



**CPA2000-21
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
(941) 479-8585*

January 10, 2002

**LEE COUNTY
DIVISION OF PLANNING
STAFF REPORT FOR
COMPREHENSIVE PLAN AMENDMENT
CPA2000-21**



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
<input checked="" type="checkbox"/>	Staff Response to the DCA Objections, Recommendations, and Comments (ORC) Report
<input checked="" type="checkbox"/>	Board of County Commissioners Hearing for Adoption

STAFF REPORT PREPARATION DATE: April 13, 2001

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:

Modify Policy 22.1.4 to update the document references, modify Policy 26.1.3 to distinguish between traffic control devices and plans, expand Goal 27 to include the operation of transportation facilities in the list requiring cooperation with other governmental entities, add the City of Bonita Springs to Policy 27.1.3, and update Policy 21.1.1 and the transportation map series to reflect the current 2020 road and transit network (general transportation update).

B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY:

1. RECOMMENDATION: Planning staff recommends that the Board of County Commissioners transmit the proposed amendment as provided under Part C, the Staff Recommendation portion of this report.

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

- Lee County last updated the overall Transportation Element of its comprehensive plan in November, 1999 (PAM/T 98-26).
- A new 2020 Financially Feasible Transportation Plan was adopted by the Lee County Metropolitan Planning Organization (MPO) on December 8, 2000.
- The MPO Plan maps are directly reflected in Maps 3A and 3C of the Lee Plan Transportation Map series, and the network changes affect Maps 3B and 3H.
- Policy 21.1.1 refers to the MPO Plan map adopted in June, 1999.
- The City of Bonita Springs was incorporated as of January, 2000.
- Policy 27.1.3 declares the County's interest in land use decisions for all other cities in Lee County, but doesn't include the City of Bonita Springs.
- Other policies within the Transportation Element include some outdated references or require some clarification as to their intent.

C. BACKGROUND INFORMATION

Since the last update of the Transportation Element (Ordinance No. 99-15) and the Transportation Map series, changes in conditions and documents have created a need to amend certain policies and maps. The most significant change is the adoption of a new 2020 Financially Feasible Plan by the Lee County MPO in December, 2000, which affects Policy 21.1.1 and Maps 3A and 3C of the Transportation Map series. Changes in the network reflected on Map 3A also affect Maps 3B and 3H. Also, the incorporation of the City of Bonita Springs in January, 2000 affects the references in Policy 27.1.3. A general clean-up or clarification of certain policies in the Transportation Element is also warranted.

PART II - STAFF ANALYSIS

A. STAFF DISCUSSION

Policy 21.1.1 of the Transportation Element acknowledges that the Lee County Metropolitan Planning Organization's 2020 Financially Feasible Plan is the basis for Map 3A of the Lee Plan Transportation Map series. It reads as follows:

***POLICY 21.1.1:** The Lee County Metropolitan Planning Organization's 2020 Financially Feasible Plan Map series is hereby incorporated as part of the Transportation Map series for this Lee Plan comprehensive plan element. The MPO Plan Map 14, as amended June 18, 1999, is incorporated as Map 3A of the Transportation Map series, with one format change as approved by the Lee County Board of County Commissioners on March 23, 1999. The format change is a visual indication (with shading) that alignment options for the 951 extension are still under consideration, consistent with Note 5. (Amended by Ordinance No. 98-09, 99-15)*

Policy 22.1.4 references two documents Lee County relies on to calculate levels of service, the 1994 Highway Capacity Manual and the 1995 FDOT Level of Service Manual. It reads as follows:

POLICY 22.1.4: *Lee County will continue to use the 1994 Highway Capacity Manual and the 1995 Florida Department of Transportation Level of Service Manual to calculate levels of service, service volumes, and volume-to-capacity ratios. (Amended by Ordinance No. 98-09, Amended and Relocated by Ordinance No. 99-15)*

Policy 26.1.3 indicates the County's intent to consider traffic control where through traffic is impacting a neighborhood. It reads as follows:

POLICY 26.1.3: *For those neighborhoods where too much through traffic is a problem, the county will study (and implement when warranted) neighborhood traffic control devices to protect residential areas from the harmful impacts of excessive traffic.*

Goal 27 deals with Intergovernmental Coordination, listing different activities that should be coordinated. It reads as follows:

GOAL 27: INTERGOVERNMENTAL COORDINATION. *Cooperation with other governmental entities in the planning, funding, and construction of transportation improvements within or affecting Lee County. (Amended by Ordinance No. 99-15)*

Policy 27.1.3 specifies the jurisdictions where the County declares an interest in land use decisions. It reads as follows:

POLICY 27.1.3: *The county declares a position of interest for land use decisions affecting county and state roads within Sanibel, Cape Coral, Fort Myers Beach, and Fort Myers, and state roads and county roads shared with adjacent counties. (Amended by Ordinance No. 99-15)*

B. CONCLUSIONS

The language in Policy 21.1.1 needs to be updated to reflect the latest version of the MPO's adopted 2020 Financially Feasible Plan, dated December 8, 2000. The Board direction on the format change would still stand, because the MPO plan shows a particular alignment and a number of alignment options are under consideration, as would be reflected by the shading. Added clarification of the facility being referenced is necessary because parts of it are referred to as both the CR (County Road) 951 Extension and the Bonita Grande Drive Extension in the MPO's plan.

Because of the state's insistence that other documents referred to in the comprehensive plan have to be date-specific, even with technical reference manuals that are updated regularly, Policy 22.1.4 needs to be updated to reflect the latest versions of the Highway Capacity Manual and Level of Service Manual being used by the County.

In the case of Policy 26.1.3, the reference to studying and implementing traffic control "devices" needs to be generalized to "plans". Some of the traffic control options that might be utilized in a neighborhood wouldn't necessarily meet the definition of "devices", which includes things like signs, signals and pavement markings.

Goal 27 simply requires the addition of an activity that should be coordinated with other governments, namely the maintenance and operation of a roadway.

Finally, Policy 27.1.3 needs to be expanded to refer to the newest incorporated area, the City of Bonita Springs.

In regards to the Transportation Map series, Map 3A needs to be revised to reflect the MPO's 2020 Financially Feasible Highway Plan as adopted on December 8, 2000, and Map 3C needs to be revised to reflect the "status quo" scenario for transit included in the MPO's Plan as Figure G-2. The MPO's plan identified two other transit scenarios for the future that required significantly more funding than was projected to be available, so until those funding sources are identified and implemented, the status quo scenario is reflected in the plan. Because of network changes reflected in the MPO's new 2020 highway plan, which in turn will be reflected in Map 3A, revisions to Maps 3B and 3H are necessary to be consistent.

C. STAFF RECOMMENDATION

Planning staff recommends that the Board of County Commissioners transmit the proposed plan amendment. The proposed language is as follows:

POLICY 21.1.1: The Lee County Metropolitan Planning Organization's 2020 Financially Feasible Plan Map series is hereby incorporated as part of the Transportation Map series for this Lee Plan comprehensive plan element. The MPO 2020 Financially Feasible Highway Plan Map 14, as ~~amended June 18, 1999~~ adopted December 8, 2000, is incorporated as Map 3A of the Transportation Map series, with one format change as approved by the Lee County Board of County Commissioners on March 23, 1999. The format change is a visual indication (with shading) that alignment options for the County Road 951/Bonita Grande Drive extension are still under consideration, consistent with Note 5. (Amended by Ordinance No. 98-09, 99-15)

POLICY 22.1.4: Lee County will continue to use the ~~1994~~ 2000 Highway Capacity Manual and the ~~1995~~ 1998 Florida Department of Transportation Level of Service Manual to calculate levels of service, service volumes, and volume-to-capacity ratios. (Amended by Ordinance No. 98-09, Amended and Relocated by Ordinance No. 99-15)

POLICY 26.1.3: For those neighborhoods where too much through traffic is a problem, the county will study (and implement when warranted) neighborhood traffic control ~~devices~~ plans to protect residential areas from the harmful impacts of excessive traffic.

GOAL 27: INTERGOVERNMENTAL COORDINATION. Cooperation with other governmental entities in the planning, funding, ~~and construction,~~ operations and maintenance of transportation improvements within or affecting Lee County. (Amended by Ordinance No. 99-15)

POLICY 27.1.3: The county declares a position of interest for land use decisions affecting county and state roads within Sanibel, Cape Coral, Fort Myers Beach, Bonita Springs, and Fort Myers, and state roads and county roads shared with adjacent counties. (Amended by Ordinance No. 99-15)

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

DATE OF PUBLIC HEARING: April 23, 2001

A. LOCAL PLANNING AGENCY REVIEW

The LPA simply identified an editorial change in the staff report and a mistake on Map 3H to be corrected, but otherwise had no comments on the proposed amendments. There were no comments from the general public.

B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY

1. **RECOMMENDATION:** The LPA recommended that the Board of County Commissioners transmit this amendment.
2. **BASIS AND RECOMMENDED FINDINGS OF FACT:** The LPA accepted the findings of fact as advanced by staff.

C. VOTE:

NOEL ANDRESS	_____ AYE
SUSAN BROOKMAN	_____ AYE
BARRY ERNST	_____ ABSENT
RONALD INGE	_____ AYE
GORDON REIGELMAN	_____ AYE
VIRGINIA SPLITT	_____ AYE
GREG STUART	_____ AYE

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

DATE OF TRANSMITTAL HEARING: August 29, 2001

A. BOARD REVIEW: The Board had no discussion in relation to 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.
2. **BASIS AND RECOMMENDED FINDINGS OF FACT:** The Board accepted the findings of fact as advanced by staff.

C. VOTE:

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

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

DATE OF ORC REPORT: November 21, 2001

A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS

The DCA had no objections, recommendations or comments concerning this amendment.

B. STAFF RESPONSE

Adopt the amendment as transmitted.

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

DATE OF ADOPTION HEARING: January 10, 2002

A. BOARD REVIEW: The Board provided no discussion on this amendment. This item was approved on the consent agenda.

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. **BOARD ACTION:** The Board voted to adopt the amendment.

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

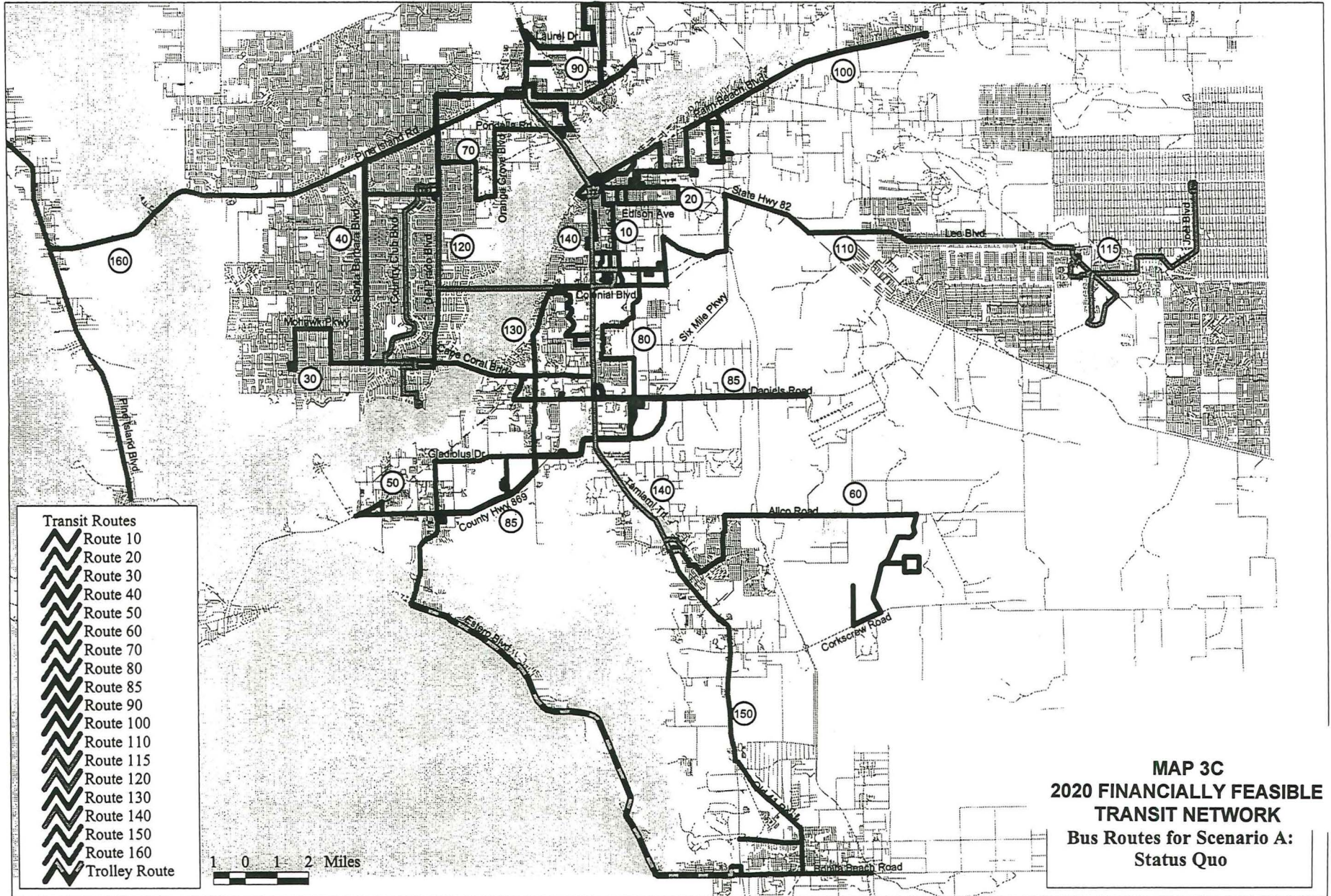
AYE

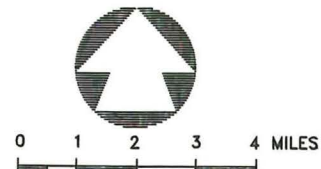
RAY JUDAH

AYE

DOUG ST. CERNY

AYE





CHARLOTTE HARBOR

INTERSTATE/
EXPRESSWAY

4 LANES
6 LANES
8 LANES

DIVIDED ARTERIALS
OR COLLECTORS

2 LANES
4 LANES
6 LANES

UNDIVIDED ARTERIALS
OR COLLECTORS

2 LANES
4 LANES

ONE-WAY STREETS

2 LANES
3 LANES

EXISTING
CONSTRUCTION PROGRAMMED
2020 FINANCIALLY FEASIBLE PLAN

PROPOSED BRIDGE OR OVERPASS

GRADE SEPARATED INTERCHANGES

INTERCHANGE IMPROVEMENTS

FUTURE CORRIDOR EVALUATION

THE LINES ON THIS PLAN REPRESENT ONLY THE GENERAL ROUTES. SPECIFIC ALIGNMENTS WILL BE DETERMINED THROUGH CORRIDOR AND DESIGN STUDIES.

