

CPA2026-00005 - Page Park Community Plan Changes

GOAL 31: PAGE PARK COMMUNITY PLAN	
Goal / Objective / Policy	Change Notes
GOAL 31: PAGE PARK COMMUNITY PLAN. Revitalize the village-like residential neighborhood into a vibrant mixed use community, that captures the heritage of the Page Park Community Plan area 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.	The character of Page Park will continue to be determined based on the existing platted subdivision and relatively small lot sizes. Uses and future development will be based on the Future Land Use Map and existing future land use categories, which include Central Urban, Industrial Development and Public Facilities. There are not proposed changes to the Future Land Use Map. Lands within Page Park are also within the Mixed Use Overlay, which will continue to encourage redevelopment into a mixed-use community.
OBJECTIVE 31.1: Enhance the existing physical appearance of Page Park while maintaining the historic character of the community.	This Objective does not provide any actionable items and is subjective in nature. As the community redevelops development will be required to meet applicable LDC and Lee Plan requirements which include architectural standards for commercial buildings and ensuring compatibility between adjacent uses.
POLICY 31.1.1: Deviations from landscaping, buffering, signage or architectural requirements may not be granted, unless the request meets the approval criteria for variances set forth in the LDC, Chapter 34.	It is not appropriate to apply different standards and protections in different areas of the County. The Land Development Code provides criteria for both deviations and variances and they have differing purposes.
POLICY 31.1.2: Encourage mixed use developments with mixed use buildings throughout the commercial/mixed use areas depicted on the Page Park Overlay (Map 1-C).	Substantial areas within Page Park are within the Urban Community future land use category and the Mixed Use Overlay as identified on Map 1-C. The existing future land use category and Mixed Use Overlay designation accomplish this objective. Duplicate of: OBJECTIVE 11.2: MIXED USE OVERLAY. The County will maintain an Overlay in the future land use map series identifying locations appropriate for mixed use located in proximity to: public transit routes; education facilities; recreation opportunities; and, existing residential, shopping and employment centers. Mixed Use, Traditional Neighborhood, and Transit Oriented development patterns are encouraged and preferred within the Mixed Use Overlay. POLICY 11.2.5: Lee County will maintain land development regulations for properties within the Mixed Use Overlay that allow for urban forms of development and a variety of uses.

POLICY 31.1.3: New residential development, with the exception of a single-family residential dwelling, that requires a rezoning within the Page Park Community Plan area must be rezoned as a Residential Planned Development (RPD).	Page Park Community Planning Area is within the Mixed Use Overlay which encourages the use of conventional zoning districts in order to promote continued redevelopment. The current 31.1.3 requirement is inconsistent with this objective.
OBJECTIVE 31.2: COMMERCIAL USE. To ensure that commercial redevelopment incorporates required landscaping, architecture, lighting and signage, and provides for employment opportunities, while discouraging uses that are not compatible with adjacent uses and have significant adverse impacts on the neighboring properties.	Duplicate of: POLICY 5.1.5: Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for conventional rezonings will be denied in the event that the buffers provided in the LDC, Chapter 10, are not adequate to address potentially incompatible uses in a satisfactory manner. If such uses are proposed in the form of a Planned Development or special exception and generally applicable development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The LDC will continue to require appropriate buffers for new developments. (as proposed) OBJECTIVE 6.1: <u>Commercial development will be approved only when compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities.</u>

POLICY 31.2.1: New stand-alone commercial activity and uses will be limited to Danley Drive and within the commercial/mixed use areas shown on the Page Park Overlay (Map 1-C). Commercial uses will be permitted elsewhere within the community, but only as part of a mixed use development or as a mixed use building. This policy does not apply to existing commercial uses and property currently zoned for commercial uses.	This Policy creates inconsistencies with the future land use category and the definition of mixed-use within the Lee Plan's Glossary. The Lee Plan will continue to encourage mixed-use development based on the Mixed Use Overlay and the existing future land use categories. Duplicate of: POLICY 1.1.3: The <u>Central Urban</u> future land use category can best be characterized as the “urban core” of the County. These areas are already the most heavily settled and have, or will have, the greatest range and highest levels of public services. Residential, commercial, public and quasi-public, and limited light industrial land uses will continue to predominate in the Central Urban future land use category. Future development in this category is encouraged to be mixed use, as described in Objective 11.1, where appropriate. The standard density range is from four dwelling units per acre (4 du/acre) to ten dwelling units per acre (10 du/acre), with a maximum total density of fifteen dwelling units per acre (15 du/acre). The maximum total density may be increased to twenty dwelling units per acre (20 du/acre) utilizing Greater Pine Island Transfer of Development Units. GOAL 11: MIXED USE. Encourage mixed use developments that integrate multiple land uses, public amenities and utilities at various scales and intensities in order to provide: diversified land development; a variety of housing types; greater connectivity between housing, workplaces, retail businesses, and other destinations; reduced trip lengths; more transportation options; and pedestrian and bicycle-friendly environments.
POLICY 31.2.2: The following uses are prohibited within the Page Park Community Plan area: “detrimental uses” (as defined in the LDC); nightclubs or bar and cocktail lounges not associated with a Group III Restaurant; and retail uses that require outdoor display over one acre.	These uses are governed by LDC Chapter 34, Article VII, Division 3. The standards within the LDC make it unlikely that this type of use would be allowed due to the prohibited location standards in LDC 34-1204.
POLICY 31.2.3: New stand-alone industrial development that requires rezoning within the Page Park Community Plan area must be rezoned as an Industrial Planned Development (IPD).	Industrial rezonings will need to comply with Lee Plan Goal 7. Page Park Community Planning Area is within the Mixed Use Overlay which encourages the use of conventional zoning districts in order to promote redevelopment. The current 31.2.3 requirement is inconsistent with this objective.

