

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: (941) 479-8585

Bob Janes
District One September 19, 2002

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Andrew W. Coy
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

James G. Yaeger
County Attorney

Diana M. Parker
County Hearing
Examiner

Ray Eubank, Administrator
Florida Department of Community Affairs
Division of Community Planning
Bureau of Local Planning
2555 Shumard Oak Boulevard
Tallahassee, FL. 32399-2100

Re: Amendments to the Lee Plan
Transmittal Submission Package for the 2001/2002 Regular Amendment Cycle

Dear Mr. Eubank:

In accordance with the provisions of F.S. Chapter 163.3184 and of 9J-11.006, this submission package constitutes the transmittal of the proposed 2001/2002 Regular Amendment Cycle to the Lee Plan. The Local Planning Agency held public hearings for these plan amendments on the following dates: March 25, 2002; April 22, 2002; July 22, 2002; August 26, 2002. The Board of County Commissioners transmittal hearing for the plan amendments was held on September 4, 2002 and September 5, 2002. Per 9J-11.006(1)(a)(3), Lee County is requesting that the Department review the proposed amendments and provide an Objections, Recommendations, and Comments (ORC) Report. The proposed amendments are not applicable to an area of critical state concern. The Board of County Commissioners has stated its intent to hold an adoption hearing upon receipt of the ORC Report.

A summary of the plan amendment content and effect is attached to this letter. The name, title, address, telephone number, facsimile number, and email address of the person for the local government who is most familiar with the proposed amendments is as follows:

Mr. Paul O'Connor, AICP
Lee County Planning Division Director
P.O. Box 398
Fort Myers, Florida 33902-0398
(941)479-8585
Fax (941)479-8319
Email: oonnops@leegov.com

Included with this package, per 9J-11.006, are six copies of the adopted amendment, and supporting data and analysis. By copy of this letter and its attachments I certify that these amendments have been sent to the Regional Planning Council, the Florida Department of Transportation (FDOT),

the Department of Environmental Protection, Florida Department of State, Florida Fish and Wildlife Conservation Commission, the Department of Agriculture and Consumer Services, Division of Forestry, and the South Florida Water Management District.

Sincerely,
DEPT. OF COMMUNITY DEVELOPMENT
Division of Planning



Paul O'Connor, AICP
Director

All documents and reports attendant to this transmittal are also being sent, by copy of this cover, to:

David Burr
Interim Director
Southwest Florida Regional Planning Council

Mike Rippe, District Director
FDOT District One

Executive Director
South Florida Water Management District

Plan Review Section
Department of Environmental Protection

Florida Department of State

Florida Fish and Wildlife Conservation Commission

The Department of Agriculture and Consumer Services, Division of Forestry

2001/2002 LEE PLAN AMENDMENT CYCLE

SUMMARY OF PLAN AMENDMENT CONTENT AND EFFECT

- CPA 2001-09** Amends the Future Land Use text by adding a new Vision Statement, Goal, Objectives and Policies specific to the Bayshore Community. The Policies generally address Land Use, Transportation, Sewer and Water, and Parks and Recreation. The intent of the amendment is, in part, to provide for slow and steady growth in the Bayshore Community and to prevent incompatible uses such as mining and intense commercial uses from developing in the community.
- CPA 2001-10** Amends the Future Land Use text by adding a new Goal, Objective and ten Policies specific to the Captiva Island Community. The policies address such things as establishing a landscaping code for Captiva, creating a document clearing house to aid residents in monitoring development requests, a requirement for owners or agents for any rezoning, variance, or special exception to hold a public informational session on Captiva and a policy for Lee County to encourage and support efforts by Captivans to develop and submit ordinances that help maintain the historical character of the land. This is a privately initiated amendment sponsored, in part, by Lee County Government.
- CPA2001-11** Amends the Future Land Use Element, Policy 1.2.2, the Airport Commerce descriptor policy, to broaden the allowable uses and to establish relationships and criteria for those uses. Providing for Commercial Retail uses in Airport Commerce allows the County to better use the airport to attract new business in order to promote economic growth and diversification. Flexibility in the planning requirements for future business and industrial lands in the Airport Commerce category is of paramount importance. Commercial functions located within business and industrial parks provide beneficial services to employees. In addition Policy 1.2.2 is being amended by removing "and other hospitality services" due to the fact that it is not a defined term. The LDC does not have this as a use group or a defined use. Also, the Lee County Land Development Code (LDC) provides that caretakers residences can be approved in association with an industrial development, therefore Policy 1.2.2 is being amended to allow caretakers residences.
- CPA2001-12** The amendment adds to Policy 1.3.8 a specific access management plan for Alico Road in the vicinity of the I-75 interchange, and adds maps of the specific access management plans to the Future Land Use Map series. The addition of specific access management plans for the four County-maintained roads that connect to the interstate allows for a recognition of already-existing conditions and previous development approvals, rather than relying on the generalized spacing standards included in Policy 1.3.8. This action is a follow-

