



**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**

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

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

**C. VOTE:**

NOEL ADDRESS	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:** 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>	<hr/> <b>AYE</b> <hr/>
<b>ANDREW COY</b>	<hr/> <b>AYE</b> <hr/>
<b>BOB JANES</b>	<hr/> <b>AYE</b> <hr/>
<b>RAY JUDAH</b>	<hr/> <b>AYE</b> <hr/>
<b>DOUG ST. CERNY</b>	<hr/> <b>AYE</b> <hr/>



## 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 Lockett 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:**

**JOHN ALBION**

**AYE**

**ANDREW COY**

**ABSENT**

**BOB JANES**

**AYE**

**RAY JUDAH**

**AYE**

**DOUG ST. CERNY**

**AYE**



## 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.

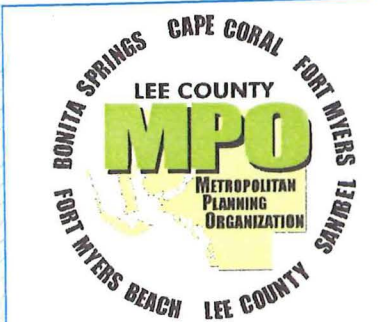
### NOTES APPLYING TO SPECIFIC IMPROVEMENTS

- 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.
- 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.



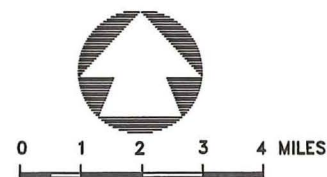
0 2.5 5 7.5 10 Miles

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

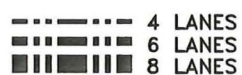


MAP 3a -- PAGE 1 OF 1  
(ADDED BY ORDINANCE # 02 -- 02)  
(AMENDED BY ORDINANCE # 03 -- 19)  
OCTOBER 23, 2003

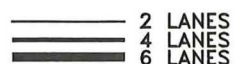




**INTERSTATE/  
EXPRESSWAY**



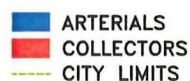
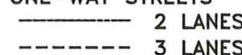
**DIVIDED ARTERIALS  
OR COLLECTORS**



**UNDIVIDED ARTERIALS  
OR COLLECTORS**



**ONE-WAY STREETS**

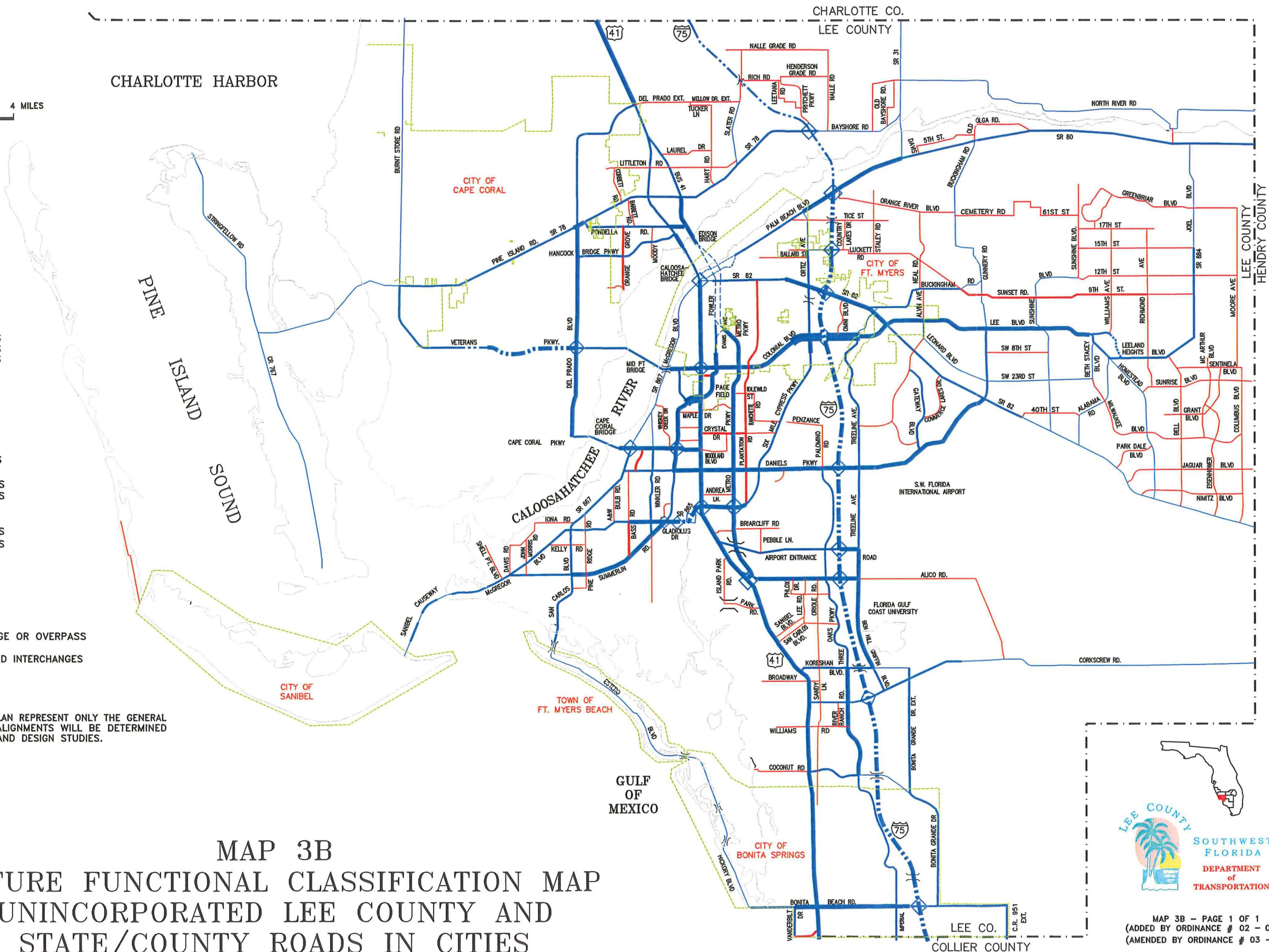


PROPOSED BRIDGE OR OVERPASS

GRADE SEPARATED INTERCHANGES

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

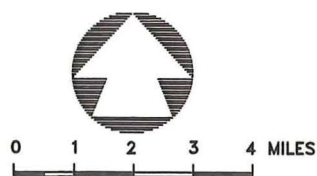
# MAP 3B FUTURE FUNCTIONAL CLASSIFICATION MAP UNINCORPORATED LEE COUNTY AND STATE/COUNTY ROADS IN CITIES



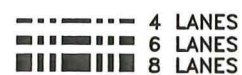
MAP 3B - PAGE 1 OF 1  
(ADDED BY ORDINANCE # 02 - 02 )  
(AMENDED BY ORDINANCE # 03 -19)

030642901.DWG





INTERSTATE/  
EXPRESSWAY



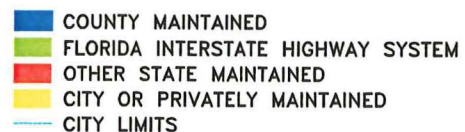
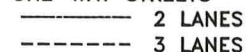
DIVIDED ARTERIALS  
OR COLLECTORS



