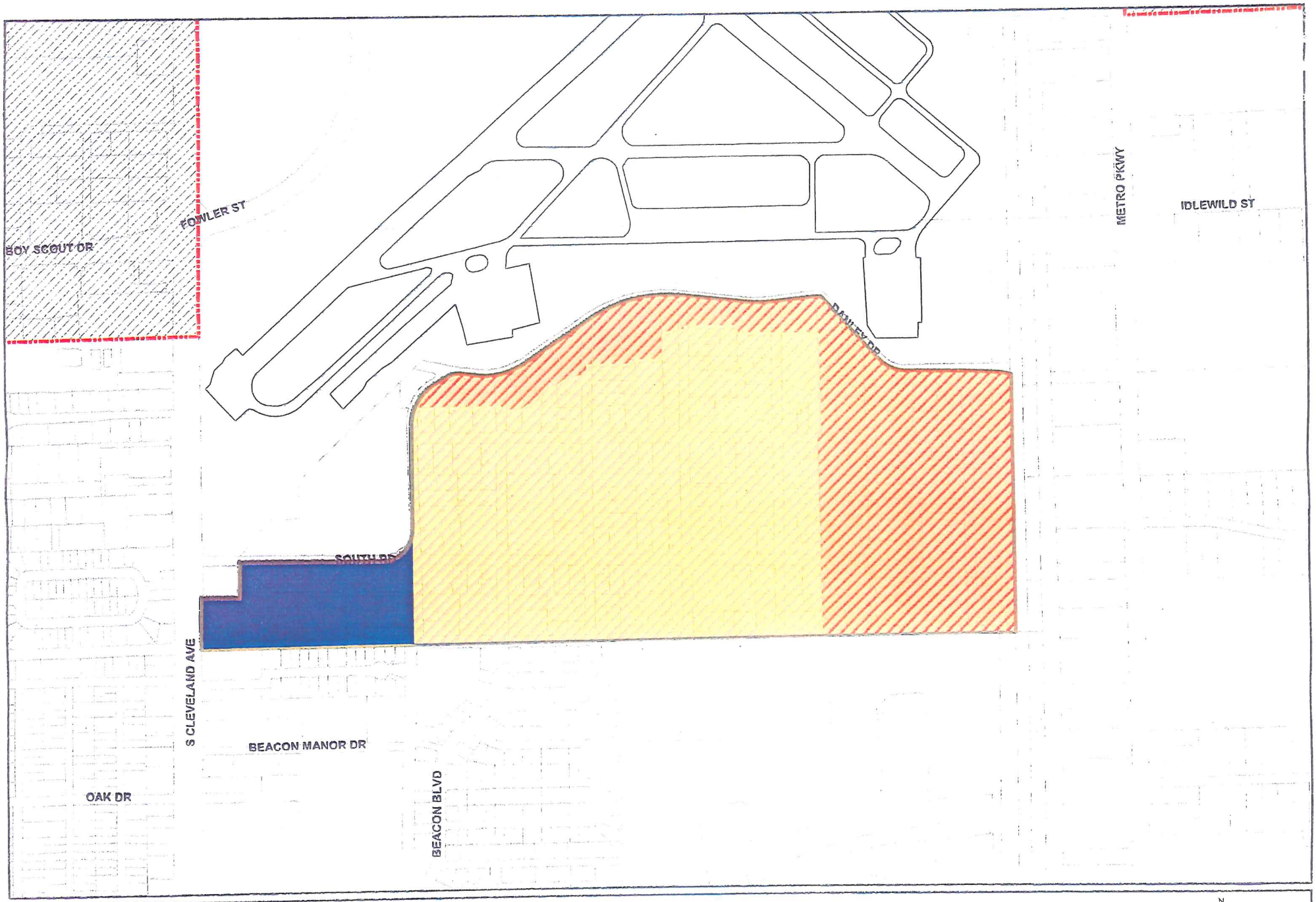
A. BRIAN BIGELOW _____

TAMMARA HALL _____

ROBERT P. JANES _____

RAY JUDAH _____

FRANKLIN B. MANN _____



PAGE PARK
Community Plan
CPA2006-00011

Mixed Use Overlay

- Stand Alone Commercial Allowed - See Policy 27.4.1
- Commercial/Mixed Use - See Policy 27.4.1
- County Owned Park

Community Plan

- Page Park
- CityLimits

LEE COUNTY
SOUTHWEST FLORIDA
DIVISION OF PLANNING

N
W E
S

Map Generated: August 2008
Prepared by: Lee County DCD/Planning Division

PROPOSED SPECIAL TREATMENT AREAS MAP

Legend

- Water Dependent Overlay
- Community Planning Areas
- City Limits

See Goals 15 and 22 for Objectives and Policies Specific To the Gasparilla Island Area

See Goal 14 for Objectives and Policies Specific To the Greater Pine Island Area

See Goal 25 for Objectives and Policies Specific To the North Captiva Area

See Goal 13 for Objectives and Policies Specific To the Captiva Area

See Goal 28 for Objectives and Policies Specific To the North Fort Myers Area

See Goal 20 for Objectives and Policies Specific To the Bayshore Area

See Goal 26 for Objectives and Policies Specific To the Olga Area

See Goal 29 for Objectives and Policies Specific To the Alva Area

See Goal 21 for Objectives and Policies Specific To the Caloosahatchee Shores Area

See Goal 17 for Objectives and Policies Specific To the Buckingham Area

See Goal 17 for Objectives and Policies Specific To the Palm Beach Blvd Area

See Goal 27 for Objectives and Policies Specific To the Page Park Area

See Goal 12 for Objectives and Policies Specific To the San Carlos Island Area

See Goal 19 for Objectives and Policies Specific To the Estero Area

LEE COUNTY
SOUTHWEST FLORIDA
DIVISION OF PLANNING

N
W E
S

1 0.5 0 1 2 3 4
Miles

Map Generated: January, 2009
City Limits current to date of map generation

Last Amended: August 13, 2007
Amended by Ordinance No.
02-02, 03-01, 03-02, 03-04, 03-21, 07-09

Proposed
Lee Plan Map 1
Page 2 of 6