



# LEE COUNTY

## SOUTHWEST FLORIDA

### BOARD OF COUNTY COMMISSIONERS

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Writer's Direct Dial Number: (941) 479-8309

Bob Janes  
District One

November 5, 2003

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  
Adoption Submission Package (DCA No. 03-2) for the 2002/2003 Regular Comprehensive Plan  
Amendment Cycle

Dear Mr. Eubank:

In accordance with the provisions of F.S. Chapter 163.3184 and of 9J-11.011, this submission package constitutes the adopted 2002/2003 Regular Comprehensive Plan Amendment Cycle to the Lee Plan (DCA No. 03-2), known locally as CPA 2002-02, CPA 2002-04, CPA 2002-06, CPA 2002-08, CPA 2002-11, CPA 2002-13, CPA 2002-15, CPA 2002-19, and CPA 2002-22. The adoption hearing for these plan amendments was held at 9:30 am on October 23, 2003.

Included with this package, per 9J-11.011(5), are three copies of the adopted amendments, supporting data and analysis, and the following three adopting ordinances: Ordinance No. 03-19, Ordinance No. 03-20, and Ordinance No. 03-21. Also included, per F.S. 163.3184(7) and (15), is the required sign in form allowing a courtesy informational statement to interested citizens. By copy of this letter and its attachments I certify that this amendment has been sent to the Regional Planning Council, the Florida Department of Transportation (FDOT), the Department of Environmental Protection, the Florida Department of State, the Florida Fish and Wildlife Conservation Commission, the Department of Agriculture and Consumer Services, Division of Forestry, and the South Florida Water Management District.

The initial staff reports for the proposed amendments were sent to the DCA with a transmittal cover letter dated July 3, 2003. All amendments previously reviewed by the Department in this current cycle of amendments were adopted by the Board of County Commissioners. Changes have occurred in CPA 2002-02, CPA 2002-13, and CPA 2002-19. CPA 2002-02 has been revised to address the objections raised by the DCA. Staff and the applicant have negotiated a compromise that has resulted in additional text changes. Revisions to CPA 2002-13 were also made. At the time that the transmittal staff report was prepared, it was noted that additional amendments to the MPO's highway map were being considered. The MPO has in fact adopted a revised plan in a public hearing process on June 20, 2003 and staff is reflecting the most recent version of the MPO's plan in Maps 3A, 3B and 3H, and in Policy 21.1.1. CPA 2002-19 has replaced a new table reflecting the new 2004/2008 fiscal year to the CIP. The Board of County Commissioners adopted 2002-02, CPA 2002-13, and CPA 2002-19 with the noted changes.

If you have any questions, or if I can be of any assistance in this matter, please feel free to call me at the above telephone number.

Sincerely,  
**DEPT. OF COMMUNITY DEVELOPMENT**  
**Division of Planning**



Paul O'Connor, AICP  
Director

All documents and reports attendant to this adoption 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

LEE COUNTY ORDINANCE NO. 03-19  
(Consent Ordinance)

**AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE LAND USE PLAN, COMMONLY KNOWN AS THE "LEE PLAN" ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AMENDMENTS APPROVED ON THE CONSENT AGENDA DURING THE COUNTY'S 2002/2003 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE; PROVIDING FOR AMENDMENTS TO ADOPTED TEXT, MAPS AND TABLES; PURPOSE AND SHORT TITLE; LEGAL EFFECT; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.**

WHEREAS, the Lee County Comprehensive Plan (hereinafter referred to as the "Lee Plan") Policy 2.4.1 and Chapter XIII, provides for adoption of amendments to the Plan in compliance with State statutes and in accordance with administrative procedures adopted by the Board of County Commissioners; and,

WHEREAS, the Lee County Board of County Commissioners, in accordance with Section 163.3181, Florida Statutes, and Lee County Administrative Code AC-13-6 provide an opportunity for the public to participate in the plan amendment public hearing process; and,

WHEREAS, the Lee County Local Planning Agency ( "LPA") held public hearings pursuant to Chapter 163, Part II, Florida Statutes, and the Lee County Administrative Code on January 27, March 24, April 28, and May 28, 2003; and,

WHEREAS, the Board of County Commissioners, pursuant to Florida Statutes and the Lee County Administrative Code held a public hearing for the transmittal of the proposed amendments on June 25, 2003. At that hearing, the Board approved a motion to send, and did later send, the proposed amendment to the Florida Department of Community Affairs ("DCA") for review and comment; and,