UNDIVIDED ARTERIALS  
OR COLLECTORS



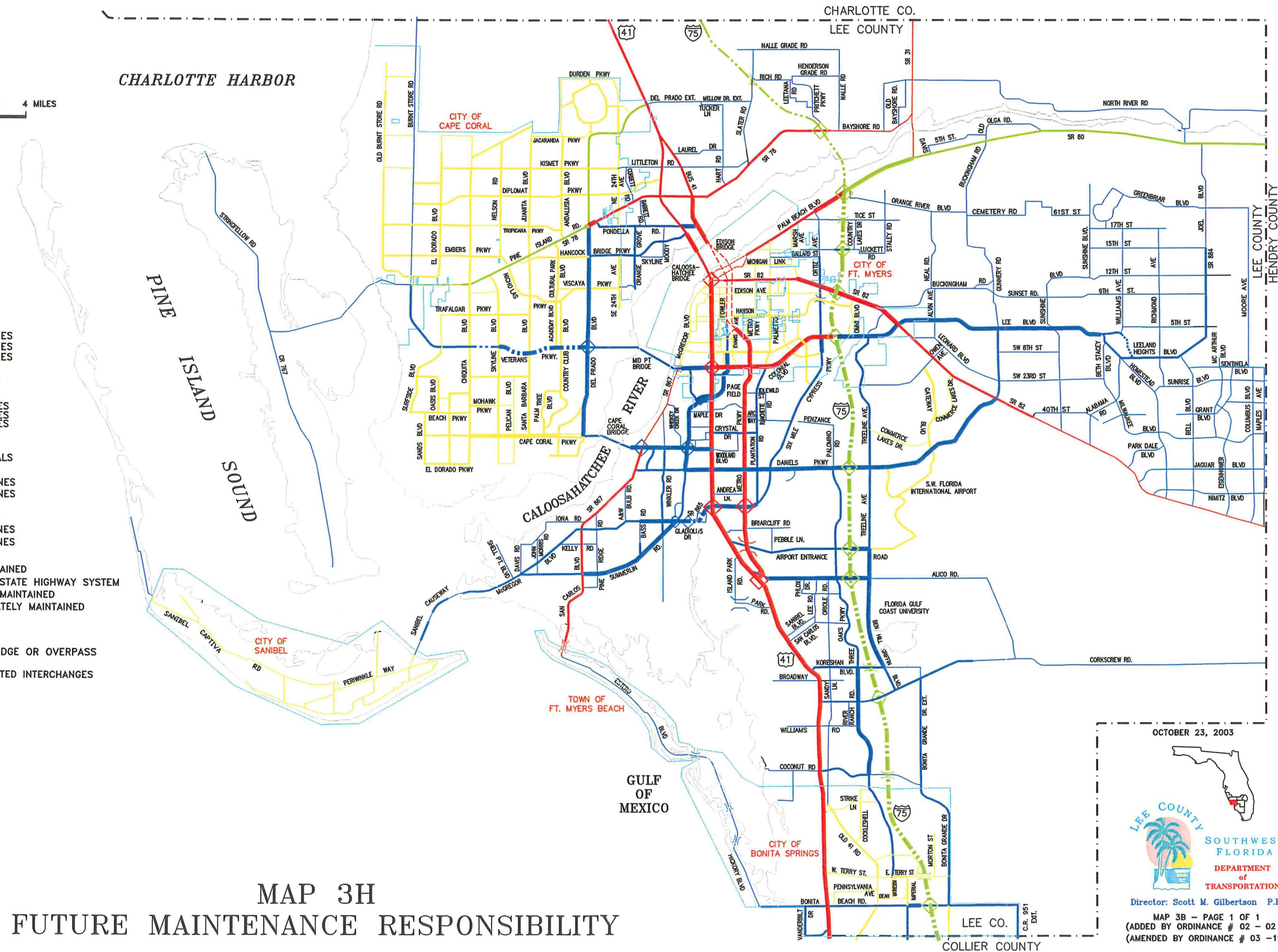
ONE-WAY STREETS



PROPOSED BRIDGE OR OVERPASS

GRADE SEPARATED INTERCHANGES

# MAP 3H FUTURE MAINTENANCE RESPONSIBILITY



OCTOBER 23, 2003



Director: Scott M. Gilbertson P.E.

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

030652901.DWG



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**BoCC Public Hearing Document  
for the  
October 23, 2003 Adoption Hearing**

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*Lee County Planning Division  
1500 Monroe Street  
P.O. Box 398  
Fort Myers, FL 33902-0398  
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**October 3, 2003**



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



**Text Amendment**



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STAFF REPORT PREPARATION DATE: April 21, 2003

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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:**

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

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: 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 Lockett 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:**

**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

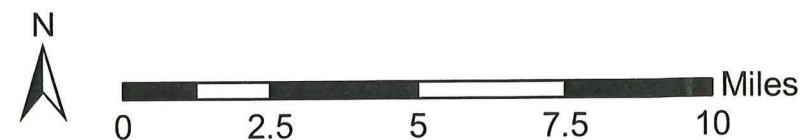
- New Interchanges
- 2 Lanes
- 3 Lanes (2+1 Lanes)
- 3 Lanes (One Way)
- 4 Lanes
- 5 Lanes (3+2 Lanes)
- 6 Lanes
- 7 Lanes (4+3 Lanes)
- 8 Lanes

