



POLICY 1.8.3: Because of the shortage of suitable undivided tracts in Lehigh Acres (whose boundaries for the purposes of this plan are shown on Map 16), commercial uses may also be appropriate on certain other lands that might otherwise be used for residential lots.

1. Many such lands are designated with the **Lot Assembly** overlay. These lands are platted for single-family lots and are under multiple ownerships. Commercial uses on individual lots or small assemblies of lots would generally be intrusive to existing or emerging neighborhoods. However, assemblies of entire blocks would provide suitable commercial parcels. Major lot assemblies could qualify for commercial zoning whether assembled by government action, private sector purchases, cooperative arrangements between individual lot-owners, or similar arrangements.
2. Other tracts or combinations of platted lots in Lehigh Acres may also be considered for commercial rezoning (even if they are outside any of the three overlays) through the normal zoning processes or by requesting a new conventional commercial zoning district that may be created to address Lehigh Acres conditions. Lands suitable for such rezoning would include:
 - a. Tracts that are assembled from vacant lots at the intersection of future collector or arterial roads in sparsely developed areas where there are very limited or no suitable commercial locations in any of the commercial overlays; or
 - b. Tracts that separate existing commercial and residential land uses where some commercial uses may be appropriate if they provide a substantial buffer and reasonably protect the privacy of existing dwellings. Land-owners seeking commercial zoning under this subsection should expect a minimal level of commercial uses and/or to provide extra levels of buffering.

Decisions on the suitability of any proposal will be made by Lee County on a case-by-case basis in order to implement the intent of these regulations.

3. Commercially zoned land not placed within one of these overlays can be developed in accordance with previous regulations, but may be subject to county-initiated rezonings to restrict or eliminate future commercial uses there. (Added by Ordinance No. 98-09, Amended by Ordinance No. 00-22)

GOAL 2: GROWTH MANAGEMENT. To provide for an economically feasible plan which coordinates the location and timing of new development with the provision of infrastructure by government agencies, private utilities, and other sources.

OBJECTIVE 2.1: DEVELOPMENT LOCATION. Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities. (Amended by Ordinance No. 94-30, 00-22)

POLICY 2.1.1: Most residential, commercial, industrial, and public development is expected to occur within the designated Future Urban Areas on the Future Land Use Map through the assignment of very low densities to the non-urban categories.

Copy to: Pete E. Kennedy
 Myrtle for 6/17
 BCC
 Return to
 MG

Lee County Board Of County Commissioners Agenda Item Summary		Blue Sheet No. 20080639
1. ACTION REQUESTED/PURPOSE: Adopt a resolution designating Meadow Road as an Access Road to State Road 82.		
2. FUNDING SOURCE: N/A		
3. WHAT ACTION ACCOMPLISHES: Designates Meadow Road from Wallace Avenue to the Lee/Hendry County line as an Access Road to State Road 82 and facilitates the connection spacing standards for State Road 82.		
4. MANAGEMENT RECOMMENDATION: Approve.		
5. Departmental Category: A13A		6. Meeting Date: 6/17/2008
7. Agenda: Administrative	8. Requirement/Purpose: (specify) <input type="checkbox"/> Statute <input checked="" type="checkbox"/> Ordinance LDC 10-283 <input type="checkbox"/> Admin Code <input checked="" type="checkbox"/> Other Furtherance of CAMP adopted by FDOT	9. Request Initiated Commissioner: All Department: TRANSPORTATION Division: Administration By: Scott Gilbertson
10. Background: In order to promote efficient and safe travel conditions, the Florida Department of Transportation (FDOT) adopted a Corridor Access Management Plan (CAMP) for State Road 82 in July 2007. Adoption of this Resolution will support the FDOT CAMP. Adhering to the connection spacing standards set forth in the CAMP for State Road 82 will allow for the safe and relatively unimpeded movement of large volumes of traffic. In order to facilitate the connection spacing standards for State Road 82, Meadow Road is being designated as the primary access for properties fronting on State Road 82. A Public Workshop was held on April 14, 2008, in order provide notice of the Meadow Road designation. Attachments: 1. Resolution & Map 2. Scott Gilbertson's Memo to County Commissioners (2/12/08)		

11. Required Review:					
<i>Scott Gilbertson</i>	<i>Reginald Kantor</i>	<i>Rob Spickerman</i>	<i>Dinah Lewis</i>	<i>Jim Lavender</i>	
TRANSPORTATION	Budget Analyst	County Attorney	Budget Services	Public Works Director	
12. Commission Action:					

LEE COUNTY RESOLUTION NO. 08-__-__

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, DESIGNATING MEADOW ROAD FROM WALLACE AVENUE TO THE LEE/HENDRY COUNTY LINE AS AN ACCESS ROAD TO STATE ROAD 82.

WHEREAS, the Board of County Commissioners (Board) is considered the transportation authority in Lee County by virtue of the authority granted in Florida Statutes, Section 125.01(m), to provide and regulate roads; and,

WHEREAS, the Board desires to support the purpose of the State Road 82 Corridor Access Management Plan (CAMP) adopted by the Florida Department of Transportation (FDOT) by designating and establishing Meadow Road as an Access Road to the State Road 82 Corridor from Wallace Avenue to the Lee/Hendry County line; and,

WHEREAS, the Board, as the transportation authority, has the power to establish, designate, and regulate County roadways; and,

WHEREAS, in July 2007, FDOT adopted a CAMP for State Road 82 from Interstate 75 to the Lee/Hendry County line; and,

WHEREAS, adherence to the connection spacing standards set forth in the State Road 82 CAMP will allow for the safe and relatively unimpeded movement of large volumes of traffic; and,

WHEREAS, pursuant to Florida Statutes, Section 125.01(t), the County has authority to adopt resolutions necessary for the exercise of its powers; and,

WHEREAS, pursuant to Florida Statutes, Section 125.01(w), the County may adopt resolutions that are in the common interest of the people of the County, and exercise all powers and privileges not specifically prohibited by law; and,

WHEREAS, the County desires to protect the integrity of the access spacing set forth in the CAMP by establishing Meadow Road as an Access Road to State Road 82 and designating Meadow Road as the primary access for properties fronting on State Road 82 through the local development order process; and,

WHEREAS, one public workshop was held on April 14, 2008, after publication notice and mailed notice to affected property owners; and,

WHEREAS, this resolution was considered by the Board of County Commissioners at a regularly scheduled meeting with mailed notice to affected property owners.

NOW, THEREFORE, be it resolved by the Board of County Commissioners that:

1. Meadow Road from Wallace Avenue to the Lee/Hendry County line is hereby designated as an Access Road to State Road 82. The connection spacing criteria applicable to the Meadow Road corridor will be consistent with the standards for collector roadways set forth in Chapter 10 of the LDC.

2. Lee County hereby designates Meadow Road as the primary access for properties fronting on State Road 82 through the local development order process.

3. Lee County will not grant development order approval for access directly to the State Road 82 Corridor unless the proposed access is consistent with the access points reflected in the State Route 82 CAMP adopted by FDOT in July 2007.

4. The Board's adoption of this resolution does not guarantee, create, or vest in any property owner a right or property interest with respect to access points or turning movements along the Meadow Road corridor.

5. Approval for the construction or use of an existing access point or turning movement onto Meadow Road is reserved to the County.

Commissioner _____ made a motion to adopt the foregoing resolution. The motion was seconded by Commissioner _____. The vote was as follows:

Robert P. Janes
Brian Bigelow
Ray Judah
Tamara Hall
Frank Mann

Duly passed and adopted this _____ day of _____, 2008.

ATTEST:
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

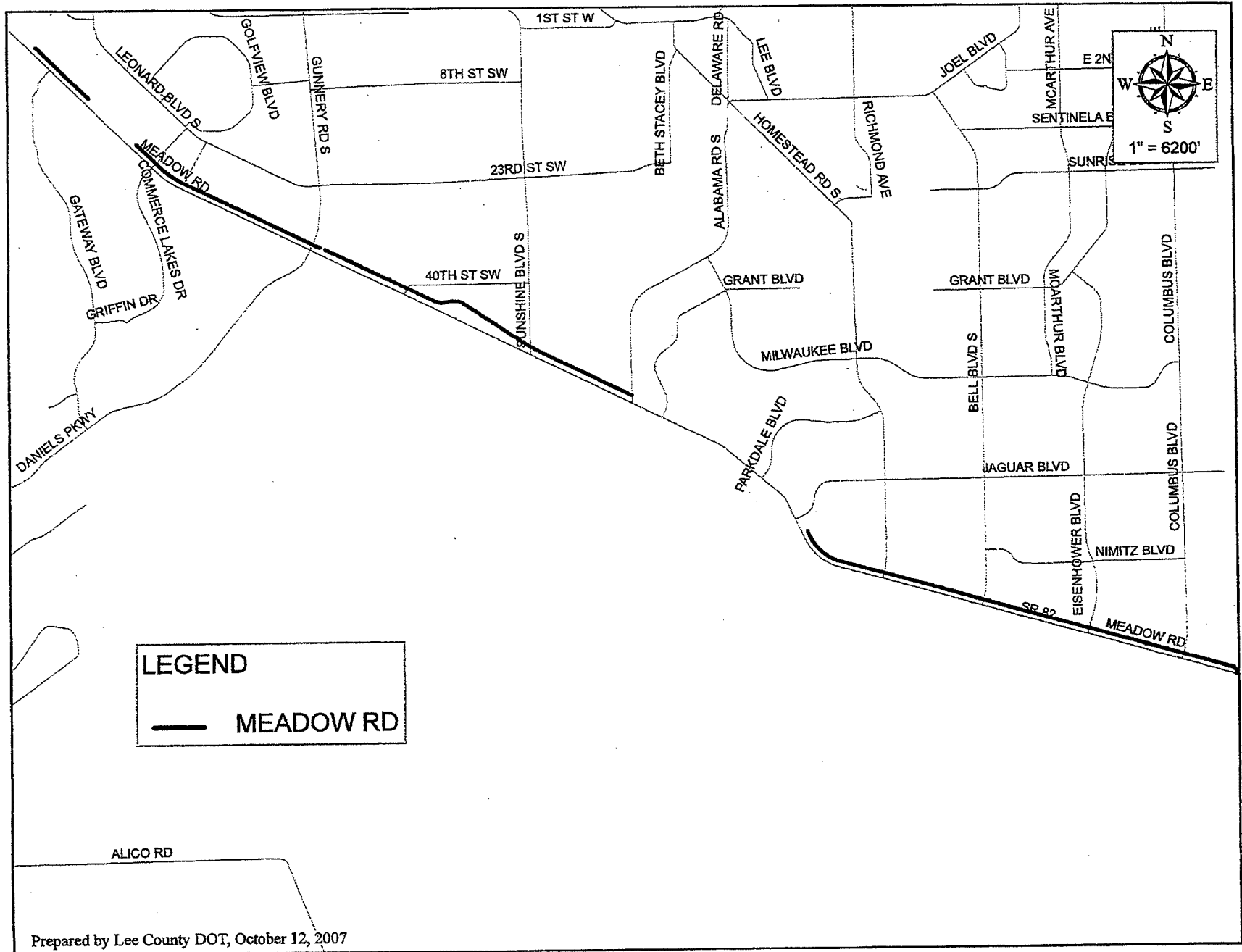
BY: _____
Deputy Clerk

BY:
Ray Judah, Chair

Approved as to form by:

Robert Spickerman
County Attorney's Office

Exhibit 1: Map of Meadow Road Corridor



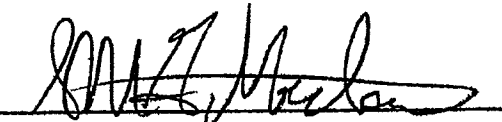
**MEMORANDUM
FROM THE
DEPARTMENT OF TRANSPORTATION**

2008 FEB 14 AM 11:19
RECEIVED BY
LEE CO. ATTORNEY

DATE: February 12, 2008

To: Board of County Commissioners

FROM:



Scott Gilbertson, P.E., Director
Department of Transportation

**RE: Designation of Meadow Road as an
Access Road to SR 82**

The purpose of this memorandum is to advise you of an upcoming public workshop on the above referenced subject.

This effort is being undertaken for several reasons. The first is to acknowledge Florida Department of Transportation's (FDOT) adoption of the State Road 82 Corridor Access Management Plan (CAMP) in July 2007. The second is to preserve safety and optimize roadway traffic capacity of State Road 82 between Wallace Avenue and the Lee/Hendry County line. The intent is to: 1) establish the cross section of the Meadow Road Corridor as an undivided, two-lane, collector consistent with the standards set forth in the Land Development Code (LDC); 2) note the minimum connection spacing criteria of 330 feet; and (3) designate the Meadow Road Corridor as a required access road and thus make it eligible for road impact fee credits.

Adoption of the resolution will ensure that local development orders issued by the County are consistent with the State Road 82 CAMP adopted by FDOT. Approval of local development orders will then be based upon consistency with the access program specified in the State Road 82 CAMP. Property fronting on State Road 82 will be entitled to access only in accordance with the CAMP. The County will promote reasonable access to State Road 82 via the Meadow Road Corridor through the local development order process.

DOT staff intends to hold a public workshop to present information to citizens who may be interested in the proposed action to designate Meadow Road as an access road to State Road 82. The location of the workshop will be at the East Lee County Regional Library. The County will distribute copies of the proposed access point locations along Meadow Road and answer any question affected property owners may have with regard to the CAMP.

Re: Designation of Meadow Road as an Access Road to SR 82

SMG/kb

Distribution: Commissioner Robert P. Janes, District 1
Commissioner Brian Bigelow, District 2
Commissioner Ray Judah, District 3
Commissioner Tammy Hall, District 4
Commissioner Frank Mann, District 5

c: David M. Owen, County Attorney
Donna Marie Collins, Assistant County Attorney
Donald Stilwell, County Manager
Jim Lavender, Director, Department of Public Works
Mary Gibbs, Director, Department of Community Development
Peter Eckenrode, Director, Development Services Division

S:\DOCUMENT\SMG\MEMOS\GETCH\2007Meadow Road Corridor - BOCC Memo - 1.doc

bac: Peter Eckenrode

CPA 2006-27
Corridor Access Management Plans
BoCC SPONSORED
AMENDMENT
TO THE

LEE COUNTY COMPREHENSIVE PLAN

THE LEE PLAN

LPA Public Hearing Document
for the
July 28th Public Hearing

*Lee County Planning Division
1500 Monroe Street
P.O. Box 398
Fort Myers, FL 33902-0398
(239) 533-8585*

July 17, 2008

**LEE COUNTY
DIVISION OF PLANNING
STAFF REPORT FOR
COMPREHENSIVE PLAN AMENDMENT
CPA 2006-27**

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

STAFF REPORT PREPARATION DATE: July 17, 2008

PART I - BACKGROUND AND STAFF RECOMMENDATION

A. SUMMARY OF APPLICATION

1. APPLICANT:

LEE COUNTY BOARD OF COUNTY COMMISSIONERS
REPRESENTED BY LEE COUNTY DIVISION OF PLANNING

2. REQUEST:

Amend the Future Land Use Element of the Lee Plan to update Policy 1.8.2 to reflect the status of the Corridor Access Management Plans for State Route 82 and for Gunnery Road.

B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY:

1. RECOMMENDATION: Planning staff recommends that the Board of County Commissioners transmit this proposed amendment. The specific language modifications that staff recommends is provided below:

POLICY 1.8.2: Commercial uses ~~will also be~~ are permitted on all lots in the **Reclaimed Strip** overlay facing S.R. 82. Access management for property abutting S.R. 82 is governed by the Corridor Access Management Plan (CAMP) adopted by FDOT in July 2007. once a corridor access management plan is adopted by FDOT governing that portion of S.R. 82. This plan would provide for additional road connections between S.R. 82 and Meadow Road at about 1/8-mile spacing with full access median crossings at about 1/4-mile spacing. All lots ~~would ultimately~~ will have access to S.R. 82 via Meadow Road, which ~~would~~ will serve as a reverse frontage street as described in Resolution 08-06-28 adopted by the Board of County Commissioners on June 17, 2008. All lots will be required to access S.R. 82 consistent with the access points reflected in the CAMP and the requirements set forth in Resolution 08-06-28. Commercial uses ~~would~~ are also be permitted on all **Reclaimed Strip** lots facing Gunnery Road. ~~if Lee County adopts a similar plan, with access to all lots being provided via Gretchen Avenue which would serve as the reverse frontage street.~~ Access management for property abutting Gunnery Road is governed

by the access management plan described in Bluesheet No. 20011253 adopted by the Board of County Commissioners on November 20, 2001. All lots will have access to Gunnery Road via Gretchen Avenue, which will serve as a reverse frontage street. All lots will be required to access Gunnery Road consistent with the access points reflected in Bluesheet No. 20011253. Until such plans are in place, those lots in the Reclaimed Strip overlay that do not qualify for commercial development under the location standards of Policy 6.1.2 may be used only for the residential uses permitted in the C-2 zoning district. (Added by Ordinance No. 98-09)

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

- Objective 1.8 and its subsequent policies are based on the 1996 Lehigh Acres Commercial Land Use Study.
- The study focused on the shortage of commercial land in Lehigh Acres.
- Policy 1.8.2 provides that commercial uses will be permitted in the Reclaimed Strip overlay when a corridor access management plan for S.R. 82 and Gunnery Road is adopted.
- An access management plan has been adopted for S.R. 82 by FDOT.
- An access management plan has been adopted for Gunnery Road by the Board of County Commissioners.
- The proposed amendment clarifies that the access management plans are in effect and that commercial uses are now permitted on the lots in the Reclaimed Strip overlay in compliance with those plans.

C. BACKGROUND INFORMATION

Gunnery Road is a local Arterial Road with access governed by Lee County. S.R. 82 is a state road with access governed by the Florida Department of Transportation (FDOT). This amendment was initiated by Lee County Planning staff in anticipation of a corridor access management plan being adopted by the FDOT for State Road 82. In July 2007 FDOT adopted the *Corridor Access Management Plan (CAMP) for S.R. 82* and the Lee County Board of County Commissioners adopted Resolution 08-06-28 supporting the CAMP and establishing Meadow Road as the primary access road to S.R. 82. An access management plan for Gunnery Road was similarly adopted by the Board of County Commissioners in 2001 through Bluesheet No. 20011253 establishing Gretchen Avenue as the primary access road to Gunnery Road. The Board of County Commissioners formally initiated this amendment on October 3, 2006.

PART II - STAFF ANALYSIS

A. STAFF DISCUSSION

Objective 1.8 and its subsequent policies direct commercial uses in Lehigh Acres through the Lehigh Acres Commercial Overlay zones. Policy 1.8.2 provides that commercial uses will be permitted in the Reclaimed Strip overlay facing S.R. 82 and Gunnery Road when a corridor access management plan for each roadway is adopted. Policy 1.8.2 is reproduced below:

POLICY 1.8.2: *Commercial uses will also be permitted on all lots in the **Reclaimed Strip** overlay facing S.R. 82 once a corridor access management plan is adopted by FDOT governing that portion of S.R. 82. This plan would provide for additional road connections between S.R. 82 and Meadow Road at about 1/8-mile spacing with full access median crossings at about 1/4-mile spacing. All lots would ultimately have access to S.R. 82 via Meadow Road, which would serve as a reverse frontage street. Commercial uses would also be permitted on all **Reclaimed Strip** lots facing Gunnery Road if Lee County adopts a similar plan, with access to all lots being provided via Gretchen Avenue which would serve as the reverse frontage street. Until such plans are in place, those lots in the **Reclaimed Strip** overlay that do not qualify for commercial development under the location standards of Policy 6.1.2 may be used only for the residential uses permitted in the C-2 zoning district. (Added by Ordinance No. 98-09)*

The Objective and policies are based on the 1996 Lehigh Acres Commercial Land Use Study. The study focused on the lack of adequate land for businesses in Lehigh Acres, where employment and shopping opportunities for future residents is limited. One portion of the study concentrated on the advantages and disadvantages of shallow commercial strips in Lehigh Acres, more specifically along the north side of S.R. 82 and along Gunnery Road. The study concluded that given the shortage of commercial land in Lehigh Acres some of the strips could be used as-is or be made usable and become part of an overall solution to the commercial deficiencies the area would face. The study noted that while the strips have shallow depth they back up to a "continuous access or reverse frontage road." The study provided that with Meadow Road north of S.R. 82 and Gretchen Avenue west of Gunnery Road, some of the drawbacks of strip commercial could be avoided. The study found the reverse frontage roads as a feasible approach for making the best use of the more desirable commercial strips along S.R. 82 and Gunnery Road. Objective 1.8 and its subsequent policies recommended by the commercial land use study were adopted into the Lee Plan in 1998.

At this time an access management plan has been adopted for both S.R. 82 and Gunnery Road. Staff is proposing an update to Lee Plan Policy 1.8.2 regulating the Reclaimed Strip overlay in Lehigh Acres to implement the two access management plans. Adoption of the access management plans designate Meadow Road as the primary access for the lots fronting S.R. 82 and Gretchen Avenue as the primary access for the lots fronting Gunnery Road through the local development order process. With the adoption of the access management plans, local development orders cannot be approved for access directly onto S.R. 82 or Gunnery Road unless the proposed access is consistent with the adopted access management plans for each roadway. Lee Plan Policy 1.8.2 should be updated to reflect the status of the access management plans. Adopting the proposed amendment will clarify that the access management plans are in effect and commercial uses are now permitted on the lots in the Reclaimed Strip overlay.

Bluesheet No. 20011253 has set in place the access management plan Policy 1.8.2 currently deems necessary for commercial development in the Reclaimed Strip overlay fronting Gunnery Road. A copy of Bluesheet No. 20011253 is attached to this report as Attachment 1.

Resolution 08-06-28 in conjunction with the CAMP adopted by FDOT have set in place the access management plan Policy 1.8.2 currently deems necessary for commercial development in the Reclaimed Strip overlay fronting S.R. 82. A copy of Resolution 08-06-28 is attached to this report as Attachment 2. Due to the size and layout of a hard copy of the CAMP staff is providing the following link where the document is available for viewing:

http://www.lee-county.com/dcd/pdfs/SR82CAMPReport_Final%20072407.pdf

Copies of all three documents, the CAMP, Resolution 08-06-28, and Bluesheet No. 20011253, will be kept on file with the Lee County Division of Planning.

B. CONCLUSIONS

Staff is proposing an update to Lee Plan Policy 1.8.2 to reflect the adoption of the access management plans for S.R. 82 and Gunnery Road in Lehigh Acres. Adopting the proposed amendment clarifies that the access management plans are in effect and that commercial uses are now permitted on the lots in the Reclaimed Strip overlay in compliance with those plans.

C. STAFF RECOMMENDATION

Planning staff recommends that the Board of County Commissioners transmit this proposed amendment. This recommendation is based upon the previously discussed issues and conclusions of this report. Planning staff recommends that Policy 1.8.2 be modified as follows:

POLICY 1.8.2: Commercial uses ~~will also be~~ are permitted on all lots in the **Reclaimed Strip** overlay facing S.R. 82. Access management for property abutting S.R. 82 is governed by the Corridor Access Management Plan (CAMP) adopted by FDOT in July 2007. ~~once a corridor access management plan is adopted by FDOT governing that portion of S.R. 82. This plan would provide for additional road connections between S.R. 82 and Meadow Road at about 1/8-mile spacing with full access median crossings at about 1/4-mile spacing.~~ All lots ~~would ultimately~~ will have access to S.R. 82 via Meadow Road, which ~~would~~ will serve as a reverse frontage street as described in Resolution 08-06-28 adopted by the Board of County Commissioners on June 17, 2008. All lots will be required to access S.R. 82 consistent with the access points reflected in the CAMP and the requirements set forth in Resolution 08-06-28. Commercial uses ~~would~~ are also ~~be~~ permitted on all **Reclaimed Strip** lots facing Gunnery Road. ~~if Lee County adopts a similar plan, with access to all lots being provided via Gretchen Avenue which would serve as the reverse frontage street.~~ Access management for property abutting Gunnery Road is governed by the access management plan described in Bluesheet No. 20011253 adopted by the Board of County Commissioners on November 20, 2001. All lots will have access to Gunnery Road via Gretchen Avenue, which will serve as a reverse frontage street. All lots will be required to access Gunnery Road consistent with the access points reflected in Bluesheet No. 20011253. ~~Until such plans are in place, those lots in the Reclaimed Strip overlay that do not qualify for commercial development under the location standards of Policy 6.1.2 may be used only for the residential uses permitted in the C-2 zoning district.~~ (Added by Ordinance No. 98-09)

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

DATE OF PUBLIC HEARING: July 28, 2008

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

LES COCHRAN

RONALD INGE

JACQUE RIPPE

CARLETON RYFFEL

LELAND TAYLOR

RAE ANN WESSEL

**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:

A. BRIAN BIGELOW

TAMMARA HALL

ROBERT P. JANES

RAY JUDAH

FRANKLIN B. MANN

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

DATE OF ORC REPORT: _____

- A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS**

- B. STAFF RECOMMENDATION**

**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:

A. BRIAN BIGELOW

TAMMARA HALL

ROBERT P. JANES

RAY JUDAH

FRANKLIN B. MANN

DOT

LEE COUNTY BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

BLUE SHEET NO: 20011253

1. REQUESTED MOTION: Adoption of the recommended access management plan for Gunnery Road from SR 82 to Lee Blvd.

WHY ACTION IS NECESSARY: In accordance with Policy 1.8.2 of the Comprehensive Plan, a corridor access management plan must be adopted for Gunnery Road from SR 82 to Lee Blvd. in order for parcels in the reclaimed strip overlay to qualify for commercial development.

WHAT ACTION ACCOMPLISHES: Allows those parcels in the reclaimed strip overlay to qualify for commercial development and sets all access and median openings along this section of Gunnery which will dictate any additional lands needed for proposed road connections.

2. DEPARTMENTAL CATEGORY:
COMMISSION DISTRICT #: 09

3. MEETING DATE:

9B

11-20-2001

4. AGENDA

☒ CONSENT
☐ ADMINISTRATIVE
☐ APPEALS
☐ PUBLIC
☐ TIME REQUIRED: 15 Minutes

5. REQUIREMENT/PURPOSE

(Specify)
☐ STATUTE
☐ ORDINANCE
☐ ADMIN. CODE
☐ OTHER

6. REQUESTOR OF INFORMATION

A. COMMISSIONER:
B. DEPARTMENT: Transportation
C. DIVISION: Administration
BY: Scott Gilbertson, Director

7. BACKGROUND:

Policy 1.8.2 of the Comprehensive Plan allows commercial uses on all lots in the Reclaimed Strip overlay once a corridor access management plan has been adopted by Lee County. As part of a Preliminary Design Report, Pitman, Hartstein & Associates prepared a recommended access management plan for this section of Gunnery Road. This plan identifies full median openings, directional median openings, road closures, new connections and traffic signal locations for the streets intersecting Gunnery Road. Under Policy 1.8.2, there will be no new driveway connections to Gunnery Road from these commercial lots. All lots will be required to use Gretchen Avenue as a reverse frontage road.

This recommended access plan has been reviewed by Lee County DOT staff and Bill Spikowski, the author of the Lehigh Acres Commercial Land Use Study, with both parties in agreement on the proposed access management plan.

8. MANAGEMENT RECOMMENDATIONS:

9. RECOMMENDED APPROVAL

DEPARTMENT DIRECTOR	Purchasing	Human Resources	County Administration				OTHER	COUNTY ATTORNEY	COUNTY MANAGER
<i>[Signature]</i>			<i>[Signature]</i>	QM	Risk	GC		<i>[Signature]</i>	<i>[Signature]</i>
11/7/01			11/8/01	11/8/01	11/8/01	11/8/01			11-8-01

10. COMMISSION ACTION:

☒ APPROVED
☐ DENIED
☐ DEFERRED
☐ OTHER

RECEIVED BY
COUNTY ADMIN.
11/8/01 11:55am
11/8/01
12:55pm

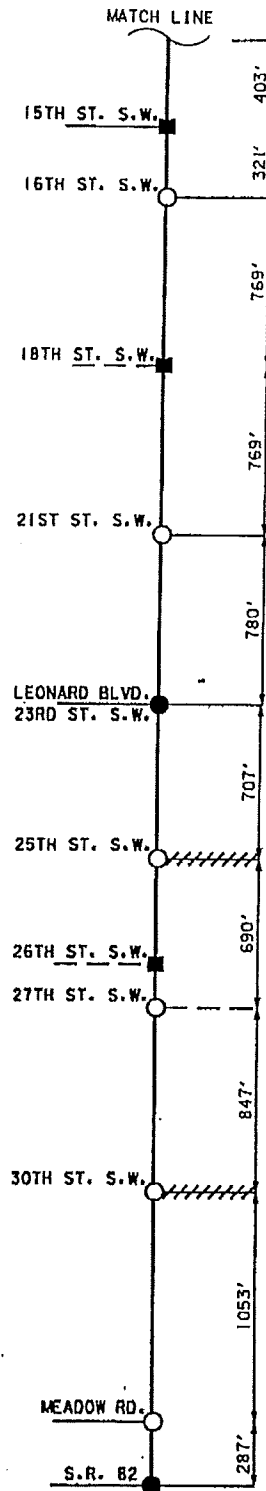
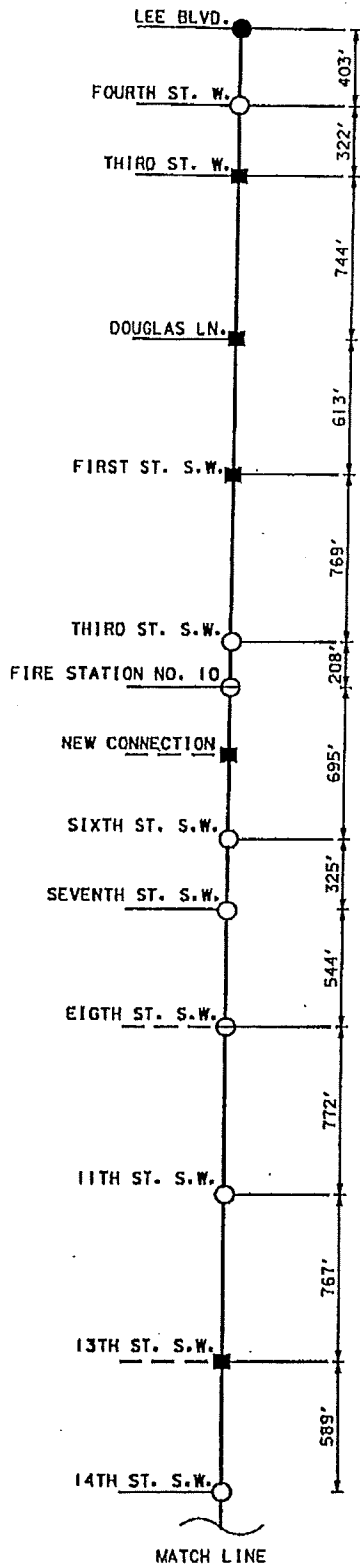
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by CO. ATTY.
11/8/01
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CO. ATTY.
FORWARDED TO:
AD. M. R.
11/8/01

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ATTACHMENT 1

TABLE 3-10
RECOMMENDED ACCESS MANAGEMENT PLAN

Intersection	Median Type / Access Management Comments
Lee Boulevard	Traffic Signal
Fourth Street W.	Right in / Right out
Third Street W.	Directional median - Northbound left turns
Douglas Lane	Directional median - Northbound left turns
First Street S.W.	Directional median - Southbound left turns
Third Street S.W.	Right in / Right out
Fire Station No. 10	Full median opening - fire department use only
New Connection	Directional median - Northbound left turns (location to be determined)
Sixth Street S.W.	Right in / Right out
Seventh Street S.W.	Right in / Right out
Eighth Street S.W.	Full median opening. Proposed connection between Gerald Ave. and Gunnery Rd.
11 th Street S.W.	Right in / Right out
13 th Street S.W.	Directional median - Northbound and Southbound left turns - Proposed connection to Gerald Ave.
14 th Street S.W.	Right in / Right out
15 th Street S.W.	Directional median - Northbound left turns
16 th Street S.W.	Right in / Right out
18 th Street S.W.	Directional median - Southbound left turns
New Connection	Directional median - Northbound left turns (location to be determined)
21 st Street S.W.	Right in / Right out
Leonard Blvd. / 23 St. S.W.	Traffic signal
25 th Street S.W.	25 th Street closed for Daniels Parkway Extension
26 th Street S.W.	Directional median - Northbound left turns
27 th Street S.W.	Reconnect 27 th Street between Gunnery Rd. and Floyd Ave. - Right in / Right out
30 th Street S.W.	30 th Street closed for Daniels Parkway Extension
Meadow Road	Right in / Right out
S.R. 82	Traffic Signal



⊖ FULL MEDIAN OPENING

○ NO MEDIAN OPENING

● TRAFFIC SIGNAL

■ DIRECTIONAL MEDIAN OPENING

////// ROAD CLOSURE

--- NEW CONNECTION

FIGURE 3-1

**RECOMMENDED
ACCESS MANAGEMENT
PLAN**



Guntery Road Access
Management Plan

- Full Median Opening
- No Median Opening
- Traffic Signal
- Directional Median Opening
- New Connection



Map revised: 07/14/08
Aerial Photographs: 2007

LEE COUNTY RESOLUTION NO. 08-06-28

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, DESIGNATING MEADOW ROAD FROM WALLACE AVENUE TO THE LEE/HENDRY COUNTY LINE AS AN ACCESS ROAD TO STATE ROAD 82.

WHEREAS, the Board of County Commissioners (Board) is considered the transportation authority in Lee County by virtue of the authority granted in Florida Statutes, Section 125.01(m), to provide and regulate roads; and,

WHEREAS, the Board desires to support the purpose of the State Road 82 Corridor Access Management Plan (CAMP) adopted by the Florida Department of Transportation (FDOT) by designating and establishing Meadow Road as an Access Road to the State Road 82 Corridor from Wallace Avenue to the Lee/Hendry County line; and,

WHEREAS, the Board, as the transportation authority, has the power to establish, designate, and regulate County roadways; and,

WHEREAS, in July 2007, FDOT adopted a CAMP for State Road 82 from Interstate 75 to the Lee/Hendry County line; and,

WHEREAS, adherence to the connection spacing standards set forth in the State Road 82 CAMP will allow for the safe and relatively unimpeded movement of large volumes of traffic; and,

WHEREAS, pursuant to Florida Statutes, Section 125.01(t), the County has authority to adopt resolutions necessary for the exercise of its powers; and,

WHEREAS, pursuant to Florida Statutes, Section 125.01(w), the County may adopt resolutions that are in the common interest of the people of the County, and exercise all powers and privileges not specifically prohibited by law; and,

WHEREAS, the County desires to protect the integrity of the access spacing set forth in the CAMP by establishing Meadow Road as an Access Road to State Road 82 and designating Meadow Road as the primary access for properties fronting on State Road 82 through the local development order process; and,

WHEREAS, one public workshop was held on April 14, 2008, after publication notice and mailed notice to affected property owners; and,

WHEREAS, this resolution was considered by the Board of County Commissioners at a regularly scheduled meeting with mailed notice to affected property owners.

NOW, THEREFORE, be it resolved by the Board of County Commissioners that:

A13a
6-17-08

ATTACHMENT 2

COPY

1. Meadow Road from Wallace Avenue to the Lee/Hendry County line is hereby designated as an Access Road to State Road 82. The connection spacing criteria applicable to the Meadow Road corridor will be consistent with the standards for collector roadways set forth in Chapter 10 of the LDC.

2. Lee County hereby designates Meadow Road as the primary access for properties fronting on State Road 82 through the local development order process.

3. Lee County will not grant development order approval for access directly to the State Road 82 Corridor unless the proposed access is consistent with the access points reflected in the State Route 82 CAMP adopted by FDOT in July 2007.

4. The Board's adoption of this resolution does not guarantee, create, or vest in any property owner a right or property interest with respect to access points or turning movements along the Meadow Road corridor.

5. Approval for the construction or use of an existing access point or turning movement onto Meadow Road is reserved to the County.

Commissioner Mann made a motion to adopt the foregoing resolution. The motion was seconded by Commissioner Hall. The vote was as follows:

Robert P. Janes	Absent
Brian Bigelow	Nay
Ray Judah	Aye
Tamara Hall	Aye
Frank Mann	Aye

Duly passed and adopted this 17th day of June, 2008.

