

Recommended Changes to Lee Plan Related to Caloosahatchee Shores Community Plan

August 21, 2015

GOAL 21: ~~CALOOSAHATCHEE-FORT MYERS~~ SHORES: To protect the existing character, natural resources and quality of life in ~~Caloosahatchee-Fort Myers~~ Shores, while promoting new development, redevelopment and maintaining a more rural identity for the neighborhoods east of I-75 by establishing minimum aesthetic requirements, planning the location and intensity of future commercial and residential uses, and providing incentives for redevelopment, mixed use development and pedestrian safe environments. This Goal and subsequent objectives and policies apply to the ~~Caloosahatchee-Fort Myers~~ Shores boundaries as depicted on **Map 1, page 2 of 8 in the Appendix.** (Added by Ordinance No. 03-21)

OBJECTIVE 21.1: COMMUNITY CHARACTER. The ~~Caloosahatchee-Fort Myers~~ Shores community will draft and submit regulations, policies and discretionary actions affecting the character and aesthetic appearance of the ~~Caloosahatchee-Fort Myers~~ Shores for Lee County to consider for adoption and enforcement to help create a visually attractive community. (Added by Ordinance No. 03-21) Community character will be enhanced by the planning and construction of a reverse frontage road paralleling SR 80 with limited access in order to preserve existing neighborhoods and reduce commercial sprawl through the creation of commercial nodes at key intersections.

POLICY 21.1.1: Landscaping, signage, and architectural standards. By the end of ~~2007~~2017, or within one year of the adoption of the next series of Evaluation and Appraisal Report-based amendments to the Lee Plan, the ~~Caloosahatchee-Fort Myers~~ Shores community will draft and submit regulations for Lee County to review and consider for amendment or adoption as Land Development Code regulations that provide for enhanced landscaping, signage and architectural standards consistent with the Community Vision. (Added by Ordinance No. 03-21, Amended by Ordinance No. 07-12)

POLICY 21.1.2: Old Florida rural identity. In order to maintain the Old Florida rural identity for the ~~Caloosahatchee-Fort Myers~~ Shores Community, commercial developments are encouraged to use vernacular Florida architectural styles—which includes elements such as front porches and pitched roofs with large overhangs which take advantage of climate and native vegetation and foster strong visual ties with neighboring dwellings and structures—~~for all buildings.~~ The use of Mediterranean styles of architecture is discouraged. (Added by Ordinance No. 03-21)

POLICY 21.1.3: Maintaining landscaping, buffering, and architectural standards. Lee County is discouraged from approving any deviation that would result in a reduction of landscaping,

buffering, signage guidelines or compliance with architectural standards. (Added by Ordinance No. 03-21)

POLICY 21.1.4: Code enforcement standards. By the end of ~~2007~~ 2017, or within one year of the adoption of the next series of Evaluation and Appraisal Report-based amendments to the Lee Plan, the ~~Caloosahatchee-Fort Myers~~ Shores community will draft enhanced code enforcement standards to be considered by staff for possible inclusion in Chapter 33 of the LDC. (Added by Ordinance No. 07-09)

POLICY 21.1.5: Retain rural character. One important aspect of the ~~Caloosahatchee-Fort Myers~~ Shores Community Plan goal is to retain its' rural character and rural land use where it currently exists. Therefore no land use map amendments to the remaining rural lands category will be permitted after May 15, 2009, unless a finding of overriding public necessity is made by three members of the Board of County Commissioners. (Added by Ordinance No. 09-06)

OBJECTIVE 21.2: COMMERCIAL LAND USES. The Fort Myers Shores community offers an ideal location for enhanced commercial, professional, and institutional development to serve East Lee County, provided new development is designed in a manner which (a) limits ingress from and egress to SR 80, in order to preserve the integrity and safety of existing neighborhoods; (b) reflects an Old Florida aesthetic; and (c) encourages clusters or nodes of commercial development that offer opportunities for controlled access, beautification, and visual screening of the SR 80 corridor.

New commercial uses will be limited to properties already zoned for commercial uses as well as commercial centers designated on Map 19, the intersection of I-75/ ~~SR 80 and S.R. 80~~, the intersection of ~~SR 80/ SR 31 S.R. 31 and S.R. 80~~, the intersection of East/ West Cypress Avenues, properties located in the State Route 80 Corridor Overlay District, the Verandah Boulevard commercial node, lands with the Commercial Future Land Use designation, and Future Urban Areas including the central urban and suburban categories adjacent to S.R. 80. New commercial zoning must be approved through the Planned Development rezoning process. Existing and future county regulations, land use interpretations, policies, zoning approvals, and administrative actions should be undertaken in an effort to promote the goal of commercial redevelopment along SR 80 and increased commercial opportunities to service the needs of the ~~Caloosahatchee-Fort Myers~~ Shores community and surrounding areas.