- Overpass
- Interchange Improvements
- Future Corridor Evaluation

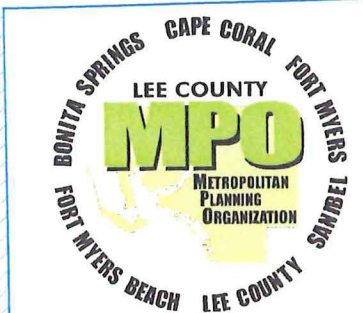
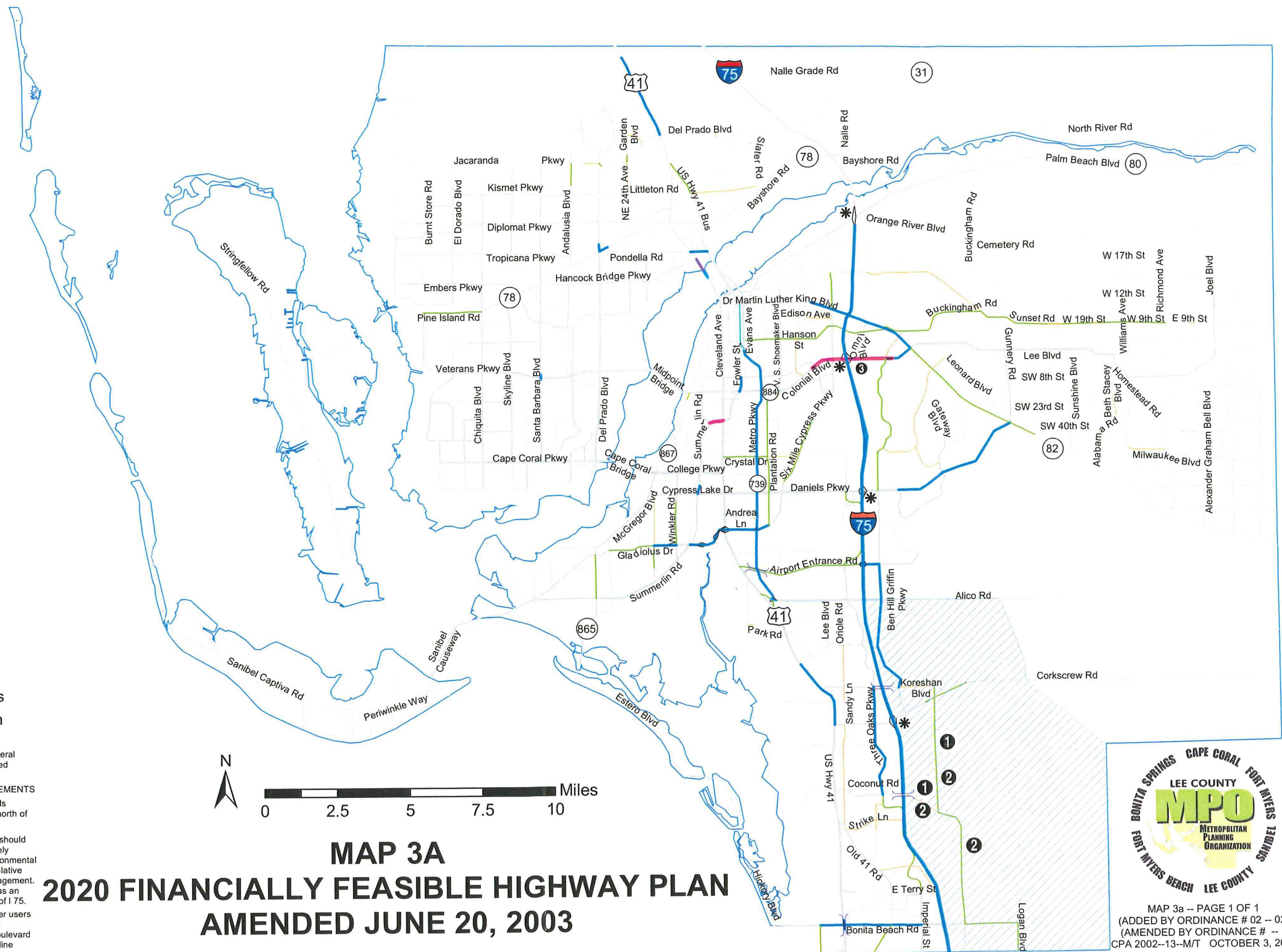
The lines on this plan represent only the general routes. Specific alignments will be determined through corridor and design studies.

### NOTES APPLYING TO SPECIFIC IMPROVEMENTS

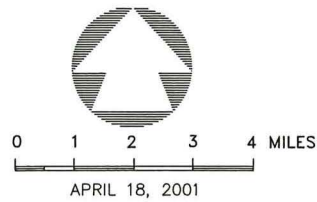
- 1 No access should be permitted to these roads east of I 75, south of Corkscrew Road, and north of the Bonita Springs city limits.
- 2 The feasibility and alignment of these roads should be determined through studies that adequately address their growth management and environmental impacts, including 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.
- 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 JUNE 20, 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

CHARLOTTE HARBOR

PINE ISLAND SOUND

CITY OF  
CAPE CORAL

CALOOSA-HATCHEE  
RIVER

TOWN OF  
FT. MYERS BEACH

GULF OF  
MEXICO

CITY OF  
BONITA SPRINGS

CHARLOTTE CO.  
LEE COUNTY

CITY OF  
FT. MYERS

S.W. FLORIDA  
INTERNATIONAL AIRPORT

FLORIDA GULF  
COAST UNIVERSITY

LEE CO.  
COLLIER COUNTY

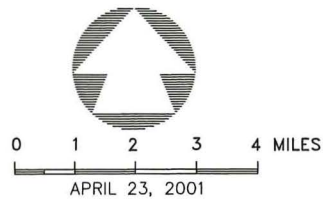
APRIL 10, 2003



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

001752901.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

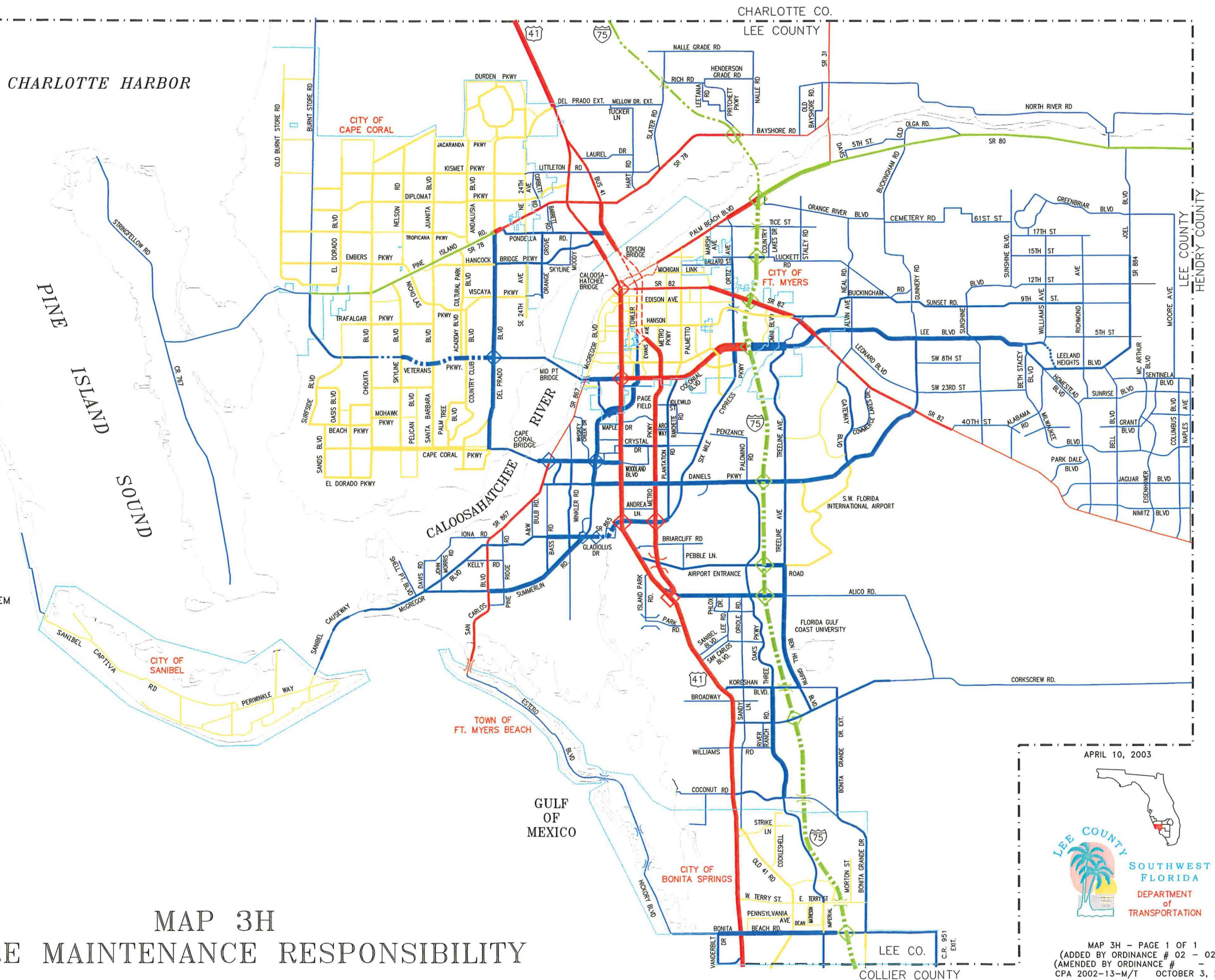
ONE-WAY STREETS

- 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



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

001762901.DWG



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

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**LEE COUNTY COMPREHENSIVE PLAN**

