

FEBRUARY 7, 2005

A Workshop Meeting of the Board of Lee County Commissioners sitting as the Board Management and Planning Committee was held this date with the following Commissioners present:

Douglas R. St. Cerny, Chairman
Tammy Hall, Vice-Chairman
Ray Judah
John E. Albion
Robert P. Janes

The Chairman called the meeting to order at 1:30 p.m.

1. IMPACT FEES – STATUS REPORT

Status report on the schedule for the various impact fee updates. The four impact fees including Parks, Schools, Fire/EMS, and Roads.

OPTIONS:

1. Adopt updates using 3-year timeframe
2. Adopt updates using different timeframe
3. Use same Consultant for updates
4. Use different Consultant for updates
5. Use multiple consultants for updates

RECOMMENDATION:

Staff recommends that the Boards direct whether the impact fees study be bid out. The County has used Duncan and Associates since December 1998.

Community Development Director Mary Gibbs noted the various impact fees to be updated; further explained that the parks update would be completed in approximately three weeks, would be scheduled for review by the various committees, and would be ready for Board review and adoption by the end of May; and clarified that staff had fallen behind with the Parks and School updates due to the School's litigation and should have them to the Board by September, and the Fire/EMS and Roads are due for completion in January/May 2006 respectively. She further noted that the timeframe can be met with Board direction on Options 3-5 above. In response to Commissioner Judah's inquiry, Ms. Gibbs confirmed her approval of using Duncan and Associates. In response to Commissioner Albion's inquiry, Ms. Gibbs stated that the timeframes could be met if the work starts in two years. After Commissioner Judah's comments, Commissioner Albion opined that, in staying with the three year time frame, if an update is falling behind the Board should be notified with an explanation, and it automatically should go to Management and Planning or a memorandum should be sent to the Board. The Board concurred that the directive was to move forward with options 1 and 3.

2. DENSITY REDUCTION/GROUNDWATER RESOURCE LAND USE CHANGES

Update on County Commissioners on pending or proposed changes to the Density Reduction/Groundwater Resource (DRGR) land use category.

Community Development Planning Director Paul S. O'Connor stated that there are no proposed amendments to the Density Reduction/Groundwater Resource land use category currently in the hopper; and explained that the State requested changes in those DRGR areas of the County be discouraged. Commissioner Judah stated that the Board should be informed on the hydrological data to be collected over the next several months and any additional analysis in the DRGR to change the Density, and emphasized that those projects already in the process should not be held up. Discussion ensued regarding projects within the DRGR. After comments by the Commissioners, Smart Growth Task Force Executive Director Wayne Daltry stated that a number of studies are coming together which reinforce each other, and that the pending ground water resource assessment is critical for evaluating success of the density reduction strategy of the ground water resource area; and further explained that the build out analysis of the County will be wrapping up based on the current approval levels of the County, and the master mitigation plan is getting a great deal of attention from the review agencies. In response to Commissioner Judah's inquiry, Mr. Daltry explained after the meeting with the State to look at their comments on the DRGR, it was agreed to pull the habitat wildlife species out and have it stand as its own issue.

3. DISCUSSION OF THE COMMUNITY PLANNING PROGRAM IN LEE COUNTY

Commissioner Hall request, that the Board discuss the County's Community Planning.

Chairman St. Cerny stated that he had a request from Commissioner Hall to continue this item to the next Management and Planning meeting to allow additional backup and Staff input. The Board concurred.

4. COUNTYWIDE INTELLIGENCE TRANSPORTATION SYSTEMS (ITS) PLAN

Intelligent Transportation Systems (ITS) are generally defined as the application of information and communications technologies to the operation and management of transportation. Prudent and appropriate application of ITS is cost beneficial and is proven in other communities to yield improved transportation system network performance and to reduce motorist delays. Lee County staff is actively involved in planning ITS projects that will integrate with other projects in the region. This item is presented to update the Commission and to obtain further direction regarding implementation of ITS in Lee County roads and within the region.

