

# Lee County

## Concurrency Report



2009



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# Concurrency Report

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## Inventory and Projections 2008/2009 – 2009/2010

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*Prepared for Board of County Commissioners*

*by Department of Community Development  
with assistance from*

**County Attorney's Office  
Construction and Design Division  
Lee County Department of Transportation  
Natural Resources Division  
Parks and Recreation Division  
Solid Waste Division  
Utilities Division  
School District of Lee County  
Florida Department of Environmental Health  
Florida Department of Environmental Protection  
Bonita Springs Utilities  
Florida Governmental Utility Authority**

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**CONCURRENCY REPORT  
INVENTORY AND PROJECTIONS  
2008/2009 - 2009/2010**

**SUMMARY**

This report has been prepared in accordance with the requirements of Chapter 2 (Section 2-50) of the Lee County Land Development Code (Concurrency Management System) which requires the annual publication of an inventory of the maximum, utilized and available capacity of public facilities for which minimum regulatory Levels of Service (LOS) are prescribed in THE LEE PLAN. These public facilities are:

- |                             |                         |
|-----------------------------|-------------------------|
| 1. Solid Waste Disposal     | 5. Parks and Recreation |
| 2. Surface Water Management | 6. Schools              |
| 3. Potable Water            | 7. Transportation       |
| 4. Sanitary Sewers          |                         |

This inventory contains projections of demand on the facilities due to anticipated growth and indicates additions to capacity based upon construction in progress or under contract. The inventory shall be reviewed by the Board of County Commissioners and, upon approval, will establish the availability and capacity of each facility to accommodate impacts from future development.

Once approved by the Board of County Commissioners, the inventory serves to bind the County to the estimates of available capacity described in the report. The inventory allows the Director of Community Development to issue Concurrency Certificates for development permits. These development permits may be approved in those areas of the County where the estimates demonstrate that sufficient capacity of infrastructure will be available to serve the developments which are expected to occur during the period of time approved by the Board.

**CONCURRENCY ISSUES**

The current inventory as contained in this document shows in the Transportation element that eighteen (18) roadway sections (links) do not meet the adopted County or State Level of Service Standard based on the 2008 traffic counts. This includes thirteen (13) links on State roads and five (5) County-maintained road links. Only five (5) of these eighteen (18) segments affect Concurrency for unincorporated Lee County since five (5) links are on constrained roads, three (3) links are on I-75 and five (5) links are within cities. The five (5) road links which fail to meet the adopted County or State Level of Service Standard based on the 2008 traffic counts and which present a Concurrency issue for unincorporated Lee County are listed below.

*Immokalee Road (SR 82) from Colonial Boulevard to Commerce Lakes Drive(LOS=F), and from Gunnery Road to Alabama Road (LOS=F).* The Level of Service established by FDOT for the first link is LOS D and for the other link it is LOS C. The State is currently conducting a six (6) lane Project Development and Environment (PD & E) Study on all of the SR 82 links from Colonial

Boulevard to the Hendry County line. The State has also programmed the design/permitting phase for the section of SR 82 from Colonial Boulevard to east of Gunner Road in Fiscal Year (FY) 2013/14 but no other phases are programmed. With the exception of vested projects (e.g. Gateway DRI Area 1 [see LDC Section 2-49(c)] and specific Lehigh Acres lots subject to the Stipulation and Settlement Agreement, and de minimus impacts [see LDC Section 2-46(o)]), any other new development order applications and Concurrency renewal applications proposed to discharge traffic onto these two (2) links of SR 82 will be affected by this Level of Service condition and will be reviewed by the County for Concurrency compliance accordingly.

*McGregor Boulevard (SR 867) from Pine Ridge Road to Cypress Lake Drive (LOS=F).* The level of service standard for this link is LOS E. With the exception of vested projects and de minimus impacts [see LDC Section 2-46(o)], any other new development order applications and Concurrency renewal applications in unincorporated Lee County proposed to discharge traffic onto this link will be affected by this Level of Service condition and will be reviewed by the County for Concurrency compliance accordingly.

*US 41 from Corkscrew Road to Sanibel Boulevard (LOS=F).* The State has proposed that the six (6) lane widening of this facility be funded in FY 2010/2011. The design and permitting phase, advanced by the County, is currently underway. New development order applications and Concurrency renewal applications proposed to discharge traffic onto this link will be affected by this Level of Service condition and will be reviewed by the County for Concurrency compliance accordingly.

*US 41 from North Key Drive to Hancock Bridge Parkway (LOS=F).* This link is sporadically affected by behavioral patterns of the users of the toll bridges and other parallel routes. This includes the influence of the recent change to a one-way tolling system on the Midpoint Bridge; this condition should stabilize in the future. New development order applications and Concurrency renewal applications proposed to discharge traffic onto this link will be affected by this Level of Service condition and will be reviewed by the County for Concurrency compliance accordingly.

