

BOOK 1

CPA2006-11

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

LEE COUNTY
BOARD OF COUNTY COMMISSIONERS

BY: Marcia Wilson
Deputy Clerk

BY: Ray Judah
Ray Judah, Chairman

DATE: 2/25/09

Approved as to form by:

Dawn E. Perry-Lehnert
Dawn E. Perry-Lehnert
County Attorney's Office

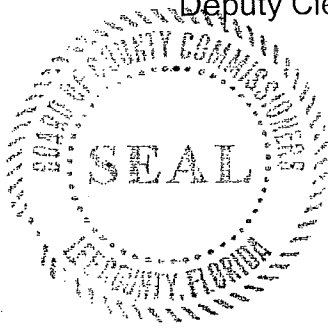


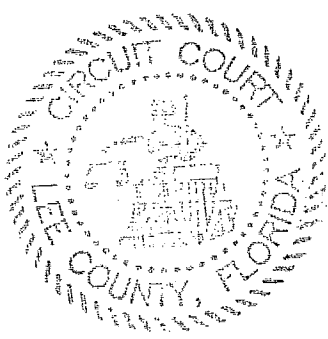
EXHIBIT
A - Page Park Community Plan Mixed Use Overlay Map

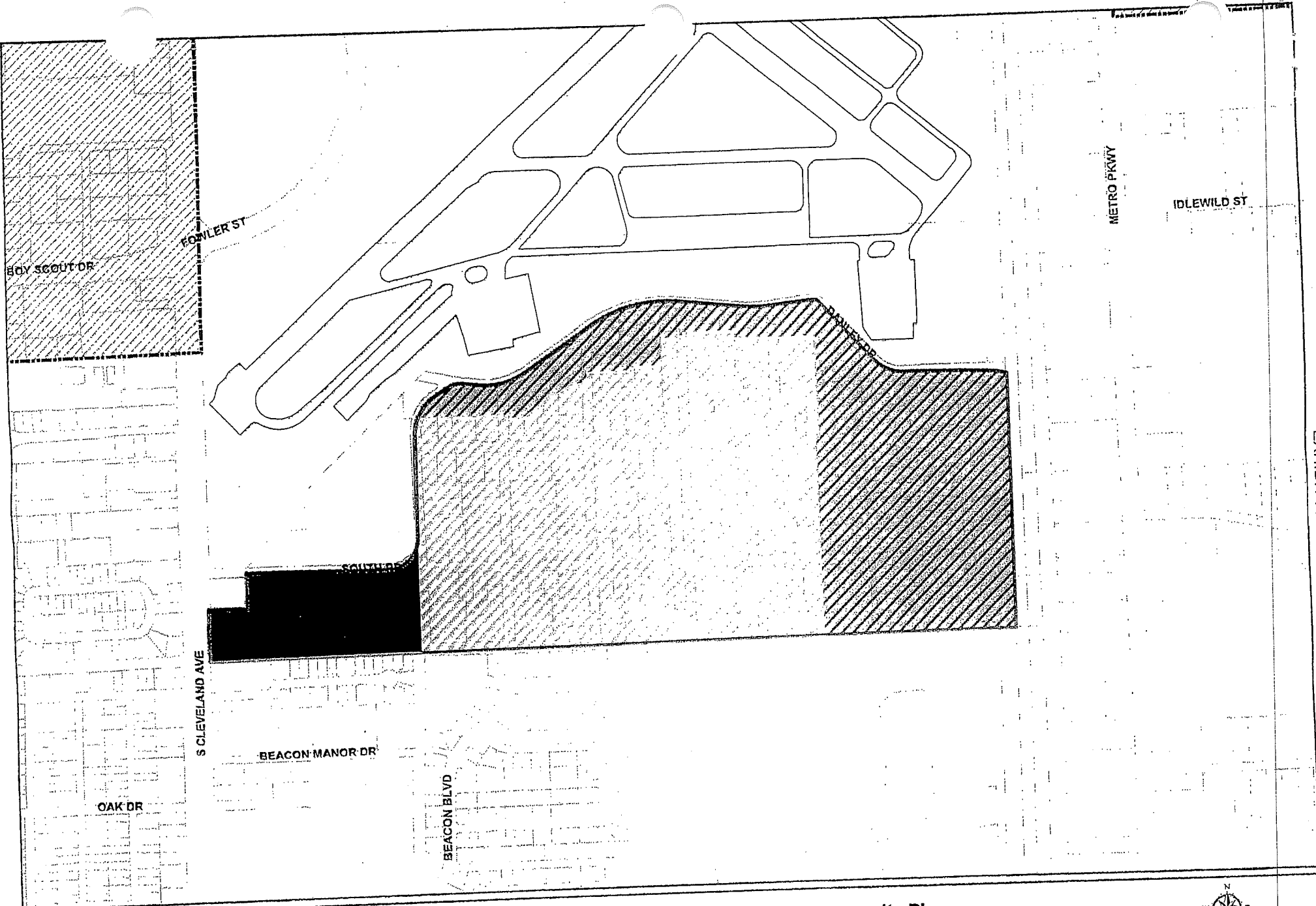
State of Florida
County of Lee

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

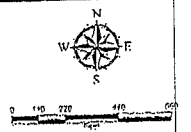




**PAGE PARK
Community Plan
CPA 2006-00011**

- 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
 -  City Limits



Map Generated: August 2008
Prepared by: Lee County DCO/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:	
<input checked="" type="checkbox"/>	Staff Review
<input checked="" type="checkbox"/>	Local Planning Agency Review and Recommendation
