

FEBRUARY 28, 2011

A [Workshop Meeting](#) of the [Board of Lee County Commissioners](#) was held on this date to review the 2011 Evaluation and Appraisal Report (EAR) of the Lee County Comprehensive Plan, with the following Commissioners present:

Frank B. Mann, Chairman
John E. Manning, Vice Chairman
A. Brian Bigelow
Ray Judah
Tammara Hall

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

Community Development Planning Director Paul S. O'Connor provided opening comments, outlined the purpose of the workshop meeting, and stated that the Public Hearing for adoption of the EAR would be conducted tomorrow, March 1, at 1:30 p.m. in these Chambers. Mr. O'Connor introduced AECOM consultant Frances Marino, who narrated a [PowerPoint presentation](#) on the role and specifics of the EAR, and recommendations of staff and the Local Planning Agency (LPA).

Mr. O'Connor outlined a projected timeline for the process and he and County Manager Karen Hawes assured they are involving objective departmental sources, such as the Department of Transportation, Transit, Sustainability, and Human Services, for input, at the suggestion of Commissioner Hall. Chief Assistant County Attorney Donna Marie Collins and Ms. Hawes also responded to a question from Commissioner Hall that discussions are being held with the five municipalities to coordinate Interlocal Agreements, and that direction be formally given to Commissioner Bigelow to follow-up with the Mayors during his liaison discussions. Commissioner Hall concluded by calling attention to the often overlooked area of San Carlos Park.

Commissioner Manning stated his concerns with the upcoming legislative session's funding effects on local governments, and spoke in favor of providing incentives. He indicated non-support of rail development, and concluded by requesting staff to take into consideration potential platted lands legislation.

Commissioner Manning left the meeting at 2:48 p.m. and was absent for the remainder of the Meeting.

Commissioner Judah delineated sections of concern within the EAR as follows:

Section 2-3 under Guiding Principles and Section 3-21 under Community Character, with brief discussion of on-going efforts to identify ways to incentivize property owners to protect the greenbelt for future agricultural use.

Section 2-39 the photo needs to be replaced as it shows an exotic species of water hyacinth.

Section 2-40, under Land Conservation Current Directions, needs to include Corkscrew Regional Ecosystem Watershed (CREW).

Section 2-41, under Energy Conservation Current Directions, needs to include a stipulation that by 2020 a certain percentage of energy/fuel produced will be renewable; additionally, there needs to be mention of existing businesses in the public-private partnership paragraph, like Algenol, that show where we are meeting our objectives (later in the meeting there was consensus to not name specific businesses, but only identify them generically). Commissioner Judah also stated continued support for a regionalized program to incentivize solar/thermal water heaters.

Section 3-14 - Level of Service Standards, which states "In urban areas of the county transportation concurrency should not serve as a disincentive to development." Commissioner Judah pointed out that a back-up plan would be in order as the county is contesting SB 360 as it relates to financial responsibility of government versus the private sector for infrastructure. Within that same section, next column, last sentence, he stated the county was already co-locating parks with other facilities.

Section 3-17, under XI. Economic Elements, he pointed out potential problems with re-alignment of certain roads that would provide connectivity between Estero and the Research Diamond area.

Section 3-19, last column, he cautioned on providing in-fill at a cost to taxpayers.

Section 3-25, X. Economic – this Board needs to definitively stipulate that we have a Research Diamond in this community that is our focus for economic growth. He stressed that the Madden Research Loop and Innovation Hub partnerships need to be included along with the 800 acres of airport lands owned by Lee County. Commissioner Hall said she was hesitant to identify private developments by name. Commissioner Judah agreed and indicated it would be acceptable to refer to developments generically and to a Master Plan in place for future economic growth of the 800 acres of airport lands. There was consensus not to specifically name private developments, but to reference them by their generic enterprises.

Commissioner Judah concluded by requesting that the additional priorities of Renewable Energy Standards, water and sewer infrastructure in Lehigh Acres, Urban Service Boundaries, and Wildlife Corridors be included.

Commissioner Bigelow reiterated previously expressed concern over a drawn out timeline, and updated the Board on his meetings with the cities Mayors, as liaison to the Mayors Council. He recommended attention be given to reining in sprawl and that the message be given to the Department of Community Affairs (DCA) that Lee County will try to incentivize future density already identified as Urban Areas, but overall was supportive of the EAR.

Commissioner Mann referenced Section 2-9 – Rural Areas, and stated that Alva and North Olga already have access to adequate services and do not require rural centers. He was supportive of incentivizing farmers in the rural areas.

The Chairman adjourned the meeting at 3:32 p.m.

ATTEST:
CHARLIE GREEN, CLERK

Deputy Clerk

[Chairman, Lee County Commission](#)