up to PAT 99-27, which added the specific access management plan for Corkscrew Road. Future amendments are anticipated to add the specific access management plans for Luckett Road and Bonita Beach Road.

- CPA2001-15** Amends the Future Land Use Map (FLUM) series to include in the Conservation Lands category those lands acquired by Lee County, the State of Florida (TIITF), and the private conservation foundation, the Calusa Land Trust, and reclassify an FDOT maintenance yard from the Conservation Lands FLUM category to the Public Facilities FLUM category.
- CPA2001-18** Amends the Future Land Use text by replacing the existing Vision Statement with new language, and by adding new policies and amending existing policies specific to the Pine Island Community. Amends the Future Land Use Map by creating a new Coastal Rural Land Use Category. Highlights of the Plan are the creation of the Coastal Rural Land Use Category which will replace the Rural designation on Pine Island and replace an additional 157 acres of land currently in the Outlying Suburban designation. Another policy changes the way development orders will be allocated once the 910 vehicle trip calculation has been reached. Other policies address changes to the sign regulations, architectural and site design standards, riparian areas, septic drainfields and historic building designation on Pine Island.
- CPA2001-22** Amends Map 12 of the Future Land Use Map Series, the Water Dependent Overlay (WDO) zones, by evaluating and updating the status of the overlay areas and the Goals, Objectives and Policies that pertain to the WDO zones. This amendment addresses 40 WDO zones, of which 6 are proposed for amendment. The remaining zones do not present compelling reasons for amendment. As currently codified, the Lee Plan Goals, Objectives, and Policies sufficiently address WDO concerns.
- CPA2001-23** Amends the Future Land Use Map series, Map 20, The "Contiguous Agricultural Parcels Over 100 Acres" map by updating the overlay to reflect current conditions. Changes to the map include mapping lands that are currently in agricultural use and meet the other criteria outlined in Objective 9.1 (as proposed in this amendment). Objective 9.1 is being amended to clarify the criteria for selecting properties to be included on the overlay map. The existing Lee Plan language does not match the parcels that are shown on the current overlay. The adopted 1994 Overlay included parcels that were smaller than 100 acres; however, Objective 9.1 states "Place all existing active and passive agricultural uses on all parcels in excess of 100 acres..." The revised language clarifies that Ag parcels less than 100 acres in size will only be included on the overlay if they are contiguous to other Ag uses resulting in an "Ag Area" larger than 100 acres. The new language clarifies that properties must be outside of Future Land Use Categories that are anticipated to develop with urban uses during the life of the plan. Finally, language is added to require this overlay to be reviewed every 2 years.

CPA2001-24

This amendment simply updates Table 2(b), Recommended Operational Improvements on Constrained Roads, to reflect the latest thinking on operational improvements for the constrained roads. The table is also being expanded to include all of the constrained roads, whether an operational improvement is identified at this time or not, to avoid any confusion when comparing to Table 2(a) (the list of constrained roads). A note is also being added to make clear that, even if no specific operational improvement is identified in the table at this time, operational improvements may be determined to be necessary in relation to specific development requests.

CPA2001-27

Amends the Community Facilities and Services Element, Goal 40: Coordinated Surface Water Management and Land Use Planning on a Watershed Basis by adding a new Objective and Policy regarding incorporation of green infrastructure into the surface water management systems of proposed developments, and providing definitions for green infrastructure and flow-way in the Glossary. Incorporating green infrastructure and flow-ways into surface water management design will help protect the groundwater and surface water in Lee County. Also, green infrastructure furthers Lee County's efforts in achieving EPA's non-degradation water quality criteria for stormwater discharges to designated Outstanding Florida Waterways and compliance with future total maximum daily loads established for impaired water-bodies.

