



LEE COUNTY BOARD OF COUNTY COMMISSIONERS
ZONING
and
COMPREHENSIVE PLAN AMENDMENT HEARING
AGENDA

Wednesday, June 22, 2022

9:30AM

DCI2021-00032 BAYSHORE 22 CPD
Z-22-012

DCI2021-00034 ORIOLE ROAD IPD
Z-22-016

DCI2021-00039 PLANTATION/IDLEWILD RPD
Z-22-014

DCI2021-00017 PACKINGHOUSE ROAD EVENT CENTER
Z-22-010

CPA2022-00004 UPDATE MAP 3-A: COST FEASIBLE ROADWAY PROJECTS – **TRANSMITTAL**

DEVELOPMENT AGREEMENT, CORKSCREW GROVES LIMITED PARTNERSHIP V. LEE COUNTY,
STIPULATION OF SETTLEMENT

**NOTICE OF PROPOSED AMENDMENT TO THE
LEE COUNTY COMPREHENSIVE LAND USE PLAN
(TRANSMITTAL HEARING)**

The Lee County Board of County Commissioners will hold a public hearing to consider proposed amendments to the Lee County Comprehensive Land Use Plan (Lee Plan) on Wednesday, June 22, 2022. The hearing will commence at 9:30 a.m., or as soon thereafter as can be heard, in the Board Chambers, 2120 Main Street in Downtown Fort Myers. At the hearing, the Board will consider the proposed amendments for transmittal to the Florida Department of Economic Opportunity:

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.

This transmittal hearing is the first step in a two step public hearing process to amend the Lee Plan. A second hearing will follow the Department of Economic Opportunity's review of the application.

Documentation for the Proposed Comprehensive Plan Amendment is available at <https://www.leegov.com/dcd/planning/cpa> or at the Department of Community Development located at 1500 Monroe Street, Fort Myers, Florida. This meeting is open to the public. Interested parties may appear at the meeting and be heard with respect to the proposed plan amendment. A verbatim record of the proceeding will be necessary to appeal a decision made at this hearing.

It is the intent of the Board of County Commissioners that the provisions of this Comprehensive Plan Amendment may be modified as a result of consideration that may arise during Public Hearing(s). Such modifications shall be incorporated into the final version.

Lee County will not discriminate against individuals on the basis of race, color, national origin, sex, age, disability, religion, income or family status. To request language interpretation, document translation or an ADA-qualified reasonable modification at no charge to the requestor, contact Joan LaGuardia, (239) 839-6038, Florida Relay Service 711, at least five business days in advance. El Condado de Lee brindará servicios de traducción sin cargo a personas con el idioma limitado del inglés.

CPA2022-00004

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

Summary Sheet
Update Map 3-A: Cost Feasible Roadway Projects
CPA2022-00004

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.

BoCC Direction:

Staff was directed to update the Transportation Map Series on February 15, 2022 in order to maintain internal consistency with the Lee Plan and the Metropolitan Planning Organization (MPO) Long Range Transportation Plan (LRTP).

Public Comments:

There was no public comment concerning the proposed amendment at the LPA Hearing.

LPA Motion:

A motion was made to recommend that the Board of County Commissioners ***transmit*** CPA2022-00004 at the April 25, 2022 public hearing. The motion passed 6 to 0.

RAYMOND BLACKSMITH	AYE
DUSTIN GARDNER	AYE
JAMES M. INK	AYE
ALICIA OLIVO	AYE
DON SCHROTENBOER	ABSENT
STAN STOUDE	AYE
HENRY ZUBA	AYE

Staff Recommendation:

Staff recommends that the BoCC ***transmit*** the proposed amendment as provided in Attachment 1.