1 NO ACCESS SHOULD BE PERMITTED TO THESE ROADS EAST OF I-75, SOUTH OF CORKSCREW ROAD, AND NORTH OF THE BONITA SPRINGS CITY LIMITS.

2 THE FEASIBILITY AND ALIGNMENT OF THESE ROADS SHOULD BE DETERMINED THROUGH STUDIES THAT ADEQUATELY ADDRESS THEIR GROWTH MANAGEMENT AND ENVIRONMENTAL IMPACTS, INCLUDING THEIR SECONDARY AND CUMULATIVE EFFECTS ON WILDLIFE, WETLANDS, AND WATER MANAGEMENT. EXTENDING STRIKE LANE SHOULD BE EVALUATED AS AN ALTERNATIVE TO EXTENDING COCONUT ROAD EAST OF I-75.

3 A FOUR LANE TOLL EXPRESSWAY, OPEN TO TRANSPONDER USERS ONLY, WITH NO ACCESS POINTS EN ROUTE, IS TO BE CONSTRUCTED WITHIN THE MEDIAN OF COLONIAL BOULEVARD FROM WEST OF WINKLER AVENUE TO EAST OF TREELINE AVENUE.

MAP 3A
LEE COUNTY 2020 FINANCIALLY
FEASIBLE HIGHWAY PLAN

GULF
OF
MEXICO

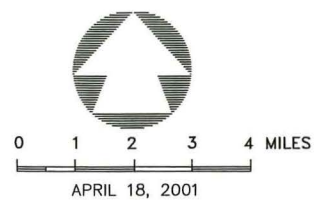
ADOPTED DECEMBER 8, 2000



Director: Scott M. Gilbertson P.E.

MAP 3A - PAGE 1 OF 1
(ADDED BY ORDINANCE # 02 - 02)

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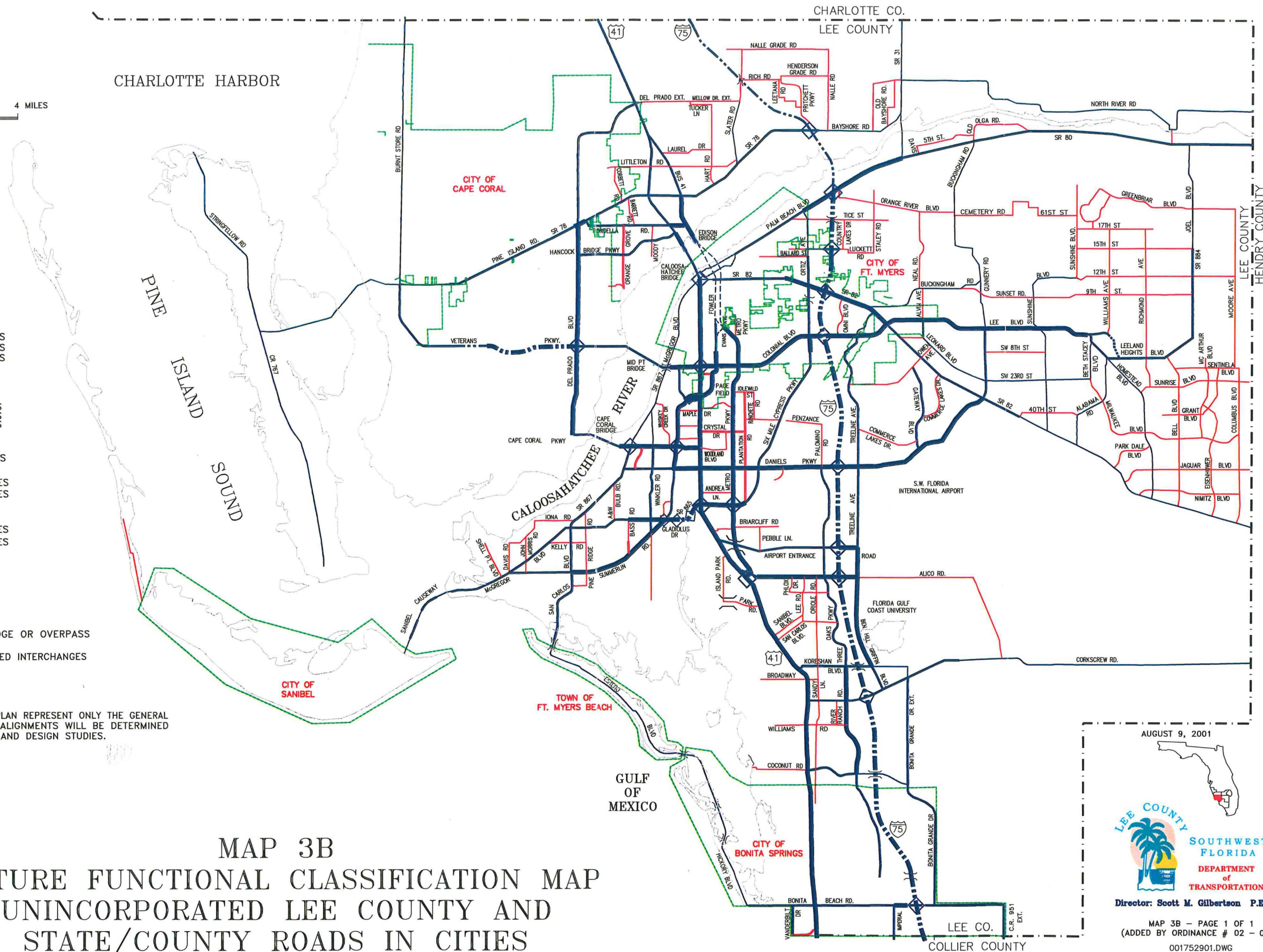


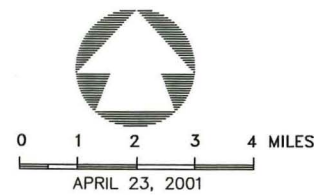
- INTERSTATE/
EXPRESSWAY
- 4 LANES
 - 6 LANES
 - 8 LANES
- DIVIDED ARTERIALS
OR COLLECTORS
- 2 LANES
 - 4 LANES
 - 6 LANES
- UNDIVIDED ARTERIALS
OR COLLECTORS
- 2 LANES
 - 4 LANES
- ONE-WAY STREETS
- 2 LANES
 - 3 LANES
- ARTERIALS
- COLLECTORS
- CITY LIMITS

- PROPOSED BRIDGE OR OVERPASS
- GRADE SEPARATED INTERCHANGES

THE LINES ON THIS PLAN REPRESENT ONLY THE GENERAL ROUTES. SPECIFIC ALIGNMENTS WILL BE DETERMINED THROUGH CORRIDOR AND DESIGN STUDIES.

MAP 3B FUTURE FUNCTIONAL CLASSIFICATION MAP UNINCORPORATED LEE COUNTY AND STATE/COUNTY ROADS IN CITIES

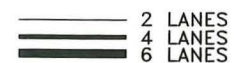




INTERSTATE/
EXPRESSWAY



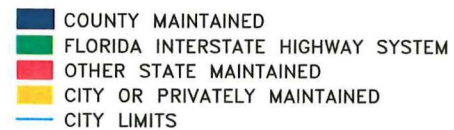
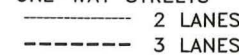
DIVIDED ARTERIALS
OR COLLECTORS



UNDIVIDED ARTERIALS
OR COLLECTORS



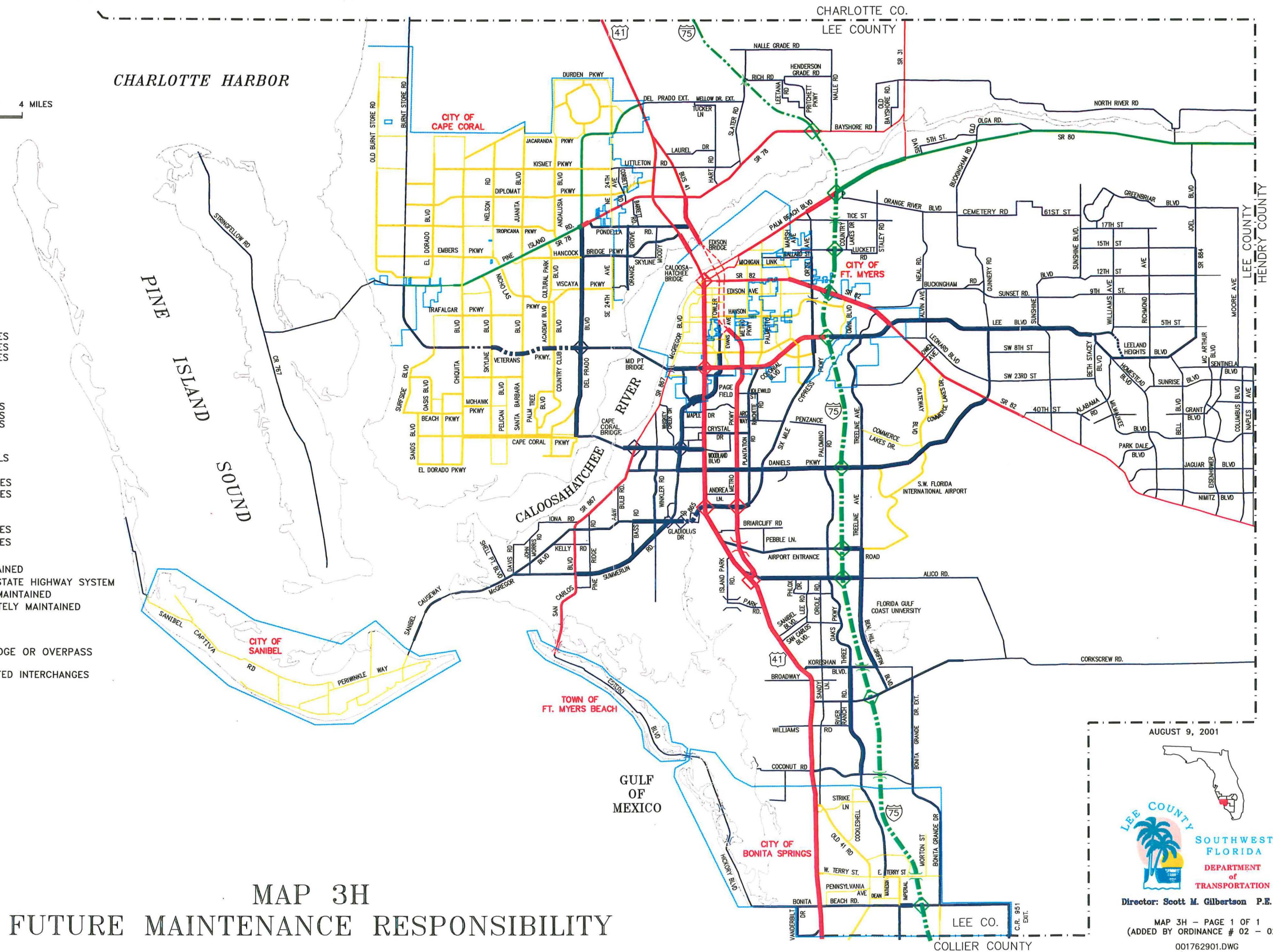
ONE-WAY STREETS



PROPOSED BRIDGE OR OVERPASS

GRADE SEPARATED INTERCHANGES

MAP 3H
FUTURE MAINTENANCE RESPONSIBILITY



**CPA2000-21
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LEE COUNTY COMPREHENSIVE PLAN

THE LEE PLAN

BoCC Public Hearing Document
for the
January 10th, 2002 Adoption Hearing

*Lee County Planning Division
1500 Monroe Street
P.O. Box 398
Fort Myers, FL 33902-0398
(941) 479-8585*

November 21, 2001

**LEE COUNTY
DIVISION OF PLANNING
STAFF REPORT FOR
COMPREHENSIVE PLAN AMENDMENT
CPA2000-21**

☒

Text Amendment

☐

Map Amendment

✓	This Document Contains the Following Reviews:
✓	Staff Review
✓	Local Planning Agency Review and Recommendation
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STAFF REPORT PREPARATION DATE: April 13, 2001

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:

Modify Policy 22.1.4 to update the document references, modify Policy 26.1.3 to distinguish between traffic control devices and plans, expand Goal 27 to include the operation of transportation facilities in the list requiring cooperation with other governmental entities, add the City of Bonita Springs to Policy 27.1.3, and update Policy 21.1.1 and the transportation map series to reflect the current 2020 road and transit network (general transportation update).

B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY:

1. RECOMMENDATION: Planning staff recommends that the Board of County Commissioners transmit the proposed amendment as provided under Part C, the Staff Recommendation portion of this report.

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

- Lee County last updated the overall Transportation Element of its comprehensive plan in November, 1999 (PAM/T 98-26).
- A new 2020 Financially Feasible Transportation Plan was adopted by the Lee County Metropolitan Planning Organization (MPO) on December 8, 2000.
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PART II - STAFF ANALYSIS

A. STAFF DISCUSSION

Policy 21.1.1 of the Transportation Element acknowledges that the Lee County Metropolitan Planning Organization's 2020 Financially Feasible Plan is the basis for Map 3A of the Lee Plan Transportation Map series. It reads as follows:

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Policy 22.1.4 references two documents Lee County relies on to calculate levels of service, the 1994 Highway Capacity Manual and the 1995 FDOT Level of Service Manual. It reads as follows:

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GOAL 27: INTERGOVERNMENTAL COORDINATION. *Cooperation with other governmental entities in the planning, funding, and construction of transportation improvements within or affecting Lee County. (Amended by Ordinance No. 99-15)*

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B. CONCLUSIONS

The language in Policy 21.1.1 needs to be updated to reflect the latest version of the MPO's adopted 2020 Financially Feasible Plan, dated December 8, 2000. The Board direction on the format change would still stand, because the MPO plan shows a particular alignment and a number of alignment options are under consideration, as would be reflected by the shading. Added clarification of the facility being referenced is necessary because parts of it are referred to as both the CR (County Road) 951 Extension and the Bonita Grande Drive Extension in the MPO's plan.

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In the case of Policy 26.1.3, the reference to studying and implementing traffic control "devices" needs to be generalized to "plans". Some of the traffic control options that might be utilized in a neighborhood wouldn't necessarily meet the definition of "devices", which includes things like signs, signals and pavement markings.

Goal 27 simply requires the addition of an activity that should be coordinated with other governments, namely the maintenance and operation of a roadway.

Finally, Policy 27.1.3 needs to be expanded to refer to the newest incorporated area, the City of Bonita Springs.

