

CPA2026-00005 - Tice Community Plan Changes

GOAL 34: TICE COMMUNITY PLAN	
Goal / Objective / Policy	Change Notes
GOAL 34: TICE HISTORIC COMMUNITY PLAN. Redevelop the Community Plan area into vibrant commercial and residential neighborhoods, with mixed use centers, landscaping, safe pedestrian and bicycle facilities, improved transit service, and an array of public space and recreational areas while protecting the community's historic resources.	The Goal reiterates and is duplicative of the Mixed Use Overlay and the underlying future land use categories within the area, which include Intensive Development, Central Urban, General Interchange, Suburban, Public Facilities, and Wetlands.
OBJECTIVE 34.1: REDEVELOPMENT. Promote redevelopment activities that: enhance appearance, form, use, and interconnectivity of private and public buildings; expand multimodal transportation facilities; extend the community's road and street grid; improve public facilities and infrastructure systems; preserve historic resources; and create mixed use centers.	Development patterns are already established by the underlying future land use categories. Intensive Development immediately adjacent to SR 80 and Suburban or Central Urban in the neighborhoods to the north and south of SR 80. The areas in the Intensive Development future land use category are within the Mixed Use Overlay, which allows for more compact development patterns and facilitates redevelopment.
POLICY 34.1.1: In the Tice Gateway and Tice Historic Center utilize the Mixed Use Overlay to encourage mixed use developments consistent with Goal 11 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. Tice Gateway is defined as the properties with frontage on Palm Beach Boulevard. The Tice Historic Center is the area of the Community Plan area contiguous to the City of Fort Myers at the intersection of Tice Street and Palm Beach Boulevard.	Redundant with existing development requirements supported by the Lee Plan's Future Land Use Map and Mixed Use Overlay.
POLICY 34.1.2: Support redevelopment by maintaining land development regulations that allow for urban forms of development and a variety of uses in the Mixed Use Overlay.	Duplicate of: 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 34.1.3: Improve the overall connectivity, increase the functionality of the street grid, and expand the multimodal connectivity within the Community Plan area by improving the linkages between the community's neighborhoods (including: Morse Shores, Russell Park, South Tice, and Alabama Groves), commercial and economic areas, mixed use centers, parks, and schools through the incorporation of: connector roads and neighborhood streets; courtyards, public plazas and gathering places; greenway trails and sidewalks; parks and recreational facilities; blueways; and natural open spaces.	Duplicate of: POLICY 38.2.1: Annually fund projects to improve and make the transportation system safer and more efficient through operational, maintenance, and safety projects (e.g. small bridge replacement/maintenance, street resurfacing/reconstruction, signal improvements and coordination, traffic management systems, intersection modifications, bicycle and pedestrian facilities, lighting, street repair, and sign maintenance).
POLICY 34.1.4: Evaluate creating a historic district that identifies and protects the Community Plan area's historic resources through historic designations. The intent of the historic district designation is to preserve and highlight the historic resources and ensure new development is compatible with the historic character of the area.	Duplicate of: OBJECTIVE 145.2: RECOGNITION AND REGISTRATION. Assist local and state government agencies in the recognition and registration of the historic resources in Lee County. POLICY 143.1.2: Lee County will amend the zoning regulations and the development standards regulations, as necessary, to incorporate the findings contained within this Historic Preservation Element and any subsequent revisions thereof.
POLICY 34.1.5: Encourage the preservation of historic resources and support redevelopment efforts that integrate known historic resources into development plans.	Duplicate of: POLICY 135.3.7: Permit, on a demonstration basis, mixed-use and other innovative reuses of the existing housing stock which will result in the removal of substandard housing units. OBJECTIVE 143.1: DEVELOPMENT REGULATIONS. Lee County will continue to enact, amend, or revise, as appropriate, regulatory measures that will further historic preservation goals and policies as stated in this Element and any subsequent revisions thereof.
POLICY 34.1.6: Explore funding sources and options for signage to identify key community entrances, neighborhoods, and historic structures.	Duplicate of: OBJECTIVE 143.3: INCENTIVES. Lee County will continue to maintain a program for the provision of financial incentives for historic preservation purposes.
POLICY 34.1.7: Explore local funding mechanisms to support redevelopment. These mechanisms may include establishment of a municipal service benefit/taxing unit.	Unnecessary. The community may continue to explore local funding mechanisms to support redevelopment upon removal of this policy. Property owners in unincorporated Lee County who wish to implement special services or improvement projects to their neighborhood or community may petition the Board of Lee County Commissioners to create a Municipal Service Taxing/Benefit Unit (MSTBU).

