

BOARD MANAGEMENT AND PLANNING COMMITTEE AGENDA

MONDAY, SEPTEMBER 12, 2005

1:30 PM - 4:00 PM

COUNTY COMMISSION CHAMBERS

REVISION #1

1. **FUNDING OF CORKSCREW ROAD - EAST**
PRESENTER: Libby Walker, Public Resources/CRSA
Chairman
TIME REQUIRED: 10 Minutes
2. **FEMA OVERVIEW OF FLOOD MAP STUDY**
PRESENTER: Mary Gibbs, Community Development
TIME REQUIRED: 10 Minutes
3. **EXTENSION OF WATER SERVICE IN ALVA AREA**
PRESENTER: Paul O'Connor, Community Development
TIME REQUIRED: 15 Minutes
4. **BABCOCK SALE BRIEFING – PLACE HOLDER IF STATE
NEGOTIATIONS ARE CONCLUDED**
PRESENTER: Wayne Daltry, Smart Growth
TIME REQUIRED: 10 Minutes
5. **LEHIGH ACRES PLANNING AND PUBLIC WORKS
NEEDS**
PRESENTER: Wayne Daltry, Smart Growth
Jim Mudd, Planning
TIME REQUIRED: 15 Minutes
6. **UPDATE CONSTRUCTION TIMING OF FY05-06 ROAD
PROJECTS**
PRESENTER: Scott Gilbertson, DOT
TIME REQUIRED: 10 Minutes

BOARD COMMENTS/DISCUSSION

ADJOURN

FOR MORE INFORMATION ABOUT THIS AGENDA CONTACT THE
PUBLIC RESOURCES OFFICE - (239) 332-2737

The Management & Planning Meeting is carried live
on the following cable channels:

Comcast Cable Channel 11
Time Warner Cable Channel 16

**MANAGEMENT & PLANNING COMMITTEE
AGENDA REQUEST FORM
COMMISSION DISTRICT #**

PRESENTED BY: Libby Walker, Public Resources
CRSA Chairperson

REQUESTED BY: Commissioner Albion

TITLE OF ITEM FOR THE AGENDA: Funding of Corkscrew Road - East

DESCRIPTION AND OBJECTIVE OF THE ISSUE : The property owners within the boundaries of the Corkscrew Road Service Area have been contributing, through assessments as building permits are issued, for the widening of Corkscrew Road from Ben Hill Griffin Parkway to Belle Terra (3 miles). Funds generated to date, and the projected collection through build out is \$\$8,801,841. The anticipated remaining project cost is currently estimated at \$13,070,800 with an anticipated shortfall of \$6.7 million (See attached cost estimate). The CRSA does not qualify for any MSTBU Contributions as it was not created by a homesteaded community and it was created prior to the contribution program.

The CRSA Advisory Committee feels that Corkscrew Road is no longer a "fringe area" and would like the BoCC to consider a contribution towards anticipated shortfall.

Attachments: Current Projected Revenues and Expenditures
Current Assessment Schedule

2. PROPOSE POLICY, PROCEDURE OR PLAN OF ACTION

Consider contributing up to half of the anticipated shortfall of \$3.3 million with payments due by the County, beginning in FY 2014.

3. OPTIONS (List advantages/Disadvantages of Each Option Listed)

- 1) No Action – Full funding responsibility remains with property owners through CRSA assessments
- 2) County to support the CRSA proposal, sharing in the shortfall currently estimated at \$6.7 million.

4. FINANCIAL IMPACTS/FUNDING SOURCE

Options 1: No impact to the County.

Option 2: Would divert funds from future County Road projects.

5. STAFF RECOMMENDATIONS, AND JUSTIFICATION FOR RECOMMENDATIONS

Lee DOT does not recommend any additional contribution beyond the current contribution for the Wildlife Crossing and additional fill under the future 5th and 6th lanes.

6. Mandated: NO

BY WHAT AUTHORITY?