CPA2001-28

Amends the Capital Improvements Element (Tables 3 & 4) to reflect the latest adopted Capital Improvement Program. Lee Plan Policy 70.1.1 requires a Capital Improvements Program to be prepared and adopted on an annual basis. Florida Statute 163.3177(3)(b) requires that the Capital Improvements Element of the comprehensive plan be amended annually to reflect the modifications of the adopted Capital Improvement Program (CIP). This amendment incorporates the most recently adopted CIP in the Capital Improvements Element.

CPA2001-31

Amends Policy 80.1.7 of the Conservation and Coastal Management Element by updating the policy to reflect a new percentage for replacement values and revising the target date when development regulations will require implementation of this policy. At this time the Lee County Land Development Code addresses these issues through Sections 6-405 and 6-472. The amendment also changes modifications to buildings from 20% to 25% of its replacement value which is consistent with the Federal Emergency Management Agency's current threshold. Additionally the amendment changes the policy language from 'one or more losses of \$1,000.00 or more' to a repetitive loss as defined by the Federal Emergency Management Agency. The intent of the policy has been recorded into the county regulations.

CPA2001-32

Amends the Intergovernmental Coordination Element and the Community Facilities Element to bring the element into compliance with the provisions of F.S. Chapter 163.3177. In order to comply with the provisions of F.S. Chapter 163.3177 the Lee Plan should be amended to include a new policy in the Intergovernmental Coordination Element, under Goal 109, that refers to Goal 46: Education as the source for coordinating the comprehensive plan with the plans of the school board. Staff also recommends that a new policy, under Goal 46: Education, be adopted to address the coordination of population projection planning.

CPA2001-33

Amends the Build Back Policy of the Procedures and Administration Element by replacing references to the term "cost" with the term "value." The proposed amendment will clear up language differences between the Lee Plan and what is contained in the Lee County Post Disaster Ordinance No. 95-14. Both of the terms "replacement cost" and "replacement value" are found in the Post Disaster Ordinance. By replacing the current term "replacement cost" with the term "replacement value," structure damage will be defined to account for variability in the market, such as labor and materials.

CPA2001-35

Amends all elements of the Lee Plan, where applicable, by replacing references to the Lee County Regional Water Supply Authority with Lee County Utilities or the Division of Natural Resources in conjunction with the County taking over the responsibilities of the Water Supply Authority. The Lee County Regional Water Supply Authority is referenced in several instances throughout the Lee Plan with regard to their role in water resource issues. The Lee County Regional Water Supply Authority was officially dissolved as of June 30, 2001. Most of the functions of the Lee County Regional Water Supply Authority have been taken over by Lee County Utilities and Lee County Division of Natural Resources.

**CPA2001-24-T
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
(941) 479-8585*

September 4, 2002

**LEE COUNTY
DIVISION OF PLANNING
STAFF REPORT FOR
COMPREHENSIVE PLAN AMENDMENT
CPA2001-24-T**

☒

Text Amendment

☐

Map Amendment

<input checked="" type="checkbox"/>	This Document Contains the Following Reviews:
<input checked="" type="checkbox"/>	Staff Review
<input checked="" type="checkbox"/>	Local Planning Agency Review and Recommendation
<input checked="" type="checkbox"/>	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 1, 2002

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 AND LEE COUNTY
DEPARTMENT OF TRANSPORTATION

2. REQUEST:

Update Table 2(b), Recommended Operational Improvements on Constrained Roads.

B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY:

1. RECOMMENDATION: Planning and DOT staff recommends that the Board of County Commissioners transmit the proposed amendment incorporating the changes identified in the attached update of Table 2(b), as provided under Part IIC, the Staff Recommendation portion of this report.

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

- Objective 22.2 indicates that certain roadway segments have been deemed “constrained” due to scenic, historic, environmental, aesthetic, and right-of-way characteristics and considerations, and will not be widened.
- Reduced peak hour levels of service are accepted on the constrained roads as a trade-off for the preservation of the scenic, historic, environmental, and aesthetic character of the community.
- Policy 22.2.3 indicates that for each constrained road segment, an operational improvement program is established which identifies operational and capacity-enhancing improvements that can still be implemented within the context of the constrained system.
- The Operational Improvement Program for constrained roads is identified in Table 2(b).
- Table 2(b) was last updated in the 1999 round of amendments, and includes some improvements that have been completed or are no longer contemplated.
- Table 2(b) needs to be updated to remove the improvements that are no longer valid and add new proposed improvements.

