

**BOARD MANAGEMENT AND PLANNING COMMITTEE AGENDA**

MONDAY, DECEMBER 5, 2005

1:30 PM - 4:00 PM

COUNTY COMMISSION CHAMBERS

Revised 12/02/05

**1. HAWKS HAVEN/RIVER HALL SURFACE WATER FLOW  
ISSUES AND SUNSHINE BOULEVARD EXTENSION**

**PRESENTER:** Cathy Curtis, Tax Collector

**TIME REQUIRED:** 15 Minutes

**2. MONTHLY WATER ISSUES UPDATE**

**PRESENTER:** Wayne Daltry

**TIME REQUIRED:** 15 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 #5**

**PRESENTED BY:** Roland Ottolini, Natural Resources Director  
Scott Gilbertson, DOT Director

**REQUESTED BY:** BOCC

**TITLE OF ITEM FOR THE AGENDA:** HAWKS HAVEN/RIVER HALL SURFACE WATER FLOW ISSUES AND SUNSHINE BOULEVARD EXTENSION

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

The Hawks Haven development (now renamed River Hall) is located east of Buckingham Road, between Lehigh Acres and SR 80. The project originally received zoning approval in October, 1999 for 1,598 dwelling units. A modification was approved earlier this year that expanded the project to 1,999 units with a public school site and 45,000 square feet of commercial use. The project has recently re-submitted a plan amendment request that would allow an additional 801 dwelling units. At the BOCC meeting of November 1, 2005, Commissioner Judah suggested that there were two outstanding issues to be resolved that would affect this property, one the conveyance of surface water from Lehigh Acres up to the Caloosahatchee River and two, the extension of Sunshine Boulevard to SR 80. The Board asked that these issues be brought back for discussion at a Management & Planning Committee meeting. Mr. Roland Ottolini, Director of the County's Natural Resources Division, has provided the attached memo dated November 8<sup>th</sup> on the status of the Lehigh drainage/water quality issues, and will be available to answer Board questions. DOT staff had previously outlined the Sunshine Boulevard Extension issue in a memo to the Board dated October 5<sup>th</sup>, and has provided an updated memo dated November 16<sup>th</sup> (attached). Mr. Scott Gilbertson, Director of Lee County DOT, will be available to answer any questions the Board may have about the extension issue.

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

Determine whether staff is proceeding in the appropriate manner with regard to the issues in question.

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

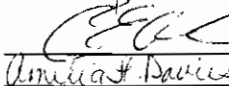
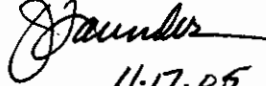
**4. FINANCIAL IMPACTS/FUNDING SOURCE**

Flow Way – estimated as \$10 - \$11.5 million.  
Sunshine Boulevard Extension is estimated at \$38.7 million.

**5. STAFF RECOMMENDATIONS, AND JUSTIFICATION FOR RECOMMENDATIONS**

Allow staff to continue efforts to work with partners on the stormwater management/water quality improvements for Lehigh Acres and to achieve a Sunshine Boulevard Extension to SR 80.

**6. Mandated:    Y    N (X)    BY WHAT AUTHORITY?**

<u>DEPARTMENT DIRECTOR SIGNATURE</u>	<u>COUNTY MANAGER SIGNATURE</u>	<u>MEETING DATE</u>	<u>TIME REQUIRED</u>
 Natural Res. DOT	 11-17-05	12-5-05	5 Min.

**INTEROFFICE MEMORANDUM  
FROM  
PUBLIC WORKS  
NATURAL RESOURCES**

**Date:** November 8, 2005

**TO:** Board of County Commissioners

**From:** Roland Ottolini, P.E.  
Director

**SUBJECT:** Lehigh Drainage/Water Quality Issues Status for December 2005 M&P

This office has been involved in an on-going stormwater management planning and water quality improvement effort led by the South Florida Water Management District (SFWMD) in partnership with the East County Water Control District (ECWCD), as well as citizen representatives. The effort is part of the Caloosahatchee Basin Watershed Initiative, which has received SFWMD ad-valorem and State legislative funding support over the past three years. The Initiative's initial focus addressed flooding issues along the Orange River. The partnership's goal is to provide enhanced flood protection, groundwater resource protection, and improved water quality for the Lehigh Acres area. Recently, the scope expanded to encompass the entire ECWCD, including Lehigh Acres and adjacent hydrologically connected areas outside of ECWCD's boundaries.

