



## Board of County Commissioners

Kevin Ruane  
District One

June 28, 2022

Cecil L. Pendergrass  
District Two

Ray Eubanks, Plan Processing Administrator

Ray Sandelli  
District Three

State Land Planning Agency

Brian Hamman  
District Four

Caldwell Building

Frank Mann  
District Five

107 East Madison – MSC 160

Tallahassee, FL 32399-0800

Roger Desjarlais  
County Manager

**Re: Amendment to the Lee Plan**

**Transmittal Submission Package -**

Richard Wm. Wesch  
County Attorney

**CPA2022-00004, Update Map 3-A: Cost Feasible Roadway Projects**

Donna Marie Collins  
County Hearing  
Examiner

Dear Mr. Eubanks:

In accordance with the provisions of F.S. Chapter 163, please find attached proposed Comprehensive Plan Amendments, known locally as CPA2022-00004 (Update Map 3-A: Cost Feasible Roadway Projects). The amendment is as follows:

***CPA2022-00004, Update Map 3-A: Cost Feasible Roadway Projects:***

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.

The Local Planning Agency held a public meeting for these plan amendments on April 25, 2022. The Board of County Commissioners voted to transmit the proposed amendments on June 22, 2022. The proposed amendments are not applicable to an area of critical state concern. The Board of County Commissioners stated their intent to hold an adoption hearing following the receipt of the review agencies' comments.

The name, title, address, telephone number, and email address of the person for the local government who is most familiar with the proposed amendments is as follows:

Mr. Brandon Dunn, Principal Planner  
Lee County Planning Section  
P.O. Box 398  
Fort Myers, Florida 33902-0398  
(239) 533-8585  
Email: [bdunn@leegov.com](mailto:bdunn@leegov.com)

By copy of this letter and its attachments, I certify that this amendment and supporting data and analysis have been sent on this date to the agencies listed below.

Sincerely,

**Lee County Department of Community Development  
Planning Section**



Mikki Rozdolski,  
Manager, Community Development Operations

Cc: Brandon Dunn, Planner, Principal  
Case File

All documents and reports attendant to this transmittal are also being sent by copy of this cover in an electronic format to:

Comprehensive Plan Review  
Department of Agriculture and Consumer Services

Mark Weigly  
Department of Education

Plan Review  
Department of Environmental Protection

Timothy A. Parsons, Ph.D.  
Florida Department of State

Scott Sanders  
Florida Fish and Wildlife Conservation Commission

Vitor Suguri  
FDOT District One

Margaret Wuerstle  
Southwest Florida Regional Planning Council

Terry Manning, AICP, Senior Planner, Intergovernmental Coordination Section  
South Florida Water Management District

Attn:  
LCBC-COUNTY ADMINISTRATION  
2115 2ND ST  
FORT MYERS, FL 33901

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

State of Wisconsin, County of Brown:  
Before the undersigned authority personally appeared  
Lara Kanitz who on oath says that  
he or she is a Legal Assistant of the News-Press, a daily  
newspaper published at Fort Myers in Lee County, Florida; that  
the attached copy of advertisement, being a Legal Ad in the  
matter of

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.  
AD#5281511 June 10, 2022

Legal Notices

In the Twentieth Judicial Circuit Court was published in said newspaper editions dated or by publication on the newspaper's website, if authorized, on:

06/10/2022

Affiant further says that the said News-Press is a paper of general circulation daily in Lee County and published at Fort Myers, in said Lee County, Florida, and that the said newspaper has heretofore been continuously published in said Lee County, Florida each day and has been entered as periodicals matter at the post office in Fort Myers, in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 17th of June 2022, by legal clerk who is personally known to me.