In regards to the Transportation Map series, Map 3A needs to be revised to reflect the MPO's 2020 Financially Feasible Highway Plan as adopted on December 8, 2000, and Map 3C needs to be revised to reflect the "status quo" scenario for transit included in the MPO's Plan as Figure G-2. The MPO's plan identified two other transit scenarios for the future that required significantly more funding than was projected to be available, so until those funding sources are identified and implemented, the status quo scenario is reflected in the plan. Because of network changes reflected in the MPO's new 2020 highway plan, which in turn will be reflected in Map 3A, revisions to Maps 3B and 3H are necessary to be consistent.

C. STAFF RECOMMENDATION

Planning staff recommends that the Board of County Commissioners transmit the proposed plan amendment. The proposed language is as follows:

POLICY 21.1.1: The Lee County Metropolitan Planning Organization's 2020 Financially Feasible Plan Map series is hereby incorporated as part of the Transportation Map series for this Lee Plan comprehensive plan element. The MPO 2020 Financially Feasible Highway Plan Map 14, as ~~amended June 18, 1999~~ adopted December 8, 2000, is incorporated as Map 3A of the Transportation Map series, with one format change as approved by the Lee County Board of County Commissioners on March 23, 1999. The format change is a visual indication (with shading) that alignment options for the County Road 951/Bonita Grande Drive extension are still under consideration, consistent with Note 5. (Amended by Ordinance No. 98-09, 99-15)

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GOAL 27: INTERGOVERNMENTAL COORDINATION. Cooperation with other governmental entities in the planning, funding, ~~and construction,~~ operations and maintenance of transportation improvements within or affecting Lee County. (Amended by Ordinance No. 99-15)

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

DATE OF PUBLIC HEARING: April 23, 2001

A. LOCAL PLANNING AGENCY REVIEW

The LPA simply identified an editorial change in the staff report and a mistake on Map 3H to be corrected, but otherwise had no comments on the proposed amendments. There were no comments from the general public.

B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY

1. **RECOMMENDATION:** The LPA recommended that the Board of County Commissioners transmit this amendment.
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>
SUSAN BROOKMAN	<u>AYE</u>
BARRY ERNST	<u>ABSENT</u>
RONALD INGE	<u>AYE</u>
GORDON REIGELMAN	<u>AYE</u>
VIRGINIA SPLITT	<u>AYE</u>
GREG STUART	<u>AYE</u>

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

DATE OF TRANSMITTAL HEARING: August 29, 2001

A. BOARD REVIEW: The Board had no discussion in relation to 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.
- 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	_____ AYE
BOB JANES	_____ AYE
RAY JUDAH	_____ AYE
DOUG ST. CERNY	_____ AYE

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

DATE OF ORC REPORT: November 21, 2001

A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS

The DCA had no objections, recommendations or comments concerning this amendment.

B. STAFF RESPONSE

Adopt the amendment as transmitted.

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

DATE OF ADOPTION HEARING: January 10, 2002

A. BOARD REVIEW:

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. BOARD ACTION:

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

C. VOTE:

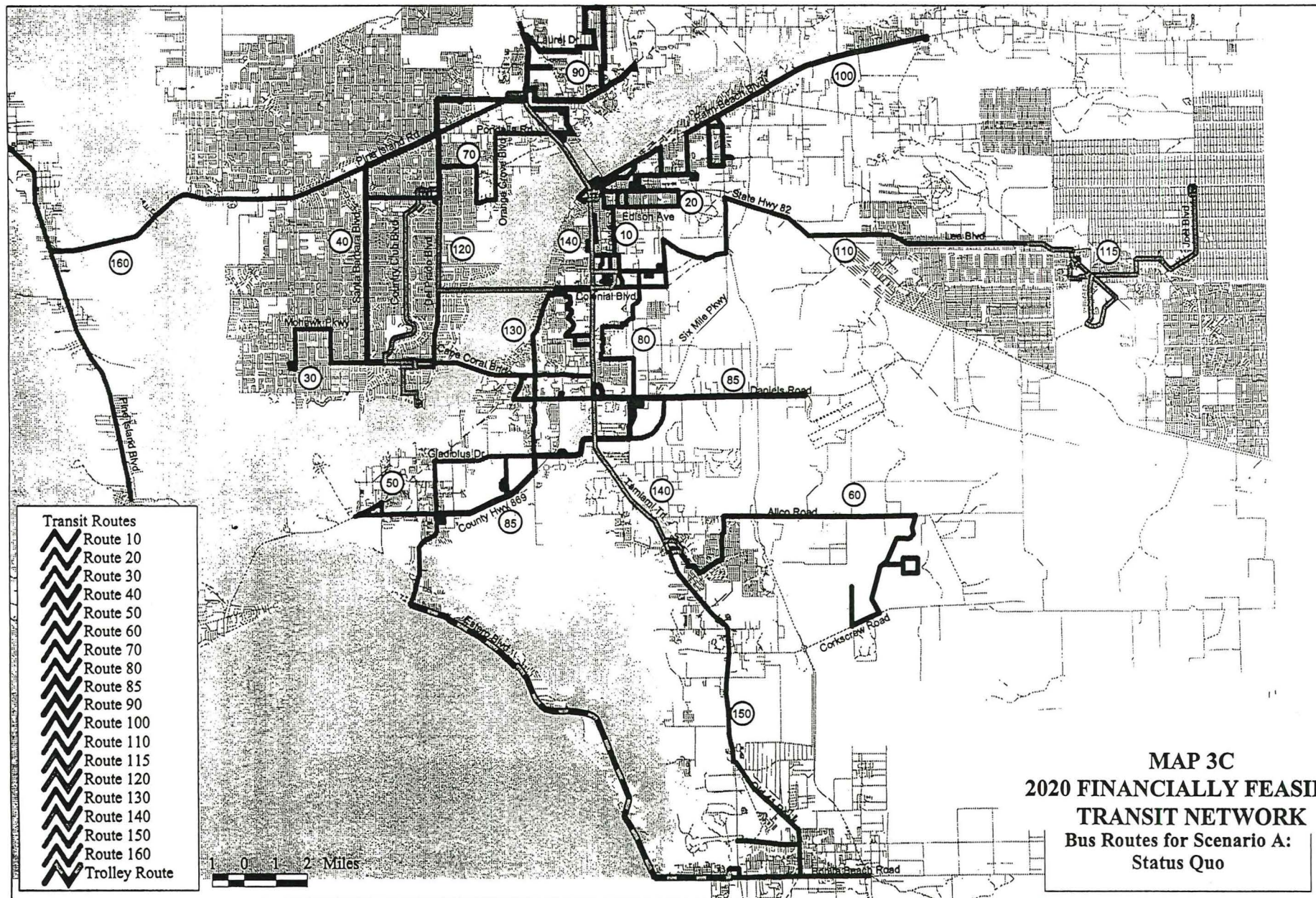
JOHN ALBION

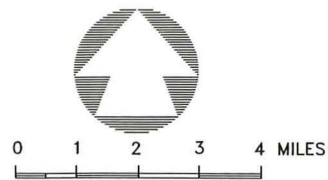
ANDREW COY

BOB JANES

RAY JUDAH

DOUG ST. CERNY





- INTERSTATE/
EXPRESSWAY
- 4 LANES
 - 6 LANES
 - 8 LANES
- DIVIDED ARTERIALS
OR COLLECTORS
- 2 LANES
 - 4 LANES
 - 6 LANES
- UNDIVIDED ARTERIALS
OR COLLECTORS
- 2 LANES
 - 4 LANES
- ONE-WAY STREETS
- 2 LANES
 - 3 LANES
- EXISTING
- CONSTRUCTION PROGRAMMED
- 2020 FINANCIALLY FEASIBLE PLAN
- PROPOSED BRIDGE OR OVERPASS
- GRADE SEPARATED INTERCHANGES
- INTERCHANGE IMPROVEMENTS
- FUTURE CORRIDOR EVALUATION

THE LINES ON THIS PLAN REPRESENT ONLY THE GENERAL ROUTES. SPECIFIC ALIGNMENTS WILL BE DETERMINED THROUGH CORRIDOR AND DESIGN STUDIES.

- 1 NO ACCESS SHOULD BE PERMITTED TO THESE ROADS EAST OF I-75, SOUTH OF CORKSCREW ROAD, AND NORTH OF THE BONITA SPRINGS CITY LIMITS.
- 2 THE FEASIBILITY AND ALIGNMENT OF THESE ROADS SHOULD BE DETERMINED THROUGH STUDIES THAT ADEQUATELY ADDRESS THEIR GROWTH MANAGEMENT AND ENVIRONMENTAL IMPACTS, INCLUDING THEIR SECONDARY AND CUMULATIVE EFFECTS ON WILDLIFE, WETLANDS, AND WATER MANAGEMENT. EXTENDING STRIKE LANE SHOULD BE EVALUATED AS AN ALTERNATIVE TO EXTENDING COCONUT ROAD EAST OF I-75.
- 3 A FOUR LANE TOLL EXPRESSWAY, OPEN TO TRANSPONDER USERS ONLY, WITH NO ACCESS POINTS EN ROUTE, IS TO BE CONSTRUCTED WITHIN THE MEDIAN OF COLONIAL BOULEVARD FROM WEST OF WINKLER AVENUE TO EAST OF TREELINE AVENUE.

MAP 3A LEE COUNTY 2020 FINANCIALLY FEASIBLE HIGHWAY PLAN

CHARLOTTE HARBOR

PINE ISLAND SOUND

GULF OF MEXICO

CH. LOTTE CO.
LEE COUNTY

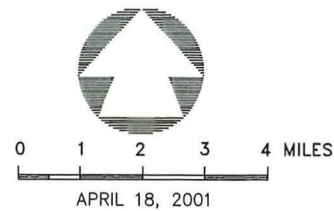
ADOPTED DECEMBER 8, 2000



Director: Scott M. Gilbertson P.E.

MAP 3A - PAGE 1 OF 1
(ADDED BY ORDINANCE #)