Lehigh Acres was originally designed to discharge stormwater to one of three outfalls, the Orange River, Hickey Creek and Bedman Creek. For the most part, this work was completed back when surface water was considered a common enemy and ditching practices were commonplace. Continued growth and the accompanying increase in impervious surfaces have increased stormwater runoff to the outfall system. The resulting discharges have increased the flooding risks to those who reside along or near the historic flood plain and beyond. With the recent building boom, conditions will continue to deteriorate. Currently, the partnership is seeking solutions to enhance the existing outfalls by adding to their carrying capacity or by creating storage impoundments that hold surplus water and allow the outfalls to release within their design capacity.

ECWCD's engineer, AIM Engineering, has completed a due diligence study that analyzed alternate outfalls to the Caloosahatchee from the Orange River basin. The study was completed in May 2005. The opinion of probable costs for this work ranges from \$10m - \$11.5m. Potential solutions considered, individually or in combination, include the Hawks Haven development, Hickey Creek Mitigation Park and the Carter property. Additional outfalls would enhance flood protection by providing a flood relief bypass when the Orange River reaches capacity with the benefit of returning water east of Franklin Locks that would otherwise discharge directly to tide.

Storage options are becoming less feasible due to the lack of availability and the rising costs of land for purchase. For the most part assembly of numerous parcels would be needed for a regional storage facility. Very few large parcels exist that are not already in some sort of development stage. Raising weirs to store more water in the canal system is an option and has been implemented in

many areas but extent is limited due to potential impacts to septic tank systems.

Other major works underway include:

- ECWCD has hired ADA Engineering and DHI to model several storage and conveyance options. Additional details on the Nine-mile run area are being added to the model. This will allow for the evaluation of alternatives that include additional storage in this area of unincorporated Lee County
- Kevin L. Erwin, Consulting Ecologist, Inc. will work with the project team to set baseflow for major outfalls and develop a master mitigation plan.
- ECWCD is near completion of several improvements including the replacement of two weirs that will enhance the capacity of Charlie Diversion from Orange River at Able Canal to Hickey Creek Canal.
- The team will map the existing wetlands and propose the idea of creating a wetland mitigation bank within the ECWCD. This would provide onsite storage, recharge natural areas or green space within this rapidly growing area of Lee County. Currently single family homes are required by the Department of Environmental Protection (DEP) to mitigate for wetland impacts during construction. Currently this mitigation is done outside of the ECWCD.
- The team recommends immediate negotiations to purchase a 200 acre parcel adjacent to Harnes Marsh for additional water storage.
- ECWCD has constructed several groundwater improvements throughout the area in accordance with the East Lee County Aquifer Recharge Project.
- ECWCD is currently moving forward with the widening of two major canal systems to provide additional storage and water quality treatment.
- The team is currently evaluating the potential of restoring historic flows at the existing Mirror Lakes (Halfway Pond) area. This water could then be used to recharge the Lee County Green Meadows and Corkscrew well fields. This option would require construction of surface water storage and RIBS (rapid infiltration basins) to enhance aquifer recharge adjacent to the well fields. This is an extension of the recommendation of the ELCARP Study (East Lee County Aquifer Recharge Project), which recommended RIBS at Mirror Lakes.
- A proposed project list will be submitted to Caloosahatchee Partners for Restoration for consideration in new state legislative funding request.

## Memo

To: Board of County Commissioners

From: Scott M. Gilbertson, P.E., Director

Date: November 16, 2005

Subject: **FOLLOW-UP ON FEASIBILITY OF SUNSHINE BOULEVARD  
EXTENSION IN RELATION TO HAWKS HAVEN/RIVER HALL  
DEVELOPMENT**

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On October 5, 2005 Lee County DOT staff sent a memo to the Board of County Commissioners on the potential for a Sunshine Boulevard Extension up to SR 80 through the Hawks Haven/River Hall development (attached). As noted then, the Sunshine Boulevard Extension hadn't to date been part of our long range plans, and so wasn't made an issue in the initial zoning approval for Hawks Haven in 1999 or in a modification of that approval earlier this year. Staff explained that the Sunshine Boulevard Extension was included in the Lee County MPO's preliminary 2030 Needs Assessment approved September 23, 2005, and that if the improvement remained in the plans staff would evaluate alignment options at some point in the future, and would work with the Hawks Haven/River Hall developer on options through his property as he came through for additional development approvals. The project recently re-submitted a plan amendment request seeking an additional 801 units.


Board members should be aware that the MPO staff is currently recommending against including the Sunshine Boulevard Extension in the 2030 Financially Feasible Plan, because it doesn't draw much traffic in the computer model, but staff would note that the model in general seems to be underestimating road needs within Lehigh Acres. The issue will be presented to the MPO Board for consideration on December 7<sup>th</sup>. Staff's ability to negotiate with the Hawks Haven/River Hall developer on the possibility of a Sunshine Boulevard Extension across his property would be greatly strengthened if the road improvement is part of the 2030 Financially Feasible Plan, so staff encourages the County Commissioners to support inclusion of the Sunshine Boulevard Extension in the plan. Given the unlikelihood of the Extension being made using Hawks Haven's internal road system as shown on the Needs Assessment network (because of the internal roads being built to private standards with gates) staff suggests a straight alignment would be a more appropriate representation in the MPO's Financially Feasible Plan. Again, the exact alignment of such an extension will be subject to a more detailed evaluation.

