

**CPA 2008-24  
UPDATE TABLE 2(a) - CONSTRAINED ROADS  
BOCC SPONSORED  
AMENDMENT  
TO THE**

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**LEE COUNTY COMPREHENSIVE PLAN**

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**THE LEE PLAN**

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BoCC Public Hearing Document  
For the  
March 3<sup>rd</sup> 2010 Adoption Hearing

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**February 17, 2010**

**LEE COUNTY  
DIVISION OF PLANNING  
STAFF REPORT FOR  
COMPREHENSIVE PLAN AMENDMENT  
CPA 2008-24**

**Text Amendment**

**Map Amendment**

<b>This Document Contains the Following Reviews:</b>	
<input checked="" type="checkbox"/>	<b>Staff Review</b>
<input checked="" type="checkbox"/>	<b>Local Planning Agency Review and Recommendation</b>
<input checked="" type="checkbox"/>	<b>Board of County Commissioners Hearing for Transmittal</b>
<input checked="" type="checkbox"/>	<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: November 7, 2008

**PART I - BACKGROUND AND STAFF RECOMMENDATION**

**A. SUMMARY OF APPLICATION**

**1. APPLICANT / REPRESENTATIVE:**

Lee County Board of County Commissioners/Division of Planning

**2. REQUEST:**

Update Table 2(a) of the Lee Plan, Constrained Roads, to include Historic as one of the Constrained Conditions for Pine Island Road (Matlacha).

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

**1. RECOMMENDATION:** Planning staff recommends adding Historic to Table 2(a) of the Lee Plan, Constrained Roads for Pine Island Road (Matlacha).

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

- The Lee County Historic Preservation Board adopted a Resolution designating Matlacha as an Historic Resource on November 29, 1990 (HD 90-10-01).
- Pine Island Road NW passes through the Matlacha Historic District.

- The section of Pine Island Road NW that passes through the Matlacha Historic District is a two-lane County maintained Arterial road.
- Pine Island Road from Shoreview Drive to Little Pine Island is designated as a Constrained Road.
- Over seventy historic sites front Pine Island Road NW in Matlacha along the Constrained section of road.
- Any widening of Pine Island Road NW through Matlacha would alter the historic character of the Matlacha Historic District.

**C. RECOMMENDED LEE PLAN TEXT AMENDMENT**

**TABLE 2 (a)  
CONSTRAINED ROADS  
STATE AND COUNTY ROADS**

ROADWAY	SEGMENT	MAINTENANCE RESPONSIBILITY	CONSTRAINED CONDITIONS
Captiva Road	Blind Pass/South Seas Plantation	County	ROW, Scenic, Aesthetic, Environmental
Daniels Parkway	Metro Parkway/I-75	County	ROW
Estero Boulevard	Center Street/Big Carlos Pass	County	ROW, Scenic, Aesthetic
Hickory Boulevard	Big Carlos Pass/ Bonita Beach Road	County	Scenic, Aesthetic, Environmental
McGregor Boulevard (SR 867)	Colonial Boulevard/ College Parkway	State	ROW, Scenic, Aesthetic, Historic, Environmental
Pine Island Road (Matlacha)	Shoreview Drive/Little Pine Island	County	ROW, Scenic, Aesthetic, <u>Historic</u> , Environmental
San Carlos Boulevard (SR 865) (Mantanzas Pass Bridge)	Center Street/Main Street	State	ROW, Scenic, Aesthetic, Environmental
US 41	South of Daniels Road/ North Airport Road	State	ROW
Gulf Boulevard	Boca Grande	County	Scenic, Aesthetic, Historic, Environmental

**D. BACKGROUND INFORMATION**

Matlacha was designated as an Historic Resource by the Lee County Historic Preservation Board on November 29, 1990. Pine Island Road NW passes through the Matlacha Historic District and is designated as a Constrained Road. The Constrained Conditions in Table 2(a) of the Lee Plan does not list Historic as one of the conditions for including this stretch of Pine Island Road.

## **PART II - STAFF ANALYSIS**

### **A. STAFF DISCUSSION**

#### **INTRODUCTION**

The community of Matlacha lies in a long narrow strip along the right of way of State Road 78, or Pine Island Road. The road is lined with tiny one and two room vernacular houses and commercial buildings erected on the remains of the fill created by the construction of the Matlacha Pass Bridge in 1926. Over 25 buildings were recorded along this narrow stretch. Buildings are wood frame vernacular style and are considerably altered. Many have small docks to the rear on the water.

The historic resources of Matlacha are significant as a concentration rather than on an individual basis. The resource does not rise to the level of a National Register district. However, the character and scale of this tiny fishing village is based on the many small vernacular buildings. The County has recognized the historic value and has designated it as a historic resource.

The right of way of State Road 78 probably extends into the structures of many of the buildings in Matlacha. A road widening project would severely impact the Historic District.

### **B. CONCLUSIONS**

Matlacha is designated as an Historic District and Pine Island Road through the Historic District from Shoreview Drive to Little Pine Island Road is designated as a Constrained Road. The Constrained Conditions on that section of roadway are listed in Table 2(a) of the Lee Plan as ROW, Scenic, Aesthetic, and Environmental. The addition of Historic to the list of Constrained Conditions is appropriate because of the Historic District designation for Matlacha.

### **C. STAFF RECOMMENDATION**

Add Historic to the Constrained Conditions in Table 2(a) of the Lee Plan for Pine Island Road from Shoreview Drive to Little Pine Island. Staff recommends that the Board of County Commissioners transmit the proposed amendment.

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

DATE OF PUBLIC HEARING: November 24, 2008

**A. LOCAL PLANNING AGENCY REVIEW**

Staff provided a brief summary of the proposed amendment. The LPA provided no comment or questions concerning the proposed amendment. No public comment was provided at the public hearing.

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

1. **RECOMMENDATION:** The LPA recommends that the Board of County Commissioners transmit the proposed amendment.
  
2. **BASIS AND RECOMMENDED FINDINGS OF FACT:** The LPA accepted the findings of fact as advanced by staff.

**C. VOTE:**

<b>NOEL ANDRESS</b>	<b>AYE</b> _____
<b>LES COCHRAN</b>	<b>AYE</b> _____
<b>RONALD INGE</b>	<b>AYE</b> _____
<b>CARLETON RYFFEL</b>	<b>AYE</b> _____
<b>LELAND M. TAYLOR</b>	<b>AYE</b> _____
<b>RAE ANN WESSEL</b>	<b>AYE</b> _____
<b>VACANT</b>	_____ _____

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

**DATE OF TRANSMITTAL HEARING:** September 23, 2009

**A. BOARD REVIEW:** The proposed amendment was part of the consent agenda. The Board of Commissioners provided no comment on the amendment. No member of the public appeared or addressed the amendment.

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

- 1. BOARD ACTION:** The Board voted to transmit the proposed amendment as part of the consent agenda.
- 2. BASIS AND RECOMMENDED FINDINGS OF FACT:** The Board accepted the findings of fact as advanced by staff and the Local Planning Agency.

**C. VOTE:**

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

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

DATE OF ORC REPORT: January 15, 2010

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

The Florida Department of Community Affairs provided no objections, recommendations, or comments concerning the proposed amendment.

**B. STAFF RECOMMENDATION**

Staff recommends that the Board of County Commissioners adopt the proposed amendment as transmitted.

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

DATE OF ADOPTION HEARING: March 3, 2010

**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**

**TAMMARA HALL**

**ROBERT P. JANES**

**RAY JUDAH**

**FRANK MANN**

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