WHEREAS, at the transmittal hearing on June 25, 2003, the Board announced its intention to hold a public hearing after the receipt of DCA's written comments commonly referred to as the "ORC Report." DCA issued their ORC report on September 5, 2003; and,

WHEREAS, the Board moved to adopt the proposed amendments to the Lee Plan set forth herein during its statutorily prescribed public hearing for the plan amendments on October 23, 2003.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, THAT:**

**SECTION ONE: PURPOSE, INTENT AND SHORT TITLE**

The Board of County Commissioners of Lee County, Florida, in compliance with Chapter 163, Part II, Florida Statutes, and with Lee County Administrative Code AC-13-6, conducted a series of public hearings to consider proposed amendments to the Lee Plan. The purpose of this ordinance is to adopt the certain amendments to the Lee Plan discussed at those meetings and approved by a majority of the Board. The short title and proper reference for the Lee County Comprehensive Land Use Plan, as amended, will continued to be the "Lee Plan." **This ordinance may be referred to as the "2002/2003 Regular Comprehensive Plan Amendment Cycle Consent Ordinance."**

**SECTION TWO: ADOPTION OF LEE COUNTY'S 2002/2003 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE (Consent Agenda Items)**

The Lee County Board of County Commissioners amends the existing Lee Plan, adopted by Ordinance Number 89-02, as amended, by adopting amendments, as revised by the Board of County Commissioners on October 23, 2003, known as: CPA2002-06, CPA2002-08, CPA2002-11, CPA2002-13, CPA2002-15, CPA2002-19, and CPA2002-22.

The aforementioned amendments amend the text of the Lee Plan including the Future Land Use Map series, the Transportation Map Series, and the tables of the Lee Plan. A brief summary of the content of those amendments is set forth below:

**CPA2002-06 (Outlying Suburban Residential Allocations)**

Amend Table 1(b), Planning Community Year 2020 Allocations, by correcting the Outlying Suburban Allocation for the Alva Community.

**CPA2002-08 (Conservation Lands)**

Amend the Future Land Use Map Series, Map 1, by updating the Conservation Lands Future Land Use Categories.

**CPA2002-11 (Buckingham Potable Water)**

Amend Goal 17, Buckingham, of the Future Land Use Element by adding language that allows the extension of water lines to serve the Buckingham Rural Community Preserve on a voluntary basis, with cost of extension to be paid by the petitioner. Amend Map 6, Future Water Service Areas, to show the Buckingham Rural Community Preserve to be within the Future Water Service Areas of the County. Amendment 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.

**CPA2002-13 (Financially Feasible Transportation Map)**

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

**CPA2002-15 (Constrained Roads)**

Update Table 2(a), Constrained Roads/State and County Roads, to eliminate Old U.S. 41, which is now a City of Bonita Springs road.

**CPA2002-19 (Capital Improvements Program)**

Amend the Capital Improvements Element (Tables 3 and 4) to reflect the most recently adopted Capital Improvement Program.

**CPA2002-22 (Policy 100.2.3. Text Update)**

Amend Policy 100.2.3. of the Housing Element by replacing the outdated reference to the "special permit" approval process with the current process of "special exception."

The corresponding Staff Reports and Analysis, along with all attachments for these amendments are adopted as "Support Documentation" for the Lee Plan.

**SECTION THREE: LEGAL EFFECT OF THE "LEE PLAN"**

No public or private development will be permitted except in conformity with the Lee Plan. All land development regulations and land development orders must be consistent with the Lee Plan as amended.

**SECTION FOUR: GEOGRAPHIC APPLICABILITY**

The Lee Plan is applicable throughout the unincorporated area of Lee County, Florida, except in those unincorporated areas included in joint or interlocal agreements with other local governments that specifically provide otherwise.

**SECTION FIVE: SEVERABILITY**

The provisions of this ordinance are severable and it is the intention of the Board of County Commissioners of Lee County, Florida, to confer the whole or any part of the

powers herein provided. If any of the provisions of this ordinance are held unconstitutional by a court of competent jurisdiction, the decision of that court will not affect or impair the remaining provisions of this ordinance. It is hereby declared to be the legislative intent of the Board of County Commissioners that this ordinance would have been adopted had the unconstitutional provisions not been included therein.