Lara Kanitz  
Affiant

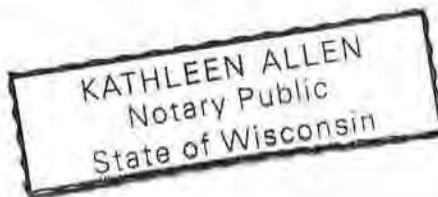
Kathleen Allen  
Notary State of Wisconsin, County of Brown

1-7-25

My commission expires

# of Affidavits: 1

This is not an invoice





**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: 6/22/2022

BoCC #2: TBD

**Recommendation:**

Staff: Transmit

LPA: Transmit

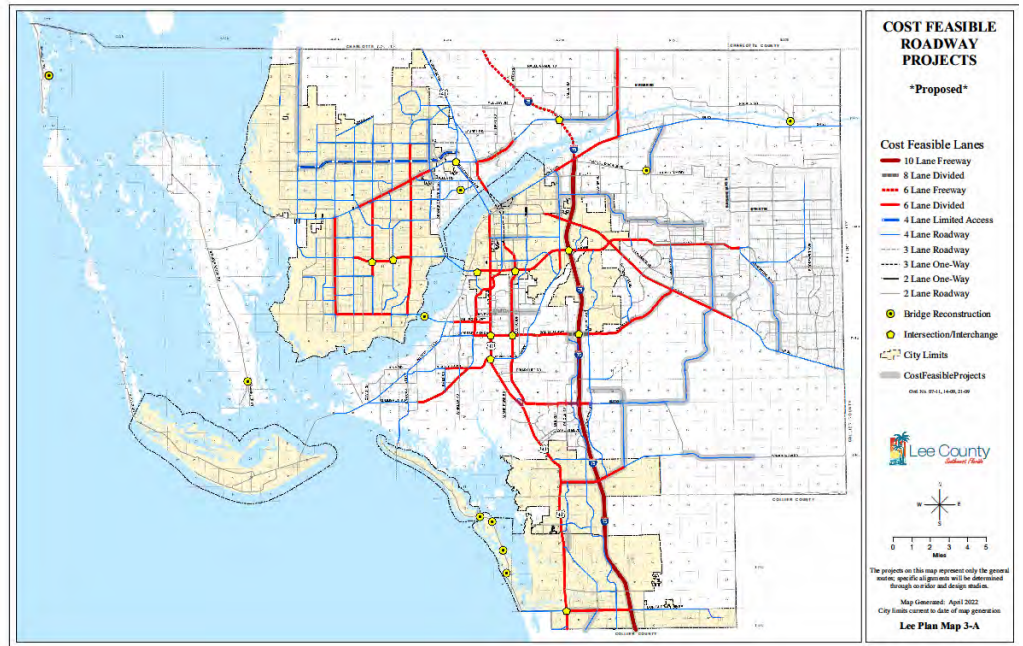
**Attachment 1:**

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.

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

**C. STAFF RECOMMENDATION:**

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

**PART 3  
BOARD OF COUNTY COMMISSIONERS  
TRANSMITTAL HEARING**

DATE OF PUBLIC HEARING: June 22, 2022

**A. BOARD REVIEW:**

Staff provided a brief presentation for the proposed amendment which included an overview of the proposed amendment, Lee Plan consistency, and staff recommendation.

One member of the public stated the projects being added to Map 3-A are needed as soon as possible.