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INTERSTATE/
EXPRESSWAY

4 LANES
6 LANES
8 LANES

DIVIDED ARTERIALS
OR COLLECTORS

2 LANES
4 LANES
6 LANES

UNDIVIDED ARTERIALS
OR COLLECTORS

2 LANES
4 LANES

ONE-WAY STREETS

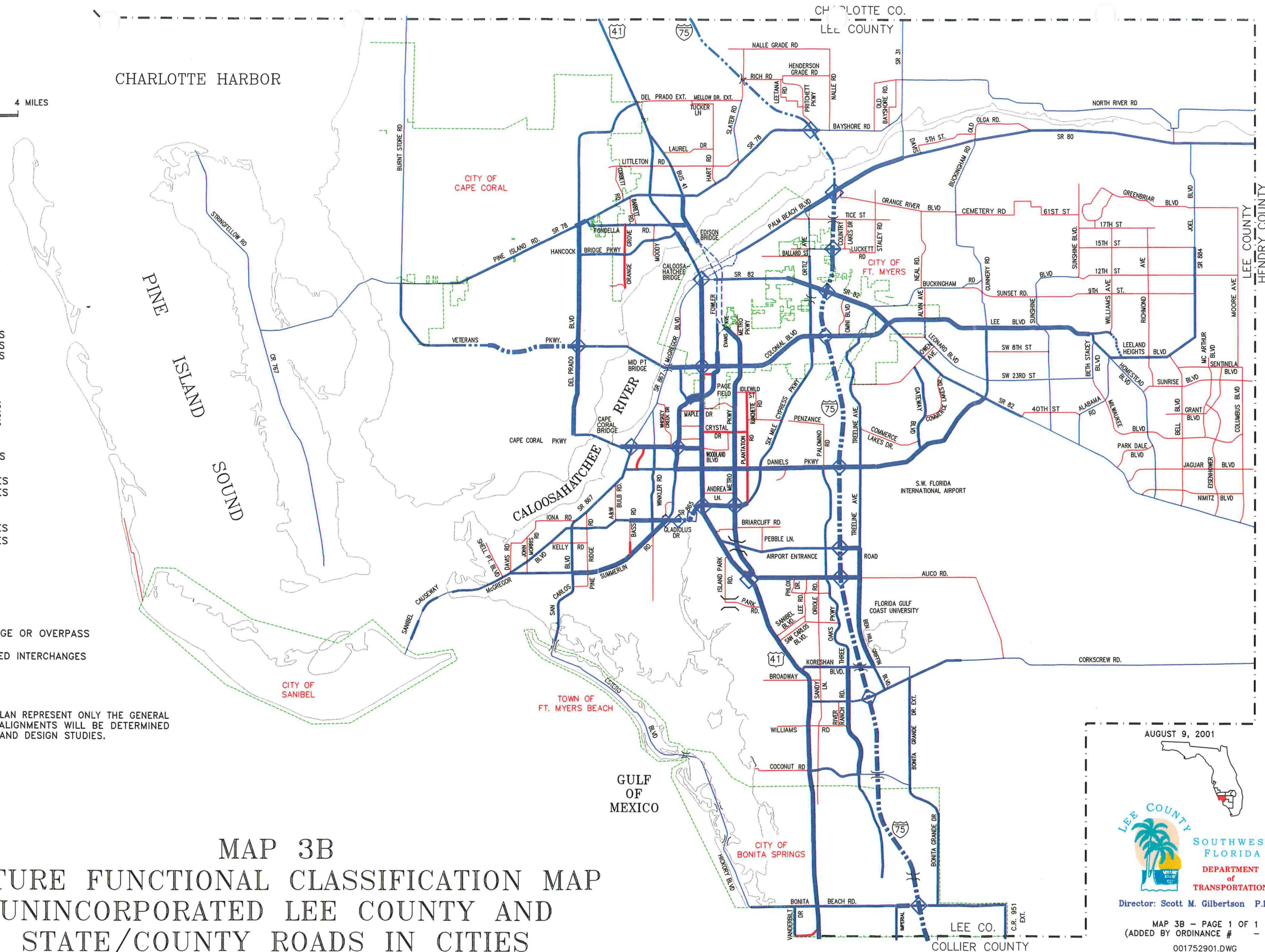
2 LANES
3 LANES

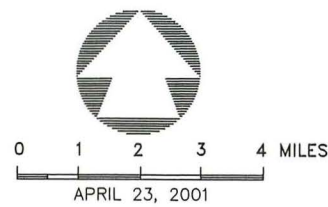
ARTERIALS
COLLECTORS
CITY LIMITS

PROPOSED BRIDGE OR OVERPASS
GRADE SEPARATED INTERCHANGES

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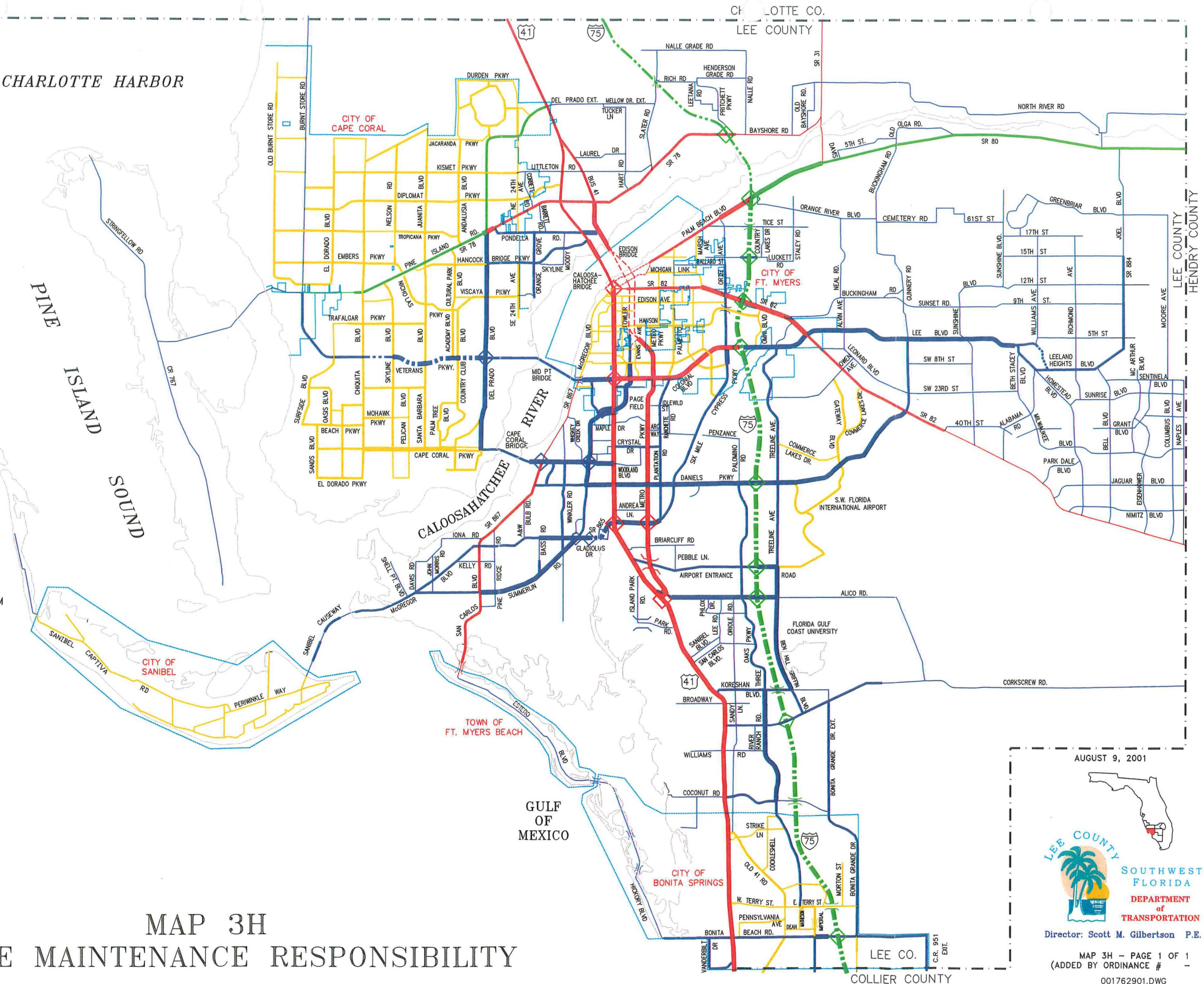
MAP 3B FUTURE FUNCTIONAL CLASSIFICATION MAP UNINCORPORATED LEE COUNTY AND STATE/COUNTY ROADS IN CITIES





- INTERSTATE/
EXPRESSWAY
- 4 LANES
 - 6 LANES
 - 8 LANES
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OR COLLECTORS
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 - 4 LANES
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- 2 LANES
 - 3 LANES
- COUNTY MAINTAINED
FLORIDA INTERSTATE HIGHWAY SYSTEM
OTHER STATE MAINTAINED
CITY OR PRIVATELY MAINTAINED
CITY LIMITS
- PROPOSED BRIDGE OR OVERPASS
GRADE SEPARATED INTERCHANGES

MAP 3H
FUTURE MAINTENANCE RESPONSIBILITY



AUGUST 9, 2001

LEE COUNTY
SOUTHWEST
FLORIDA
DEPARTMENT
of
TRANSPORTATION

Director: Scott M. Gilbertson P.E.

MAP 3H - PAGE 1 OF 1
(ADDED BY ORDINANCE #)

001762901.DWG

**CPA2000-21
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*

August 29, 2001

**LEE COUNTY
DIVISION OF PLANNING
STAFF REPORT FOR
COMPREHENSIVE PLAN AMENDMENT
CPA2000-21**

☒

Text Amendment

☐

Map Amendment

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<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
<input type="checkbox"/>	Staff Response to the DCA Objections, Recommendations, and Comments (ORC) Report
<input type="checkbox"/>	Board of County Commissioners Hearing for Adoption

STAFF REPORT PREPARATION DATE: April 13, 2001

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:

Modify Policy 22.1.4 to update the document references, modify Policy 26.1.3 to distinguish between traffic control devices and plans, expand Goal 27 to include the operation of transportation facilities in the list requiring cooperation with other governmental entities, add the City of Bonita Springs to Policy 27.1.3, and update Policy 21.1.1 and the transportation map series to reflect the current 2020 road and transit network (general transportation update).

B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY:

1. RECOMMENDATION: Planning staff recommends that the Board of County Commissioners transmit the proposed amendment as provided under Part C, the Staff Recommendation portion of this report.

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

- Lee County last updated the overall Transportation Element of its comprehensive plan in November, 1999 (PAM/T 98-26).
- A new 2020 Financially Feasible Transportation Plan was adopted by the Lee County Metropolitan Planning Organization (MPO) on December 8, 2000.
- The MPO Plan maps are directly reflected in Maps 3A and 3C of the Lee Plan Transportation Map series, and the network changes affect Maps 3B and 3H.
- Policy 21.1.1 refers to the MPO Plan map adopted in June, 1999.
- The City of Bonita Springs was incorporated as of January, 2000.
- Policy 27.1.3 declares the County's interest in land use decisions for all other cities in Lee County, but doesn't include the City of Bonita Springs.
- Other policies within the Transportation Element include some outdated references or require some clarification as to their intent.

C. BACKGROUND INFORMATION

Since the last update of the Transportation Element (Ordinance No. 99-15) and the Transportation Map series, changes in conditions and documents have created a need to amend certain policies and maps. The most significant change is the adoption of a new 2020 Financially Feasible Plan by the Lee County MPO in December, 2000, which affects Policy 21.1.1 and Maps 3A and 3C of the Transportation Map series. Changes in the network reflected on Map 3A also affect Maps 3B and 3H. Also, the incorporation of the City of Bonita Springs in January, 2000 affects the references in Policy 27.1.3. A general clean-up or clarification of certain policies in the Transportation Element is also warranted.

PART II - STAFF ANALYSIS

A. STAFF DISCUSSION

Policy 21.1.1 of the Transportation Element acknowledges that the Lee County Metropolitan Planning Organization's 2020 Financially Feasible Plan is the basis for Map 3A of the Lee Plan Transportation Map series. It reads as follows:

***POLICY 21.1.1:** The Lee County Metropolitan Planning Organization's 2020 Financially Feasible Plan Map series is hereby incorporated as part of the Transportation Map series for this Lee Plan comprehensive plan element. The MPO Plan Map 14, as amended June 18, 1999, is incorporated as Map 3A of the Transportation Map series, with one format change as approved by the Lee County Board of County Commissioners on March 23, 1999. The format change is a visual indication (with shading) that alignment options for the 951 extension are still under consideration, consistent with Note 5. (Amended by Ordinance No. 98-09, 99-15)*

Policy 22.1.4 references two documents Lee County relies on to calculate levels of service, the 1994 Highway Capacity Manual and the 1995 FDOT Level of Service Manual. It reads as follows:

POLICY 22.1.4: *Lee County will continue to use the 1994 Highway Capacity Manual and the 1995 Florida Department of Transportation Level of Service Manual to calculate levels of service, service volumes, and volume-to-capacity ratios. (Amended by Ordinance No. 98-09, Amended and Relocated by Ordinance No. 99-15)*

Policy 26.1.3 indicates the County's intent to consider traffic control where through traffic is impacting a neighborhood. It reads as follows:

POLICY 26.1.3: *For those neighborhoods where too much through traffic is a problem, the county will study (and implement when warranted) neighborhood traffic control devices to protect residential areas from the harmful impacts of excessive traffic.*

Goal 27 deals with Intergovernmental Coordination, listing different activities that should be coordinated. It reads as follows:

GOAL 27: INTERGOVERNMENTAL COORDINATION. *Cooperation with other governmental entities in the planning, funding, and construction of transportation improvements within or affecting Lee County. (Amended by Ordinance No. 99-15)*

Policy 27.1.3 specifies the jurisdictions where the County declares an interest in land use decisions. It reads as follows:

POLICY 27.1.3: *The county declares a position of interest for land use decisions affecting county and state roads within Sanibel, Cape Coral, Fort Myers Beach, and Fort Myers, and state roads and county roads shared with adjacent counties. (Amended by Ordinance No. 99-15)*

B. CONCLUSIONS

The language in Policy 21.1.1 needs to be updated to reflect the latest version of the MPO's adopted 2020 Financially Feasible Plan, dated December 8, 2000. The Board direction on the format change would still stand, because the MPO plan shows a particular alignment and a number of alignment options are under consideration, as would be reflected by the shading. Added clarification of the facility being referenced is necessary because parts of it are referred to as both the CR (County Road) 951 Extension and the Bonita Grande Drive Extension in the MPO's plan.

Because of the state's insistence that other documents referred to in the comprehensive plan have to be date-specific, even with technical reference manuals that are updated regularly, Policy 22.1.4 needs to be updated to reflect the latest versions of the Highway Capacity Manual and Level of Service Manual being used by the County.

In the case of Policy 26.1.3, the reference to studying and implementing traffic control "devices" needs to be generalized to "plans". Some of the traffic control options that might be utilized in a neighborhood wouldn't necessarily meet the definition of "devices", which includes things like signs, signals and pavement markings.

Goal 27 simply requires the addition of an activity that should be coordinated with other governments, namely the maintenance and operation of a roadway.

Finally, Policy 27.1.3 needs to be expanded to refer to the newest incorporated area, the City of Bonita Springs.

In regards to the Transportation Map series, Map 3A needs to be revised to reflect the MPO's 2020 Financially Feasible Highway Plan as adopted on December 8, 2000, and Map 3C needs to be revised to reflect the "status quo" scenario for transit included in the MPO's Plan as Figure G-2. The MPO's plan identified two other transit scenarios for the future that required significantly more funding than was projected to be available, so until those funding sources are identified and implemented, the status quo scenario is reflected in the plan. Because of network changes reflected in the MPO's new 2020 highway plan, which in turn will be reflected in Map 3A, revisions to Maps 3B and 3H are necessary to be consistent.

C. STAFF RECOMMENDATION

Planning staff recommends that the Board of County Commissioners transmit the proposed plan amendment. The proposed language is as follows:

POLICY 21.1.1: The Lee County Metropolitan Planning Organization's 2020 Financially Feasible Plan Map series is hereby incorporated as part of the Transportation Map series for this Lee Plan comprehensive plan element. The MPO 2020 Financially Feasible Highway Plan Map 14, as ~~amended June 18, 1999~~ adopted December 8, 2000, is incorporated as Map 3A of the Transportation Map series, with one format change as approved by the Lee County Board of County Commissioners on March 23, 1999. The format change is a visual indication (with shading) that alignment options for the County Road 951/Bonita Grande Drive extension are still under consideration, consistent with Note 5. (Amended by Ordinance No. 98-09, 99-15)

POLICY 22.1.4: Lee County will continue to use the ~~1994~~ 2000 Highway Capacity Manual and the ~~1995~~ 1998 Florida Department of Transportation Level of Service Manual to calculate levels of service, service volumes, and volume-to-capacity ratios. (Amended by Ordinance No. 98-09, Amended and Relocated by Ordinance No. 99-15)

POLICY 26.1.3: For those neighborhoods where too much through traffic is a problem, the county will study (and implement when warranted) neighborhood traffic control ~~devices~~ plans to protect residential areas from the harmful impacts of excessive traffic.

GOAL 27: INTERGOVERNMENTAL COORDINATION. Cooperation with other governmental entities in the planning, funding, ~~and construction,~~ operations and maintenance of transportation improvements within or affecting Lee County. (Amended by Ordinance No. 99-15)

POLICY 27.1.3: The county declares a position of interest for land use decisions affecting county and state roads within Sanibel, Cape Coral, Fort Myers Beach, Bonita Springs, and Fort Myers, and state roads and county roads shared with adjacent counties. (Amended by Ordinance No. 99-15)

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

DATE OF PUBLIC HEARING: April 23, 2001

A. LOCAL PLANNING AGENCY REVIEW

The LPA simply identified an editorial change in the staff report and a mistake on Map 3H to be corrected, but otherwise had no comments on the proposed amendments. There were no comments from the general public.

B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY

1. **RECOMMENDATION:** The LPA recommended that the Board of County Commissioners transmit this amendment.
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>
SUSAN BROOKMAN	<u>AYE</u>
BARRY ERNST	<u>ABSENT</u>
RONALD INGE	<u>AYE</u>
GORDON REIGELMAN	<u>AYE</u>
VIRGINIA SPLITT	<u>AYE</u>
GREG STUART	<u>AYE</u>

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

DATE OF TRANSMITTAL HEARING: August 29, 2001

A. BOARD REVIEW: The Board had no discussion in relation to 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.
2. **BASIS AND RECOMMENDED FINDINGS OF FACT:** The Board accepted the findings of fact as advanced by staff.