ATTEST:
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: Marcia Wilson
Deputy Clerk

BY: Ray Judah
Ray Judah, Chair



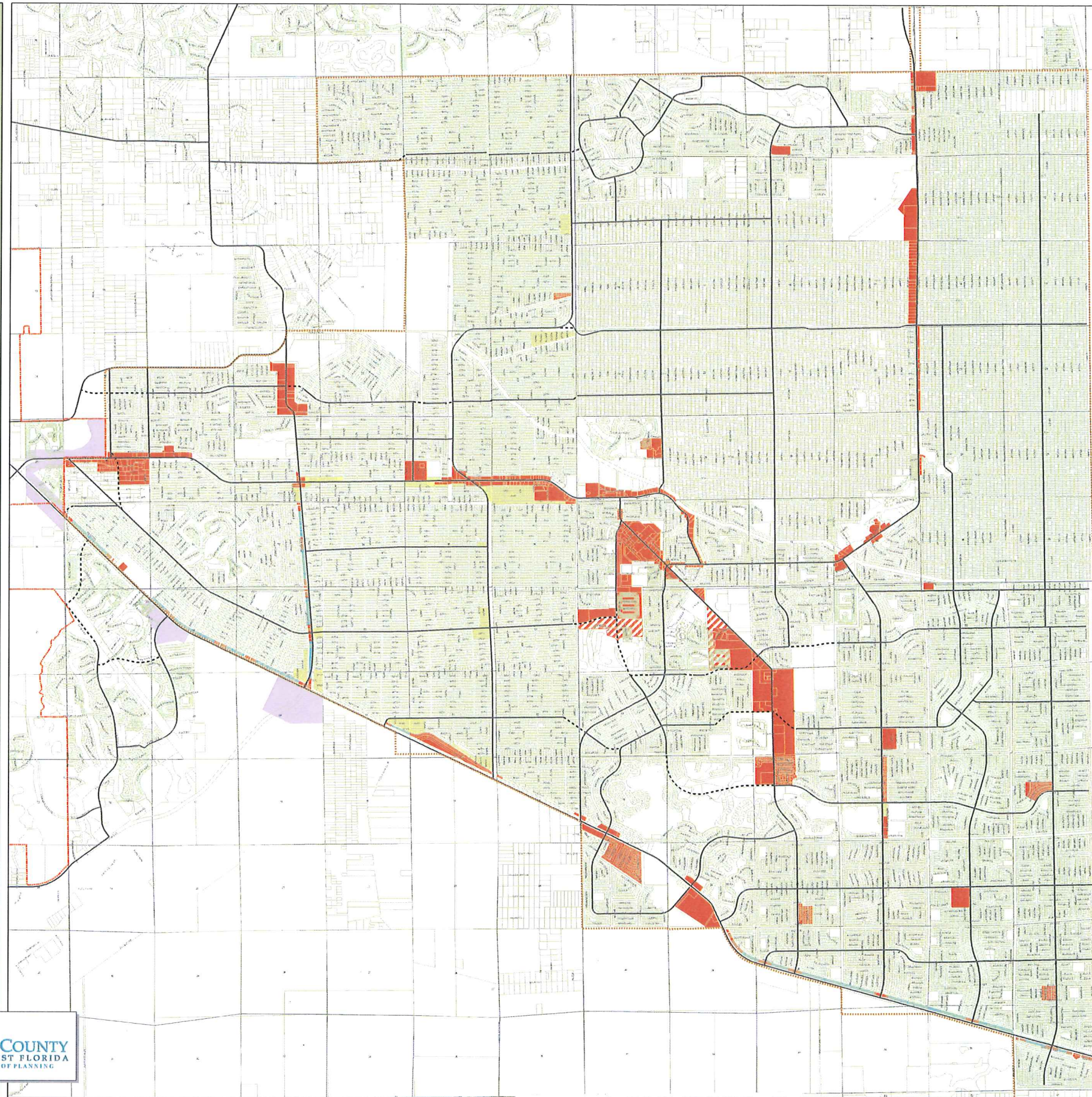
Approved as to form by:

Robert Spickelman
Robert Spickelman
County Attorney's Office

Exhibit 1: Map of Meadow Road Corridor

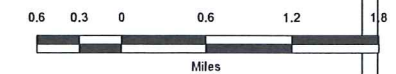
LEHIGH ACRES

Commercial Overlay Zones



- Lehigh Acres**
Commercial Overlay Zones
- Lehigh Commercial
 - Lehigh Commercial*
*No Restriction on Residential Lots (see Policy 1.8.1)
 - Reclaimed Strip
 - Lot Assembly
 - Potential Commercial
Land Outside Lehigh Acres
 - Existing Roads
 - Proposed Roads*
*As depicted in 1996 Commercial Study
 - CRA Boundary
 - City Limits

T 44 S



T 45 S

Prepared for:
Community Redevelopment Agency
of Lee County, Florida

Prepared by:
Spikowski Planning Associates
Fort Myers, Florida

As Adopted by the
Board of County Commissioners
May 27, 1998

Map Generated February 2005

CPA 2006-27
Corridor Access Management Plans
BoCC SPONSORED
AMENDMENT
TO THE

LEE COUNTY COMPREHENSIVE PLAN

THE LEE PLAN

BoCC Public Hearing Document
for the
October 22nd, 2008 Public Hearing

Lee County Planning Division
1500 Monroe Street
P.O. Box 398
Fort Myers, FL 33902-0398
(239) 533-8585

October 8, 2008

**LEE COUNTY
DIVISION OF PLANNING
STAFF REPORT FOR
COMPREHENSIVE PLAN AMENDMENT
CPA 2006-27**

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

STAFF REPORT PREPARATION DATE: July 17, 2008

PART I - BACKGROUND AND STAFF RECOMMENDATION

A. SUMMARY OF APPLICATION

1. APPLICANT:

LEE COUNTY BOARD OF COUNTY COMMISSIONERS
REPRESENTED BY LEE COUNTY DIVISION OF PLANNING

2. REQUEST:

Amend the Future Land Use Element of the Lee Plan to update Policy 1.8.2 to reflect the status of the Corridor Access Management Plans for State Route 82 and for Gunnery Road.

B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY:

1. RECOMMENDATION: Planning staff recommends that the Board of County Commissioners transmit this proposed amendment. The specific language modifications that staff recommends is provided below:

POLICY 1.8.2: Commercial uses ~~will also be~~ are permitted on all lots in the **Reclaimed Strip** overlay facing S.R. 82. Access management for property abutting S.R. 82 is governed by the Corridor Access Management Plan (CAMP) adopted by FDOT in July 2007. once a corridor access management plan is adopted by FDOT governing that portion of S.R. 82. This plan would provide for additional road connections between S.R. 82 and Meadow Road at about 1/8-mile spacing with full access median crossings at about 1/4-mile spacing. All lots would ultimately will have access to S.R. 82 via Meadow Road, which would will serve as a reverse frontage street as described in Resolution 08-06-28 adopted by the Board of County Commissioners on June 17, 2008. All lots will be required to access S.R. 82 consistent with the access points reflected in the CAMP and the requirements set forth in Resolution 08-06-28. Commercial uses ~~would~~ are also be permitted on all **Reclaimed Strip** lots facing Gunnery Road. ~~if Lee County adopts a similar plan, with access to all lots being provided via Gretchen Avenue which would serve as the reverse frontage street.~~ Access management for property abutting Gunnery Road is governed

by the access management plan described in Bluesheet No. 20011253 adopted by the Board of County Commissioners on November 20, 2001. All lots will have access to Gunnery Road via Gretchen Avenue, which will serve as a reverse frontage street. All lots will be required to access Gunnery Road consistent with the access points reflected in Bluesheet No. 20011253. Until such plans are in place, those lots in the Reclaimed Strip overlay that do not qualify for commercial development under the location standards of Policy 6.1.2 may be used only for the residential uses permitted in the C-2 zoning district. (Added by Ordinance No. 98-09)

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

- Objective 1.8 and its subsequent policies are based on the 1996 Lehigh Acres Commercial Land Use Study.
- The study focused on the shortage of commercial land in Lehigh Acres.
- Policy 1.8.2 provides that commercial uses will be permitted in the Reclaimed Strip overlay when a corridor access management plan for S.R. 82 and Gunnery Road is adopted.
- An access management plan has been adopted for S.R. 82 by FDOT.
- An access management plan has been adopted for Gunnery Road by the Board of County Commissioners.
- The proposed amendment clarifies that the access management plans are in effect and that commercial uses are now permitted on the lots in the Reclaimed Strip overlay in compliance with those plans.

C. BACKGROUND INFORMATION

Gunnery Road is a local Arterial Road with access governed by Lee County. S.R. 82 is a state road with access governed by the Florida Department of Transportation (FDOT). This amendment was initiated by Lee County Planning staff in anticipation of a corridor access management plan being adopted by the FDOT for State Road 82. In July 2007 FDOT adopted the *Corridor Access Management Plan (CAMP) for S.R. 82* and the Lee County Board of County Commissioners adopted Resolution 08-06-28 supporting the CAMP and establishing Meadow Road as the primary access road to S.R. 82. An access management plan for Gunnery Road was similarly adopted by the Board of County Commissioners in 2001 through Bluesheet No. 20011253 establishing Gretchen Avenue as the primary access road to Gunnery Road. The Board of County Commissioners formally initiated this amendment on October 3, 2006.

PART II - STAFF ANALYSIS

A. STAFF DISCUSSION

Objective 1.8 and its subsequent policies direct commercial uses in Lehigh Acres through the Lehigh Acres Commercial Overlay zones. Policy 1.8.2 provides that commercial uses will be permitted in the Reclaimed Strip overlay facing S.R. 82 and Gunnery Road when a corridor access management plan for each roadway is adopted. Policy 1.8.2 is reproduced below:

POLICY 1.8.2: *Commercial uses will also be permitted on all lots in the **Reclaimed Strip** overlay facing S.R. 82 once a corridor access management plan is adopted by FDOT governing that portion of S.R. 82. This plan would provide for additional road connections between S.R. 82 and Meadow Road at about 1/8-mile spacing with full access median crossings at about 1/4-mile spacing. All lots would ultimately have access to S.R. 82 via Meadow Road, which would serve as a reverse frontage street. Commercial uses would also be permitted on all **Reclaimed Strip** lots facing Gunnery Road if Lee County adopts a similar plan, with access to all lots being provided via Gretchen Avenue which would serve as the reverse frontage street. Until such plans are in place, those lots in the **Reclaimed Strip** overlay that do not qualify for commercial development under the location standards of Policy 6.1.2 may be used only for the residential uses permitted in the C-2 zoning district. (Added by Ordinance No. 98-09)*

The Objective and policies are based on the 1996 Lehigh Acres Commercial Land Use Study. The study focused on the lack of adequate land for businesses in Lehigh Acres, where employment and shopping opportunities for future residents is limited. One portion of the study concentrated on the advantages and disadvantages of shallow commercial strips in Lehigh Acres, more specifically along the north side of S.R. 82 and along Gunnery Road. The study concluded that given the shortage of commercial land in Lehigh Acres some of the strips could be used as-is or be made usable and become part of an overall solution to the commercial deficiencies the area would face. The study noted that while the strips have shallow depth they back up to a "continuous access or reverse frontage road." The study provided that with Meadow Road north of S.R. 82 and Gretchen Avenue west of Gunnery Road, some of the drawbacks of strip commercial could be avoided. The study found the reverse frontage roads as a feasible approach for making the best use of the more desirable commercial strips along S.R. 82 and Gunnery Road. Objective 1.8 and its subsequent policies recommended by the commercial land use study were adopted into the Lee Plan in 1998. A map of the Lehigh Commercial Overlay is attached to this report as Attachment 3.

At this time an access management plan has been adopted for both S.R. 82 and Gunnery Road. Staff is proposing an update to Lee Plan Policy 1.8.2 regulating the Reclaimed Strip overlay in Lehigh Acres to implement the two access management plans. Adoption of the access management plans designate Meadow Road as the primary access for the lots fronting S.R. 82 and Gretchen Avenue as the primary access for the lots fronting Gunnery Road through the local development order process. With the adoption of the access management plans, local development orders cannot be approved for access directly onto S.R. 82 or Gunnery Road unless the proposed access is consistent with the adopted access management plans for each roadway. Lee Plan Policy 1.8.2 should be updated to reflect the status of the access management plans. Adopting the proposed amendment will clarify that the access management plans are in effect and commercial uses are now permitted on the lots in the Reclaimed Strip overlay.

Bluesheet No. 20011253 has set in place the access management plan Policy 1.8.2 currently deems necessary for commercial development in the Reclaimed Strip overlay fronting Gunnery Road. A copy of Bluesheet No. 20011253 is attached to this report as Attachment 1.

Resolution 08-06-28 in conjunction with the CAMP adopted by FDOT have set in place the access management plan Policy 1.8.2 currently deems necessary for commercial development in the Reclaimed Strip overlay fronting S.R. 82. A copy of Resolution 08-06-28 is attached to this report as Attachment 2. Due to the size and layout of a hard copy of the CAMP staff is providing the following link where the document is available for viewing:

http://www.lee-county.com/dcd/pdfs/SR82CAMPReport_Final%20072407.pdf

Copies of all three documents, the CAMP, Resolution 08-06-28, and Bluesheet No. 20011253, will be kept on file with the Lee County Division of Planning.

B. CONCLUSIONS

Staff is proposing an update to Lee Plan Policy 1.8.2 to reflect the adoption of the access management plans for S.R. 82 and Gunnery Road in Lehigh Acres. Adopting the proposed amendment clarifies that the access management plans are in effect and that commercial uses are now permitted on the lots in the Reclaimed Strip overlay in compliance with those plans.

C. STAFF RECOMMENDATION

Planning staff recommends that the Board of County Commissioners transmit this proposed amendment. This recommendation is based upon the previously discussed issues and conclusions of this report. Planning staff recommends that Policy 1.8.2 be modified as follows:

POLICY 1.8.2: Commercial uses ~~will also be~~ are permitted on all lots in the **Reclaimed Strip** overlay facing S.R. 82. Access management for property abutting S.R. 82 is governed by the Corridor Access Management Plan (CAMP) adopted by FDOT in July 2007. once a corridor access management plan is adopted by FDOT governing that portion of S.R. 82. This plan would provide for additional road connections between S.R. 82 and Meadow Road at about 1/8-mile spacing with full access median crossings at about 1/4-mile spacing. All lots would ultimately will have access to S.R. 82 via Meadow Road, which would will serve as a reverse frontage street as described in Resolution 08-06-28 adopted by the Board of County Commissioners on June 17, 2008. All lots will be required to access S.R. 82 consistent with the access points reflected in the CAMP and the requirements set forth in Resolution 08-06-28. Commercial uses ~~would~~ are also be permitted on all **Reclaimed Strip** lots facing Gunnery Road. ~~if Lee County adopts a similar plan, with access to all lots being provided via Gretchen Avenue which would serve as the reverse frontage street.~~ Access management for property abutting Gunnery Road is governed by the access management plan described in Bluesheet No. 20011253 adopted by the Board of County Commissioners on November 20, 2001. All lots will have access to Gunnery Road via Gretchen Avenue, which will serve as a reverse frontage street. All lots will be required to access Gunnery Road consistent with the access points reflected in Bluesheet No. 20011253. Until such plans are in place, those lots in the **Reclaimed Strip** ~~overlay that do not qualify for commercial development under the location standards of Policy 6.1.2 may be used only for the residential uses permitted in the C-2 zoning district.~~ (Added by Ordinance No. 98-09)

PART III - LOCAL PLANNING AGENCY REVIEW AND RECOMMENDATION

DATE OF PUBLIC HEARING: July 28, 2008

A. LOCAL PLANNING AGENCY REVIEW

Planning staff gave a brief presentation concerning the proposed amendment. One member of the LPA asked for clarification regarding a specific parcel recently reviewed by the LPA that could be affected by the subject corridor access management plans. This member wanted to confirm that the amendment request for the specific parcel did not have anything to do with the subject amendment. Staff confirmed that the subject amendment does not concern the specified parcel. Staff stated the subject amendment pertains directly to the adopted access management plans. Another member of the LPA asked for clarification on the location of the reclaimed strip. Staff clarified that the reclaimed strip is located on the west side of Gunnery Road and on the north side of S.R. 82. Another member of the LPA expressed concern that the plan does not provide adequate access to Gunnery Road or Alabama Road. This member stated that there is no way for traffic heading east on Meadow Road to make a left hand turn onto Gunnery Road and there is also no way to go south on Gunnery Road from Meadow Road. Staff stated that additional property was acquired when Gunnery Road was four-laned and some additional access points were made. Staff finds that there is adequate access. Staff also noted that not all of the access points on S.R. 82 are in place. Staff anticipates that as part of the management plan access points will be constructed. In addition, these documents can be revisited in the future.

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 the staff.

C. VOTE:

NOEL ANDRESS	ABSTAIN
LES COCHRAN	AYE
RONALD INGE	AYE
JACQUE RIPPE	AYE
CARLETON RYFFEL	AYE
LELAND TAYLOR	AYE
RAE ANN WESSEL	AYE

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

DATE OF TRANSMITTAL HEARING: October 22, 2008

A. BOARD REVIEW:

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. BOARD ACTION:

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

C. VOTE:

A. BRIAN BIGELOW

TAMMARA HALL

ROBERT P. JANES

RAY JUDAH

FRANKLIN B. MANN

DATE OF ORC REPORT: _____

- October 8, 2008
PAGE 7 OF 8

**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:

A. BRIAN BIGELOW

TAMMARA HALL

ROBERT P. JANES

RAY JUDAH

FRANKLIN B. MANN

DOT

LEE COUNTY BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

BLUE SHEET NO: 20011253

1. REQUESTED MOTION: Adoption of the recommended access management plan for Gunnery Road from SR 82 to Lee Blvd.

WHY ACTION IS NECESSARY: In accordance with Policy 1.8.2 of the Comprehensive Plan, a corridor access management plan must be adopted for Gunnery Road from SR 82 to Lee Blvd. in order for parcels in the reclaimed strip overlay to qualify for commercial development.

WHAT ACTION ACCOMPLISHES: Allows those parcels in the reclaimed strip overlay to qualify for commercial development and sets all access and median openings along this section of Gunnery which will dictate any additional lands needed for proposed road connections.

2. DEPARTMENTAL CATEGORY:
COMMISSION DISTRICT #: 09

3. MEETING DATE:

9B

11-20-2001

4. AGENDA

☒ CONSENT
☐ ADMINISTRATIVE
☐ APPEALS
☐ PUBLIC
TIME REQUIRED: 15 Minutes

5. REQUIREMENT/PURPOSE

(Spec/ly)
☐ STATUTE
☐ ORDINANCE
☐ ADMIN. CODE
☐ OTHER

6. REQUESTOR OF INFORMATION

A. COMMISSIONER:
B. DEPARTMENT: Transportation
C. DIVISION: Administration
BY: Scott Gilbertson, Director

7. BACKGROUND:

Policy 1.8.2 of the Comprehensive Plan allows commercial uses on all lots in the Reclaimed Strip overlay once a corridor access management plan has been adopted by Lee County. As part of a Preliminary Design Report, Pitman, Hartstein & Associates prepared a recommended access management plan for this section of Gunnery Road. This plan identifies full median openings, directional median openings, road closures, new connections and traffic signal locations for the streets intersecting Gunnery Road. Under Policy 1.8.2, there will be no new driveway connections to Gunnery Road from these commercial lots. All lots will be required to use Gretchen Avenue as a reverse frontage road.

This recommended access plan has been reviewed by Lee County DOT staff and Bill Spikowski, the author of the Lehigh Acres Commercial Land Use Study, with both parties in agreement on the proposed access management plan.

8. MANAGEMENT RECOMMENDATIONS:

9. RECOMMENDED APPROVAL

DEPARTMENT DIRECTOR	Purchasing	Human Resources	County Administration				OTHER	COUNTY ATTORNEY	COUNTY MANAGER
<i>11/2/01</i> <i>[Signature]</i>			<i>11/8/01</i> <i>[Signature]</i>	QM <i>11/8/01</i>	Risk <i>11/8/01</i>	GC <i>11/8/01</i>		<i>Asst. Dir.</i> <i>[Signature]</i>	<i>[Signature]</i> <i>11-8-01</i>
10. COMMISSION ACTION: <input checked="" type="checkbox"/> APPROVED <input type="checkbox"/> DENIED <input type="checkbox"/> DEFERRED <input type="checkbox"/> OTHER									

RECEIVED BY
COUNTY ADMIN.
11/8/01 11:53am

REC'D.
by CO. ATTY.
11/8/01
9:40 AM
CO. ATTY.
FORWARDED TO:
[Signature]

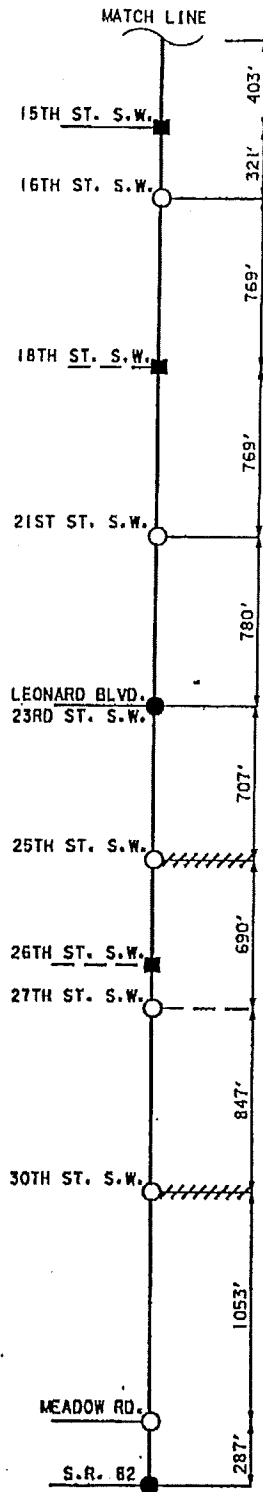
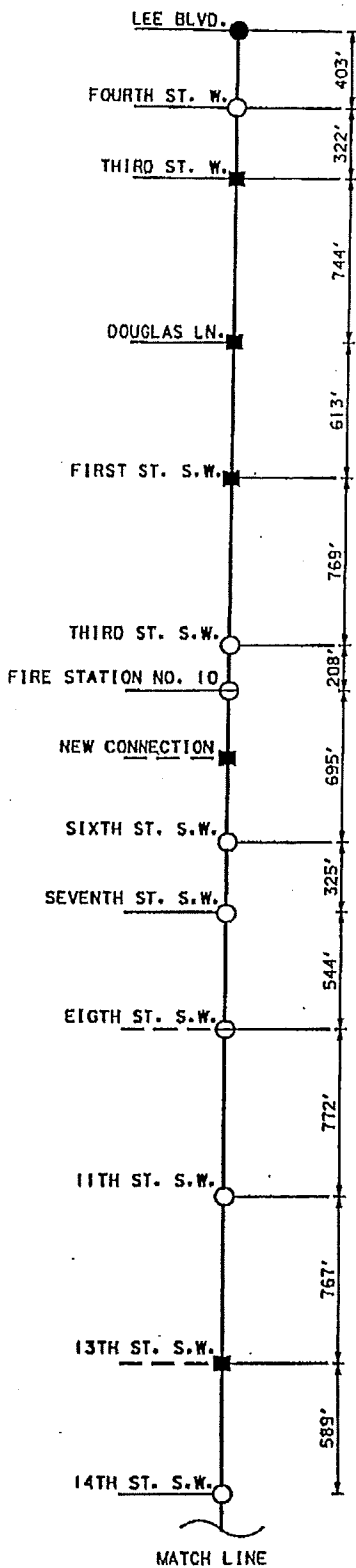
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ATTACHMENT 1

TABLE 3-10
RECOMMENDED ACCESS MANAGEMENT PLAN

Intersection	Median Type / Access Management Comments
Lee Boulevard	Traffic Signal
Fourth Street W.	Right in / Right out
Third Street W.	Directional median - Northbound left turns
Douglas Lane	Directional median - Northbound left turns
First Street S.W.	Directional median - Southbound left turns
Third Street S.W.	Right in / Right out
Fire Station No. 10	Full median opening - fire department use only
New Connection	Directional median - Northbound left turns (location to be determined)
Sixth Street S.W.	Right in / Right out
Seventh Street S.W.	Right in / Right out
Eighth Street S.W.	Full median opening. Proposed connection between Gerald Ave. and Gunnery Rd.
11 th Street S.W.	Right in / Right out
13 th Street S.W.	Directional median - Northbound and Southbound left turns - Proposed connection to Gerald Ave.
14 th Street S.W.	Right in / Right out
15 th Street S.W.	Directional median - Northbound left turns
16 th Street S.W.	Right in / Right out
18 th Street S.W.	Directional median - Southbound left turns
New Connection	Directional median - Northbound left turns (location to be determined)
21 st Street S.W.	Right in / Right out
Leonard Blvd. / 23 St. S.W.	Traffic signal
25 th Street S.W.	25 th Street closed for Daniels Parkway Extension
26 th Street S.W.	Directional median - Northbound left turns
27 th Street S.W.	Reconnect 27 th Street between Gunnery Rd. and Floyd Ave. - Right in / Right out
30 th Street S.W.	30 th Street closed for Daniels Parkway Extension
Meadow Road	Right in / Right out
S.R. 82	Traffic Signal



- ⊖ FULL MEDIAN OPENING
- NO MEDIAN OPENING
- TRAFFIC SIGNAL
- DIRECTIONAL MEDIAN OPENING

- //// ROAD CLOSURE
- NEW CONNECTION

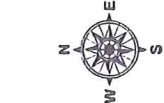
FIGURE 3-1

**RECOMMENDED
ACCESS MANAGEMENT
PLAN**



Guntery Road Access Management Plan

- Full Median Opening
- No Median Opening
- Traffic Signal
- Directional Median Opening
- New Connection



LEE COUNTY
SOUTHWEST FLORIDA
DIVISION OF PLANNING

Map revised: 07/14/08
Aerial Photographs: 2007

LEE COUNTY RESOLUTION NO. 08-06-28

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, DESIGNATING MEADOW ROAD FROM WALLACE AVENUE TO THE LEE/HENDRY COUNTY LINE AS AN ACCESS ROAD TO STATE ROAD 82.

WHEREAS, the Board of County Commissioners (Board) is considered the transportation authority in Lee County by virtue of the authority granted in Florida Statutes, Section 125.01(m), to provide and regulate roads; and,

WHEREAS, the Board desires to support the purpose of the State Road 82 Corridor Access Management Plan (CAMP) adopted by the Florida Department of Transportation (FDOT) by designating and establishing Meadow Road as an Access Road to the State Road 82 Corridor from Wallace Avenue to the Lee/Hendry County line; and,

WHEREAS, the Board, as the transportation authority, has the power to establish, designate, and regulate County roadways; and,

WHEREAS, in July 2007, FDOT adopted a CAMP for State Road 82 from Interstate 75 to the Lee/Hendry County line; and,

WHEREAS, adherence to the connection spacing standards set forth in the State Road 82 CAMP will allow for the safe and relatively unimpeded movement of large volumes of traffic; and,

WHEREAS, pursuant to Florida Statutes, Section 125.01(t), the County has authority to adopt resolutions necessary for the exercise of its powers; and,

WHEREAS, pursuant to Florida Statutes, Section 125.01(w), the County may adopt resolutions that are in the common interest of the people of the County, and exercise all powers and privileges not specifically prohibited by law; and,

WHEREAS, the County desires to protect the integrity of the access spacing set forth in the CAMP by establishing Meadow Road as an Access Road to State Road 82 and designating Meadow Road as the primary access for properties fronting on State Road 82 through the local development order process; and,

WHEREAS, one public workshop was held on April 14, 2008, after publication notice and mailed notice to affected property owners; and,

WHEREAS, this resolution was considered by the Board of County Commissioners at a regularly scheduled meeting with mailed notice to affected property owners.

NOW, THEREFORE, be it resolved by the Board of County Commissioners that:

A13a
6-17-08

ATTACHMENT 2

COPY

1. Meadow Road from Wallace Avenue to the Lee/Hendry County line is hereby designated as an Access Road to State Road 82. The connection spacing criteria applicable to the Meadow Road corridor will be consistent with the standards for collector roadways set forth in Chapter 10 of the LDC.

2. Lee County hereby designates Meadow Road as the primary access for properties fronting on State Road 82 through the local development order process.

3. Lee County will not grant development order approval for access directly to the State Road 82 Corridor unless the proposed access is consistent with the access points reflected in the State Route 82 CAMP adopted by FDOT in July 2007.

4. The Board's adoption of this resolution does not guarantee, create, or vest in any property owner a right or property interest with respect to access points or turning movements along the Meadow Road corridor.

5. Approval for the construction or use of an existing access point or turning movement onto Meadow Road is reserved to the County.

Commissioner Mann made a motion to adopt the foregoing resolution. The motion was seconded by Commissioner Hall. The vote was as follows:

Robert P. Janes	Absent
Brian Bigelow	Nay
Ray Judah	Aye
Tamara Hall	Aye
Frank Mann	Aye

Duly passed and adopted this 17th day of June, 2008.

ATTEST:
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: Marcia Wilson
Deputy Clerk

BY: Ray Judah
Ray Judah, Chair

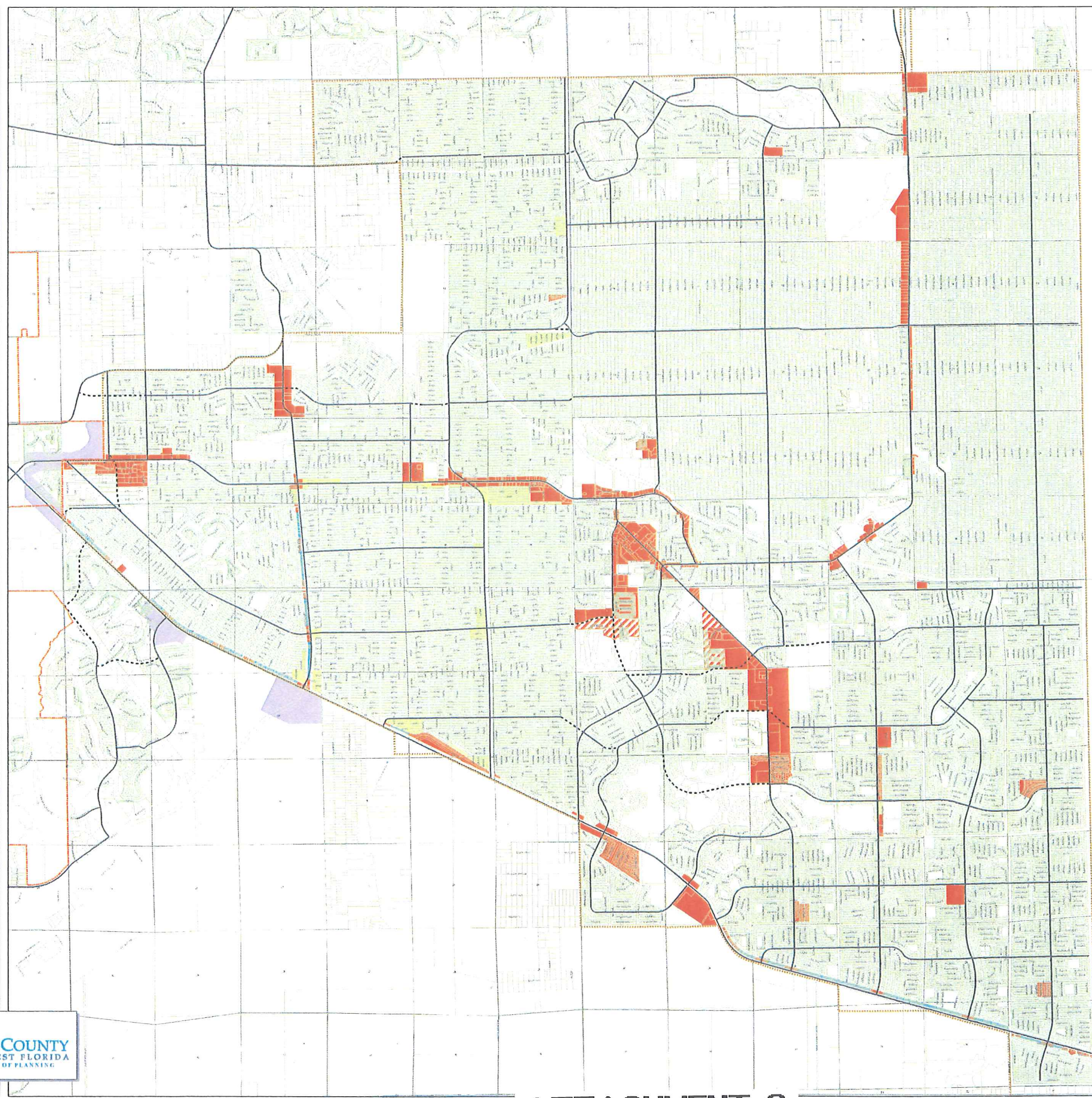


Approved as to form by:

Robert Spickman
Robert Spickman
County Attorney's Office

Exhibit 1: Map of Meadow Road Corridor

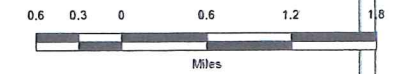
LEHIGH ACRES
Commercial Overlay Zones



Lehigh Acres
Commercial Overlay Zones

- Lehigh Commercial
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*No Restriction on Residential Lots (see Policy 1.8.1)
- Reclaimed Strip
- Lot Assembly
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*As depicted in 1996 Commercial Study
- CRA Boundary
- City Limits

T 44 S



T 45 S

Prepared for:
Community Redevelopment Agency
of Lee County, Florida

Prepared by:
Spitkovski Planning Associates
Fort Myers, Florida

As Adopted by the
Board of County Commissioners
May 27, 1998

Map Generated February 2005

CPA 2006-27
Corridor Access Management Plans
BoCC SPONSORED
AMENDMENT
TO THE

LEE COUNTY COMPREHENSIVE PLAN

THE LEE PLAN

DCA Transmittal Document

Lee County Planning Division
1500 Monroe Street
P.O. Box 398
Fort Myers, FL 33902-0398
(239) 533-8585

October 22, 2008

**LEE COUNTY
DIVISION OF PLANNING
STAFF REPORT FOR
COMPREHENSIVE PLAN AMENDMENT
CPA 2006-27**

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

STAFF REPORT PREPARATION DATE: July 17, 2008

PART I - BACKGROUND AND STAFF RECOMMENDATION

A. SUMMARY OF APPLICATION

1. APPLICANT:

LEE COUNTY BOARD OF COUNTY COMMISSIONERS
REPRESENTED BY LEE COUNTY DIVISION OF PLANNING

2. REQUEST:

Amend the Future Land Use Element of the Lee Plan to update Policy 1.8.2 to reflect the status of the Corridor Access Management Plans for State Route 82 and for Gunnery Road.

B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY:

1. RECOMMENDATION: Planning staff recommends that the Board of County Commissioners transmit this proposed amendment. The specific language modifications that staff recommends is provided below:

POLICY 1.8.2: Commercial uses ~~will also be~~ are permitted on all lots in the **Reclaimed Strip** overlay facing S.R. 82. Access management for property abutting S.R. 82 is governed by the Corridor Access Management Plan (CAMP) adopted by FDOT in July 2007. once a corridor access management plan is adopted by FDOT governing that portion of S.R. 82. This plan would provide for additional road connections between S.R. 82 and Meadow Road at about 1/8-mile spacing with full access median crossings at about 1/4-mile spacing. All lots would ultimately will have access to S.R. 82 via Meadow Road, which would will serve as a reverse frontage street as described in Resolution 08-06-28 adopted by the Board of County Commissioners on June 17, 2008. All lots will be required to access S.R. 82 consistent with the access points reflected in the CAMP and the requirements set forth in Resolution 08-06-28. Commercial uses ~~would~~ are also be permitted on all **Reclaimed Strip** lots facing Gunnery Road. ~~if Lee County adopts a similar plan, with access to all lots being provided via Gretchen Avenue which would serve as the reverse frontage street. Access management for property abutting Gunnery Road is governed~~

by the access management plan described in Bluesheet No. 20011253 adopted by the Board of County Commissioners on November 20, 2001. All lots will have access to Gunnery Road via Gretchen Avenue, which will serve as a reverse frontage street. All lots will be required to access Gunnery Road consistent with the access points reflected in Bluesheet No. 20011253. Until such plans are in place, those lots in the Reclaimed Strip overlay that do not qualify for commercial development under the location standards of Policy 6.1.2 may be used only for the residential uses permitted in the C-2 zoning district. (Added by Ordinance No. 98-09)

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

- Objective 1.8 and its subsequent policies are based on the 1996 Lehigh Acres Commercial Land Use Study.
- The study focused on the shortage of commercial land in Lehigh Acres.
- Policy 1.8.2 provides that commercial uses will be permitted in the Reclaimed Strip overlay when a corridor access management plan for S.R. 82 and Gunnery Road is adopted.
- An access management plan has been adopted for S.R. 82 by FDOT.
- An access management plan has been adopted for Gunnery Road by the Board of County Commissioners.
- The proposed amendment clarifies that the access management plans are in effect and that commercial uses are now permitted on the lots in the Reclaimed Strip overlay in compliance with those plans.

