

# MPO Board Meeting

## *Long Range Transportation Plan Amendment*

- Kingston Spine Road 2026-2031
- Corkscrew Widening 2031-2035 Verdana to Kingston
  - Alico to Firehouse (4 to 6 lanes)
- Priority Losses to Projects Previously Approved County-Wide & Funding Source Implications



**Federal Transit  
Administration**



January 20, 2023

# **Federal & State PPP (Public Participation Policies) Expectations, Guidance NOT Followed**

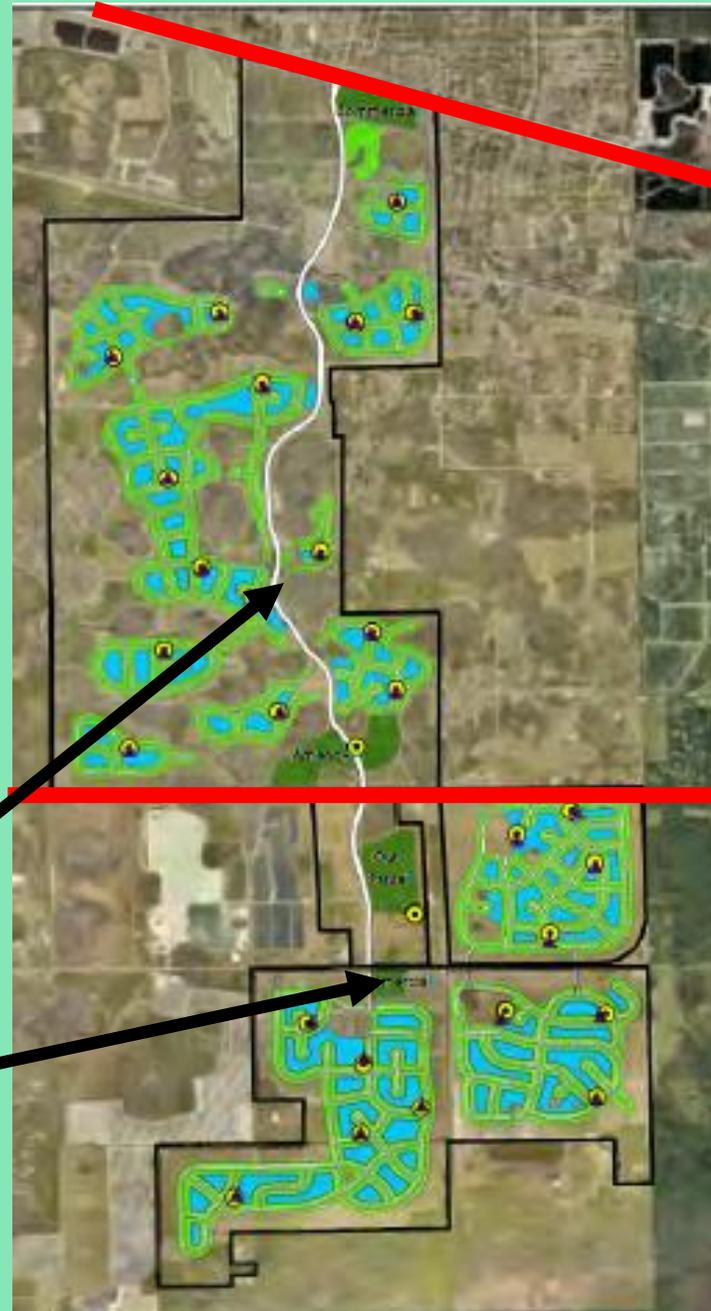
- *No OPPORTUNITY for public input & involvement at KEY DECISION POINTS (per statutes/code)*
- *No CONSIDERATION in strict legal sense given to public participation to protect safety, welfare or resources including infrastructure timing*
- *NO provision for noticing other citizens, STATE/FEDERAL funding sources in County impacted by reshuffling CURRENT PRIORITIES*
- *NEPA, PDE or other action needed to evaluate effect on WILDLIFE of REGIONAL import due to failure to address studies & Lee Plan*

# Access and Construction

## Phasing

Why not *begin construction* to the north with *safe access* and roadway capacity off 4-lane State Road 82 to *protect public safety & welfare*?

