

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. (Added by Ordinance No. 09-08)

OBJECTIVE 27.1: Enhance the existing physical appearance of Page Park while maintaining the historic character of the community. (Added by Ordinance No. 09-08)

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. (Added by Ordinance No. 09-08)

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. (Added by Ordinance No. 09-08)

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. (Added by Ordinance No. 09-08)

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. (Added by Ordinance No. 09-08)

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. (Added by Ordinance No. 09-08)

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. (Added by Ordinance No. 09-08)

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. (Added by Ordinance No. 09-08)

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. (Added by Ordinance No. 09-08)

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). (Added by Ordinance No. 09-08)

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. (Added by Ordinance No. 09-08)

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. (Added by Ordinance No. 09-08)

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. (Added by Ordinance No. 09-08)

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. (Added by Ordinance No. 09-08)

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). (Added by Ordinance No. 09-08)

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. (Added by Ordinance No. 09-08)

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. (Added by Ordinance No. 09-08)

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. (Added by Ordinance No. 09-08)

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. (Added by Ordinance No. 09-08)

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. (Added by Ordinance No. 09-08)

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. (Added by Ordinance No. 09-08)

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. (Added by Ordinance No. 09-08)

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. (Added by Ordinance No. 09-08)

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. (Added by Ordinance No. 09-08)

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. (Added by Ordinance No. 09-08)

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. (Added by Ordinance No. 09-08)

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. (Added by Ordinance No. 09-08)

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. (Added by Ordinance No. 09-08)

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. (Added by Ordinance No. 09-08)

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. (Added by Ordinance No. 09-08)

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. (Added by Ordinance No. 09-08)

POLICY 27.10.1: By the end of 2009 the Page Park Planning Panel will propose regulations for architectural design guidelines. (Added by Ordinance No. 09-08)

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. (Added by Ordinance No. 09-08)

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. (Added by Ordinance No. 09-08)

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. (Added by Ordinance No. 09-08)

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. (Added by Ordinance No. 09-08)