



LEE COUNTY
SOUTHWEST FLORIDA

Division Of Planning

MEMORANDUM

To: Board of County Commissioners
From: Paul O'Connor, AICP, Director
Subject: 2002/2003 Regular Lee Plan Amendment Transmittal Hearings
Date: June 11, 2003

Attached are the Agenda, Staff Reports, and Supporting Data for the 2002/2003 Regular Lee Plan Amendment Transmittal Hearing. The hearing will be held on June 25, 2003 starting at 9:30 A.M. in the chambers.

The Agenda starts with Consent items that are recommended for transmittal to the Department of Community Affairs for their review and comment. Planning Staff and the Local Planning Agency concur in their recommendations on these amendments. The Agenda includes one Administrative item, the Estero 60 Future Land Use Map amendment. Staff and the LPA are not recommending transmittal of this proposed amendment. The Agenda concludes with the proposed Caloosahatchee Shores Community Plan.

If you have any questions regarding any of these amendments, please feel free to call me directly at 479-8309.

cc: *Mary Gibbs, AICP, Director of Community Development*
Tim Jones, Assistant County Attorney
Lisa Pierce, Minutes
Lee Cares
Planning File

**2002/2003 REGULAR LEE PLAN AMENDMENTS
TRANSMITTAL HEARING**

COMMISSION CHAMBERS, 2120 MAIN STREET
JUNE 25, 2003
9:30 A.M.

AGENDA

- 1. CALL TO ORDER; CERTIFICATION OF AFFIDAVIT OF PUBLICATION**
- 2. CONSENT AGENDA**

- **Public Comment on Consent Agenda**
- **Consent Items to be Pulled for Discussion by the Board**
- **Motion on the Balance of Items**
- **Consideration of Items Pulled for Discussion**

- A. CPA 2002-06 – Outlying Suburban Residential Allocations**
Amend Table 1(b), Planning Community Year 2020 Allocations, by correcting the Outlying Suburban Allocation for the Alva Community.
- B. CPA 2002-08 – Conservation Lands**
Amend the Future Land Use Map series, Map 1, by updating the Conservation Lands land use categories.
- C. CPA 2002-11 – Buckingham Potable Water**
Amend Goal 17, Buckingham, of the Future Land Use Element by adding language that allows water lines to be extended to serve the Buckingham Rural Community Preserve on a voluntary basis, with costs of extension to be paid by the petitioner. Amend Map 6, Future Water Service Areas, to show all of the Buckingham Rural Community Preserve to be within the Future Water Service Areas of the County. Amend Map 7, Future Sewer Service Areas, to add certain public facility sites (Gulf Coast Center and Tice Fire Station) to the Future Sanitary Sewer Service Area Map.
- D. CPA 2002-13 – Financially Feasible Transportation Map**
Amend the Transportation Maps of the Future Land Use Map Series and any related policy references to reflect the latest Lee County MPO 2020 Financially Feasible Transportation Plan map.
- E. CPA 2002-15 – Constrained Roads**
Update Table 2(a), Constrained Roads/State and County Roads, to eliminate Old 41, which is now a City of Bonita Springs road.
- F. CPA 2002-19 – Capital Improvements Program**
Amend the Capital Improvements Element (Tables 3 & 4) to reflect the latest adopted Capital Improvement Program.

G. CPA 2002-22 – Policy 100.2.3 Text Update

Amend Policy 100.2.3 of the Housing Element by replacing the outdated reference to the approval process of "Special Permit" with the current process of "Special Exception."

3. ADMINISTRATIVE AGENDA

A. CPA 2002-02 – Estero 60

Amend the Future Land Use Map series for a portion of a specified parcel of land located in Section 20, Township 46 South, Range 25 East to change the classification shown on Map 1, the Future Land Use Map, from "Rural" to "Outlying Suburban." Amend Lee Plan Policy 1.1.6 by limiting the density in the reclassified area to 2 dwelling units per acre. Also, amend Table 1(a), Note 6 to require central sewer service for development in the subject property.