---

**THE LEE PLAN**

---

**DCA Transmittal Document**

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

**June 25, 2003**



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



**Text Amendment**



**Map Amendment**

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

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:**

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:** 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: \_\_\_\_\_

**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

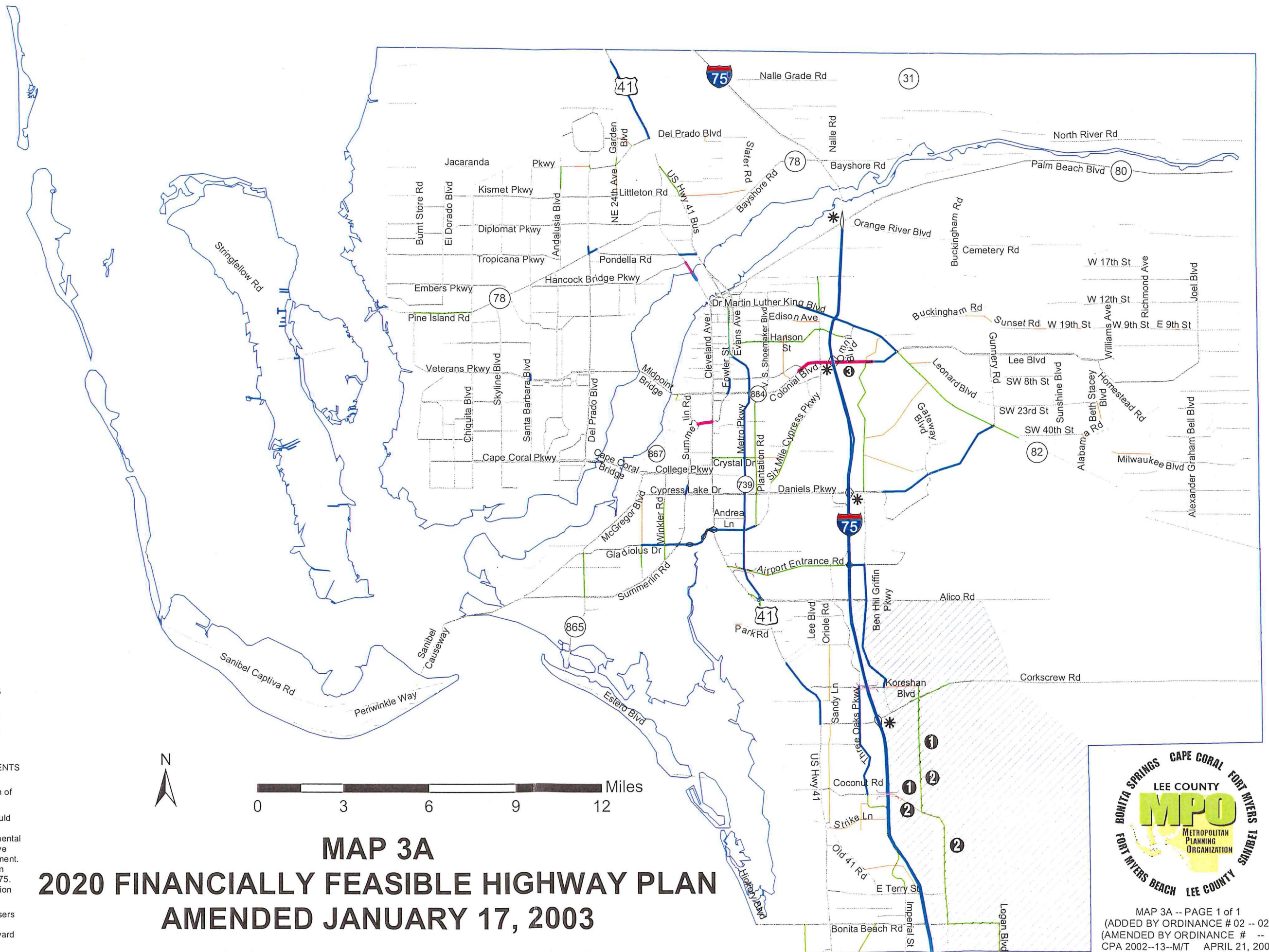
- New Interchanges
- 2 Lanes
- 3 Lanes (2+1 Lanes)
- 3 Lanes (One Way)
- 4 Lanes
- 5 Lanes (3+2 Lanes)
- 6 Lanes
- 7 Lanes (4+3 Lanes)
- 8 Lanes

- Overpass
- Interchange Improvements
- Future Corridor Evaluation

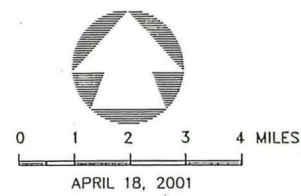
The lines on this plan represent only the general routes. Specific alignments will be determined through corridor and design studies.

