

**Lee County Board Of County Commissioners
Agenda Item Summary**

Blue Sheet No. 20060748

1. ACTION REQUESTED/PURPOSE:

Accept the annual Concurrency Management Report.

2. WHAT ACTION ACCOMPLISHES:

Ensures that adequate infrastructure is provided as new growth occurs.

3. MANAGEMENT RECOMMENDATION:

Approve.

4. Departmental Category: 04

A4A

5. Meeting Date:

06-20-2006


6. Agenda:

- Consent
- Administrative
- Appeals
- Public
- Walk-On

7. Requirement/Purpose: (specify)

- Statute
- Ordinance LDC
- Admin. Code
- Other

8. Request Initiated:

Commissioner _____
 Department Community Develop.
 Division Development Svcs
 By: 
 Peter J. Eckenrode, Director

9. Background:

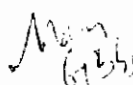
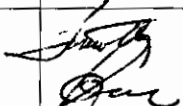
The Concurrency Management report evaluates the capacity of public facilities (parks, roads, water, sewer, solid waste and surface water management) to ensure that adequate facilities are provided for new growth. This report does not identify any imminent problems except in the transportation area. Projections indicate a few potential problems in sewer, water, transportation, and parks that will need to be closely monitored.

The report shows that ten roadway sections (links) do not meet the adopted County level of service standard based on the 2005 traffic counts. Eight of these links do not affect Concurrency since four links are on constrained roads and four links are on I-75. (See the attached report for more specific detail on these eight links.)

Two State road links, State Road 82 from Colonial Boulevard to Commerce Lakes Drive and from Gunnery Road to Alabama Road, currently operate at LOS F and thus do not meet the adopted County level of service standard based on the 2005 traffic counts. The widening of Gunnery Road to four (4) lanes, which is under construction, should help to relieve the traffic volume on the first link. The County has also proposed to construct dual left turn lanes at the Immokalee Road (S.R. 82)/Daniels Parkway intersection in 2007/08 which should contribute to improving capacity on the second link.

Continued on next page.

10. Review for Scheduling:

Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	Budget Services				County Manager/P.W. Director
					Analyst	Risk	Grants	Mgr.	
					Analyst JRD 6/8/06	Risk WJG 6/8/06	Grants APR 6/8	Mgr. WJG 6/8/06	HS 6/8/06

11. Commission Action:

- Approved
- Deferred
- Denied
- Other

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 COUNTY ADMIN. (1)
 6/8/06 11:29 AM
 COUNTY ADMIN
 FORWARDED TO: PC
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Rec. by CoAtty
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Draft Blue Sheet #20060748 Continued

There are five other roadway links that have been identified as having the potential for operational problems in the future. These are Daniels Parkway from Metro Parkway to Six Mile Cypress Parkway, Daniels Parkway from Six Mile Cypress Parkway to Palomino Lane, Daniels Parkway from Chamberlain Parkway to Gateway Boulevard, Homestead Road from Immokalee Road (SR 82) to Leeland Heights Boulevard and Sunshine Boulevard from West 12th Street to West 75th Street.

The first two links on Daniels Parkway are on a constrained facility where the volume to capacity ratios are well below LEE PLAN minimum standards. The completion of the Alico Road widening should relieve traffic on these two links. Widening of the third link on Daniels Parkway to six (6) lanes is projected in FY 2010/11 and widening of a critical part of the link on Homestead Road to four (4) lanes is proposed in FY 2008/09. No improvements are projected at this time on Sunshine Boulevard. Traffic volumes on all five of these links should continue to be closely monitored.

Based upon the 2005 Traffic Count Report the number of peak hour, annual average, two-way trips on Pine Island Road was 942, up slightly from the 938 trips reported last year. Since the traffic count has exceeded both the "810" and "910" trip rules, the restrictions on the issuance of further rezonings and residential development orders which would contribute new trips to Pine Island Road are in effect.

Based upon growth trends during the 1990-2005 period, and projecting similar trends for the 2005/06 inventory period, the unincorporated areas of Lee County should not experience any other Concurrency problems during 2005/06. However, projections indicate a few potential problems in future years in the area of transportation, water and sewer treatment plant capacity and park acreage, which bear careful monitoring.

Attachment: Concurrency Management Inventory and Projection Report.