#### SECTION SIX: INCLUSION IN CODE, CODIFICATION, SCRIVENERS' ERROR

It is the intention of the Board of County Commissioners that the provisions of this ordinance will become and be made a part of the Lee County Code. Sections of this ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section," "article," or other appropriate word or phrase in order to accomplish this intention; and regardless of whether inclusion in the code is accomplished, sections of this ordinance may be renumbered or relettered. The correction of typographical errors that do not affect the intent, may be authorized by the County Manager, or his or her designee, without need of public hearing, by filing a corrected or recodified copy with the Clerk of the Circuit Court.

#### SECTION SEVEN: EFFECTIVE DATE

The plan amendments adopted herein are not effective until a final order is issued by the DCA or Administrative Commission finding the amendment in compliance with Section 163.3184, Florida Statutes, whichever occurs earlier. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before the amendment has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status. A copy of such resolution will be sent to the DCA, Bureau of Local Planning, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100.

THE FOREGOING ORDINANCE was offered by Commissioner Albion, who moved its adoption. The motion was seconded by Commissioner Janes, and, when put to a vote, the vote was as follows:

Robert P. Janes	Aye
Douglas St. Cerny	Aye
Ray Judah	Aye
Andrew Coy	Absent
John Albion	Aye

DONE AND ADOPTED this 23<sup>rd</sup> day of October 2003.


ATTEST:  
CHARLIE GREEN, CLERK

BY:

  
Deputy Clerk

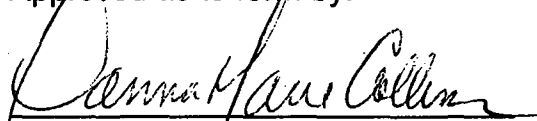
LEE COUNTY  
BOARD OF COUNTY COMMISSIONERS

BY:

  
Chairman

DATE: 10/23/03

Approved as to form by:

  
Donna Marie Collins  
County Attorney's Office





**Charlie Green**  
**Clerk of Circuit Court**  
**Lee County, Florida**

STATE OF FLORIDA

COUNTY OF LEE

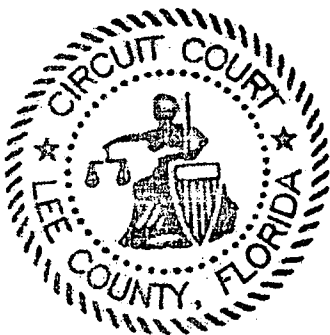
I Charlie Green, Clerk of Circuit Court, Lee County, Florida, and ex-Officio Clerk of the Board of County Commissioners, Lee County, Florida, do hereby Certify that the above and foregoing, is a true and correct copy of Ordinance No. 03-19, adopted by the Board of Lee County Commissioners, at their meeting held on the 23rd day of October 2003 and same filed in the Clerk's Office.

Given under my hand and seal, at Fort Myers, Florida, this 27th day of October 2003.

CHARLIE GREEN,  
Clerk of Circuit Court  
Lee County, Florida

By:

  
Deputy Clerk



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

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**LEE COUNTY COMPREHENSIVE PLAN**

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**THE LEE PLAN**

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**BoCC Adoption Document**

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

**October 23, 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 &amp; 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:**

<b>NOEL ANDRESS</b>	<u>AYE</u>
<b>MATT BIXLER</b>	<u>AYE</u>
<b>SUSAN BROOKMAN</b>	<u>AYE</u>
<b>DAN DeLISI</b>	<u>AYE</u>
<b>RONALD INGE</b>	<u>AYE</u>
<b>GORDON REIGELMAN</b>	<u>ABSENT</u>
	<u> </u>

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

DATE OF TRANSMITTAL HEARING: June 25, 2003

**A. BOARD REVIEW:** This item was part of the consent agenda and was not pulled for discussion by the Board, 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 Albion 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:**

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



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

DATE OF ORC REPORT: September 5, 2003

### **A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS**

The DCA had no objections, recommendations or comments concerning this amendment as transmitted. However, the transmittal reflected the MPO's 2020 Financially Feasible Plan as adopted on January 17, 2003 and the staff write-up indicated that an additional amendment of the MPO's plan was in the works. In fact, the MPO adopted a revised plan in a public hearing process on June 20, 2003, just prior to the Board of County Commissioner's transmittal hearing.