<input checked="" type="checkbox"/>	Board of County Commissioners Hearing for Transmittal
<input checked="" type="checkbox"/>	Staff Response to the DCA Objections, Recommendations, and Comments (ORC) Report
<input checked="" type="checkbox"/>	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 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.

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 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 focus 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 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, 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 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, 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 shows 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.

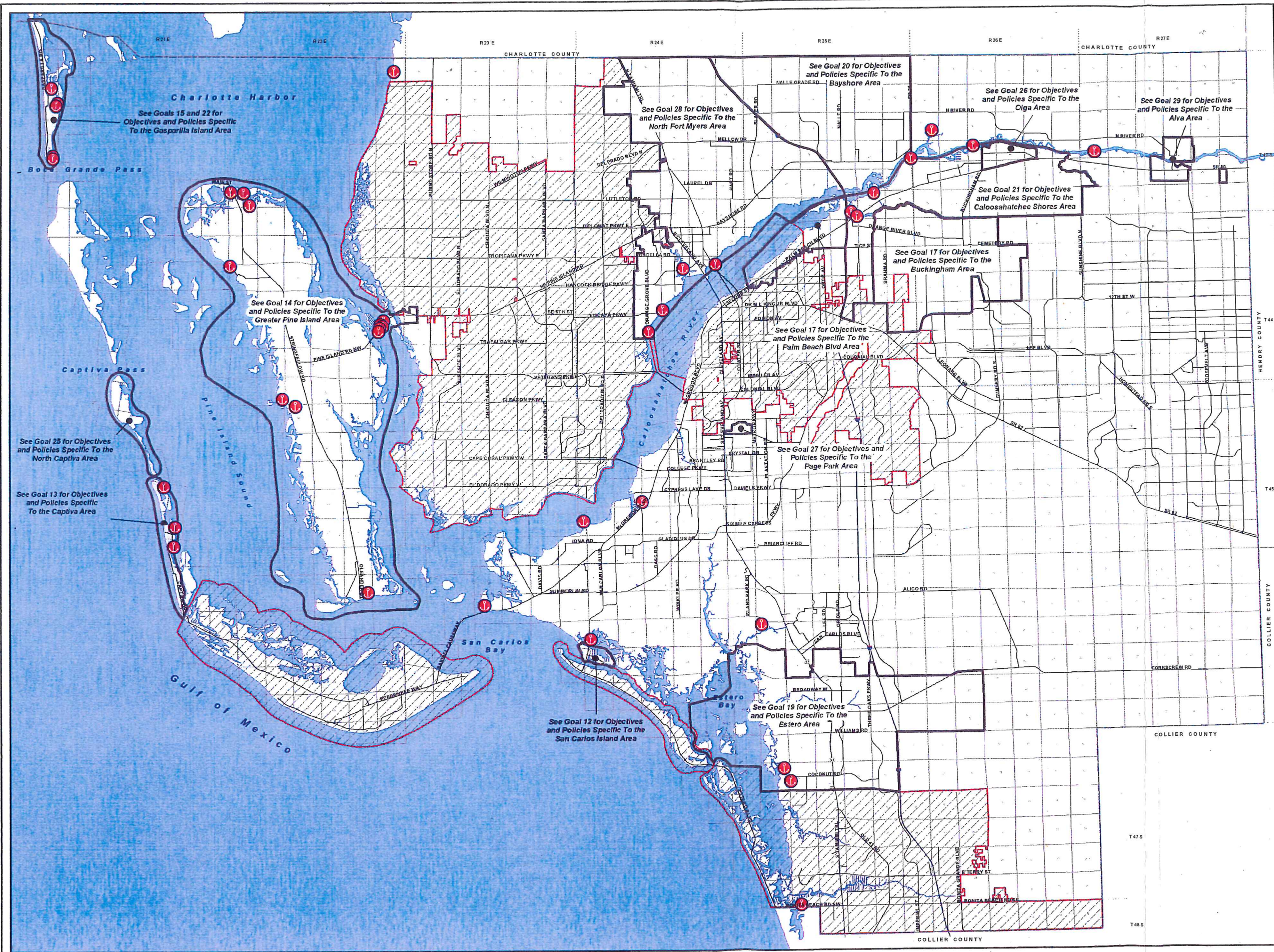
C. VOTE:

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



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