### 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.







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

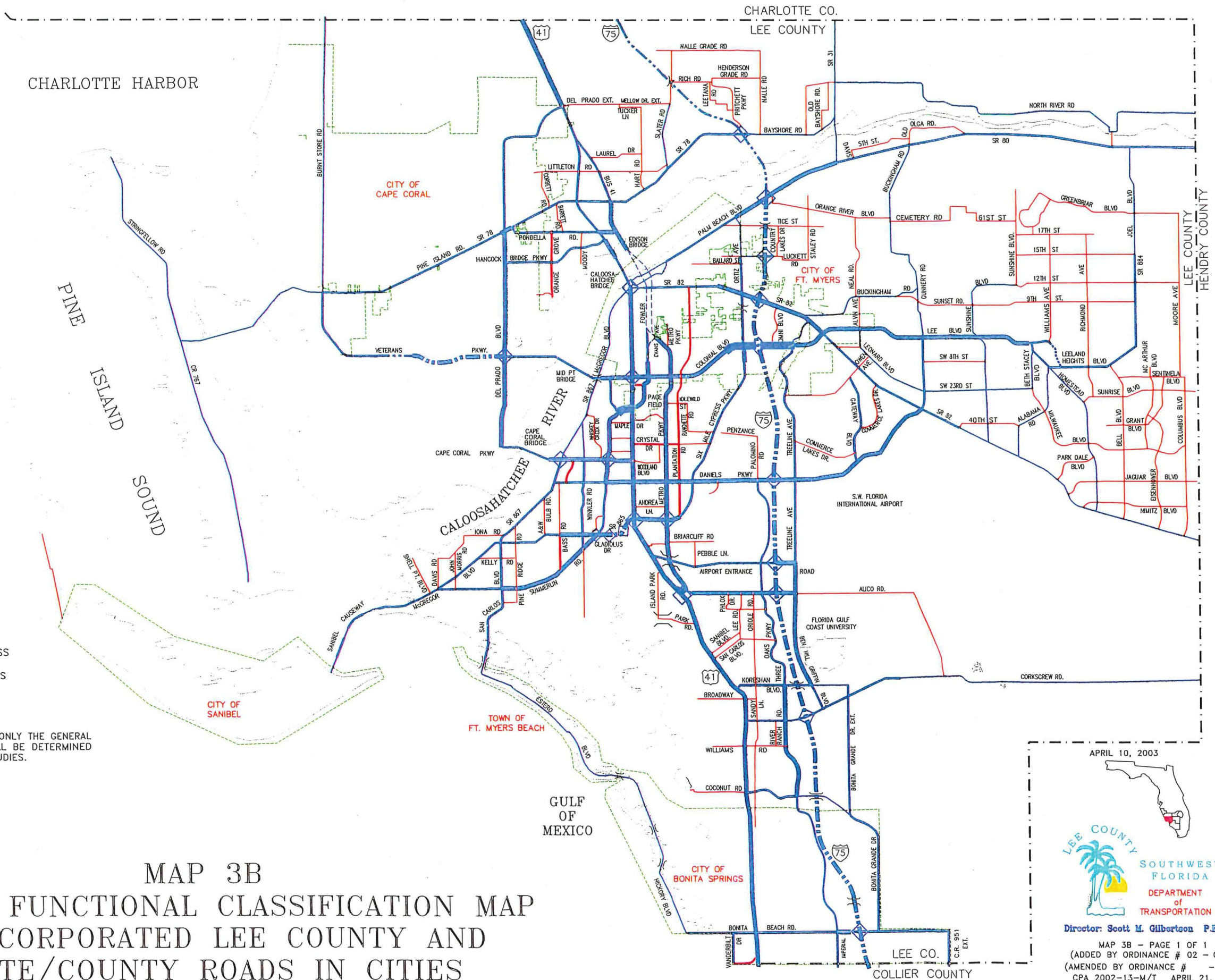
ARTERIALS  
COLLECTORS  
CITY LIMITS

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



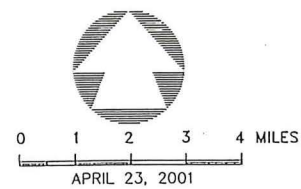
APRIL 10, 2003



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





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

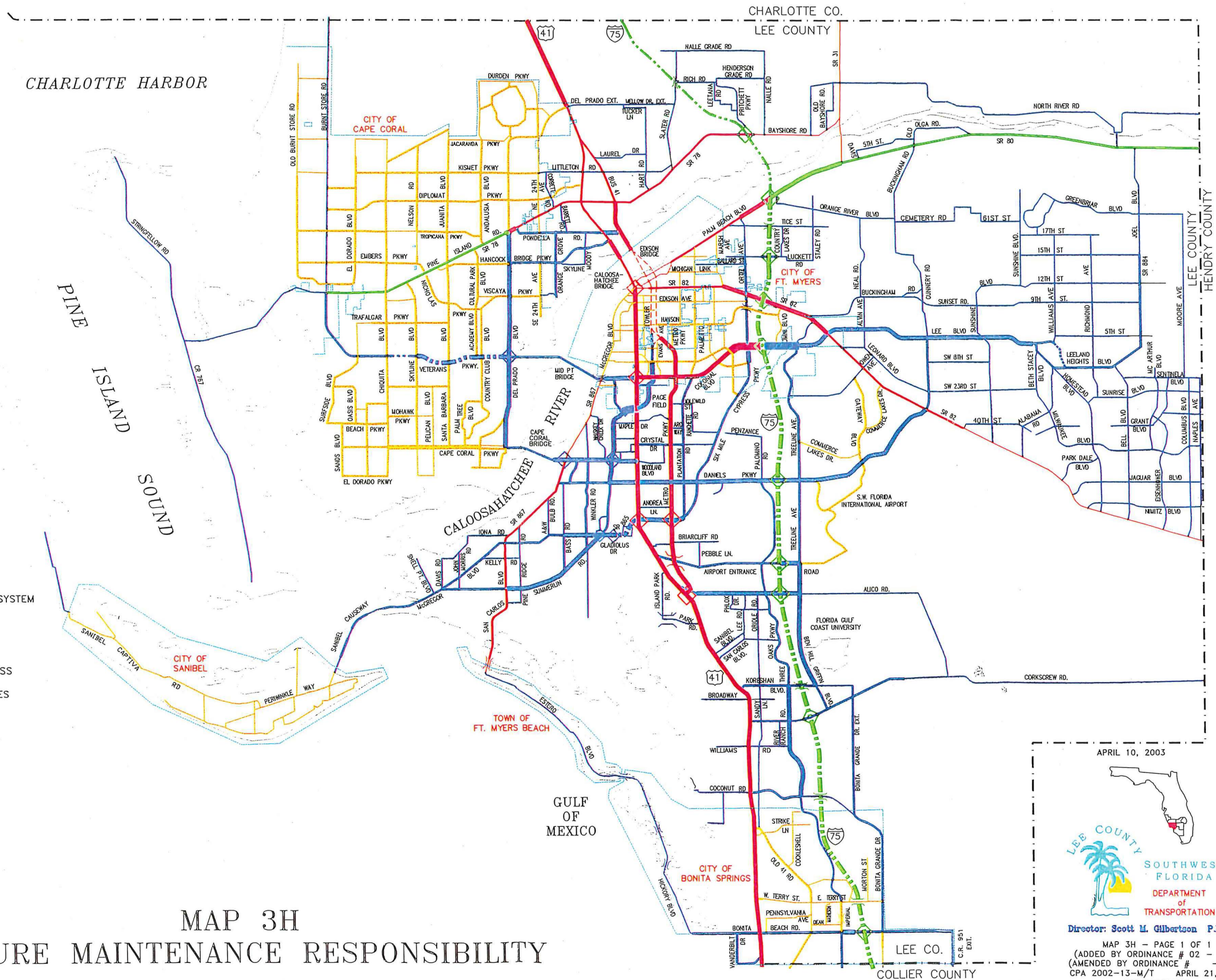
2 LANES  
3 LANES

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  
001762901.DWG



**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 Transmittal Hearing Document  
for the  
June 25<sup>th</sup>, 2003 Public Hearing

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*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**

