

**CPA2008-01**  
**LEE COUNTY BIKEWAYS/WALKWAYS**  
**FACILITIES PLAN MAP 3D UPDATE**  
**BoCC SPONSORED**  
**AMENDMENT**  
**TO THE**

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LEE COUNTY COMPREHENSIVE PLAN

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**THE LEE PLAN**

Lee County Board of County Commissioners  
Sponsored Amendment and Staff Analysis

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LPA Public Hearing Document  
for the  
June 22<sup>nd</sup>, 2009 Public Hearing

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*Lee County Planning Division*  
*1500 Monroe Street*  
*P.O. Box 398*  
*Fort Myers, FL 33902-0398*  
*(239) 479-8585*

June 15, 2009

**LEE COUNTY  
DIVISION OF PLANNING  
STAFF REPORT FOR  
COMPREHENSIVE PLAN AMENDMENT  
CPA2008-01**

Text Amendment

Map Amendment

✓	<b>This Document Contains the Following Reviews:</b>
✓	<b>Staff Review</b>
	<b>Local Planning Agency Review and Recommendation</b>
	<b>Board of County Commissioners Hearing for Transmittal</b>
	<b>Staff Response to the DCA Objections, Recommendations, and Comments (ORC) Report</b>
	<b>Board of County Commissioners Hearing for Adoption</b>

STAFF REPORT PREPARATION DATE: June 15, 2009

**PART I - BACKGROUND AND STAFF RECOMMENDATION**

**A. SUMMARY OF APPLICATION**

**1. APPLICANT:**

LEE COUNTY BOARD OF COUNTY COMMISSIONERS  
REPRESENTED BY LEE COUNTY DEPARTMENT OF TRANSPORTATION

**2. REQUEST:**

Update Lee Plan Map 3D, the Unincorporated Bikeways/Walkways Facilities Map.

**B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY**

**1. RECOMMENDATION:**

Planning staff recommends that the Board of County Commissioners transmit the updated Unincorporated Bikeways/Walkways Facilities Plan (Map 3D).

**2. BASIS AND RECOMMENDED FINDINGS OF FACT:**

- Map 3D of the Lee Plan, the Unincorporated Bikeways/Walkways Facilities Plan, is a critical component for the planning and implementation of facilities for bicycling and walking within unincorporated Lee County.
- The critical nature of the map is reflected in the policy references included in the Lee Plan, in Policies 40.4.2, 40.4.4, 40.4.5, 40.4.6 and 85.1.2. The map is also referenced in Section 10-256 of the County's Land Development Code (LDC).

- Map 3D, the Unincorporated Bikeways/Walkways Facilities Plan, has not been updated since 1999, and changing conditions since then warrant some update.
- The County's Bicycle/Pedestrian Advisory Committee (BPAC) has proposed some changes to the County's LDC governing the provision of bicycle/pedestrian facilities as part of private development activities, which has prompted some related changes to Map 3D.
- Since the LDC is intended to implement the Lee Plan, the update of Map 3D of the Lee Plan should proceed forward in this current cycle before the LDC changes take effect.

### C. BACKGROUND INFORMATION

The Unincorporated Bikeways/Walkways Facilities Plan included as Map 3D of the Lee Plan identifies both existing bicycle and pedestrian facilities on major roadways in unincorporated Lee County, and proposed (planned) facilities. The bicycle facilities are depicted on the current map as Bike Path/Trail (Class I/Off Road), Bike Lane/Paved Shoulder (Class II/On Road), and Bike Route (Class III/On Road). The pedestrian facilities are identified as sidewalks. The current Unincorporated Bikeways/Walkways Facilities Plan, which hasn't been updated since 1999, is included as Attachment A. The comprehensive plan and Land Development Code references to the map are noted below.