4. COMMUNITY PLAN AGENDA

A. CPA 2002-04 – Caloosahatchee Shores Community Plan

Amend the Future Land Use Element of the Lee Plan, text and Future Land Use Map series to incorporate the recommendations of the Caloosahatchee Shores Community Planning effort, establish a new Goal, Vision Statement and subsequent Objectives and Policies.

5. ADJOURN

These meetings are open to the public and all interested parties are encouraged to attend. Interested parties may appear and be heard with respect to all proposed actions. Pursuant to Florida Statutes Section 163.3184(7), persons participating in the Comprehensive Plan Amendment process, who provide their name and address on the record, will receive a courtesy informational statement from the Department of Community Affairs prior to the publication of the Notice of Intent to find a plan amendment in compliance.

If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Further information may be obtained by contacting the Lee County Division of Planning at 479-8585.

In accordance with the Americans with Disabilities Act, reasonable accommodations will be made upon request. If you are in need of a reasonable accommodation, please contact Janet Miller at 479-8585 Extension 5910.

**CPA2002-13-M/T
FINANCIALLY FEASIBLE
TRANSPORTATION MAP
BoCC SPONSORED
AMENDMENT
TO THE**

LEE COUNTY COMPREHENSIVE PLAN

THE LEE PLAN

**BoCC Transmittal Hearing Document
for the
June 25th, 2003 Public Hearing**

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

June 5, 2003

**LEE COUNTY
DIVISION OF PLANNING
STAFF REPORT FOR
COMPREHENSIVE PLAN AMENDMENT
CPA2002-13-M/T**

Text Amendment

Map Amendment

✓	This Document Contains the Following Reviews:
✓	Staff Review
✓	Local Planning Agency Review and Recommendation
	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: April 21, 2003

PART I - BACKGROUND AND STAFF RECOMMENDATION

A. SUMMARY OF APPLICATION

1. APPLICANT:

LEE COUNTY BOARD OF COUNTY COMMISSIONERS
REPRESENTED BY LEE COUNTY DEPARTMENT OF TRANSPORTATION

2. REQUEST:

Amend the Transportation Maps of the Future Land Use Map Series and any related policy references to reflect the latest Lee County MPO 2020 Financially Feasible Transportation Plan map.

B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY:

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

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

- Currently, Map 3A of the Lee Plan Transportation Map series reflects the MPO's 2020 Financially Feasible Transportation Plan highway map as adopted on December 8, 2000.
- Besides being directly reflected in Map 3A, the highway map forms the basis for Maps 3B and 3H of the Transportation Map series, so network changes by the MPO also affect these maps.
- Policy 21.1.1 explains that the MPO's 2020 Financially Feasible Transportation Plan highway map is incorporated as Map 3A of the Lee Plan Transportation Map series, with one minor format difference (a shading to provide a visual indication that numerous alignment options for the CR 951 Extension are still under consideration). That policy currently refers to the December 8, 2000 version of the MPO's highway map.
- The MPO has amended the highway map three times since adoption, most recently on January 17, 2003.
- At the time of this staff report preparation, additional amendments to the MPO's highway map are being considered, intended to be the final amendments before a major update and extension of the horizon year to 2030, which will be completed by December, 2005.
- Maps 3A, 3B and 3H of the Lee Plan's Transportation Map series and Policy 21.1.1 all need to be updated to reflect the most recent version of the MPO's 2020 Financially Feasible Transportation Plan highway map.

C. BACKGROUND INFORMATION

Since adoption of an updated 2020 Financially Feasible Transportation Plan highway map in December, 2000, the Lee County MPO has amended the map three times, on June 21, 2002, on November 22, 2002, and most recently on January 17, 2003. In fact, additional amendments are being considered at the time of this staff report preparation. Map 3A of the Lee Plan Transportation Map series directly reflects the MPO's highway map, and Maps 3B (Future Functional Classification Map) and 3H (Future Maintenance Responsibility) are based on the network identified in the MPO's highway map. Also, Policy 21.1.1 explains the connection between the MPO's highway map and Map 3A, as well as noting the one format difference. Maps 3A, 3B and 3H and Policy 21.1.1 all currently refer to or reflect the December 8, 2000 version of the MPO's highway map, so they all need to be updated to reflect the most recent version. NOTE: WHILE THIS INITIAL DRAFT OF THE STAFF REPORT REFERENCES THE LATEST VERSION, DATED JANUARY 17, 2003, DOT STAFF EXPECTS THE MPO'S HIGHWAY MAP TO BE AMENDED AGAIN, PROBABLY BEFORE THE BOCC TRANSMITTAL HEARING. THE MOST RECENT VERSION AVAILABLE WILL BE PRESENTED FOR BOARD CONSIDERATION AT THE TRANSMITTAL AND ADOPTION HEARINGS, IN AN EFFORT TO ENSURE MAXIMUM CONSISTENCY.