C. VOTE:

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

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

DATE OF ORC REPORT: _____

A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS

B. STAFF RESPONSE

**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:

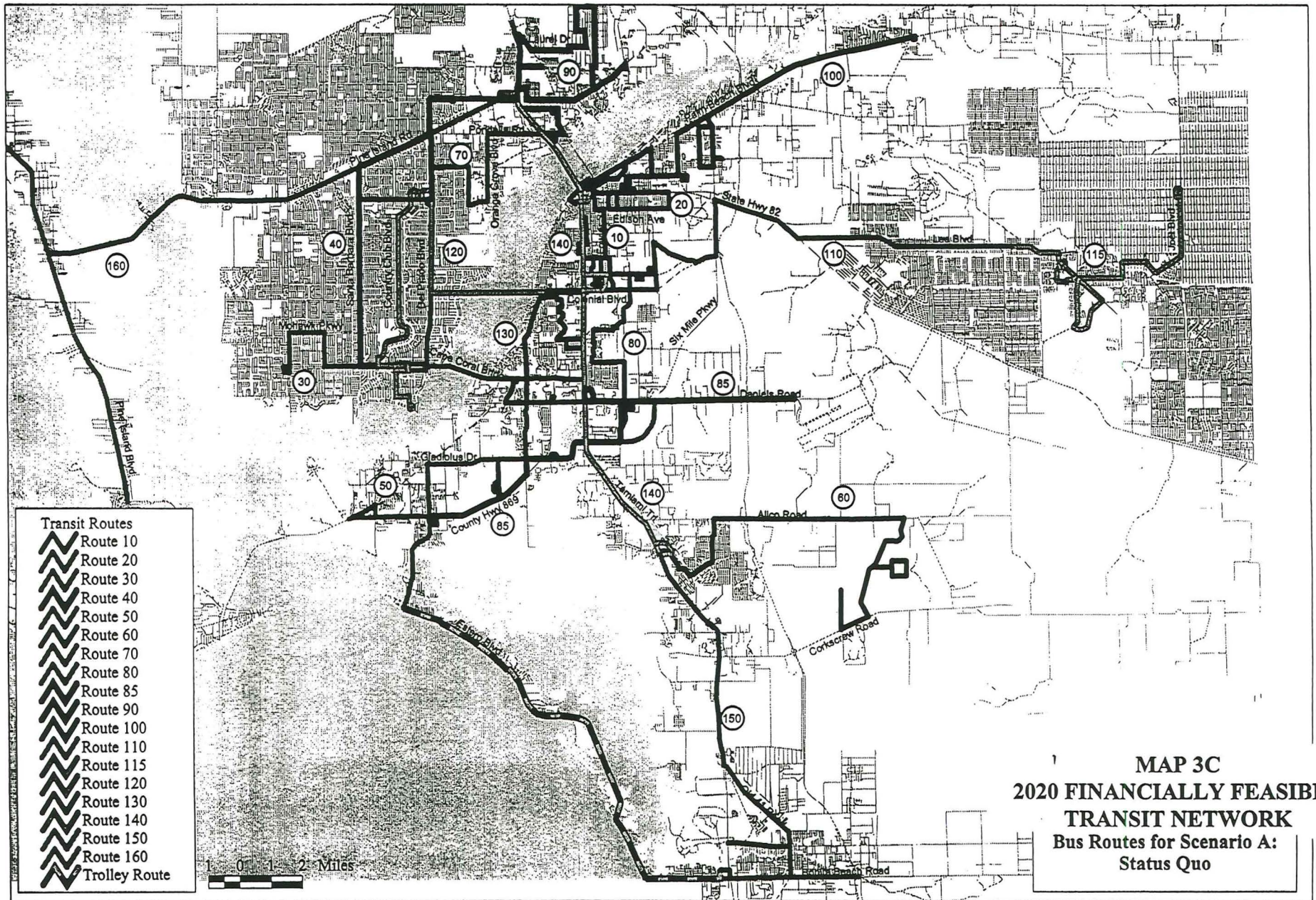
JOHN ALBION

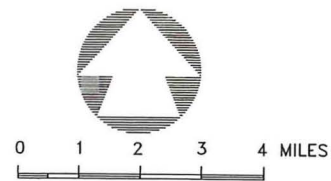
ANDREW COY

BOB JANES

RAY JUDAH

DOUG ST. CERNY





INTERSTATE/
EXPRESSWAY

4 LANES
6 LANES
8 LANES

DIVIDED ARTERIALS
OR COLLECTORS

2 LANES
4 LANES
6 LANES

UNDIVIDED ARTERIALS
OR COLLECTORS

2 LANES
4 LANES

ONE-WAY STREETS

2 LANES
3 LANES

EXISTING

CONSTRUCTION PROGRAMMED

2020 FINANCIALLY FEASIBLE PLAN

PROPOSED BRIDGE OR OVERPASS

GRADE SEPARATED INTERCHANGES

INTERCHANGE IMPROVEMENTS

FUTURE CORRIDOR EVALUATION

THE LINES ON THIS PLAN REPRESENT ONLY THE GENERAL ROUTES. SPECIFIC ALIGNMENTS WILL BE DETERMINED THROUGH CORRIDOR AND DESIGN STUDIES.

① NO ACCESS SHOULD BE PERMITTED TO THESE ROADS EAST OF I-75, SOUTH OF CORKSCREW ROAD, AND NORTH OF THE BONITA SPRINGS CITY LIMITS.

② THE FEASIBILITY AND ALIGNMENT OF THESE ROADS SHOULD BE DETERMINED THROUGH STUDIES THAT ADEQUATELY ADDRESS THEIR GROWTH MANAGEMENT AND ENVIRONMENTAL IMPACTS, INCLUDING THEIR SECONDARY AND CUMULATIVE EFFECTS ON WILDLIFE, WETLANDS, AND WATER MANAGEMENT. EXTENDING STRIKE LANE SHOULD BE EVALUATED AS AN ALTERNATIVE TO EXTENDING COCONUT ROAD EAST OF I-75.

③ A FOUR LANE TOLL EXPRESSWAY, OPEN TO TRANSPONDER USERS ONLY, WITH NO ACCESS POINTS EN ROUTE, IS TO BE CONSTRUCTED WITHIN THE MEDIAN OF COLONIAL BOULEVARD FROM WEST OF WINKLER AVENUE TO EAST OF TREELINE AVENUE.

MAP 3A LEE COUNTY 2020 FINANCIALLY FEASIBLE HIGHWAY PLAN

CHARLOTTE HARBOR

PINE ISLAND SOUND

GULF OF MEXICO

CHARLOTTE CO.

LEE COUNTY

LEE COUNTY
HENDRY COUNTY

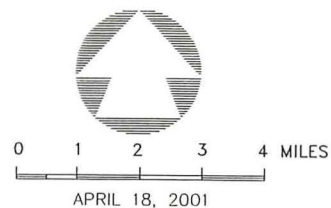
ADOPTED DECEMBER 8, 2000



Director: Scott M. Gilbertson P.E.

MAP 3A - PAGE 1 OF 1
(ADDED BY ORDINANCE #)

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INTERSTATE/
EXPRESSWAY

4 LANES
6 LANES
8 LANES

DIVIDED ARTERIALS
OR COLLECTORS

2 LANES
4 LANES
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UNDIVIDED ARTERIALS
OR COLLECTORS

2 LANES
4 LANES

ONE-WAY STREETS

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3 LANES

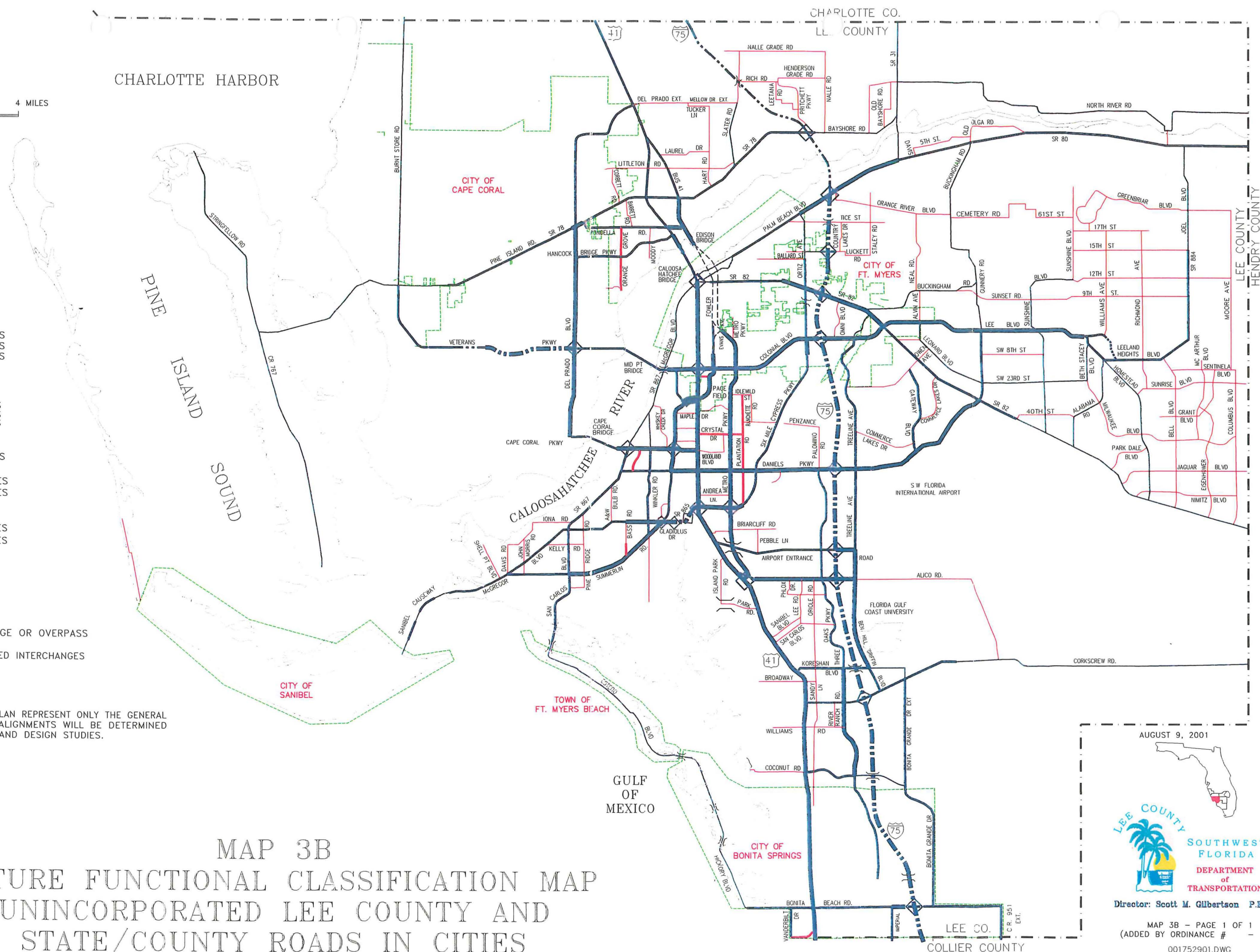
ARTERIALS
COLLECTORS
CITY LIMITS

PROPOSED BRIDGE OR OVERPASS

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MAP 3B FUTURE FUNCTIONAL CLASSIFICATION MAP UNINCORPORATED LEE COUNTY AND STATE/COUNTY ROADS IN CITIES



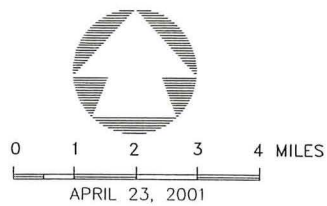
AUGUST 9, 2001



Director: Scott M. Gilbertson P.E.

MAP 3B - PAGE 1 OF 1
(ADDED BY ORDINANCE #)

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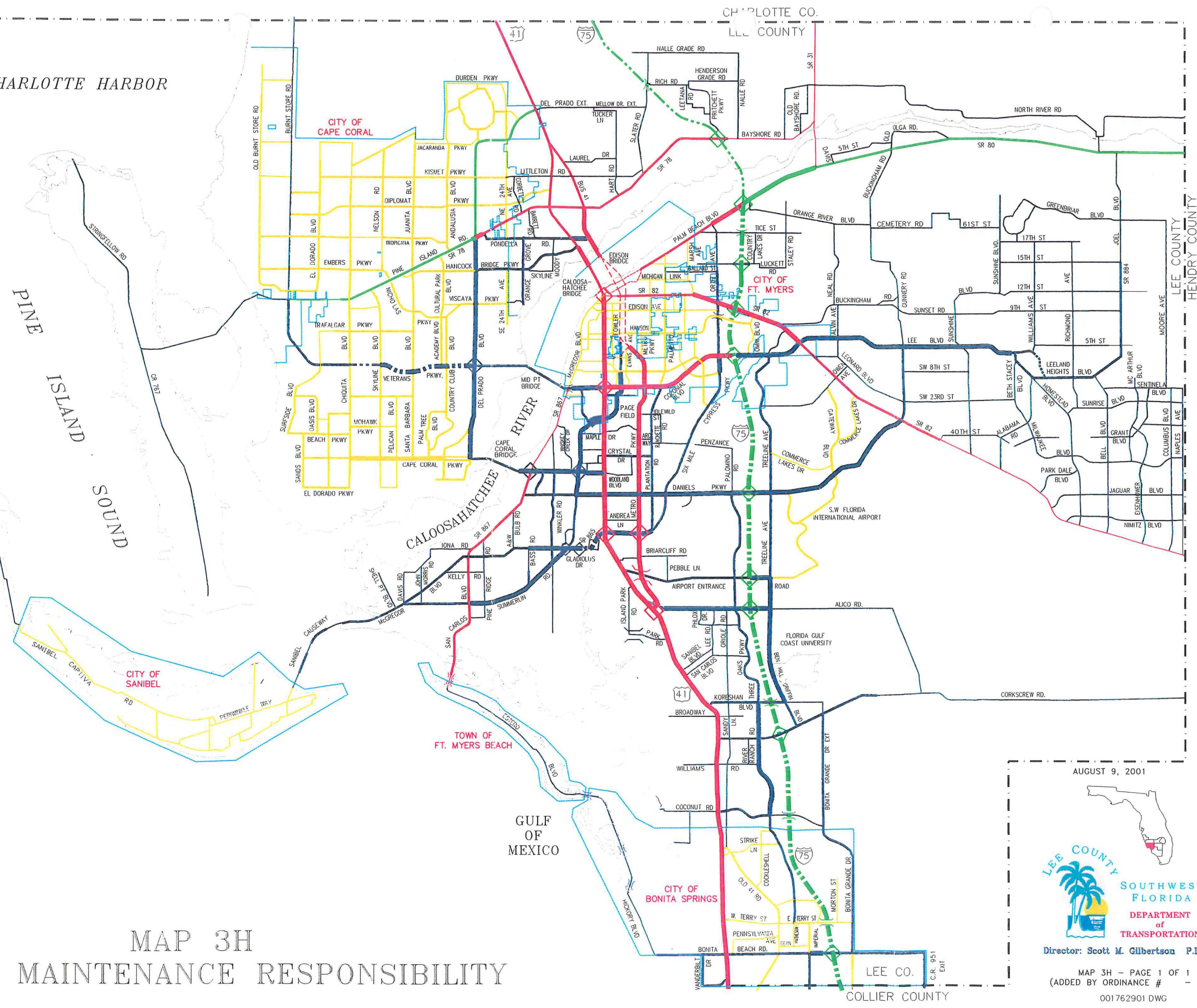


CHARLOTTE HARBOR

- INTERSTATE/
EXPRESSWAY
- 4 LANES
 - 6 LANES
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OR COLLECTORS
- 2 LANES
 - 4 LANES
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- UNDIVIDED ARTERIALS
OR COLLECTORS
- 2 LANES
 - 4 LANES
- ONE-WAY STREETS
- 2 LANES
 - 3 LANES
- COUNTY MAINTAINED
- FLORIDA INTERSTATE HIGHWAY SYSTEM
- OTHER STATE MAINTAINED
- CITY OR PRIVATELY MAINTAINED
- CITY LIMITS
- PROPOSED BRIDGE OR OVERPASS
- GRADE SEPARATED INTERCHANGES

PINE ISLAND SOUND

MAP 3H
FUTURE MAINTENANCE RESPONSIBILITY



AUGUST 9, 2001

Director: Scott M. Gilbertson P.E.

