



**LOCAL PLANNING AGENCY
OLD LEE COUNTY COURTHOUSE
2120 MAIN STREET, FORT MYERS, FL 33901
BOARD CHAMBERS
MONDAY, SEPTEMBER 23, 2013
8:30 AM**

AGENDA

1. Call to Order/Review of Affidavit of Publication
2. Pledge of Allegiance
3. Public Forum
4. Approval of Minutes – August 26, 2013
5. 2013 Regular Lee Plan Amendment Cycle
 - A. [CPA2013-00002 – Policy 9.2.1](#)
Allow rezoning to Agricultural land uses in the Suburban land use categories.
6. New Horizon 2035: Plan Amendments
 - A. [CPA2011-00014 – Vision Statement](#)
 - B. [CPA2011-00009 – Historic Preservation](#)
 - C. [CPA2011-00012 – Parks, Recreation, and Open Space](#)
7. Land Use Scenarios – Criterion Planners
8. Other Business
9. Adjournment – Next Meeting Date: Monday, October 28, 2013

A verbatim record of the proceeding will be necessary to appeal a decision made at this hearing. Contact the Lee County Division of Planning at 239-533-8585 for further information on obtaining a record. In accordance with the Americans with Disabilities Act, reasonable accommodations will be made upon request. Contact Janet Miller at 239-533-8583.



TEXT AMENDMENTS:**12. Parks, Recreation, and Open Space**

The intent of the Parks, Recreation, and Open Space Element is to ensure Lee County considers the varied park, recreation, and open space needs of county residents and visitors and to provide these needs in an array of public and private resources and facilities. Additionally, the element recognizes opportunities to utilize parks and open spaces to connect neighborhoods, commercial areas, and mixed-use centers as well as link together wildlife corridors and conservation areas. This element also recognizes that parks and open space resources add to the beauty and pleasure of living within the county while creating and enhancing positive environmental and economic benefits. Successful implementation of this element will result in a high quality of life and the wellbeing of residents and visitors and create highly desirable communities to live, work, and play.

Goal 1: Public Parks, Recreation, and Open Space System.

Promote Lee County's livability by creating, maintaining, and supporting a public park, recreation, and open space system that meets the varied needs of the residents and visitors and supports the unique character of its different communities.

Objective 1.1 Variety of Facilities and Resources: Create, retain, and maintain a variety of public park, recreation, and open space facilities which provide places to meet, recreate, and play; create and preserve natural habitats; protect water supply; and promote cultural, historic, and natural heritage through.

- a. Natural preserves;
- b. Regional parks;
- c. Community parks and facilities;
- d. Multi-use paths and trails;
- e. Water access, beaches, and boat ramps; and
- f. Interagency coordination.

Policy 1.1.1: Provide access to the public park, recreation, and open space system by distributing resources and facilities to all residents and visitors throughout Lee County.

Policy 1.1.2: Design parks, recreation, and open space facilities, and resources in a manner that is compatible with and supportive of the character in the surrounding community by:

- a. Utilizing parks and public spaces to act as transition between uses;
- b. Incorporating the surrounding architectural design features into park facilities; and
- c. Establishing parks and open space areas in locations where they can improve connections between and within the community.

Policy 1.1.3: Foster the awareness and knowledge of historic, cultural, and natural heritage of Lee County by:

- a. Identifying and incorporating historic resources within the county's parks and facilities in order to preserve and protect the cultural and natural heritage;
- b. Promoting historic events and places with informational tools, such as kiosks, plaques or markers; and
- c. Working with the Historic Preservation Boards to provide historically significant information at the appropriate facilities.

Policy 1.1.4: Provide for the use, maintenance, and planning of resources and facilities by establishing administrative codes and procedures that:

- a. Implement the Commission for Accreditation of Park and Recreation Agencies (CAPRA) standards for best park practices.
- b. Direct maintenance procedures and practices.
- c. Regulate the scheduling, programming, and organization of events and activities.

Policy 1.1.5: Protect public parks, easements, and open spaces from conversion to public or private uses by protecting against physical encroachment, restricted use, or transfer of public lands for private purpose.