PART II - STAFF ANALYSIS

A. STAFF DISCUSSION

Attached to this staff report are proposed updates of Maps 3A, 3B and 3H. Referring back to the presentation materials prepared by MPO staff for each set of amendments, the changes to Map 3A since

the December 8, 2000 version of the MPO 2020 Financially Feasible Transportation Plan highway map are as follows:

June 21, 2002

This amendment cycle included a number of non-network and clean-up changes, such as revisions to the revenue forecasts and updates of project status and cost estimates. The specific network additions were:

- 2L extension of Bass Road from Gladiolus Drive to Cypress Lake Drive.
- Widen Bass Road from 2L to 4L from 300 feet north of Park Royal Drive/North Healthpark Circle to Gladiolus Drive.
- 4L extension of Palmetto Avenue from south of North Colonial Waterway to Dr. Martin Luther King, Jr. Boulevard (SR 82).
- Widen Ortiz Avenue from 2L to 4L from Ballard Road to Luckett Road.
- Widen Colonial Boulevard (SR 884) from 6L to 8L from Six Mile Cypress Parkway to the I-75 interchange SB ramps, as an interim improvement before proceeding with the proposed express lanes (queue jump).

Based on public comments expressing concern about a project already in the plan and being developed by Lee County (the 4L Palmetto/Plantation Connection, which would run from Idlewild Street to Colonial Boulevard and connect Plantation Road to Palmetto Avenue), the MPO deleted that project pending a future public workshop.

November 22, 2002

After a large public workshop in September, the MPO reconsidered the Palmetto/Plantation Connection at its November meeting and added it back to the plan (in two stages, an initial 2L connection and then the ultimate 4L of that connection).

January 17, 2003

This amendment was limited to considering whether to retain the 2L Penzance Boulevard Extension from Plantation Road to Ranchette Road, whether to substitute instead the 2L Crystal Drive Extension from Plantation Road to Six Mile Cypress Parkway, or whether to include both. The MPO ultimately decided to delete the Penzance Boulevard Extension and substitute the Crystal Drive Extension to the 2020 Financially Feasible Transportation Plan highway plan.

These network changes have been incorporated into the revised Map 3A (attached), and are reflected in revised versions of Maps 3B and 3H (also attached). In addition, the language in Policy 21.1.1 needs to be updated to reflect the latest version of the MPO's highway map. An addition is also necessary to clarify what the shaded area related to the CR 951 Extension represents, in this case the limits of the on-going PD&E Study. The proposed language revisions are identified below, with additions highlighted with underlining and deletions highlighted in strike-through format.

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, as adopted December 8, 2000 and as amended through January 17, 2003, 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 2. The shaded area on the map identifies the limits of the alternatives analysis for the CR 951 Extension PD&E Study. Also, the comprehensive plan amendment analysis for the Simon Suncoast (Coconut Point) DRI identified the need for improvements at key intersections on US 41 from Koreshan Boulevard to Alico Road to address the added impacts from the project for the year 2020, and a mitigation payment has been required as part of the DRI development order. Lee County considers the following intersection improvements to be part of Map 3A and will program the necessary funds to make these improvements at the point they are required to maintain adopted level of service standards on US 41:

<i>Intersection</i>	<i>Improvements</i>
<i>US 41/Constitution Boulevard</i>	<i>Southbound Dual Left Turn Lanes</i>
<i>US 41/B & F Parcel</i>	<i>Northbound, Southbound, Eastbound, and Westbound Dual Left Turn Lanes</i>
<i>US 41/Sanibel Boulevard</i>	<i>Southbound Dual Left Turn Lanes</i>
<i>US 41/Koreshan Boulevard</i>	<i>Southbound and Westbound Dual Left Turn Lanes</i>

B. CONCLUSIONS

Maps 3A, 3B and 3H should be amended as shown in the attachments and Policy 21.1.1 should be amended as identified above to reflect the most recent and up-to-date version of the Lee County MPO's 2020 Financially Feasible Transportation Plan highway map.