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

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:**

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

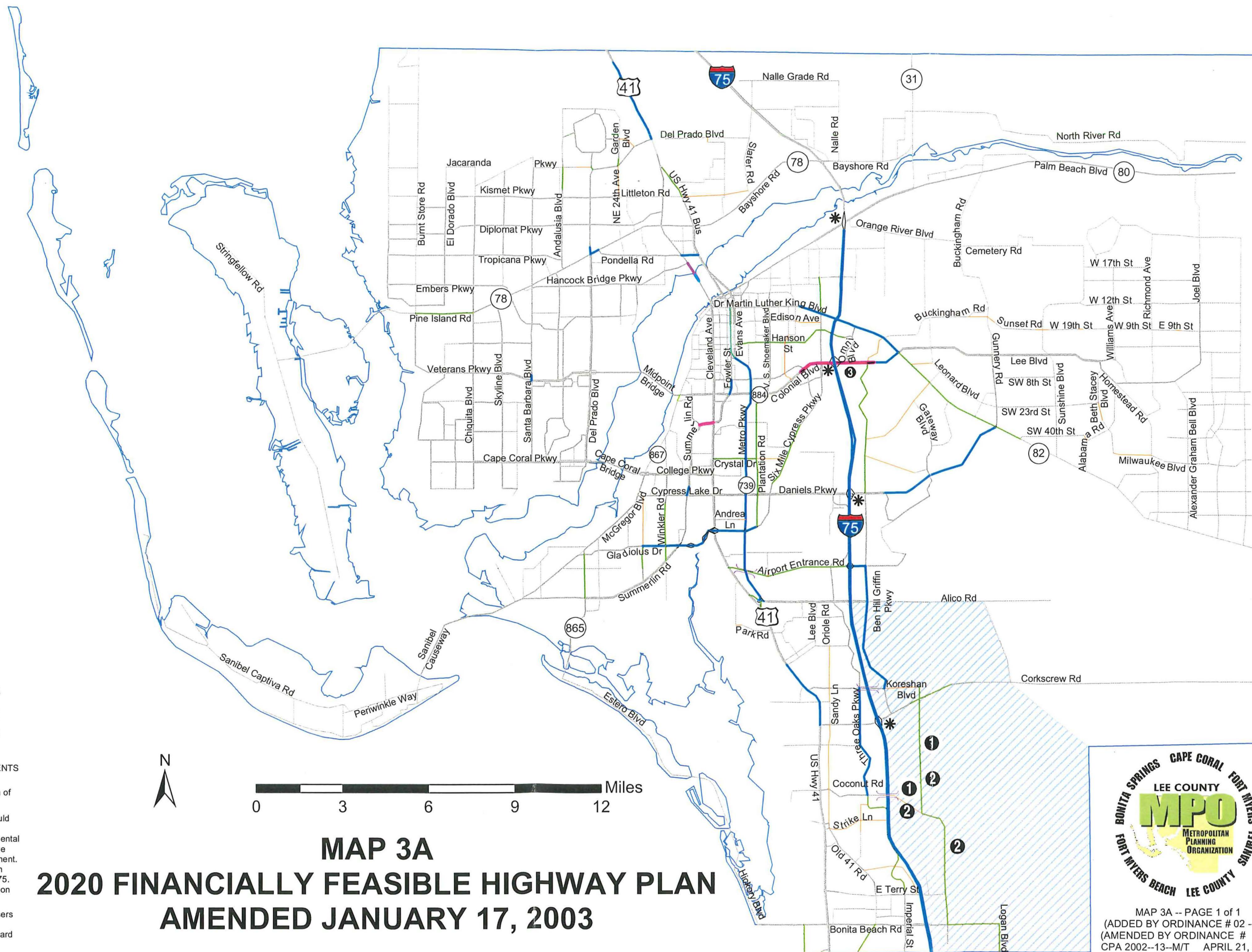
\* Interchange Improvements

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

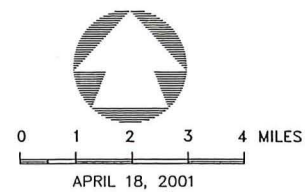
- 1 No access should be permitted to these roads east of I 75, south of Corkscrew Road, and north of the Bonita Springs city limits.
- 2 The feasibility and alignment of these roads should be determined through studies that adequately address their growth management and environmental impacts, including 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**



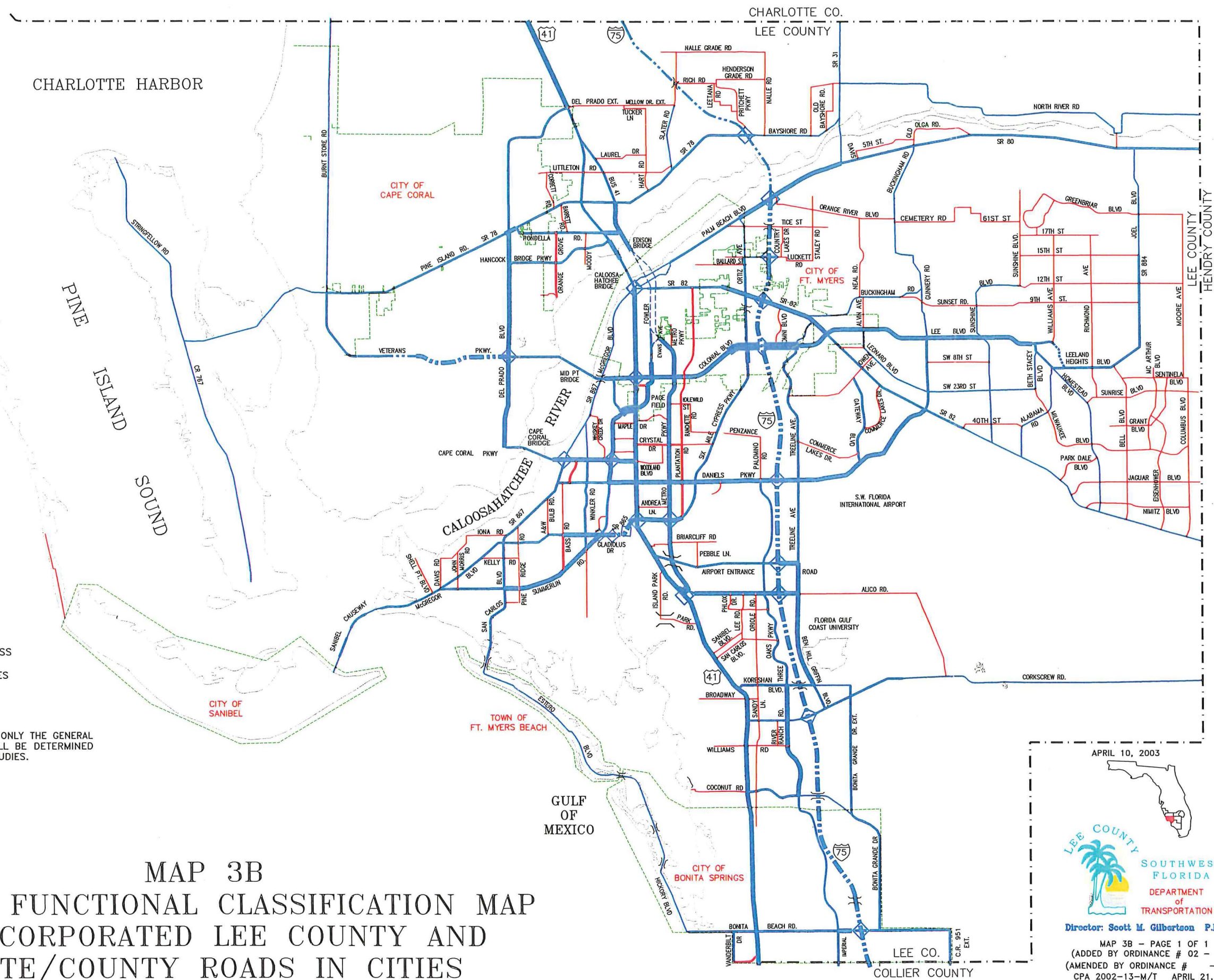




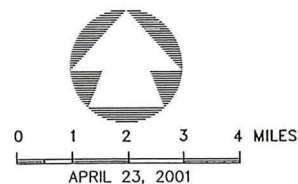
- INTERSTATE/  
EXPRESSWAY
- 4 LANES
  - 6 LANES
  - 8 LANES
- DIVIDED ARTERIALS  
OR COLLECTORS
- 2 LANES
  - 4 LANES
  - 6 LANES
- UNDIVIDED ARTERIALS  
OR COLLECTORS
- 2 LANES
  - 4 LANES
- ONE-WAY STREETS
- 2 LANES
  - 3 LANES
- ARTERIALS
- COLLECTORS
- CITY LIMITS
- PROPOSED BRIDGE OR OVERPASS
-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







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

PINE ISLAND SOUND

GULF OF MEXICO

CHARLOTTE CO.