MAP 3H - PAGE 1 OF 1
(ADDED BY ORDINANCE #)

001762901 DWG

**CPA2000-21
BoCC SPONSORED
AMENDMENT
TO THE**

LEE COUNTY COMPREHENSIVE PLAN

THE LEE PLAN

**BoCC Transmittal Hearing Document
for the
August 29th, 2001 Public Hearing**

*Lee County Planning Division
1500 Monroe Street
P.O. Box 398
Fort Myers, FL 33902-0398
(941) 479-8585*

August 9, 2001

**LEE COUNTY
DIVISION OF PLANNING
STAFF REPORT FOR
COMPREHENSIVE PLAN AMENDMENT
CPA2000-21**

☒

Text Amendment

☐

Map Amendment

<input checked="" type="checkbox"/>	This Document Contains the Following Reviews:
<input checked="" type="checkbox"/>	Staff Review
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<input type="checkbox"/>	Staff Response to the DCA Objections, Recommendations, and Comments (ORC) Report
<input type="checkbox"/>	Board of County Commissioners Hearing for Adoption

STAFF REPORT PREPARATION DATE: April 13, 2001

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:

Modify Policy 22.1.4 to update the document references, modify Policy 26.1.3 to distinguish between traffic control devices and plans, expand Goal 27 to include the operation of transportation facilities in the list requiring cooperation with other governmental entities, add the City of Bonita Springs to Policy 27.1.3, and update Policy 21.1.1 and the transportation map series to reflect the current 2020 road and transit network (general transportation update).

B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY:

1. RECOMMENDATION: Planning staff recommends that the Board of County Commissioners transmit the proposed amendment as provided under Part C, the Staff Recommendation portion of this report.

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Since the last update of the Transportation Element (Ordinance No. 99-15) and the Transportation Map series, changes in conditions and documents have created a need to amend certain policies and maps. The most significant change is the adoption of a new 2020 Financially Feasible Plan by the Lee County MPO in December, 2000, which affects Policy 21.1.1 and Maps 3A and 3C of the Transportation Map series. Changes in the network reflected on Map 3A also affect Maps 3B and 3H. Also, the incorporation of the City of Bonita Springs in January, 2000 affects the references in Policy 27.1.3. A general clean-up or clarification of certain policies in the Transportation Element is also warranted.

PART II - STAFF ANALYSIS

A. STAFF DISCUSSION

Policy 21.1.1 of the Transportation Element acknowledges that the Lee County Metropolitan Planning Organization's 2020 Financially Feasible Plan is the basis for Map 3A of the Lee Plan Transportation Map series. It reads as follows:

***POLICY 21.1.1:** The Lee County Metropolitan Planning Organization's 2020 Financially Feasible Plan Map series is hereby incorporated as part of the Transportation Map series for this Lee Plan comprehensive plan element. The MPO Plan Map 14, as amended June 18, 1999, is incorporated as Map 3A of the Transportation Map series, with one format change as approved by the Lee County Board of County Commissioners on March 23, 1999. The format change is a visual indication (with shading) that alignment options for the 951 extension are still under consideration, consistent with Note 5. (Amended by Ordinance No. 98-09, 99-15)*

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Policy 27.1.3 specifies the jurisdictions where the County declares an interest in land use decisions. It reads as follows:

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B. CONCLUSIONS

The language in Policy 21.1.1 needs to be updated to reflect the latest version of the MPO's adopted 2020 Financially Feasible Plan, dated December 8, 2000. The Board direction on the format change would still stand, because the MPO plan shows a particular alignment and a number of alignment options are under consideration, as would be reflected by the shading. Added clarification of the facility being referenced is necessary because parts of it are referred to as both the CR (County Road) 951 Extension and the Bonita Grande Drive Extension in the MPO's plan.

Because of the state's insistence that other documents referred to in the comprehensive plan have to be date-specific, even with technical reference manuals that are updated regularly, Policy 22.1.4 needs to be updated to reflect the latest versions of the Highway Capacity Manual and Level of Service Manual being used by the County.

In the case of Policy 26.1.3, the reference to studying and implementing traffic control "devices" needs to be generalized to "plans". Some of the traffic control options that might be utilized in a neighborhood wouldn't necessarily meet the definition of "devices", which includes things like signs, signals and pavement markings.

Goal 27 simply requires the addition of an activity that should be coordinated with other governments, namely the maintenance and operation of a roadway.

Finally, Policy 27.1.3 needs to be expanded to refer to the newest incorporated area, the City of Bonita Springs.

In regards to the Transportation Map series, Map 3A needs to be revised to reflect the MPO's 2020 Financially Feasible Highway Plan as adopted on December 8, 2000, and Map 3C needs to be revised to reflect the "status quo" scenario for transit included in the MPO's Plan as Figure G-2. The MPO's plan identified two other transit scenarios for the future that required significantly more funding than was projected to be available, so until those funding sources are identified and implemented, the status quo scenario is reflected in the plan. Because of network changes reflected in the MPO's new 2020 highway plan, which in turn will be reflected in Map 3A, revisions to Maps 3B and 3H are necessary to be consistent.

C. STAFF RECOMMENDATION

Planning staff recommends that the Board of County Commissioners transmit the proposed plan amendment. The proposed language is as follows:

POLICY 21.1.1: The Lee County Metropolitan Planning Organization's 2020 Financially Feasible Plan Map series is hereby incorporated as part of the Transportation Map series for this Lee Plan comprehensive plan element. The MPO 2020 Financially Feasible Highway Plan Map 14, as ~~amended June 18, 1999~~ adopted December 8, 2000, is incorporated as Map 3A of the Transportation Map series, with one format change as approved by the Lee County Board of County Commissioners on March 23, 1999. The format change is a visual indication (with shading) that alignment options for the County Road 951/Bonita Grande Drive extension are still under consideration, consistent with Note 5. (Amended by Ordinance No. 98-09, 99-15)

POLICY 22.1.4: Lee County will continue to use the ~~1994~~ 2000 Highway Capacity Manual and the ~~1995~~ 1998 Florida Department of Transportation Level of Service Manual to calculate levels of service, service volumes, and volume-to-capacity ratios. (Amended by Ordinance No. 98-09, Amended and Relocated by Ordinance No. 99-15)

POLICY 26.1.3: For those neighborhoods where too much through traffic is a problem, the county will study (and implement when warranted) neighborhood traffic control ~~devices~~ plans to protect residential areas from the harmful impacts of excessive traffic.

GOAL 27: INTERGOVERNMENTAL COORDINATION. Cooperation with other governmental entities in the planning, funding, ~~and construction,~~ operations and maintenance of transportation improvements within or affecting Lee County. (Amended by Ordinance No. 99-15)

POLICY 27.1.3: The county declares a position of interest for land use decisions affecting county and state roads within Sanibel, Cape Coral, Fort Myers Beach, Bonita Springs, and Fort Myers, and state roads and county roads shared with adjacent counties. (Amended by Ordinance No. 99-15)

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

DATE OF PUBLIC HEARING: April 23, 2001

A. LOCAL PLANNING AGENCY REVIEW

The LPA simply identified an editorial change in the staff report and a mistake on Map 3H to be corrected, but otherwise had no comments on the proposed amendments. There were no comments from the general public.

B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY

1. **RECOMMENDATION:** The LPA recommended that the Board of County Commissioners transmit this amendment.
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>
SUSAN BROOKMAN	<u>AYE</u>
BARRY ERNST	<u>ABSENT</u>
RONALD INGE	<u>AYE</u>
GORDON REIGELMAN	<u>AYE</u>
VIRGINIA SPLITT	<u>AYE</u>
GREG STUART	<u>AYE</u>

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

DATE OF TRANSMITTAL HEARING: August 29, 2001

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

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

DATE OF ORC REPORT: _____

A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS

B. STAFF RESPONSE

**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:

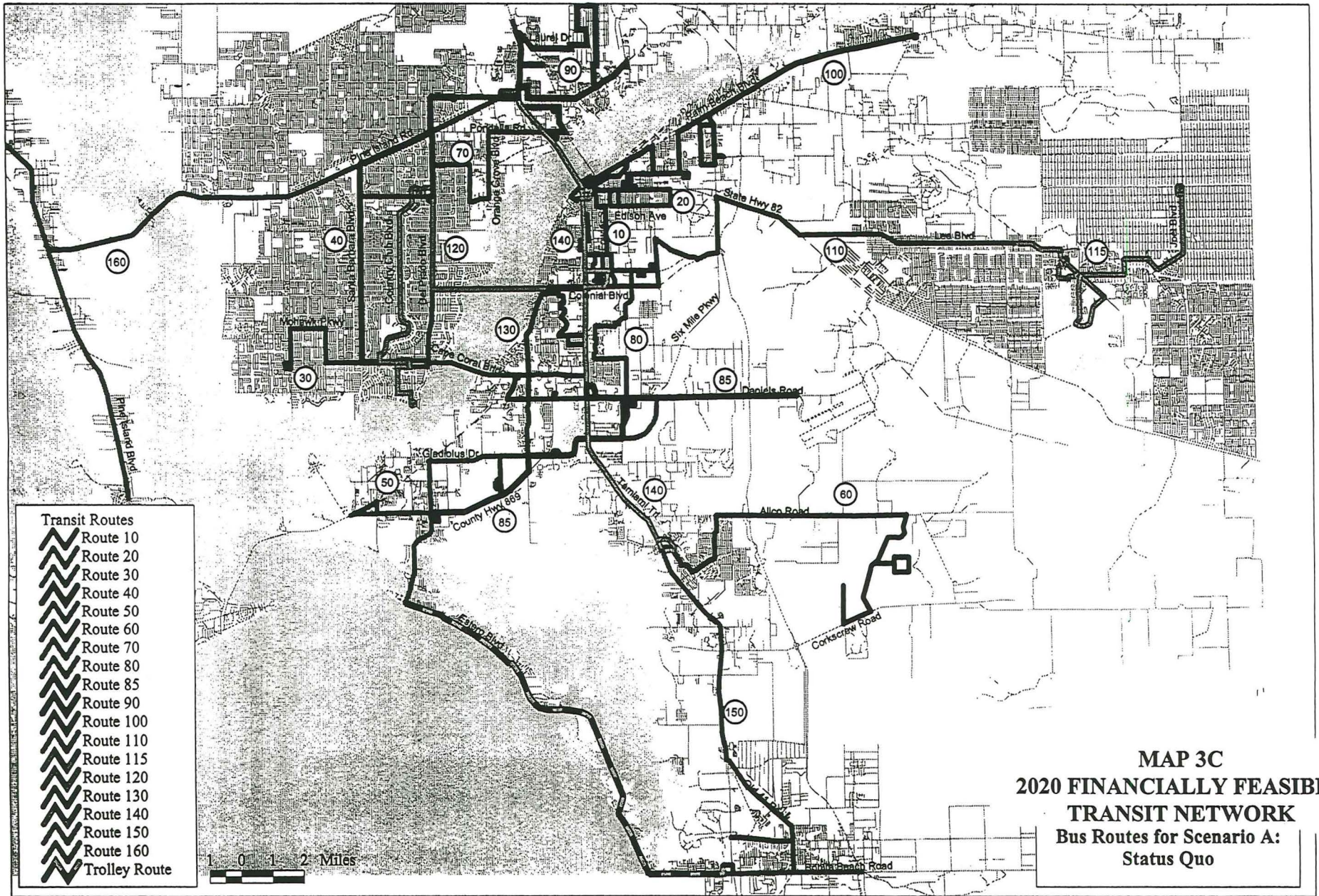
JOHN ALBION

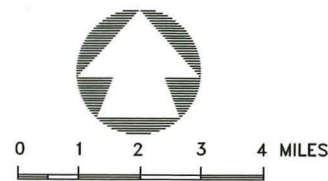
ANDREW COY

BOB JANES

RAY JUDAH

DOUG ST. CERNY





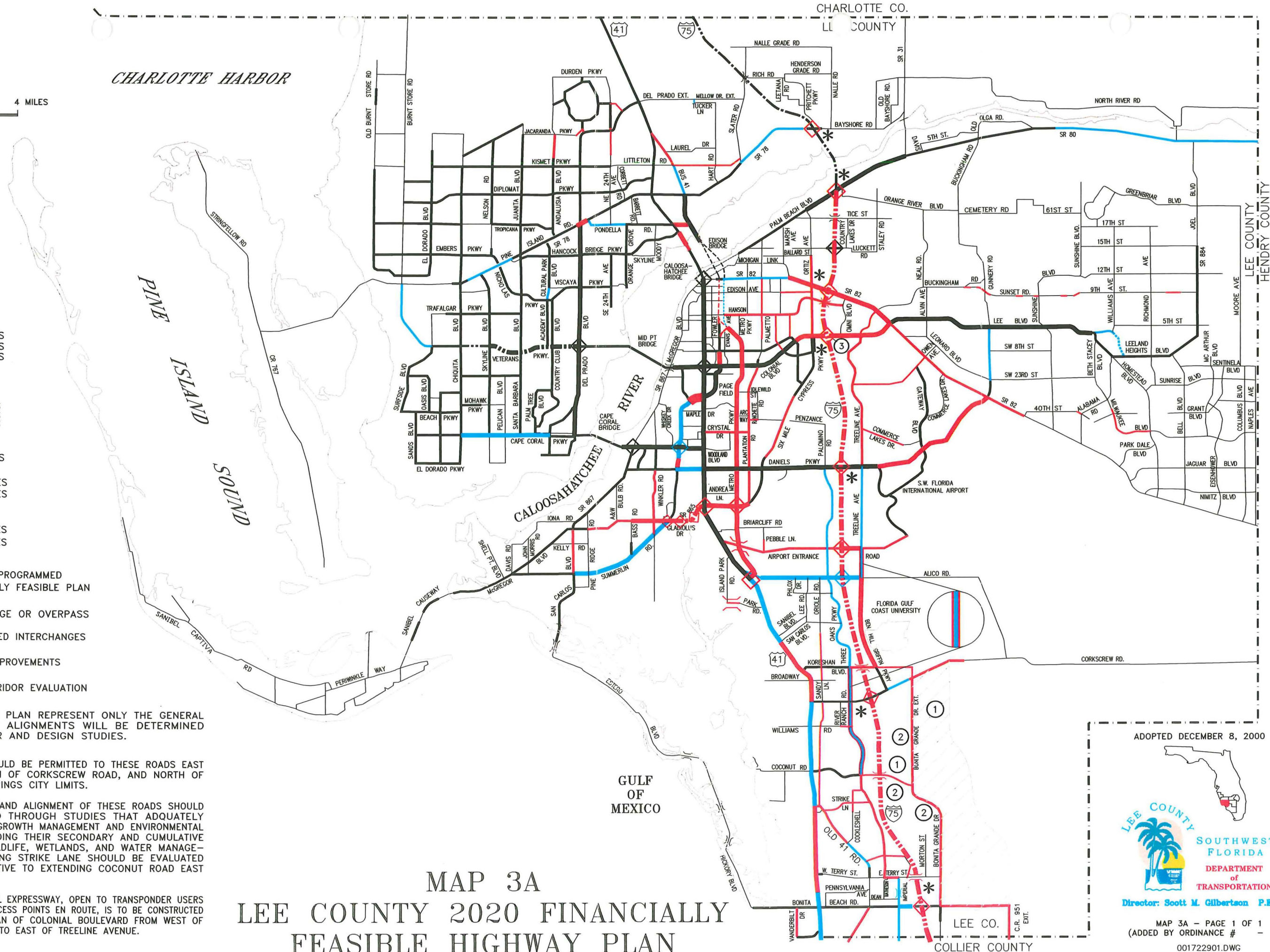
- INTERSTATE/
EXPRESSWAY
- 4 LANES
 - 6 LANES
 - 8 LANES
- DIVIDED ARTERIALS
OR COLLECTORS
- 2 LANES
 - 4 LANES
 - 6 LANES
- UNDIVIDED ARTERIALS
OR COLLECTORS
- 2 LANES
 - 4 LANES
- ONE-WAY STREETS
- 2 LANES
 - 3 LANES
- EXISTING
- CONSTRUCTION PROGRAMMED
- 2020 FINANCIALLY FEASIBLE PLAN
- PROPOSED BRIDGE OR OVERPASS
- GRADE SEPARATED INTERCHANGES
- INTERCHANGE IMPROVEMENTS