C. STAFF RECOMMENDATION

DOT staff recommends that the Board of County Commissioners transmit the proposed plan amendment, incorporating the changes reflected in the attached updates of Maps 3A, 3B, and 3H and in the language in Policy 21.1.1 as noted above.

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

DATE OF PUBLIC HEARING: April 28, 2003

A. LOCAL PLANNING AGENCY REVIEW

After a brief introduction by DOT staff, Mr. Andress asked about the status of the Burnt Store Road four-laning in the long range plan. Staff explained it was not part of the MPO's current 2020 Plan but might be considered in the on-going amendment cycle and would certainly be an issue in the MPO's major plan update and expansion to 2030. Mr. Inge asked if the Airport Entrance Road alignment shown on the MPO plan was fixed, and staff explained that an alternative had been proposed by area property owners and was under consideration, but would probably require a detailed corridor study to resolve. Mr. DeLisi asked about the "US 41/B & F Parcel" reference in Policy 21.1.1, and staff explained that it came from the Simon Suncoast (Coconut Point) DRI and comp plan amendment approval and referred to parcels in that development. There were no comments from the public on this item.

B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY

1. **RECOMMENDATION:** The LPA unanimously recommended that the Board of County Commissioners transmit this proposed amendment, on a motion by Mr. Inge 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	AYE
MATT BIXLER	AYE
SUSAN BROOKMAN	AYE
DAN DeLISI	AYE
RONALD INGE	AYE
GORDON REIGELMAN	ABSENT