OPTIONS:

Continue with the current ITS plan to deploy ITS on county arterials with current funding level commitments. Staffing for monitoring the arterials will be peak hour only utilizing existing staff resources. Provides a manageable and financially feasible plan and is consistent with the core level of service.

RECOMMENDATION:

Implementing ITS is recommended. The main ITS system is the Advances Traffic Management System which addresses the critical need to consolidate signal coordination, monitoring and traffic management into a single modern up to date system. This system is estimated to produce benefits similar to the existing Variable Pricing and other ITS systems installed nationally. Based upon national results, conservative estimates of savings are projected to be:

- a) 5% reduction in vehicle delay
- b) 3% reduction in vehicle emission
- c) 2% savings in fuel consumption

Lee County Department of Transportation Traffic Engineering Manager Harry Campbell gave a PowerPoint presentation of ITS technology (copy is contained in the backup to the agenda request form). In response to Commissioner Albion's inquiry on the potential savings, Mr. Campbell noted that when applied to traffic on main roadways and all intersections it will equate to hundreds of thousands a year based on the traffic congestion that is out there today; and as traffic grows potentially a million dollars a year in delay savings and fuel consumption reduction. Commissioner Albion noted that the background to this item reflected that the cost to implement the proposal would be a couple of million dollars; and questioned when it would break even, and when a model would be run to show justification. After noting that he did not see the Fort Myers Beach/Lee Tran project in the presentation and questioning if it was part of the project; Mr. Campbell responded that it was; noted that it was small scale of what could happen county-wide over time; and opined that it would increase ridership for the Fort Myers Beach project. In response to Commissioner Albion's suggestion to include smart transponders in the project; Mr. Campbell stated that the ability to have a smart transponders is really dependent upon having an infrastructure in place that would notify the driver of accurate, up-to-date, and reliable information, otherwise the information loses its value to the motorist; advised that the capability exists, but a partnership with the Florida Department of Transportation and Florida Highway Administration would be necessary. Commissioner Albion noted that the State should be a very willing partner as the Lee County's transponders are interchangeable or interoperable with SunPass and EasyPass, emphasized the necessity to find grant opportunities to expand the ability of transponders to give people greater access to traffic information; and added that looking at the entire equation could be very helpful. Mr. Campbell further informed the Board of a demonstration of the Orlando project regarding the use of transponders and the 511 system to inform motorists of traffic situations. In response to Commissioner Albion's requested for consideration of a system where residents could use their cellular phones to access up-to-date traffic information; Mr. Campbell informed that 511 will be available on I-75 once the freeway system is in place, and explained providing it to local roadways would take some partnership and effort.

5. CR 951 ALTERNATIVES CONSIDERATION

Discuss alignment alternatives for CR 951, and receive Board comments regarding continuation of the study.

OPTIONS:

The Board requested revisions to the set of alignments. Allow staff to continue with the green set of alignments to the next phase of the study. This next phase will result in the preparation of a draft EIS with recommendation of a maximum of one build alternative along with the no build alternative. The draft EIS will be brought back to the Board in approximately seven months for concurrence and forwarding to FDOT/FHWA for approval.

RECOMMENDATION:

Staff recommends that the Board allow Department of Transportation Operations (DOT) to continue with the next phase of the study that will analyze the alignments shown in green.

Lee County Department of Transportation Engineer Don DeBerry conducted a [Power Point Presentation regarding the realignment of County Road 951](#). After Commissioner Judah complimented Mr. DeBerry and Staff on their efforts, he inquired about the focus of the adjustment. Mr. DeBerry clarified the initial goal of the County is safer travel; and confirmed that the 82-29-846 corridor will be improved and is a pivotal role in the transportation network in this area. During discussion which ensued regarding an alternative 951 extension, Commissioner Judah stated that an improvement is being made to Immokalee Road (846) by Collier County; and suggested a potential bypass to refrain from going through the town of Immokalee, with future improvements to Route 82 to reduce the commute time to 40 minutes. In response to Commissioner Judah's statements, Mr. DeBerry stated that, with the 2030 model that's being developed for the long range plan, the use of both facilities are required in order to achieve mobility in Collier, Lee, and Hendry Counties, and in the areas of Ave Maria University, Immokalee, the Airport and for Affordable housing in Lehigh Acres; and confirmed that this project would alleviate traffic. Discussion ensued regarding funds to construct the project, projected traffic flow, possibility of a virtual reality presentation, and creation of community group. After further discussion, Commissioner Judah clarified that Board direction was that proceeding meant that the Board has not arrived at the precise alignment; that the alignment that would disappear would be the one east of Wild Cat Run because of the cost and environmental impacts; and that it does not, at this time, rule out the one involving 846, 29, and 82.