DEPARTMENT DIRECTOR SIGNATURE

Libby Walker/sne

COUNTY MANAGER SIGNATURE

[Signature]

MEETING DATE

09/12/05

TIME REQUIRED

10 Minutes

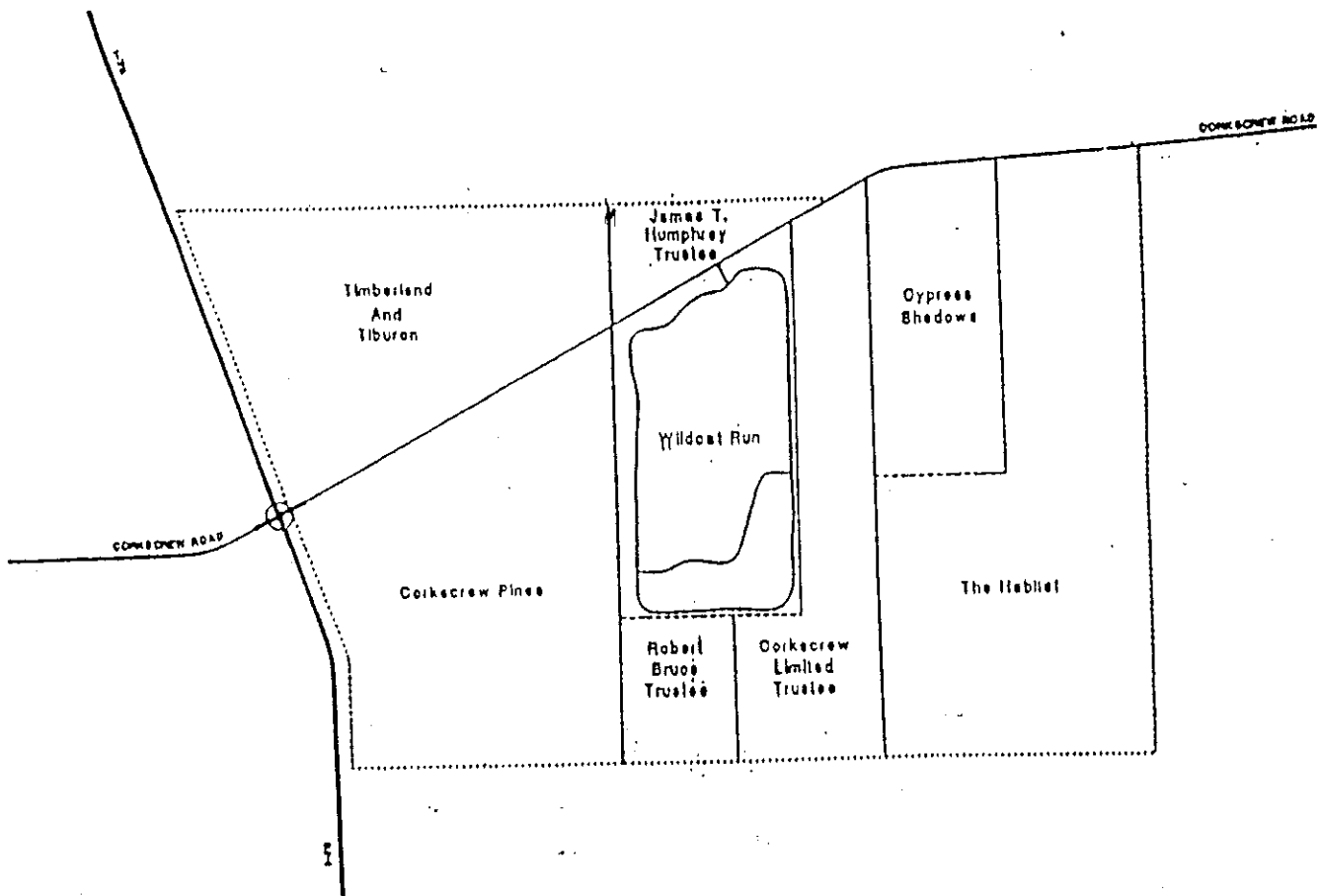
PROJECTED REVENUES/EXPENSES

CONSTRUCTION RELATED EXPENSES		2006 \$\$
Construction		\$ 9,389,275.00
Construction Engineering and CEI		\$ 1,060,000.00
Lighting - Intersections		\$ 362,000.00
Landscaping Core w/Irrigation		\$ 340,000.00
ROW Cash Outlay		\$ 229,617.00
Contingency		\$ 1,060,000.00
PROJECTED PROJECT CONSTRUCTION		\$ 12,440,892.00
FINANCIAL CONSIDERATIONS		
(Assumptions: Borrow \$7,000,000)		
Short Term and Capitalized Interest	\$ 600,000	
Closing Costs and Carrying Fees	\$ 30,000	
ESTIMATED LOAN COSTS		\$ 630,000
PROJECTED PROJECT COSTS		\$ 13,070,892
PROJECT AVAILABLE FUNDS		
Current Cash		\$3,422,216
Less Encumbrances (2005)		
Contract Engineers	\$ (239,109)	
County Lands	\$ (20,375)	
Other Prof. Services	\$ (19,835)	
Administrative Costs	\$ (15,000)	
Available Funds		\$ 3,142,897
Projected Revenues (Assessments)		\$ 4,354,579
Less Credits Approved/DUE)		\$ (1,079,848)
Less Additional ROW Credits Anticipated		\$ (60,000)
TOTAL PROJECTED FUNDS		\$ 6,357,628
Projected Costs		\$ 13,070,892
Projected Shortfall		\$ 6,713,264