#### **Lee Plan References (highlighted with bold face)**

**POLICY 40.4.2:** *The county will develop a safe and interconnected bicycle/pedestrian system in unincorporated Lee County to meet the users' needs for transportation and recreation, consistent with the **Bikeways/Walkways Facilities Plan (Map 3D)**. The system will provide facilities between residential, work, school, shopping, and recreation areas. **Map 3D** represents a desired future network unrestricted by jurisdictional responsibility or funding availability. The county is not obligated to build all the facilities depicted on **the map**.*

**POLICY 40.4.4:** *County implementation of the relevant portions of the system as shown on **Map 3D** will be through incorporation of bicycle/pedestrian facilities where possible in the construction plans of new and expanded roadways, requirements for new development to install facilities, federal and state grant applications, and annual County funding of improvements.*

**POLICY 40.4.5:** *The County will establish as priorities for its annual bicycle/pedestrian funding program the development of a network of bicycle/pedestrian facilities on arterial and collector roadways as identified on **Map 3D** and the connection of public schools to established residential neighborhoods. The county will establish priorities with assistance from the Bicycle/Pedestrian Advisory Committee.*

**POLICY 40.4.6:** *Develop and maintain an environmentally sensitive transportation system that provides safe, convenient and efficient travel through an affordable balance of alternative transportation modes, coordination with the **Lee County Bikeways/Walkways Facilities Plan**, and*

*coordination with adjacent communities in accordance with the Lee County Greenways Master Plan.*

**POLICY 85.1.2:** *Parks will be linked to bike paths, trails and greenways, and other parks as identified in the Lee County Greenways Master Plan and the **Lee County Bikeways/Walkways Facilities Plan** where feasible.*

**Land Development Code References (highlighted with bold face)**

Sec. 10-256. Bikeways and pedestrian ways.

1. (a) ***Unincorporated bikeways/walkways facilities plan.*** The **unincorporated bikeways/walkways facilities plan (hereinafter "the plan")** shows a proposed network of bikeways and pedestrian ways in the unincorporated areas of Lee County. All development proposed along the arterial and collector roadways depicted on **the plan** must provide for bikeways and pedestrian ways in accordance with this section. Construction of bicycle and pedestrian facilities shown on **the plan** along the frontage of subject property are deemed to be site-related improvements.

(b) *Provision of off-site bikeways and pedestrian ways.*

(1) *General.* Off-site bikeways and pedestrian ways are required for all new developments and for expansion of any existing development that results in a 25 percent or greater increase in either:

- a. Building size or floor area; or
- b. Residential dwelling units.

(2) *Off-site facilities.*

a. *Off-site facilities shown on the **bikeways/walkways facilities plan.*** The developer must construct a bikeway or pedestrian way in the public road right-of-way if the subject property abuts a street shown on **the plan**.

*Note:* The developer may choose to construct the facility outside the public road right-of-way on his own property. If the developer opts to construct the facility across the property in this manner, the easement must be at least two feet wider in width than the bikeway or pedestrian way and perpetually open to the public.

b. *Off-site facilities; other.*

1. When any portion of the property to be developed is located within one-quarter mile (as measured along the principal perimeter street) of a collector or arterial road shown on **the plan** as requiring either a bikeway or pedestrian way, or within a quarter mile (as measured along the principal perimeter street) of an existing facility, the developer must construct a similar facility within the existing road right-of-way from the subject property to the existing or proposed facility. This section will not require the purchase of right-of-way or easements by

Lee County where none exist and will only apply where the required new facility can be constructed along a collector or arterial road.

2. When any portion of a proposed residential subdivision is located within one-quarter mile (as measured along the principal perimeter street) of an existing or proposed bicycle or pedestrian generator such as schools, parks, playgrounds, shopping centers or employment centers, or transit facilities, the developer must construct a bikeway or pedestrian way not less than 8 feet in width within the existing road right-of-way connecting the subdivision to the pedestrian generator. This section will not require the purchase of right-of-way or easements by Lee County where none exist and will only apply where the required new facility can be constructed along a collector or arterial road.

3. In instances where a proposed development is within one-quarter mile of a collector or arterial road shown on **the plan** as requiring a bikeway or pedestrian way and is also within one-quarter mile of an existing facility in the opposite direction on the same principal perimeter street, only one connecting link will be required. The director of development services will determine which link would be most beneficial to the intent and purpose of this ordinance.