The June changes to the MPO's 2020 Financially Feasible Plan included the following:

- Addition of a 4-lane Hanson Street Extension from Omni Boulevard to Buckingham Road.
- Addition of a 2-lane Luckett Road Extension from Holstein Drive to Buckingham Road.
- Addition of a 4-lane widening of Buckingham Road from SR 82 to Cedartree Avenue (including realignment of the western end of Buckingham Road to connect with the Hanson Street Extension).
- Replacement of the Billings Street Extension with a new 4-lane road connecting Buckingham Road to Sunset Road via Cedartree Avenue and Centennial Boulevard.
- Addition of a 4-lane widening of Sunset Road from the Centennial Boulevard Extension to Sunniland Boulevard.
- Addition of the interconnection and 4-laning of West 19<sup>th</sup> Street and West and East 9<sup>th</sup> Streets from Sunniland Boulevard (at Sunset Road) to Richmond Avenue.
- Addition of the realignment of the north end of the Treeline Avenue Extension from south of SR 82 to Buckingham Road.
- Replacement of the Owen Avenue and Hawalaska Street extensions with 2-lane extensions of Todd Avenue northeast to West Gate Boulevard/Leonard Boulevard and southwest to Treeline Avenue.
- Addition of a 6-lane widening of Bonita Beach Road from Vanderbilt Drive to Imperial Street.
- Addition of a 4-lane overpass for US 41 over Bonita Beach Road.

In addition, the MPO approved a number of housekeeping revisions to its plan to clarify those projects considered "committed" (programmed for construction by 2005) or not (and therefore reflected in the plan) based on the most recent local government capital improvement programs.

As noted in the write-up, our interest is in reflecting the most recent version of the MPO's plan in Maps 3A, 3B and 3H, and in Policy 21.1.1. Therefore, staff is recommending revisions to the maps and Policy 21.1.1 to reflect the June 20, 2003 MPO Plan for the adoption hearing.

### **B. STAFF RESPONSE**

The revised Maps 3A, 3B and 3H reflecting the June 20, 2003 MPO 2020 Financially Feasible Plan are attached to this staff report. Staff is also recommending a revision to the proposed changes to Policy 21.1.1 as noted below (with strike-through/double underlining):

***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 June 20, 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 &amp; 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>

Staff recommendation is to adopt the amendment as revised to reflect the most recent MPO Plan as amended through June 20, 2003.

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

DATE OF ADOPTION HEARING: October 23, 2003

**A. BOARD REVIEW:**

Although this item was on the consent agenda, staff noted for the Board that the maps were slightly different than those approved for transmittal, because the Lee County MPO had approved a change to its plan in June. This also affected the language in Policy 21.1.1. Commissioner Albion questioned whether the changes had previously been reviewed and approved, which staff confirmed had been done by the Board members in their role as MPO members.

**B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:**

1. **BOARD ACTION:** The Board voted unanimously to adopt the amendment, on a motion by Commission Albion and a second by Commissioner Janes.
2. **BASIS AND RECOMMENDED FINDINGS OF FACT:** The Board accepted the findings of fact as advanced by staff.

**C. VOTE:**

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



# Existing & Committed Roads

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

# Financially Feasible Improvements

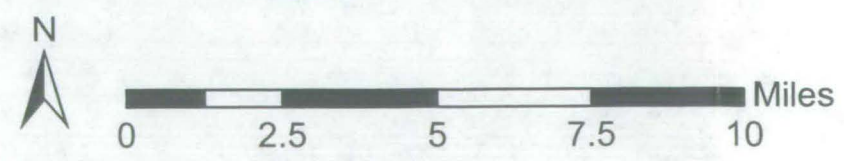
- New Interchanges
- 2 Lanes
- 3 Lanes (2+1 Lanes)
- 3 Lanes (One Way)
- 4 Lanes
- 5 Lanes (3+2 Lanes)
- 6 Lanes
- 7 Lanes (4+3 Lanes)
- 8 Lanes