Based upon growth trends during the 1990-2008 period, and projecting similar trends for the 2008/2009 inventory period, the unincorporated areas of Lee County should not experience any other Concurrency problems during 2008/2009. However, projections indicate a few potential problems in future years in the area of transportation, water and sewer treatment plant capacity and park acreage, which bear careful tracking. Development orders and building permits will continue to be monitored and the databases constantly updated.

## **SOLID WASTE**

The Lee County Waste to Energy (WTE) Facility began operation in August 1994 and has been operating at the guaranteed capacity since 1999. The County received approval for an additional combustion unit and construction began in December of 2005 and it was completed in August of 2007. This increased the capacity of the WTE Facility to 1,836 tons per day. Material which cannot be burned and the ash residue from the facility are being placed in the Lee-Hendry Landfill which was placed in service in October 2002. All non-combustible waste, primarily construction and demolition debris (C&D), is accepted at one of the several private C&D recycling or disposal

facilities located in Lee and Charlotte Counties. The "Discarded Electronics Collection and Recycling" program was expanded to include curbside collection in 2005 and processed about eighty-five (85) tons per month in 2008. In April 2008 a centrally located permanent facility became operational to house the Household Chemical Waste Drop Off Program for household chemical waste and discarded electronics. A yard waste processing site was constructed and began operation in 2003 and the County processes about seventy-five-thousand (75,000) tons of yard waste per year. The Materials Recycling Facility (MRF) received an optical sorter at its comingled sorting station in the fall of 2008. The MRF processes between 230 and 320 tons of recyclable material per day. The Mandatory Business Recycling Ordinance became effective on January 1, 2008. On June 1, 2008 the Construction and Demolition Debris portion of the Mandatory Business Recycling Ordinance became effective and to date approximately sixty (60) % of covered projects that are regulated by this program have chosen to divert at least 50% of their debris from landfills. The Solid Waste Division has a five-year contract with Crowder Gulf, Joint Venture for disaster recovery services which in effect until July 31, 2011. For the 2009 Hurricane Season, debris staging sites have been identified throughout the County and secured by the Solid Waste Division. All unincorporated areas of Lee County are Concurrent with the Level of Service standard set forth in THE LEE PLAN for Solid Waste.

## **SURFACE WATER MANAGEMENT**

In accordance with Policy 60.3 of THE LEE PLAN, surface water management studies have been completed in all of the forty-eight (48) identified drainage basins in LEE County. Based upon these studies none of the crossings of evacuation routes are anticipated to be flooded for more than 24 hours. This satisfies the existing infrastructure/interim surface water management level of service standard for unincorporated Lee County established in LEE PLAN Policy 60.3.1.A. An updated surface water management study is currently being conducted in flood prone areas of north Lee County between US 41 and SR 31 south of the Charlotte County line and north of the Caloosahatchee River. This study should be completed in 2009.

The Federal Emergency Management Agency (FEMA) updated the Flood Insurance Study (FIS) of Lee County that includes both the coastal surge (hurricane) and riverine flooding (rainfall) risk areas. Lee County adopted the FIS maps and updated the County's flood hazard ordinance effective August 28, 2008.

All new developments that receive approval from the South Florida Water Management District and which comply with standards in Chapters 17-3, 17-40, and 17-302 of the Florida Statutes, and Rule 40E-4 of the Florida Administrative Code, are deemed Concurrent with the Level of Service standards set forth in THE LEE PLAN.

## **POTABLE WATER**

New developments located in unincorporated areas of Lee County, which are within franchised service areas of the Public Service Commission or Lee County regulated potable water utility companies, should not experience any capacity problems provided distribution mains have been, or will be, installed to serve the development prior to issuance of occupancy permits. Each plant meets the Level of Service standard in THE LEE PLAN according to reports provided to the County by

Florida Department of Environmental Health. Furthermore, new connections to smaller water treatment plants (Tables 3 and 4) will be reviewed on a case-by-case basis since some of the plants are nearing capacity when measured against the current minimum Level of Service standard set forth in THE LEE PLAN.

Lee County Utilities (LCU) has substantially completed the 3.0 Million Gallon per Day (MGD) Reverse Osmosis (R.O.) plant and associated wellfield at the Pinewoods Water Treatment Plant (WTP) facility. The completion of this project has increased the capacity of the Pinewoods facility to 5.3 MGD. LCU has completed an Expansion Process and Regulatory Evaluation of the Green Meadows WTP and wellfield. LCU proposes to design and construct a 16.0 MGD R.O. treatment facility at the Green Meadows WTP site. Raw water from existing freshwater aquifer wells and from proposed Lower Hawthorne aquifer wells will serve as a water source for this proposed new facility. LCU is currently constructing two test/production wells in the Lower Hawthorne aquifer and has submitted an application to modify the existing consumptive use permit to include the withdrawal from the Lower Hawthorne aquifer. LCU is also proposing an expansion to the North Lee County WTP and related wellfield. That proposed expansion will increase the capacity of the North Lee County WTP facility from 5.0 MGD to 10.0 MGD. These improvements and increases to the capacity, coupled with the interconnection of all WTPs in the Lee County Utilities system, will allow that system to reduce or eliminate the need to purchase water from neighboring utilities to meet the peak demands of the water system.

