

**LEE COUNTY BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY**

BLUE SHEET NO: 20020772

1. REQUESTED MOTION: Authorize staff to negotiate the purchase of 150' of Right of Way from the Owner of Villages of San Carlos DRI and bring the proposed purchase agreement back to the BoCC for approval.

WHY ACTION IS NECESSARY: Staff is requesting Board approval to proceed to negotiate the voluntary acquisition of the proposed right of way.

WHAT ACTION ACCOMPLISHES: Allows staff to proceed with negotiation for the voluntary acquisition of tight of way.

2. DEPARTMENTAL CATEGORY:
COMMISSION DISTRICT #: 05

C9F

3. MEETING DATE:

07-09-2002

4. AGENDA

- CONSENT
- ADMINISTRATIVE
- APPEALS
- PUBLIC
- TIME REQUIRED:

5. REQUIREMENT/PURPOSE

- (Specify)
- STATUTE
 - ORDINANCE
 - ADMIN. CODE
 - OTHER

6. REQUESTOR OF INFORMATION

- A. COMMISSIONER:
- B. DEPARTMENT: Transportation
- C. DIVISION: Administration
- BY: Scott Gilbertson, Director

BACKGROUND: Lee County DOT is proceeding with CIP Project #4081, widening Three Oaks Parkway from Corkscrew Road to Alico Road. The existing right-of-way provided is 100 feet wide with some sweeping curves in the alignment and houses lining a portion of it. The 2020 Financially feasible Plan calls for the road to ultimately be six lanes from Corkscrew Road to Koreshan Parkway, with the portion north of Koreshan limited to four lanes in recognition of the limited right-of-way, curvature and existing development. However the traffic demand is for six lanes. For the new extensions north of Alico and south of Koreshan, DOT is acquiring 150 feet of right-of-way to allow for ultimate six-laning. The CIP project was originally envisioned as four-lanes in the existing right-of-way with some additional right-of-way acquisition south of Koreshan Parkway to accommodate the future six-lane section. Our design consultant, David Douglas & Associates, suggested a possible alternative alignment around the biggest (and most developed) curve, from just south of Cypress View Drive to south of San Carlos Boulevard. The new alignment would be straighter and therefore safer, would take the road away from existing development, and would be 150 feet wide to allow for an ultimate six-lane section.

The project design phase is just beginning, and normally the right-of-way acquisition phase wouldn't occur until we reached at least the 60% design stage and had complete ROW maps and some public input. However, the single landowner affected by the new alignment is willing to sell now if we move quickly, because he has another purchaser under contract. Lee County DOT is seeking Board authorization to have County Lands negotiate the purchase of the 150-foot wide new alignment through this key piece of property. The Board recently approved a transfer of funds from the Treeline/Airport project to provide some money for ROW acquisition and additional funds are proposed in the CIP update for next fiscal year. If the Board authorizes the purchase, we will also be looking to acquire additional ROW the rest of the way up to Alico Road as we go through the normal process. Also, the owner will ultimately have to come back to the Board for related amendments to the Villages of San Carlos DRI.

Lee DOT is seeking authorization to negotiate for the voluntary purchase of 150' of right-of-way through this key piece of property which would allow the future six lane construction of this segment of Three Oaks; Parcel Strap Nos. 15-46-25-00-00005.1000 and 5.1050 ; 22-46-25-00-01001.0000 and 23-46-25-00-00001.2000.

8. MANAGEMENT RECOMMENDATIONS:

Authorize DOT to work in conjunction with County Lands to bring a purchase agreement back to the BoCC for approval.

9. RECOMMENDED APPROVAL

DEPARTMENT DIRECTOR	Purchasing	Human Resources	County Administration				County Lands OTHER	COUNTY ATTORNEY	COUNTY MANAGER
			OA	OM	Risk	GC			
<i>[Signature]</i>			<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	