6. [DISCUSSION OF PROPOSED MINORITY AFFAIRS BOARD/FUTURE DIRECTION OF BLACK AFFAIRS ADVISORY BOARD \(BAAB\)](#)

Discussion on the possible creation of a Minority Affairs Advisory Board, that would replace and/or supplement the current Black Affairs Advisory Board and Hispanic Affairs Advisory Board. Also discuss future direction of BAAB based on a recent survey of former and current members.

OPTIONS:

- Create a Minority Affairs Board
- Keep current structure as is.
- Create Minority Affairs Board, but also separate committees.

Assistant to the County Manager Pete Winton stated that a memo was distributed to retain the Black Affairs and Hispanic committees, and the request to create a Multicultural Affairs Board. Commissioner Judah stated that after speaking with the Black Affairs, Hispanic Affairs, and Asian American Affairs Advisory Boards he would recommend the Board consider creating a Multicultural Advisory Board. Commissioner Hall expressed her concern on the various Advisory Boards and on their objectives in advising the Board of County Commissioners. In response to Commissioner Hall's concern, Commissioner Judah stated that the Board should focus on allowing the Multicultural Board to prove itself prior to disbanding the other three advisory Boards. Discussion ensued regarding the appointment method to the Multicultural Board, the cohesiveness between the three Advisory Boards with the Multicultural Board, and the establishment of yearly goals by each group. Commissioner Judah requested that he and administration take the comments, work out a plan and come back to the Board. The Board concurred.

BOARD COMMENTS/DISCUSSION

BOARD TRIP TO WASHINGTON – In response to Commissioner Hall's inquiry, Commissioner Janes volunteered to work with Assistant County Manager Holly Swartz to contact the representatives on scheduling of the agendas for the Board.

TRAFFIC IMPACT STATEMENTS - Albion expressed concern about traffic impact statements being based upon what a project generates to an area; noted that clearly there is an issue where sometimes the Board may not accept the greater amount of traffic; and noted that there was a gap south of Daniels Road. He continued by stating that affordable housing is set at 150 in the Daniels area, but that housing is much higher and not under the range of affordable housing; noted there are a lot of people that are that mid-range; and emphasized the need for the ability to look at how a roadway is being effected, to somehow expand their vision beyond just that few mile radius to see if a greater impact is being created or whether relief is being created. Commissioner Hall cited a past zoning meeting where discussion ensued on retail convenience gas stations and communication towers in the Ben Hill Griffin corridor.

RV PARKS – Commissioner Judah requested the Board further discuss disallowing RV Parks in Fort Myers. Commissioner St. Cerny stated that the RV issue should be discussed at the next Management and Planning Meeting.

BOARD CHAIRMAN ROTATION – After consulting with Assistant Port Authority Attorney Gregory S. Hagen, Commissioner Albion stated that the Chairman of the Board should automatically be named Chairman of the Joint Port upon appointment as the Board of County Commissioner Chairman.

COMMITTEE APPOINTMENT – Commissioner St. Cerny stated that per a memo received regarding the Chairman’s option to appoint two ex official members to the Airport Special Management Committee, and noted it would be discussed at the February 9, 2005 Regular Meeting.

The Chairman adjourned the meeting at 3:17 p.m.

ATTEST:
CHARLIE GREEN, CLERK

Deputy Clerk

[Chairman, Lee County Commission](#)