*proposed* KINGSTON -  
spine road

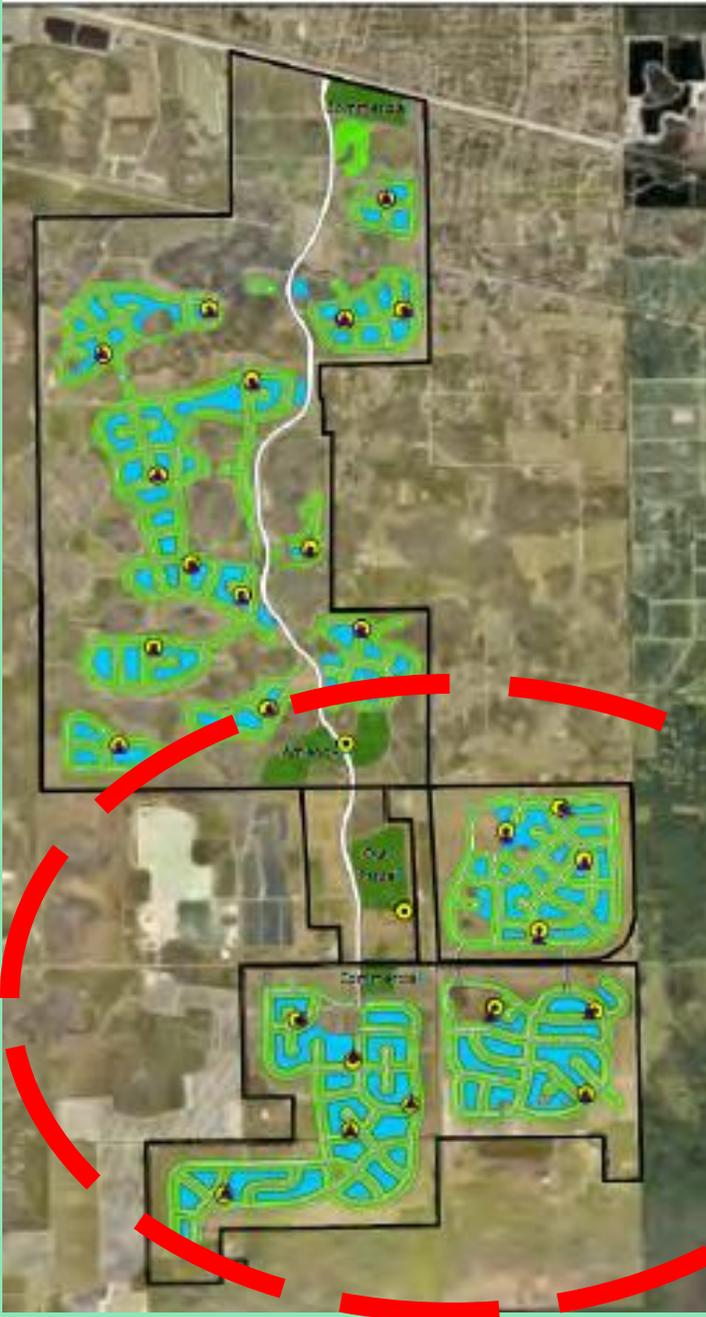


State Road  
82 - 4 lanes  
• **safe**

Corkscrew  
Rd - 2 lanes  
• **lethal**

# ALL OF THIS ADDED WITHOUT ANY ROAD IMPROVEMENTS

- not part of original Bert Harris Claim, Developer Choosing to ENDANGER lives with access & starting south