C. BACKGROUND INFORMATION

As noted in the Findings of Fact, Objective 22.2 and the related policies deal with “constrained” roads, those roads that the County has determined won’t be widened for certain reasons. Policy 22.2.3 provides an option for certain limited operational improvements, that can improve the capacity of the constrained roads short of actual widening. The operational improvements are called out in Table 2(b) of the Lee Plan, which hasn’t been updated since 1999.

PART II - STAFF ANALYSIS

A. STAFF DISCUSSION

Attached to this staff report is a proposed update of Table 2(b), with additions highlighted with underlining and deletions highlighted in strike-through format. The changes proposed for each constrained road segment are discussed below.

General

The table has until now only identified those constrained roads for which potential operational improvements have been identified, not the complete list of constrained roads. This could lead to some confusion in comparing to the list of constrained roads identified in Table 2(a). Therefore one of the first changes was to add all of the constrained roads to Table 2(b), whether specific operational improvements have been identified or not at this time for those segments. Where no specific improvement is currently identified, Footnote (1) was added which states, “*No specific operational improvement identified at this time, but operational improvements may still be possible and warranted in relation to development approval requests.*” This is a recognition that our list of operational improvements simply reflects current thinking at the time the table is updated, and is certainly not all-inclusive and may change over time. Staff also does not want to suggest that, just because an operational improvement is not identified in a table in the comprehensive plan, such an improvement might not still be necessary to address the specific impacts

of a development proposal on a constrained road. In some cases that might be determined at the time of development approval, based on the information submitted as part of the approval process.

Captiva Road, from Blind Pass to South Seas Plantation

No operational improvements have been identified at this time. The County recently added some paved shoulders to portions of the road where there was room and added some pedestrian cross-walks and other markings.

Daniels Parkway, from Metro Parkway to I-75

This segment of Daniels Parkway is already 6-laned. The County has had a long-standing plan to provide frontage roads on either side of Daniels Parkway, as identified in the controlled access resolution for the roadway. This is reflected under the "Auxiliary Lanes" column. The County also recently had an access management study done by a consultant, which led to some recommendations for reconfigurations at specific intersections. Those are identified in the "Geometrics" column. The segment already has a computerized traffic signal control system, but continued monitoring and updating of the system is called for in the "Signal Timing Progression" column.

Estero Boulevard, from Center Street to Big Carlos Pass

No operational improvements have been identified at this time. The County recently added paved shoulders for much of the segment at the request of the Town of Fort Myers Beach, and the Town has commissioned a study on tolling and mass transit options, which may lead to future operational improvements.

Hickory Boulevard, from Big Carlos Pass to Bonita Beach Road

A proposed new park on Lovers Key will have a left turn lane at its entrance, which is reflected in the "Auxiliary Lanes" column. This will be similar to the existing turn lane treatment at the park entrance at the south end of the road. No additional operational improvements have been identified at this time.

McGregor Boulevard (SR 867), from Colonial Boulevard to Winkler Road

The previously-identified improvement calling for two-way left turn storage at select locations has been completed by FDOT. One additional improvement has been added, identified by the Traffic Signal Coordinating Committee of the Lee County MPO. It calls for adding a northbound right-turn lane approaching Colonial Boulevard, which is currently experiencing significant back-ups. Further evaluation of the proposed improvement has determined that additional right-of-way will be required, which has led to it being identified as a major improvement in the MPO's long range plan.

Pine Island Road (Matlacha), from Shoreview Drive to Little Pine Island

Goal 14 of the Lee Plan addresses the Greater Pine Island community. Policy 14.2.3 provides that the County will take whatever additional actions are feasible to increase the capacity of Pine Island Road, including evaluating the construction of left turn lanes at intersections with local roads in Matlacha, or a continuous third lane. An update of the Greater Pine Island Community Plan is proposed as part of this on-going amendment cycle, and the community is suggesting the deletion of the reference to the continuous third lane, which they oppose. To ensure consistency, the reference to constructing left turn lanes at intersections with local roads is being added to Table 2(b).