**B. BOARD ACTION:**

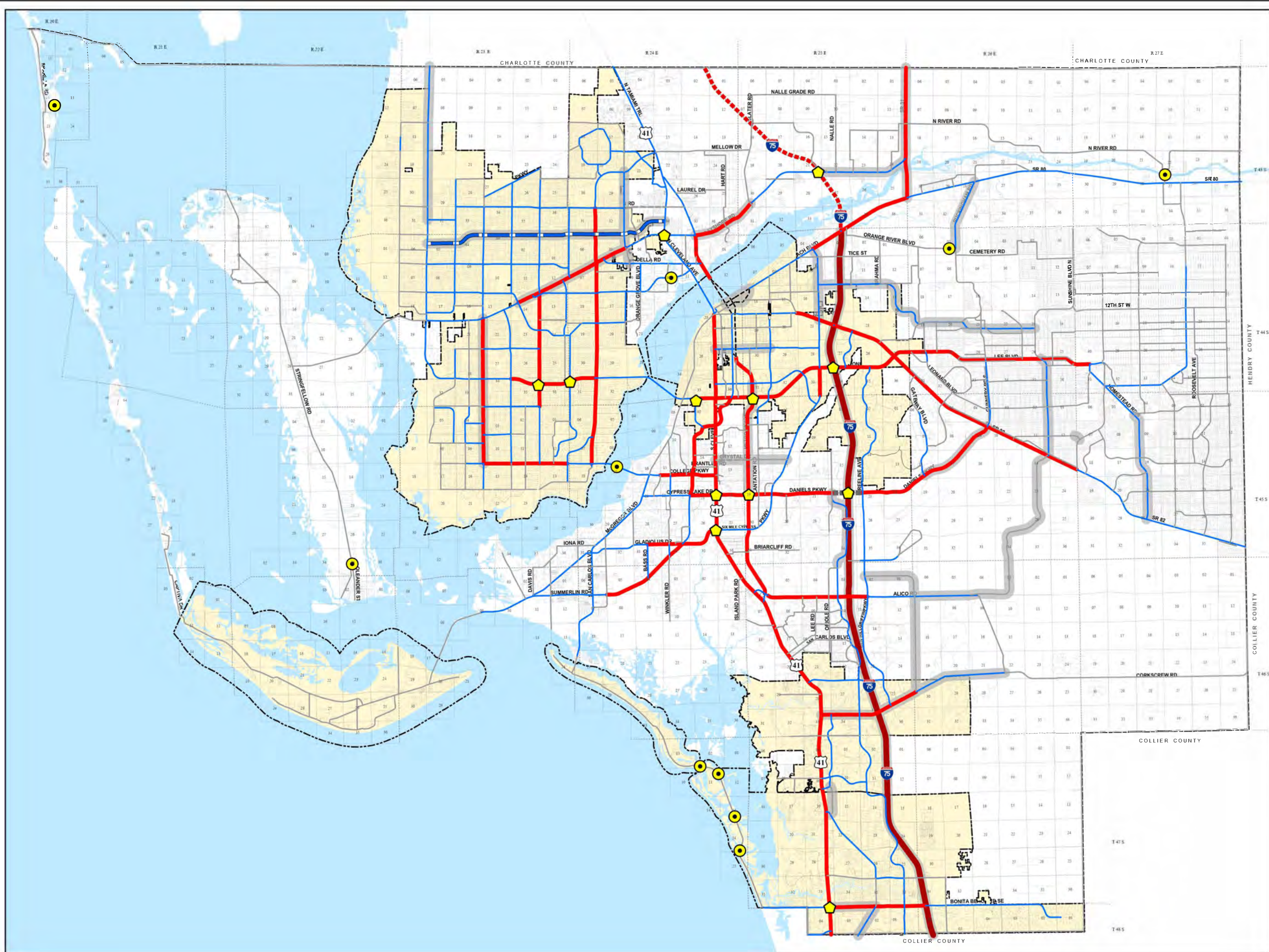
A motion was made to transmit CPA2022-00004 as recommended by staff and the LPA. The motion passed 4 to 0.

**VOTE:**

<b>BRIAN HAMMAN</b>	<u>AYE</u>
<b>CECIL L. PENDERGRASS</b>	<u>AYE</u>
<b>KEVIN RUANE</b>	<u>AYE</u>
<b>RAY SANDELLI</b>	<u>AYE</u>
<b>VACANT</b>	<u>          </u>