# Lethal Roads for People

## Immokalee teen killed in head-on crash on Corkscrew Road in Lee County

WRITER: MATTHEW SEAVER

PUBLISHED: NOVEMBER 17, 2021 7:12 PM EST  
UPDATED: NOVEMBER 18, 2021 6:59 PM EST



## 1 killed, 4 injured in crash on Corkscrew Road east of Alico Road

WRITER: WINK NEWS

PUBLISHED: AUGUST 25, 2021 4:50 PM EDT  
UPDATED: AUGUST 25, 2021 8:13 PM EDT



- Advertisement -

## Estero man dies in Corkscrew Road crash

by [Katelyn Massarelli](#) — 12:20 PM EST, Thu February 18, 2021

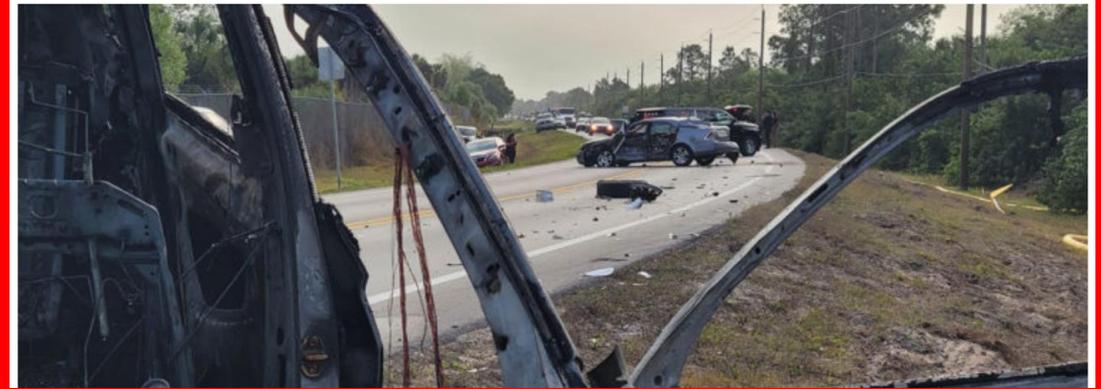
AA



## Three injured in fiery rollover crash on Corkscrew Rd

by [NBC2 News](#) — 8:15 PM EST, Fri March 11, 2022

AA



# Phasing of Construction

- Construction to **BEGIN** to south, endangering commuters on Corkscrew Rd.
- 4-lane highway 82 is accessible to north and could be used instead of inadequate Corkscrew Rd.
- Lehigh is short grocery stores 1 per 30,000 residents
- Option for wastewater facility in the north on property set aside for facility use
- One construction access planned for Corkscrew Rd.
- Could have solution that is better fit for public interests, alerted & engaged



# Kingston Proposal Wildlife Map

## Lethal Roads for Panther



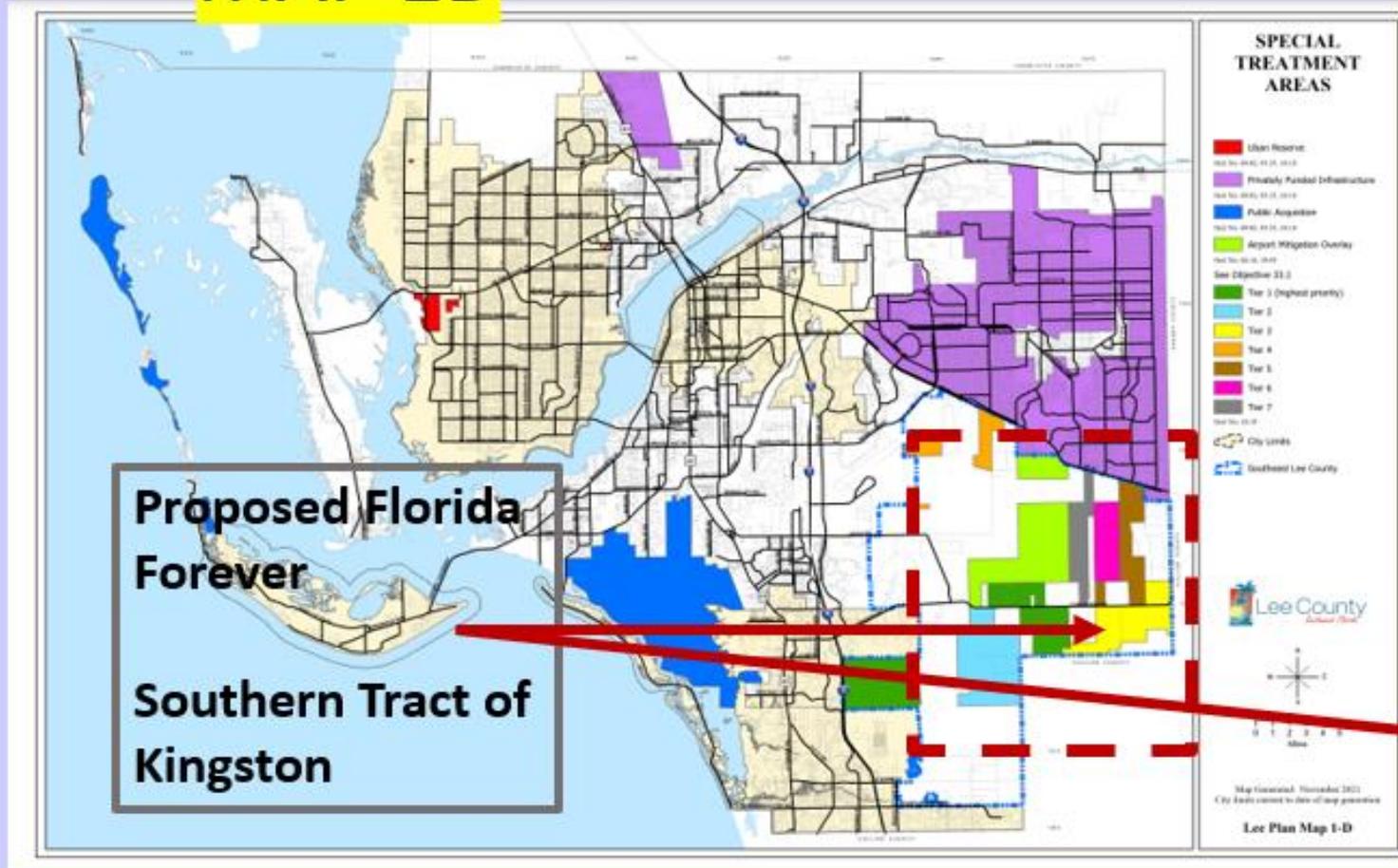
### Lee Plan POLICY 33.1.3:

