

Goal 23: THE PALM BEACH BOULEVARD CORRIDOR

To redevelop the Palm Beach Boulevard Corridor into a vibrant commercial and residential neighborhood, with mixed-use nodes, enhanced landscaping, pedestrian facilities, transit service, and recreational areas; and to recapture the historic identity of the area through signage and public facilities. This Goal and subsequent Objectives and Policies apply to The Palm Beach Boulevard boundaries as depicted on Map 1 (Page 2 of 5).

OBJECTIVE 23.1: COMMUNITY CHARACTER. The Palm Beach Boulevard community will draft and submit regulations, policies, and discretionary actions affecting the character and aesthetic appearance of the corridor for Lee County to adopt and enforce to help create a visually attractive community.

POLICY 23.1.1: By the end of 2007, The Palm Beach Boulevard community will draft and submit regulations, policies for Lee County to review, amend or establish as Land Development Code regulations that provide for enhanced landscaping along roadway corridors, greater buffering and shading of parking areas, signage and lighting consistent with the Community Vision, and architectural standards.

POLICY 23.1.2: Lee County is discouraged from approving any deviation that would result in a reduction of landscaping, buffering, signage guidelines, or compliance with architectural standards.

POLICY 23.1.3: By the end of 2007, the Palm Beach Boulevard community will draft enhanced code enforcement standards to be considered by staff for possible inclusion in Chapter 33 of the LDC.

OBJECTIVE 23.2: COMMERCIAL LAND USES. Existing and future county regulations, land use interpretations, policies, zoning approvals, and administrative actions must recognize the unique conditions and preferences of the Palm Beach Boulevard community to ensure that commercial areas maintain a unified and pleasing aesthetic/visual quality in landscaping, architecture, lighting and signage and provide for employment opportunities. Uses that are not compatible with adjacent uses or those that have significant adverse impacts on natural resources will be discouraged.

POLICY 23.2.1: Lee County encourages commercial developments within the Palm Beach Boulevard community to provide interconnect opportunities with adjacent commercial uses in order to minimize access points onto primary road corridors; and residential developments to provide interconnect opportunities with commercial areas, including but not limited to reverse frontage roads, bike paths and pedestrian access ways.

OBJECTIVE 23.3: RESIDENTIAL USES: Lee County must protect and enhance the residential character of the Palm Beach Boulevard community by strictly evaluating adjacent uses, natural resources, access, and recreational or open space, and requiring compliance with enhanced buffering requirements.

POLICY 23.3.1: By the end of 2007, The Palm Beach Boulevard community will draft and

submit regulations and policies for Lee County to review, amend, or adopt as regulations in the Land Development Code to provide for greater buffering between distinctly different adjacent commercial and residential properties, modified however when a project is of mixed use nature.

POLICY 23.3.2: Mixed Use developments that provide for an integration of commercial and residential uses with pedestrian linkages are encouraged.

OBJECTIVE 23.4: INTERLOCAL COOPERATION. Lee County will coordinate activities and work with the City of Fort Myers to create a cohesive program for redevelopment along the Palm Beach Boulevard corridor from Billy's Creek to I-75.

POLICY 23.4.1: Lee County will work with the City of Fort Myers and the Florida Department of Transportation and enter into interlocal agreements where necessary to promote a unified redevelopment program for Palm Beach Boulevard.

POLICY 23.4.2: Lee County will work with the City of Fort Myers and the Florida Department of Transportation to prepare a streetscape plan for Palm Beach Boulevard.

OBJECTIVE 23.5: 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 23.5.1: As a courtesy, Lee County will register citizen groups and civic organizations within the Palm Beach Boulevard 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. Accordingly, 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 23.5.2: The owner or agent for any Planned Development request within the Palm Beach Boulevard community must conduct one public informational session where the agent will provide a general overview of the project for any interested citizens. 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.

OBJECTIVE 23.6: COMMUNITY FACILITIES. Lee County will work with the Palm Beach Boulevard community to provide or facilitate the provision of a broad mix of Community Facilities.

POLICY 23.6.1: The Palm Beach Boulevard community will work with Lee County, the State of Florida and the Seminole Gulf Railroad to create a linear park along the railroad in order to enhance community recreational opportunities.

POLICY 23.6.2: Lee County will work with the community to ensure that the development of parks and open spaces are integrated into the surrounding development and open space areas. The concept would be for the park to act as a hub, connected to other open space/recreational opportunities through pedestrian or bicycle linkages, either along public rights of way or through adjacent developments.

POLICY 23.6.3: Lee County will work with the residents of the Russell Park community to preserve the existing linear waterfront County park and to explore maintenance issues associated with the public boat ramp.