C. BACKGROUND INFORMATION

Gunnery Road is a local Arterial Road with access governed by Lee County. S.R. 82 is a state road with access governed by the Florida Department of Transportation (FDOT). This amendment was initiated by Lee County Planning staff in anticipation of a corridor access management plan being adopted by the FDOT for State Road 82. In July 2007 FDOT adopted the *Corridor Access Management Plan (CAMP) for S.R. 82* and the Lee County Board of County Commissioners adopted Resolution 08-06-28 supporting the CAMP and establishing Meadow Road as the primary access road to S.R. 82. An access management plan for Gunnery Road was similarly adopted by the Board of County Commissioners in 2001 through Bluesheet No. 20011253 establishing Gretchen Avenue as the primary access road to Gunnery Road. The Board of County Commissioners formally initiated this amendment on October 3, 2006.

PART II - STAFF ANALYSIS

A. STAFF DISCUSSION

Objective 1.8 and its subsequent policies direct commercial uses in Lehigh Acres through the Lehigh Acres Commercial Overlay zones. Policy 1.8.2 provides that commercial uses will be permitted in the Reclaimed Strip overlay facing S.R. 82 and Gunnery Road when a corridor access management plan for each roadway is adopted. Policy 1.8.2 is reproduced below:

POLICY 1.8.2: *Commercial uses will also be permitted on all lots in the **Reclaimed Strip** overlay facing S.R. 82 once a corridor access management plan is adopted by FDOT governing that portion of S.R. 82. This plan would provide for additional road connections between S.R. 82 and Meadow Road at about 1/8-mile spacing with full access median crossings at about 1/4-mile spacing. All lots would ultimately have access to S.R. 82 via Meadow Road, which would serve as a reverse frontage street. Commercial uses would also be permitted on all **Reclaimed Strip** lots facing Gunnery Road if Lee County adopts a similar plan, with access to all lots being provided via Gretchen Avenue which would serve as the reverse frontage street. Until such plans are in place, those lots in the **Reclaimed Strip** overlay that do not qualify for commercial development under the location standards of Policy 6.1.2 may be used only for the residential uses permitted in the C-2 zoning district. (Added by Ordinance No. 98-09)*

The Objective and policies are based on the 1996 Lehigh Acres Commercial Land Use Study. The study focused on the lack of adequate land for businesses in Lehigh Acres, where employment and shopping opportunities for future residents is limited. One portion of the study concentrated on the advantages and disadvantages of shallow commercial strips in Lehigh Acres, more specifically along the north side of S.R. 82 and along Gunnery Road. The study concluded that given the shortage of commercial land in Lehigh Acres some of the strips could be used as-is or be made usable and become part of an overall solution to the commercial deficiencies the area would face. The study noted that while the strips have shallow depth they back up to a “continuous access or reverse frontage road.” The study provided that with Meadow Road north of S.R. 82 and Gretchen Avenue west of Gunnery Road, some of the drawbacks of strip commercial could be avoided. The study found the reverse frontage roads as a feasible approach for making the best use of the more desirable commercial strips along S.R. 82 and Gunnery Road. Objective 1.8 and its subsequent policies recommended by the commercial land use study were adopted into the Lee Plan in 1998. A map of the Lehigh Commercial Overlay is attached to this report as Attachment 3.

At this time an access management plan has been adopted for both S.R. 82 and Gunnery Road. Staff is proposing an update to Lee Plan Policy 1.8.2 regulating the Reclaimed Strip overlay in Lehigh Acres to implement the two access management plans. Adoption of the access management plans designate Meadow Road as the primary access for the lots fronting S.R. 82 and Gretchen Avenue as the primary access for the lots fronting Gunnery Road through the local development order process. With the adoption of the access management plans, local development orders cannot be approved for access directly onto S.R. 82 or Gunnery Road unless the proposed access is consistent with the adopted access management plans for each roadway. Lee Plan Policy 1.8.2 should be updated to reflect the status of the access management plans. Adopting the proposed amendment will clarify that the access management plans are in effect and commercial uses are now permitted on the lots in the Reclaimed Strip overlay.

Bluesheet No. 20011253 has set in place the access management plan Policy 1.8.2 currently deems necessary for commercial development in the Reclaimed Strip overlay fronting Gunnery Road. A copy of Bluesheet No. 20011253 is attached to this report as Attachment 1.

Resolution 08-06-28 in conjunction with the CAMP adopted by FDOT have set in place the access management plan Policy 1.8.2 currently deems necessary for commercial development in the Reclaimed Strip overlay fronting S.R. 82. A copy of Resolution 08-06-28 is attached to this report as Attachment 2. Due to the size and layout of a hard copy of the CAMP staff is providing the following link where the document is available for viewing:

http://www.lee-county.com/dcd/pdfs/SR82CAMPRReport_Final%20072407.pdf

Copies of all three documents, the CAMP, Resolution 08-06-28, and Bluesheet No. 20011253, will be kept on file with the Lee County Division of Planning.

B. CONCLUSIONS

Staff is proposing an update to Lee Plan Policy 1.8.2 to reflect the adoption of the access management plans for S.R. 82 and Gunnery Road in Lehigh Acres. Adopting the proposed amendment clarifies that the access management plans are in effect and that commercial uses are now permitted on the lots in the Reclaimed Strip overlay in compliance with those plans.

C. STAFF RECOMMENDATION

Planning staff recommends that the Board of County Commissioners transmit this proposed amendment. This recommendation is based upon the previously discussed issues and conclusions of this report. Planning staff recommends that Policy 1.8.2 be modified as follows:

POLICY 1.8.2: Commercial uses ~~will also be~~ are permitted on all lots in the **Reclaimed Strip** overlay facing S.R. 82. Access management for property abutting S.R. 82 is governed by the Corridor Access Management Plan (CAMP) adopted by FDOT in July 2007. ~~once a corridor access management plan is adopted by FDOT governing that portion of S.R. 82. This plan would provide for additional road connections between S.R. 82 and Meadow Road at about 1/8-mile spacing with full access median crossings at about 1/4-mile spacing.~~ All lots ~~would ultimately~~ will have access to S.R. 82 via Meadow Road, which ~~would~~ will serve as a reverse frontage street as described in Resolution 08-06-28 adopted by the Board of County Commissioners on June 17, 2008. All lots will be required to access S.R. 82 consistent with the access points reflected in the CAMP and the requirements set forth in Resolution 08-06-28. Commercial uses ~~would be~~ are also permitted on all **Reclaimed Strip** lots facing Gunnery Road. ~~if Lee County adopts a similar plan, with access to all lots being provided via Gretchen Avenue which would serve as the reverse frontage street.~~ Access management for property abutting Gunnery Road is governed by the access management plan described in Bluesheet No. 20011253 adopted by the Board of County Commissioners on November 20, 2001. All lots will have access to Gunnery Road via Gretchen Avenue, which will serve as a reverse frontage street. All lots will be required to access Gunnery Road consistent with the access points reflected in Bluesheet No. 20011253. ~~Until such plans are in place, those lots in the Reclaimed Strip overlay that do not qualify for commercial development under the location standards of Policy 6.1.2 may be used only for the residential uses permitted in the C-2 zoning district.~~ (Added by Ordinance No. 98-09)

PART III - LOCAL PLANNING AGENCY REVIEW AND RECOMMENDATION

DATE OF PUBLIC HEARING: July 28, 2008

A. LOCAL PLANNING AGENCY REVIEW

Planning staff gave a brief presentation concerning the proposed amendment. One member of the LPA asked for clarification regarding a specific parcel recently reviewed by the LPA that could be affected by the subject corridor access management plans. This member wanted to confirm that the amendment request for the specific parcel did not have anything to do with the subject amendment. Staff confirmed that the subject amendment does not concern the specified parcel. Staff stated the subject amendment pertains directly to the adopted access management plans. Another member of the LPA asked for clarification on the location of the reclaimed strip. Staff clarified that the reclaimed strip is located on the west side of Gunnery Road and on the north side of S.R. 82. Another member of the LPA expressed concern that the plan does not provide adequate access to Gunnery Road or Alabama Road. This member stated that there is no way for traffic heading east on Meadow Road to make a left hand turn onto Gunnery Road and there is also no way to go south on Gunnery Road from Meadow Road. Staff stated that additional property was acquired when Gunnery Road was four-laned and some additional access points were made. Staff finds that there is adequate access. Staff also noted that not all of the access points on S.R. 82 are in place. Staff anticipates that as part of the management plan access points will be constructed. In addition, these documents can be revisited in the future.

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 the staff.

C. VOTE:

NOEL ANDRESS	<u>ABSTAIN</u>
LES COCHRAN	<u>AYE</u>
RONALD INGE	<u>AYE</u>
JACQUE RIPPE	<u>AYE</u>
CARLETON RYFFEL	<u>AYE</u>
LELAND TAYLOR	<u>AYE</u>
RAE ANN WESSEL	<u>AYE</u>

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

DATE OF TRANSMITTAL HEARING: October 22, 2008

A. BOARD REVIEW: The Board of County Commissioners provided no discussion concerning the proposed plan amendment. No public input was provided concerning the proposed plan amendment. This item was approved on the consent agenda.

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. **BOARD ACTION:** The Board of County Commissioners voted to transmit the proposed plan amendment.
2. **BASIS AND RECOMMENDED FINDINGS OF FACT:** The Board accepted the findings of fact as advanced by staff and the LPA.

C. VOTE:

A. BRIAN BIGELOW	AYE
TAMMARA HALL	AYE
ROBERT P. JANES	AYE
RAY JUDAH	AYE
FRANKLIN B. MANN	AYE

DATE OF ORC REPORT: _____

- October 22, 2008
PAGE 7 OF 8

**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:

A. BRIAN BIGELOW

TAMMARA HALL

ROBERT P. JANES

RAY JUDAH

FRANKLIN B. MANN

**LEE COUNTY BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY**

BLUE SHEET NO: 20011253

DOT

1. REQUESTED MOTION: Adoption of the recommended access management plan for Gunnery Road from SR 82 to Lee Blvd.

WHY ACTION IS NECESSARY: In accordance with Policy 1.8.2 of the Comprehensive Plan, a corridor access management plan must be adopted for Gunnery Road from SR 82 to Lee Blvd. in order for parcels in the reclaimed strip overlay to qualify for commercial development.

WHAT ACTION ACCOMPLISHES: Allows those parcels in the reclaimed strip overlay to qualify for commercial development and sets all access and median openings along this section of Gunnery which will dictate any additional lands needed for proposed road connections.

2. DEPARTMENTAL CATEGORY:
COMMISSION DISTRICT #: 09

9B

3. MEETING DATE:

11-20-2001

4. AGENDA

☒ CONSENT
☐ ADMINISTRATIVE
☐ APPEALS
☐ PUBLIC
 TIME REQUIRED: 15 Minutes

5. REQUIREMENT/PURPOSE

(Specify)
☐ STATUTE
☐ ORDINANCE
☐ ADMIN. CODE
☐ OTHER

6. REQUESTOR OF INFORMATION

A. COMMISSIONER:
 B. DEPARTMENT: Transportation
 C. DIVISION: Administration
 BY: Scott Gilbertson, Director

7. BACKGROUND:

Policy 1.8.2 of the Comprehensive Plan allows commercial uses on all lots in the Reclaimed Strip overlay once a corridor access management plan has been adopted by Lee County. As part of a Preliminary Design Report, Pitman, Hartstein & Associates prepared a recommended access management plan for this section of Gunnery Road. This plan identifies full median openings, directional median openings, road closures, new connections and traffic signal locations for the streets intersecting Gunnery Road. Under Policy 1.8.2, there will be no new driveway connections to Gunnery Road from these commercial lots. All lots will be required to use Gretchen Avenue as a reverse frontage road.

This recommended access plan has been reviewed by Lee County DOT staff and Bill Spikowski, the author of the Lehigh Acres Commercial Land Use Study, with both parties in agreement on the proposed access management plan.

8. MANAGEMENT RECOMMENDATIONS:

9. RECOMMENDED APPROVAL

DEPARTMENT DIRECTOR	Purchasing	Human Resources	County Administration				OTHER	COUNTY ATTORNEY	COUNTY MANAGER
11/7/01 <i>[Signature]</i>			QM	Risk	GC			<i>[Signature]</i>	<i>[Signature]</i> 11.8.01
			11/8/01	11/8/01	11/8/01				

10. COMMISSION ACTION:

☒ APPROVED
☐ DENIED
☐ DEFERRED
☐ OTHER

RECEIVED BY
 COUNTY ADMIN.
 11/8/01 11:55 AM
 11/8/01
 12:55 PM

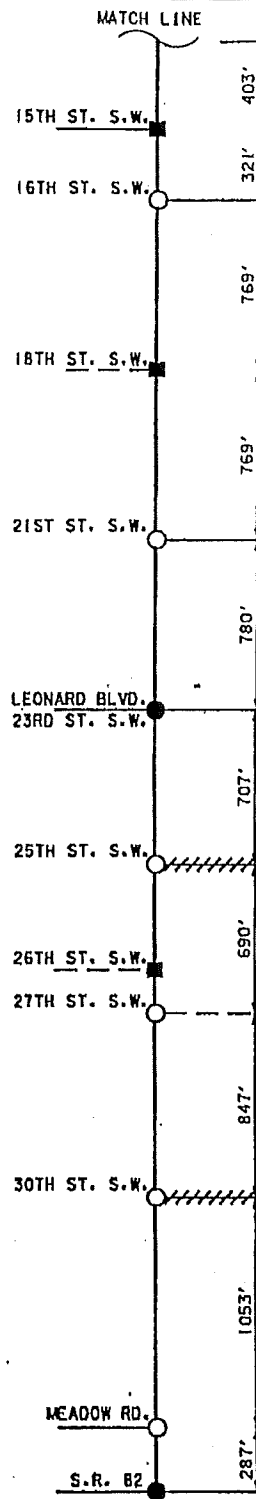
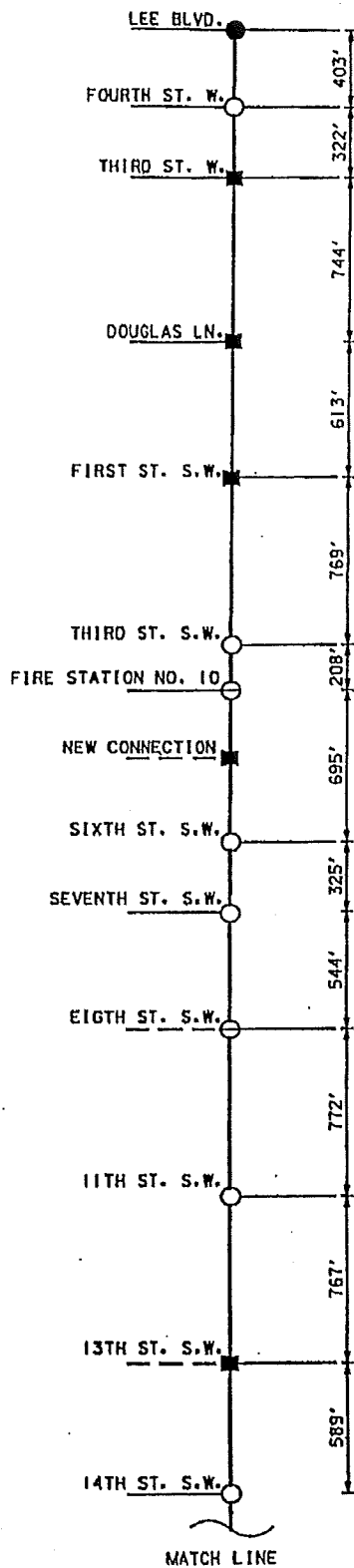
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 by CO. ATTY.
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 ADMIN.

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ATTACHMENT 1

TABLE 3-10
RECOMMENDED ACCESS MANAGEMENT PLAN

Intersection	Median Type / Access Management Comments
Lee Boulevard	Traffic Signal
Fourth Street W.	Right in / Right out
Third Street W.	Directional median - Northbound left turns
Douglas Lane	Directional median - Northbound left turns
First Street S.W.	Directional median - Southbound left turns
Third Street S.W.	Right in / Right out
Fire Station No. 10	Full median opening - fire department use only
New Connection	Directional median - Northbound left turns (location to be determined)
Sixth Street S.W.	Right in / Right out
Seventh Street S.W.	Right in / Right out
Eighth Street S.W.	Full median opening. Proposed connection between Gerald Ave. and Gunnery Rd.
11 th Street S.W.	Right in / Right out
13 th Street S.W.	Directional median - Northbound and Southbound left turns - Proposed connection to Gerald Ave.
14 th Street S.W.	Right in / Right out
15 th Street S.W.	Directional median - Northbound left turns
16 th Street S.W.	Right in / Right out
18 th Street S.W.	Directional median - Southbound left turns
New Connection	Directional median - Northbound left turns (location to be determined)
21 st Street S.W.	Right in / Right out
Leonard Blvd. / 23 St. S.W.	Traffic signal
25 th Street S.W.	25 th Street closed for Daniels Parkway Extension
26 th Street S.W.	Directional median - Northbound left turns
27 th Street S.W.	Reconnect 27 th Street between Gunnery Rd. and Floyd Ave. - Right in / Right out
30 th Street S.W.	30 th Street closed for Daniels Parkway Extension
Meadow Road	Right in / Right out
S.R. 82	Traffic Signal



- | | |
|------------------------------|--------------------|
| ⊖ FULL MEDIAN OPENING | //// ROAD CLOSURE |
| ○ NO MEDIAN OPENING | --- NEW CONNECTION |
| ● TRAFFIC SIGNAL | |
| ■ DIRECTIONAL MEDIAN OPENING | |

FIGURE 3-1

**RECOMMENDED
ACCESS MANAGEMENT
PLAN**



LEE COUNTY RESOLUTION NO. 08-06-28

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, DESIGNATING MEADOW ROAD FROM WALLACE AVENUE TO THE LEE/HENDRY COUNTY LINE AS AN ACCESS ROAD TO STATE ROAD 82.

WHEREAS, the Board of County Commissioners (Board) is considered the transportation authority in Lee County by virtue of the authority granted in Florida Statutes, Section 125.01(m), to provide and regulate roads; and,

WHEREAS, the Board desires to support the purpose of the State Road 82 Corridor Access Management Plan (CAMP) adopted by the Florida Department of Transportation (FDOT) by designating and establishing Meadow Road as an Access Road to the State Road 82 Corridor from Wallace Avenue to the Lee/Hendry County line; and,

WHEREAS, the Board, as the transportation authority, has the power to establish, designate, and regulate County roadways; and,

WHEREAS, in July 2007, FDOT adopted a CAMP for State Road 82 from Interstate 75 to the Lee/Hendry County line; and,

WHEREAS, adherence to the connection spacing standards set forth in the State Road 82 CAMP will allow for the safe and relatively unimpeded movement of large volumes of traffic; and,

WHEREAS, pursuant to Florida Statutes, Section 125.01(t), the County has authority to adopt resolutions necessary for the exercise of its powers; and,

WHEREAS, pursuant to Florida Statutes, Section 125.01(w), the County may adopt resolutions that are in the common interest of the people of the County, and exercise all powers and privileges not specifically prohibited by law; and,

WHEREAS, the County desires to protect the integrity of the access spacing set forth in the CAMP by establishing Meadow Road as an Access Road to State Road 82 and designating Meadow Road as the primary access for properties fronting on State Road 82 through the local development order process; and,

WHEREAS, one public workshop was held on April 14, 2008, after publication notice and mailed notice to affected property owners; and,

WHEREAS, this resolution was considered by the Board of County Commissioners at a regularly scheduled meeting with mailed notice to affected property owners.

NOW, THEREFORE, be it resolved by the Board of County Commissioners that:

A13a
6-17-08

ATTACHMENT 2

COPY

1. Meadow Road from Wallace Avenue to the Lee/Hendry County line is hereby designated as an Access Road to State Road 82. The connection spacing criteria applicable to the Meadow Road corridor will be consistent with the standards for collector roadways set forth in Chapter 10 of the LDC.

2. Lee County hereby designates Meadow Road as the primary access for properties fronting on State Road 82 through the local development order process.

3. Lee County will not grant development order approval for access directly to the State Road 82 Corridor unless the proposed access is consistent with the access points reflected in the State Route 82 CAMP adopted by FDOT in July 2007.

4. The Board's adoption of this resolution does not guarantee, create, or vest in any property owner a right or property interest with respect to access points or turning movements along the Meadow Road corridor.

5. Approval for the construction or use of an existing access point or turning movement onto Meadow Road is reserved to the County.

Commissioner Mann made a motion to adopt the foregoing resolution. The motion was seconded by Commissioner Hall. The vote was as follows:

Robert P. Janes	Absent
Brian Bigelow	Nay
Ray Judah	Aye
Tamara Hall	Aye
Frank Mann	Aye

Duly passed and adopted this 17th day of June, 2008.

ATTEST:
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: Marcia Wilson
Deputy Clerk

BY: Ray Judah
Ray Judah, Chair



Approved as to form by:

Robert Spickelman
Robert Spickelman
County Attorney's Office

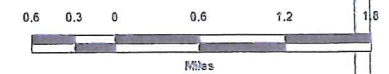
Exhibit 1: Map of Meadow Road Corridor

LEHIGH ACRES Commercial Overlay Zones



- Lehigh Acres**
Commercial Overlay Zones
- Lehigh Commercial
 - Lehigh CommercialTM
*No Restriction on Residential Lots (see Policy 1.0.1)
 - Reclaimed Strip
 - Lot Assembly
 - Potential Commercial
Land Outside Lehigh Acres
 - Existing Roads
 - Proposed RoadsTM
*As depicted in 1998 Commercial Study
 - CRA Boundary
 - City Limits

T 44 S



T 45 S

Prepared for:
Community Redevelopment Agency
of Lee County, Florida

Prepared by:
Spivakos Planning Associates
Fort Myers, Florida

As Adopted by the
Board of County Commissioners
May 27, 1998

Map Generated February 2005

CPA 2006-27
Corridor Access Management Plans
BoCC SPONSORED
AMENDMENT
TO THE

LEE COUNTY COMPREHENSIVE PLAN

THE LEE PLAN

BoCC Public Hearing Document
for the
February 25th Adoption Hearing

Lee County Planning Division
1500 Monroe Street
P.O. Box 398
Fort Myers, FL 33902-0398
(239) 533-8585

January 16, 2009

LEE COUNTY
DIVISION OF PLANNING
STAFF REPORT FOR
COMPREHENSIVE PLAN AMENDMENT
CPA 2006-27

✓	This Document Contains the Following Reviews:
✓	Staff Review
✓	Local Planning Agency Review and Recommendation
✓	Board of County Commissioners Hearing for Transmittal
✓	Staff Response to the DCA Objections, Recommendations, and Comments (ORC) Report
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POLICY 1.8.2: *Commercial uses will also be permitted on all lots in the **Reclaimed Strip** overlay facing S.R. 82 once a corridor access management plan is adopted by FDOT governing that portion of S.R. 82. This plan would provide for additional road connections between S.R. 82 and Meadow Road at about 1/8-mile spacing with full access median crossings at about 1/4-mile spacing. All lots would ultimately have access to S.R. 82 via Meadow Road, which would serve as a reverse frontage street. Commercial uses would also be permitted on all **Reclaimed Strip** lots facing Gunnery Road if Lee County adopts a similar plan, with access to all lots being provided via Gretchen Avenue which would serve as the reverse frontage street. Until such plans are in place, those lots in the **Reclaimed Strip** overlay that do not qualify for commercial development under the location standards of Policy 6.1.2 may be used only for the residential uses permitted in the C-2 zoning district. (Added by Ordinance No. 98-09)*

The Objective and policies are based on the 1996 Lehigh Acres Commercial Land Use Study. The study focused on the lack of adequate land for businesses in Lehigh Acres, where employment and shopping opportunities for future residents is limited. One portion of the study concentrated on the advantages and disadvantages of shallow commercial strips in Lehigh Acres, more specifically along the north side of S.R. 82 and along Gunnery Road. The study concluded that given the shortage of commercial land in Lehigh Acres some of the strips could be used as-is or be made usable and become part of an overall solution to the commercial deficiencies the area would face. The study noted that while the strips have shallow depth they back up to a "continuous access or reverse frontage road." The study provided that with Meadow Road north of S.R. 82 and Gretchen Avenue west of Gunnery Road, some of the drawbacks of strip commercial could be avoided. The study found the reverse frontage roads as a feasible approach for making the best use of the more desirable commercial strips along S.R. 82 and Gunnery Road. Objective 1.8 and its subsequent policies recommended by the commercial land use study were adopted into the Lee Plan in 1998. A map of the Lehigh Commercial Overlay is attached to this report as Attachment 3.

At this time an access management plan has been adopted for both S.R. 82 and Gunnery Road. Staff is proposing an update to Lee Plan Policy 1.8.2 regulating the Reclaimed Strip overlay in Lehigh Acres to implement the two access management plans. Adoption of the access management plans designate Meadow Road as the primary access for the lots fronting S.R. 82 and Gretchen Avenue as the primary access for the lots fronting Gunnery Road through the local development order process. With the adoption of the access management plans, local development orders cannot be approved for access directly onto S.R. 82 or Gunnery Road unless the proposed access is consistent with the adopted access management plans for each roadway. Lee Plan Policy 1.8.2 should be updated to reflect the status of the access management plans. Adopting the proposed amendment will clarify that the access management plans are in effect and commercial uses are now permitted on the lots in the Reclaimed Strip overlay.

Bluesheet No. 20011253 has set in place the access management plan Policy 1.8.2 currently deems necessary for commercial development in the Reclaimed Strip overlay fronting Gunnery Road. A copy of Bluesheet No. 20011253 is attached to this report as Attachment 1.

Resolution 08-06-28 in conjunction with the CAMP adopted by FDOT have set in place the access management plan Policy 1.8.2 currently deems necessary for commercial development in the Reclaimed Strip overlay fronting S.R. 82. A copy of Resolution 08-06-28 is attached to this report as Attachment 2. Due to the size and layout of a hard copy of the CAMP staff is providing the following link where the document is available for viewing:

http://www.lee-county.com/dcd/pdfs/SR82CAMPReport_Final%20072407.pdf

Copies of all three documents, the CAMP, Resolution 08-06-28, and Bluesheet No. 20011253, will be kept on file with the Lee County Division of Planning.

B. CONCLUSIONS

Staff is proposing an update to Lee Plan Policy 1.8.2 to reflect the adoption of the access management plans for S.R. 82 and Gunnery Road in Lehigh Acres. Adopting the proposed amendment clarifies that the access management plans are in effect and that commercial uses are now permitted on the lots in the Reclaimed Strip overlay in compliance with those plans.

C. STAFF RECOMMENDATION

Planning staff recommends that the Board of County Commissioners transmit this proposed amendment. This recommendation is based upon the previously discussed issues and conclusions of this report. Planning staff recommends that Policy 1.8.2 be modified as follows:

POLICY 1.8.2: Commercial uses ~~will also be~~ are permitted on all lots in the **Reclaimed Strip** overlay facing S.R. 82. Access management for property abutting S.R. 82 is governed by the Corridor Access Management Plan (CAMP) adopted by FDOT in July 2007. ~~once a corridor access management plan is adopted by FDOT governing that portion of S.R. 82. This plan would provide for additional road connections between S.R. 82 and Meadow Road at about 1/8-mile spacing with full access median crossings at about 1/4-mile spacing. All lots would ultimately~~ will have access to S.R. 82 via Meadow Road, which ~~would~~ will serve as a reverse frontage street as described in Resolution 08-06-28 adopted by the Board of County Commissioners on June 17, 2008. All lots will be required to access S.R. 82 consistent with the access points reflected in the CAMP and the requirements set forth in Resolution 08-06-28. Commercial uses ~~would~~ are also be permitted on all **Reclaimed Strip** lots facing Gunnery Road. ~~if Lee County adopts a similar plan, with access to all lots being provided via Gretchen Avenue which would serve as the reverse frontage street.~~ Access management for property abutting Gunnery Road is governed by the access management plan described in Bluesheet No. 20011253 adopted by the Board of County Commissioners on November 20, 2001. All lots will have access to Gunnery Road via Gretchen Avenue, which will serve as a reverse frontage street. All lots will be required to access Gunnery Road consistent with the access points reflected in Bluesheet No. 20011253. ~~Until such plans are in place, those lots in the Reclaimed Strip overlay that do not qualify for commercial development under the location standards of Policy 6.1.2 may be used only for the residential uses permitted in the C-2 zoning district.~~ (Added by Ordinance No. 98-09)

PART III - LOCAL PLANNING AGENCY REVIEW AND RECOMMENDATION

DATE OF PUBLIC HEARING: July 28, 2008

A. LOCAL PLANNING AGENCY REVIEW

Planning staff gave a brief presentation concerning the proposed amendment. One member of the LPA asked for clarification regarding a specific parcel recently reviewed by the LPA that could be affected by the subject corridor access management plans. This member wanted to confirm that the amendment request for the specific parcel did not have anything to do with the subject amendment. Staff confirmed that the subject amendment does not concern the specified parcel. Staff stated the subject amendment pertains directly to the adopted access management plans. Another member of the LPA asked for clarification on the location of the reclaimed strip. Staff clarified that the reclaimed strip is located on the west side of Gunnery Road and on the north side of S.R. 82. Another member of the LPA expressed concern that the plan does not provide adequate access to Gunnery Road or Alabama Road. This member stated that there is no way for traffic heading east on Meadow Road to make a left hand turn onto Gunnery Road and there is also no way to go south on Gunnery Road from Meadow Road. Staff stated that additional property was acquired when Gunnery Road was four-laned and some additional access points were made. Staff finds that there is adequate access. Staff also noted that not all of the access points on S.R. 82 are in place. Staff anticipates that as part of the management plan access points will be constructed. In addition, these documents can be revisited in the future.

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 the staff.

C. VOTE:

NOEL ANDRESS	<u>ABSTAIN</u>
LES COCHRAN	<u>AYE</u>
RONALD INGE	<u>AYE</u>
JACQUE RIPPE	<u>AYE</u>
CARLETON RYFFEL	<u>AYE</u>
LELAND TAYLOR	<u>AYE</u>
RAE ANN WESSEL	<u>AYE</u>

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

DATE OF TRANSMITTAL HEARING: October 22, 2008

A. BOARD REVIEW: The Board of County Commissioners provided no discussion concerning the proposed plan amendment. No public input was provided concerning the proposed plan amendment. This item was approved on the consent agenda.

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

- 1. BOARD ACTION:** The Board of County Commissioners voted to transmit the proposed plan amendment.
- 2. BASIS AND RECOMMENDED FINDINGS OF FACT:** The Board accepted the findings of fact as advanced by staff and the LPA.

C. VOTE:

A. BRIAN BIGELOW	AYE
TAMMARA HALL	AYE
ROBERT P. JANES	AYE
RAY JUDAH	AYE
FRANKLIN B. MANN	AYE

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

DATE OF ORC REPORT: January 16, 2009

A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS

The DCA has provided a comment addressing both CPA2006-27, the subject amendment to Policy 1.8.2, and CPA2007-53, a private amendment request to amend Policy 1.8.2 as well. The subject amendment clarifies that access management plans have been adopted and are in effect for State Route 82 and for Gunnery Road. DCA has provided that the two amendments to Policy 1.8.2 create inconsistencies. The staff report for CPA2007-53 addresses those inconsistencies by revising the text of Policy 1.8.2 specifically as it relates to the private amendment request. No changes have been made to the subject amendment as a result of the ORC report.

B. STAFF RECOMMENDATION

Adopt the amendment as transmitted.

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

DATE OF ADOPTION HEARING: February 25, 2009

A. BOARD REVIEW:

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. BOARD ACTION:

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

C. VOTE:

A. BRIAN BIGELOW

TAMMARA HALL

ROBERT P. JANES

RAY JUDAH

FRANKLIN B. MANN

DOT

LEE COUNTY BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

BLUE SHEET NO: 20011253

1. REQUESTED MOTION: Adoption of the recommended access management plan for Gunnery Road from SR 82 to Lee Blvd.

WHY ACTION IS NECESSARY: In accordance with Policy 1.8.2 of the Comprehensive Plan, a corridor access management plan must be adopted for Gunnery Road from SR 82 to Lee Blvd. in order for parcels in the reclaimed strip overlay to qualify for commercial development.

WHAT ACTION ACCOMPLISHES: Allows those parcels in the reclaimed strip overlay to qualify for commercial development and sets all access and median openings along this section of Gunnery which will dictate any additional lands needed for proposed road connections.

2. DEPARTMENTAL CATEGORY:
COMMISSION DISTRICT #: 09

9B

3. MEETING DATE:

11-20-2001

4. AGENDA

☒ CONSENT
☐ ADMINISTRATIVE
☐ APPEALS
☐ PUBLIC
TIME REQUIRED: 15 Minutes

5. REQUIREMENT/PURPOSE

(Specify)
☐ STATUTE
☐ ORDINANCE
☐ ADMIN. CODE
☐ OTHER

6. REQUESTOR OF INFORMATION

A. COMMISSIONER:
B. DEPARTMENT: Transportation
C. DIVISION: Administration
BY: Scott Gilbertson, Director

7. BACKGROUND:

Policy 1.8.2 of the Comprehensive Plan allows commercial uses on all lots in the Reclaimed Strip overlay once a corridor access management plan has been adopted by Lee County. As part of a Preliminary Design Report, Pitman, Hartstein & Associates prepared a recommended access management plan for this section of Gunnery Road. This plan identifies full median openings, directional median openings, road closures, new connections and traffic signal locations for the streets intersecting Gunnery Road. Under Policy 1.8.2, there will be no new driveway connections to Gunnery Road from these commercial lots. All lots will be required to use Gretchen Avenue as a reverse frontage road.

This recommended access plan has been reviewed by Lee County DOT staff and Bill Spikowski, the author of the Lehigh Acres Commercial Land Use Study, with both parties in agreement on the proposed access management plan.