Policy 1.1.6: Utilize park inventories and data base information, community and user surveys, and other records to ensure that the parks and recreation facilities, programs, and locations continue to meet the needs of the community that they serve.

Policy 1.1.7: Periodically review the park impact fee ordinance and park impact fee districts to determine if changes are warranted. The review should include an analysis of land and development costs, administrative costs and changes, and population and development pattern changes.

Objective 1.2 Natural Preserves: Provide and recognize the need for the protection of the ecological diversity, processes, and functions of natural communities through public natural preserve and conservation lands.

Policy 1.2.1: Promote, maintain, and protect natural resources, ecological ~~habitats~~ communities, and native species by establishing natural preserves and conservation lands. Areas of special consideration include the habitats of natural ~~communities~~ species identified as threatened or endangered by state and federal law.

Policy 1.2.2: Utilize programs (such as the Conservation 20/20 program) to expand the county's protected natural preserve lands through the following efforts:

- a. Acquire properties of environmental significance;
- b. Restore lands to their natural state and condition as appropriate;
- c. Manage in an environmentally responsible manner;
- d. Provide public recreational opportunities compatible with the natural resources and preserve areas; and
- ~~e. Enable people to connect with others nature and in preserve areas. (Statement is more clearly stated in d.)~~

Policy 1.2.3: Develop a ~~Stewardship~~ Management Plan for every preserve to guide the use and protection of natural preserve areas by determining physical and natural resources, management needs, and appropriate resource-based recreational opportunities.

Policy 1.2.4: Improve public access to natural preserve and Conservation 20/20 lands by evaluating the appropriate activity levels and types. Natural preserves and Conservation 20/20 lands with public access facility improvements may be considered regional parks for the purpose of meeting ~~desired~~ non regulatory level of service standards.

Objective 1.3 Regional Parks: Maintain a system of regional parks based upon location-specific resources such as sport complexes and stadiums, trails, beaches, and natural preserves. Regional parks and natural preserves are intended to serve the needs of all of Lee County residents and visitors.

Policy 1.3.1: Lee County will provide 8 acres of regional parks per 1,000 residents based on the total Lee County permanent and seasonal population. According to the following conditions:

- a. The acres used in calculating this standard consist of improved Regional Park acres open for public use as determined by each specific facility ; and
- b. This standard is a ~~desired~~ non regulatory level of service. ~~and is not regulatory~~.

Policy 1.3.2: Regional parks will be location-specific facilities that provide for cultural and recreational needs of the entire county, preserve natural amenities, and protect vital resources. Regional park facilities include:

- a. Sport complexes, arenas, and aquatic facilities;
- b. Parks and natural preserves;
- c. Beaches and boat ramps;
- d. Water accesses and blueways; and
- e. Greenways and trails.

Policy 1.3.3: Due to the character of regional parks and natural preserves and the limit on the availability of appropriate locations, regional park facilities and natural preserves will be distributed throughout the entire county to the greatest extent possible.

Policy 1.3.4: Ensure that the pool complex at Florida Gulf Coast University remains open and accessible to the public until and unless FGCU refunds the Lee County regional park impact fee monies used to pay for the facility as per the interlocal agreement.

Objective 1.4 Community Parks and Facilities: Provide for the recreational needs of the residents of unincorporated Lee County through an array of appropriately located community parks, programs and facilities.

Policy 1.4.1: Lee County will provide 2 acres of community parks per 1,000 permanent population within unincorporated Lee County. According to the following conditions:

- a. The acres used in calculating these standards are improved community park acres open for public use; and
- b. This standard is a ~~desired~~ non regulatory level of service. ~~and is not regulatory~~.

Policy 1.4.2: Design and maintain community parks to meet the unique needs of the community to be served, recognizing the particular amenities of the park site such as but not limited to:

- a. Community and recreation centers;
- b. Community pools;

- c. Athletic fields and courts;
- d. Playgrounds and fitness equipment;
- e. Picnic and seating areas;
- f. Walking paths & exercise areas; and
- g. Pavilions and shaded areas.

