

FEBRUARY 7, 2011

A [Workshop Meeting](#) of the [Board of Lee County Commissioners](#) sitting as the Board Management and Planning Committee was held on this date 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.

## 1. DISCUSSION OF PERSONAL WATERCRAFT VENDOR LICENSING

**Discussion regarding issuance of new watercraft vendors licenses (Ordinance 95-13 Personal Watercraft Rental Vendor and Parasailing Licensing Ordinance and Ordinance 08-14 Lee County Vessel Control and Water Safety Ordinance).**

OPTIONS:

- 1) Do not amend Ordinance.
- 2) Amend ordinance to modify direct access and separation requirements and allows use of beach accesses and rights of way.
- 3) Amend Ordinance to allow back bay locations that currently allow other boat rentals.

RECOMMENDATION:

Do not amend ordinance.

Following Board discussion and confirmation by Community Development Chief Building Officer Bob Stewart that the matter precipitating placement of this issue on the Management and Planning Committee agenda was resolved, there was Board consensus that no further action was necessary at this time.

## 2. OVERVIEW OF GENERAL FUND HUMAN SERVICE CONTRACTS

**In preparation for the upcoming budget cycle, provide overview of general fund human service contracts.**

OPTIONS:

- 1) Maintain level funding for general fund human service contracts.
- 2) Discuss reduced funding level due to budgetary constraints.

RECOMMENDATION:

Continue human service general fund contracts at a reduced funding level due to budgetary constraints.

Human Services Director Ann Arnall provided a [PowerPoint overview](#) of General Fund Human Service Contracts and she, Interim County Attorney Andrea Fraser, County Manager Karen Hawes and Assistant County Manager Pete Winton responded to Board questions. Attorney Fraser agreed to research the new Health Care Law as it relates to the State's proportionate share of Medicaid funding. There was Board consensus to coordinate with the Florida Association of Counties on budgetary issues as the Legislature convenes. At the request of Commissioner Hall, Ms. Arnall agreed to provide some of the Primary Care contracted figures. Ms. Arnall finalized her overview with what action items would be undertaken in conjunction with the Human Services Council and what was being requested of the Board. Mr. Winton responded to an inquiry by Commissioner Manning that the first four months of FY10-11 budget analysis would be available to the Board in the next couple of weeks and indicated staff is analyzing and would provide potential efficiencies in After School Programs in approximately one month. Commissioner Bigelow requested, and Mr. Winton agreed, to meet to discuss 2011 anticipated budgetary items in more detail. Ms. Hawes offered information on additional State mandates, outside of Human Services, for Board consideration. Commissioner Hall encouraged media and resident attention on these legislative mandates, and to hold their representatives accountable. There was Board consensus to maintain the current funding level and continue to work through budget discussions.

### 3. ALICO WIDENING PRELIMINARY DESIGN ADVANCEMENT

As the County focuses on livability, strong connections, community character and sustainability through our Evaluation and Appraisal Report (EAR), we propose to address those issues with the Alico Road widening project. Alico Road is a central spoke in the “Research Diamond” concept to attract the renewable energy industry and the location of much of the County’s industrial lands, particularly the lands designated “Tradeport” south of the Southwest Florida International Airport (SWFIA). This area is currently the focus of interest by several developers. One of the key elements to attracting development, particularly industrial development, is the availability of infrastructure. Recent work by the County and by Florida Department of Transportation (FDOT) has ensured adequate roadway and water and sewer capacity from Ben Hill Griffin Parkway (Ben Hill) west to US 41; however, Alico Road narrows to two lanes east of Ben Hill and, while it currently has water lines, does not have a sewer line. Community Development staff has opined that an evaluation of the provision of additional infrastructure (such as water and sewer) is warranted. In terms of long range planning, the Alico corridor is envisioned to be much more significant, with widening of the existing portion east of Ben Hill and an extension east and north to SR 82, connecting with Sunshine Boulevard in Lehigh Acres (i.e., the Alico Connector) anticipated in the future. The connector will make it a regional corridor, linking SR 82 and its connection to the rural areas as well as the Lehigh Acres community to I-75 and US 41, and improving access to the regional attractors of Florida Gulf Coast University and SWFIA.