8. MANAGEMENT RECOMMENDATIONS:

9. RECOMMENDED APPROVAL

DEPARTMENT DIRECTOR	Purchasing	Human Resources	County Administration				OTHER	COUNTY ATTORNEY	COUNTY MANAGER
<i>[Signature]</i> 11/2/01			<i>[Signature]</i> 11/8/01	QM	Risk	GC		<i>[Signature]</i> 11/8/01	<i>[Signature]</i> 11/8/01
10. COMMISSION ACTION: <input checked="" type="checkbox"/> APPROVED <input type="checkbox"/> DENIED <input type="checkbox"/> DEFERRED <input type="checkbox"/> OTHER									

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COUNTY ADMIN.
11/8/01 11:35 AM

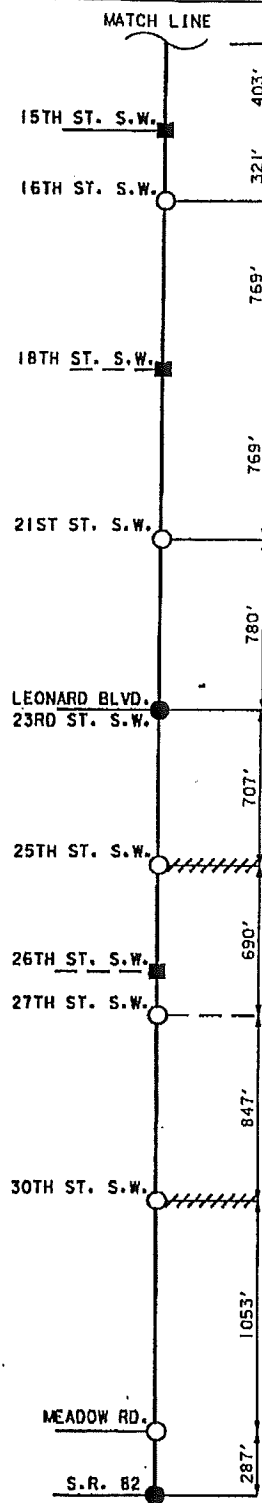
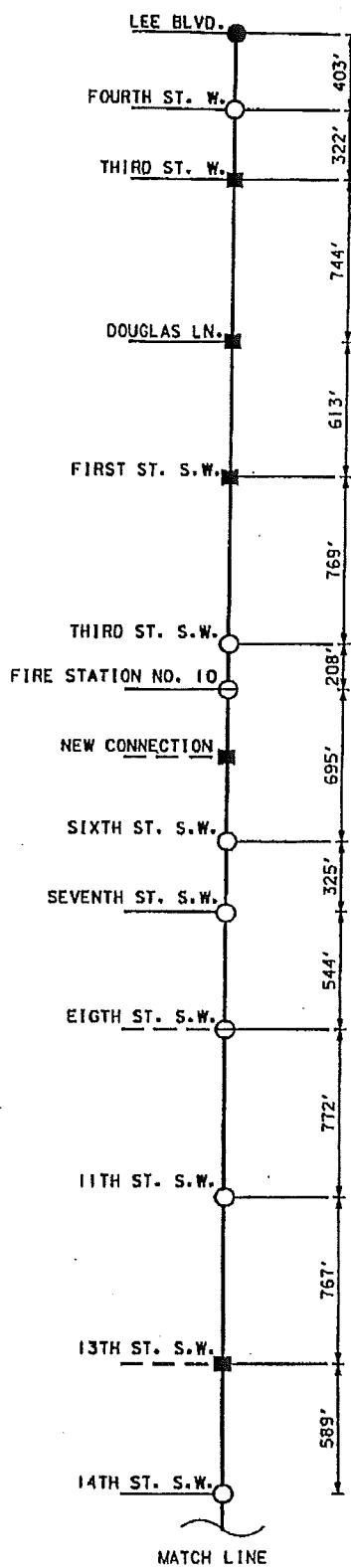
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ATTACHMENT 1

TABLE 3-10
RECOMMENDED ACCESS MANAGEMENT PLAN

Intersection	Median Type / Access Management Comments
Lee Boulevard	Traffic Signal
Fourth Street W.	Right in / Right out
Third Street W.	Directional median - Northbound left turns
Douglas Lane	Directional median - Northbound left turns
First Street S.W.	Directional median - Southbound left turns
Third Street S.W.	Right in / Right out
Fire Station No. 10	Full median opening - fire department use only
New Connection	Directional median - Northbound left turns (location to be determined)
Sixth Street S.W.	Right in / Right out
Seventh Street S.W.	Right in / Right out
Eighth Street S.W.	Full median opening. Proposed connection between Gerald Ave. and Gunnery Rd.
11 th Street S.W.	Right in / Right out
13 th Street S.W.	Directional median - Northbound and Southbound left turns - Proposed connection to Gerald Ave.
14 th Street S.W.	Right in / Right out
15 th Street S.W.	Directional median - Northbound left turns
16 th Street S.W.	Right in / Right out
18 th Street S.W.	Directional median - Southbound left turns
New Connection	Directional median - Northbound left turns (location to be determined)
21 st Street S.W.	Right in / Right out
Leonard Blvd. / 23 St. S.W.	Traffic signal
25 th Street S.W.	25 th Street closed for Daniels Parkway Extension
26 th Street S.W.	Directional median - Northbound left turns
27 th Street S.W.	Reconnect 27 th Street between Gunnery Rd. and Floyd Ave. - Right in / Right out
30 th Street S.W.	30 th Street closed for Daniels Parkway Extension
Meadow Road	Right in / Right out
S.R. 82	Traffic Signal

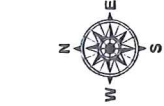


- ⊖ FULL MEDIAN OPENING
- NO MEDIAN OPENING
- TRAFFIC SIGNAL
- DIRECTIONAL MEDIAN OPENING

- //// ROAD CLOSURE
- NEW CONNECTION

FIGURE 3-1

**RECOMMENDED
ACCESS MANAGEMENT
PLAN**



LEE COUNTY RESOLUTION NO. 08-06-28

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, DESIGNATING MEADOW ROAD FROM WALLACE AVENUE TO THE LEE/HENDRY COUNTY LINE AS AN ACCESS ROAD TO STATE ROAD 82.

WHEREAS, the Board of County Commissioners (Board) is considered the transportation authority in Lee County by virtue of the authority granted in Florida Statutes, Section 125.01(m), to provide and regulate roads; and,

WHEREAS, the Board desires to support the purpose of the State Road 82 Corridor Access Management Plan (CAMP) adopted by the Florida Department of Transportation (FDOT) by designating and establishing Meadow Road as an Access Road to the State Road 82 Corridor from Wallace Avenue to the Lee/Hendry County line; and,

WHEREAS, the Board, as the transportation authority, has the power to establish, designate, and regulate County roadways; and,

WHEREAS, in July 2007, FDOT adopted a CAMP for State Road 82 from Interstate 75 to the Lee/Hendry County line; and,

WHEREAS, adherence to the connection spacing standards set forth in the State Road 82 CAMP will allow for the safe and relatively unimpeded movement of large volumes of traffic; and,

WHEREAS, pursuant to Florida Statutes, Section 125.01(t), the County has authority to adopt resolutions necessary for the exercise of its powers; and,

WHEREAS, pursuant to Florida Statutes, Section 125.01(w), the County may adopt resolutions that are in the common interest of the people of the County, and exercise all powers and privileges not specifically prohibited by law; and,

WHEREAS, the County desires to protect the integrity of the access spacing set forth in the CAMP by establishing Meadow Road as an Access Road to State Road 82 and designating Meadow Road as the primary access for properties fronting on State Road 82 through the local development order process; and,

WHEREAS, one public workshop was held on April 14, 2008, after publication notice and mailed notice to affected property owners; and,

WHEREAS, this resolution was considered by the Board of County Commissioners at a regularly scheduled meeting with mailed notice to affected property owners.

NOW, THEREFORE, be it resolved by the Board of County Commissioners that:

A13a
6-17-08

ATTACHMENT 2

COPY

1. Meadow Road from Wallace Avenue to the Lee/Hendry County line is hereby designated as an Access Road to State Road 82. The connection spacing criteria applicable to the Meadow Road corridor will be consistent with the standards for collector roadways set forth in Chapter 10 of the LDC.

2. Lee County hereby designates Meadow Road as the primary access for properties fronting on State Road 82 through the local development order process.

3. Lee County will not grant development order approval for access directly to the State Road 82 Corridor unless the proposed access is consistent with the access points reflected in the State Route 82 CAMP adopted by FDOT in July 2007.

4. The Board's adoption of this resolution does not guarantee, create, or vest in any property owner a right or property interest with respect to access points or turning movements along the Meadow Road corridor.

5. Approval for the construction or use of an existing access point or turning movement onto Meadow Road is reserved to the County.

Commissioner Mann made a motion to adopt the foregoing resolution. The motion was seconded by Commissioner Hall. The vote was as follows:

Robert P. Janes	Absent
Brian Bigelow	Nay
Ray Judah	Aye
Tamara Hall	Aye
Frank Mann	Aye

Duly passed and adopted this 17th day of June, 2008.

ATTEST:
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: Marcia Wilson
Deputy Clerk

BY: Ray Judah
Ray Judah, Chair

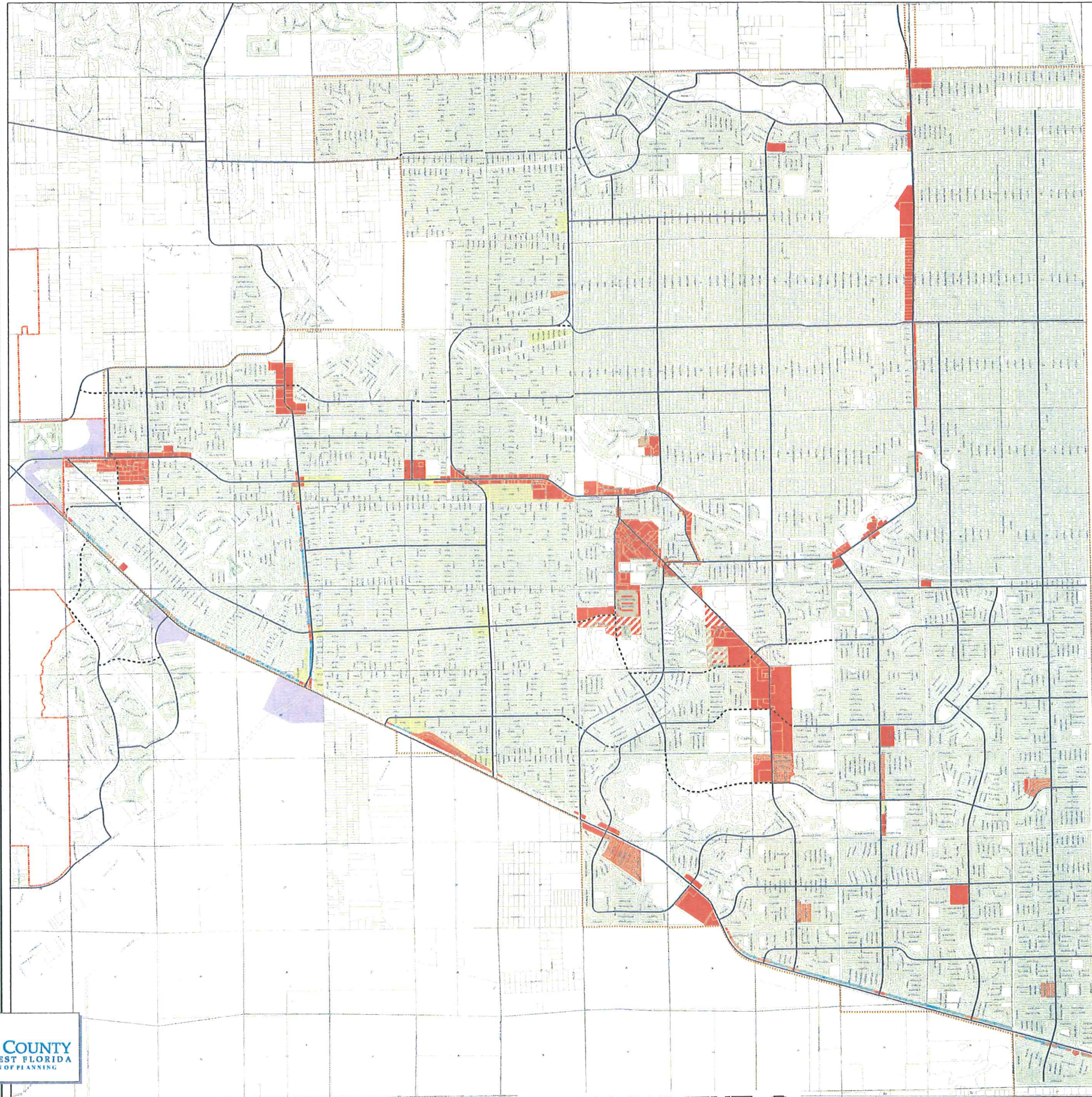


Approved as to form by:

Robert Spickerman
Robert Spickerman
County Attorney's Office

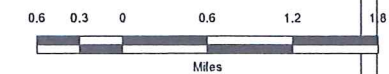
Exhibit 1: Map of Meadow Road Corridor

LEHIGH ACRES Commercial Overlay Zones



- Lehigh Acres**
Commercial Overlay Zones
- Lehigh Commercial
 - Lehigh Commercial*
*No Restriction on Residential Lots (see Policy 1.8.1)
 - Reclaimed Strip
 - Lot Assembly
 - Potential Commercial
Land Outside Lehigh Acres
 - Existing Roads
 - Proposed Roads*
*As depicted in 1996 Commercial Study
 - CRA Boundary
 - City Limits

T 44 S



T 45 S

Prepared for:
Community Redevelopment Agency
of Lee County, Florida

Prepared by:
Spikowski Planning Associates
Fort Myers, Florida

As Adopted by the
Board of County Commissioners
May 27, 1998

Map Generated February 2005

CPA 2006-27
Corridor Access Management Plans
BoCC SPONSORED
AMENDMENT
TO THE

LEE COUNTY COMPREHENSIVE PLAN

THE LEE PLAN

BoCC Adoption Document

Lee County Planning Division
1500 Monroe Street
P.O. Box 398
Fort Myers, FL 33902-0398
(239) 533-8585

February 25, 2009

**LEE COUNTY
DIVISION OF PLANNING
STAFF REPORT FOR
COMPREHENSIVE PLAN AMENDMENT
CPA 2006-27**

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

STAFF REPORT PREPARATION DATE: July 17, 2008

PART I - BACKGROUND AND STAFF RECOMMENDATION

A. SUMMARY OF APPLICATION

1. APPLICANT:

LEE COUNTY BOARD OF COUNTY COMMISSIONERS
REPRESENTED BY LEE COUNTY DIVISION OF PLANNING

2. REQUEST:

Amend the Future Land Use Element of the Lee Plan to update Policy 1.8.2 to reflect the status of the Corridor Access Management Plans for State Route 82 and for Gunnery Road.

B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY:

1. RECOMMENDATION: Planning staff recommends that the Board of County Commissioners adopt this proposed amendment. The specific language modifications that staff recommends is provided below:

POLICY 1.8.2: Commercial uses ~~will also be~~ are permitted on all lots in the **Reclaimed Strip** overlay facing S.R. 82. Access management for property abutting S.R. 82 is governed by the Corridor Access Management Plan (CAMP) adopted by FDOT in July 2007. once a corridor access management plan is adopted by FDOT governing that portion of S.R. 82. This plan would provide for additional road connections between S.R. 82 and Meadow Road at about 1/8-mile spacing with full access median crossings at about 1/4-mile spacing. All lots would ultimately will have access to S.R. 82 via Meadow Road, which would will serve as a reverse frontage street as described in Resolution 08-06-28 adopted by the Board of County Commissioners on June 17, 2008. All lots will be required to access S.R. 82 consistent with the access points reflected in the CAMP and the requirements set forth in Resolution 08-06-28. Commercial uses ~~would~~ are also be permitted on all **Reclaimed Strip** lots facing Gunnery Road. ~~if Lee County adopts a similar plan, with access to all lots being provided via Gretchen Avenue which would serve as the reverse frontage street.~~ Access management for property abutting Gunnery Road is governed

by the access management plan described in Bluesheet No. 20011253 adopted by the Board of County Commissioners on November 20, 2001. All lots will have access to Gunnery Road via Gretchen Avenue, which will serve as a reverse frontage street. All lots will be required to access Gunnery Road consistent with the access points reflected in Bluesheet No. 20011253. Until such plans are in place, those lots in the Reclaimed Strip overlay that do not qualify for commercial development under the location standards of Policy 6.1.2 may be used only for the residential uses permitted in the C-2 zoning district. (Added by Ordinance No. 98-09)

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

- Objective 1.8 and its subsequent policies are based on the 1996 Lehigh Acres Commercial Land Use Study.
- The study focused on the shortage of commercial land in Lehigh Acres.
- Policy 1.8.2 provides that commercial uses will be permitted in the Reclaimed Strip overlay when a corridor access management plan for S.R. 82 and Gunnery Road is adopted.
- An access management plan has been adopted for S.R. 82 by FDOT.
- An access management plan has been adopted for Gunnery Road by the Board of County Commissioners.
- The proposed amendment clarifies that the access management plans are in effect and that commercial uses are now permitted on the lots in the Reclaimed Strip overlay in compliance with those plans.

C. BACKGROUND INFORMATION

Gunnery Road is a local Arterial Road with access governed by Lee County. S.R. 82 is a state road with access governed by the Florida Department of Transportation (FDOT). This amendment was initiated by Lee County Planning staff in anticipation of a corridor access management plan being adopted by the FDOT for State Road 82. In July 2007 FDOT adopted the *Corridor Access Management Plan (CAMP) for S.R. 82* and the Lee County Board of County Commissioners adopted Resolution 08-06-28 supporting the CAMP and establishing Meadow Road as the primary access road to S.R. 82. An access management plan for Gunnery Road was similarly adopted by the Board of County Commissioners in 2001 through Bluesheet No. 20011253 establishing Gretchen Avenue as the primary access road to Gunnery Road. The Board of County Commissioners formally initiated this amendment on October 3, 2006.

PART II - STAFF ANALYSIS

A. STAFF DISCUSSION

Objective 1.8 and its subsequent policies direct commercial uses in Lehigh Acres through the Lehigh Acres Commercial Overlay zones. Policy 1.8.2 provides that commercial uses will be permitted in the Reclaimed Strip overlay facing S.R. 82 and Gunnery Road when a corridor access management plan for each roadway is adopted. Policy 1.8.2 is reproduced below:

POLICY 1.8.2: *Commercial uses will also be permitted on all lots in the **Reclaimed Strip** overlay facing S.R. 82 once a corridor access management plan is adopted by FDOT governing that portion of S.R. 82. This plan would provide for additional road connections between S.R. 82 and Meadow Road at about 1/8-mile spacing with full access median crossings at about 1/4-mile spacing. All lots would ultimately have access to S.R. 82 via Meadow Road, which would serve as a reverse frontage street. Commercial uses would also be permitted on all **Reclaimed Strip** lots facing Gunnery Road if Lee County adopts a similar plan, with access to all lots being provided via Gretchen Avenue which would serve as the reverse frontage street. Until such plans are in place, those lots in the **Reclaimed Strip** overlay that do not qualify for commercial development under the location standards of Policy 6.1.2 may be used only for the residential uses permitted in the C-2 zoning district. (Added by Ordinance No. 98-09)*

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At this time an access management plan has been adopted for both S.R. 82 and Gunnery Road. Staff is proposing an update to Lee Plan Policy 1.8.2 regulating the Reclaimed Strip overlay in Lehigh Acres to implement the two access management plans. Adoption of the access management plans designate Meadow Road as the primary access for the lots fronting S.R. 82 and Gretchen Avenue as the primary access for the lots fronting Gunnery Road through the local development order process. With the adoption of the access management plans, local development orders cannot be approved for access directly onto S.R. 82 or Gunnery Road unless the proposed access is consistent with the adopted access management plans for each roadway. Lee Plan Policy 1.8.2 should be updated to reflect the status of the access management plans. Adopting the proposed amendment will clarify that the access management plans are in effect and commercial uses are now permitted on the lots in the Reclaimed Strip overlay.

Bluesheet No. 20011253 has set in place the access management plan Policy 1.8.2 currently deems necessary for commercial development in the Reclaimed Strip overlay fronting Gunnery Road. A copy of Bluesheet No. 20011253 is attached to this report as Attachment 1.

Resolution 08-06-28 in conjunction with the CAMP adopted by FDOT have set in place the access management plan Policy 1.8.2 currently deems necessary for commercial development in the Reclaimed Strip overlay fronting S.R. 82. A copy of Resolution 08-06-28 is attached to this report as Attachment 2. Due to the size and layout of a hard copy of the CAMP staff is providing the following link where the document is available for viewing:

http://www.lee-county.com/dcd/pdfs/SR82CAMPReport_Final%20072407.pdf

Copies of all three documents, the CAMP, Resolution 08-06-28, and Bluesheet No. 20011253, will be kept on file with the Lee County Division of Planning.

B. CONCLUSIONS

Staff is proposing an update to Lee Plan Policy 1.8.2 to reflect the adoption of the access management plans for S.R. 82 and Gunnery Road in Lehigh Acres. Adopting the proposed amendment clarifies that the access management plans are in effect and that commercial uses are now permitted on the lots in the Reclaimed Strip overlay in compliance with those plans.

C. STAFF RECOMMENDATION

Planning staff recommends that the Board of County Commissioners transmit this proposed amendment. This recommendation is based upon the previously discussed issues and conclusions of this report. Planning staff recommends that Policy 1.8.2 be modified as follows:

POLICY 1.8.2: Commercial uses ~~will also be~~ are permitted on all lots in the **Reclaimed Strip** overlay facing S.R. 82. Access management for property abutting S.R. 82 is governed by the Corridor Access Management Plan (CAMP) adopted by FDOT in July 2007. once a corridor access management plan is adopted by FDOT governing that portion of S.R. 82. This plan would provide for additional road connections between S.R. 82 and Meadow Road at about 1/8-mile spacing with full access median crossings at about 1/4-mile spacing. All lots would ultimately will have access to S.R. 82 via Meadow Road, which ~~would~~ will serve as a reverse frontage street as described in Resolution 08-06-28 adopted by the Board of County Commissioners on June 17, 2008. All lots will be required to access S.R. 82 consistent with the access points reflected in the CAMP and the requirements set forth in Resolution 08-06-28. Commercial uses ~~would~~ are also be permitted on all **Reclaimed Strip** lots facing Gunnery Road. ~~if Lee County adopts a similar plan, with access to all lots being provided via Gretchen Avenue which would serve as the reverse frontage street.~~ Access management for property abutting Gunnery Road is governed by the access management plan described in Bluesheet No. 20011253 adopted by the Board of County Commissioners on November 20, 2001. All lots will have access to Gunnery Road via Gretchen Avenue, which will serve as a reverse frontage street. All lots will be required to access Gunnery Road consistent with the access points reflected in Bluesheet No. 20011253. Until such plans are in place, those lots in the **Reclaimed Strip** ~~overlay that do not qualify for commercial development under the location standards of Policy 6.1.2 may be used only for the residential uses permitted in the C-2 zoning district. (Added by Ordinance No. 98-09)~~

PART III - LOCAL PLANNING AGENCY REVIEW AND RECOMMENDATION

DATE OF PUBLIC HEARING: July 28, 2008

A. LOCAL PLANNING AGENCY REVIEW

Planning staff gave a brief presentation concerning the proposed amendment. One member of the LPA asked for clarification regarding a specific parcel recently reviewed by the LPA that could be affected by the subject corridor access management plans. This member wanted to confirm that the amendment request for the specific parcel did not have anything to do with the subject amendment. Staff confirmed that the subject amendment does not concern the specified parcel. Staff stated the subject amendment pertains directly to the adopted access management plans. Another member of the LPA asked for clarification on the location of the reclaimed strip. Staff clarified that the reclaimed strip is located on the west side of Gunnery Road and on the north side of S.R. 82. Another member of the LPA expressed concern that the plan does not provide adequate access to Gunnery Road or Alabama Road. This member stated that there is no way for traffic heading east on Meadow Road to make a left hand turn onto Gunnery Road and there is also no way to go south on Gunnery Road from Meadow Road. Staff stated that additional property was acquired when Gunnery Road was four-laned and some additional access points were made. Staff finds that there is adequate access. Staff also noted that not all of the access points on S.R. 82 are in place. Staff anticipates that as part of the management plan access points will be constructed. In addition, these documents can be revisited in the future.

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 the staff.

C. VOTE:

NOEL ANDRESS	ABSTAIN
LES COCHRAN	AYE
RONALD INGE	AYE
JACQUE RIPPE	AYE
CARLETON RYFFEL	AYE
LELAND TAYLOR	AYE
RAE ANN WESSEL	AYE

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

DATE OF TRANSMITTAL HEARING: October 22, 2008

A. BOARD REVIEW: The Board of County Commissioners provided no discussion concerning the proposed plan amendment. No public input was provided concerning the proposed plan amendment. This item was approved on the consent agenda.

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. **BOARD ACTION:** The Board of County Commissioners voted to transmit the proposed plan amendment.
2. **BASIS AND RECOMMENDED FINDINGS OF FACT:** The Board accepted the findings of fact as advanced by staff and the LPA.

C. VOTE:

A. BRIAN BIGELOW	AYE
TAMMARA HALL	AYE
ROBERT P. JANES	AYE
RAY JUDAH	AYE
FRANKLIN B. MANN	AYE

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

DATE OF ORC REPORT: January 16, 2009

A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS

The DCA has provided a comment addressing both CPA2006-27, the subject amendment to Policy 1.8.2, and CPA2007-53, a private amendment request to amend Policy 1.8.2 as well. The subject amendment clarifies that access management plans have been adopted and are in effect for State Route 82 and for Gunnery Road. DCA has provided that the two amendments to Policy 1.8.2 create inconsistencies. The staff report for CPA2007-53 addresses those inconsistencies by revising the text of Policy 1.8.2 specifically as it relates to the private amendment request. No changes have been made to the subject amendment as a result of the ORC report.

B. STAFF RECOMMENDATION

Adopt the amendment as transmitted.

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

DATE OF ADOPTION HEARING: February 25, 2009

A. BOARD REVIEW:

The Board of County Commissioners provided no discussion concerning the proposed plan amendment. No public input was provided concerning the proposed plan amendment. This item was approved on the consent agenda.

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. BOARD ACTION:

The Board of County Commissioners adopted the proposed amendment.

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

The Board of County Commissioners accepted the facts advanced by staff and the LPA.

C. VOTE:

A. BRIAN BIGELOW	AYE
TAMMARA HALL	AYE
ROBERT P. JANES	AYE
RAY JUDAH	AYE
FRANKLIN B. MANN	AYE

DOT

LEE COUNTY BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

BLUE SHEET NO: 20011253

1. REQUESTED MOTION: Adoption of the recommended access management plan for Gunnery Road from SR 82 to Lee Blvd.

WHY ACTION IS NECESSARY: In accordance with Policy 1.8.2 of the Comprehensive Plan, a corridor access management plan must be adopted for Gunnery Road from SR 82 to Lee Blvd. in order for parcels in the reclaimed strip overlay to qualify for commercial development.

WHAT ACTION ACCOMPLISHES: Allows those parcels in the reclaimed strip overlay to qualify for commercial development and sets all access and median openings along this section of Gunnery which will dictate any additional lands needed for proposed road connections.

2. DEPARTMENTAL CATEGORY:
COMMISSION DISTRICT #: 09

9B

3. MEETING DATE:

11-20-2001

4. AGENDA

☒ CONSENT
____ ADMINISTRATIVE
____ APPEALS
____ PUBLIC
____ TIME REQUIRED: 15 Minutes

5. REQUIREMENT/PURPOSE

(Specify)
____ STATUTE
____ ORDINANCE
____ ADMIN. CODE
____ OTHER

6. REQUESTOR OF INFORMATION

A. COMMISSIONER:
B. DEPARTMENT: Transportation
C. DIVISION: Administration
BY: Scott Gilbertson, Director

7. BACKGROUND:

Policy 1.8.2 of the Comprehensive Plan allows commercial uses on all lots in the Reclaimed Strip overlay once a corridor access management plan has been adopted by Lee County. As part of a Preliminary Design Report, Pitman, Hartstein & Associates prepared a recommended access management plan for this section of Gunnery Road. This plan identifies full median openings, directional median openings, road closures, new connections and traffic signal locations for the streets intersecting Gunnery Road. Under Policy 1.8.2, there will be no new driveway connections to Gunnery Road from these commercial lots. All lots will be required to use Gretchen Avenue as a reverse frontage road.

This recommended access plan has been reviewed by Lee County DOT staff and Bill Spikowski, the author of the Lehigh Acres Commercial Land Use Study, with both parties in agreement on the proposed access management plan.

8. MANAGEMENT RECOMMENDATIONS:

9. RECOMMENDED APPROVAL

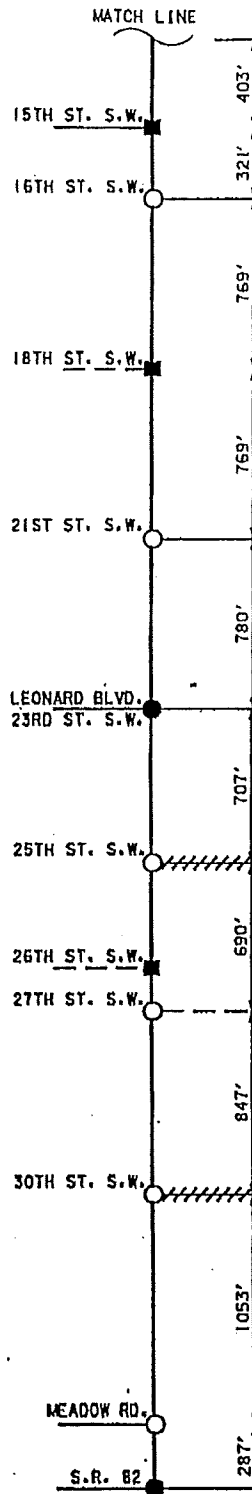
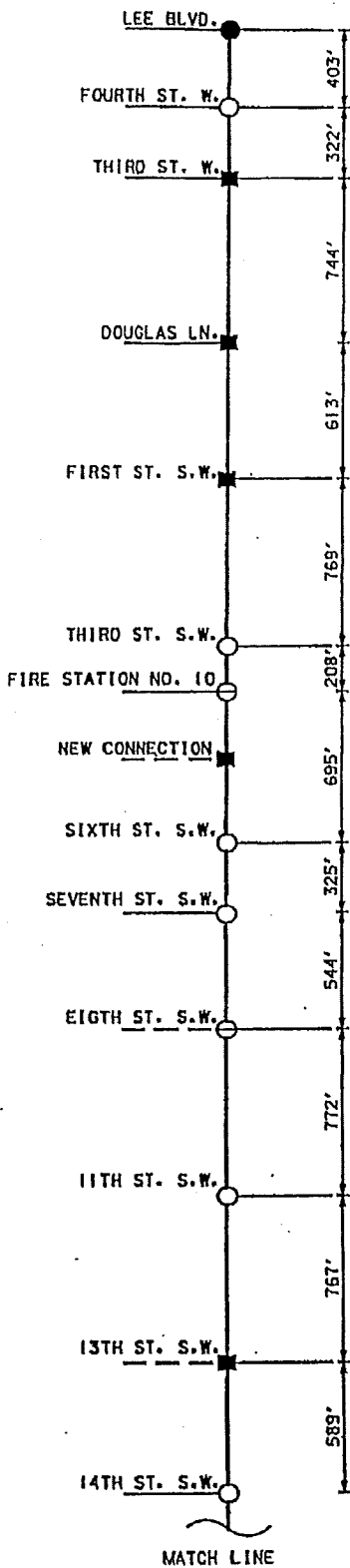
DEPARTMENT DIRECTOR	Purchasing	Human Resources	County Administration				OTHER	COUNTY ATTORNEY	COUNTY MANAGER
<i>11/2/01</i> <i>[Signature]</i>			<i>11/8/01</i> <i>[Signature]</i>	QM <i>11/8/01</i>	Risk <i>11/8/01</i>	GC <i>11/8/01</i>		<i>[Signature]</i> <i>[Signature]</i>	<i>[Signature]</i> <i>11-8-01</i>
10. COMMISSION ACTION: <input checked="" type="checkbox"/> APPROVED ____ DENIED ____ DEFERRED ____ OTHER									
						RECEIVED BY COUNTY ADMIN. <i>11/8/01 11:55 AM</i>		RECD. by CO. ATTY. <i>11/8/01</i> <i>9:40 AM</i> CO. ATTY. FORWARDED TO: <i>AD. M. R.</i>	

S:\DOCUMENT\Blue Sheet\2001\Gunnery Road to Lee Blvd.doc

ATTACHMENT 1

TABLE 3-10
RECOMMENDED ACCESS MANAGEMENT PLAN

Intersection	Median Type / Access Management Comments
Lee Boulevard	Traffic Signal
Fourth Street W.	Right in / Right out
Third Street W.	Directional median - Northbound left turns
Douglas Lane	Directional median - Northbound left turns
First Street S.W.	Directional median - Southbound left turns
Third Street S.W.	Right in / Right out
Fire Station No. 10	Full median opening - fire department use only
New Connection	Directional median - Northbound left turns (location to be determined)
Sixth Street S.W.	Right in / Right out
Seventh Street S.W.	Right in / Right out
Eighth Street S.W.	Full median opening. Proposed connection between Gerald Ave. and Gunnery Rd.
11 th Street S.W.	Right in / Right out
13 th Street S.W.	Directional median - Northbound and Southbound left turns - Proposed connection to Gerald Ave.
14 th Street S.W.	Right in / Right out
15 th Street S.W.	Directional median - Northbound left turns
16 th Street S.W.	Right in / Right out
18 th Street S.W.	Directional median - Southbound left turns
New Connection	Directional median - Northbound left turns (location to be determined)
21 st Street S.W.	Right in / Right out
Leonard Blvd. / 23 St. S.W.	Traffic signal
25 th Street S.W.	25 th Street closed for Daniels Parkway Extension
26 th Street S.W.	Directional median - Northbound left turns
27 th Street S.W.	Reconnect 27 th Street between Gunnery Rd. and Floyd Ave. - Right in / Right out
30 th Street S.W.	30 th Street closed for Daniels Parkway Extension
Meadow Road	Right in / Right out
S.R. 82	Traffic Signal

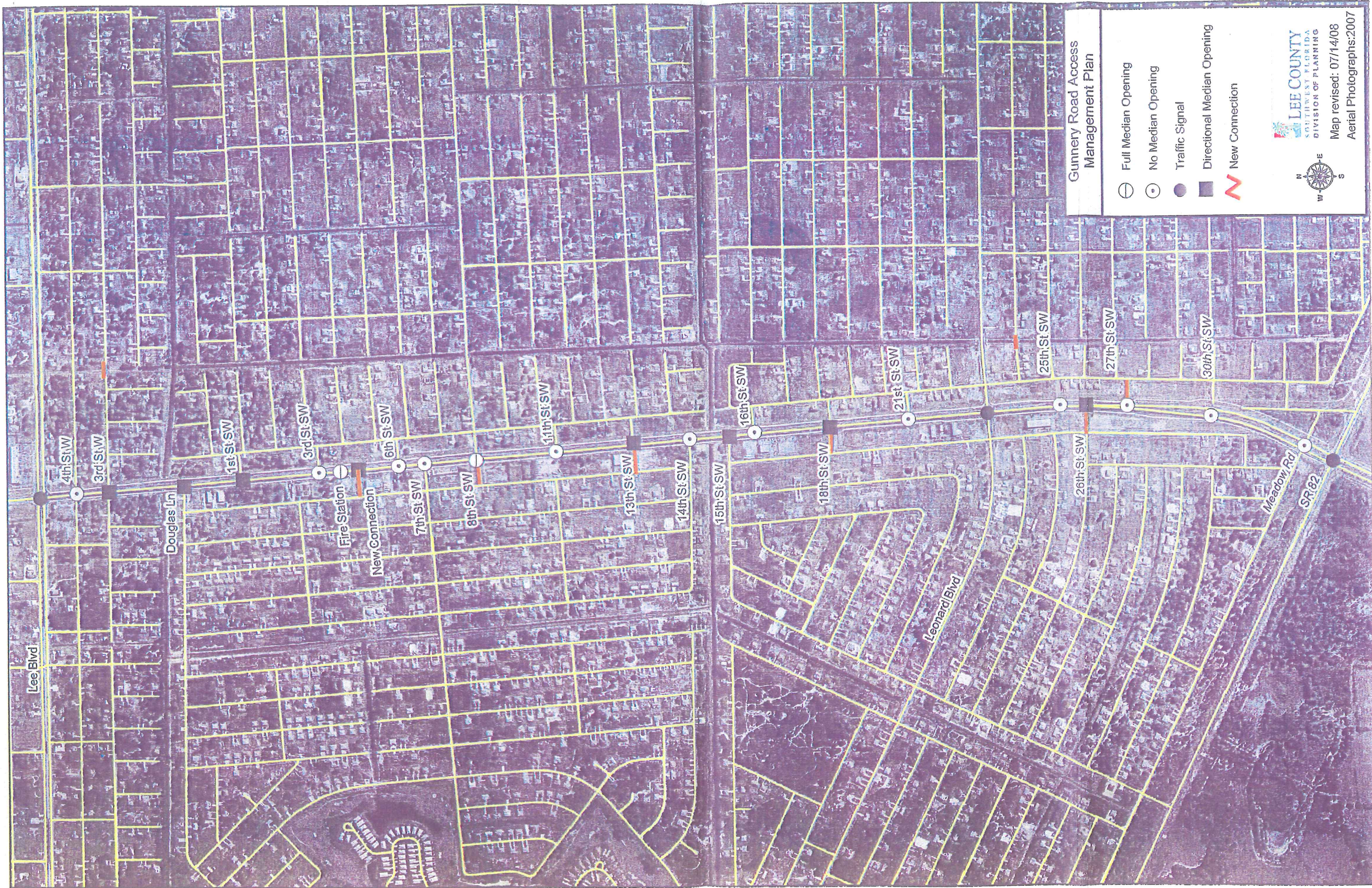


- ⊖ FULL MEDIAN OPENING
- NO MEDIAN OPENING
- TRAFFIC SIGNAL
- DIRECTIONAL MEDIAN OPENING

////// ROAD CLOSURE
 --- NEW CONNECTION

FIGURE 3-1

RECOMMENDED ACCESS MANAGEMENT PLAN



Guntery Road Access
Management Plan

- Full Median Opening
- No Median Opening
- Traffic Signal
- Directional Median Opening
- New Connection



LEE COUNTY
SOUTHWEST FLORIDA
DIVISION OF PLANNING

Map revised: 07/14/08
Aerial Photographs: 2007

LEE COUNTY RESOLUTION NO. 08-06-28

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, DESIGNATING MEADOW ROAD FROM WALLACE AVENUE TO THE LEE/HENDRY COUNTY LINE AS AN ACCESS ROAD TO STATE ROAD 82.