Please let me know if you have any questions.

SMG/DML/mlb

## Memo

To: Board of County Commissioners

From: Scott M. Gilbertson, P.E., Director 

Date: October 5, 2005

Subject: **SUNSHINE BOULEVARD EXTENSION IN RELATION TO  
HAWKS HAVEN/RIVER HALL DEVELOPMENT**

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Based on the discussion from the September 27, 2005 Board of County Commissioners meeting, the County Attorney's Office, on behalf of the Board, asked DOT to answer the following questions:

*Will Hawks Haven aka River Hall be providing a connection through the development between Lehigh Acres and SR 80 for a Sunshine Boulevard Extension? If so, where will the connection be? If not, why?*

The Hawks Haven Residential Planned Development (RPD), recently renamed River Hall Residential Planned Development/Commercial Planned Development (RPD/CPD), originally received zoning approval October 18, 1999 for a project including 1598 dwelling units (#Z-99-056). A modification of the original zoning was just recently approved that expanded the total units to 1,999 dwelling units with a public school site and a 45,000 square foot commercial center adjacent to SR 80. This modification was approved by the Board on September 19, 2005 (DCI2004-00054, #Z-05-051).

An extension of Sunshine Boulevard north to SR 80 is not part of the Lee County MPO's 2020 Plan that has been in place since 1998 (prior to River Hall's initial approval), and it is not part of Lee County's Official Trafficways Map. Therefore, the Sunshine Boulevard Extension was not made an issue in the River Hall rezonings, and right-of-way has not been reserved through the approved River Hall project.

There was a requirement for a connection from River Hall to 75<sup>th</sup> Street West in Lehigh Acres included in the most recent rezoning approval. However, the condition was more about providing a second access for the almost-2000 units in River Hall rather than a through connection from Lehigh Acres to SR 80. The zoning condition does not state whether such a connection is to be public or private, and the River Hall representatives have made clear in discussions and local development order submittals that they intend to develop the internal spine road to private road standards, with gates at each end.

An extension of Sunshine Boulevard north to SR 80 has been included in the preliminary 2030 Needs Assessment network approved September 23<sup>rd</sup> by the Lee County MPO. It remains to be seen whether the connection will be included in the MPO's 2030 Financially Feasible Plan, but

inclusion in the plan would give the County a basis for making it an issue in any future development approvals related to River Hall. The River Hall project did have an interest in expanding its project by another 1,000 units, and had submitted a plan amendment request in last year's cycle that was ultimately withdrawn. Another plan amendment request may be resubmitted in this year's cycle, and there is the possibility the project could even come through the DRI process, providing an opportunity to work with the developer to secure the necessary right-of-way for a Sunshine Boulevard Extension through the River Hall project.

Since the Sunshine Boulevard Extension has not been part of the County's long range plans to date, a specific alignment has not yet been determined. The general alignment reflected on the MPO's preliminary 2030 Needs Assessment network, running through River Hall, is shown on the attached aerial. As can be seen, a straight northern extension of Sunshine Boulevard would run adjacent to the Hickey Creek Mitigation Park (shown in red), and would separate the Park from the conservation area reserved by River Hall (shown with hatching). It is possible such an extension could be bridged to minimize the effect of separating the Mitigation Park from River Hall's conservation area. Angling an extension to the west to avoid the environmentally sensitive areas would get into the already-approved portions of River Hall, and may raise questions about where the road connects to SR 80.

Clearly, alignment questions abound, and will not be resolved until a more detailed evaluation is done. Should the Sunshine Boulevard Extension become part of the Lee County MPO's new 2030 Plan, Lee County DOT staff will pursue all feasible options, including working with the River Hall developer in any future development approvals he seeks.

Please let me know if you have any questions.

SMG/DML/mlb

cc: Don Stilwell, County Manager  
Jim Lavender, County Public Works Director  
Mary Gibbs, County Community Development Director  
John Yarbrough, County Parks & Recreation Director  
David Owen, County Attorney  
Tim Jones, Chief Assistant County Attorney  
Dawn Perry-Lehnert, Assistant County Attorney  
Paul O'Connor, County Planning Director  
Roland Ottolini, County Natural Resources Director  
Anthony Palermo, Senior Planner  
Andy Getch, Senior Engineer



Hawks Haven  
AKA River Hall

MPO 2030 NEEDS ASSESSMENT ALIGNMENT

Hickey Creek  
Mitigation  
Park