Policy 1.4.3: Provide and maintain four recreation centers of 25,000 square feet or more located within community parks.

Policy 1.4.4: Design and maintain recreation centers to accommodate active indoor recreation, physical activity, meeting places for the community, social, educational, and cultural activities.

Policy 1.4.5: Lee County will retain the existing community centers located within unincorporated Lee County Community Parks.

Policy 1.4.6: Retain, maintain, and operate existing community pools within Lee County community parks.

Objective 1.5 Multi-use Paths and Trails: ~~Identify Utilize the existing county right-of-ways as~~ opportunities to provide recreational opportunities, improve community connectivity, enhance the landscaping and beauty of Lee County by planning and creating a comprehensive system of multi-use paths and trail corridors with landscaping and other design elements of ~~green design~~ for multimodal transportation, economic vitality, connectivity, livability, including but not limited to the following resources:

- a. Greenways;
- b. Blueways;
- c. Interconnected trails and pathways;
- d. Roadside Sidewalks and bikeways; and
- e. Wayside and linear parks.

Policy 1.5.1: Facilitate the construction of multi-use paths and trails that link recreational destinations. Prioritize the completion of missing pedestrian and bicycle connections to provide a cohesive **safe (the word safe is to be included within the definition for transportation network)** transportation network linking activities or destinations such as schools and residential areas, adjacent neighborhoods, and various recreational facilities.

Policy 1.5.2: Coordinate the landscaping, development, and design of multi-use paths and trails with other local, regional, state, and federal agencies as well as local community groups.

Policy 1.5.3: Investigate alternative funding sources for multi-use paths and trails such as grants, public/private partnerships, community involvement programs, and community groups.

Policy 1.5.4: Provide for the care of the county's roadways and its vegetation by ensuring that landscaping maintenance along the county's roadways is completed in accordance with industry standards and to promote complete streets and multi-modal goals in Lee County.

Policy 1.5.5: Enhance the appearance of the county's targeted roadways and beautify the overall character of its local communities by implementing roadway landscape improvements such as those identified through the LeeScape Master Plan with the goal of shading pedestrian walkways and pathways.

Policy 1.5.6: Support the development, expansion, and management of the Lee County public open spaces and greenways where appropriate so as to not conflict with protected and/or threatened species or wetlands by:

- a. Linking existing multi-use trails and linear parks resources and facilities to the greenway system;
- b. Designing future resources to link to and support nearby greenway systems as identified on Map 22;
- c. Explore the feasibility of utilizing canal, railroad, and power line easements and right-of-ways;
- d. Preparing design plans and constructing trails consistent with the Greenways Master Plan Program;
- e. Provide for ~~non-motorized~~ multi-use paths and trails;
- f. Supporting the implementation of the Greenways Master Plan, Bikeways/Walkways Facilities Plan, and the Southwest Florida Regional Planning Council Strategic Regional Policy Plan; and
- g. Pursue available state, national, and local funding sources to fund the planning, design, implementation, and construction of this effort.

Objective 1.6 Water, Beaches and Boat Ramps: As a coastal and riverfront county, the county will retain, maintain, and expand public access to its waterways – particularly

through access to beaches, boat ramps, canoe and kayak access, fishing resources, and other water resources.

Policy 1.6.1: Retain and maintain existing public access to Lee County's waterways. Additionally, the county will acquire and develop new public water accesses as available and feasible. The types of water access will vary depending on site features and location.

Policy 1.6.2: Reclaim ~~legally~~ county owned property water accesses. This reclamation process will include removing encroachments and private restrictions.

Policy 1.6.3: Maintain a classification system for water accesses and boat ramps based on location guidelines, types of facilities, and needs.

Policy 1.6.4: Provide for the water access needs of Lee County residents & visitors by providing one boat ramp lane with adequate parking for vehicles with boat trailers for every 12,500 Lee County's total population. According to the following conditions:

- a. Boat ramps will include federal, state, county, municipal, and non-government facilities that are open to the public and have adequate on-site parking; and
- b. This standard is a desired level of service and is not regulatory.