WHEREAS, the Board of County Commissioners (Board) is considered the transportation authority in Lee County by virtue of the authority granted in Florida Statutes, Section 125.01(m), to provide and regulate roads; and,

WHEREAS, the Board desires to support the purpose of the State Road 82 Corridor Access Management Plan (CAMP) adopted by the Florida Department of Transportation (FDOT) by designating and establishing Meadow Road as an Access Road to the State Road 82 Corridor from Wallace Avenue to the Lee/Hendry County line; and,

WHEREAS, the Board, as the transportation authority, has the power to establish, designate, and regulate County roadways; and,

WHEREAS, in July 2007, FDOT adopted a CAMP for State Road 82 from Interstate 75 to the Lee/Hendry County line; and,

WHEREAS, adherence to the connection spacing standards set forth in the State Road 82 CAMP will allow for the safe and relatively unimpeded movement of large volumes of traffic; and,

WHEREAS, pursuant to Florida Statutes, Section 125.01(t), the County has authority to adopt resolutions necessary for the exercise of its powers; and,

WHEREAS, pursuant to Florida Statutes, Section 125.01(w), the County may adopt resolutions that are in the common interest of the people of the County, and exercise all powers and privileges not specifically prohibited by law; and,

WHEREAS, the County desires to protect the integrity of the access spacing set forth in the CAMP by establishing Meadow Road as an Access Road to State Road 82 and designating Meadow Road as the primary access for properties fronting on State Road 82 through the local development order process; and,

WHEREAS, one public workshop was held on April 14, 2008, after publication notice and mailed notice to affected property owners; and,

WHEREAS, this resolution was considered by the Board of County Commissioners at a regularly scheduled meeting with mailed notice to affected property owners.

NOW, THEREFORE, be it resolved by the Board of County Commissioners that:

A13a
6-17-08

ATTACHMENT 2

COBY

1. Meadow Road from Wallace Avenue to the Lee/Hendry County line is hereby designated as an Access Road to State Road 82. The connection spacing criteria applicable to the Meadow Road corridor will be consistent with the standards for collector roadways set forth in Chapter 10 of the LDC.

2. Lee County hereby designates Meadow Road as the primary access for properties fronting on State Road 82 through the local development order process.

3. Lee County will not grant development order approval for access directly to the State Road 82 Corridor unless the proposed access is consistent with the access points reflected in the State Route 82 CAMP adopted by FDOT in July 2007.

4. The Board's adoption of this resolution does not guarantee, create, or vest in any property owner a right or property interest with respect to access points or turning movements along the Meadow Road corridor.

5. Approval for the construction or use of an existing access point or turning movement onto Meadow Road is reserved to the County.

Commissioner Mann made a motion to adopt the foregoing resolution. The motion was seconded by Commissioner Hall. The vote was as follows:

Robert P. Janes	Absent
Brian Bigelow	Nay
Ray Judah	Aye
Tamara Hall	Aye
Frank Mann	Aye

Duly passed and adopted this 17th day of June, 2008.

ATTEST:
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: Marcia Wilson
Deputy Clerk

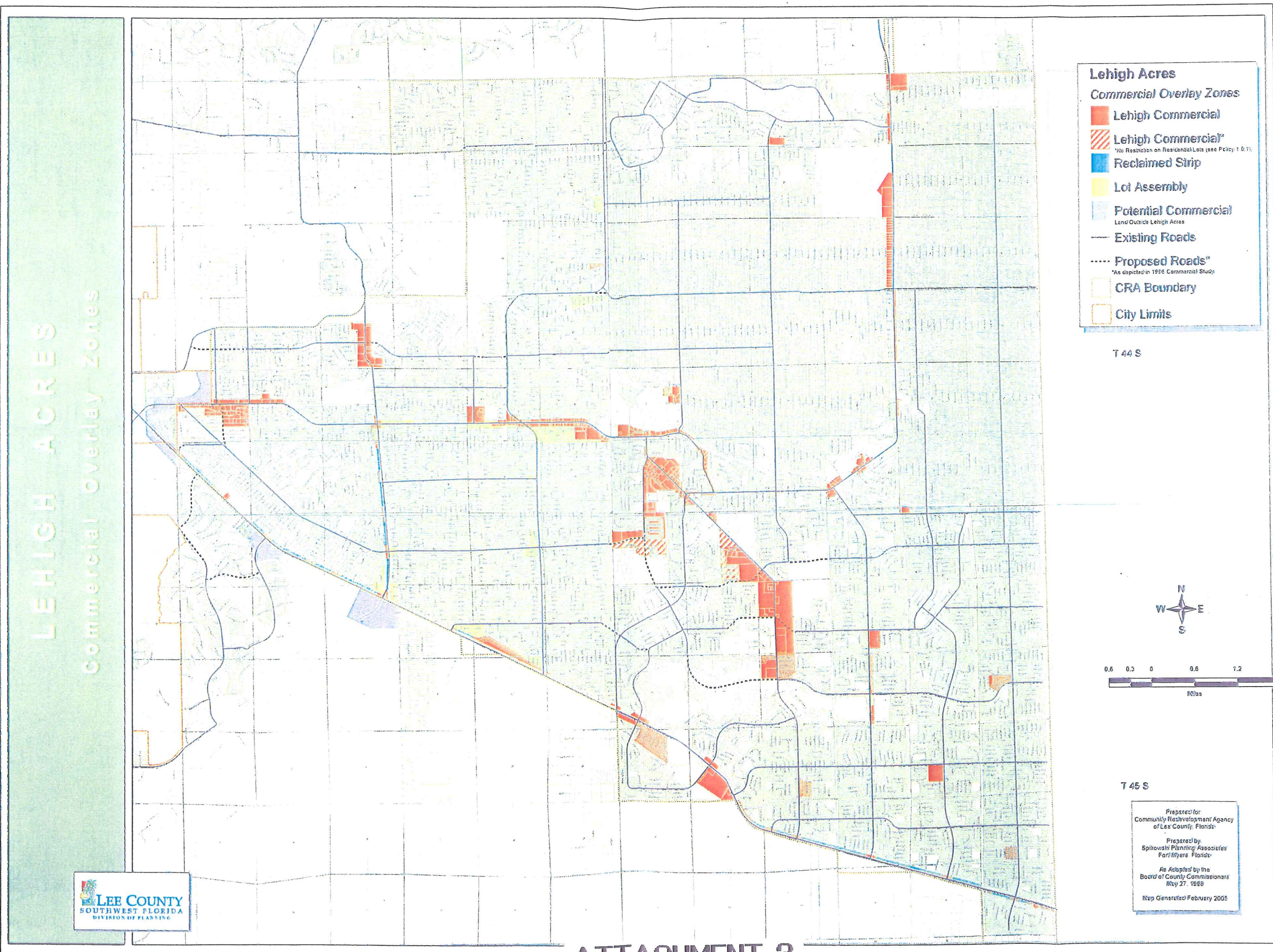
BY: Ray Judah
Ray Judah, Chair



Approved as to form by:

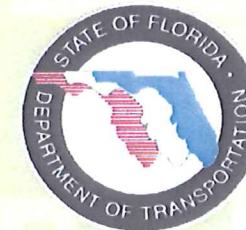
Robert Spickman
Robert Spickman
County Attorney's Office

Exhibit 1: Map of Meadow Road Corridor



CORRIDOR ACCESS MANAGEMENT PLAN FOR SR 82

From I-75 in Lee County to SR 29 in Collier County



This Corridor Access Management Plan is consistent with Florida Statute 335.18, Access Management Act, and Rule 14-97, Sections .003 and .004, which define the Access Management Classification System and Standards for Access.

Adopted in accordance with Rule 14-97.004(5) by the
Florida Department of Transportation

A handwritten signature in blue ink, appearing to read "Stanley M. Cann".

Stanley M. Cann, P.E.
District Secretary - District One

Date 7/17/07



DISTRICTWIDE SYSTEM PLANNING

SR 82 Corridor Access Management Plan (CAMP) From I-75 in Lee County to SR 29 in Collier County

Prepared by:
GMB ENGINEERS & PLANNERS, INC.
ORLANDO, FLORIDA

For:
FLORIDA DEPARTMENT OF TRANSPORTATION
DISTRICT ONE – BARTOW

July 2007

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SECTION 1 – OVERVIEW

INTRODUCTION

The SR 82 Corridor Access Management Plan (CAMP) was developed to define the access management features that are needed to promote efficient and safe travel conditions. These features have been defined to serve existing and future travel demand on SR 82, which is an Emerging Strategic Intermodal System (SIS) Roadway from I-75 to SR 29. The SR 82 CAMP extends from I-75 in Lee County through Hendry County to SR 29 in Collier County, a distance of approximately 26 miles.

This SR 82 CAMP is a continuation of the "SR 82 CAMP – Existing Conditions Report, dated August 2005". The SR 82 CAMP is prepared based on the comments received for the Draft SR 82 CAMP and the comments received during the first and second Public Hearings on SR 82 CAMP held on September 21, 2006 and February 26, 2007. The comments received for the Draft SR 82 CAMP, and the comments received during the first and second Public Hearings on SR 82 CAMP held on September 21, 2006 and February 26, 2007 along with the responses are included in **Appendices A, B and C**, respectively. The details of the public hearings are provided in later portions of the report.

STUDY OBJECTIVE

SR 82 traverses through Lee, Hendry and Collier Counties and is expected to become a major arterial serving the proposed developments along the corridor. Considering the expected growth in the area, District 1 of the Florida Department of Transportation (FDOT) has initiated this study in cooperation with Lee, Hendry, and Collier Counties to develop the SR 82 CAMP for safe and efficient flow of traffic along this arterial. The objective of the SR 82 CAMP is to define the future access management needs of the SR 82 corridor and provide the needed level of access for adjacent development such that both SR 82, and the future adjacent development, can coexist at the highest level of efficiency and safety.

SECTION 2 – EXISTING CONDITIONS

PROJECT LOCATION & LIMITS

SR 82 is primarily an east-west arterial that extends from US 41 near downtown Fort Myers in Lee County, Florida to SR 29 in the City of Immokalee in Collier County, Florida. The study segment extends from the I-75 interchange in the west in Lee County to SR 29 in the east in Collier County. A small section of the

project segment, approximately 1.2 miles in length also passes through Hendry County. The project corridor is predominantly rural in nature except for a few small sections in Fort Myers that are transitioning into urban areas. The project location is depicted in **Figure 1**.

EXISTING CONDITIONS

Within the project limits, FDOT classifies SR 82 as an urban minor arterial from I-75 in Lee County to M.P. 8.711 very close to Lee Memorial Park and as a rural minor arterial from M.P. 8.711 to SR 29 in Collier County. Within the project limits, SR 82 functions as a four lane divided roadway for a short segment from I-75 (M.P. 4.484) to M.P. 4.926 and as an undivided two-lane roadway through the remaining length of the corridor. The posted speed limit along SR 82 varies between 50 miles per hour (mph) (M.P. 4.484 to M.P. 4.946) and 60 mph through the majority of the study corridor from M.P. 4.946 in Lee County to M.P. 6.444 in Collier County. Small segments of SR 82 are posted with speed limits of 55 mph (from M.P. 6.444 to M.P. 6.944) and 45 mph (from M.P. 6.944 to M.P. 7.058) in Collier County. The Straight line diagram for the entire corridor is provided in **Appendix D**. The existing AADT along SR 82 ranges between 26,920 just east of I-75 to 10,370 just west of SR 29. The existing traffic volumes along with the roadway characteristics are provided in detail in the "SR 82 CAMP – Existing Conditions Report, dated August 2005". The signalized intersections along SR 82 at Colonial Boulevard and Gunnery Road are found to operate at LOS D during the a.m. peak hour and at LOS E and C, respectively during the p.m. peak hour. The crash analysis, intersection (signalized and unsignalized) and roadway analysis are described in detail in the "SR 82 CAMP – Existing Conditions Report, dated August 2005".

EXISTING & PROPOSED LAND USE

The Future Land Use maps and Planning Communities maps for Lee and Collier Counties are included in **Appendix E**. The Lee County maps show the study segment to fall within the Planning Communities of Fort Myers, Lehigh Acres, Gateway/Airport, and Southeast Lee County. The area on the north side of SR 82 is zoned as future urban areas (residential, commercial, and industrial land uses). The area south of SR 82 is mostly zoned as non-urban areas with some residential community and industrial land uses west of Daniels Parkway/Gunnery Road. The Collier County maps show that the SR 82 project segment is zoned as Agricultural/Rural Mixed Use District and falls within the Corkscrew Planning Community.

ACCESS MANAGEMENT

As per Rule 14-97 of the State Highway System Access Management Classification System and Standards, the access classification and standards for controlled access facilities are summarized in **Table 1**.

FDOT classifies SR 82 as Access Class 3 from I-75 (M.P. 4.391) to Gunnery Road (M.P. 11.132) and as Access Class 4 for the remaining length of the Corridor where SR 82 is a two-lane undivided roadway. Rule 14-97 of the State Highway System Access Management Classification System and Standards, describes Access Class 4 as follows:

“These facilities are controlled access highways where direct access to abutting land will be controlled to maximize the operation of the through movement. This class will be used where existing land use and roadway sections have not completely built out to the maximum land use or roadway capacity or where the probability of significant land use change in the near future is high. These highways will be distinguished by existing or planned non-restrictive median treatments.”

Table 1: Access Classification and Standards – Controlled Access Facilities

Access Class	Facility Design Features (Median Treatment and Access Roads)	Minimum Connection Spacing (Feet)	Minimum Median Opening Spacing		Minimum Signal Spacing (Mile)
			Directional (Feet)	Full (Mile)	
2	Restrictive with Service Roads	1320/660	1320	0.5	0.5
3	Restrictive	660/440	1320	0.5	0.5
4	Non-Restrictive	660/440	N/A	N/A	0.5
5	Restrictive	440/245	660	0.5/0.25	0.5/0.25
6	Non-Restrictive	440/245	N/A	N/A	0.25
7	Both	125	330	0.125	0.25

(Greater than 45 mph/Less than or = 45 mph) Source: FDOT

As shown in Table 1, Access Class 3 requires a minimum connection spacing of 660 feet for speed greater than 45 mph and 440 feet for speed less than 45 mph. The minimum directional median spacing should be 0.25 mile. The minimum full median and signal spacing should be 0.5

mile. Access Class 4 requires a minimum connection spacing of 660 feet for speed greater than 45 mph and 440 feet for speed less than 45 mph. The minimum signal spacing should be 0.5 mile.

Based on the field data collection, straight line diagrams, and access management classification data obtained from District 1, the connections on SR 82 within the study limits have been summarized in **Table 2**. This table identifies the connections that do not meet the above described access management standards.

It can be observed from Table 2 that the following connections along SR 82 do not meet the access management standards:

- 1,173 foot median and signal spacing between I-75 NB Ramps and Teter Road intersections.
- 386 foot spacing between Landfill Road and Wallace Avenue intersections.
- 354 foot spacing between Sunshine Boulevard and Green Meadows Boulevard intersections.
- 650 foot spacing between Parkdale Boulevard/Blackstone Drive and Harcourt Avenue intersections.
- 291 foot spacing between an unnamed street and Sparta Avenue intersections.
- 106 foot spacing between Troyer Brothers and Sakata Road intersections.
- 317 foot spacing between Sakata Road and Lydia Street intersections.
- 401 foot spacing between Wildcat Drive and Genoa Avenue intersections.

Table 2
SR 82 Existing Access Management Evaluation Summary

Roadway Section	Area Type	MP	Street	Median Classification		Distance Between Openings		No. of Lanes	Speed Limit (mph)	2003 Classification	Meets Access Criteria		
				Type	Dir	Miles	Feet				Drwy. Connection	Opening	Signal
12-070000	Urban	4.476	I-75 NB Ramps	Signal	---								
12-070000	Urban	4.698	Teter Road	Full	---	0.222	1,173	4LD	50	3	YES	NO	NO
12-070000	Urban	5.090	Forum Blvd	---	---	0.392	2,071	4LD	50	3	YES	---	---
12-070000	Urban	5.378	Omni Blvd	---	---	0.2875	1,519	2LUD	50	3	YES	---	---
12-070000	Urban	5.665	Lighthard knott	---	---	0.2875	1,519	2LUD	50	3	YES	---	---
12-070000	Urban	6.030	Buckingham Rd 1	---	---	0.365	1,928	2LUD	50	3	YES	---	---
12-070000	Urban	6.164	Buckingham Rd 2	---	---	0.134	708	2LUD	50	3	YES	---	---
12-070000	Urban	6.883	Colonial Blvd	Signal	---	0.719	3,798	2LUD	50	3	YES	---	YES
12-070000	Urban	7.621	Landfill Road	---	---	0.738	3,898	2LUD	60	3	YES	---	---
12-070000	Urban	7.694	Wallace Ave	---	---	0.073	386	2LUD	60	3	NO	---	---
12-070000	Urban	8.389	Owen Ave	---	---	0.695	3,671	2LUD	60	3	YES	---	---
12-070000	Urban	8.568	Lee Memorial pk 1	---	---	0.179	945	2LUD	60	3	YES	---	---
12-070000	Rural	8.731	Lee Memorial pk 2	---	---	0.163	861	2LUD	60	3	YES	---	---
12-070000	Rural	8.946	Gateway	---	---	0.215	1,136	2LUD	60	3	YES	---	---
12-070000	Rural	9.327	Commerce Lake Dr	---	---	0.381	2,012	2LUD	60	3	YES	---	---
12-070000	Rural	10.028	Gregory Ave	---	---	0.701	3,703	2LUD	60	3	YES	---	---
12-070000	Rural	10.416	Haviland Ave	---	---	0.388	2,049	2LUD	60	3	YES	---	---
12-070000	Rural	11.235	Gunnery Road	Signal	---	0.819	4,326	2LUD	60	3	YES	---	YES
12-070000	Rural	11.530	Shawnee Rd	---	---	0.295	1,558	2LUD	60	4	YES	---	---
12-070000	Rural	12.172	40th Street	---	---	0.642	3,391	2LUD	60	4	YES	---	---
12-070000	Rural	12.405	Rod Gun Club Road	---	---	0.233	1,231	2LUD	60	4	YES	---	---
12-070000	Rural	12.602	Unnamed	---	---	0.197	1,041	2LUD	60	4	YES	---	---
12-070000	Rural	13.573	Sunshine Blvd	---	---	0.971	5,129	2LUD	60	4	YES	---	---
12-070000	Rural	13.640	Green Meadows Rd	---	---	0.067	354	2LUD	60	4	NO	---	---
12-070000	Rural	14.709	Alabama Road	---	---	1.069	5,646	2LUD	60	4	YES	---	---
12-070000	Rural	15.049	Blackstone Rd/ Grant Blvd	---	---	0.34	1,796	2LUD	60	4	YES	---	---
12-070000	Rural	15.374	Rue Labeau Ctr	---	---	0.325	1,717	2LUD	60	4	YES	---	---
12-070000	Rural	16.064	Kalamar Dr	---	---	0.69	3,645	2LUD	60	4	YES	---	---

Table 2
SR 82 Existing Access Management Evaluation Summary

Roadway Section	Area Type	MP	Street	Median Classification		Distance Between Openings		No. of Lanes	Speed Limit (mph)	2003 Classification	Meets Access Criteria		
				Type	Dir	Miles	Feet				Drwy. Connection	Opening	Signal
12-070000	Rural	16.229	Parkdale Blvd/ Blackstone Drive	---	---	0.165	872	2LUD	60	4	YES	---	---
						0.123	650	2LUD	60	4	NO	---	---
12-070000	Rural	16.352	Harcourt Ave	---	---								
						0.426	2,250	2LUD	60	4	YES	---	---
12-070000	Rural	16.778	Jaguar Blvd	---	---								
						0.157	829	2LUD	60	4	YES	---	---
12-070000	Rural	16.935	Hedgewood Street	---	---								
						0.161	850	2LUD	60	4	YES	---	---
12-070000	Rural	17.096	Unnamed	---	---								
						0.055	291	2LUD	60	4	NO	---	---
12-070000	Rural	17.151	Sparta Ave	---	---								
						0.393	2,076	2LUD	60	4	YES	---	---
12-070000	Rural	17.544	Nemitz Blvd	---	---								
						0.367	1,938	2LUD	60	4	YES	---	---
12-070000	Rural	17.911	Homestead Rd	---	---								
						0.313	1,653	2LUD	60	4	YES	---	---
12-070000	Rural	18.224	Troyer Bros	---	---								
						0.02	106	2LUD	60	4	NO	---	---
12-070000	Rural	18.244	Sakata Road	---	---								
						0.06	317	2LUD	60	4	NO	---	---
12-070000	Rural	18.304	Lydia Street	---	---								
						0.645	3,407	2LUD	60	4	YES	---	---
12-070000	Rural	18.949	Bell Blvd	---	---								
						1.108	5,852	2LUD	60	4	YES	---	---
12-070000	Rural	20.057	Eisenhower Blvd	---	---								
						0.51	2,694	2LUD	60	4	YES	---	---
12-070000	Rural	20.567	Wildcat Dr	---	---								
						0.076	401	2LUD	60	4	NO	---	---
12-070000	Rural	20.643	Genoa Ave	---	---								
						0.39	2,060	2LUD	60	4	YES	---	---
12-070000	Rural	21.033	Columbus Blvd	---	---								
						0.51	2,694	2LUD	60	4	YES	---	---
12-070000	Rural	21.543	Naples Ave	---	---								
						2.131	11,256	2LUD	60	4	YES	---	---
03-050000	Rural	0.848	South Church Street	---	---								
						0.847	4,474	2LUD	60	4	YES	---	---
03-050000	Rural	1.695	Corkscrew Grade	---	---								
						3.3	17,431	2LUD	60	4	YES	---	---
03-050000	Rural	4.995	Lamm Road	---	---								
						1.01	5,335	2LUD	60	4	YES	---	---
03-050000	Rural	6.005	Edward Grove Road	---	---								
						1.053	5,562	2LUD	55	4	YES	---	---
03-050000	Rural	7.058	SR 29	Flashing Signal	---								

SECTION 3 – FUTURE CONDITIONS

PROGRAMMED AND PLANNED IMPROVEMENTS

SR 82 is not an FIHS facility but is an emerging SIS facility from I-75 in Lee County to SR 29 in Collier County. Based on the most recent Transportation Improvement Program (TIP) from Lee and Collier County Metropolitan Planning Organizations (MPOs) and FDOT Work Program (FY 2007/08 – FY 2011/12), there is funding included in fiscal year 2009 for six-lane construction of SR 82 from Ortiz Avenue to Colonial Boulevard/Lee Boulevard in Lee County. Although a Project Development and Environment (PD&E) study for SR 82 recently began for the segment from Colonial Boulevard/Lee Boulevard in Lee County to SR 29 in Collier County, no funding currently is identified for design, right-of-way, and construction phases for widening projects in this segment.

The most recent Lee and Collier County Adopted Year 2030 Highway Element (Adopted December 7th, 2005 with Amendments on January 20th and March 17th, 2006) show the widening SR 82 to a six lane divided roadway from Colonial Boulevard/Lee Boulevard to Hendry County Line (Lee County portion) and from Hendry County Line to SR 29 (Collier County portion) contingent on availability of funding.

PUBLIC HEARINGS

First Public Hearing

The first Public Hearing for the SR 82 CAMP was held on Thursday, September 21, 2006 at the East Lee County Regional Library. The meeting began with an open house from 6:00 to 7:00 p.m. followed by the formal Public Hearing presentation at 7:00 p.m. The Public Hearing was attended by 93 citizens including FDOT staff, local government agency staff, and study team staff members. The sign-in sheet for all the attendees are included in Appendix B. With SR 82 being planned to be widened to a six-lane divided roadway, the access classification for SR 82 was

proposed as Access Class 3 from I-75 in Lee County to SR 29 in Collier County during the first Public Hearing.

Notification of the Hearing was achieved through publishing two display advertisements in the News-Press and Naples Daily News, in English, on Wednesday, September 6, 2006 and Saturday, September 16, 2006 and two display advertisements in the News Star, in English, on Saturday, September 9, 2006 and Saturday, September 16, 2006. The affidavits of publication from the newspapers are included in Appendix B. A legal notification of the Hearing was published in the Florida Administrative Weekly published on Friday, August 25, 2006. Invitational letters were mailed to 45 elected and appointed officials and more than 1,000 property owners and interested parties within the study area. Copy of the property owner letter is included in Appendix B. The "82 CAMP – Existing Conditions Report dated August 2005", "Draft SR 82 CAMP Report dated August 2006", and Final Project Traffic Report for SR 82 dated August 2006" were made available for public review from Thursday, August 31, 2006, to Monday, October 2, 2006 at East Lee County Regional Library, 881 Gunnery Road, Lehigh Acres, Florida, Hendry County Engineering Department, 99 East Cowboy Way, La belle, Florida, Immokalee Branch Library, 417 N 1st Street, Immokalee, Florida, and FDOT Southwest Area Office – District One, 2295 Victoria Avenue, Suite 292, Fort Myers, Florida.

As attendees entered the hearing, they were asked to sign in and were given comment sheets for offering comments. The hearing included an open-house period with members of the study team available to answer questions and discuss the project "one-on-one" with attendees. The following project related information was on display:

Project Location Map

Proposed Corridor Access Management Plan

Title VI Board

Contact Address

Randy Cimini began the formal portion of the hearing at 7:00 p.m. A power point presentation was presented by Randy Cimini. Following the power point presentation, a short break was given and the hearing was reconvened for the public testimony period. Seven citizens gave oral statements during the public testimony period. Almost all of them wanted SR 82 to be widened in the near future and expressed concern on the traffic and in particular truck traffic. Seventeen written comment forms/emails were received at the Hearing and during the 10-day comment period following the Hearing. Appendix B includes the Public Hearing Transcript along with the responses and comments.

Second Public Hearing

After the First Public Hearing, a meeting was held with Lee County staff on November 22, 2006 to address the comments received from the First Public Hearing. During the meeting, Lee County staff requested changing the proposed access classification of 3 presented at the September public hearing to 2 along SR 82 from Wallace Avenue to Hendry County Line. Subsequent to the November 22, 2006 meeting, a separate meeting was held with Collier, Hendry and City of Fort Myers staff on January 2, 2007 on changing the proposed access classification of 3 presented at the September public hearing to 2 in their respective jurisdictions. During the meeting, City of Fort Myers staff requested to maintain the proposed access classification of 3 presented at the September public hearing within their jurisdiction. After the January 2, 2007 meeting, Collier and Henry County staff discussed the opportunity of changing the proposed access classification of 3 presented at the September public hearing to 2 and making it more restrictive with their elected officials and made their final request to change the proposed access classification from 3 to 2 within their respective jurisdictions.

The second Public Hearing for the SR 82 CAMP was held on Monday, February 26, 2007 at the East Lee County Regional Library to afford interested persons the opportunity to express their views concerning the revised SR 82 CAMP and the proposed access classification change from 3 to 2 along SR 82 from Wallace Avenue in Lee County through Hendry County to SR 29 in Collier County.

The meeting began with an open house from 6:00 to 7:00 p.m. followed by the formal Public Hearing presentation at 7:00 p.m. The Public Hearing was attended by 52 citizens including FDOT staff, local government agency staff, and study team staff members. The sign-in sheet for all the attendees are included in Appendix C. With SR 82 being planned to be widened to a six-lane divided roadway, the access classification for SR 82 was proposed as Access Class 3 from I-75 to Wallace Avenue in Lee County and Access Class 2 from Wallace Avenue in Lee County to SR 29 in Collier County during the second Public Hearing.

Notification of the Hearing was achieved through publishing two display advertisements in the News-Press and Naples Daily News, in English, on Monday, February 5, 2007 and Monday, February 19, 2007 and two display advertisements in the News Star, in English, on Saturday, February 3, 2007 and Saturday, February 17, 2007. The affidavits of publication from the newspapers are included in Appendix C. A legal notification of the Hearing was published in the Florida Administrative Weekly published on Friday, February 2, 2007. Invitational letters were mailed to elected and appointed officials and more than 1,000 property owners and interested parties within the study area. Copy of the property owner letter is included in Appendix C. The "82 CAMP – Existing Conditions Report dated August 2005", "Draft SR 82 CAMP Report dated February 2007", and Final Project Traffic Report for SR 82 dated August 2006" were made available for public review from Monday, February 5, 2006, to Friday, March 9, 2007 at East Lee County Regional Library, 881 Gunnery Road, Lehigh Acres, Florida, Hendry County Engineering Department, 99 East Cowboy Way, La belle, Florida, Immokalee Branch Library, 417 N 1st Street, Immokalee, Florida, and FDOT Southwest Area Office – District One, 2295 Victoria Avenue, Suite 292, Fort Myers, Florida.

As attendees entered the hearing, they were asked to sign in and were given comment sheets for offering comments. The hearing included an open-house period with members of the study team available to answer questions and discuss the project "one-on-one" with attendees. The following project related information was on display:

Project Location Map

Proposed Corridor Access Management Plan
Title VI Board
Contact Address

Randy Cimini began the formal portion of the hearing at 7:00 p.m. A power point presentation was presented by Randy Cimini. Following the power point presentation, a short break was given and the hearing was reconvened for the public testimony period. Only one citizen gave oral statement during the public testimony period. Six written comment forms/emails were received at the Hearing and during the 10-day comment period following the Hearing. Appendix C includes the Public Hearing Transcript along with the responses and comments.

TECHNICAL ADVISORY COMMITTEE (TAC), CITIZEN ADVISORY COMMITTEE (CAC) AND MPO MEETINGS

A power point presentation on SR 82 CAMP was presented to the Joint Lee and Collier County TAC and CAC on Thursday, March 1, 2007 and both the Joint Lee and Collier County TAC and CAC recommended that the respective MPOs endorse the SR 82 CAMP. A power point presentation on SR 82 CAMP was also presented to the Joint Lee and Collier County MPOs on Friday, March 16, 2007 and both the Joint Lee and Collier County MPOs provided their endorsement to the SR 82 CAMP. A copy of the Joint Lee Collier County MPOs endorsement is included in Appendix C. The Hendry County Board of County Commissioners provided their endorsement to SR 82 CAMP on Tuesday, January 9, 2007 and a copy of the endorsement is included in Appendix C.

RECOMMENDED ACCESS MANAGEMENT CLASSIFICATION

Based on comments received from the first public hearing held on the CAMP on September 21, 2006 and based on discussions with staff from Lee, Hendry, and Collier Counties to make the SR 82 corridor more restrictive, the proposed access classification of 3 presented at the September public hearing is proposed to be changed to 2 along SR 82 from Wallace Avenue in Lee County through Hendry County to SR 29 in Collier County. The proposed access class 2 is the same as

access class 3 with the exception of limiting the driveway connections spacing to 1320' compared to 660' under access class 3. Access Class 2 relates to roadways with existing or planned service roads so that driveway spacing would be restricted to 1320' and access to properties would be from the existing or planned service road.

Rule 14-97 of the State Highway System Access Management Classification System and Standards, describes Access Classes 3 and 2 as follows:

Access Class 2:

"These are highly controlled access facilities distinguished by the ability to serve high speed and high volume traffic over long distance in a safe and efficient manner. These highways are distinguished by a system of existing or planned service roads. This access class is distinguished by a highly controlled limited number of connections, median openings, and infrequent traffic signals. Segments of the State Highway System having this classification usually have the access restrictions supported by local ordinances and agreements with the Department."

Access Class 3:

"These facilities are controlled access highways where direct access to abutting land will be controlled to maximize the operation of the through traffic movement. This class will be used where existing land use and roadway sections have not completely built out to the maximum land use or roadway capacity or where the probability of significant land use change in the near future is high. These highways will be distinguished by existing or planned restrictive medians and maximum distance between traffic signals and driveway connections. Local land use planning, zoning, and subdivision regulations should be such to support the restrictive spacings of this designation."

As shown in Table 1, Access Classes 2 and 3 require a minimum connection spacing of 1320 and 660 feet for speed greater than 45 mph, respectively. Also, access Classes 2 and 3 require a minimum connection spacing of 660 and 440 feet for speed less than 45 mph, respectively. For

both access classes 2 and 3, the minimum spacing for a directional and full median opening should be 0.25 miles (1,320 feet) and 0.50 miles (2,640 feet), respectively. Also, for both access classes 2 and 3, the minimum signal spacing should be 0.5 mile (2,640 feet).

Based on coordination with FDOT, Lee, Hendry and Collier County staff, based on the information on future developments along the corridor, and based on the comments received during the first Public Hearing held on September 21, 2006, the proposed access management plan for SR 82 was prepared. The proposed access management plan for SR 82 is summarized in Table 3 and Figures 2-1 through 2-45. The proposed access management plan is described in detail by individual median opening below.