**STAFF REPORT FOR CPA2022-00004:
UPDATE MAP 3-A:
COST FEASIBLE ROADWAY PROJECTS**



Map Amendment to the Lee Plan

Amendment Type:

County Initiated

Board Direction:

2/15/22

Hearing Dates:

LPA: 4/25/2022

BoCC #1: 6/8/2022

BoCC #2: TBD

Recommendation:

Staff: Transmit

LPA: Transmit

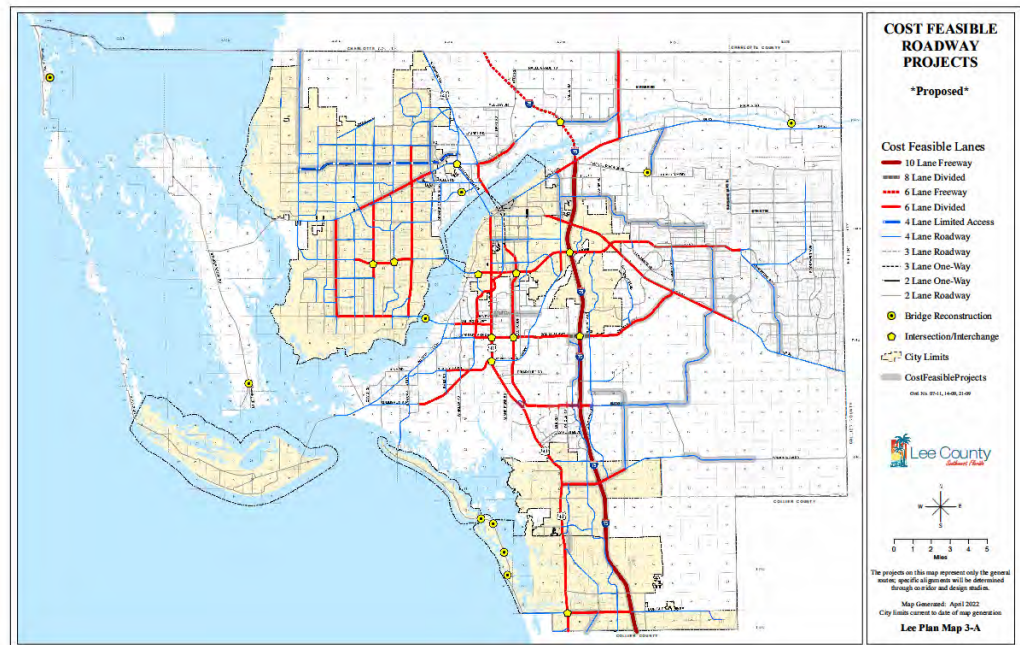
Attachment 1:

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.



PART 1 - 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.

**PART 2
LOCAL PLANNING AGENCY
REVIEW AND RECOMMENDATION**

DATE OF PUBLIC HEARING: April 25, 2022

A. LOCAL PLANNING AGENCY REVIEW:

Staff provided a brief presentation addressing reasons for the amendment, board direction, consistency with the Lee Plan, and staff recommendation.

Members of the LPA had no questions or comments.

There was no public comment concerning the proposed amendment at the LPA Hearing.

B. LOCAL PLANNING AGENCY RECOMMENDATION:

A motion was made to recommend that the Board of County Commissioners *transmit* CPA2022-00004. The motion passed 6 to 0.

RAYMOND BLACKSMITH	<u>AYE</u>
DUSTIN GARDNER	<u>AYE</u>
JAMES M. INK	<u>AYE</u>
ALICIA OLIVO	<u>AYE</u>
DON SCHROTENBOER	<u>ABSENT</u>
STAN STOUDE	<u>AYE</u>
HENRY ZUBA	<u>AYE</u>

C. STAFF RECOMMENDATION:







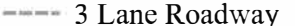
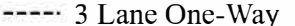
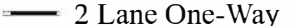
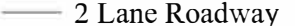
Staff recommends that the BoCC *transmit* the proposed amendment as provided in attachment 1.