agricultural use. Tier 3 lands and the southern two miles of Tiers 5, 6, and 7 can provide an important wildlife connection to conservation lands in Collier County and an anticipated regional habitat link to the Okaloacoochee Slough State Forest. Tiers 1, 2, 3, and the southern two miles of Tiers 5, 6, and 7 may qualify for unique development incentives outlined in Objectives 33.2 and 33.3 due to the property's potential for natural resource benefits and/or wildlife connections. Additionally, the County may consider incentives, within all tiers,

“provide an important **wildlife connection** to conservation lands in Collier County and an anticipated **regional habitat link**”

# Lee Plan MAP 1-D

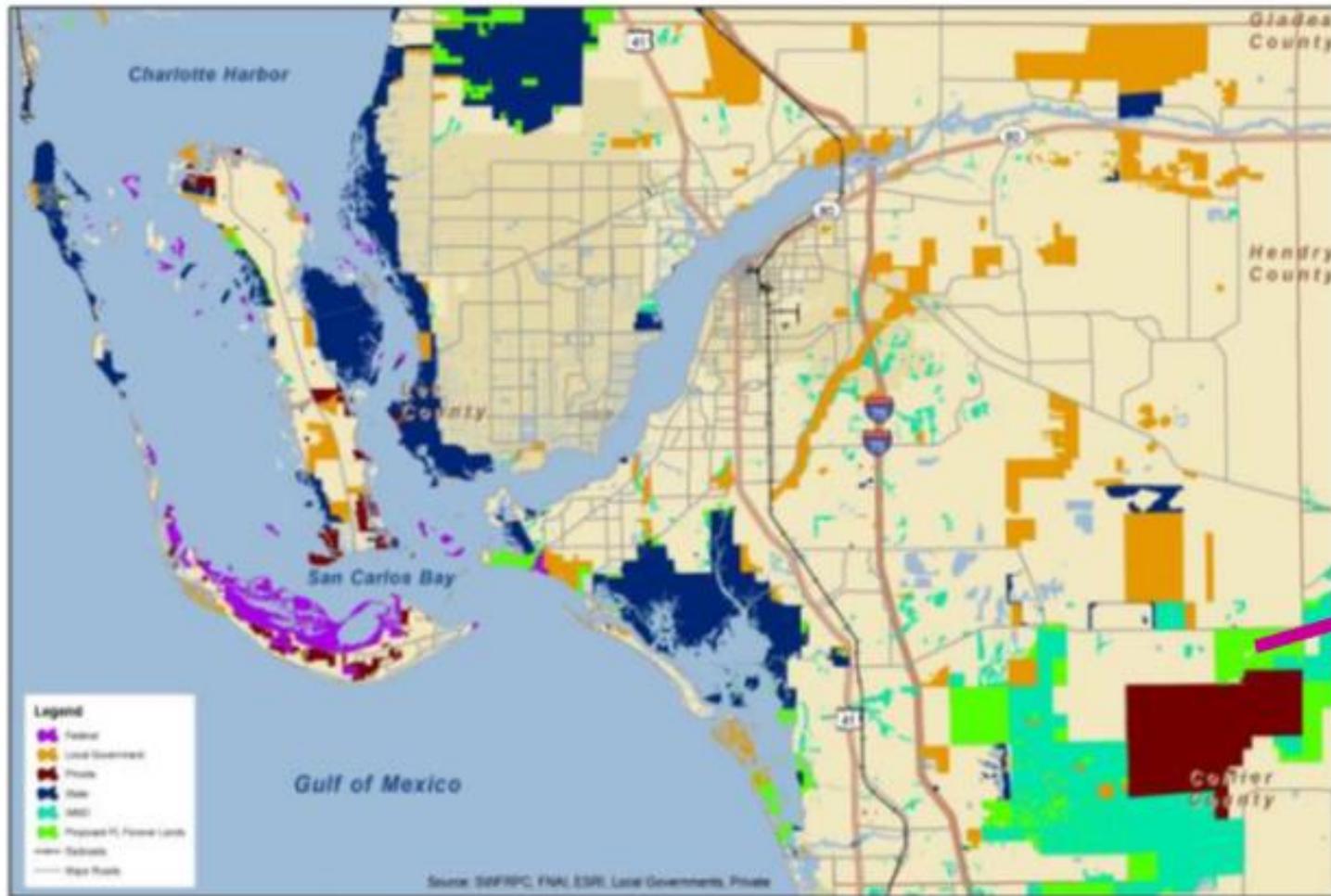
Urban Reserve, Privately Funded Infrastructure, Public Acquisition, Airport Mitigation Lands, & Priority Restoration Strategy Overlays