- Overpass
- Interchange Improvements
- Future Corridor Evaluation

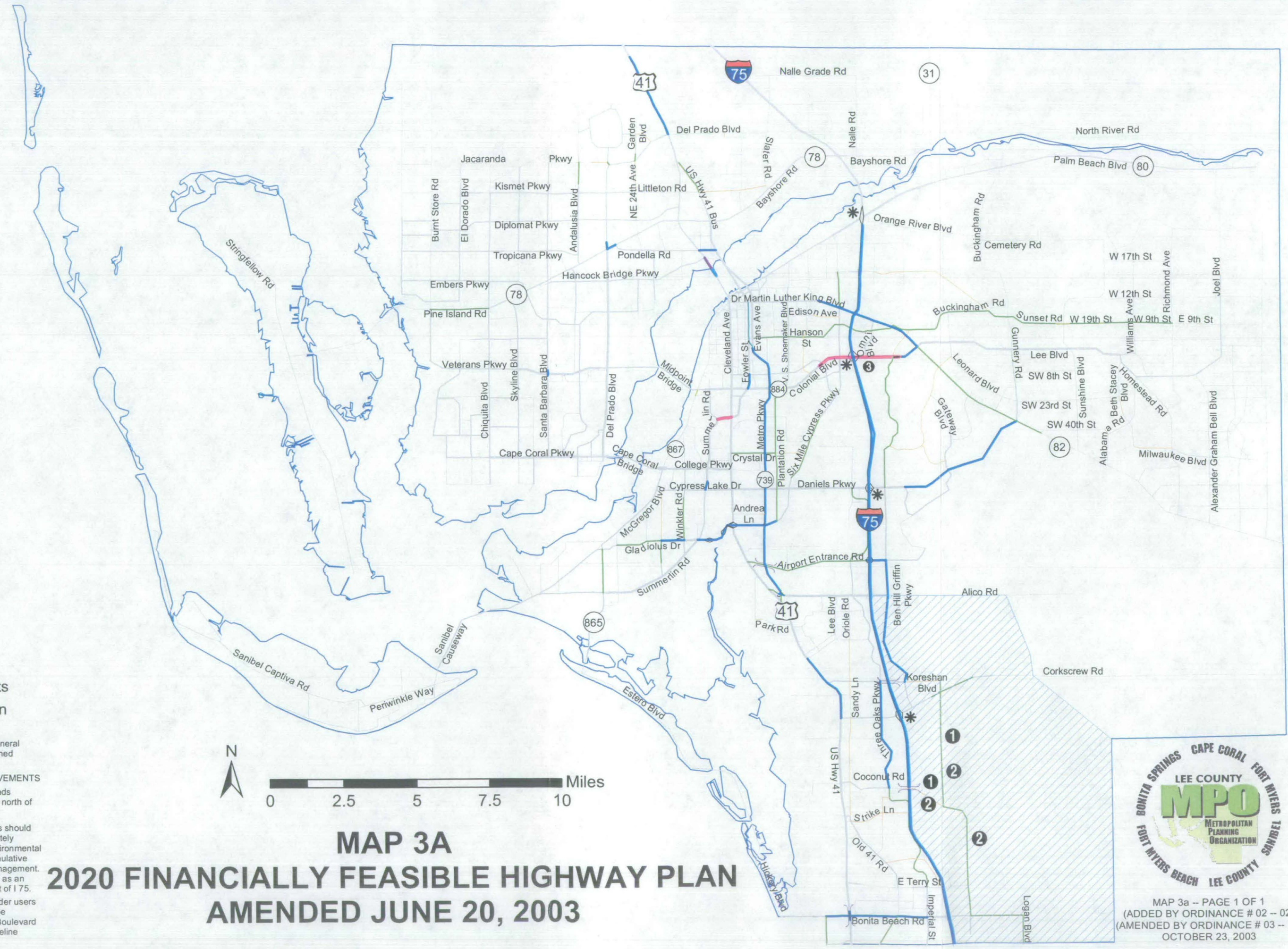
The lines on this plan represent only the general routes. Specific alignments will be determined through corridor and design studies.

NOTES APPLYING TO SPECIFIC IMPROVEMENTS

- 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 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.