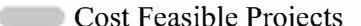

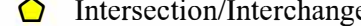
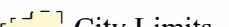
ATTACHMENT 1

COST FEASIBLE ROADWAY PROJECTS

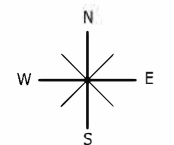
Existing

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

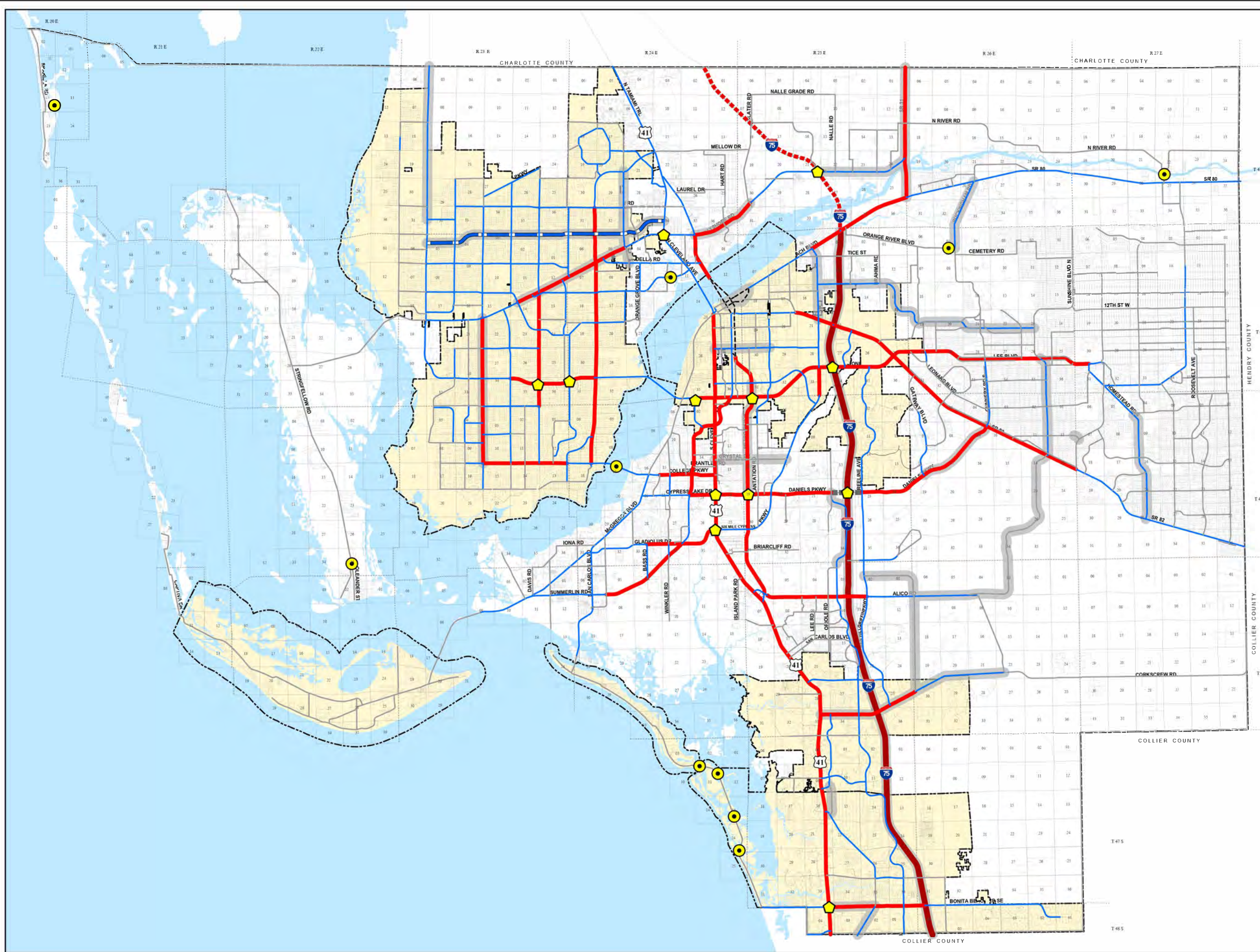
Ord. No. 07-11, 14-09, 21-09

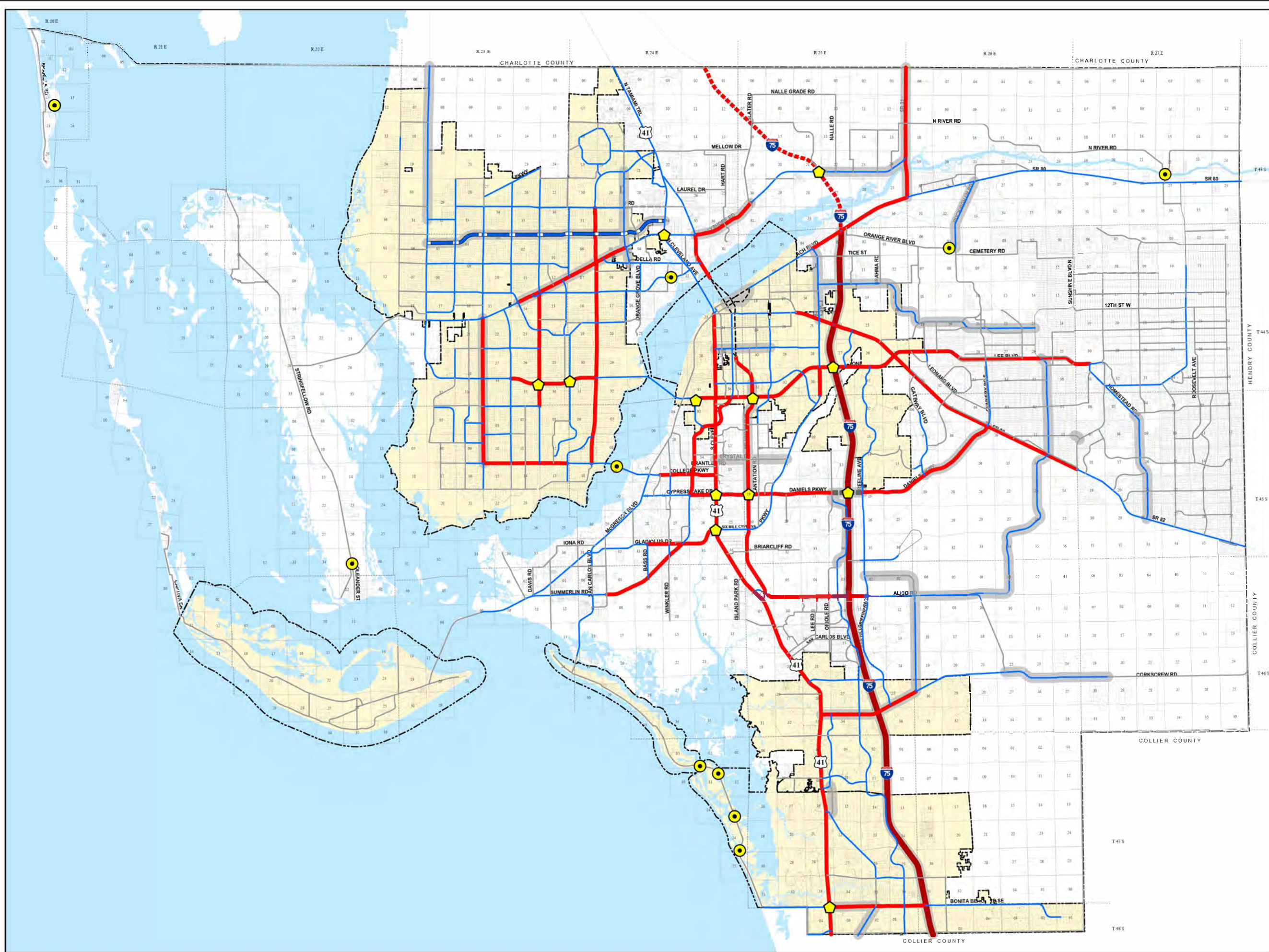


The projects on this map represent only the general routes; specific alignments will be determined through corridor and design studies.

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

Lee Plan Map 3-A





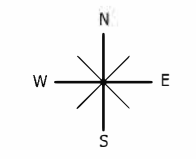
COST FEASIBLE ROADWAY PROJECTS

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

● rd. 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