LEE COUNTY

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  
001762901.DWG



**CPA2002-13-M/T  
BoCC SPONSORED  
AMENDMENT  
TO THE**

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**LEE COUNTY COMPREHENSIVE PLAN**

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**THE LEE PLAN**

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**LPA Public Hearing Document  
for the  
April 28<sup>th</sup>, 2003 Public Hearing**

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

**April 21, 2003**



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



**Text Amendment**



**Map Amendment**

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

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**

**B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY**

**1. RECOMMENDATION:**

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

**C. VOTE:**

**NOEL ANDRESS**

**MATT BIXLER**

**SUSAN BROOKMAN**

**DAN DeLISI**

**RONALD INGE**

**GORDON REIGELMAN**

_____
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**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**

_____
_____
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**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**

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**NEWS-PRESS**  
*Published every morning – Daily and Sunday*  
*Fort Myers, Florida*  
**Affidavit of Publication**

STATE OF FLORIDA  
COUNTY OF LEE

Before the undersigned authority, personally appeared

**Kieanna Henry**

who on oath says that he/she is the

**Asst. Legal Clerk** of the News-Press, a daily newspaper,  
published at Fort Myers, in Lee County, Florida; that the  
attached copy of advertisement, being a

**Display**

In the matter of **LPA Public Hearing**

in the \_\_\_\_\_ Court

was published in said newspaper in the issues of

**April 18, 2003**

Affiant further says that the said News-Press is a paper of general circulation daily in Lee, Charlotte, Collier, Glades and Hendry Counties and published at Fort Myers, in said Lee County, Florida and that said newspaper has heretofore been continuously published in said Lee County, Florida, each day, and has been entered as a second class mail matter at the post office in Fort Myers in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of the advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

*Kieanna Henry*

Sworn to and subscribed before me this

18<sup>th</sup> day of April 2003 by

**Kieanna Henry**

personally known to me or who has produced

as identification, and who did or did not take an oath.

Notary Public

Print Name \_\_\_\_\_

My commission Expires:



Brenda Leighton  
MY COMMISSION # DD169005 EXPIRES  
February 14, 2007  
BONDED THRU TROY FAIR INSURANCE, INC.

COND FLOOR  
WRKS. CNTR.  
OMN. DEVT

00:06 AM 12 21

RECEIVED  
LEE COUNTY



**MEETING NOTICE  
LOCAL PLANNING AGENCY  
PUBLIC HEARING**

Notice is hereby given that the Lee County Local Planning Agency (LPA) will meet on Monday, April 28, 2003. The meeting will be held in the Board of County Commission Chambers at 2120 Main Street in downtown Fort Myers. The meeting will commence at 8:30 a.m.

**AGENDA**

1. Call to Order; Certification of Affidavit of Publication
2. Pledge of Allegiance
3. Public Forum
4. Approval of Minutes from March 24, 2003
5. Plan Amendment Review
  - A. CPA2002-01 - Amend the Future Land Use Element of the Lee Plan; text and Future Land Use Map series to incorporate the recommendations of the ALVA Inc. Community Planning effort, establish a new Vision Statement, Goal and subsequent Objectives and Policies.
  - B. CPA2002-04 - 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.
  - C. CPA 2002-06 - Amend Table 1(b), Planning Community Year 2020 Allocations, by correcting the Outlying Suburban Allocation for the Alva Community.
  - D. CPA2002-08 - Amend the Future Land Use Map series, Map 1, by updating the Conservation Lands land use categories.
  - E. CPA2002-13 - 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.
  - F. CPA2002-15 - Update Table 2(a), Constrained Roads/State and County Roads, to eliminate Old 41, which is now a City of Bonita Springs road.
  - G. CPA2002-19 - Amend the Capital Improvements Element (Tables 3 & 4) to reflect the latest adopted Capital Improvement Program.
6. Update on Lee County's Evaluation and Appraisal Report process.
7. Other Business
8. Adjournment

This meeting is 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(8)(b), 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 that, 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 479-8583.

PO# 900565



**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

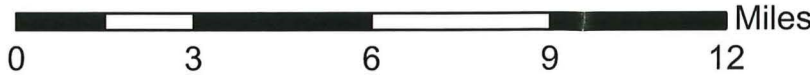
The lines on this plan represent only the general routes. Specific alignments will be determined through corridor and design studies.

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.