Table 3
SR 82 Proposed Access Management Evaluation Summary

Median Id	Roadway Section	Area Type	Mile Post	Street	Distance Between Openings		Proposed Conditions					Median Classification		Notes
							No. of Lanes	Roadway Classification	Meets Access Criteria					
					Miles	Feet			Openings	Drwy. Connection	Signal	Type	Dir	
								No						
1	12-070000	Urban	4.478	I-75 NB Ramps	0.220	1,159	6LD	III	No	YES		Signal	---	Fails to meet Access Class III in the WB direction
2	12-070000	Urban	4.698	Teter Road	0.389	2,056	6LD	III	YES	YES		Directional	EB/WB	Fails to meet Access Class III in the EB direction
3	12-070000	Urban	5.087	Forum Blvd	0.328	1,732	6LD	III	YES	YES		Full	---	Access to Forum DRI
4	12-070000	Urban	5.415	No Name	0.250	1,318	6LD	III		YES		Directional	EB/WB	---
5	12-070000	Urban	5.665	Lighthard Knott Lane/Proposed Hanson St	0.365	1,927	6LD	III		YES		Full	---	Fails to meet access class III in the WB direction
	12-070000	Urban	6.030	Buckingham Rd 1	0.494	2,609	6LD	III	No	YES		Rt In/Rt Out	---	---
6	12-070000	Urban	6.159	Buckingham Rd 2	0.720	3,800	6LD	III	No	YES	YES	Full	---	Fails to meet Access Class III in the EB direction
7	12-070000	Urban	6.879	Colonial Blvd	0.267	1,410	6LD	III	No	YES		Signal	---	Fails to meet Access Class III in the WB direction
8	12-070000	Urban	7.146	Publix	0.182	961	6LD	III	No	YES		Full	---	Fails to meet Access Class III in both the directions
9	12-070000	Urban	7.328	Sherwood Residential Access	0.293	1,547	6LD	III	No	YES		Directional	EB	Fails to meet Access Class III in the EB direction
10	12-070000	Urban	7.621	Landfill Road	0.073	385	6LD	II		NA		Full		Fails to meet Access Class III in the WB direction
	12-070000	Urban	7.694	Wallace Ave	0.287	1,515	6LD	II	No	YES		Close	---	Realign with Gateway Blvd
11	12-070000	Urban	7.908	Gateway Blvd	0.481	2,540	6LD	II	YES	YES		Full	---	Fails to meet Access Class II in the EB direction
	12-070000	Urban	8.389	Owen Avenue	0.179	945	6LD	II		No		Directional	EB	---
12	12-070000	Urban	8.568	Lee Memorial pk 1	0.342	1,806	6LD	II	YES	YES		Rt In/Rt Out	---	---
	12-070000	Rural	8.731	Lee Memorial pk 2	0.215	1,135	6LD	II		No		Full	---	---
13	12-070000	Rural	8.946	Gateway	0.596	3,147	6LD	II	YES	YES		Rt In/Rt Out	---	---
	12-070000	Rural	9.327	Griffin Dr/Ray Ave	0.701	3,701	6LD	II	YES	YES		Full	---	---
14	12-070000	Rural	10.028	Gregory Ave	0.388	2,049	6LD	II	YES	YES		Directional	EB/WB	---
15	12-070000	Rural	10.416	Haviland Ave	0.819	4,324	6LD	II	No	YES	NO	Full		---
16	12-070000	Rural	11.235	Gunnery Road	0.398	2,101	6LD	II	No	YES		Signal	---	Fails to meet Access Class II in the WB direction
17	12-070000	Rural	11.633	Shawnee Rd	0.379	2,001	6LD	II	YES	YES		Full	---	Fails to meet Access Class II in the EB direction
18	12-070000	Rural	12.012	No Name	0.260	1,373	6LD	II	No	YES		Directional	EB/WB	Proposed Access point for SR 82 Properties
	12-070000	Rural	12.272	40th Street	0.233	1,230	6LD	II	No	YES		Full	---	Fails to meet Access Class II in the WB direction
19	12-070000	Rural	12.505	Rod Gun Club Road	0.196	1,035	6LD	II	No	YES		Directional	WB	Fails to meet Access Class II in the both directions
20	12-070000	Rural	12.701	OLD SR 82	0.622	3,284	6LD	II	YES	YES		Directional	EB/WB	Fails to meet Access Class II in the EB direction
21	12-070000	Rural	13.323	No Name	0.250	1,320	6LD	II	YES	YES		Directional	EB/WB	Proposed Access point for SR 82 Properties and Green Meadows PD
	12-070000	Rural	13.573	Sunshine Blvd	0.067	354	6LD	II		NA		Full	---	---
22	12-070000	Rural	13.640	Green Meadows Rd	0.582	3,073	6LD	II	YES	YES		Close	---	Relocate to align with Sunshine Blvd
	12-070000	Rural	14.155	No Name	0.554	2,925	6LD	II	No	YES		Full	---	Proposed Access point for SR 82 Properties and Green Meadows PD
23	12-070000	Rural	14.709	Alabama Road	0.340	1,795	6LD	II	No	YES		Full	---	Fails to meet Access Class II in the WB direction
	12-070000	Rural	15.049	Blackstone Rd/ Grant Blvd	0.325	1,716	6LD	II	No	YES		Full	---	Fails to meet Access Class II in both directions
24	12-070000	Rural	15.374	Rue Labeau Cir	0.436	2,300	6LD	II	No	YES		Full		Access to Savanna Lakes and fails to meet Access Class III in both direction
	12-070000	Rural	15.810	Royal Palm	0.254	1,343	6LD	II	No	YES		Full	---	Fails to meet Access Class II in the EB direction
25	12-070000	Rural	16.064	Kalamar Dr	0.165	871	6LD	II	No	YES		Directional	EB	Fails to meet Access Class II in the WB direction
	12-070000	Rural	16.229	Parkdale Blvd/ Blackstone Drive	0.123	649	6LD	II		No		Full	---	Fails to meet Access Class II in the EB direction
26	12-070000	Rural	16.352	Harcourt Ave	0.291	1,539	6LD	II	YES	YES		Rt In/Rt Out	--	---
	12-070000	Rural	16.521	Blackstone Commerce Park	0.258	1,360	6LD	II	YES	YES		Directional	EB/WB	Proposed Access point for Blackstone Commerce Park
27	12-070000	Rural	16.778	Jaguar Blvd								Full	---	---

Table 3
SR 82 Proposed Access Management Evaluation Summary

Median Id	Roadway Section	Area Type	Mile Post	Street	Distance Between Openings		Proposed Conditions					Median Classification		Notes
							No. of Lanes	Roadway Classification	Meets Access Criteria					
					Miles	Feet			Openings	Drwy. Connection	Signal	Type	Dir	
					0.157	829	6LD	II		No		Rt In/Rt Out	---	---
	12-070000	Rural	16.935	Hedgewood Street	0.161	850	6LD	II		NA		Close	---	Relocate to align with Sparta Rd
	12-070000	Rural	17.096	Unnamed	0.373	1,969	6LD	II	YES	YES		Directional	EB/WB	---
33	12-070000	Rural	17.151	Sparta Ave	0.393	2,075	6LD	II	YES	YES		Directional	EB	---
34	12-070000	Rural	17.544	Nemitz Blvd	0.367	1,938	6LD	II	YES	YES		Full	---	---
35	12-070000	Rural	17.911	Homestead Rd	0.313	1,653	6LD	II	YES	YES		Directional	EB/WB	Consolidate the two Driveways at Troyers Brothers Road
36	12-070000	Rural	18.224	Troyer Bros	0.020	106	6LD	II		NA		Close	---	& Sakata Road into a single Driveway
	12-070000	Rural	18.244	Sakata Road	0.060	317	6LD	II		No		Rt In/Rt Out	---	---
	12-070000	Rural	18.304	Lydia Street	0.725	3,828	6LD	II	YES	YES		Full	---	---
37	12-070000	Rural	18.949	Bell Blvd	0.602	3,179	6LD	II	YES	YES		Full	---	---
38	12-070000	Rural	19.551	No Name	0.506	2,672	6LD	II	YES	YES		Full	---	---
39	12-070000	Rural	20.057	Eisenhower Blvd	0.510	2,693	6LD	II	YES	YES		Directional	EB/WB	---
40	12-070000	Rural	20.567	Wildcat Dr	0.076	401	6LD	II		No		Rt In/Rt Out	---	---
	12-070000	Rural	20.643	Genoa Ave	0.466	2,460	6LD	II	YES	YES		Full	---	---
41	12-070000	Rural	21.033	Columbus Blvd	0.510	2,693	6LD	II	YES	YES		Full	---	---
42	12-070000	Rural	21.543	Naples Ave	0.352	1,859	6LD	II	YES	YES		Directional	EB/WB	---
43	07-020000	Rural	21.895	No Name	0.480	2,534	6LD	II	YES	YES		Full	---	Proposed Access point for Tri County Mining
43A	07-020000	Rural	22.375	Tri County Mining	0.250	1,321	6LD	II	YES	YES		Directional	EB/WB	---
44	07-020000	Rural	22.625	No Name	0.269	1,420	6LD	II	YES	YES		Full	---	Proposed Access point for Gardinier Property
44A	07-020000	Rural	22.894	Gardinier Property	0.780	4,119	6LD	II	YES	YES		Full	---	---
45	03-050000	Rural	23.674	South Church Street	0.299	1,579	6LD	II	YES	YES		Directional	EB/WB	---
46	03-050000	Rural	23.973	No Name	0.548	2,893	6LD	II	YES	YES		Full	---	---
47	03-050000	Rural	24.521	CR 850	0.603	3,184	6LD	II	YES	YES		Full	---	---
48	03-050000	Rural	25.124	No Name	0.582	3,073	6LD	II	YES	YES		Directional	EB/WB	---
49	03-050000	Rural	25.706	No Name	0.602	3,179	6LD	II	YES	YES		Directional	EB/WB	---
50	03-050000	Rural	26.308	No Name	0.437	2,307	6LD	II	YES	YES		Full	---	---
51	03-050000	Rural	26.745	No Name	0.557	2,941	6LD	II	YES	YES		Full	---	---
52	03-050000	Rural	27.302	No Name	0.519	2,740	6LD	II	No	YES		Full	---	Fails to meet Access Class II in the WB direction
53	03-050000	Rural	27.821	Lamm Road	0.473	2,500	6LD	II	No	YES		Full	---	Relocate to align with the roadway & Fails to meet Access Class II in the EB direction
54	03-050000	Rural	28.294	No Name	0.253	1,334	6LD	II	YES	YES		Directional	EB/WB	---
55	03-050000	Rural	28.547	No Name	0.284	1,500	6LD	II	YES	YES		Full	---	---
56	03-050000	Rural	28.831	Edward Grove Road	0.359	1,896	6LD	II	YES	YES		Directional	EB/WB	---
57	03-050000	Rural	29.190	No Name	0.349	1,841	6LD	II	YES	YES		Directional	EB/WB	---
58	03-050000	Rural	29.539	No Name	0.345	1,824	6LD	II	YES	YES	YES	Signal		---
59	03-050000	Rural	29.884	SR 29										

Median Opening # 1 – I-75 NB Ramps: This median opening will remain signalized. This signalized median opening would fail to meet access class 3 spacing criteria in the westbound direction.

Median Opening # 2 – Teter Road: To protect the influence area of the interchange the full median opening is proposed to be converted to an eastbound/westbound directional median opening. This dual directional median opening would fail to meet access class 3 spacing criteria in the eastbound direction.

Median Opening # 3 – Forum Boulevard: A full median is proposed at this location and will serve as an access point for The Forum DRI. This full median opening would meet access class 3 spacing criteria in both directions.

Median Opening # 4 – No name: An eastbound/westbound dual directional median opening is proposed at this location. This dual directional median opening would meet access class 3 spacing criteria in both directions.

Median Opening # 5 – Lightard Knott Lane/Proposed Hanson Street: Based on discussions with City of Fort Myers, the proposed alignment of Hanson Street would form the fourth leg of the intersection. A full median is proposed at this location. This full median opening would not meet access class 3 spacing criteria in the westbound direction.

Driveway Connection – Buckingham Road 1: A right in/right out only is proposed at this location. This connection would meet the access class 3 spacing criteria.

Median Opening # 6 – Buckingham Road 2: A full median is proposed at this location. This full median opening would not meet access class 3 spacing criteria in the eastbound direction.

Median Opening # 7 –Colonial Boulevard/Lee Boulevard: This full median opening will remain signalized. This signalized median opening would not meet access class 3 spacing criteria in the westbound direction.

Median Opening # 8 – Publix: A full median opening is proposed at this location. This full median opening would not meet access class 3 spacing criteria in both the directions.

Median Opening # 9 – Sherwood Residential Access: An eastbound directional median is proposed at this location to serve Sherwood development. This eastbound directional median opening would not meet access class 3 spacing criteria in the eastbound direction.

Median Opening # 10 – Landfill Road: Considering the truck traffic, a full median is proposed at this location. This full median opening would not meet access class 3 spacing criteria in the westbound direction.

Driveway Connection – Wallace Avenue: Closing of Wallace Avenue and realigning with Gateway Boulevard is recommended. This connection would not meet the access class 3 spacing criteria.

Median Opening # 11 – Gateway Boulevard: A full median is proposed at this location. This median opening would provide access to Stoneybrook at Gateway development and Gateway DRI. This full median opening would not meet access class 2 spacing criteria in the eastbound direction.

Median Opening # 12 – Owen Avenue: An eastbound directional median is proposed at this location. This directional median opening would meet access class 2 spacing criteria in both directions.

Driveway Connection – Lee Memorial Park 1: A right in/right out only is proposed at this location. This connection would not meet access class 2 spacing criteria.

Median Opening # 13 – Lee Memorial Park 2: A full median is proposed at this location. This full median opening would meet access class 2 spacing criteria in both directions.

Driveway Connection – Gateway: A right in/right out only is proposed at this location. This connection would not meet access class 2 spacing criteria.

Median Opening # 13A – No Name: An eastbound/westbound dual directional median opening is proposed at this location to facilitate U turn movements. This dual directional median opening would meet access class 2 spacing criteria in both directions.

Median Opening # 14 – Griffin Drive/Ray Avenue: A full median opening is proposed at this location. This median opening would serve Gateway DRI. This full median opening would meet access class 2 spacing criteria in both directions.

Median Opening # 15 – Gregory Avenue: An eastbound/westbound dual directional median opening is proposed at this location. This dual directional median opening would meet access class 2 spacing criteria in both directions.

Median Opening # 16 – Haviland Avenue: A full median opening is proposed at this location. This full median opening would meet access class 2 spacing criteria in both directions.

Median Opening # 17 – Gunnery Road/Daniels Parkway: This full median opening will remain signalized. This signalized median opening would not meet access class 2 spacing criteria in the westbound direction.

Median Opening # 18 – Shawnee Road: A full median opening is proposed at this location. This full median opening would not meet access class 2 spacing criteria in the eastbound direction.

Median Opening # 19 – No Name: An eastbound/westbound dual directional median opening is proposed at this location to provide access to SR 82 Properties. This dual directional median opening would meet access class 2 spacing criteria in both directions.

Median Opening # 20 – 40th Street Southwest: A full median opening is proposed at this location. This full median opening would not meet access class 2 spacing criteria in the westbound direction.

Median Opening # 21 – Rod Gun Club Road: A westbound directional median opening is proposed at this location. This westbound directional median opening would not meet access class 2 spacing criteria in both directions.

Median Opening # 22 – Old SR 82: An eastbound/westbound dual directional median opening is proposed at this location to provide access to SR 82 properties. This dual directional median opening would not meet access class 2 spacing criteria in the eastbound direction.

Median Opening # 23 – No Name: An eastbound/westbound dual directional median opening is proposed at this location to provide access to SR 82 Properties and Green Meadows planned development. This dual directional median opening would meet access class 2 spacing criteria in both directions.

Median Opening # 24 – Sunshine Boulevard: A full median opening is proposed at this location. This full median opening would meet access class 2 spacing criteria in both directions.

Driveway Connection – Green Meadows Road: Closing of Green Meadows Road and realigning with Sunshine Boulevard is recommended. The spacing between Sunshine Boulevard and Green Meadows Road would not meet access class 2 spacing criteria.

Median Opening # 25 – No Name: A full median opening is proposed at this location to provide access to SR 82 Properties and Green Meadows planned development. This full median opening would meet access class 2 spacing criteria in both directions.

Median Opening # 26 – Alabama Road: A full median opening is proposed at this location. This full median opening would not meet access class 2 spacing criteria in the westbound direction.

Median Opening # 27 – Blackstone Road/Grant Boulevard: A full median opening is proposed at this location. This full median opening would not meet access class 2 spacing criteria in both directions.

Median Opening # 28 – Rue Labeau Circle: A full median opening is proposed at this location to provide access to Savanna Lakes development. This full median opening would not meet access class 2 spacing criteria in both directions.

Median Opening # 29 – Golden Palms Motor Coach Estates: A full median opening is proposed at this location to provide access to the Golden Palms Motor Coach Estates. This full directional median opening would not meet access class 2 spacing criteria in the eastbound direction.

Median Opening # 30 – Kalamar Drive: An eastbound directional median opening is proposed at this location. This directional median opening would not meet access class 2 spacing criteria in the westbound direction.

Median Opening # 31 – Blackstone Drive/Parkdale Boulevard: A full median opening is proposed at this location to provide access to SR 82 Properties. This full median opening would not meet access class 2 spacing criteria in the eastbound direction.

Driveway Connection – Harcourt Avenue: A right in/right out only is proposed at this location. This connection would not meet the access class 2 spacing criteria.

Median Opening # 31A – Blackstone Corporate Park: An eastbound/westbound dual directional opening is proposed at this location to provide access to Blackstone Corporate Park. This dual directional median opening would meet access class 2 spacing criteria in both the directions.

Median Opening # 32 – Jaguar Boulevard: A full median opening is proposed at this location. This full median opening would meet access class 2 spacing criteria in both directions.

Driveway Connection – Hedgewood Street: A right in/right out only is proposed at this location. This connection would not meet the access class 2 spacing criteria.

Driveway Connection – No Name: Closing of No Name Street and realigning with Sparta Avenue is recommended. The spacing between the No Name Street and Sparta Avenue would not meet access class 2 spacing criteria.

Median Opening # 33 – Sparta Avenue: An eastbound/westbound dual directional median opening is proposed at this location. This dual directional median opening would meet access class 2 spacing criteria in both directions.

Median Opening # 34 – Nimitz Boulevard: An eastbound directional median opening is proposed at this location. This eastbound directional median opening would meet access class 2 spacing criteria in both directions.

Median Opening # 35 – Homestead Road: A full median opening is proposed at this location. This full median opening would meet access class 2 spacing criteria in both directions.

Median Opening # 36 – Troyer Brothers Road: An eastbound/westbound dual directional median opening is proposed at this location. This dual directional median opening would meet access class 2 spacing criteria in both directions.

Driveway Connection – Sakata Road: Closing of Sakata Road and consolidating the driveway at Sakata Road with Troyer Brothers Road is recommended. This connection would not meet the access class 2 spacing criteria.

Driveway Connection – Lydia Street: A right in/right out only is proposed at this location. This connection would not meet the access class 2 spacing criteria.

Median Opening # 37 – Bell Boulevard: A full median opening is proposed at this location. This median opening will also serve Sun State Excavation planned development. This full median opening would meet access class 2 spacing criteria in both directions.

Median Opening # 38 – No Name: A full median opening is proposed at this location considering the large agricultural area this median opening would provide access to the large trucks that would be using this access. This full median opening would meet access class 2 spacing criteria in both directions.

Median Opening # 39 – Eisenhower Boulevard: A full median opening is proposed at this location. This full median opening would meet access class 2 spacing criteria in both directions.

Median Opening # 40 – Wildcat Drive: An eastbound/westbound dual directional median opening is proposed at this location. This dual directional median opening would meet access class 2 spacing criteria in both directions.

Driveway Connection – Genoe Avenue: A right in/right out only is proposed at this location. This connection would not meet the access class 2 spacing criteria.

Median Opening # 41 – Columbus Boulevard: A full median opening is proposed at this location. This full median opening would meet access class 2 spacing criteria in both directions.

Median Opening # 42 – Naples Avenue: A full median opening is proposed at this location. This full median opening would meet access class 2 spacing criteria in both directions.

Median Opening # 43 – No Name: An eastbound/westbound dual directional median opening is proposed at this location. This dual directional median opening would meet access class 2 spacing criteria in both directions.

Median Opening # 43A – Tri County Mining: A full median opening is proposed at this location. This full median opening would meet access class 2 spacing criteria in both directions.

Median Opening # 44 – No Name: An eastbound/westbound dual directional median opening is proposed at this location. This dual directional median opening would meet access class 2 spacing criteria in both directions.

Median Opening # 44A – Gardinier Property: A full median opening is proposed at this location. This full median opening would meet access class 2 spacing criteria in both directions.

Median Opening # 45 – South Church Road: A full median opening is proposed at this location. This full median opening would meet access class 2 spacing criteria in both directions.

Median Opening # 46 – No Name: An eastbound/westbound dual directional median opening is proposed at this location. This dual directional median opening would meet access class 2 spacing criteria in both directions.

Median Opening # 47 – CR 850: A full median opening is proposed at this location. This full median opening would meet access class 2 spacing criteria in both directions.

Median Opening # 48 – No Name: A full median opening is proposed at this location. This full median opening would meet access class 2 spacing criteria in both directions.

Median Opening # 49 – No Name: An eastbound/westbound dual directional median opening is proposed at this location. This dual directional median opening would meet access class 2 spacing criteria in both directions.

Median Opening # 50 – No Name: An eastbound/westbound dual directional median opening is proposed at this location. This dual directional median opening would meet access class 2 spacing criteria in both directions.

Median Opening # 51 – No Name: A full median opening is proposed at this location. This full median opening would meet access class 2 spacing criteria in both directions.

Median Opening # 52 – No Name: A full median opening is proposed at this location. This full median opening would meet access class 2 spacing criteria in both directions.

Median Opening # 53 – Lamm Road: A full median opening is proposed at this location. This full median opening would not meet access class 2 spacing criteria in the westbound direction.

Median Opening # 54 – No Name: A full median opening is proposed at this location. This full median opening would not meet access class 2 spacing criteria in the eastbound direction.

Median Opening # 55 – No Name: An eastbound/westbound dual directional median opening is proposed at this location. This dual directional median opening would meet access class 2 spacing criteria in both directions.

Median Opening # 56 – Edward Grove Road: A full median opening is proposed at this location. This full median opening would meet access class 2 spacing criteria in both directions.

Median Opening # 57 – No Name: An eastbound/westbound dual directional median opening is proposed at this location. This dual directional median opening would meet access class 2 spacing criteria in both directions.

Median Opening # 58 – No Name: An eastbound/westbound dual directional median opening is proposed at this location. This dual directional median opening would meet access class 2 spacing criteria in both directions.

Median Opening # 59 – SR 29: This full median opening will remain signalized. This signalized median opening would meet access class 2 spacing criteria.

STATE ROAD



CORRIDOR

LEGEND

FLORIDA COUNTY

Lee County

SPEED LIMIT



MEDIAN AND INTERSECTION
OPENING ID NUMBER

XX

MEDIAN OPENING SPACINGS

From	To	Distances
1	2	1,159 ft
2	3	2,056 ft

MEDIAN TYPE

- Full median
- Signalized Median
- EB Directional Median
- WB Directional Median
- EB/WB Directional Median



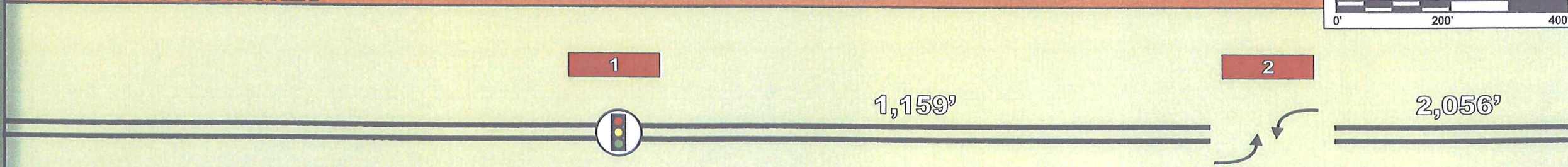
MINIMUM SPACING STANDARDS

	>45 / <45mph
1. Full Median Opening	2640 / 2640 ft.
2. Traffic Signal (If Warranted)	2640 / 2640 ft.
3. Directional Median Opening	1320 / 1320 ft.
4. Driveway Connections	660 / 440 ft.

ACCESS CLASSIFICATION: CLASS 3



ROADWAY FEATURES



NOTE* DRIVEWAYS / ROADWAYS WITH NO MEDIAN INDICATION WILL
SERVE AS RIGHT IN / RIGHT OUT ONLY

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CORRIDOR

LEGEND

FLORIDA COUNTY

Lee County

SPEED LIMIT



MEDIAN AND INTERSECTION
OPENING ID NUMBER

XX

MEDIAN OPENING SPACINGS

From	To	Distances
2	3	2,056 ft
3	4	1,732 ft

MEDIAN TYPE

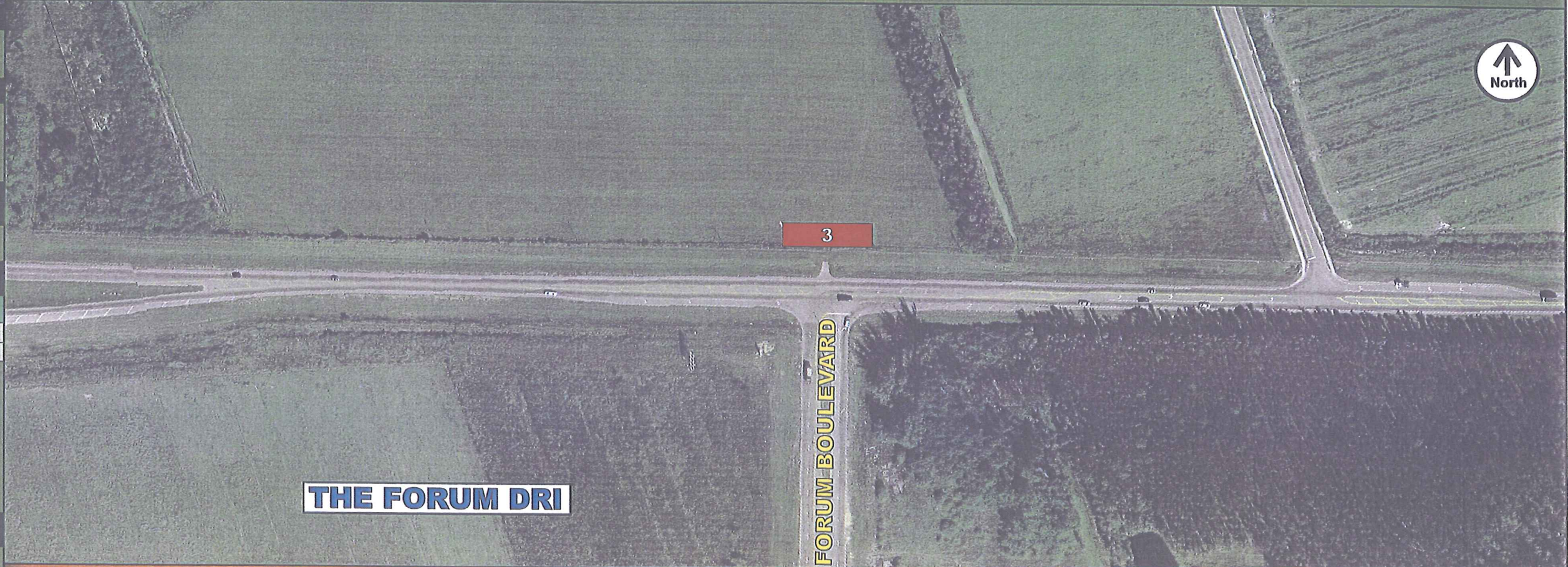
- ☐ Full median
- ☒ Signalized Median
- ☐ EB Directional Median
- ☐ WB Directional Median
- ☐ EB/WB Directional Median



MINIMUM SPACING STANDARDS

	>45 / <45mph
1. Full Median Opening	2640 / 2640 ft.
2. Traffic Signal (If Warranted)	2640 / 2640 ft.
3. Directional Median Opening	1320 / 1320 ft.
4. Driveway Connections	660 / 440 ft.

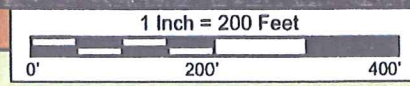
ACCESS CLASSIFICATION: CLASS 3



THE FORUM DRI

FORUM BOULEVARD

ROADWAY FEATURES



2,056'

3

1,732'

NOTE* DRIVEWAYS / ROADWAYS WITH NO MEDIAN INDICATION WILL
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CORRIDOR

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SPEED LIMIT



MEDIAN AND INTERSECTION
OPENING ID NUMBER

XX

MEDIAN OPENING SPACINGS

From	To	Distances
3	4	1,732 ft
4	5	1,318 ft
5	6	2,609 ft

MEDIAN TYPE

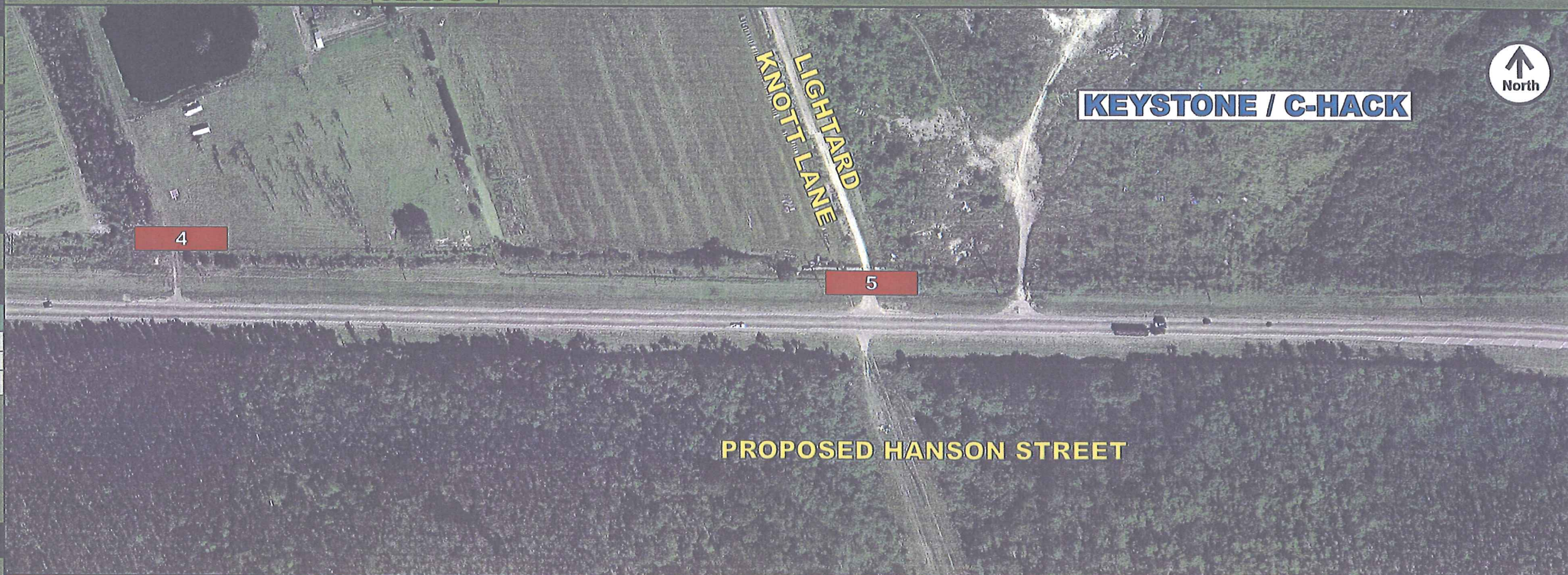
- Full median
- Signalized Median
- EB Directional Median
- WB Directional Median
- EB/WB Directional Median



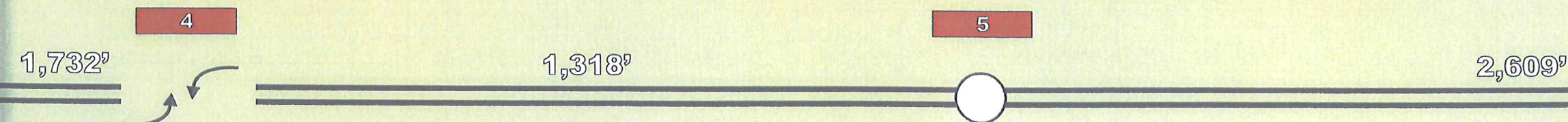
MINIMUM SPACING STANDARDS

	>45 / <45mph
1. Full Median Opening	2640 / 2640 ft.
2. Traffic Signal (If Warranted)	2640 / 2640 ft.
3. Directional Median Opening	1320 / 1320 ft.
4. Driveway Connections	660 / 440 ft.

ACCESS CLASSIFICATION: CLASS 3



ROADWAY FEATURES



NOTE* DRIVEWAYS / ROADWAYS WITH NO MEDIAN INDICATION WILL
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CORRIDOR

LEGEND

FLORIDA COUNTY

Lee County

SPEED LIMIT



MEDIAN AND INTERSECTION
OPENING ID NUMBER

XX

MEDIAN OPENING SPACINGS

From	To	Distances
5	6	2,609 ft
6	7	3,800 ft

MEDIAN TYPE

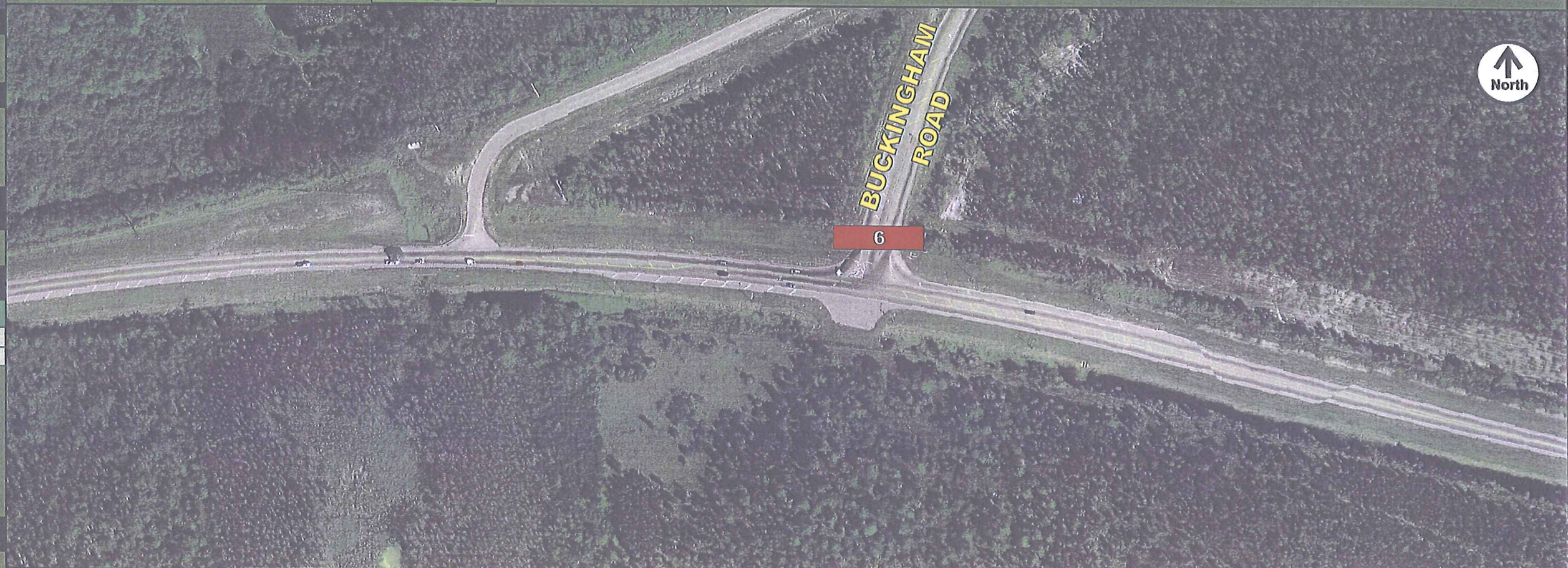
- Full median
- Signalized Median
- EB Directional Median
- WB Directional Median
- EB/WB Directional Median



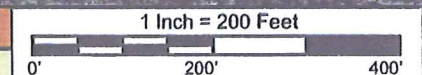
MINIMUM SPACING STANDARDS

	>45 / <45mph
1. Full Median Opening	2640 / 2640 ft.
2. Traffic Signal (If Warranted)	2640 / 2640 ft.
3. Directional Median Opening	1320 / 1320 ft.
4. Driveway Connections	660 / 440 ft.

ACCESS CLASSIFICATION: CLASS 3



ROADWAY FEATURES



2,609'

6

3,800'

NOTE* DRIVEWAYS / ROADWAYS WITH NO MEDIAN INDICATION WILL
SERVE AS RIGHT IN / RIGHT OUT ONLY

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ACCESS MANAGEMENT PLAN

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STATE ROAD



CORRIDOR

LEGEND

FLORIDA COUNTY

Lee County

SPEED LIMIT



MEDIAN AND INTERSECTION
OPENING ID NUMBER

XX

MEDIAN OPENING SPACINGS

From	To	Distances
6	7	3,800 ft
7	8	1,410 ft

MEDIAN TYPE

- Full median
- Signalized Median
- EB Directional Median
- WB Directional Median
- EB/WB Directional Median



MINIMUM SPACING STANDARDS

	>45 / <45mph
1. Full Median Opening	2640 / 2640 ft.
2. Traffic Signal (If Warranted)	2640 / 2640 ft.
3. Directional Median Opening	1320 / 1320 ft.
4. Driveway Connections	660 / 440 ft.

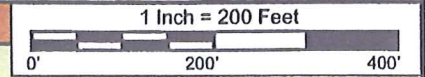
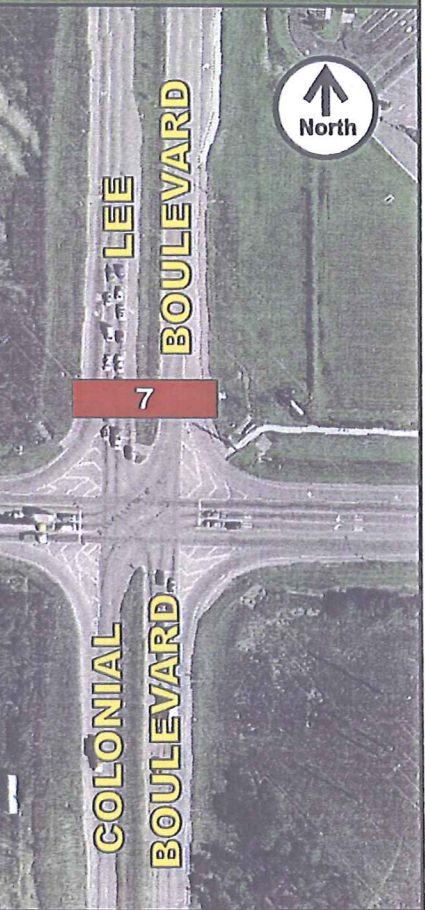
ACCESS CLASSIFICATION: CLASS 3

TREELINE PRESERVE

ROADWAY FEATURES

NOTE* DRIVEWAYS / ROADWAYS WITH NO MEDIAN INDICATION WILL
SERVE AS RIGHT IN / RIGHT OUT ONLY

STATE ROAD 82 CORRIDOR
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3,800'

1,410'

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STATE ROAD



CORRIDOR

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SPEED LIMIT



MEDIAN AND INTERSECTION
OPENING ID NUMBER

XX

MEDIAN OPENING SPACINGS

From	To	Distances
7	8	1,410 ft
8	9	961 ft
9	10	1,547 ft

MEDIAN TYPE

- Full median
- Signalized Median
- EB Directional Median
- WB Directional Median
- EB/WB Directional Median



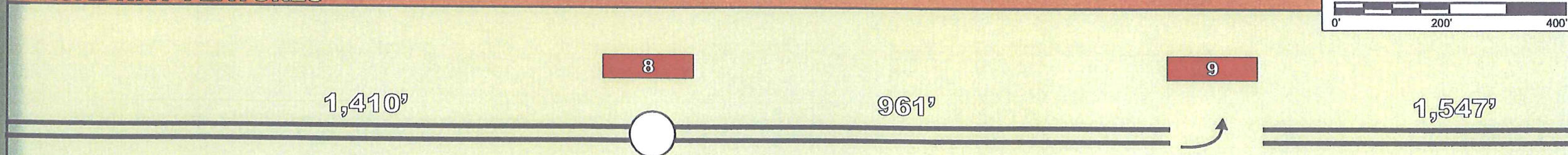
MINIMUM SPACING STANDARDS

	>45 / <45mph
1. Full Median Opening	2640 / 2640 ft.
2. Traffic Signal (If Warranted)	2640 / 2640 ft.
3. Directional Median Opening	1320 / 1320 ft.
4. Driveway Connections	660 / 440 ft.