San Carlos Boulevard (SR 865-Matanzas Pass Bridge), from Center Street to Main Street

San Carlos Boulevard currently has two southbound lanes approaching the Matanzas Pass Bridge, which narrows to one southbound lane. Lee County recently conducted an experiment with a traffic signal that alternated the release of traffic from each of the two southbound lanes to the bridge, which seemed to work fairly well, although some residents adjacent to the approach did not like it. A decision has not yet been made about whether the signal configuration will be made permanent, so it is added as an option to Table 2(b) under the "Signal Progression Timing" column. Also under consideration is the possibility of using the alternating signal concept and lane controllers to essentially create a transit-preferred lane on the southbound approach, which could possibly carry over the bridge with some lane modifications. The reference to replacing the traffic signal with a pedestrian signal has been deleted because that is no longer being considered, and the reference to implementing the recommendations of the Times Square Traffic Study has been deleted because those recommendations that were considered feasible have been implemented. The Town of Fort Myers Beach continues to evaluate options for the area, and has commissioned a study of tolling and mass transit options.

US 41, from South of Daniels Parkway to North Airport Road

The concepts previously identified for this segment are proposed to be deleted. Dual left turn lanes have been provided at the major intersections that have available right-of-way, a coordinated signal system has been installed, and the median openings referenced in the "Misc." column have been directionalized or closed. The conversion of the continuous right turn lanes on both sides of the road to through lanes would create an 8-lane section, which is inconsistent with state policy on the maximum laneage configuration for state highways and would potentially create safety problems. The County does not intend to increase the lane widths on the side streets, except where it has already done so on the major intersecting streets like College Parkway and Boy Scout Road. A reference is added in the "Signal Timing Progression" column to continue monitoring and updating of the coordinated signal system, and in the "Misc." column to pursuing the installation of bike paths as a transportation alternative on this segment, consistent with the Bicycle/Pedestrian Element of the MPO's long range plan and Map 3D of the Lee Plan.

Old 41

This segment is deleted because it is now the responsibility of the new City of Bonita Springs. An amendment of Map 2(a) listing the constrained roads will be pursued in the next amendment cycle to reflect this change.

Gulf Boulevard, Boca Grande

No operational improvements have been identified at this time. The County is making some drainage improvements which should improve the operation of the roadway during rain storms.

B. CONCLUSIONS

Table 2(b) of the Lee Plan should be updated to reflect current thinking in relation to operational improvements on constrained roads.

C. STAFF RECOMMENDATION

Planning and DOT staff recommends that the Board of County Commissioners transmit the proposed plan amendment, incorporating the changes identified in the attached update of Table 2(b).

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

DATE OF PUBLIC HEARING: July 22, 2002

A. LOCAL PLANNING AGENCY REVIEW

Staff explained the format change and the anticipated operational improvements for each constrained road, and the history of the inclusion of the list of constrained roads and associated operational improvements in the Lee Plan. Staff answered some LPA questions clarifying the scope of improvements on McGregor Boulevard and Pine Island Road, the timing of improvements on Pine Island Road, and the basis for the constrained road designations (or lack thereof) and jurisdictional responsibility in Sanibel, Fort Myers Beach and Bonita Springs.

B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY

1. **RECOMMENDATION:** The LPA recommended that the Board of County Commissioners transmit this proposed amendment, on a motion by Mr. Bixler and a second by Mr. Andress.

2. **BASIS AND RECOMMENDED FINDINGS OF FACT:** The LPA accepted the findings of fact as advanced by staff.

C. VOTE:

NOEL ANDRESS	<u>AYE</u>
MATT BIXLER	<u>AYE</u>
SUSAN BROOKMAN	<u>AYE</u>
RONALD INGE	<u>AYE</u>
GORDON REIGELMAN	<u>AYE</u>
ROBERT SHELDON	<u>AYE</u>
GREG STUART	<u>ABSENT</u>

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

DATE OF TRANSMITTAL HEARING: September 4, 2002

A. BOARD REVIEW: The Board had no discussion of this proposed amendment and there were no comments from the public.

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. **BOARD ACTION:** The Board voted unanimously to transmit this amendment as part of the consent agenda approval, on a motion by Commissioner Judah and a second by Commissioner St. Cerny.