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

DATE OF TRANSMITTAL HEARING: June 25, 2003

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

Existing & Committed Roads

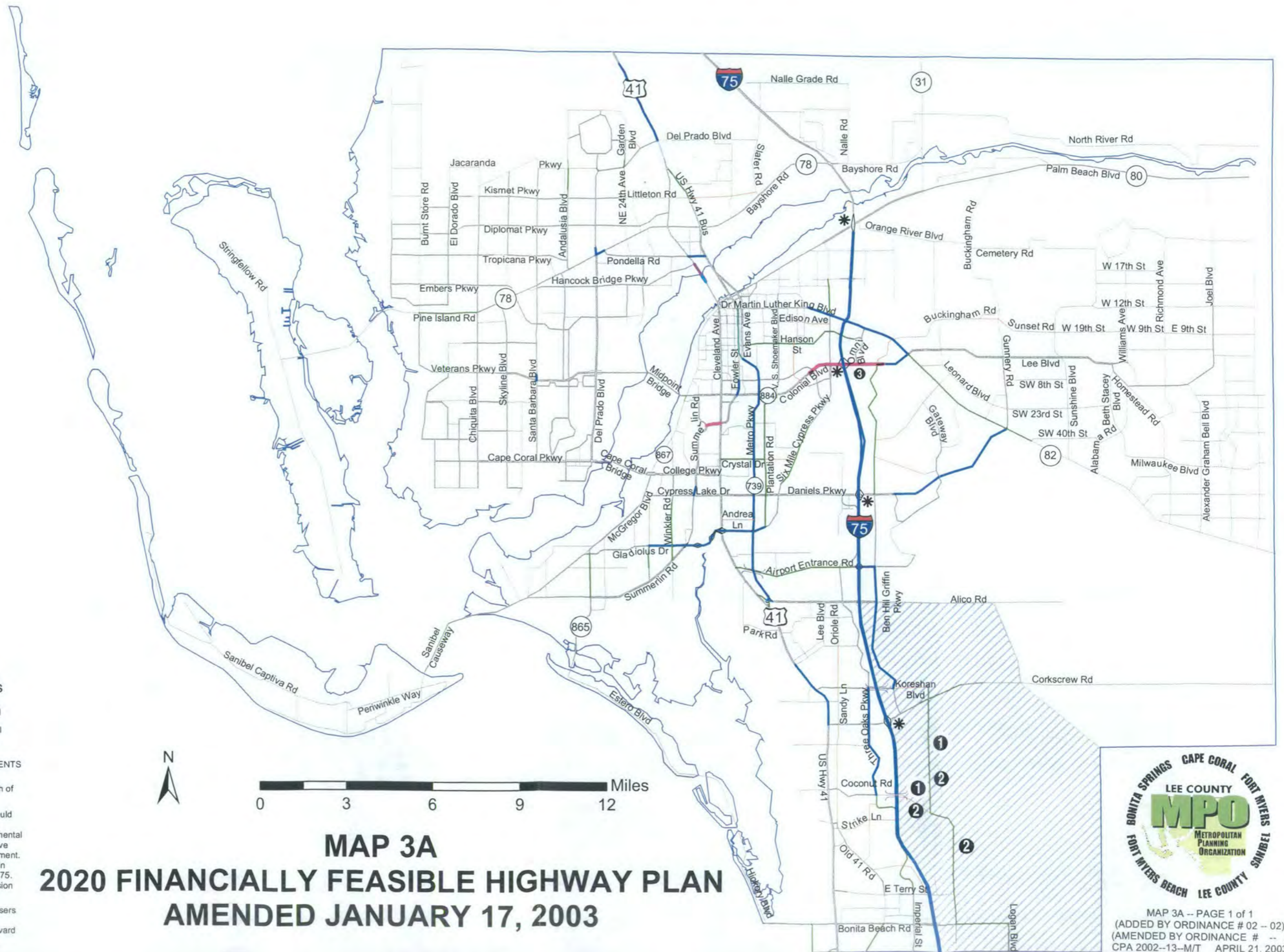
- 2 Lanes
- 3 Lanes (2+1 Lanes)
- 4 Lanes
- 6 Lanes
- 8 Lanes

Financially Feasible Improvements

- New Interchanges
- 2 Lanes
- 3 Lanes (2+1 Lanes)
- 3 Lanes (One Way)
- 4 Lanes
- 5 Lanes (3+2 Lanes)
- 6 Lanes
- 7 Lanes (4+3 Lanes)
- 8 Lanes

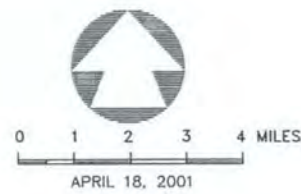
- Overpass
- * Interchange Improvements
- Future Corridor Evaluation

- The lines on this plan represent only the general routes. Specific alignments will be determined through corridor and design studies.
- NOTES APPLYING TO SPECIFIC IMPROVEMENTS**
- 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. Shading identifies study area for CR 951 Extension PD&E study.
 - ③ A 4 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
2020 FINANCIALLY FEASIBLE HIGHWAY PLAN
AMENDED JANUARY 17, 2003