County regulations should attempt to ensure that commercial areas maintain a unified and pleasing aesthetic/visual quality in landscaping, architecture, lighting and signage. Commercial land uses must be designed to be compatible with and further the historic character and identity of existing rural Old Florida and Florida Vernacular styles of architecture and the historic identity of Olga. (Added by Ordinance No. 03-21, Amended by Ordinance No. 11-24)

~~POLICY 21.2.1: To service the retail needs of Caloosahatchee Shores and the surrounding rural communities, the intersection of SR 80 and SR 31, north of SR 80 and east and west of SR 31 are designated as commercial nodes to allow for greater commercial intensity. Commercial nodes are intended for development or redevelopment at Community Commercial levels as defined in Policy 6.1.2 of the Lee Plan. The Verandah Boulevard commercial node is intended for Minor Commercial levels as defined in Policy 6.1.2. Office and residential uses consistent with the Suburban designation are also allowed in this Minor Commercial node. (Added by Ordinance No. 03-21, Amended by Ordinance No. 11-24)~~ [Intentionally left blank]

POLICY 21.2.2: Retail uses along Buckingham Road. In order to protect the rural residential character of Buckingham Road, new retail uses along Buckingham Road outside the commercial node identified on Map 19, will be prohibited. (Added by Ordinance No. 03-21, Amended by Ordinance No. 11-24)

POLICY 21.2.3: Olga Mall. The Olga Mall property, 2319 S. Olga Drive, may continue to provide minor commercial retail services for the Olga community. (Added by Ordinance No. 03-21, Amended by Ordinance No. 11-24)

POLICY 21.2.4: Interconnection opportunities. Commercial developments within the ~~Caloosahatchee-Fort Myers~~ Shores Community must provide interconnection opportunities with adjacent commercial uses in order to minimize access points onto primary road corridors; and residential developments should provide interconnect opportunities with commercial areas, including but not limited to bike paths, pedestrian access ways and equestrian trails. (Added by Ordinance No. 03-21)

POLICY 21.2.5: SR 80. To promote the redevelopment of commercial uses along SR 80, Commercial uses are encouraged to increase lot depth and size by extending north of SR 80 to First Street. Lee County will encourage the use of First Street as a reverse frontage Road to provide access. This policy hereby adopts Exhibit 1 as a conceptual redevelopment plan for this corridor. (Added by Ordinance No. 03-21)

OBJECTIVE 21.3: RESIDENTIAL USES: Lee County will protect and enhance the residential character of the ~~Caloosahatchee-Fort Myers~~ Shores Community by strictly evaluating adjacent uses, natural resources, access and recreational or open space. (Added by Ordinance No. 03-21)

POLICY 21.3.1: By the end of ~~2007~~, 2017, or within one year of the adoption of the next series of Evaluation and Appraisal Report-based amendments to the Lee Plan, the ~~Caloosahatchee-Fort Myers~~ Shores community will draft and submit regulations and policies for Lee County to review and consider for amendment or adoption as regulations in the Land Development Code to provide for greater buffering between distinctly different adjacent commercial and residential properties, modified however when a project is of mixed use nature. (Added by Ordinance No. 03-21, Amended by Ordinance No. 07-12)

OBJECTIVE 21.4: MIXED USE DEVELOPMENT. Lee County will encourage mixed-use developments in specific areas of the ~~Caloosahatchee-Fort Myers~~ Shores planning area through a variety of incentives. (Added by Ordinance No. 03-21)

POLICY 21.4.1: Maximum density of residential units in Mixed Use. With the exception of mixed-use projects, residential uses fronting SR 80 and Buckingham Road are limited to no more than four dwelling units per acre. (Added by Ordinance No. 03-21)

POLICY 21.4.2: Integration of uses. Mixed-use developments, as defined in the Lee Plan, and mixed-use developments containing both commercial and residential uses within the same structure and that provide for an integration of commercial with residential uses with pedestrian linkages are strongly encouraged at the commercial nodes of SR 80 and SR 31 and SR 80 and Buckingham Road, as well as the commercial strip between First Street and SR 80 in Fort Myers Shores. With the exception of SR 80 and SR 31, which will be allowed densities consistent with the Urban Community future land use designation, mixed-use developments will be limited to six dwelling units per acre at those locations.

