



**LOCAL PLANNING AGENCY  
ADMINISTRATION EAST BUILDING  
2201 SECOND STREET, FORT MYERS, FL 33901  
ROOM 118 (FIRST FLOOR)  
MONDAY, APRIL 25, 2022  
9:00 AM**

**AGENDA**

1. Call to Order/Review of Affidavit of Publication/Pledge of Allegiance
2. Public Forum
3. Approval of Minutes – March 28, 2022
4. Lee Plan Amendments
  - A. CPA2022-00004 Update Map 3-A: Cost Feasible Roadway Projects

Amend Map 3-A of the Lee Plan’s Transportation Map Series to include 4-laning of Corkscrew Road from Alico Road to the Verdana Village entrance. This update is needed to maintain consistency with the Lee County Metropolitan Planning Organization 2045 Long Range Transportation Plan.
5. Land Development Code Amendments
  - A. Dock and Shoreline Structures

Amend the dock and shoreline regulations contained in Lee County Land Development Code Chapter 26, with consideration to current industry trends, the Lee Plan, and the Manatee Protection Plan (MPP).
6. Other Business
7. Adjournment

This meeting is open to the public. Interested parties may appear at the meeting and be heard. A verbatim record of the proceeding will be necessary to appeal a decision made at this hearing.

Lee County will not discriminate against individuals with disabilities. To request an accommodation, contact Joan LaGuardia, (239) 533-2314, Florida Relay Service 711, or [ADArequests@leegov.com](mailto:ADArequests@leegov.com) at least five business days in advance. To receive agendas by e-mail, contact [jmiller@leegov.com](mailto:jmiller@leegov.com).

**CPA2022-00004**

**Update Map 3A:  
Cost Feasible  
Roadway Projects**

**STAFF REPORT FOR CPA2022-00004:  
TRANSPORTATION MAP SERIES UPDATE**

*Map Amendment to the Lee Plan*



**Amendment Type:**

County Initiated

**Board Direction:**

2/15/22

**Hearing Dates:**

LPA: 4/25/2022

BoCC #1: TBD

BoCC #2: TBD

**Recommendation:**

Staff: Transmit

LPA: TBD

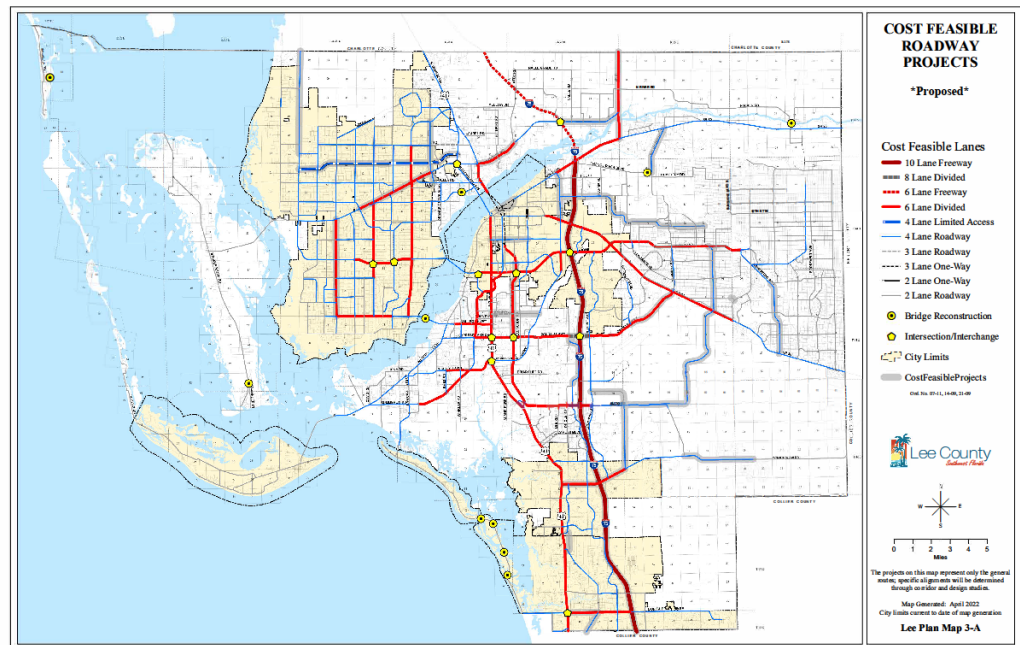
**Attachment 1:**

Existing Map 3-A

Proposed Map 3-A

**PURPOSE**

The purpose of this amendment is to update Map 3-A of the Lee Plan's Transportation Map Series which shows cost feasible roadway projects in Lee County. This update is needed to maintain consistency with the Lee County Metropolitan Planning Organization (MPO) 2045 Long Range Transportation Plan.