Policy 1.6.5: Improve and enhance the Great Calusa Blueway and Paddling Trail System and other boating opportunities by establishing locations, design standards, and implementation techniques for providing public access to waterways.

Policy 1.6.6: Continue to pursue grants and other initiatives funding sources for additional water accesses.

Objective 1.7 Interagency Coordination: Partner with local, regional, state, and Federal organizations for the maintenance and development of parks, recreation, and public spaces.

Policy 1.7.1: Expand the county's comprehensive park system by partnering with local, regional, state, Federal and private agencies and organizations to:

- a. Explore additional funding sources such as grants, matching funds, and contributions;

- b. Provide for joint-use of facilities through co-location, leasing facilities, and shared resources, ~~particularly with local governments~~ (deemed redundant as the policy is about intergovernmental coordination);
- c. Develop and connect parks, community centers, greenways, blueways and trails; and
- d. Provide multi-modal access, including transit.
- e. Coordinate the acceptance of donations of recreational amenities, such as land and facilities, where appropriate.

Policy 1.7.2: Develop interlocal agreements between local, regional, state, and Federal agencies that:

- a. Clearly set out existing use of each other's properties and facilities;
- b. Establish a pattern for use by the citizens and visitors of Lee County; and
- c. Establish procedures for maintenance.

Policy 1.7.3: Coordinate with interdepartmental and intergovernmental agencies and organizations to provide multi-modal transportation options to the county's parks, recreation, and open space resources and facilities.

Goal 2: Development of Civic Places and Open Spaces

Enhance the quality of life for the residents, business people, and visitors of Lee County by facilitating the development of accessible civic places and open spaces that support the livability, connectivity, and character of Lee County through a high quality built and natural environment.

Objective 2.1: Civic Places and Open Spaces: Encourage the development of civic places and open spaces through both private and public development efforts in order to provide for public spaces, protect key environmental features, interconnect neighborhoods, business centers, park areas, and other community resources, and provide for the overall livability of the local community.

Policy 2.1.1: By ~~2015~~ 2016, modify the land development code to address the need to provide different types of civic spaces and public places depending on the form, type, location, purpose of the development.

Policy 2.1.2: By ~~2015~~ 2016, revise the land development code to encourage new development and redevelopment, especially mid- and high-density residential areas, and mixed-use developments, to provide parks, civic places, recreation opportunities, greenways, and open space. The inclusion of recreational uses in close proximity or

within more intensive developments is recognized as an important amenity and inclusion of these features is strongly encouraged.

Policy 2.1.3: Utilize the zoning and development order processes to encourage all developments to provide an array of public places and spaces to meet the community's needs by considering:

- a. The type and function of desired public places and open space resources;
- b. The location and number of resources in relationship to other amenities – such as commercial districts, professional and governmental buildings, residential areas;
- c. The proximity of other public places and open spaces both within the development and the surrounding area;
- d. The form and layout of buildings within the development; and
- e. The location of natural features and amenities such as water bodies, ~~existing trees~~ open space, native vegetation, and wetland areas.

Policy 2.1.4: Land development must bear a proportionate cost for providing new or expanded park facilities required to meet the development's needs.

POLICY 2.1.5: Since park impact fees are the most equitable means of capturing costs associated with new or expanded park facilities, Lee County will continue to require impact fees for regional and community parks.

Objective: 2.2 Civic Places and Public Places Features: Strive to create a mixture of public civic places and public places in a variety of sizes and in various mixed-use center locations to provide social and recreation opportunities, establish community linkages, and foster a distinct development character.

Policy 2.2.1: Planning and development of areas located within designated mixed-use areas will support a system of public space and public civic places that provide for the needs of residents, visitors, and employees including:

- a. Common areas for public or private use;
- b. Community places to gather, socialize, and recreate;
- c. Open space areas and public spaces that provide an array of public open and public space resources for the community;
- d. Protect, promote, and develop greenway and natural resources;
- e. Improved accessibility of ~~as well as safe~~ (the word safe is to be included within the definition for transportation network) pedestrian and bicycle connections through an improved transportation network; and
- f. Linkages between the mixed-use center and its surrounding development areas.