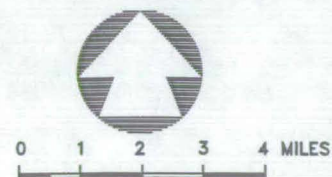
# MAP 3A 2020 FINANCIALLY FEASIBLE HIGHWAY PLAN AMENDED JUNE 20, 2003



BONITA SPRINGS CAPE CORAL FORT MYERS  
LEE COUNTY  
**MPO**  
METROPOLITAN  
PLANNING  
ORGANIZATION

MAP 3a -- PAGE 1 OF 1  
(ADDED BY ORDINANCE # 02 -- 02)  
(AMENDED BY ORDINANCE # 03 -- 19)  
OCTOBER 23, 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

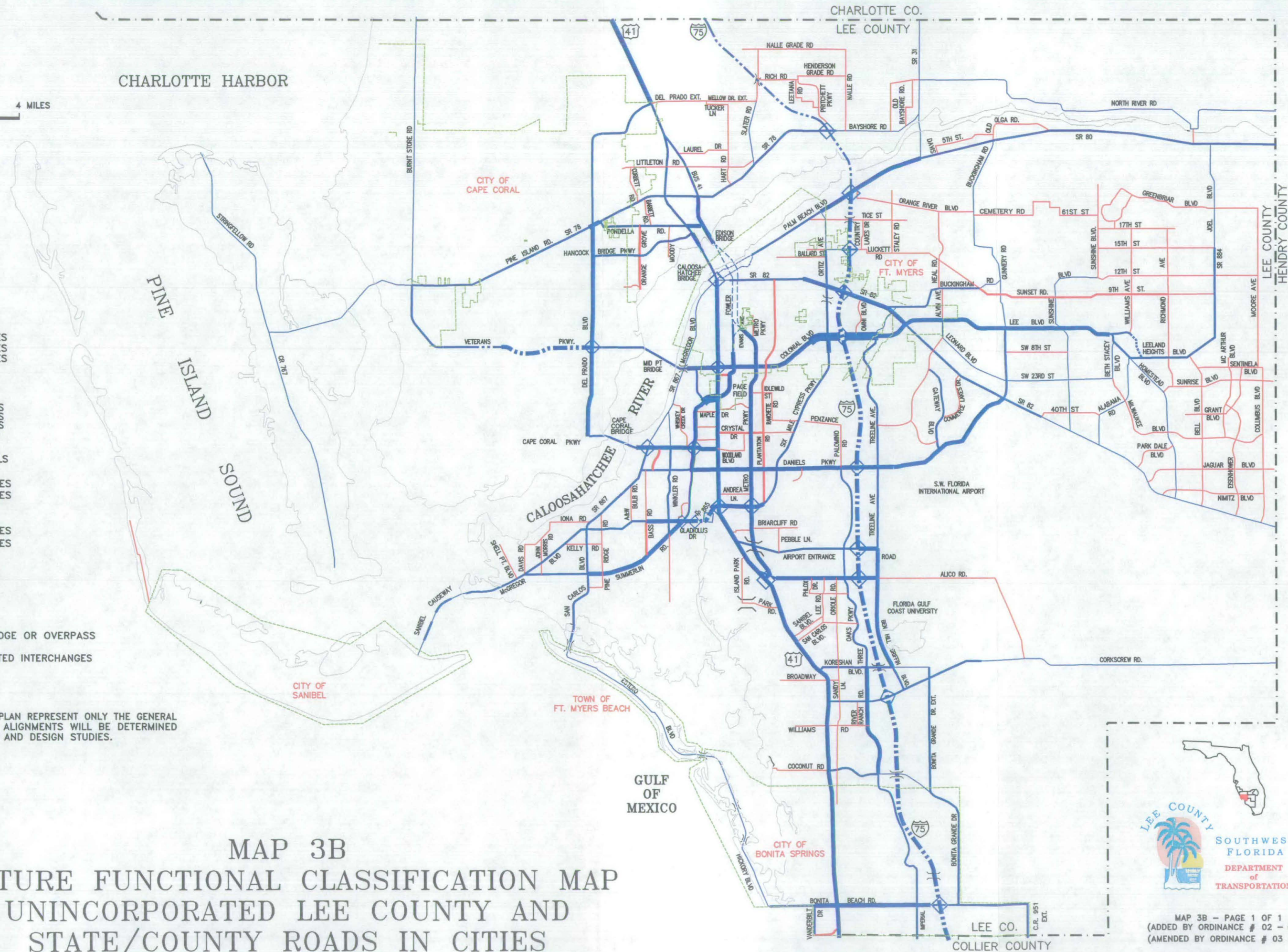
ARTERIALS  
COLLECTORS  
CITY LIMITS

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.