OBJECTIVE 34.2: COMMERCIAL AND ECONOMIC LAND USES. Provide commercial, economic, and employment opportunities within the Community Plan area by establishing active economic corridors centered along Palm Beach Boulevard, Ortiz Avenue, and Tice Street that feature high quality, distinct, and visually appealing commercial developments.	This objective is redundant with existing development requirements supported by the Lee Plan's Future Land Use Map and Mixed Use Overlay, as implemented through the LDC. GOAL 6: COMMERCIAL LAND USES. To permit orderly and well-planned commercial development at appropriate locations within the County.
POLICY 34.2.1: Maintain land development regulations that address the following: a. Underutilized buildings, shopping centers, and lots; b. Uses that provide socioeconomic opportunity; c. Lots that have irregular size, depth, building placement, and lack parking, landscaping, and infrastructure facilities; d. Vegetative and light features that help unify and add visual appeal to developments; e. Transportation resources that connect the Community Plan area to the surrounding neighborhoods and greater Lee County region and provide opportunities to walk, bike, ride transit, and drive within and through the Community Plan area; and f. Transit facilities that provide for the specific needs of the area's workforce and that link Palm Beach Boulevard, Tice Historic Center (intersection of Palm Beach Boulevard and Tice Street), and Billy's Creek Commerce Center.	Commercial developments are reviewed for compliance with Policy 6.1.1. Development regulations exist within the LDC. This policy is unnecessary.
POLICY 34.2.2: Maintain development standards for commercial developments to be designed as to support a walkable, multimodal community with transportation facilities that provide for the needs of pedestrians, cyclists, transit riders, and drivers by providing: a. Interconnection of adjacent commercial uses in order to minimize vehicular access points on primary road corridors; b. Parking at the rear of the developments; c. Pedestrian connections such as sidewalks, trails, crosswalks, walkways and entrances, signalized and or lighted crossings, shade, and other pedestrian elements; d. Bike facilities such as bike racks, bike lanes, and bike ways; e. Transit resources such as shelters, well serviced transit lines, and intermodal connection facilities; f. Improved network connections to Tice Street; and g. Intersection improvements along Palm Beach Boulevard, Ortiz Avenue, and Tice Street.	Areas anticipated for commercial development are currently within the Mixed Use Overlay, which provides property development regulations consistent with Policy 34.2.2.