4. When any portion of the parcel located along an arterial or major collector is developed, sidewalks, bike paths or multi-use facilities are required. Material, width and type of facility will be determined by **the plan** criteria and existing conditions within a quarter mile of the surrounding area of the proposed development. When any portion of a parcel along a minor collector or local street is developed with office or commercial uses, sidewalk is required.

(Balance of Section 10-256 not included)

## **PART II - STAFF ANALYSIS**

### **A. STAFF DISCUSSION**

Clearly Map 3D is an integral component to the County's efforts to expand the available bicycle and pedestrian facilities, both through the County's efforts and through the requirements imposed on private development. The map has not been updated since 1999, and changes have occurred in terms of both the inventory of built facilities and the planned future roadway network (which serves as a basis for planned future bicycle/pedestrian facilities). The County's Bicycle/Pedestrian Advisory Committee has been working on some changes to Section 10-256 of the LDC to clarify and expand the requirements for private development to provide bicycle/pedestrian facilities, and that has led them to propose some changes to Map 3D as well. The LDC changes have been through the LDCAC and EROC committees, and were presented to the LPA at the June 3<sup>rd</sup> meeting. One key change to the map is clearly evident in the proposed new map provided as Attachment B; it is actually proposed as two maps, one to reflect the proposed facilities (3D-1), and one to reflect existing facilities (3D-2). This should help make the map more readable. The map has also been expanded to include a wider range of facility types, reflecting the current engineering and design trends.

### **B. CONCLUSIONS**

In order to reflect changes since 1999, to support and accommodate the LDC changes being proposed by the County's Bicycle/Pedestrian Advisory Committee, and to better reflect the County's plan for providing bicycle and pedestrian facilities, Lee Plan Map 3D must be updated.

**C. STAFF RECOMMENDATION**

Planning staff recommends that the Board of County Commissioners transmit this amendment that updates Lee Plan Map 3D, the Unincorporated Lee County Bikeways/Walkways Facilities Plan.

**PART III - LOCAL PLANNING AGENCY  
REVIEW AND RECOMMENDATION**

DATE OF PUBLIC LPA HEARING: June 22, 2009

**A. LOCAL PLANNING AGENCY REVIEW**

**B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY**

**1. RECOMMENDATION:**

**2. BASIS AND RECOMMENDED FINDINGS OF FACT:**

**C. VOTE:**

**NOEL ANDRESS**

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**CINDY BUTLER**

\_\_\_\_\_

**CARIE CALL**

\_\_\_\_\_

**JIM GREEN**

\_\_\_\_\_

**MITCH HUTCHCRAFT**

\_\_\_\_\_

**RONALD INGE**

\_\_\_\_\_

**CARLA JOHNSTON**

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**PART IV - BOARD OF COUNTY COMMISSIONERS  
HEARING FOR TRANSMITTAL OF PROPOSED AMENDMENT**

DATE OF TRANSMITTAL HEARING: \_\_\_\_\_

**A. BOARD REVIEW:**

**B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:**

**1. BOARD ACTION:**

**2. BASIS AND RECOMMENDED FINDINGS OF FACT:**

**C. VOTE:**

<b>BRIAN BIGELOW</b>	_____
<b>TAMMARA HALL</b>	_____
<b>ROBERT P. JANES</b>	_____
<b>RAY JUDAH</b>	_____
<b>FRANK MANN</b>	_____



**PART V - DEPARTMENT OF COMMUNITY AFFAIRS OBJECTIONS,  
RECOMMENDATIONS, AND COMMENTS (ORC) REPORT**

DATE OF ORC REPORT: \_\_\_\_\_

**A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS:**

**B. STAFF RESPONSE**

**PART VI - BOARD OF COUNTY COMMISSIONERS  
HEARING FOR ADOPTION OF PROPOSED AMENDMENT**

DATE OF ADOPTION HEARING: \_\_\_\_\_

**A. BOARD REVIEW:**

**B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:**

**1. BOARD ACTION:**

**2. BASIS AND RECOMMENDED FINDINGS OF FACT:**

**C. VOTE:**

**BRIAN BIGELOW**

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**TAMMARA HALL**

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**ROBERT P. JANES**

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**RAY JUDAH**

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**FRANK MANN**

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