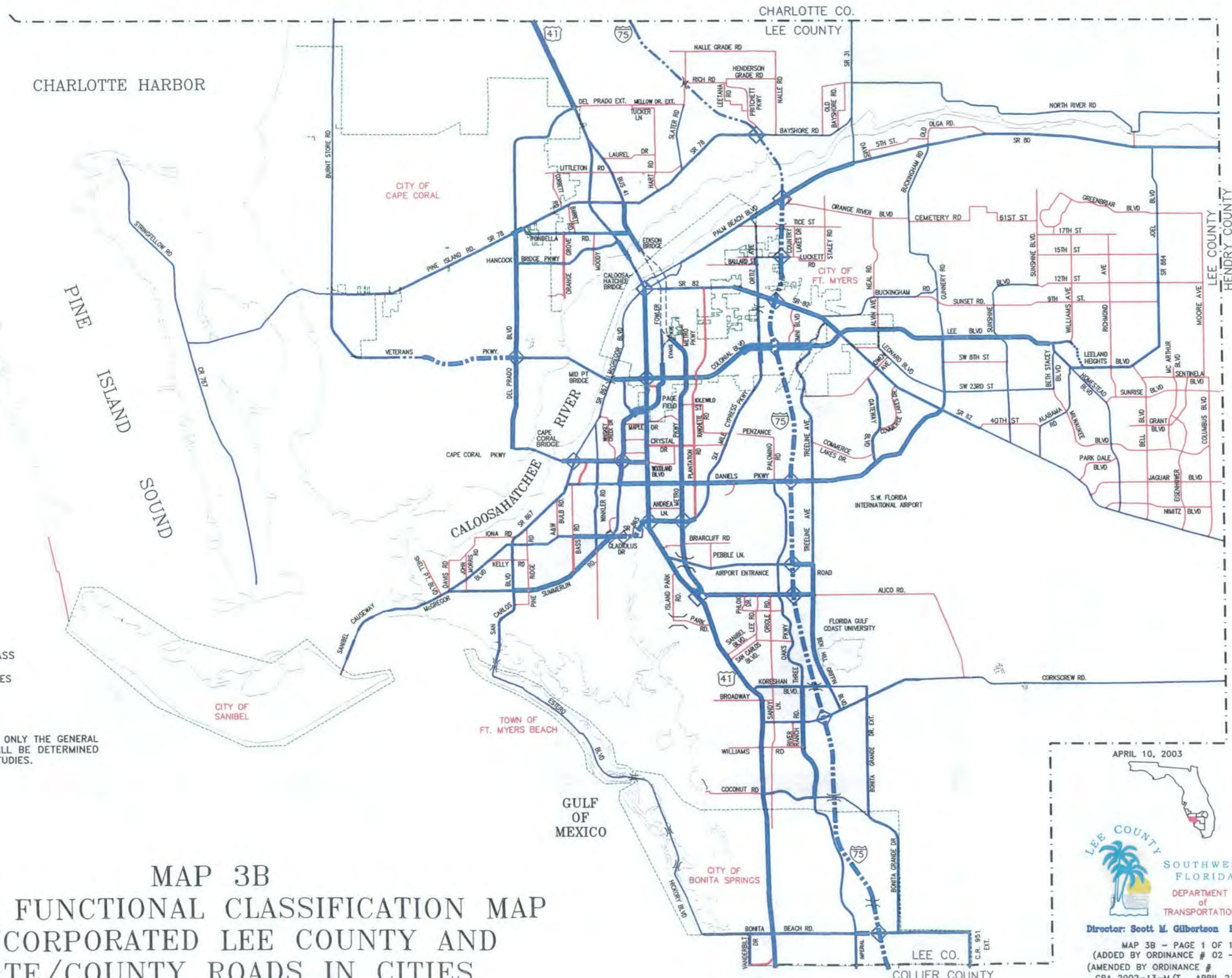




- INTERSTATE/ EXPRESSWAY**
- 4 LANES
 - 6 LANES
 - 8 LANES
- DIVIDED ARTERIALS OR COLLECTORS**
- 2 LANES
 - 4 LANES
 - 6 LANES
- UNDIVIDED ARTERIALS OR COLLECTORS**
- 2 LANES
 - 4 LANES
- ONE-WAY STREETS**
- 2 LANES
 - 3 LANES
- ARTERIALS**
- COLLECTORS**
- CITY LIMITS**
- PROPOSED BRIDGE OR OVERPASS**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



APRIL 10, 2003

LEE COUNTY
SOUTHWEST FLORIDA
DEPARTMENT of TRANSPORTATION

Director: Scott M. Gilbertson P.E.