ACCESS CLASSIFICATION: CLASS 3



ROADWAY FEATURES



NOTE* DRIVEWAYS / ROADWAYS WITH NO MEDIAN INDICATION WILL
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STATE ROAD



CORRIDOR

LEGEND

FLORIDA COUNTY

Lee County

SPEED LIMIT



MEDIAN AND INTERSECTION
OPENING ID NUMBER

XX

MEDIAN OPENING SPACINGS

From	To	Distances
9	10	1,547 ft
10	11	1,515 ft
11	12	2,540 ft

MEDIAN TYPE

- Full median
- Signalized Median
- EB Directional Median
- WB Directional Median
- EB/WB Directional Median



MINIMUM SPACING STANDARDS

	>45 / <45mph
1. Full Median Opening	2640 / 2640 ft.
2. Traffic Signal (If Warranted)	2640 / 2640 ft.
3. Directional Median Opening	1320 / 1320 ft.
4. Driveway Connections	660 / 440 ft.

MINIMUM SPACING STANDARDS

	>45 / <45mph
1. Full Median Opening	2640 / 2640 ft.
2. Traffic Signal (If Warranted)	2640 / 2640 ft.
3. Directional Median Opening	1320 / 1320 ft.
4. Driveway Connections	1320 / 660 ft.

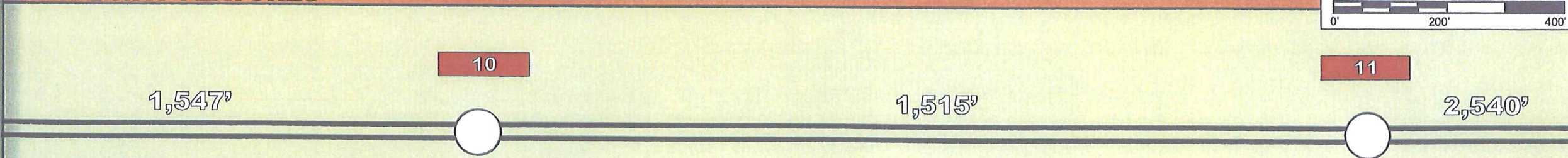
NOTE * ACCESS CLASS 2 STARTS AT WALLACE AVENUE

ACCESS CLASSIFICATION: CLASS 3

ACCESS CLASSIFICATION: CLASS 2



ROADWAY FEATURES



NOTE* DRIVEWAYS / ROADWAYS WITH NO MEDIAN INDICATION WILL
SERVE AS RIGHT IN / RIGHT OUT ONLY

NOTE * RECOMMEND CLOSING WALLACE AVENUE AND
REALIGN WITH GATEWAY BOULEVARD AS SHOWN IN THIS FIGURE

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STATE ROAD



CORRIDOR

LEGEND

FLORIDA COUNTY

Lee County

SPEED LIMIT



MEDIAN AND INTERSECTION
OPENING ID NUMBER

XX

MEDIAN OPENING SPACINGS

From	To	Distances
11	12	2,540 ft
12	13	1,806 ft

MEDIAN TYPE

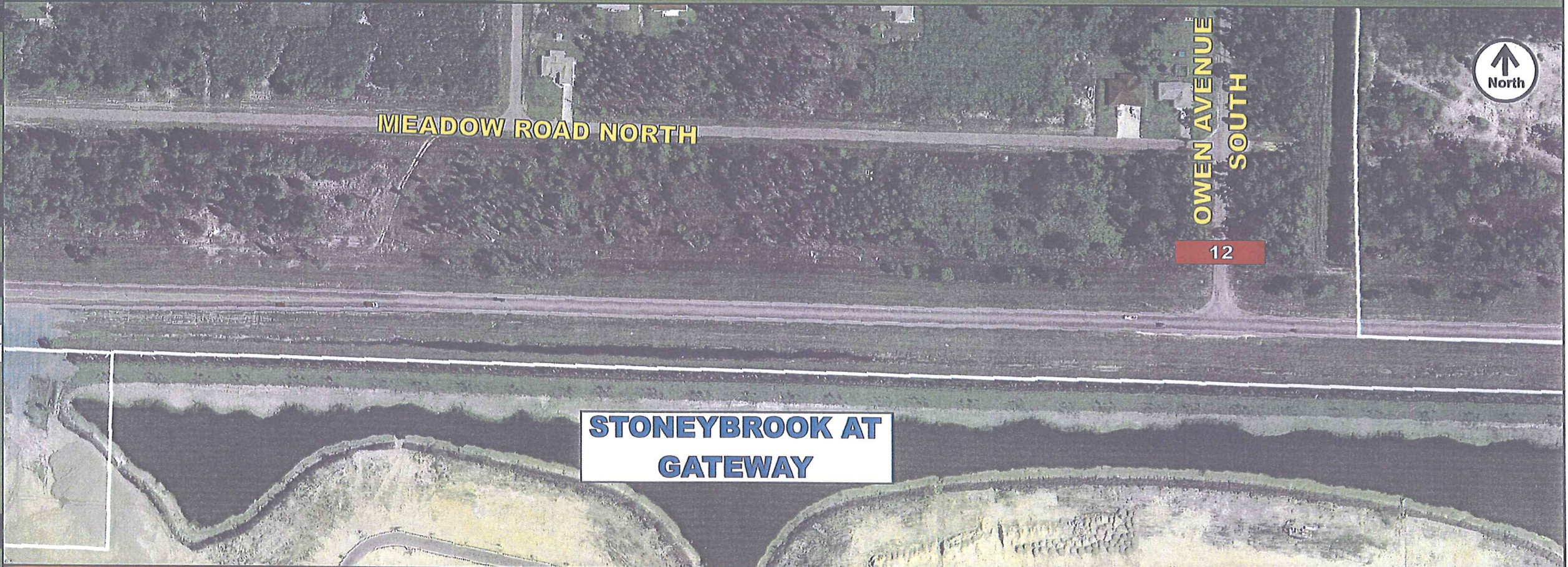
- Full median
- Signalized Median
- EB Directional Median
- WB Directional Median
- EB/WB Directional Median



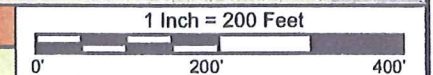
MINIMUM SPACING STANDARDS

	>45 / <45mph
1. Full Median Opening	2640 / 2640 ft.
2. Traffic Signal (If Warranted)	2640 / 2640 ft.
3. Directional Median Opening	1320 / 1320 ft.
4. Driveway Connections	1320 / 660 ft.

ACCESS CLASSIFICATION: CLASS 2



ROADWAY FEATURES



2,540'

12

1,806'

NOTE* DRIVEWAYS / ROADWAYS WITH NO MEDIAN INDICATION WILL
SERVE AS RIGHT IN / RIGHT OUT ONLY

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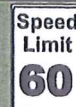
CORRIDOR

LEGEND

FLORIDA COUNTY

Lee County

SPEED LIMIT



MEDIAN AND INTERSECTION
OPENING ID NUMBER

XX

MEDIAN OPENING SPACINGS

From	To	Distances
12	13	1,806 ft
13	13A	2,027 ft

MEDIAN TYPE

- Full median
- Signalized Median
- EB Directional Median
- WB Directional Median
- EB/WB Directional Median



MINIMUM SPACING STANDARDS

	>45 / <45mph
1. Full Median Opening	2640 / 2640 ft.
2. Traffic Signal (If Warranted)	2640 / 2640 ft.
3. Directional Median Opening	1320 / 1320 ft.
4. Driveway Connections	1320 / 660 ft.

ACCESS CLASSIFICATION: CLASS 2



ROADWAY FEATURES

1,806'

13

2,027'

NOTE* DRIVEWAYS / ROADWAYS WITH NO MEDIAN INDICATION WILL
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STATE ROAD



CORRIDOR

LEGEND

FLORIDA COUNTY

Lee County

SPEED LIMIT



MEDIAN AND INTERSECTION
OPENING ID NUMBER

XX

MEDIAN OPENING SPACINGS

From	To	Distances
13	13A	2,027 ft
13A	14	1,320 ft
14	15	3,701 ft

MEDIAN TYPE

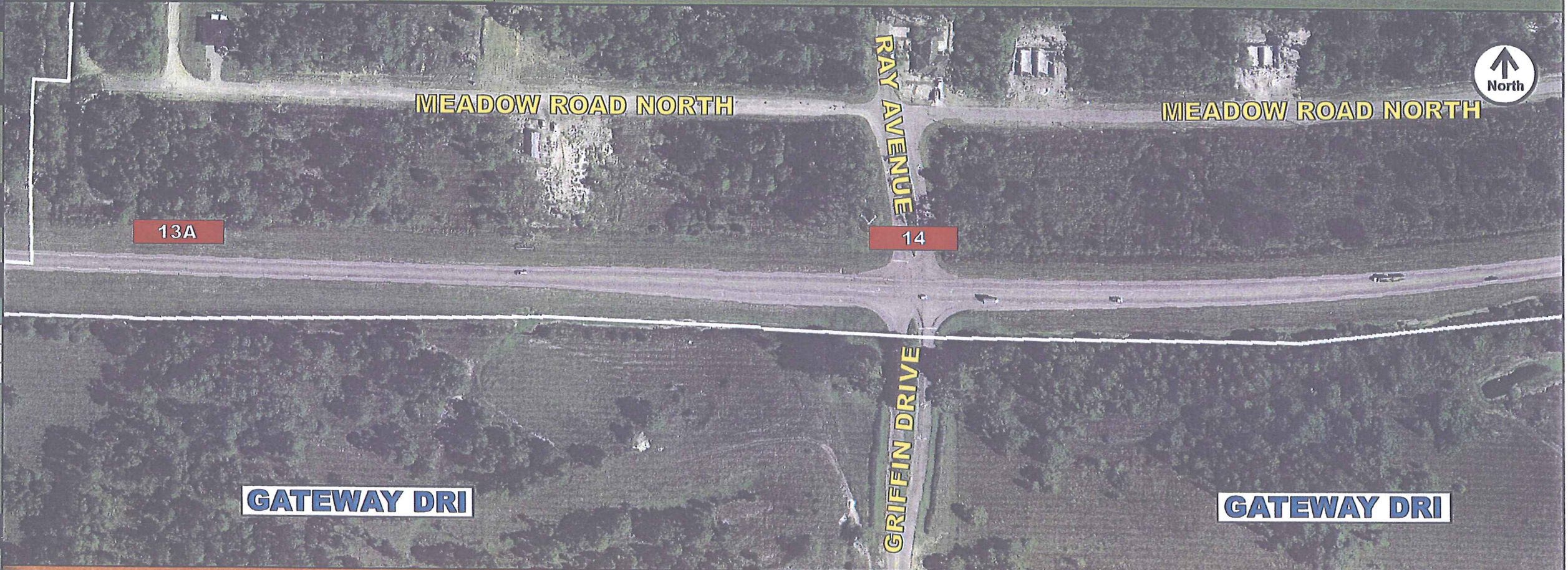
- Full median
- Signalized Median
- EB Directional Median
- WB Directional Median
- EB/WB Directional Median



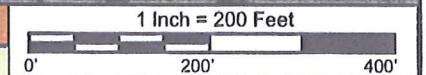
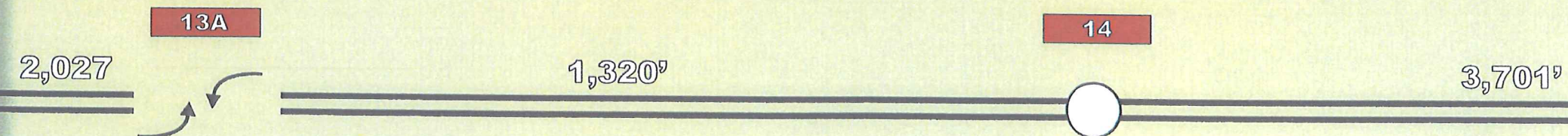
MINIMUM SPACING STANDARDS

	>45 / <45mph
1. Full Median Opening	2640 / 2640 ft.
2. Traffic Signal (If Warranted)	2640 / 2640 ft.
3. Directional Median Opening	1320 / 1320 ft.
4. Driveway Connections	1320 / 660 ft.

ACCESS CLASSIFICATION: CLASS 2



ROADWAY FEATURES



NOTE* DRIVEWAYS / ROADWAYS WITH NO MEDIAN INDICATION WILL
SERVE AS RIGHT IN / RIGHT OUT ONLY

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STATE ROAD



CORRIDOR

LEGEND

FLORIDA COUNTY

Lee County

SPEED LIMIT



MEDIAN AND INTERSECTION
OPENING ID NUMBER

XX

MEDIAN OPENING SPACINGS

From	To	Distances
14	15	3,701 ft
15	16	2,049 ft

MEDIAN TYPE

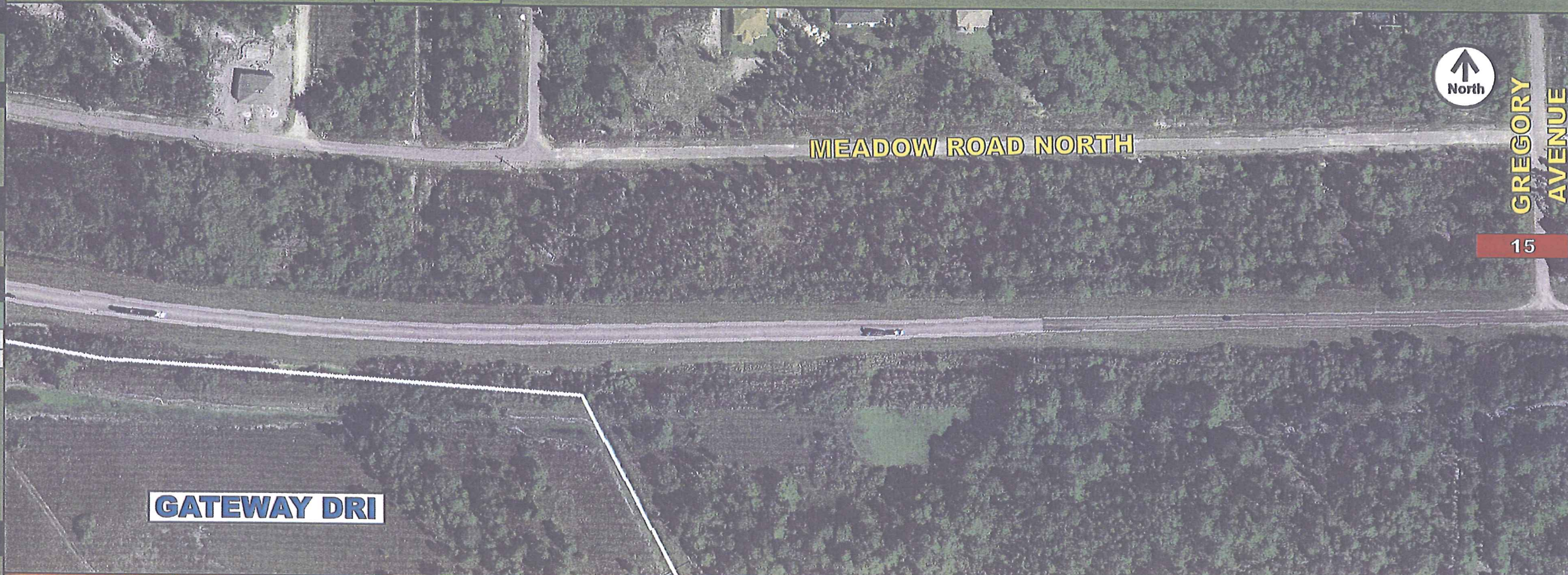
- Full median
- Signalized Median
- EB Directional Median
- WB Directional Median
- EB/WB Directional Median



MINIMUM SPACING STANDARDS

	>45 / <45mph
1. Full Median Opening	2640 / 2640 ft.
2. Traffic Signal (If Warranted)	2640 / 2640 ft.
3. Directional Median Opening	1320 / 1320 ft.
4. Driveway Connections	1320 / 660 ft.

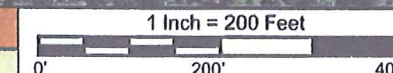
ACCESS CLASSIFICATION: CLASS 2



GREGORY AVENUE

15

ROADWAY FEATURES



3,701'

15

NOTE* DRIVEWAYS / ROADWAYS WITH NO MEDIAN INDICATION WILL
SERVE AS RIGHT IN / RIGHT OUT ONLY

STATE ROAD 82 CORRIDOR
ACCESS MANAGEMENT PLAN

Adopted by the Florida
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Stanley M. Cann, P.E.
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STATE ROAD



CORRIDOR

LEGEND

FLORIDA COUNTY

Lee County

SPEED LIMIT



MEDIAN AND INTERSECTION
OPENING ID NUMBER

XX

MEDIAN OPENING SPACINGS

From	To	Distances
15	16	2,049 ft
16	17	4,324 ft

MEDIAN TYPE

- ☐ Full median
- ☒ Signalized Median
- ☐ EB Directional Median
- ☐ WB Directional Median
- ☐ EB/WB Directional Median



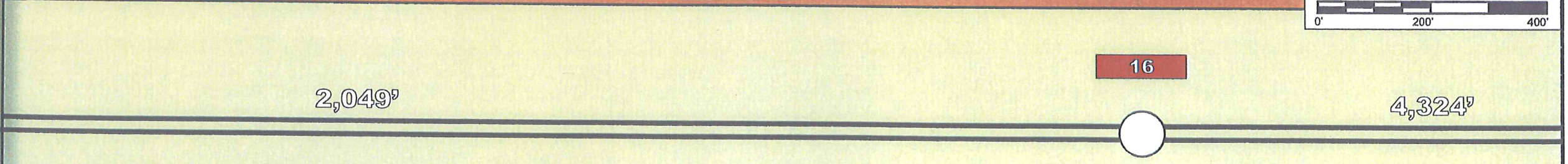
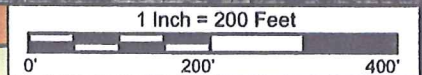
MINIMUM SPACING STANDARDS

	>45 / <45mph
1. Full Median Opening	2640 / 2640 ft.
2. Traffic Signal (If Warranted)	2640 / 2640 ft.
3. Directional Median Opening	1320 / 1320 ft.
4. Driveway Connections	1320 / 660 ft.

ACCESS CLASSIFICATION: CLASS 2



ROADWAY FEATURES



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ACCESS MANAGEMENT PLAN

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STATE ROAD



CORRIDOR

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FLORIDA COUNTY

Lee County

SPEED LIMIT



MEDIAN AND INTERSECTION
OPENING ID NUMBER

XX

MEDIAN OPENING SPACINGS

From	To	Distances
16	17	4,324 ft

MEDIAN TYPE

- ☐ Full median
- ☒ Signalized Median
- ☐ EB Directional Median
- ☐ WB Directional Median
- ☐ EB/WB Directional Median



MINIMUM SPACING STANDARDS

	>45 / <45mph
1. Full Median Opening	2640 / 2640 ft.
2. Traffic Signal (If Warranted)	2640 / 2640 ft.
3. Directional Median Opening	1320 / 1320 ft.
4. Driveway Connections	1320 / 660 ft.

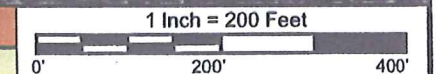
ACCESS CLASSIFICATION: CLASS 2



MEADOW ROAD NORTH

THE FOUNTAINS DRI

ROADWAY FEATURES



4,324'

NOTE* DRIVEWAYS / ROADWAYS WITH NO MEDIAN INDICATION WILL
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ACCESS MANAGEMENT PLAN

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STATE ROAD



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LEGEND

FLORIDA COUNTY

Lee County

SPEED LIMIT



MEDIAN AND INTERSECTION
OPENING ID NUMBER

XX

MEDIAN OPENING SPACINGS

From	To	Distances
16	17	4,324 ft

MEDIAN TYPE

- ☐ Full median
- ☒ Signalized Median
- ☐ EB Directional Median
- ☐ WB Directional Median
- ☐ EB/WB Directional Median



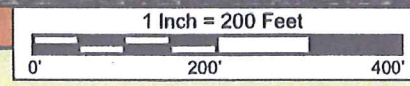
MINIMUM SPACING STANDARDS

	>45 / <45mph
1. Full Median Opening	2640 / 2640 ft.
2. Traffic Signal (If Warranted)	2640 / 2640 ft.
3. Directional Median Opening	1320 / 1320 ft.
4. Driveway Connections	1320 / 660 ft.

ACCESS CLASSIFICATION: CLASS 2



ROADWAY FEATURES



4,324'

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STATE ROAD



CORRIDOR

LEGEND

FLORIDA COUNTY

Lee County

SPEED LIMIT



MEDIAN AND INTERSECTION
OPENING ID NUMBER

XX

MEDIAN OPENING SPACINGS

From	To	Distances
16	17	4,324 ft
17	18	2,100 ft
18	19	2,002 ft

MEDIAN TYPE

- ☐ Full median
- ☒ Signalized Median
- ☐ EB Directional Median
- ☐ WB Directional Median
- ☐ EB/WB Directional Median



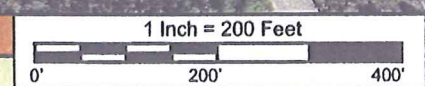
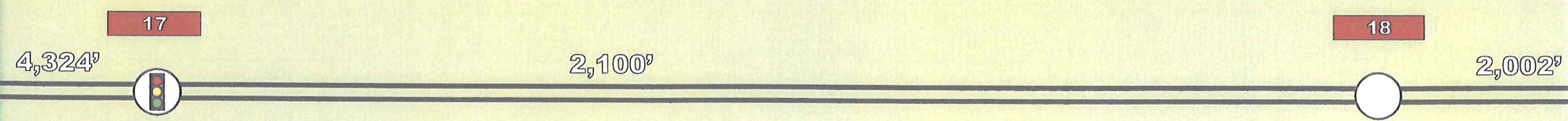
MINIMUM SPACING STANDARDS

	>45 / <45mph
1. Full Median Opening	2640 / 2640 ft.
2. Traffic Signal (If Warranted)	2640 / 2640 ft.
3. Directional Median Opening	1320 / 1320 ft.
4. Driveway Connections	1320 / 660 ft.

ACCESS CLASSIFICATION: CLASS 2



ROADWAY FEATURES



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STATE ROAD



CORRIDOR

LEGEND

FLORIDA COUNTY

Lee County

SPEED LIMIT



MEDIAN AND INTERSECTION
OPENING ID NUMBER

XX

MEDIAN OPENING SPACINGS

From	To	Distances
18	19	2,002 ft
19	20	1,373 ft

MEDIAN TYPE

- Full median
- Signalized Median
- EB Directional Median
- WB Directional Median
- EB/WB Directional Median



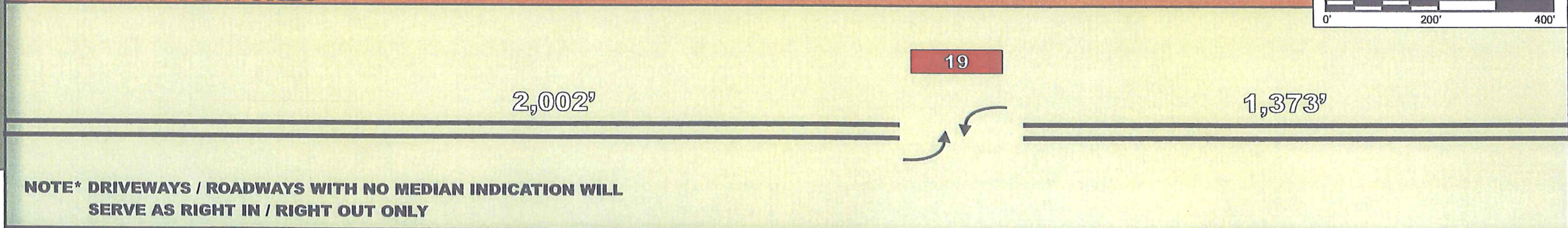
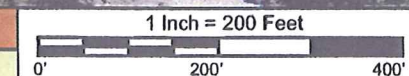
MINIMUM SPACING STANDARDS

	>45 / <45mph
1. Full Median Opening	2640 / 2640 ft.
2. Traffic Signal (If Warranted)	2640 / 2640 ft.
3. Directional Median Opening	1320 / 1320 ft.
4. Driveway Connections	1320 / 660 ft.

ACCESS CLASSIFICATION: CLASS 2



ROADWAY FEATURES



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STATE ROAD



CORRIDOR

LEGEND

FLORIDA COUNTY

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SPEED LIMIT



MEDIAN AND INTERSECTION
OPENING ID NUMBER

XX

MEDIAN OPENING SPACINGS

From	To	Distances
19	20	1,373 ft
20	21	1,230 ft
21	22	1,035 ft

MEDIAN TYPE

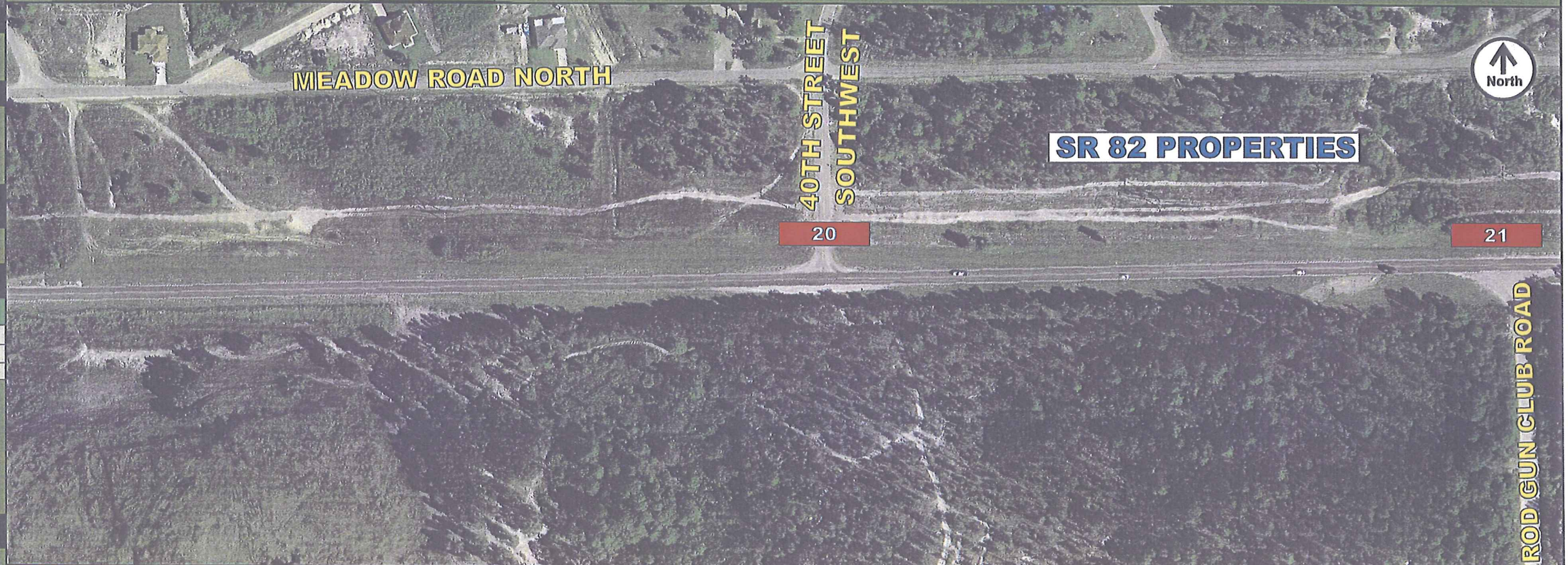
- Full median
- Signalized Median
- EB Directional Median
- WB Directional Median
- EB/WB Directional Median



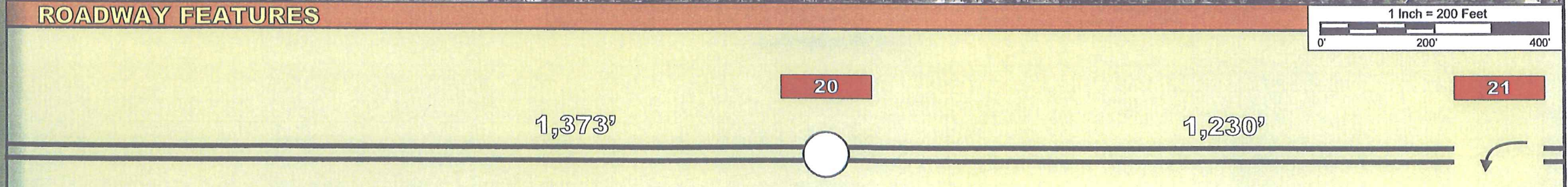
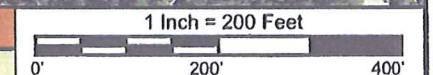
MINIMUM SPACING STANDARDS

	>45 / <45mph
1. Full Median Opening	2640 / 2640 ft.
2. Traffic Signal (If Warranted)	2640 / 2640 ft.
3. Directional Median Opening	1320 / 1320 ft.
4. Driveway Connections	1320 / 660 ft.

ACCESS CLASSIFICATION: CLASS 2



ROADWAY FEATURES



NOTE* DRIVEWAYS / ROADWAYS WITH NO MEDIAN INDICATION WILL
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ACCESS MANAGEMENT PLAN

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STATE ROAD



CORRIDOR

LEGEND

FLORIDA COUNTY

Lee County

SPEED LIMIT



MEDIAN AND INTERSECTION
OPENING ID NUMBER

XX

MEDIAN OPENING SPACINGS

From	To	Distances
21	22	1,035 ft
22	23	3,284 ft

MEDIAN TYPE

- Full median
- Signalized Median
- EB Directional Median
- WB Directional Median
- EB/WB Directional Median



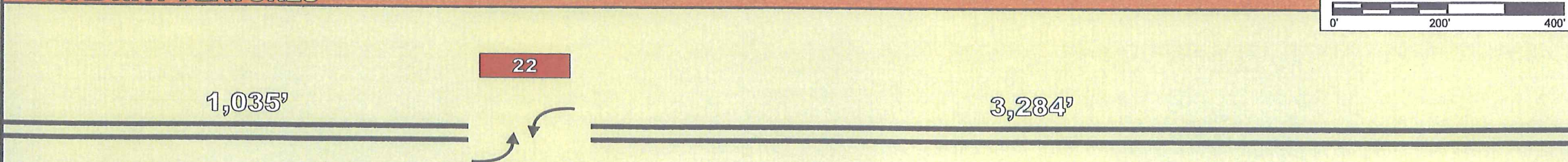
MINIMUM SPACING STANDARDS

	>45 / <45mph
1. Full Median Opening	2640 / 2640 ft.
2. Traffic Signal (If Warranted)	2640 / 2640 ft.
3. Directional Median Opening	1320 / 1320 ft.
4. Driveway Connections	1320 / 660 ft.

ACCESS CLASSIFICATION: CLASS 2



ROADWAY FEATURES



1 Inch = 200 Feet
0' 200' 400'

NOTE* DRIVEWAYS / ROADWAYS WITH NO MEDIAN INDICATION WILL
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STATE ROAD



CORRIDOR

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FLORIDA COUNTY

Lee County

SPEED LIMIT



MEDIAN AND INTERSECTION
OPENING ID NUMBER

XX

MEDIAN OPENING SPACINGS

From	To	Distances
22	23	3,284 ft
23	24	1,320 ft

MEDIAN TYPE

- Full median
- Signalized Median
- EB Directional Median
- WB Directional Median
- EB/WB Directional Median



MINIMUM SPACING STANDARDS

	>45 / <45mph
1. Full Median Opening	2640 / 2640 ft.
2. Traffic Signal (If Warranted)	2640 / 2640 ft.
3. Directional Median Opening	1320 / 1320 ft.
4. Driveway Connections	1320 / 660 ft.

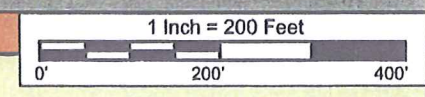
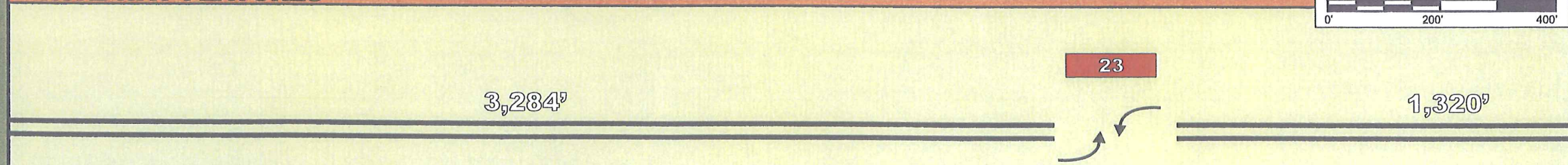
ACCESS CLASSIFICATION: CLASS 2



SR 82 PROPERTIES

GREEN MEADOWS
PLANNED DEVELOPMENT

ROADWAY FEATURES



NOTE* DRIVEWAYS / ROADWAYS WITH NO MEDIAN INDICATION WILL
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STATE ROAD



CORRIDOR

LEGEND

FLORIDA COUNTY

Lee County

SPEED LIMIT



MEDIAN AND INTERSECTION OPENING ID NUMBER

XX

MEDIAN OPENING SPACINGS

From	To	Distances
24	25	3,073 ft
25	26	2,925 ft

MEDIAN TYPE

- ☐ Full median
- ☒ Signalized Median
- ☐ EB Directional Median
- ☐ WB Directional Median
- ☐ EB/WB Directional Median



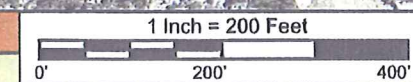
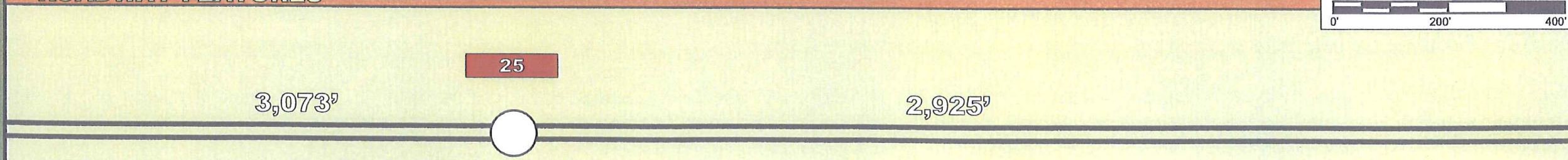
MINIMUM SPACING STANDARDS

	>45 / <45mph
1. Full Median Opening	2640 / 2640 ft.
2. Traffic Signal (If Warranted)	2640 / 2640 ft.
3. Directional Median Opening	1320 / 1320 ft.
4. Driveway Connections	1320 / 660 ft.