7/30/2005

CORKSCREW ROAD SERVICE AREA (CRSA) ASSESSMENT SCHEDULE	
Land Use Type	Assessment Amount
Single Family and Mobile Home (per unit)	\$853.00
Multi Family – Apt/Condo/Townhouse/Villa/Duplex (per unit)	\$464.23
Hotel/Motel (per unit)	\$512.24
Commercial (per 1,000 sq ft.)	\$3,066.64
Service (per 1,000 sq ft.)	\$1308.07

**EXHIBIT A
MAP OF CORKSCREW ROAD SERVICE AREA,
AND LEGAL DESCRIPTION**



Legal Description:

All of Section 25 and 36, and those portions of Section 26 and 35 east of the right-of-way of I-75 in Township 46 South, Range 25 East.

All of Sections 29, 30, 31, and 32 and that portion of Section 20 south of the right-of-way of Corkscrew Road in Township 46 South, Range 26 East.

MANAGEMENT & PLANNING COMMITTEE
 AGENDA REQUEST FORM
 COMMISSION DISTRICT #CW

INITIATED BY: Mary Gibbs
 Director, Community Development

REQUESTED BY Mary Gibbs

TITLE OF ITEM FOR THE AGENDA

FEMA Overview of Flood Map Study

1. DESCRIPTION AND OBJECTIVE OF THE ISSUE

FEMA is completing a study of Lee County which will result in an update of flood maps in various areas of the County. FEMA will provide a 5 minute overview of the study.

2. PROPOSED POLICY, PROCEDURE OR PLAN OF ACTION

Informational item

3. OPTIONS (List Advantages/Disadvantages of Each Option Listed)

Informational item

4. FINANCIAL IMPACTS/FUNDING SOURCE

TBD

5. STAFF RECOMMENDATIONS, AND JUSTIFICATION FOR RECOMMENDATIONS

Informational

6. MANDATED? Y N X BY WHAT AUTHORITY?

DEPARTMENT DIRECTOR SIGNATURE

COUNTY ADMINISTRATOR SIGNATURE

MEETING DATE

TIME REQUIRED

Mary Gibbs

Wally Schwarz

9/12/05

10 minutes

**MANAGEMENT & PLANNING COMMITTEE
AGENDA REQUEST FORM
COMMISSION DISTRICT #CW**

INITIATED BY: Paul O'Connor
Department of Community Development

REQUESTED BY: Board of County Commissioners

TITLE OF ITEM FOR THE AGENDA

Extension of water service in Alva area

1. DESCRIPTION AND OBJECTIVE OF THE ISSUE

At the BCC meeting of August 8th, Commissioner Albion brought up an issue relating to potential extension of potable water along SR80 to service the Alva area. It was suggested that staff present the item at Management and Planning to determine if a Comprehensive Plan amendment is needed.

2. PROPOSED POLICY, PROCEDURE, OR PLAN OF ACTION

The crux of this issue is whether waterlines should be extended to the Alva area through predominantly rural areas. While Alva technically has a small urban designation, the lands between it and the current water service areas are non-urban and the County's Comprehensive Plan and "core level of services" concept does not anticipate extending urban services to rural areas. These land areas are designated rural, and as such there is limited infrastructure and development anticipated there. The owner of a 172 acre parcel next to Hickey's Creek which proposes a residential development, has lobbied for water services to this parcel.

3. OPTIONS (List Advantages/Disadvantages of Each Option Listed)

1. Initiate Comprehensive Plan amendment to extend potable water service to the Alva vicinity
 Advantage: Provides additional development potential for private developers
 Disadvantage: Contradicts "core level of service" concept.
 Sets precedent for other non-urban areas to receive urban services and become urbanized.
2. Do not initiate amendment to Comprehensive Plan
 Advantage: Retains areas as "rural" and maintains "core level of service" concept.
 Disadvantage: Does not promote additional development along the SR80 corridor.
3. Applicant can file privately initiated Comprehensive Plan amendment for property for the parcel in question. Application will be evaluated in Comprehensive Plan amendment cycle.