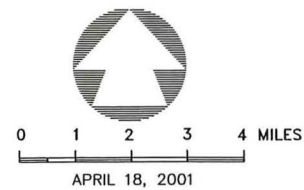


**MAP 3A**  
**2020 FINANCIALLY FEASIBLE HIGHWAY PLAN**  
**AMENDED JANUARY 17, 2003**

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

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

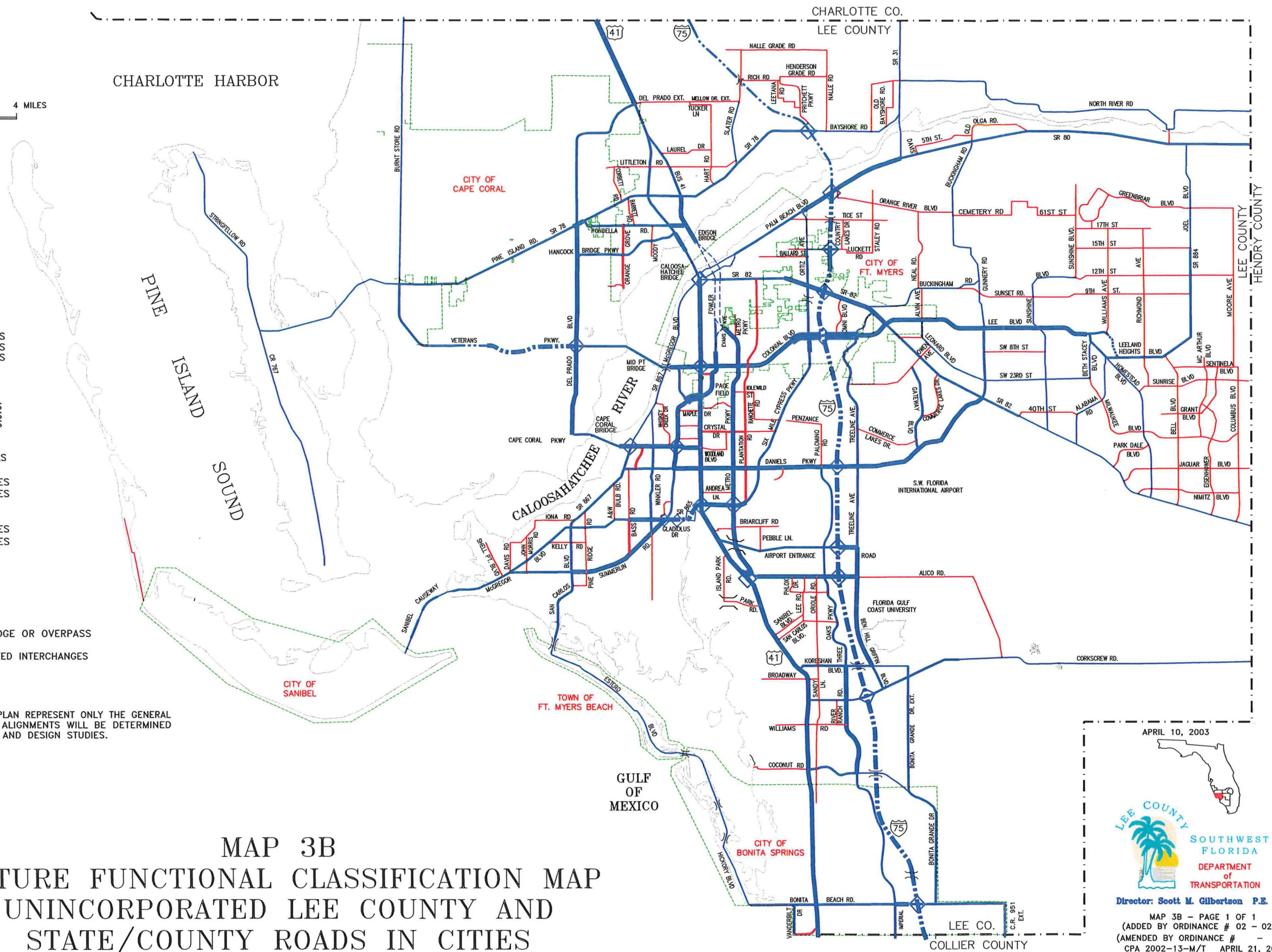




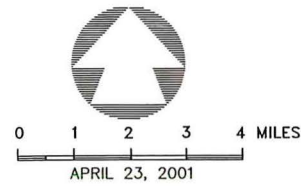
- INTERSTATE/  
EXPRESSWAY
- 4 LANES
  - 6 LANES
  - 8 LANES
- DIVIDED ARTERIALS  
OR COLLECTORS
- 2 LANES
  - 4 LANES
  - 6 LANES
- UNDIVIDED ARTERIALS  
OR COLLECTORS
- 2 LANES
  - 4 LANES
- ONE-WAY STREETS
- 2 LANES
  - 3 LANES
- ARTERIALS
- COLLECTORS
- CITY LIMITS
- PROPOSED BRIDGE OR OVERPASS
-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







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

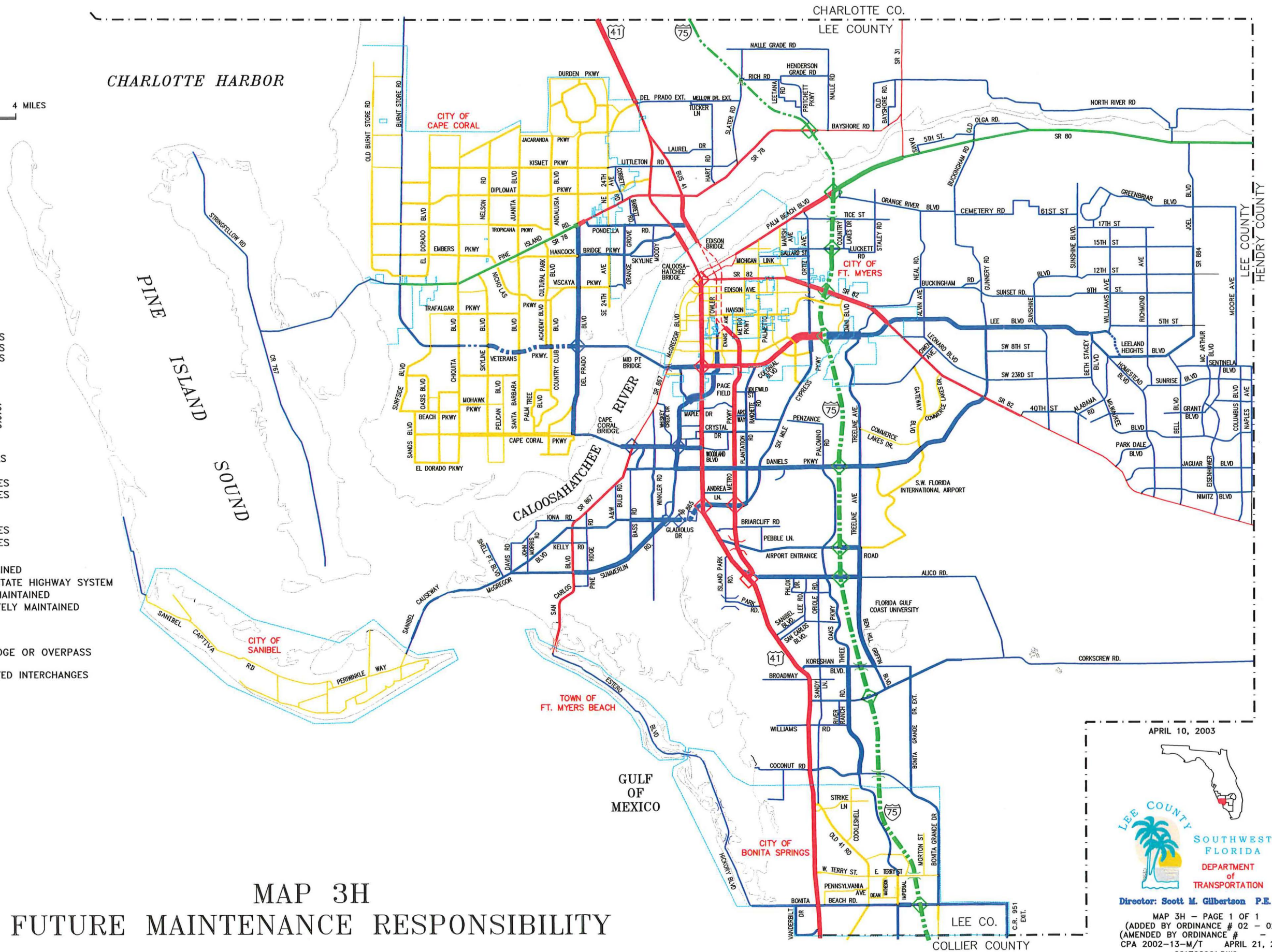
- 2 LANES
- 3 LANES

- 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

MAP 3H - PAGE 1 OF 1  
(ADDED BY ORDINANCE # 02 - 02 )  
(AMENDED BY ORDINANCE # - - )  
CPA 2002-13-M/T APRIL 21, 2003  
001762901.DWG