**Proposed Florida  
Forever**

**Southern Tract of  
Kingston**





**Lee County  
Conservation Lands, Easements and  
Proposed Florida Forever Lands**

0 2.5 5 Miles



Southwest Florida  
Regional Planning  
Council

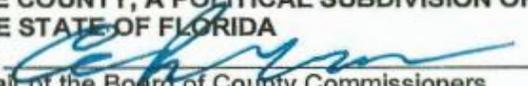
[www.swfrpc.org](http://www.swfrpc.org); Lee, 1997, 2013; www.fishbase.org; www.usgs.gov; Last updated by J. Walker on 5/22/2013



# KINGSTON: STIPULATED SETTLEMENT AGREEMENT

vi. as a condition of Development Agreement approval, the Developer will be required to mitigate its traffic impacts to Corkscrew Road, if deemed necessary, by paying an agreed upon proportionate share of needed Corkscrew Road roadway improvements not to exceed \$2,000.00 per residential unit due at issuance of building permits, payment of road impact fees due at issuance of building permits, and construction of an internal Spine Road connecting State Road 82 to Corkscrew Road to ensure sufficient traffic distribution to the North. Once built the spine road will be dedicated to the County with responsibility for maintenance. The Developer will be entitled to receive impact fee credits for the design, permitting, and/or construction costs associated with any right of way improvements made to the Spine Road at the request of the County that are not necessary to meet the Development's infrastructure needs, or any right of way dedication or conveyance to the County.

Credits to developer for road capacity above development needs. Taxpayer maintenance.

LEE COUNTY, A POLITICAL SUBDIVISION OF  
THE STATE OF FLORIDA  
By:   
Chair of the Board of County Commissioners  
Name (Print): Commissioner Cecil L. Pendergrass, Chairman  
Lee County Board of County Commissioners  
Dated: 4/27/22 District 2

# KINGSTON: STIPULATED SETTLEMENT AGREEMENT

WHEREAS, to facilitate the necessary infrastructure for the Kingston Project contemplated by this Settlement Agreement and for future County infrastructure needs, there is a public interest in swapping the County Property with CAM; and

- iii. identify mutually agreed upon land of similar size and quality, with frontage on SR 82, and within the Property boundaries, to swap for adjacent County Property to facilitate the construction of infrastructure needed for the Project and for the County's future regional infrastructure needs, such land swap will be contingent upon and subject to CAM purchasing the Property;

Land swap for Corkscrew Rd. frontage justified by providing infrastructure to **NORTH.**

Waste of taxpayer money & critical resources to provide along Corkscrew ONLY to dig it up and replace for widening.

- iv. provide a conveyance of the mining rights for all property subject to the Development Agreement in exchange for proportionate share credits to CGLP in the amount of \$2,400,000.00;

Addition \$2.4 million prop share credit.