**STAFF DISCUSSION AND ANALYSIS**

The Lee Plan contains an integrated series of Transportation Maps and incorporates several transportation related maps by reference including the Long Range Transportation Plan (LRTP), the Bicycle and Pedestrian Master Plan, and the Transit Development Plan from the MPO; and, the Transportation Plan and Transportation Improvement Plan from the Florida Department of Transportation.

The MPO LRTP is a federally mandated plan that identifies a vision and addresses all transportation needs of a community over the next 20 years, with updates added every five years. The 2045 LRTP is the latest five-year update.

The MPO unanimously approved amending the 2045 LRTP to include the design, right-of-way, and construction project phases for the widening of Corkscrew Road from two to four lanes at a public hearing on January 21, 2022.

This amendment was identified as necessary based on computerized travel demand modeling by MPO staff and recommended for approval by the MPO Technical Advisory Committee (TAC) at their January 6, 2022 meeting.

The Lee County Board of County Commissioners (BoCC) directed staff to review the Transportation Map Series at their February 15, 2022 meeting. Lee County Department of Transportation and Department of Community Development staff reviewed the Transportation Map Series as directed and determined that only Lee Plan Map 3-A: Cost Feasible Roadway Projects needs to be updated based on amendments made to the 2045 LRTP by the MPO Board. This map was last updated by the BoCC on August 18, 2021 by [Lee County Ordinance 21-09](#) as part of the Lee Plan 2045 Update (CPA2021-00001).

The MPO, while updating the LRTP to add additional lanes to Corkscrew Road from Alico Road to the Verdana Village entrance, provided that the design and right-of-way phases are included in the 2026 to 2030 time frame and the construction phases are included in the 2031 to 2035 time frame, effectively adding the project to its Cost Feasible Plan. Additionally, the BoCC, at their February 15, 2022 Workshop, indicated support for adding the segment of Corkscrew Road between Alico Road and Verdana Village to the Tier 2 Priorities list for transportation projects.

Maintaining consistency with the MPO by updating Map 3-A to identify this segment of Corkscrew Road as a cost feasible roadway project is consistent with Objective 36.1 and Goal 42 of the Lee Plan:

***Objective 36.1: Transportation Map Series, provides that Lee County will coordinate with the MPO and will review and amend Lee Plan maps to ensure any changes incorporated into the MPO Plan remain consistent with the Lee Plan.***

***Goal 42 provides that Lee County will “cooperate with other governmental entities in the planning, funding, construction, operations and maintenance of transportation improvements within of affecting Lee County.”***

Lee Plan Map 3-A: Cost Feasible Roadway Projects will be updated to be consistent with the recently amended LRTP to include the design, right-of-way, and construction project phases for the widening of Corkscrew Road from two to four lanes between Alico Road and Verdana Village. Attachment 1 shows the proposed amendment to the Map 3-A as “existing” and “proposed”.

In addition to adding the widening of Corkscrew Road from two to four lanes between Alico Road and Verdana Village, The Alico Road connector between State Road 82 and the intersection with the existing Alico Road has been updated to show the construction of a four lane roadway. This change is necessary to accommodate anticipated traffic from Lehigh Acres to employment areas along Alico Road. This change has not been added to the MPOs plans and will need to be reflected on those plans during future updates.

While funding sources have not been finalized, it should be anticipated that these improvements will be funded through a combination of gas taxes, developer contributions (impact fees and proportionate share payments), and grants, consistent with Policies 38.1.6 and 95.3.3.

## **CONCLUSION**





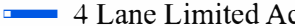
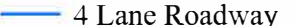
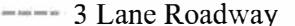
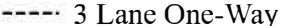
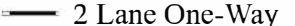
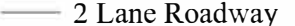
Planning staff recommends that the Board of County Commissioners ***transmit*** the proposed amendment to Map 3-A: Cost Feasible Roadway Projects as provided in Attachment 1. Maintaining an up-to-date Transportation Map Series is consistent with and required by Lee Plan Objective 36.1 and Goal 42.