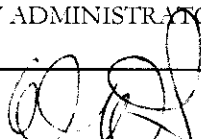
4. FINANCIAL IMPACTS/FUNDING SOURCE

- Option 1 - Creation of MSBU or other special assessment area may be needed to offset costs of providing utilities, additional capacity and services lines.
- Option 2 - N/A
- Option 3 - Minor cost to applicant

5. STAFF RECOMMENDATIONS, AND JUSTIFICATION FOR RECOMMENDATIONS

Option 2 - Comprehensive Plan should not be amended. Property owner can still develop at lower densities using a well or an on-site water treatment plant.

6. MANDATED? Y N X BY WHAT AUTHORITY?

DEPARTMENT DIRECTOR SIGNATURE	COUNTY ADMINISTRATOR SIGNATURE	MEETING DATE	TIME REQUIRED
POC For Mary Gibbs		9/12/05	15 minutes

**MANAGEMENT & PLANNING COMMITTEE
AGENDA REQUEST FORM
COMMISSION DISTRICT #**

PRESENTED BY: Wayne Daltry/Smart Growth **REQUESTED BY:** District 1, Commissioner Janes
Name/Department

TITLE OF ITEM FOR AGENDA:

Babcock Sale Briefing—Place Holder if the State negotiations are concluded.

1. DESCRIPTION AND OBJECTIVE OF THE ISSUE

Babcock Ranch currently has a contract for sale on the property. Part of the negotiations for closing the sale between the current owners and a prospective buyer (Kitson and Partners) involve sale and donations of land to the State. Also involved is the question whether the two counties in which the Ranch is located would be willing to enter into a Rural Land Stewardship Program. Such a program would require Lee County Board to evaluate whether it would enter into a 4 Party Agreement to initiate the steps to begin such a program in its Comprehensive Plan.

2. PROPOSED POLICY, PROCEDURE OR PLAN OF ACTION

A Four party Agreement(Lee and Charlotte Counties, DCA, and Kitson and Partners) would set out which parts of the Ranch would be preserved, which parts would be managed for compatible conservation purposes, and which part would make application for development, and what levels of development would be covered by an application.

3. OPTIONS (List Advantages/Disadvantages of Each Option Listed)

- A. No agreement. An application for Plan amendment or DRI made the normal way. Full discretion remains with the Board, and normal appeals processes apply. No land preservation is required through normal applications.
- B. A three party agreement for just the Lee County part which would have Lee County as a party, and a similar one for Charlotte, which Lee would not be a party.
- C. The Four Party Agreement. A Rural land stewardship program would have to be created for the County, but the content of the Agreement would be what the Board decides is agreeable.

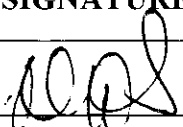
4. FINANCIAL IMPACTS/FUNDING SOURCE

Staff effort is the preliminary impact.. No expenditures by County for land purchases ahs been proposed, but donations of land to the public are expected.. Cost of development to be determined by Rural Stewardship application.

5. STAFF RECOMMENDATION AND JUSTIFICATION FOR RECOMMENDATION

- A. Receive a briefing on the Rural Land Stewardship program prior to Board receipt of any action to act on any Plan amendment for establishing a rural land stewardship program.
- B. Schedule for a regular Board meeting the discussion on direction and action on a 4 Party Agreement concept.

6. MANDATED? Y N BY WHAT AUTHORITY?

DEPARTMENT DIRECTOR SIGNATURE	COUNTY MANAGER SIGNATURE	MEETING DATE	TIME REQUIRED
		9-12-05	10 minutes

MANAGEMENT & PLANNING COMMITTEE
AGENDA REQUEST FORM
COMMISSION DISTRICT #

PRESENTED BY: Wayne Daltrey/SG; Jim Mudd,
Planning/DCD; Public Works

REQUESTED BY: _____

Name/Department

TITLE OF ITEM FOR AGENDA: Lehigh Acres Planning and Public Works needs.