Policy: 2.2.2: Facilitate urban public spaces within mixed-use centers by establishing a unified design theme for the center’s public realm. The features of this design theme should consider the integration of streets, sidewalks, streetscape infrastructure (i.e.: lighting, trash receptacles, trees, landscaping and public seating areas).

Policy 2.2.3: By ~~2015~~ 2016, modify the land development code to provide for public civic places and public places within mixed-use centers, recognizing that such areas may include an array of diverse hardscape and landscape features.

Objective 2.3 Linkages and Connections: Improve access within and between neighborhoods, business centers, park areas, and other community resources by supporting the development of an integrated transportation network of ~~safe~~ (the word safe is to be included within the definition for transportation network) ~~multi-use paths and trails~~ where appropriate so as to not conflict with protected and/or threatened species or wetlands.

Policy: 2.3.1: Promote the construction of multi-use trails, sidewalks, and bikeways as part of new development efforts to promote healthy lifestyles and to link new developments to surrounding uses including residential, recreational & commercial destinations.

Policy 2.3.2: By ~~2015~~ 2016, amend the land development code to ensure that developments promote walkability through the inclusion of pedestrian oriented design features such as shade and landscaping, boardwalks, outdoor seating, multi-use paths, and trails.

Policy 2.3.3: Residential development is encouraged to incorporate sidewalk access into an overall development plan. Issues to be addressed include:

- a. Mobility features;
- b. Pedestrian accessibility and connectivity;
- c. Landscaping and hardscaping components; and
- d. Community design.

Policy 2.3.4: Future development efforts will improve encourage improvement (staff finds the existing language to be more clear and better reflective of county priorities) community linkages and connections by providing trails and paths that:

- a. Connect existing pedestrian and bicycle facilities;
- b. Link surrounding schools and residential areas;

- c. Connect parks, recreational facilities, open spaces, and civic places; and
- d. Establish linear open space connectors, greenways, and natural open space corridors.

Policy 2.3.5: New development and redevelopment in areas containing a component of the greenways trail system, as identified by the Greenways Master Trail Plan (Map 22), must incorporate the greenway trail into development design. In addition to counting towards the projects' general open space requirements, developments constructing the onsite portions of the greenway trail where appropriate so as to not conflict with protected and/or threatened species or wetlands may be eligible for community and or regional park impact fee credits.

Policy 2.3.6: New developments are encouraged to incorporate existing native plant communities and/or native trees along proposed and/or existing rights-of-way. (Reinstates existing policy 77.3.3)

Objective 2.4 Community Open Space: Ensure new developments are planned, developed, and constructed in a manner that supports the livability of its residents and overall character of the community through the provision of open spaces.

Policy 2.4.1: Require new development to provide adequate open space for improved aesthetic appearance, visual relief, environmental quality, preservation of existing native trees and plant communities, and the planting of required vegetation.

Policy 2.4.2: Utilize the zoning and development order processes to ensure encourage (staff finds the existing language to be more clear and better reflective of county priorities) that new developments incorporate innovative open space design that preserves existing native vegetation, improves the development's character and beauty, helps transition the different sections from one to another, provides connections between adjacent developments, and supports the overall character of the community.

Policy 2.4.3: Proposed planned developments must submit an open space design plan with an assessment of the existing native plant communities and native trees. The open space design plan must:

- a. Delineate the indigenous preserves and native tree preservation areas;
- b. Provide adequate amounts of open space to preserve and allow the continued growth and viability of existing native trees; and
- c. Incorporate large, contiguous open space areas in the development design.

Policy 2.4.4: Protect indigenous native vegetation as part of the development process by working with new development to protect native species and encouraging developments to:

- a. Provide half of the required open space as existing native plant communities;
- b. Provide half of the required open space with areas containing existing native trees, this applies to property with existing native trees without associated native groundcover or understory; and
- c. Plant native shrub species within native tree protection areas.