# KINGSTON: STIPULATED SETTLEMENT AGREEMENT

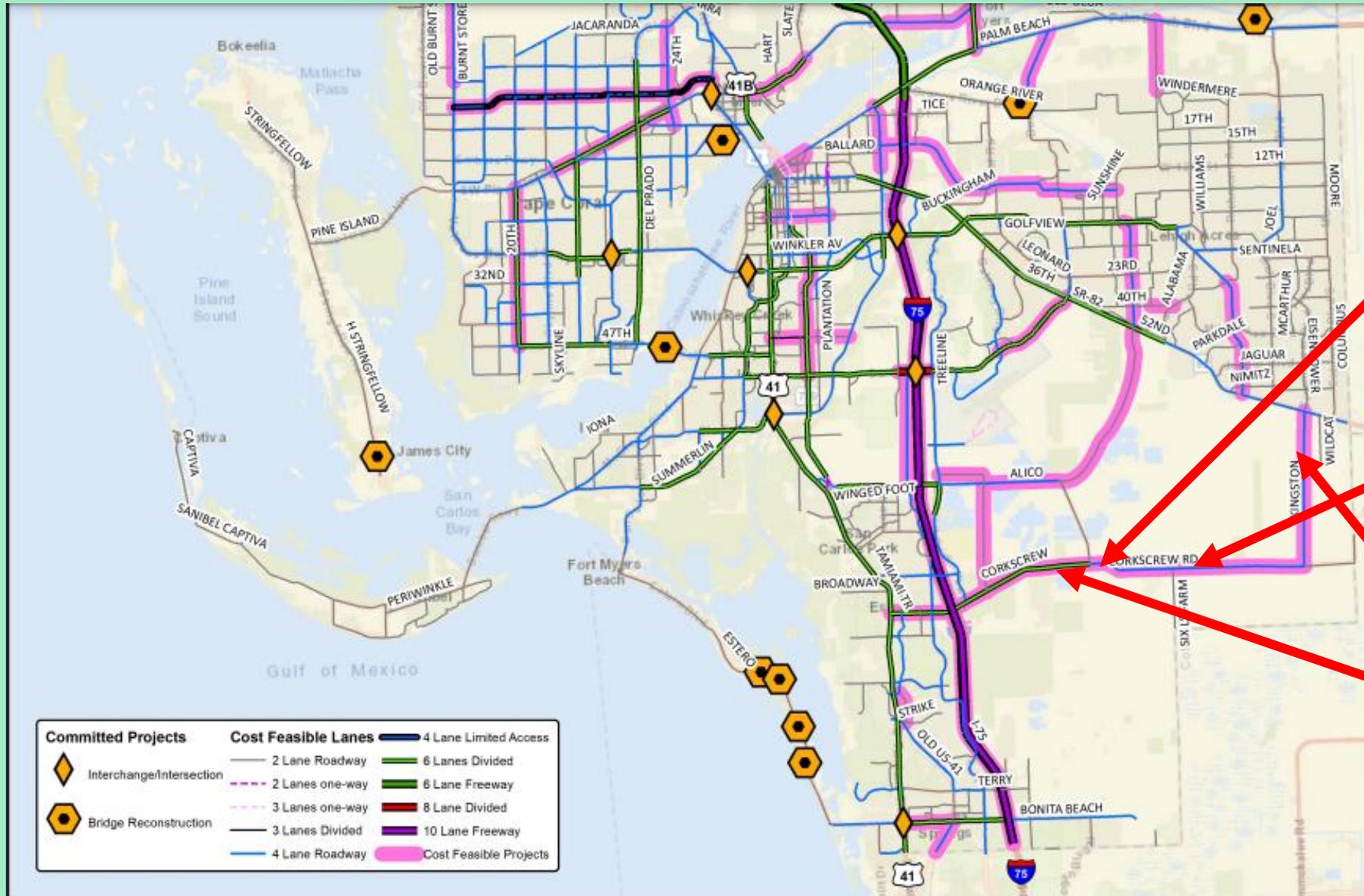
v. as a condition of development approval, the Developer will be responsible for needed utility infrastructure improvements to serve the Development. The County intends to build a new wastewater facility on Alico Road ("Alico Wastewater Facilities") and has existing County water treatment infrastructure that will accommodate the Kingston project. Once the Alico Wastewater Facilities are completed, the Development will connect to those facilities. The Developer and the County will decide the appropriate route for improvements to connect the Kingston Project to the Alico Wastewater Facilities. During the design or construction of infrastructure, the County and Developer may agree to upsize,

extend, enlarge or improve any sewer or water infrastructure desired by the County to meet future county non-Project demands, which the County will reimburse Developer for all incremental costs, design, permitting, construction, and financing, bond issuance, and overhead, attributable to the requested work with such reimbursement to be due upon inspection and acceptance of the requested improvements by the County; and

Developer responsible for providing infrastructure needs.

**ACCESS & BEGIN to NORTH for infrastructure needs**

County to compensate for costs ABOVE what provided for internal use.