- Bicycle ~~&~~ and Pedestrian facilities will be provided throughout the development. Connections between all uses are required to facilitate these alternative modes of transportation. When possible, connections to adjacent developments will be provided.
- Vehicular connections between residential and non-residential uses will be provided to facilitate the internal capture of trips. When possible, connections to adjacent developments will be made to provide alternative access to the non-residential components of this development other than the arterial interchange of SR 80 and SR 31. Non-residential components at SR 80 and Buckingham Road should, when possible, provide alternative access off of Buckingham Road and Non-residential components at SR 80 and First Street should, when possible, provide alternative access off of First Street. (Added by Ordinance No. 03-21)

POLICY 21.4.3: Any existing or future regulation in the Land Development Code that is shown by the applicant of a planned development to inhibit the development of a bona fide mixed-use project proposing fully integrated mixed uses will be given strong consideration for a waiver. By the end of ~~2007~~, 2017, or within one year of the adoption of the next series of Evaluation and Appraisal Report-based amendments to the Lee Plan the ~~Caloosahatchee-Fort Myers~~ Shores community will draft and submit regulations and policies for Lee County to review and consider for amendment or adoption as Land Development Code regulations that encourage mixed-use developments. (Added by Ordinance No. 03-21, Amended by Ordinance No. 07-12)

OBJECTIVE 21.5: COMMUNITY FACILITIES/PARKS. Lee County will work with the ~~Caloosahatchee-Fort Myers~~ Shores Community to provide and facilitate the provision of a broad mix of Community Facilities. (Added by Ordinance No. 03-21)

POLICY 21.5.1: Passive recreational opportunities. The ~~Caloosahatchee-Fort Myers~~ Shores Community will work with Lee County, the State of Florida and the National Parks Service to provide appropriate passive recreational opportunities, parks, nature, pedestrian and equestrian trails, potentially enhanced by public/private partnerships. This may include easy access, parking, trails, and other non-intrusive uses. (Added by Ordinance No. 03-21)

POLICY 21.5.2: Caloosahatchee River resources. Lee County will work with the community and private landowners to identify opportunities to maintain and enhance public access to the Caloosahatchee River, including access through the Florida Power and Light Plant. All new development of commercial, Industrial or public facility properties along the Caloosahatchee River are strongly encouraged to provide for public access to the riverfront. (Added by Ordinance No. 03-21)

POLICY 21.5.3: New parks. Lee County will work with the community to ensure that the development of new parks or enhancement of existing parks meets the recreational needs of the community and are integrated into the surrounding developments and open space areas. The concept would be for a park to act as a hub, connected to other open space/recreational opportunities through pedestrian, bicycle or equestrian linkages, either along public rights of way or through adjacent developments. (Added by Ordinance No. 03-21)

POLICY 21.5.4: Increase usage of existing parks. Lee County Department of Parks and Recreation will work with the residents of the ~~Caloosahatchee-Fort Myers~~ Shores to publicize and increase the usage of existing public parks and recreation facilities. (Added by Ordinance No. 03-21)

OBJECTIVE 21.6: 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. (Added by Ordinance No. 03-21)

POLICY 21.6.1: Courtesy notification. As a courtesy, Lee County will register citizen groups and civic organizations within the ~~Caloosahatchee-Fort Myers~~ Shores Planning Community that desire notification of pending review of Land Development Code amendments and Lee Plan amendments. Upon registration, Lee County will provide registered groups with documentation regarding these pending amendments. This notice is a courtesy only and is not jurisdictional. Accordingly, 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. (Added by Ordinance No. 03-21)

POLICY 21.6.2: Document clearing house. The ~~Caloosahatchee-Fort Myers~~ Shores Community will establish a "document clearing house," where copies of selected zoning submittal documents, staff reports, Hearing Examiner recommendations and resolutions will be provided

for public inspection. The County's failure to provide or to timely provide documents to the document clearing house, or failure of the document clearing house to receive documents, will not constitute a defect in notice or bar a public hearing from occurring as scheduled. (Added by Ordinance No. 03-21)

POLICY 21.6.3: Public informational session required. The owner or agent of a requested Lee Plan amendment or zoning action (planned development, conventional rezoning, special exception, or variance requests) within the ~~Caloosahatchee~~-Fort Myers Shores Community must conduct one public informational session where the agent will provide a general overview of the project for any interested citizens. Lee County encourages zoning staff to participate in the public information session. This meeting must be conducted before the application can be found sufficient. The applicant is fully responsible for providing the meeting space, providing notice of the meeting, 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 public information session; and a proposal for how the applicant will respond to any issues that were raised. (Added by Ordinance No. 03-21, Amended by Ordinance No. 11-24)