OBJECTIVE 31.3: HOUSING. Explore opportunities to provide workforce housing.	Duplicate of: OBJECTIVE 135.4: AFFORDABLE HOUSING. The County will provide adequate locations for housing for very-low, low- and moderate-income persons to meet their housing needs. Increasing the supply of affordable housing for very-low and low income housing needs will be a priority. In combination with allowing varied types of housing, the County will examine opportunities to expand affordable housing to mitigate the affordable housing needs identified in the Affordable Housing Needs Assessment. POLICY 135.4.15: Pursue community wide, broad based participation in solving the problems of infrastructure and workforce/affordable housing. GOAL 5: RESIDENTIAL LAND USES. To accommodate the projected population of Lee County in the year 2045 in appropriate locations, guided by the Future Land Use Map, and in attractive and safe neighborhoods with a variety of price ranges and housing types.
POLICY 31.3.1: Encourage live-work units within the commercial/mixed use areas on the Page Park Overlay (Map 1-C).	The Central Urban future land use category and Mixed Use Overlay designation will continue to encourage the live/work units based on the calculation of density within the Mixed Use Overlay.
POLICY 31.3.2: Upon request, the County will inform, educate, and encourage residents of the Page Park Community Plan area about funding opportunities or programs available to assist in the rehabilitation of existing residential structures that are in need of repair, rehabilitation or removal.	Duplicate of: POLICY 135.3.2: Lee County will continue to identify homes eligible for various housing rehabilitation programs. POLICY 135.3.3: The County will conserve existing residential areas by enforcing codes, providing appropriate capital improvements providing funding for the Neighborhood Districts Program and disseminating information on the availability of housing programs. POLICY 135.3.6: Seek federal and state funding, or otherwise provide local public funds, for the demolition or rehabilitation of substandard housing. POLICY 135.4.8: The County will participate in state and federal housing assistance programs to aid special needs populations as defined in § 420.0004, Fla. Stat. and other very-low, low and moderate-income households to secure suitable, affordable housing, housing rehabilitation, home buyer training, down payment and closing cost assistance, rental assistance, and new construction home ownership programs.

OBJECTIVE 31.4: TRANSPORTATION. To give preference to transportation alternatives that allow existing roads to function at their current capacity when considering necessary road improvements within the Page Park Community Plan area.	Duplicate of: POLICY 39.2.1: Future urban areas will have a balanced emphasis on automobile, freight, transit, pedestrian, and bicycle modes of transportation by: • Promoting safe and convenient street, bicycle and pedestrian facility connectivity for easy access between modes. • Utilizing short block lengths within urban Mixed Use Overlay areas. • Providing transit service with an emphasis on urban Mixed Use Overlay areas. • Incentivizing infill and redevelopment, mixed uses, pedestrian friendly design, and higher density in areas served by transit. • Providing sidewalks along all roads and streets in urban areas, except where prohibited. OBJECTIVE 39.7: COMMUNITY IMPACTS. New and expanded transportation facilities will be aligned and designed to protect existing development except where no feasible alternative exists.
POLICY 31.4.1: Implement traffic calming techniques to mitigate or curtail cut-through and speeding traffic on local residential streets within the Page Park Community Plan area.	Duplicate of: OBJECTIVE 39.3: SAFETY. The County will continue its program of transportation system modifications to protect the public health, safety, and welfare. OBJECTIVE 39.7: COMMUNITY IMPACTS. New and expanded transportation facilities will be aligned and designed to protect existing development except where no feasible alternative exists.
POLICY 31.4.2: The County may review and evaluate traffic control devices in the Page Park Community Plan area, including one-way streets and stop controls, and remove or revise traffic control devices found to be obsolete for traffic routing.	Removal of this Policy will not prohibit Lee County from evaluating traffic controlling devices and strategies consistent with Objectives 39.2 and 39.4. OBJECTIVE 39.4: EFFICIENCY. The County will continue its program of system modifications to make the transportation system more efficient for all users.
POLICY 31.4.3: 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.	Duplicate of: OBJECTIVE 39.6: BICYCLE/PEDESTRIAN NETWORK. When conducting all transportation planning and engineering studies, consider the convenience, safety and accessibility of bicyclists and pedestrians of all ages.

OBJECTIVE 31.5: SEWER AND WATER. To recognize that central sewer service is essential and is strongly encouraged given the desire to provide a mix of uses and a mix of residential densities in the Page Park Community Plan area.

POLICY 31.5.1: Central sewer service is strongly recommended for future higher density and intensity developments proposed within the Page Park Community Plan area. Any new developments that meet the criteria outlined in Lee Plan Standard 4.1.2 are required to connect to a central sewer system.

Duplicate of:

GOAL 56: SANITARY SEWER INFRASTRUCTURE. In partnership with franchised/certificated utilities providers, provide sanitary sewer service and wastewater treatment and disposal throughout Lee County.

OBJECTIVE 56.1: The County will ensure the provision of acceptable levels of sanitary sewer service throughout the future urban areas of the unincorporated County, either directly by Lee County Utilities or a utility authority, or indirectly through franchised utility companies.