ACCESS CLASSIFICATION: CLASS 2



ROADWAY FEATURES



NOTE* DRIVEWAYS / ROADWAYS WITH NO MEDIAN INDICATION WILL
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STATE ROAD



CORRIDOR

LEGEND

FLORIDA COUNTY

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SPEED LIMIT



MEDIAN AND INTERSECTION
OPENING ID NUMBER

XX

MEDIAN OPENING SPACINGS

From	To	Distances
25	26	2,925 ft
26	27	1,795 ft

MEDIAN TYPE

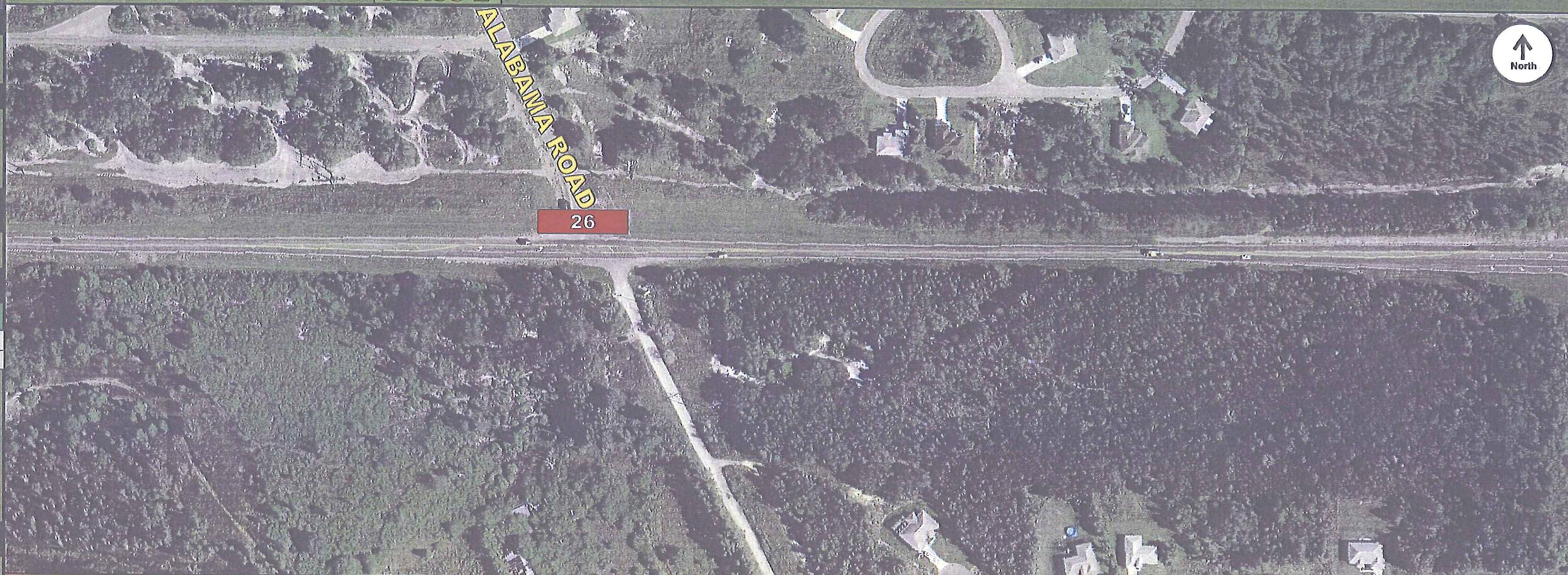
- ☐ Full median
- ☒ Signalized Median
- ↗ EB Directional Median
- ↖ WB Directional Median
- ↗↖ EB/WB Directional Median



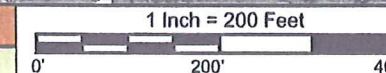
MINIMUM SPACING STANDARDS

	>45 / <45mph
1. Full Median Opening	2640 / 2640 ft.
2. Traffic Signal (If Warranted)	2640 / 2640 ft.
3. Directional Median Opening	1320 / 1320 ft.
4. Driveway Connections	1320 / 660 ft.

ACCESS CLASSIFICATION: CLASS 2



ROADWAY FEATURES



2,925'

26

1,795'

NOTE* DRIVEWAYS / ROADWAYS WITH NO MEDIAN INDICATION WILL
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STATE ROAD



CORRIDOR

LEGEND

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SPEED LIMIT



MEDIAN AND INTERSECTION
OPENING ID NUMBER

XX

MEDIAN OPENING SPACINGS

From	To	Distances
26	27	1,795 ft
27	28	1,716 ft
28	29	2,300 ft

MEDIAN TYPE

- ☐ Full median
- ☒ Signalized Median
- ↗ EB Directional Median
- ↖ WB Directional Median
- ↗↖ EB/WB Directional Median



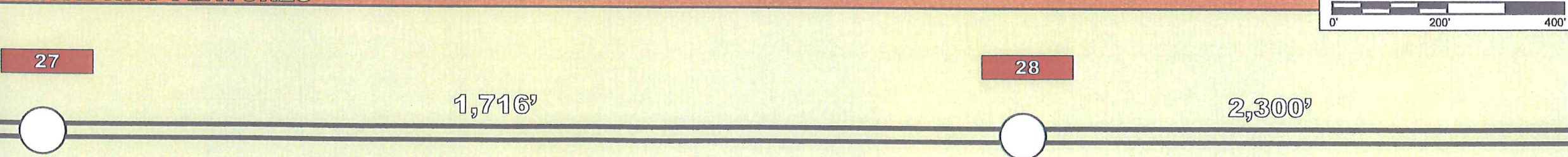
MINIMUM SPACING STANDARDS

	>45 / <45mph
1. Full Median Opening	2640 / 2640 ft.
2. Traffic Signal (If Warranted)	2640 / 2640 ft.
3. Directional Median Opening	1320 / 1320 ft.
4. Driveway Connections	1320 / 660 ft.

ACCESS CLASSIFICATION: CLASS 2



ROADWAY FEATURES



1 Inch = 200 Feet
0' 200' 400'

NOTE* DRIVEWAYS / ROADWAYS WITH NO MEDIAN INDICATION WILL
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STATE ROAD



CORRIDOR

LEGEND

FLORIDA COUNTY

Lee County

SPEED LIMIT



MEDIAN AND INTERSECTION
OPENING ID NUMBER

XX

MEDIAN OPENING SPACINGS

From	To	Distances
28	29	2,300 ft
29	30	1,344 ft
30	31	871 ft

MEDIAN TYPE

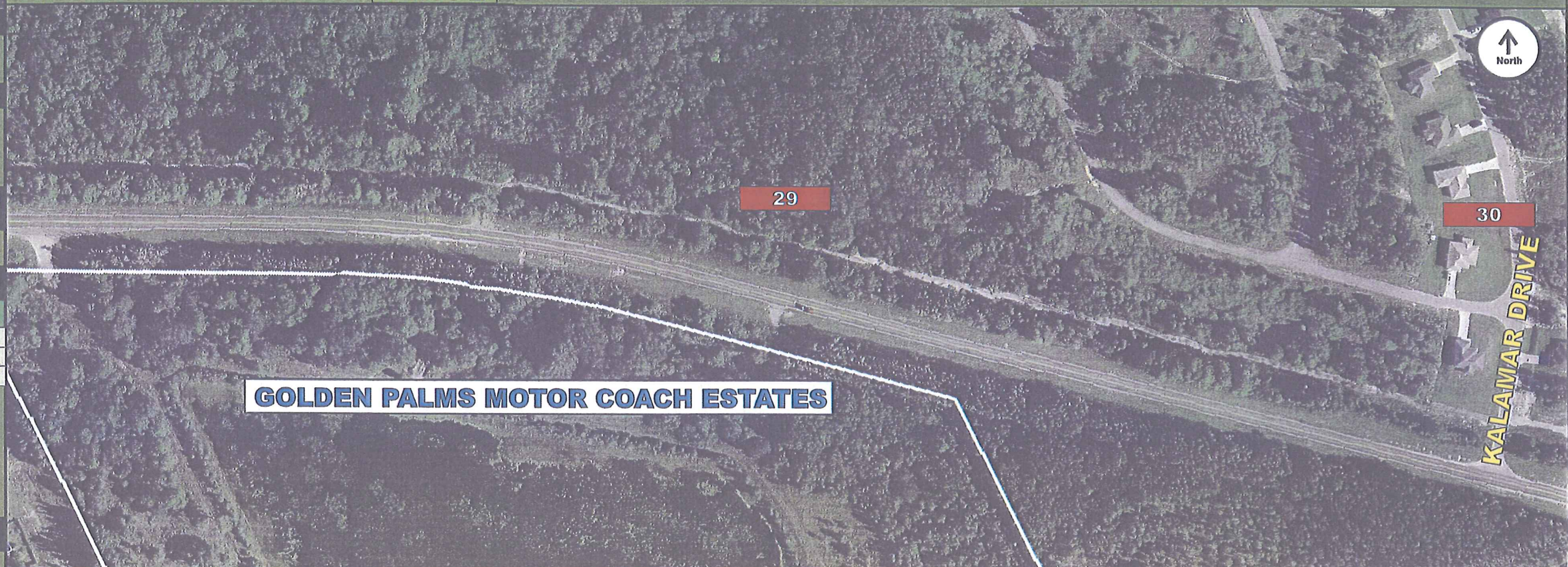
- Full median
- Signalized Median
- EB Directional Median
- WB Directional Median
- EB/WB Directional Median



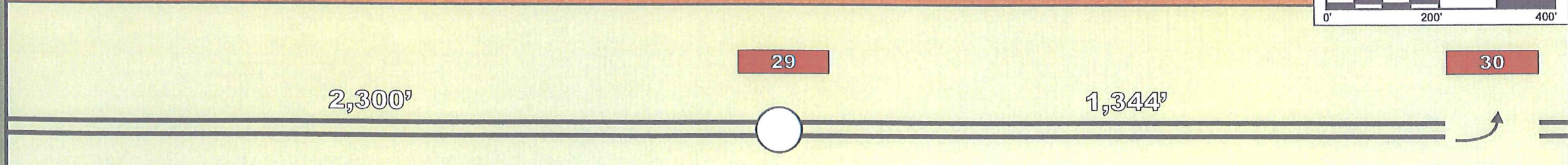
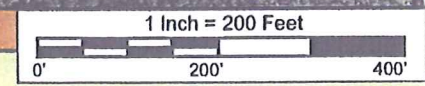
MINIMUM SPACING STANDARDS

	>45 / <45mph
1. Full Median Opening	2640 / 2640 ft.
2. Traffic Signal (If Warranted)	2640 / 2640 ft.
3. Directional Median Opening	1320 / 1320 ft.
4. Driveway Connections	1320 / 660 ft.

ACCESS CLASSIFICATION: CLASS 2



ROADWAY FEATURES



NOTE* DRIVEWAYS / ROADWAYS WITH NO MEDIAN INDICATION WILL
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STATE ROAD



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LEGEND

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SPEED LIMIT



MEDIAN AND INTERSECTION
OPENING ID NUMBER

XX

MEDIAN OPENING SPACINGS

From	To	Distances
30	31	871 ft
31	31A	1,539 ft
31A	32	1,360 ft

MEDIAN TYPE

- Full median
- Signalized Median
- EB Directional Median
- WB Directional Median
- EB/WB Directional Median



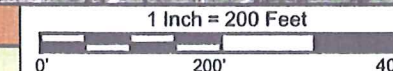
MINIMUM SPACING STANDARDS

	>45 / <45mph
1. Full Median Opening	2640 / 2640 ft.
2. Traffic Signal (If Warranted)	2640 / 2640 ft.
3. Directional Median Opening	1320 / 1320 ft.
4. Driveway Connections	1320 / 660 ft.

ACCESS CLASSIFICATION: CLASS 2



ROADWAY FEATURES



871'

31

1,539'

31A

1,360'

NOTE* DRIVEWAYS / ROADWAYS WITH NO MEDIAN INDICATION WILL
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STATE ROAD



CORRIDOR

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SPEED LIMIT



MEDIAN AND INTERSECTION
OPENING ID NUMBER

XX

MEDIAN OPENING SPACINGS

From	To	Distances
31A	32	1,360 ft
32	33	1,969 ft

MEDIAN TYPE

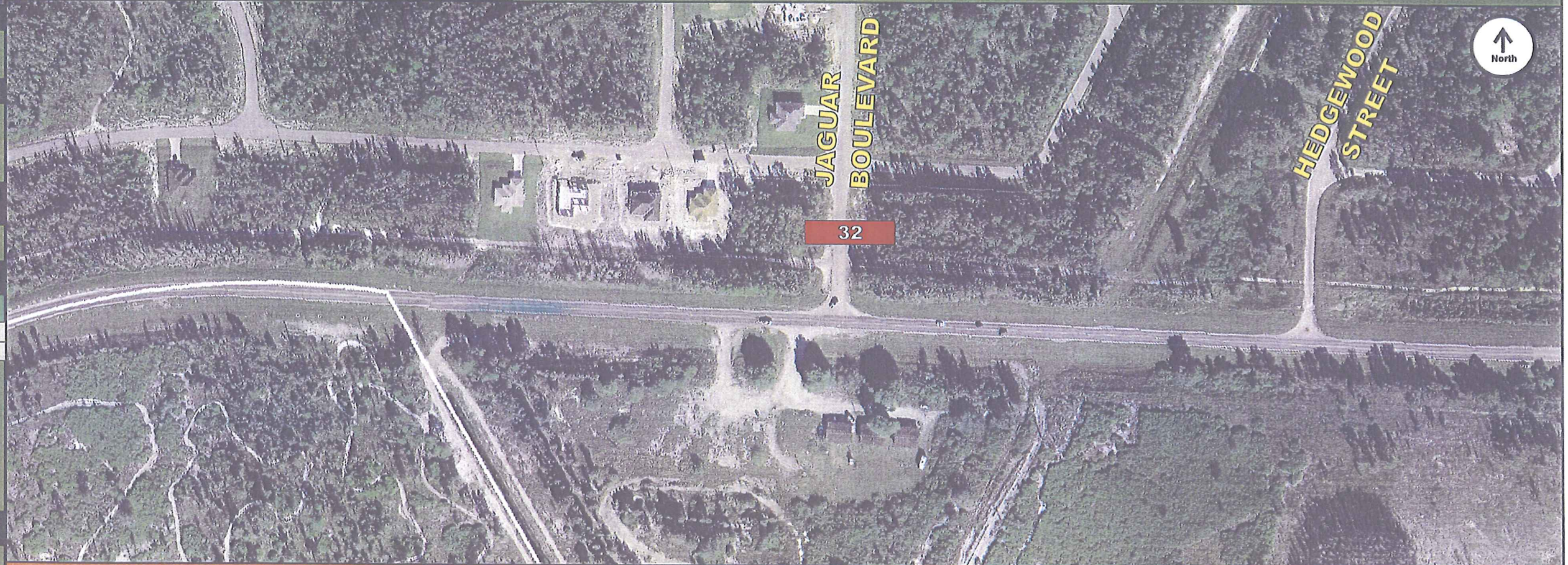
- ☐ Full median
- ☒ Signalized Median
- ☐ EB Directional Median
- ☐ WB Directional Median
- ☐ EB/WB Directional Median



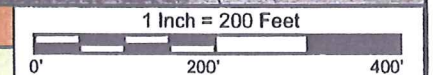
MINIMUM SPACING STANDARDS

	>45 / <45mph
1. Full Median Opening	2640 / 2640 ft.
2. Traffic Signal (If Warranted)	2640 / 2640 ft.
3. Directional Median Opening	1320 / 1320 ft.
4. Driveway Connections	1320 / 660 ft.

ACCESS CLASSIFICATION: CLASS 2



ROADWAY FEATURES



1,360'

32

1,969'

NOTE* DRIVEWAYS / ROADWAYS WITH NO MEDIAN INDICATION WILL
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STATE ROAD



CORRIDOR

LEGEND

FLORIDA COUNTY

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SPEED LIMIT



MEDIAN AND INTERSECTION
OPENING ID NUMBER

XX

MEDIAN OPENING SPACINGS

From	To	Distances
32	33	1,969 ft
33	34	2,075 ft
34	35	1,938 ft

MEDIAN TYPE

- Full median
- Signalized Median
- EB Directional Median
- WB Directional Median
- EB/WB Directional Median



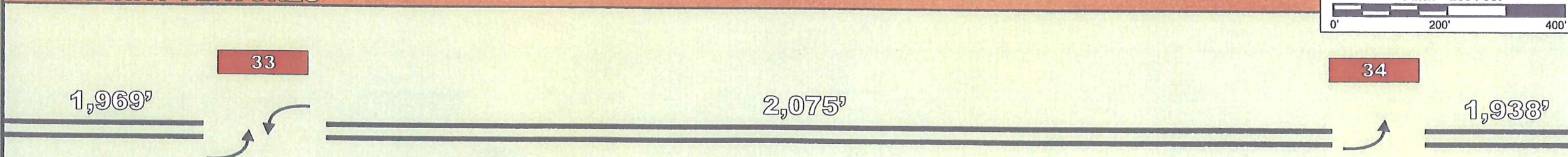
MINIMUM SPACING STANDARDS

	>45 / <45mph
1. Full Median Opening	2640 / 2640 ft.
2. Traffic Signal (If Warranted)	2640 / 2640 ft.
3. Directional Median Opening	1320 / 1320 ft.
4. Driveway Connections	1320 / 660 ft.

ACCESS CLASSIFICATION: CLASS 2



ROADWAY FEATURES



1 Inch = 200 Feet
0' 200' 400'

NOTE* DRIVEWAYS / ROADWAYS WITH NO MEDIAN INDICATION WILL
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NOTE* RECOMMEND REALIGNING THE UNNAMED STREET WITH SPARTA AVENUE

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STATE ROAD



CORRIDOR

LEGEND

FLORIDA COUNTY

Lee County

SPEED LIMIT



MEDIAN AND INTERSECTION
OPENING ID NUMBER

XX

MEDIAN OPENING SPACINGS

From	To	Distances
34	35	1,938 ft
35	36	1,653 ft

MEDIAN TYPE

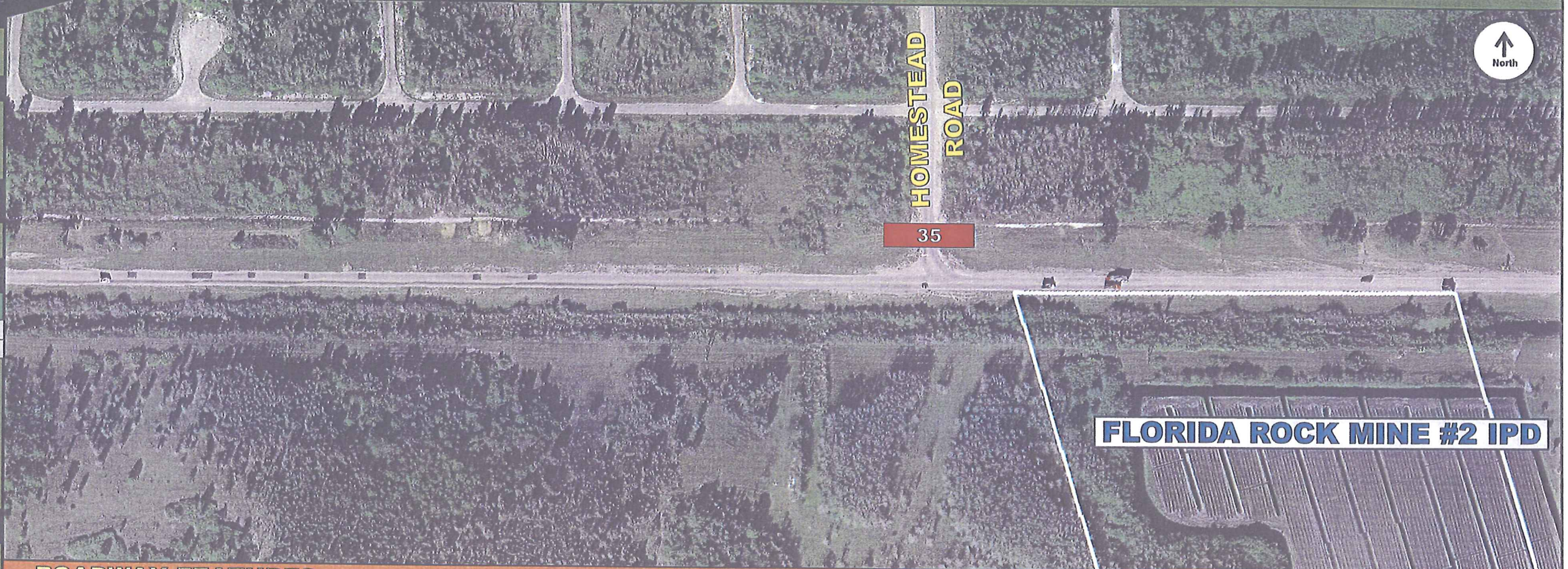
- ☐ Full median
- ☒ Signalized Median
- ↗ EB Directional Median
- ↖ WB Directional Median
- ↗↖ EB/WB Directional Median



MINIMUM SPACING STANDARDS

	>45 / <45mph
1. Full Median Opening	2640 / 2640 ft.
2. Traffic Signal (If Warranted)	2640 / 2640 ft.
3. Directional Median Opening	1320 / 1320 ft.
4. Driveway Connections	1320 / 660 ft.

ACCESS CLASSIFICATION: CLASS 2

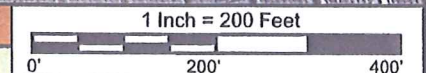


ROADWAY FEATURES

1,938'

35

1,653'



NOTE* DRIVEWAYS / ROADWAYS WITH NO MEDIAN INDICATION WILL
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ACCESS MANAGEMENT PLAN

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District Secretary - District One

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STATE ROAD



CORRIDOR

LEGEND

FLORIDA COUNTY

Lee County

SPEED LIMIT



MEDIAN AND INTERSECTION
OPENING ID NUMBER

XX

MEDIAN OPENING SPACINGS

From	To	Distances
35	36	1,653 ft
36	37	3,828 ft

MEDIAN TYPE

- Full median
- Signalized Median
- EB Directional Median
- WB Directional Median
- EB/WB Directional Median



MINIMUM SPACING STANDARDS

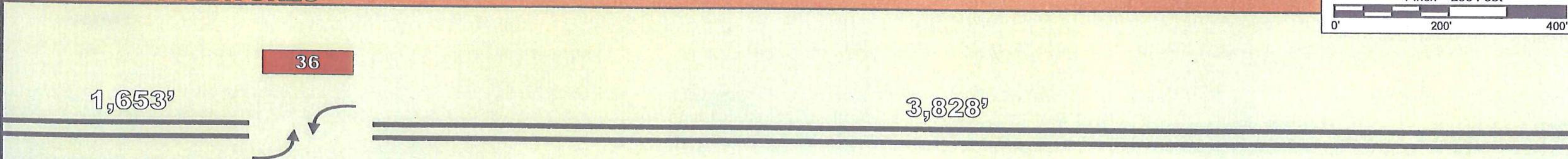
	>45 / <45mph
1. Full Median Opening	2640 / 2640 ft.
2. Traffic Signal (If Warranted)	2640 / 2640 ft.
3. Directional Median Opening	1320 / 1320 ft.
4. Driveway Connections	1320 / 660 ft.

ACCESS CLASSIFICATION: CLASS 2



SUN STATE EXCAVATION IPD

ROADWAY FEATURES



NOTE* DRIVEWAYS / ROADWAYS WITH NO MEDIAN INDICATION WILL
SERVE AS RIGHT IN / RIGHT OUT ONLY

NOTE* RECOMMEND TO CONSOLIDATE THE TWO DRIVEWAYS AT TROYER
BROTHERS ROAD AND SAKATA ROAD TO A SINGLE DRIVEWAY.

STATE ROAD 82 CORRIDOR
ACCESS MANAGEMENT PLAN

Adopted by the Florida
Department of Transportation.
Date: 7/17/09

Stanley M. Cann, P.E.
District Secretary - District One

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STATE ROAD



CORRIDOR

LEGEND

FLORIDA COUNTY

Lee County

SPEED LIMIT



MEDIAN AND INTERSECTION
OPENING ID NUMBER

XX

MEDIAN OPENING SPACINGS

From	To	Distances
36	37	3,828 ft
37	38	3,179 ft

MEDIAN TYPE

- Full median
- Signalized Median
- EB Directional Median
- WB Directional Median
- EB/WB Directional Median



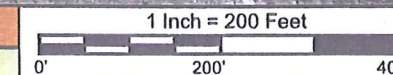
MINIMUM SPACING STANDARDS

	>45 / <45mph
1. Full Median Opening	2640 / 2640 ft.
2. Traffic Signal (If Warranted)	2640 / 2640 ft.
3. Directional Median Opening	1320 / 1320 ft.
4. Driveway Connections	1320 / 660 ft.

ACCESS CLASSIFICATION: CLASS 2



ROADWAY FEATURES



3,828'

37

3,179'

NOTE* DRIVEWAYS / ROADWAYS WITH NO MEDIAN INDICATION WILL
SERVE AS RIGHT IN / RIGHT OUT ONLY

STATE ROAD 82 CORRIDOR
ACCESS MANAGEMENT PLAN

Adopted by the Florida
Department of Transportation.
Date: 7/15/16

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District Secretary - District One

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STATE ROAD



CORRIDOR

LEGEND

FLORIDA COUNTY

Lee County

SPEED LIMIT



MEDIAN AND INTERSECTION
OPENING ID NUMBER

XX

MEDIAN OPENING SPACINGS

From	To	Distances
37	38	3,179 ft
38	39	2,672 ft

MEDIAN TYPE

- ☐ Full median
- ☒ Signalized Median
- ☐ EB Directional Median
- ☐ WB Directional Median
- ☐ EB/WB Directional Median



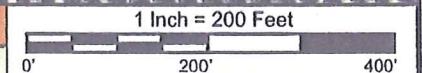
MINIMUM SPACING STANDARDS

	>45 / <45mph
1. Full Median Opening	2640 / 2640 ft.
2. Traffic Signal (If Warranted)	2640 / 2640 ft.
3. Directional Median Opening	1320 / 1320 ft.
4. Driveway Connections	1320 / 660 ft.

ACCESS CLASSIFICATION: CLASS 2



ROADWAY FEATURES



3,179'

38

2,672'

NOTE* DRIVEWAYS / ROADWAYS WITH NO MEDIAN INDICATION WILL
SERVE AS RIGHT IN / RIGHT OUT ONLY

STATE ROAD 82 CORRIDOR
ACCESS MANAGEMENT PLAN

Adopted by the Florida
Department of Transportation.
Date: 7/17/07

Stanley M. Cann, P.E.
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STATE ROAD



CORRIDOR

LEGEND

FLORIDA COUNTY

Lee County

SPEED LIMIT



MEDIAN AND INTERSECTION
OPENING ID NUMBER

XX

MEDIAN OPENING SPACINGS

From	To	Distances
38	39	2,672 ft
39	40	2,693 ft

MEDIAN TYPE

- ☐ Full median
- ☒ Signalized Median
- ☐ EB Directional Median
- ☐ WB Directional Median
- ☐ EB/WB Directional Median



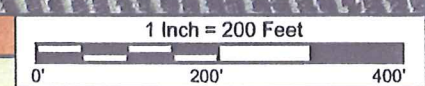
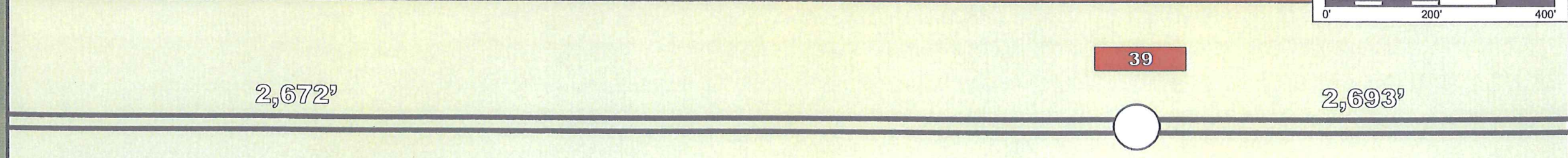
MINIMUM SPACING STANDARDS

	>45 / <45mph
1. Full Median Opening	2640 / 2640 ft.
2. Traffic Signal (If Warranted)	2640 / 2640 ft.
3. Directional Median Opening	1320 / 1320 ft.
4. Driveway Connections	1320 / 660 ft.

ACCESS CLASSIFICATION: CLASS 2



ROADWAY FEATURES



NOTE* DRIVEWAYS / ROADWAYS WITH NO MEDIAN INDICATION WILL
SERVE AS RIGHT IN / RIGHT OUT ONLY

STATE ROAD 82 CORRIDOR
ACCESS MANAGEMENT PLAN

Adopted by the Florida
Department of Transportation.
Date: 7/2/09

Stanley M. Cann, P.E.
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STATE ROAD



CORRIDOR

LEGEND

FLORIDA COUNTY

Lee County

SPEED LIMIT



MEDIAN AND INTERSECTION
OPENING ID NUMBER

XX

MEDIAN OPENING SPACINGS

From	To	Distances
39	40	2,693 ft
40	41	2,460 ft

MEDIAN TYPE

- Full median
- Signalized Median
- EB Directional Median
- WB Directional Median
- EB/WB Directional Median



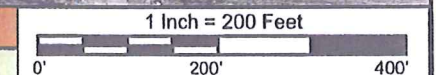
MINIMUM SPACING STANDARDS

	>45 / <45mph
1. Full Median Opening	2640 / 2640 ft.
2. Traffic Signal (If Warranted)	2640 / 2640 ft.
3. Directional Median Opening	1320 / 1320 ft.
4. Driveway Connections	1320 / 660 ft.

ACCESS CLASSIFICATION: CLASS 2



ROADWAY FEATURES



2,693'

40

2,460'

NOTE* DRIVEWAYS / ROADWAYS WITH NO MEDIAN INDICATION WILL
SERVE AS RIGHT IN / RIGHT OUT ONLY

STATE ROAD 82 CORRIDOR
ACCESS MANAGEMENT PLAN

Adopted by the Florida
Department of Transportation.
Date: 7/17/07

Stanley M. Cann, P.E.
District Secretary - District One

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STATE ROAD



CORRIDOR

LEGEND

FLORIDA COUNTY

Lee County

SPEED LIMIT



MEDIAN AND INTERSECTION
OPENING ID NUMBER

XX

MEDIAN OPENING SPACINGS

From	To	Distances
40	41	2,460 ft
41	42	2,693 ft

MEDIAN TYPE

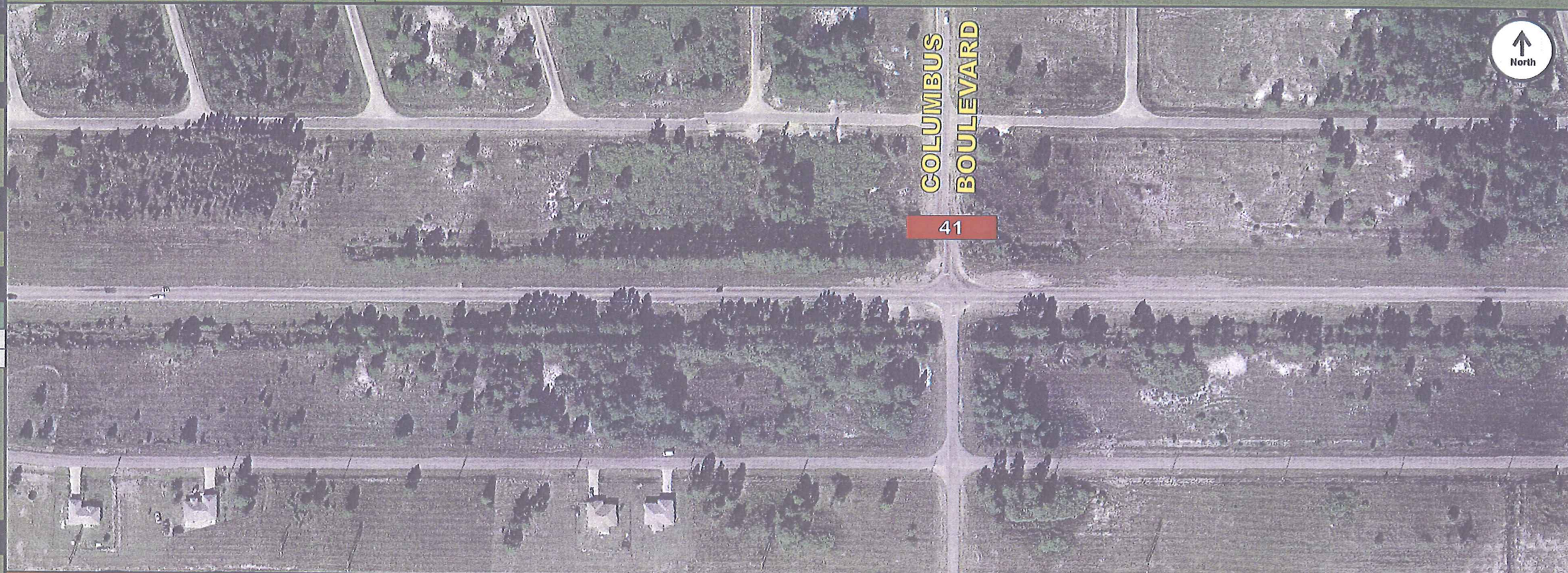
- Full median
- Signalized Median
- EB Directional Median
- WB Directional Median
- EB/WB Directional Median



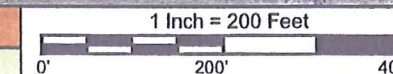
MINIMUM SPACING STANDARDS

	>45 / <45mph
1. Full Median Opening	2640 / 2640 ft.
2. Traffic Signal (If Warranted)	2640 / 2640 ft.
3. Directional Median Opening	1320 / 1320 ft.
4. Driveway Connections	1320 / 660 ft.

ACCESS CLASSIFICATION: CLASS 2



ROADWAY FEATURES



2,460'

41

2,693'

NOTE* DRIVEWAYS / ROADWAYS WITH NO MEDIAN INDICATION WILL
SERVE AS RIGHT IN / RIGHT OUT ONLY

STATE ROAD 82 CORRIDOR
ACCESS MANAGEMENT PLAN

Adopted by the Florida
Department of Transportation.
Date: 1/12/07

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STATE ROAD



CORRIDOR

LEGEND

FLORIDA COUNTY

Lee County
HENDRY County

SPEED LIMIT



MEDIAN AND INTERSECTION
OPENING ID NUMBER

XX

MEDIAN OPENING SPACINGS

From	To	Distances
41	42	2,693 ft
42	43	1,859 ft

MEDIAN TYPE

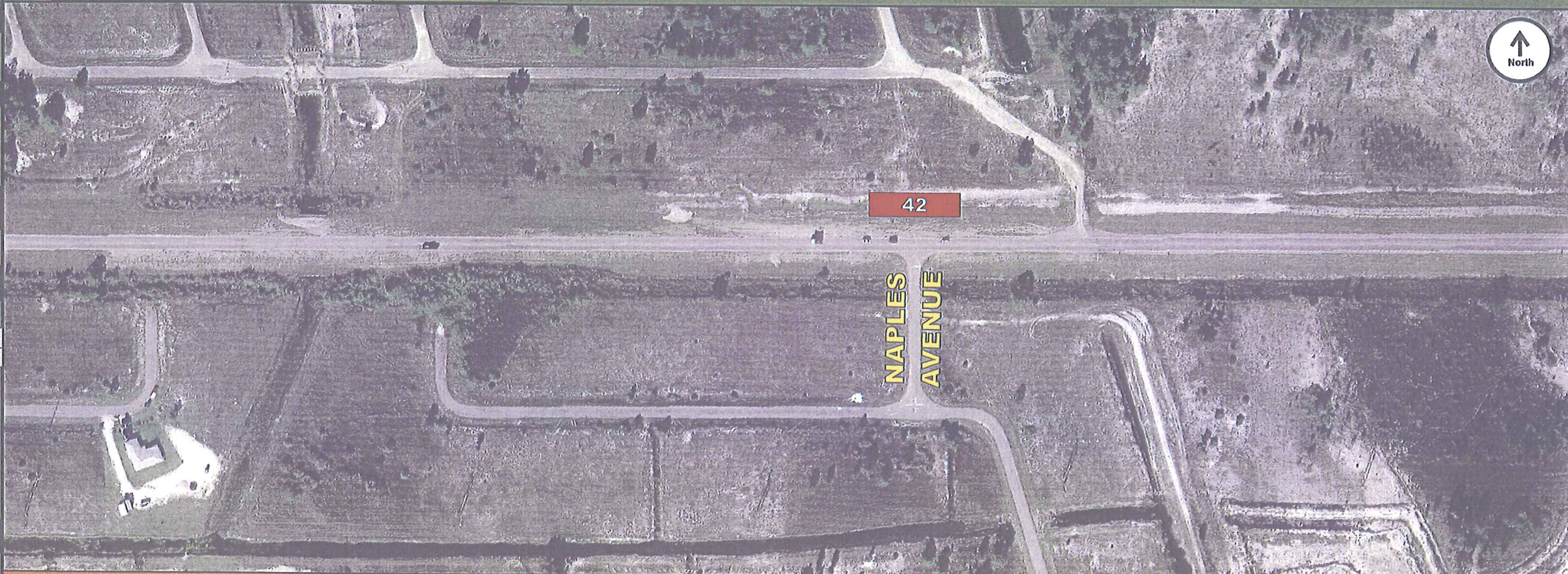
- Full median
- Signalized Median
- EB Directional Median
- WB Directional Median
- EB/WB Directional Median



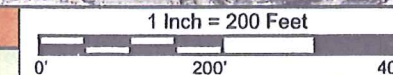
MINIMUM SPACING STANDARDS

	>45 / <45mph
1. Full Median Opening	2640 / 2640 ft.
2. Traffic Signal (If Warranted)	2640 / 2640 ft.
3. Directional Median Opening	1320 / 1320 ft.
4. Driveway Connections	1320 / 660 ft.

ACCESS CLASSIFICATION: CLASS 2



ROADWAY FEATURES



2,693'

42

1,859'

NOTE* DRIVEWAYS / ROADWAYS WITH NO MEDIAN INDICATION WILL
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STATE ROAD 82 CORRIDOR
ACCESS MANAGEMENT PLAN

Adopted by the Florida
Department of Transportation.
Date: 7/17/07

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District Secretary - District One

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