MAP 3B - PAGE 1 OF 1
(ADDED BY ORDINANCE # 02 - 02)
(AMENDED BY ORDINANCE # - -)
CPA 2002-13-M/T APRIL 21, 2003
001752901.DWG



CHARLOTTE HARBOR

PINE ISLAND SOUND

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

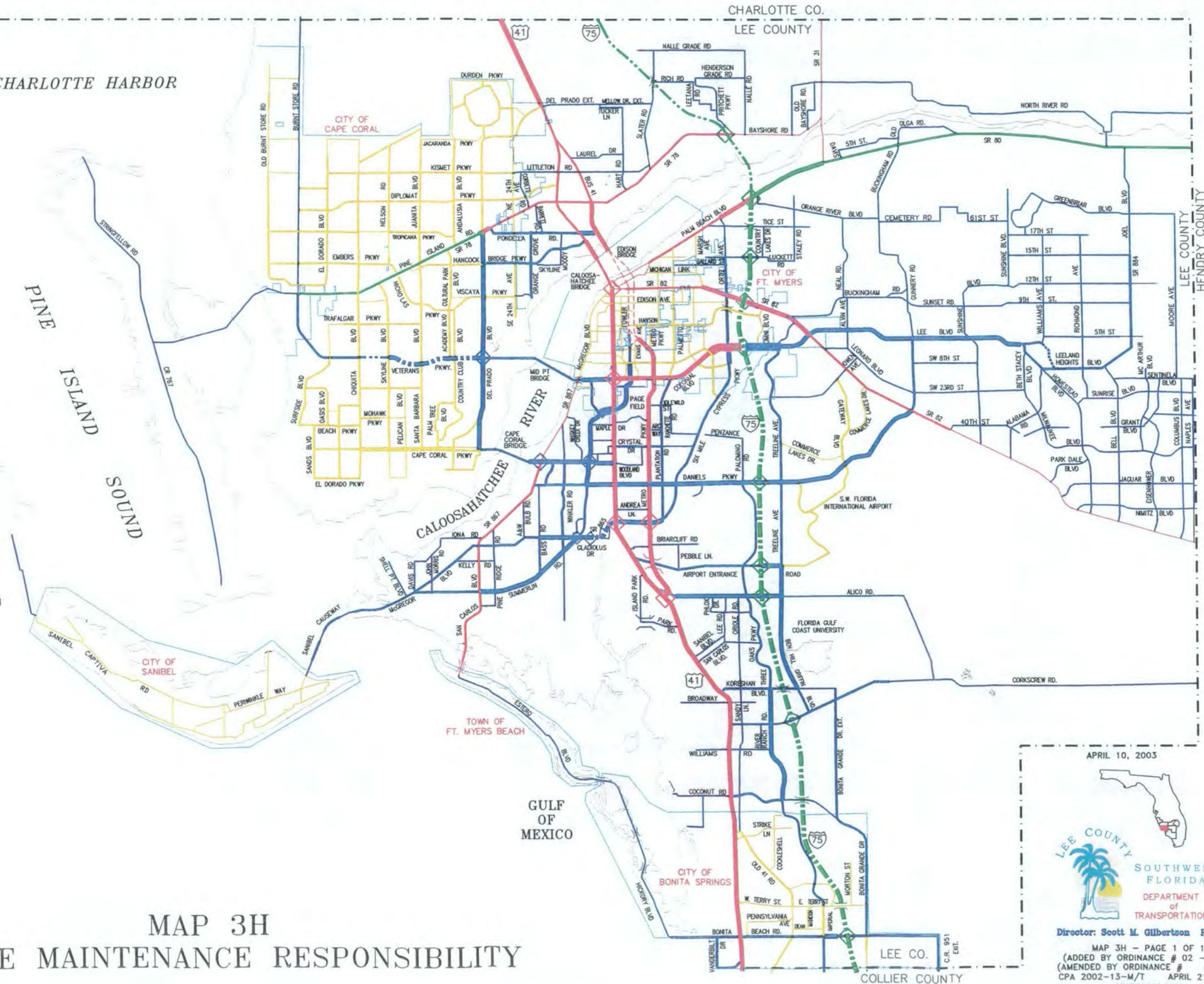
- 2 LANES
- 3 LANES

- 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



APRIL 10, 2003



Director: Scott M. Gilbertson P.E.

MAP 3H - PAGE 1 OF 1
(ADDED BY ORDINANCE # 02 - 02)
(AMENDED BY ORDINANCE # - -)
CPA 2002-13-M/T APRIL 21, 2003
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