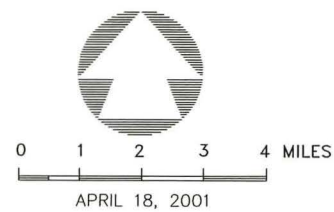
FUTURE CORRIDOR EVALUATION

THE LINES ON THIS PLAN REPRESENT ONLY THE GENERAL ROUTES. SPECIFIC ALIGNMENTS WILL BE DETERMINED THROUGH CORRIDOR AND DESIGN STUDIES.

- NO ACCESS SHOULD BE PERMITTED TO THESE ROADS EAST OF I-75, SOUTH OF CORKSCREW ROAD, AND NORTH OF THE BONITA SPRINGS CITY LIMITS.
- THE FEASIBILITY AND ALIGNMENT OF THESE ROADS SHOULD BE DETERMINED THROUGH STUDIES THAT ADEQUATELY ADDRESS THEIR GROWTH MANAGEMENT AND ENVIRONMENTAL IMPACTS, INCLUDING THEIR SECONDARY AND CUMULATIVE EFFECTS ON WILDLIFE, WETLANDS, AND WATER MANAGEMENT. EXTENDING STRIKE LANE SHOULD BE EVALUATED AS AN ALTERNATIVE TO EXTENDING COCONUT ROAD EAST OF I-75.
- A FOUR LANE TOLL EXPRESSWAY, OPEN TO TRANSPONDER USERS ONLY, WITH NO ACCESS POINTS EN ROUTE, IS TO BE CONSTRUCTED WITHIN THE MEDIAN OF COLONIAL BOULEVARD FROM WEST OF WINKLER AVENUE TO EAST OF TREELINE AVENUE.

MAP 3A LEE COUNTY 2020 FINANCIALLY FEASIBLE HIGHWAY PLAN





INTERSTATE/
EXPRESSWAY

- 4 LANES
- 6 LANES
- 8 LANES

DIVIDED ARTERIALS
OR COLLECTORS

- 2 LANES
- 4 LANES
- 6 LANES

UNDIVIDED ARTERIALS
OR COLLECTORS

- 2 LANES
- 4 LANES

ONE-WAY STREETS

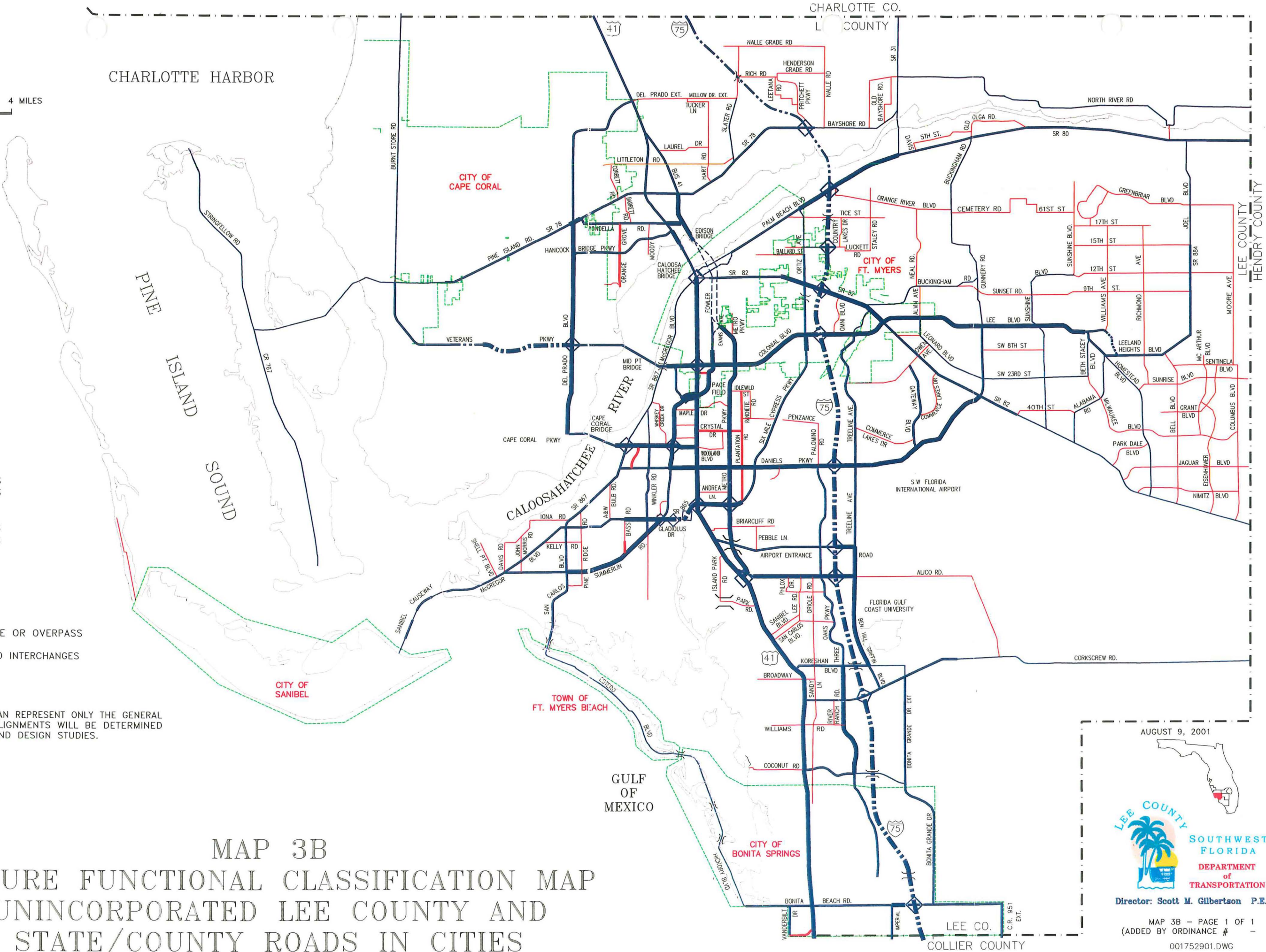
- 2 LANES
- 3 LANES

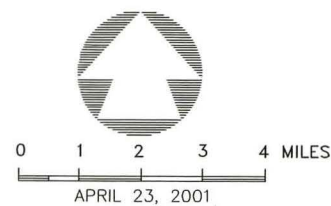
ARTERIALS
COLLECTORS
CITY LIMITS

PROPOSED BRIDGE OR OVERPASS
GRADE SEPARATED INTERCHANGES

THE LINES ON THIS PLAN REPRESENT ONLY THE GENERAL ROUTES. SPECIFIC ALIGNMENTS WILL BE DETERMINED THROUGH CORRIDOR AND DESIGN STUDIES.

MAP 3B FUTURE FUNCTIONAL CLASSIFICATION MAP UNINCORPORATED LEE COUNTY AND STATE/COUNTY ROADS IN CITIES

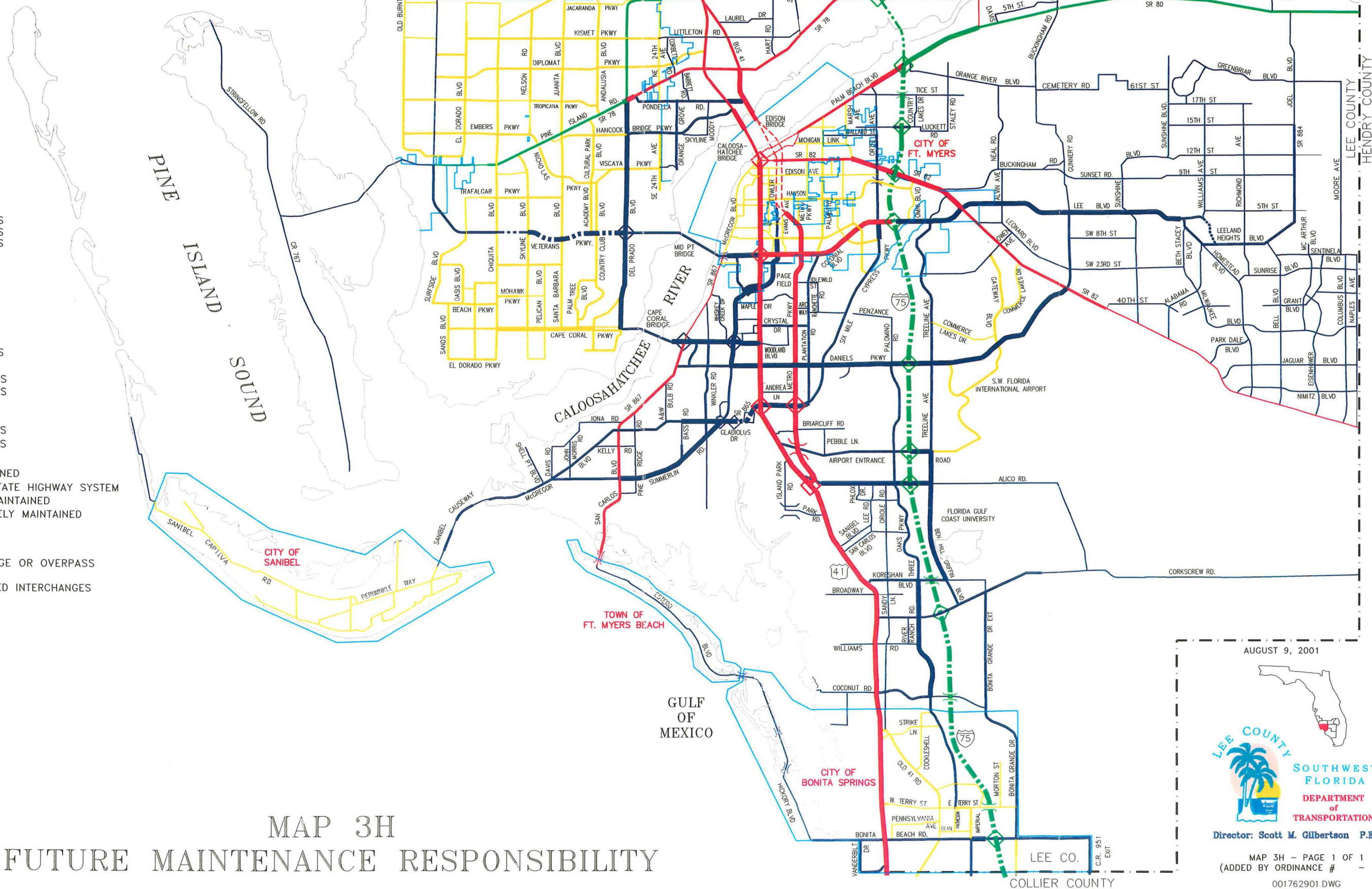


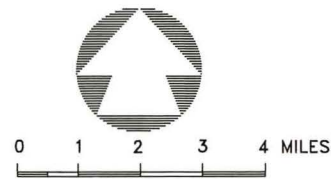


CHARLOTTE HARBOR

- INTERSTATE/
EXPRESSWAY
- 4 LANES
 - 6 LANES
 - 8 LANES
- DIVIDED ARTERIALS
OR COLLECTORS
- 2 LANES
 - 4 LANES
 - 6 LANES
- UNDIVIDED ARTERIALS
OR COLLECTORS
- 2 LANES
 - 4 LANES
- ONE-WAY STREETS
- 2 LANES
 - 3 LANES
- COUNTY MAINTAINED
- FLORIDA INTERSTATE HIGHWAY SYSTEM
- OTHER STATE MAINTAINED
- CITY OR PRIVATELY MAINTAINED
- CITY LIMITS
- PROPOSED BRIDGE OR OVERPASS
- GRADE SEPARATED INTERCHANGES