1. **DESCRIPTION AND OBJECTIVE OF THE ISSUE**

Lehigh Acres is unincorporated Lee County's largest subdivision. The greatest portion is platted in antiquated form, and only a lesser portion of the lots are occupied. Operation and maintenance needs of Lehigh Acres are growing at a fast pace as the community builds out. A proactive program of development and redevelopment of infrastructure, and redevelopment of land use distribution is needed to enable the community to achieve its intended destiny. The recent discussion of the role of FGUA and Lehigh Utilities, the issue of stormwater management and its downstream impacts, and the population forecast and non-residential lands shortages estimated by the Lehigh Study (2004) serves to underscore the immediacy of the discussion. The Board funded a preliminary land reassembly effort, but that effort is in abeyance due to the skyrocketing land values, and the redemption of the lapsed tax certificates. The Board also has sponsored an evolving Community Planning Organization, which is aware of many of the issues of the community, in addition to the concerns above, and is preparing initial recommendations.

A partial summary of infrastructure needs as prepared by County Public Works is attached. Also attached is a resolution from the Lehigh Acres Community Planning Organization requesting a tabling of rezonings away from categories that allow commercial use, a forecasted critical need.

2. **PROPOSED POLICY, PROCEDURE OR PLAN OF ACTION**

An expanded community planning program over normal community planning efforts. An expanded coordinated infrastructure planning, maintenance, and redevelopment program tied to guiding land planning and redevelopment recommendations that meet the deficiencies identified in the 2004 Lehigh Study.

3. **OPTIONS (List Advantages/Disadvantages of Each Option Listed)**

- A. Planning Issue. There are two normal options:
 1. "Top down." This is the county-wide approach for planning, the guiding role of the Comprehensive Plan, and for special planning efforts for infrastructure needs (MPO process).
 2. "Grass roots." This is the approach taken through a Community Planning Organization that meets the requirements of 13-3. The "top down" approach provides for maximum control of product and process. The "Grass root" approach provides for the maximum input from Lehigh residents on issue identification and for priority setting. However, as the 2004 Lehigh Study depicts, and the attached memo from Public Works describes (Lehigh Acres Infrastructure), the challenges are too great for the two normal approaches. Consequently, a hybrid approach has been developed.
 3. The Hybrid. An effective approach to Lehigh Acres growth issues require the County to provide more staff and fiscal resources than the previous planning efforts have required. The hybrid approach keeps the County staff responsible for contracts management, keeping to timelines, and expanding upon the traditional components of a Comprehensive Plan, but with more geographic focus on Lehigh Acres internal needs. The hybrid places the Community Planning Organization in the role of establishing the key community character values the Plan needs to address, and the review, and recommendation role over County derived contract and staff products.

Resolution on "commercial acreage reduction zoning freeze". There are two choices: direct staff to agenda the item for a regular board meeting, or receive the resolution and take no collective action. Staff recommends the item be scheduled for discussion.

4. **FINANCIAL IMPACTS/FUNDING SOURCE**

The \$50,000 cap on community planning efforts is too low Lehigh Acres, and is a key burden that no other Community Planning Organization has had to bear, particularly in matching fund raising. Preliminary estimates for a full planning effort start at \$200,000 and range to \$400,000, and these are still "thumbnail" estimates.

5. **STAFF RECOMMENDATION AND JUSTIFICATION FOR RECOMMENDATION**

Staff recommends (1) raise the level of funding for Lehigh Planning, and set forth the requirement that the Plan effort have a start date by end of 2005, and also include an assessment of additional fiscal effort needed to implement recommendations, and (2) schedule an agenda item to address the resolution of the Lehigh Acres Planning Committee.

6. **MANDATED?** Y N **BY WHAT AUTHORITY?**

DEPARTMENT DIRECTOR SIGNATURE	COUNTY MANAGER SIGNATURE	MEETING DATE	TIME REQUIRED
		9-12-05	15 minutes

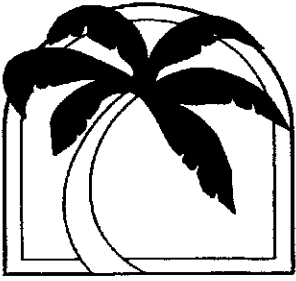
LEHIGH ACRES INFRASTRUCTURE

It has long been recognized that the original subdividing of lands in Lehigh Acres did not provide for the adequate infrastructure which would be needed to support the future population created by all of the building lots. In the previous years, development in Lehigh Acres has been manageable, and providing the needed services has been possible within the annual operating budgets.