OBJECTIVE 34.3: TRANSITIONAL USES. Establish transitional use areas between commercial corridors and single-family residential neighborhoods.	The existing Future Land Use Map and future land use categories establish and allow for a transition of uses. Existing future land use categories, provide for a step-down in densities, intensities, and allowed uses as you move away from SR 80.
POLICY 34.3.1: Transitional uses include pedestrian oriented retail uses, commercial offices, day care centers, mid-rise multifamily buildings, live-work units, and accessory apartments.	The uses identified and supported by this policy are also supported by the underlying future land use categories. Deletion of this Policy will not impact the types of uses that are supported by the Lee Plan.
POLICY 34.3.2: Consider development standards to allow the conversion of single-family uses abutting commercial uses that are located along commercial corridors into transitional uses.	Existing development standards and processes allow for the conversion of single-family homes to compatible uses that provide a transition between commercial and residential uses.
POLICY 34.3.3: It is anticipated that transitional uses will coexist with existing single-family residences in the transitional use area.	This Policy is unnecessary.
OBJECTIVE 34.4: COMMUNITY FACILITIES. Coordinate the provision of a broad mix of community facilities including parks, utilities and infrastructure, and transportation.	Duplicate of: GOAL 76: DISTRIBUTION OF FACILITIES. To provide, maintain and preserve a diverse park, recreational, and open space system which provides equitable access and distribution to all residents of unincorporated Lee County regardless of interest, age, sex, income, race, handicap, or location of residency within unincorporated Lee County. GOAL 77: DEVELOPMENT DESIGN REQUIREMENTS. To require new development to provide adequate open space for improved aesthetic appearance, visual relief, environmental quality, preservation of existing native trees and plant communities, and the planting of required vegetation. GOAL 78: LANDSCAPE/WAYSIDE PARKS. To improve the aesthetics of the community by providing Landscape/Wayside Parks where feasible and appropriate. OBJECTIVE 39.2: TRANSPORTATION AND LAND USE PLANNING. Develop and maintain transportation planning tools and strategies to coordinate land use development with planned transportation facilities appropriate to future urban areas, future suburban areas, or future non-urban areas, as defined. Include road designs and street modifications to accommodate significant truck traffic on freight corridors identified in the MPO Freight Mobility Study and for transit, bicycle, and pedestrian facilities where indicated on the Transportation Map Series and Map 4-E, the Lee County Greenways Master Plan.
POLICY 34.4.1: Community facilities will be located and designed to promote an economically vibrant, mixed use, and interconnected multimodal urban community. Public facilities, such as stormwater, transportation facilities, public spaces, and other utilities in the community's mixed use centers will be	Policy does not provide specific direction and is unnecessary. County facilities are designed to meet the needs of the community that is being served.

developed to meet the unique needs and demands of such areas.	
POLICY 34.4.2: Integrate parks and open spaces into the surrounding neighborhoods. Locate parks to act as anchors for neighborhoods, and connect to other open space and recreational opportunities through pedestrian and bicycle linkages, either along public rights-of-way or through adjacent neighborhoods.	Duplicate of: POLICY 85.1.2: Parks will be linked to bike paths, trails and greenways, and other parks as identified in the Lee County Greenways Master Plan and the Lee County Walkways & Bikeways Plan where feasible. POLICY 85.1.4: The linking of parks, open spaces, linear parks, bike paths, and natural streams and sloughs will be in accordance with the Lee County Greenways Master Plan.
POLICY 34.4.3: Maintain the existing waterfront County parks and explore maintenance options for Russell Park.	Duplicate of: OBJECTIVE 82.1: Support multiple forms of water access for the public and acquire additional property to be used as public water access, when economically feasible. OBJECTIVE 82.2: DEVELOPMENT STANDARDS FOR WATER ACCESS. Enhance public access to County waterways through new development and maintenance of beach and water accesses.
OBJECTIVE 34.5: COORDINATION. Coordinate with the City of Fort Myers and FDOT to enable and promote effective redevelopment activities within the Community Plan area.	Duplicate of: OBJECTIVE 42.1: PLANNING. Coordinate planning efforts with municipalities, surrounding counties, the Port Authority, and FDOT. POLICY 39.7.1: Alignments of new and expanded roads and other transportation improvements will be selected to maximize the benefit/cost ratio while: • Minimizing the number of businesses and residences displaced. • Using major roads to define neighborhoods. • Facilitating the development of Mixed Use Overlay areas, promoting infill and redevelopment. • Distributing traffic loadings among available facilities.

POLICY 34.5.1: Promote the use of Palm Beach Boulevard as the “Gateway” to Fort Myers through a collaborative effort between Lee County, City of Fort Myers, and FDOT. Aesthetic and safety improvements may include:

- a. Road improvements;
- b. Bicycle and pedestrian improvements that better link the corridor to the surrounding neighborhoods;
- c. Landscaping, hardscaping, signage and other community character elements;
- d. Building placement, pedestrian entranceways, and other physical design features; and
- e. Access to commercial businesses and neighborhood streets through connectivity improvements.

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 39.6: BICYCLE/PEDESTRIAN NETWORK.

When conducting all transportation planning and engineering studies, consider the convenience, safety and accessibility of bicyclists and pedestrians of all ages.