The County has completed a corridor alignment study for the 7-mile long Alico connector, and has acquired or is in the process of acquiring much of the right-of-way through agreements with the two primary property owners along the path (Jamerson Farms and Florida Rock). However, the County does not currently have funds programmed for the design & permitting phase, mitigation phase, or construction phase for that project (currently estimated to cost over \$40 million), so it is viewed as a longer term issue, although staff and our consultants have been and will continue to explore funding options to advance the project. Of more immediate concern is the widening of the existing portion of Alico Road between Ben Hill and Airport Haul Road, including the extension of utility lines. There is significant development activity along this road segment, all in different stages of approval, which includes the Florida Gulf Coast Town Center & Research Park/Benderson DRI (Phase 1 currently under review), Premier Airport Park (Phase 1 local development order approved), the I-Hub project, the Alico West project (Comp Plan amendment approved, with DRI-rezoning still to do), and the Miromar Lakes commercial pod (part of already-approved DRI). Recognizing the interest in the area, the County added \$2.34 million in gas tax funds in last year’s CIP update to do both the preliminary design and the ultimate design & permitting for the Alico Road widening, in FY12/13. However, given the different development stages and the need for more timely answers to certain questions about right-of-way needs and utility locations, staff and area developers think it is important to move forward as quickly as possible with the preliminary design component.

The benefit of advancing the preliminary design to the current year is that it would more quickly define a typical section for the roadway, considering the number of traffic lanes needed, transit accommodations and bicycle/pedestrian needs. It would also identify the location of future utility lines (water and sewer), as well as determine water management and treatment needs. Since this is in an environmentally sensitive area, advancement of the preliminary design will also help quantify wetland and wildlife impacts, to try and ensure those are minimized and allow for planning for future mitigation. Staff is estimating that the cost of the preliminary design effort (to County, not Federal, standards) would be about \$750,000.00. As noted, area developers are interested in seeing this area advanced and, at one point, there was an offer by a developer to advance the cost for future repayment. However, that offer has since been withdrawn and staff believes it would be better to use County funds to maintain more direct control of the study effort (rather than working with a consultant hired by a developer) and to open the work up to all local engineering firms. This type of work is normally solicited through an RFQ process. Staff will work to incorporate additional phases of this project into the CIP as part of the upcoming annual update process.

#### OPTIONS:

- 1) Advance the preliminary design to the current year using County funds.
- 2) Work with an area developer to advance the preliminary design to the current year.
- 3) Don’t advance the preliminary design.

## RECOMMENDATION:

## Option 1

County Manager Karen Hawes prefaced the presentation on this matter by referring the Board to the Alico Road Corridor map located in the agenda material and addressed overall plans and objectives underway for this key area. Department of Transportation Planning Manager Dave Loveland provided additional background on the current needs for a particular segment of Alico Road from Ben Hill Griffin Parkway to Airport Haul Road. Mr. Loveland reported on progress to date, and responded to Board observations and questions. Chief Assistant County Attorney Donna Marie Collins opined on the question of the County's partnership with property owners concerning rights-of-way, and Mr. Loveland addressed the question of timing for requesting advanced funding, upon concern expressed by Commissioner Judah. Mr. Loveland summarized the preliminary design direction required of the Board today, and following further discussion, there was consensus to have Option 1 brought back on a blue sheet within the next several months, with Commissioner Judah's continued concern noted.

**4. UPDATE ON 2010 ENERGY/RESOURCE SAVINGS AND INITIATIVES**

**Update the Board with the latest information on Energy/Resources savings from end of calendar year data.**

## OPTIONS/ RECOMMENDATION:

## Information Only

Facilities Services Director Rich Beck addressed the Board on the overall energy resources initiative, and introduced several key staff members and outlined their valuable accomplishments. Mr. Beck also introduced Public Works U.S. Green Building Council Lead AP and Certified Energy Auditor David Pinheiro who then narrated a [PowerPoint review](#) of annualized energy savings achieved to date. Messrs. Beck, Pinheiro, County Manager Karen Hawes and Assistant County Manager Pete Winton responded to questions. The Chairman, on behalf of the Board, commended Facilities Services on the cost savings efforts. Ms. Hawes advised of upcoming meetings with the cities to share ideas on best practices that would put the County in a good position to apply for grant funds moving forward.

The Chairman adjourned the meeting at 3:31 p.m.

ATTEST:

CHARLIE GREEN, CLERK

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Deputy Clerk

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[Chairman, Lee County Commission](#)