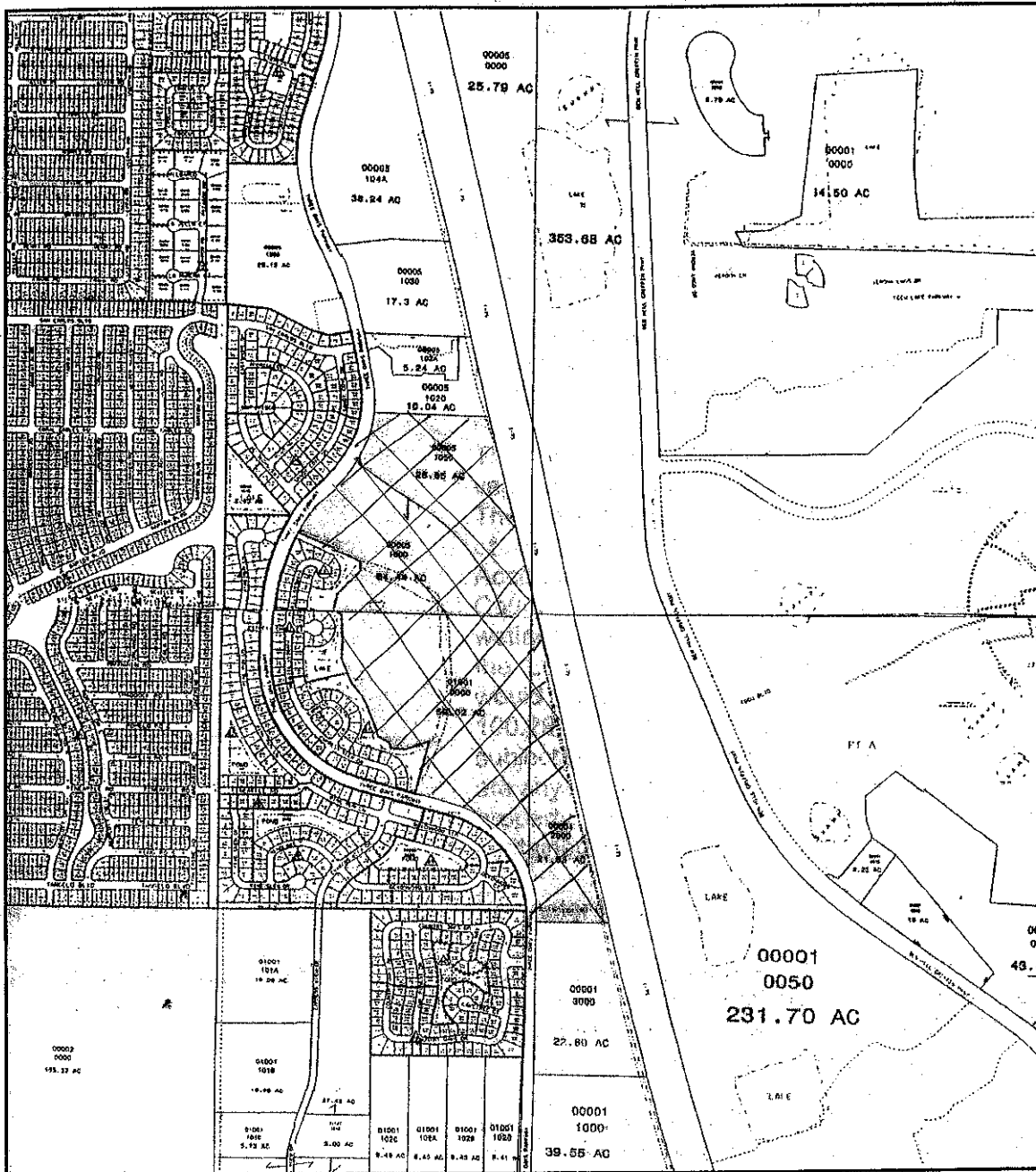
10. COMMISSION ACTION:

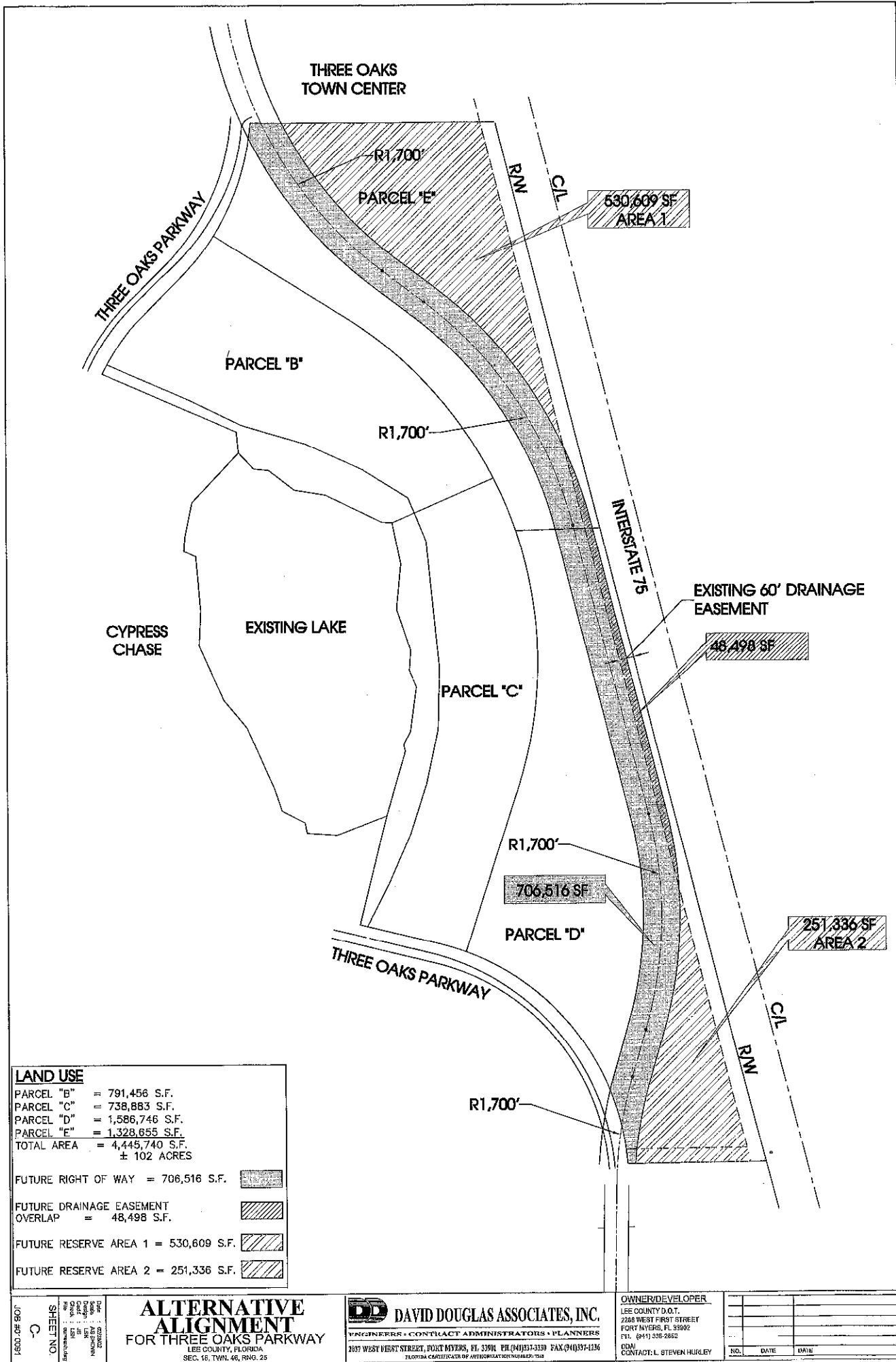
- APPROVED
- DENIED
- DEFERRED
- OTHER

RECEIVED BY COUNTY ADMIN.
6/24 242
COUNTY ADMIN. FORWARDED TO:
6/25 100

Rec. by CoAtty
Date: *6/24/02*
Time: *730 AM*
Forwarded to:
ADMIN
6-24-02 2:35

SITE LOCATION MAP:





LAND USE	
PARCEL "B"	= 791,456 S.F.
PARCEL "C"	= 738,883 S.F.
PARCEL "D"	= 1,586,746 S.F.
PARCEL "E"	= 1,328,655 S.F.
TOTAL AREA	= 4,445,740 S.F. ± 102 ACRES
FUTURE RIGHT OF WAY	= 706,516 S.F.
FUTURE DRAINAGE EASEMENT OVERLAP	= 48,498 S.F.
FUTURE RESERVE AREA 1	= 530,609 S.F.
FUTURE RESERVE AREA 2	= 251,336 S.F.

100' OF 90'
SHEET NO. 0

ALTERNATIVE ALIGNMENT FOR THREE OAKS PARKWAY
LEE COUNTY, FLORIDA
SEC. 16, T.WN. 46, RING. 25

DD DAVID DOUGLAS ASSOCIATES, INC.
ENGINEERS • CONTRACT ADMINISTRATORS • PLANNERS
2037 WEST VEST STREET, FORT MYERS, FL 33901 PH: (941) 337-3339 FAX: (941) 337-1236
FLORIDA CERTIFICATE OF AFFECTATION NUMBER: 718

OWNER/DEVELOPER
LEE COUNTY D.O.T.
2246 WEST FIRST STREET
FORT MYERS, FL 33902
PH: (941) 336-2862
DDAL CONTACT: L. STEVEN HURLEY

NO.	DATE	DATE