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

C. VOTE:

JOHN ALBION	<u>AYE</u>
ANDREW COY	<u>ABSENT</u>
BOB JANES	<u>AYE</u>
RAY JUDAH	<u>AYE</u>
DOUG ST. CERNY	<u>AYE</u>

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

DATE OF TRANSMITTAL HEARING: September 4, 2002

A. BOARD REVIEW: The Board had no discussion of this proposed amendment and there were no comments from the public.

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. **BOARD ACTION:** The Board voted unanimously to transmit this amendment as part of the consent agenda approval, on a motion by Commissioner Judah and a second by Commissioner St. Cerny.
2. **BASIS AND RECOMMENDED FINDINGS OF FACT:** The Board accepted the findings of fact as advanced by staff.

C. VOTE:

JOHN ALBION

AYE

ANDREW COY

ABSENT

BOB JANES

AYE

RAY JUDAH

AYE

DOUG ST. CERNY

AYE

**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:

JOHN ALBION

ANDREW COY

BOB JANES

RAY JUDAH

DOUG ST. CERNY

TABLE 2(b)
RECOMMENDED OPERATIONAL IMPROVEMENTS ON CONSTRAINED ROADS

ROADWAY	SEGMENT (or INTERSECTION)	AUXILIARY LANES	GEOMETRICS	SIGNAL TIMING PROGRESSION	MISC.
Captiva Road	Blind Pass/South Seas Plantation	(1) —	(1) —	(1) —	
Daniels Parkway	Metro Parkway/I-75	Provide frontage road connections	Potential removal of direct left turns @ Brookshire/International ⁽²⁾ . Close median openings at minor side street approaches ⁽²⁾ . Potentially eliminate EB left turn and NB/SB left turns at Danport Blvd. signal ⁽²⁾ .	Continue monitoring/updating of signal system.	Access management.
Estero Boulevard	Center Street/Big Carlos Pass	(1) —	(1) —	(1) —	
Hickory Boulevard	Big Carlos Pass/Bonita Beach Rd	Left turn lane at new park entrance on Lovers Key.	(1) —	(1) —	
McGregor Boulevard (SR 867) Completion anticipated in 1998	Colonial Boulevard/Winkler Road	*Provide two-way left turn storage at select locations Provide a NB right-turn lane from Davis Dr. to Colonial Blvd. ⁽²⁾	(1) —	(1) —	
Pine Island Road (Matlacha)	Shoreview Drive/Little Pine Island	Construct left turn lanes at intersections with local roads, where feasible.	(1) —	(1) —	
San Carlos Boulevard (SR 865) (Matanzas Pass Bridge)	Center Street/Main Street	(1) —	(1) —	Traffic signal replaced with pedestrian signal. Consider alternating signal for southbound approach lanes and signal/lane controls to create a preferential transit lane.	Consider implementation of recommendations of the Times Square Traffic Study sponsored by Lee County. Encourage transit ridership.
US 41	S. of Daniels Parkway/Boy Scout Drive North Airport Road	*Provide dual left turn lanes at major intersection if ROW permits. (Done at College Parkway and Boy Scout) *Convert continuous right turn lane into a thru lane (where practical). (1) —	Increase lane widths on side streets. Reduce plateauing effect at selected intersections. (1) —	Coordinated signal system installed. Continue monitoring/updating of signal system.	Maintain access control. Direction medians at Park Meadow Drive, Kenwood Lane and Brantley Road. Improve medians between Oak Drive and South Road. Pursue installation of bike paths through MPO process.
Old 41 To be done by CRA	Bonita Beach Road/Terry Street	*Provide left turn storage at select locations (where sufficient right of way exists).		Left turn lane and traffic signal installed at Rosemary, Terry Street, Pennsylvania Avenue and Bonita Beach Road. Coordinated signal system installed.	Maintain access control.
Gulf Boulevard	Boca Grande	(1) —	(1) —	(1) —	

Footnotes:

⁽¹⁾ No specific operational improvement identified at this time, but operational improvements may still be possible and warranted in relation to development approval requests.

* ⁽²⁾ Indicates that the recommended improvement should increase the estimated service volume of the facility.

(Amended by Ordinance No.)