**1.**  
 1) ALICO TO VERDANA  
 (Approved in June)



**2.**  
 2) VERDANA TO KINGSTON  
 (proposed)



**3.**  
 3) KINGSTON  
 SPINE ROAD  
 (proposed)



**4.**  
 4) ALICO TO  
 FIREHOUSE (from 4  
 to 6 lanes)

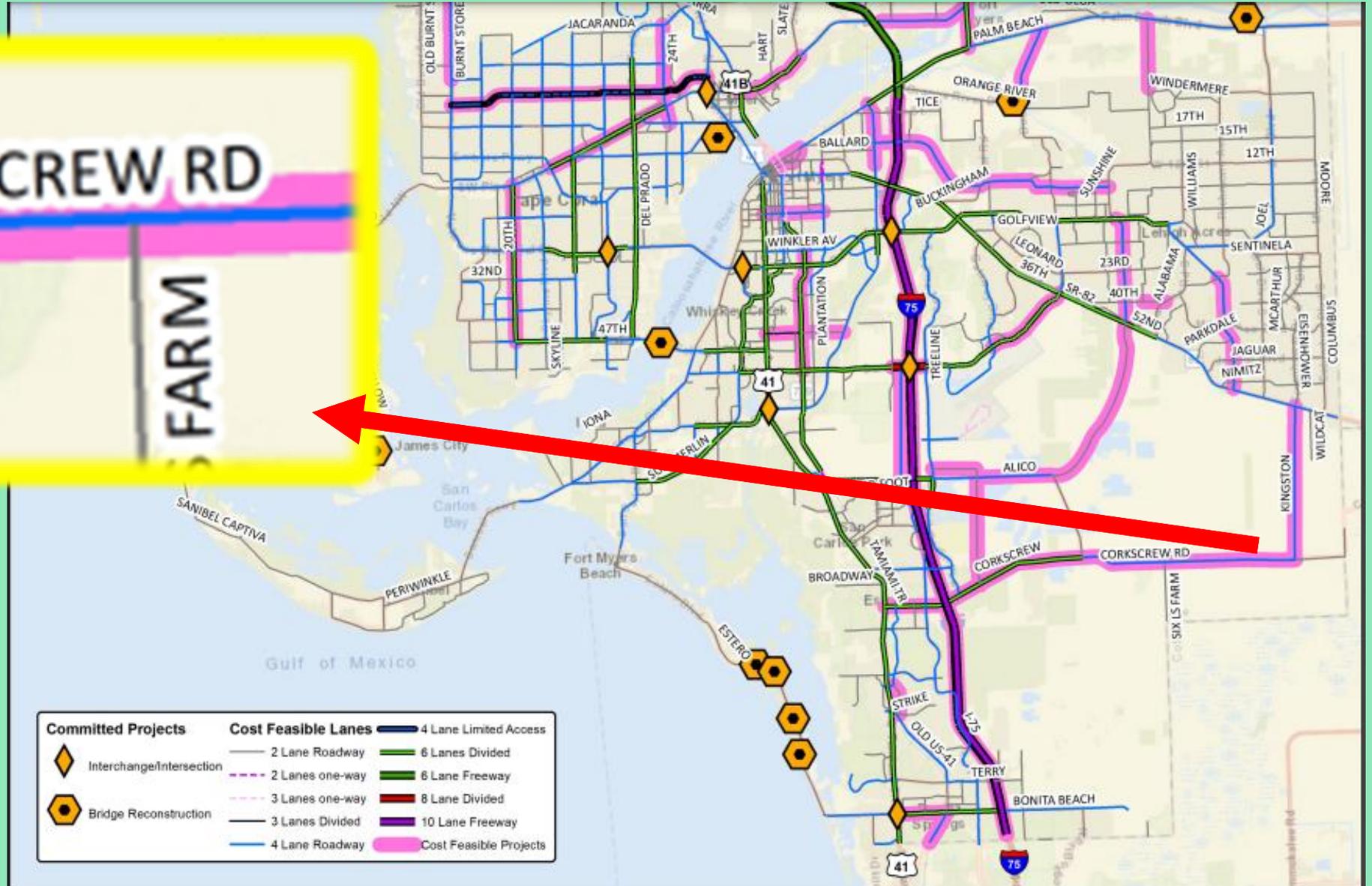
# Alico to Verdana

The MPO, while updating the LRTP to add additional lanes to Corkscrew Road from Alico Road to the Verdana Village entrance, provided that the design and right-of-way phases are included in the 2026 to 2030 time frame and the construction phases are included in the 2031 to 2035 time frame, effectively adding the project to its Cost Feasible Plan. Additionally, the BoCC, at their February 15, 2022 Workshop, indicated support for adding the segment of Corkscrew Road between Alico Road and Verdana Village to the Tier 2 Priorities list for transportation projects.