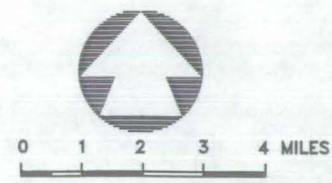
# MAP 3B FUTURE FUNCTIONAL CLASSIFICATION MAP UNINCORPORATED LEE COUNTY AND STATE/COUNTY ROADS IN CITIES



MAP 3B - PAGE 1 OF 1  
(ADDED BY ORDINANCE # 02 - 02 )  
(AMENDED BY ORDINANCE # 03 -19)

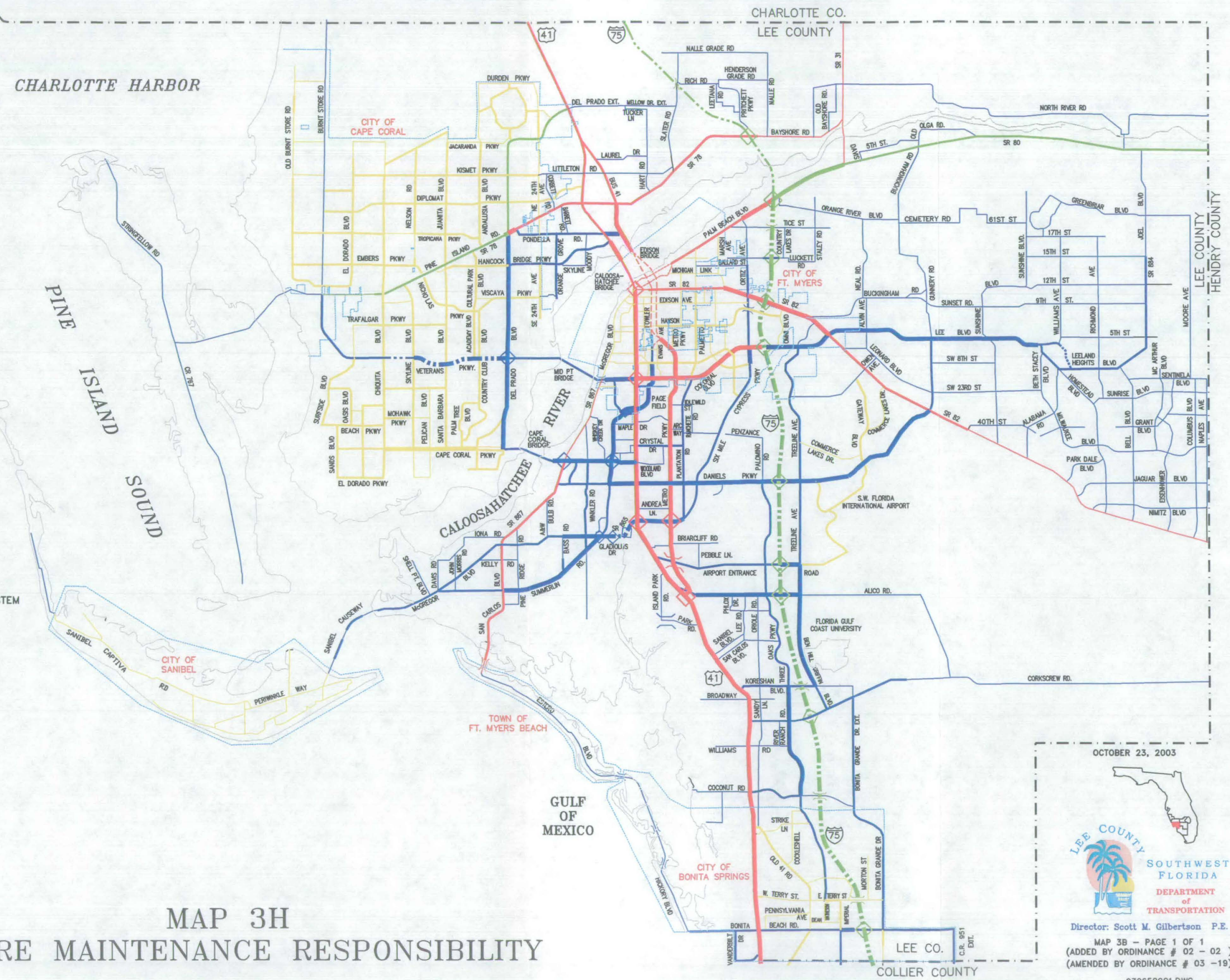
030642901.DWG





- 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



OCTOBER 23, 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 # 03 -19)

030652901.DWG