However, with the explosive growth we have experienced in Lehigh Acres in the past year or two, it is quite apparent that annual operating budgets will not be able to meet the looming demand which will be created by the current building activity. Public Works has made a very rough estimate of the financial implications of providing an adequate infrastructure for Lehigh Acres to support the expected population in the next several years. The following are very rough estimates and likely do not begin to account for all of the improvements that will be needed.

- Based on the current inventory of the streets in Lehigh Acres, \$25 million worth of resurfacing is needed today. This does not include any reconstruction cost that may arise by delaying resurfacing nor capital improvement costs for capacity improvements.
- Providing water and sewer for the platted lots could easily exceed \$150 million.
- Storm water and road drainage improvements in the amount of \$50 million.

The sooner steps are taken to address this looming obligation, the easier the task will be. Steps should be taken now to provide a detailed financial needs and infrastructure assessment of Lehigh Acres. This would result in a plan of identifying geographical areas to proceed with infrastructure improvements over a period of 5 to 10 years. Possible funding sources would be creation of MSBU's (involuntarily if necessary) or some type of hybrid tax increment financing. Property values in Lehigh Acres in the past likely would not have supported debt, but with the rapid escalation of land values some form of debt financing may be feasible.



*Lehigh Acres
Community Planning
Corporation, Inc.*

CORPORATION NON-FOR-PROFIT 2004 FLORIDA



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of the LACPC**

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Simmons

Whereas, Lehigh Acres has been considered an area that was under planned for essential urban uses, such as commercial areas, schools, and parks, and

Whereas, Lehigh Acres is a community whose population has been rapidly growing because it offers affordable housing and amenities at prices affordable to the County and region's working families, and

Whereas, in recognition of the need for more lands for other than single family homes was recognized in the April 2004, Lehigh Study, that identified a potential population for Lehigh Acres of over 300,000 and a shortage of land for commercial of nearly 1300 acres, for schools of nearly 700 acres, for parks of over 2600 acres, and of industrial of over 320 acres, and

Whereas, the County's Smart Growth Committee identified Lehigh Acres as the priority area for receiving the opportunity for preparing a Community Plan, and

Whereas, the citizens of Lehigh Acres have employed a facilitation process to create a corporation whose charter is to undertake the Community Plan, and

Whereas, the corporation, also known as the Lehigh Acres Community Planning Corporation Inc., has been formed and is prepared to undertake the community planning effort consistent with the guiding County regulations for such efforts,

NOW THEREFORE BE IT RESOLVED BY THE LEHIGH ACRES COMMUNITY PLANNING CORPORATION Inc., THAT:

1. We petition the Lee County Board of County Commissioners for the set aside of \$50,000 authorized pursuant to Administrative Code 13-3.
2. We plan to petition and request the Lee County Board of County Commissioners to not make any changes to the Lee County Comprehensive Land Use Plan, as it pertains to Lehigh Acres, until September 2007, while the Panel completes the Community Plan,
3. We petition and request the Lee County Board of County Commissioners to not rezone lands from commercial, community facility, industrial, or agriculture to any residential zoning designation, until September 2007, while the panel completes the Community Plan.

Duly Executed This Day of August 5, 2005

LEHIGH ACRES COMMUNITY PLANNING CORPORATION, INC.

By: *B. Turbeville*
Bo Turbeville, Chairman

**MANAGEMENT & PLANNING COMMITTEE
AGENDA REQUEST FORM
COMMISSION DISTRICT #3 (WALK-ON)**

PRESENTED BY: Scott Gilbertson **REQUESTED BY:** District #3
Transportation Director

TITLE OF ITEM FOR AGENDA: Update Construction Timing of FY05-06 Road Projects

1. DESCRIPTION AND OBJECTIVE OF THE ISSUE

To update Board on the bidding and timing of the ~~seven~~ ¹¹ road construction projects planned for FY05-06.

2. PROPOSED POLICY, PROCEDURE OR PLAN OF ACTION

3. OPTIONS (List Advantages/Disadvantages of Each Option Listed)

4. FINANCIAL IMPACTS/FUNDING SOURCE

5. STAFF RECOMMENDATION AND JUSTIFICATION FOR RECOMMENDATION

6. MANDATED? Y N **BY WHAT AUTHORITY?**

DEPARTMENT DIRECTOR SIGNATURE	COUNTY MANAGER SIGNATURE	MEETING DATE	TIME REQUIRED
		09/12/05	10 minutes