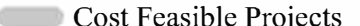

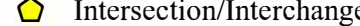
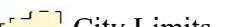
# **ATTACHMENT 1**

# COST FEASIBLE ROADWAY PROJECTS

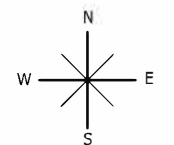
**\*Existing\***

## Cost Feasible Lanes

-  10 Lane Freeway
-  8 Lane Divided
-  6 Lane Freeway
-  6 Lane Divided
-  4 Lane Limited Access
-  4 Lane Roadway
-  3 Lane Roadway
-  3 Lane One-Way
-  2 Lane One-Way
-  2 Lane Roadway

-  Cost Feasible Projects
-  Bridge Reconstruction
-  Intersection/Interchange
-  City Limits

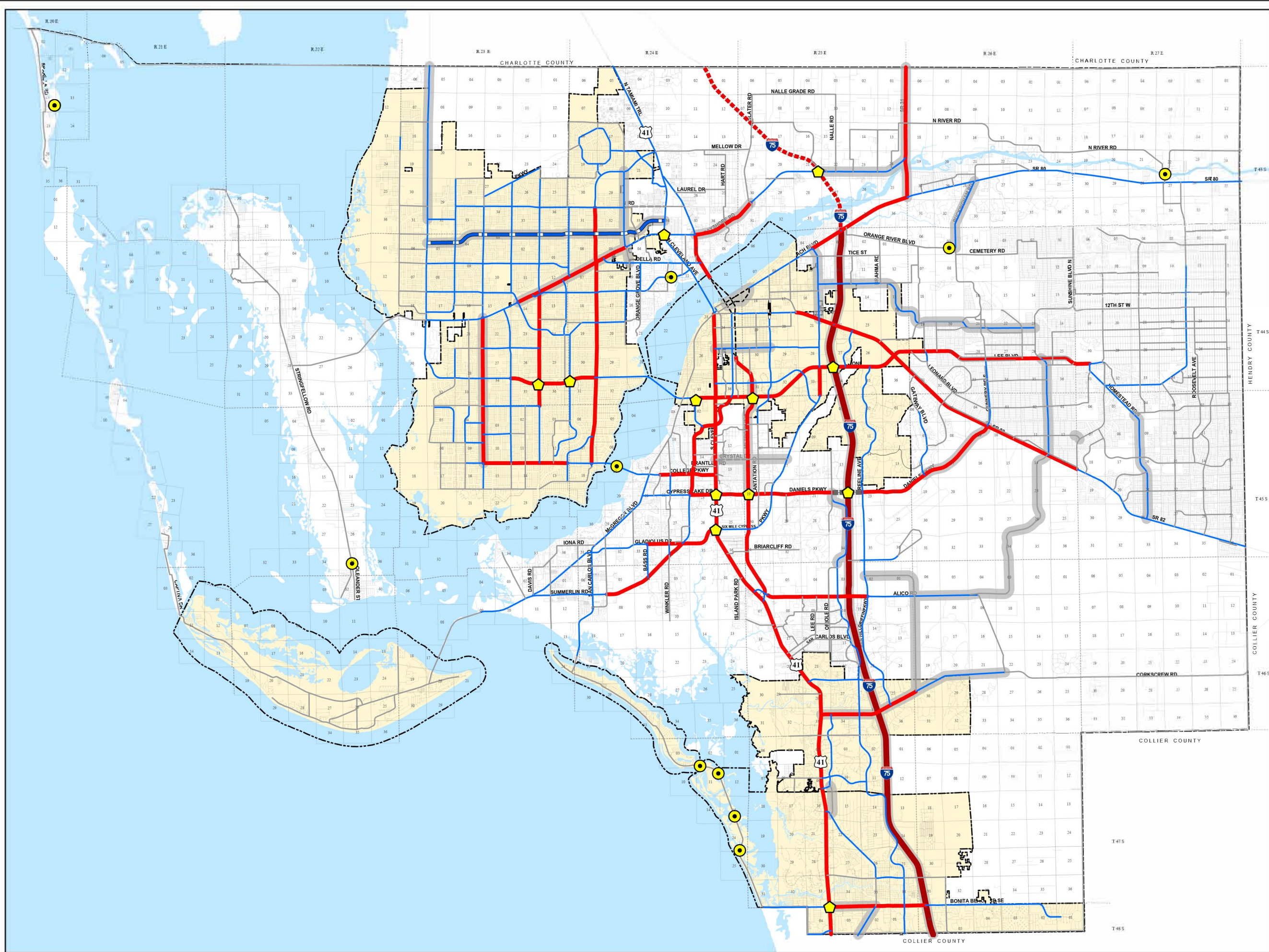
Ord. No. 07-11, 14-09, 21-09



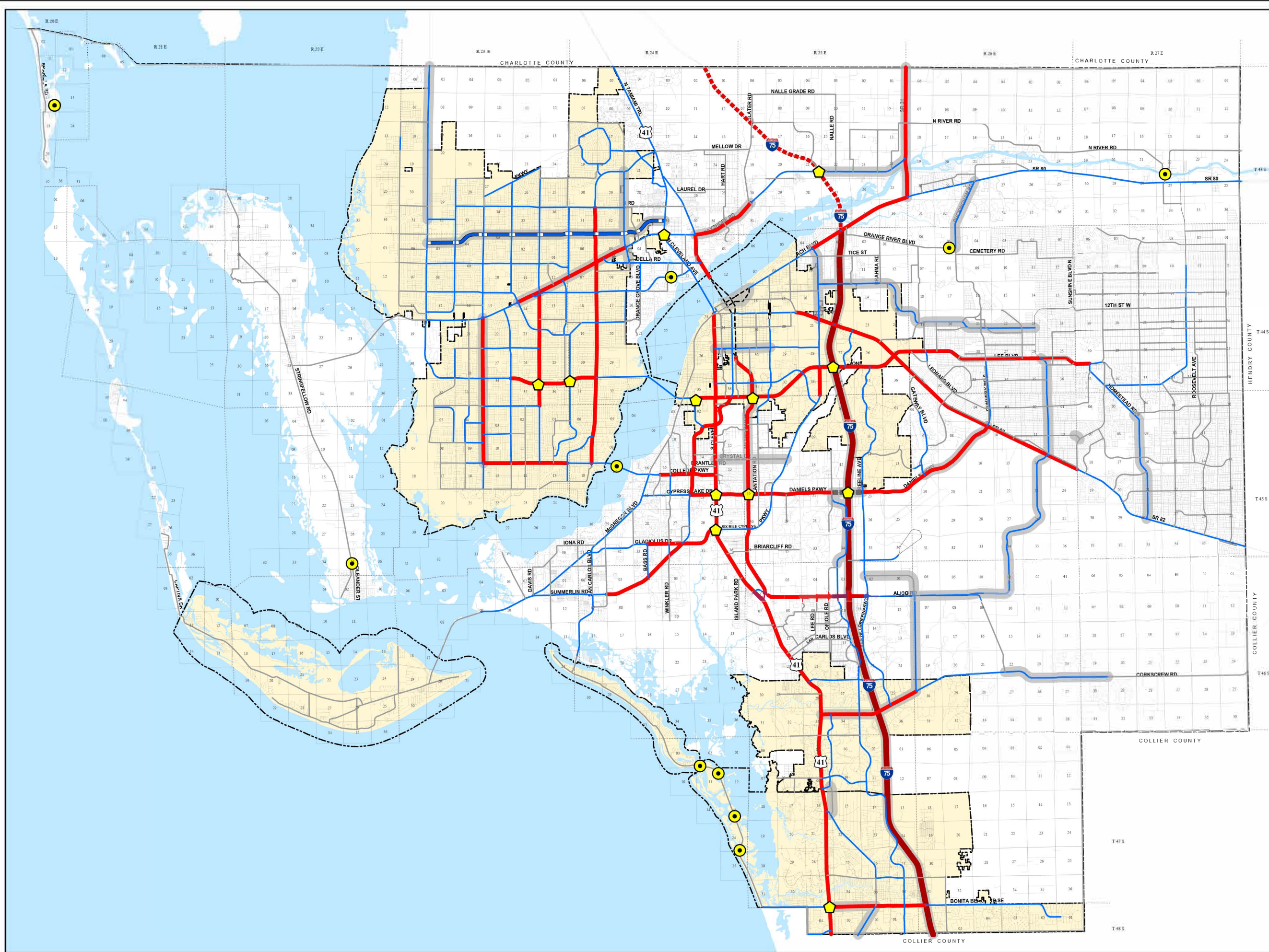
The projects on this map represent only the general routes; specific alignments will be determined through corridor and design studies.

Map Generated: November 2021  
City limits current to date of map generation

**Lee Plan Map 3-A**







# COST FEASIBLE ROADWAY PROJECTS

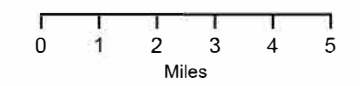
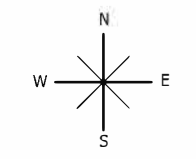
**\*Proposed\***

## Cost Feasible Lanes

- ▬ 10 Lane Freeway
- ▬ 8 Lane Divided
- - - 6 Lane Freeway
- ▬ 6 Lane Divided
- ▬ 4 Lane Limited Access
- ▬ 4 Lane Roadway
- ▬ 3 Lane Roadway
- ▬ 3 Lane One-Way
- ▬ 2 Lane One-Way
- ▬ 2 Lane Roadway

- Bridge Reconstruction
- ◆ Intersection/Interchange
- City Limits
- Cost Feasible Projects

Ord. No. 07-11, 14-09, 21-09



The projects on this map represent only the general routes; specific alignments will be determined through corridor and design studies.

Map Generated: April 2022  
City limits current to date of map generation

## Lee Plan Map 3-A