**Per concurrency report: \$62.5 million**

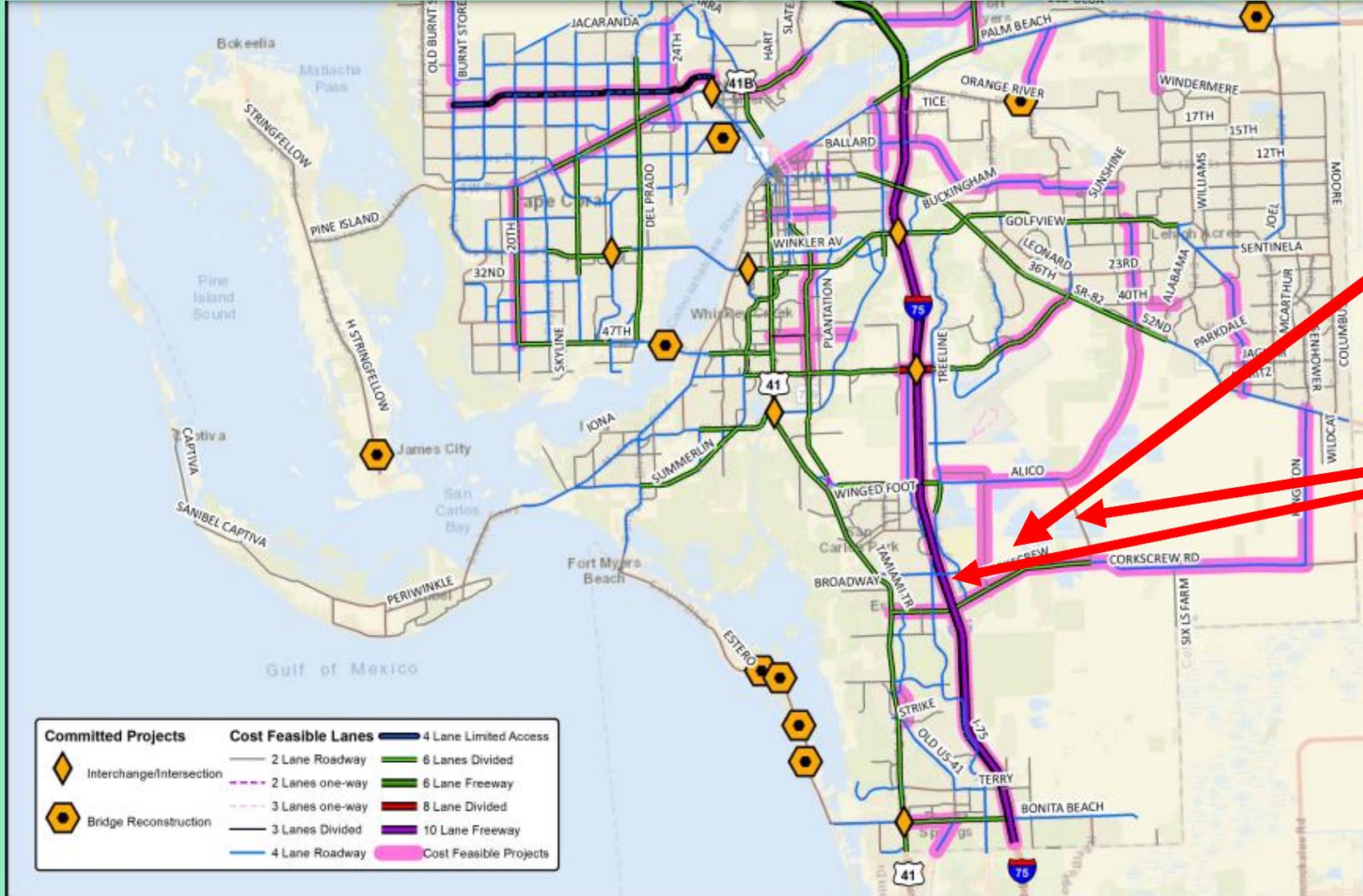
**APPROVED in June**

# Verdana to Kingston



**\$ > 62.5 million**

# Alico to Firehouse (now under construction, widen from 4 to 6 lanes)



**Will force overage onto Alico Road and BACK UP I-75.**

# **VISUALATION REQUEST**

Request **enhanced visualization** with live GIS map showing ALL priorities in LEE COUNTY in the CONCURRENCY REPORT with priority numbering history, distance, costs %, construction, utility availability in accordance with federal and state enhanced engagement guidance to assess new proposals. Identify projects impacted by amendments to protect public interests and assets.