MAP 3H
FUTURE MAINTENANCE RESPONSIBILITY



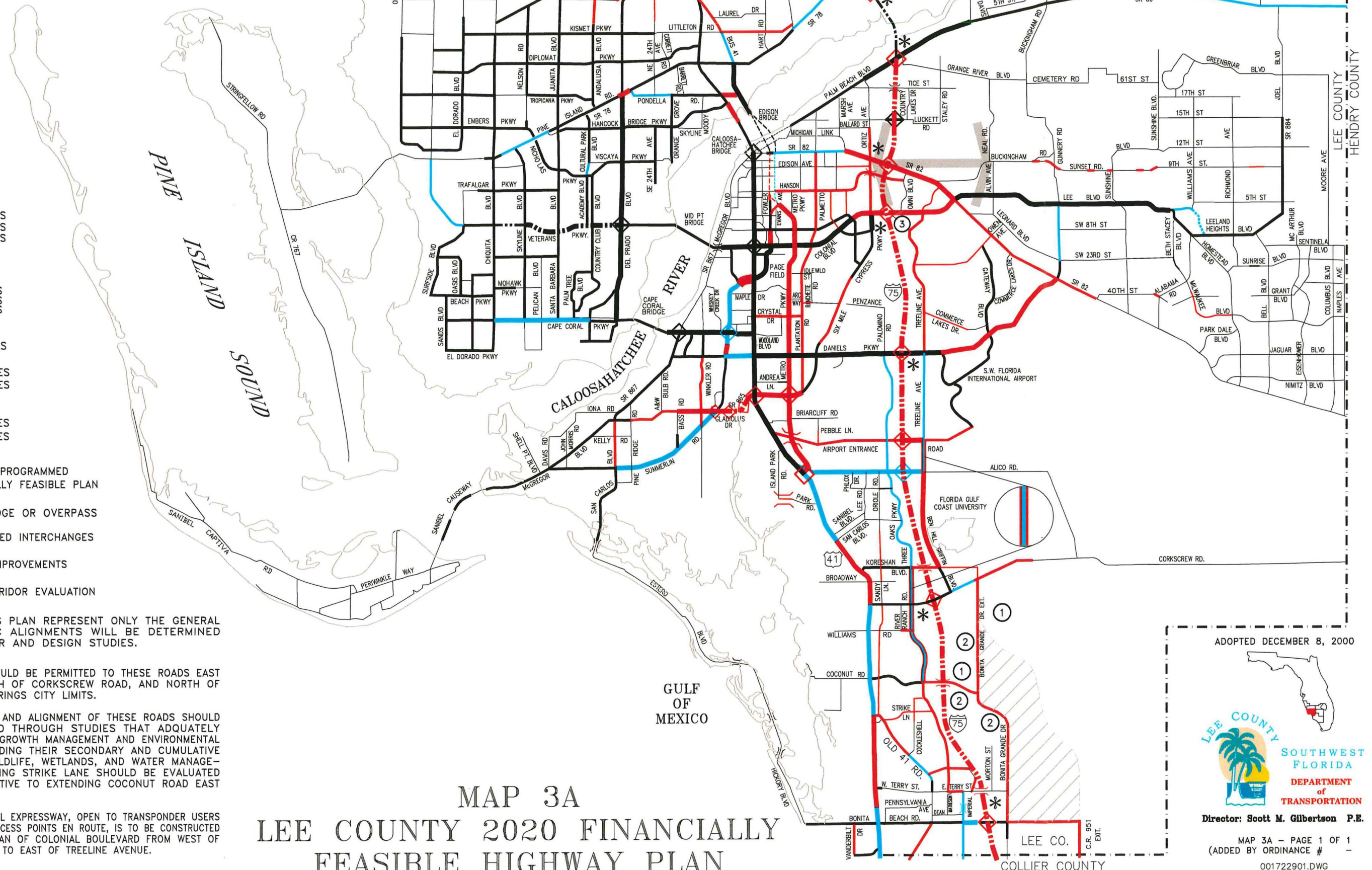


CHARLOTTE HARBOR

- INTERSTATE/
EXPRESSWAY
- 4 LANES
 - 6 LANES
 - 8 LANES
- DIVIDED ARTERIALS
OR COLLECTORS
- 2 LANES
 - 4 LANES
 - 6 LANES
- UNDIVIDED ARTERIALS
OR COLLECTORS
- 2 LANES
 - 4 LANES
- ONE-WAY STREETS
- 2 LANES
 - 3 LANES
- EXISTING
- CONSTRUCTION PROGRAMMED
- 2020 FINANCIALLY FEASIBLE PLAN
- PROPOSED BRIDGE OR OVERPASS
- GRADE SEPARATED INTERCHANGES
- INTERCHANGE IMPROVEMENTS
- FUTURE CORRIDOR EVALUATION

- THE LINES ON THIS PLAN REPRESENT ONLY THE GENERAL ROUTES. SPECIFIC ALIGNMENTS WILL BE DETERMINED THROUGH CORRIDOR AND DESIGN STUDIES.
- ① NO ACCESS SHOULD BE PERMITTED TO THESE ROADS EAST OF I-75, SOUTH OF CORKSCREW ROAD, AND NORTH OF THE BONITA SPRINGS CITY LIMITS.
 - ② THE FEASIBILITY AND ALIGNMENT OF THESE ROADS SHOULD BE DETERMINED THROUGH STUDIES THAT ADEQUATELY ADDRESS THEIR GROWTH MANAGEMENT AND ENVIRONMENTAL IMPACTS, INCLUDING THEIR SECONDARY AND CUMULATIVE EFFECTS ON WILDLIFE, WETLANDS, AND WATER MANAGEMENT. EXTENDING STRIKE LANE SHOULD BE EVALUATED AS AN ALTERNATIVE TO EXTENDING COCONUT ROAD EAST OF I-75.
 - ③ A FOUR LANE TOLL EXPRESSWAY, OPEN TO TRANSPONDER USERS ONLY, WITH NO ACCESS POINTS EN ROUTE, IS TO BE CONSTRUCTED WITHIN THE MEDIAN OF COLONIAL BOULEVARD FROM WEST OF WINKLER AVENUE TO EAST OF TREELINE AVENUE.

MAP 3A LEE COUNTY 2020 FINANCIALLY FEASIBLE HIGHWAY PLAN



ADOPTED DECEMBER 8, 2000



Director: Scott M. Gilbertson P.E.

**CPA2000-21
BoCC SPONSORED
AMENDMENT
TO THE**

LEE COUNTY COMPREHENSIVE PLAN

THE LEE PLAN

LPA Public Hearing Document
for the
April 23rd, 2001 Public Hearing

*Lee County Planning Division
1500 Monroe Street
P.O. Box 398
Fort Myers, FL 33902-0398
(941) 479-8585*

April 13, 2001

**LEE COUNTY
DIVISION OF PLANNING
STAFF REPORT FOR
COMPREHENSIVE PLAN AMENDMENT
CPA2000-21**

☒

Text Amendment

☐

Map Amendment

<input checked="" type="checkbox"/>	This Document Contains the Following Reviews:
<input checked="" type="checkbox"/>	Staff Review
<input type="checkbox"/>	Local Planning Agency Review and Recommendation
<input type="checkbox"/>	Board of County Commissioners Hearing for Transmittal
<input type="checkbox"/>	Staff Response to the DCA Objections, Recommendations, and Comments (ORC) Report
<input type="checkbox"/>	Board of County Commissioners Hearing for Adoption

STAFF REPORT PREPARATION DATE: April 13, 2001

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:

Modify Policy 22.1.4 to update the document references, modify Policy 26.1.3 to distinguish between traffic control devices and plans, expand Goal 27 to include the operation of transportation facilities in the list requiring cooperation with other governmental entities, add the City of Bonita Springs to Policy 27.1.3, and update Policy 21.1.1 and the transportation map series to reflect the current 2020 road and transit network (general transportation update).

B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY:

1. RECOMMENDATION: Planning staff recommends that the Board of County Commissioners transmit the proposed amendment as provided under Part C, the Staff Recommendation portion of this report.

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

- Lee County last updated the overall Transportation Element of its comprehensive plan in November, 1999 (PAM/T 98-26).
- A new 2020 Financially Feasible Transportation Plan was adopted by the Lee County Metropolitan Planning Organization (MPO) on December 8, 2000.
- The MPO Plan maps are directly reflected in Maps 3A and 3C of the Lee Plan Transportation Map series, and the network changes affect Maps 3B and 3H.
- Policy 21.1.1 refers to the MPO Plan map adopted in June, 1999.
- The City of Bonita Springs was incorporated as of January, 2000.
- Policy 27.1.3 declares the County's interest in land use decisions for all other cities in Lee County, but doesn't include the City of Bonita Springs.
- Other policies within the Transportation Element include some outdated references or require some clarification as to their intent.

C. BACKGROUND INFORMATION

Since the last update of the Transportation Element (Ordinance No. 99-15) and the Transportation Map series, changes in conditions and documents have created a need to amend certain policies and maps. The most significant change is the adoption of a new 2020 Financially Feasible Plan by the Lee County MPO in December, 2000, which affects Policy 21.1.1 and Maps 3A and 3C of the Transportation Map series. Changes in the network reflected on Map 3A also affect Maps 3B and 3H. Also, the incorporation of the City of Bonita Springs in January, 2000 affects the references in Policy 27.1.3. A general clean-up or clarification of certain policies in the Transportation Element is also warranted.

PART II - STAFF ANALYSIS

A. STAFF DISCUSSION

Policy 21.1.1 of the Transportation Element acknowledges that the Lee County Metropolitan Planning Organization's 2020 Financially Feasible Plan is the basis for Map 3A of the Lee Plan Transportation Map series. It reads as follows:

POLICY 21.1.1: *The Lee County Metropolitan Planning Organization's 2020 Financially Feasible Plan Map series is hereby incorporated as part of the Transportation Map series for this Lee Plan comprehensive plan element. The MPO Plan Map 14, as amended June 18, 1999, is incorporated as Map 3A of the Transportation Map series, with one format change as approved by the Lee County Board of County Commissioners on March 23, 1999. The format change is a visual indication (with shading) that alignment options for the 951 extension are still under consideration, consistent with Note 5. (Amended by Ordinance No. 98-09, 99-15)*

Policy 22.1.4 references two documents Lee County relies on to calculate levels of service, the 1994 Highway Capacity Manual and the 1995 FDOT Level of Service Manual. It reads as follows:

POLICY 22.1.4: *Lee County will continue to use the 1994 Highway Capacity Manual and the 1995 Florida Department of Transportation Level of Service Manual to calculate levels of service, service volumes, and volume-to-capacity ratios. (Amended by Ordinance No. 98-09, Amended and Relocated by Ordinance No. 99-15)*

Policy 26.1.3 indicates the County's intent to consider traffic control where through traffic is impacting a neighborhood. It reads as follows:

POLICY 26.1.3: *For those neighborhoods where too much through traffic is a problem, the county will study (and implement when warranted) neighborhood traffic control devices to protect residential areas from the harmful impacts of excessive traffic.*

Goal 27 deals with Intergovernmental Coordination, listing different activities that should be coordinated. It reads as follows:

GOAL 27: INTERGOVERNMENTAL COORDINATION. *Cooperation with other governmental entities in the planning, funding, and construction of transportation improvements within or affecting Lee County. (Amended by Ordinance No. 99-15)*

Policy 27.1.3 specifies the jurisdictions where the County declares an interest in land use decisions. It reads as follows:

POLICY 27.1.3: *The county declares a position of interest for land use decisions affecting county and state roads within Sanibel, Cape Coral, Fort Myers Beach, and Fort Myers, and state roads and county roads shared with adjacent counties. (Amended by Ordinance No. 99-15)*

B. CONCLUSIONS

The language in Policy 21.1.1 needs to be updated to reflect the latest version of the MPO's adopted 2020 Financially Feasible Plan, dated December 8, 2000. The Board direction on the format change would still stand, because the MPO plan shows a particular alignment and a number of alignment options are under consideration, as would be reflected by the shading. Added clarification of the facility being referenced is necessary because parts of it are referred to as both the CR (County Road) 951 Extension and the Bonita Grande Drive Extension in the MPO's plan.

Because of the state's blind insistence that other documents referred to in the comprehensive plan have to be date-specific, even with technical reference manuals that are updated regularly, Policy 22.1.4 needs to be updated to reflect the latest versions of the Highway Capacity Manual and Level of Service Manual being used by the County.

In the case of Policy 26.1.3, the reference to studying and implementing traffic control "devices" needs to be generalized to "plans". Some of the traffic control options that might be utilized in a neighborhood wouldn't necessarily meet the definition of "devices", which includes things like signs, signals and pavement markings.

Goal 27 simply requires the addition of an activity that should be coordinated with other governments, namely the maintenance and operation of a roadway.

Finally, Policy 27.1.3 needs to be expanded to refer to the newest incorporated area, the City of Bonita Springs.

In regards to the Transportation Map series, Map 3A needs to be revised to reflect the MPO's 2020 Financially Feasible Highway Plan as adopted on December 8, 2000, and Map 3C needs to be revised to reflect the "status quo" scenario for transit included in the MPO's Plan as Figure G-2. The MPO's plan identified two other transit scenarios for the future that required significantly more funding than was projected to be available, so until those funding sources are identified and implemented, the status quo scenario is reflected in the plan. Because of network changes reflected in the MPO's new 2020 highway plan, which in turn will be reflected in Map 3A, revisions to Maps 3B and 3H are necessary to be consistent.

C. STAFF RECOMMENDATION

Planning staff recommends that the Board of County Commissioners transmit the proposed plan amendment. The proposed language is as follows:

POLICY 21.1.1: The Lee County Metropolitan Planning Organization's 2020 Financially Feasible Plan Map series is hereby incorporated as part of the Transportation Map series for this Lee Plan comprehensive plan element. The MPO 2020 Financially Feasible Highway Plan Map 14, as ~~amended June 18, 1999~~ adopted December 8, 2000, is incorporated as Map 3A of the Transportation Map series, with one format change as approved by the Lee County Board of County Commissioners on March 23, 1999. The format change is a visual indication (with shading) that alignment options for the County Road 951/Bonita Grande Drive extension are still under consideration, consistent with Note 5. (Amended by Ordinance No. 98-09, 99-15)

POLICY 22.1.4: Lee County will continue to use the ~~1994~~ 2000 Highway Capacity Manual and the ~~1995~~ 1998 Florida Department of Transportation Level of Service Manual to calculate levels of service, service volumes, and volume-to-capacity ratios. (Amended by Ordinance No. 98-09, Amended and Relocated by Ordinance No. 99-15)

POLICY 26.1.3: For those neighborhoods where too much through traffic is a problem, the county will study (and implement when warranted) neighborhood traffic control ~~devices~~ plans to protect residential areas from the harmful impacts of excessive traffic.

GOAL 27: INTERGOVERNMENTAL COORDINATION. Cooperation with other governmental entities in the planning, funding, ~~and construction,~~ operations and maintenance of transportation improvements within or affecting Lee County. (Amended by Ordinance No. 99-15)

POLICY 27.1.3: The county declares a position of interest for land use decisions affecting county and state roads within Sanibel, Cape Coral, Fort Myers Beach, Bonita Springs, and Fort Myers, and state roads and county roads shared with adjacent counties. (Amended by Ordinance No. 99-15)

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

DATE OF PUBLIC HEARING: April 23, 2001

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

SUSAN BROOKMAN

BARRY ERNST

RONALD INGE

GORDON REIGELMAN

VIRGINIA SPLITT

GREG STUART

**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:

JOHN ALBION

ANDREW COY

BOB JANES

RAY JUDAH

DOUG ST. CERNY

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

DATE OF ORC REPORT: _____

A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS

B. STAFF RESPONSE

**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