# **ATTACHMENT 1**





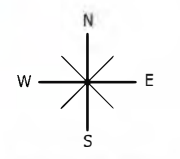
# COST FEASIBLE ROADWAY PROJECTS

**\*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

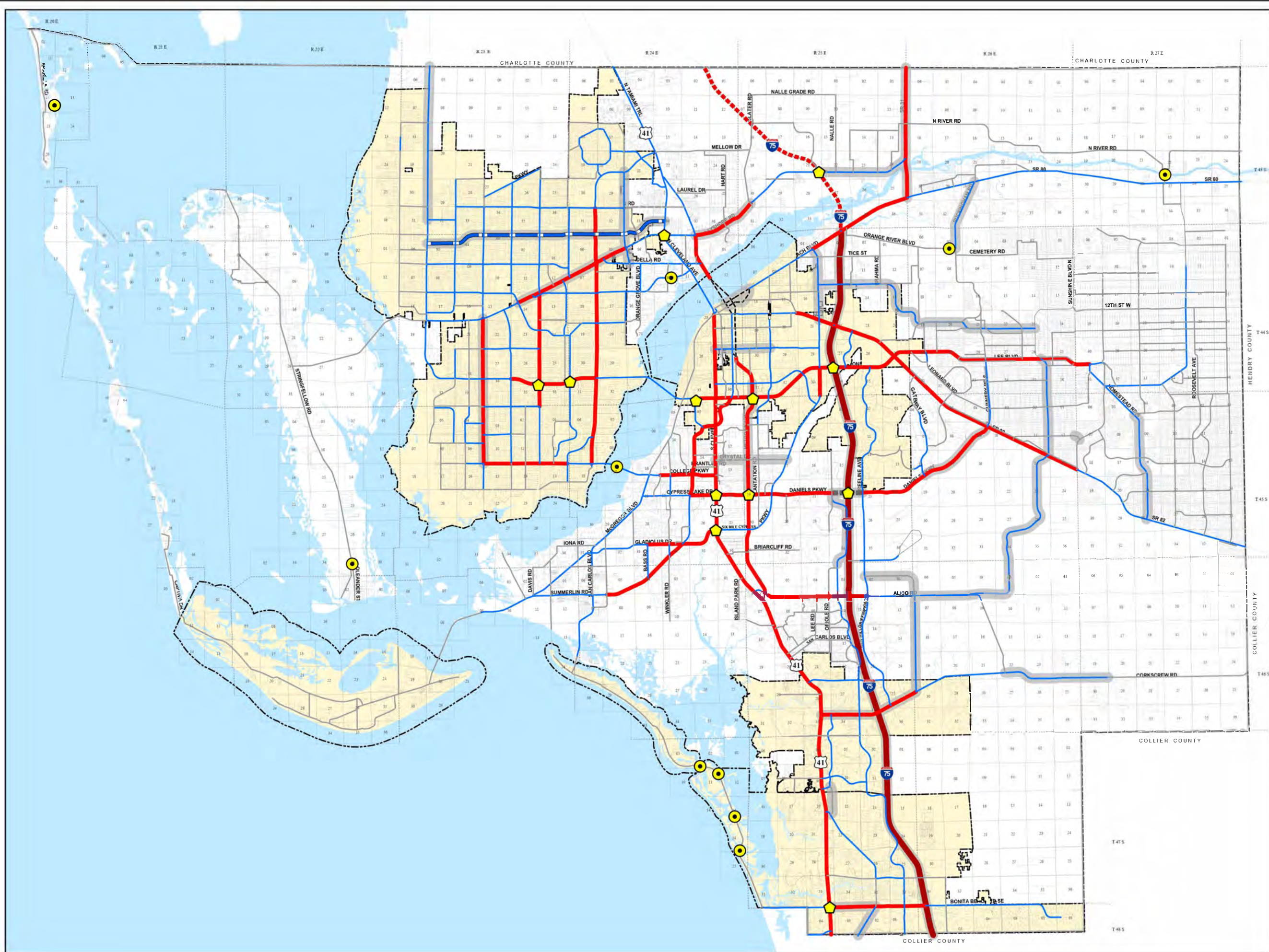


The projects on this map represent only the general routes; specific alignments will be determined through corridor and design studies.

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

## Lee Plan Map 3-A





# COST FEASIBLE ROADWAY PROJECTS

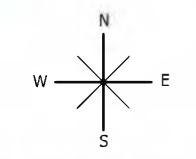
**\*Proposed\***

## Cost Feasible Lanes

- 10 Lane Freeway
- 8 Lane Divided
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- 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