## **SANITARY SEWER FACILITIES**

New developments located within the franchised service areas of the Public Service Commission or Lee County regulated sewage utility companies should not experience any capacity problems provided a collection system has been, or will be, installed to serve the development prior to issuance of occupancy permits. Each plant meets the Level of Service standard in THE LEE PLAN according to reports provided to the County by Florida Department of Environmental Protection. New connections to the regional plants and to several of the smaller sewage treatment plants (Tables 5 and 6) will be reviewed on a case-by-case basis to ensure that the Level of Service standard is met.

Lee County Utilities (LCU) has substantially completed the expansion to the Three Oaks Waste Water Treatment Plant (WWTP) increasing its capacity from 3.0 MGD to 6.0 MGD. LCU began construction of the expansion of the Gateway WWTP in April 2008. This expansion will increase the capacity of the Gateway plant from 1.0 MGD to 3.0 MGD with the project expected to be completed by April 2010. In 2007, LCU completed a preliminary design of an expansion of the Waterway Estates WWTP at the existing plant site. Several alternatives to expanding the plant at its current location have emerged as potentially feasible options. The alternatives for the Waterway Estates WWTP, which included the purchase of North Fort Myers Utilities, were presented to the Board of County Commissioners for consideration in September 2008. The Board felt that it needed more time to evaluate the matter and to make a recommendation. LCU expects a decision by the Board by the end of 2009.

## **PARKS AND RECREATION**

### **Regional Parks**

The combination of Federal, State, County and Municipal regional parks provides sufficient acreage to meet the current “Regulatory Level of Service Standard” for regional parks as set forth in THE LEE PLAN for the year 2008 and beyond to year 2014 as currently projected. The “Desired Future Level of Service Standard” as set forth in THE LEE PLAN was met for the year 2008 and will be met to year 2014 as projected. The required acreage for regional parks is based upon serving the total (permanent plus seasonal) population of the County.

### **Community Parks**

The required acreage for community parks is based upon the permanent population of the unincorporated area within each of the ten (10) districts. Each of the ten (10) Park Impact Fee Benefit Districts meet THE LEE PLAN’s “Regulatory Level of Service Standard” for community parks for the year 2008 and will meet the standard beyond to year 2014 as currently projected. In addition, the Boca Grande District, Cayo Costa/Captiva/Sanibel District, Gateway District, North Fort Myers District, East Fort Myers/Alva District, Town of Fort Myers Beach District, and Estero/San Carlos/Three Oaks District meet the “Desired Future Level of Service Standard” for community parks for the year 2008 and will meet the standard through the year 2014 as currently projected. The “Desired Future Level of Service Standard” for Lehigh/East Lee County District and South Fort Myers District was not met in 2008 and will not be met through year 2014 as currently projected. The “Desired Future Level of Service Standard” for the Pine Island/Matlacha District was not met in 2008 and will not be met through the year 2014 unless the planned future Pine Island Park is developed.

## **SCHOOLS**

The 2005 Amendments to the Florida Growth Management Act required local governments to enact School Concurrency Programs by April 2008. School Concurrency has been included in the Lee County Annual Concurrency Management Report since 2008. School Concurrency means that public school facilities needed to serve new development must be in place or under actual construction within three (3) years after the local government approves a development permit, or its functional equivalent, that results in generation of students.

The County, with the assistance of the School District, annually identifies available school capacity as part of its Concurrency Management Report. The report will identify total school capacity. Total school capacity includes existing capacity and the capacity created by school improvements programmed in the first three (3) years of an adopted School District Capital Improvement Program. The County has adopted Level of Service (LOS) standards for public schools, based upon Permanent Florida Inventory School Houses (FISH) capacity. All Level of Service standards adopted in THE LEE PLAN for schools were met in 2008 and will be met in 2009.

## TRANSPORTATION

Beginning on January 1, 2000 Lee County returned to a link by link system for determining if the required Level of Service standard is achieved. Over the previous ten (10) years the County and State constructed many projects that addressed deficiencies throughout the County. Moreover, THE LEE PLAN and the Concurrency Management Ordinance allow a project to be approved on a deficient roadway if the Five Year Capital Improvement Program (CIP) includes a project that will improve the deficient roadway or provide another roadway which will divert traffic from the deficient roadway. The improvement project must be scheduled for construction within the first three (3) years of the CIP or the State Work Program to be considered. Concurrency problems identified during 2008/09 using the link by link analysis are described below.

### **Road Segments at Level of Service “F” Based on 2008 Traffic Counts**

*Colonial Boulevard from McGregor Boulevard to Summerlin Road (Existing LOS=F, v/c = 1.08), from Summerlin Road to US 41 (Existing LOS=F, v/c = 1.08), from Fowler Street to Metro Parkway (Existing LOS=F, v/c = 1.16) and from Six Mile Cypress Parkway to I-75 (Existing LOS=F, v/c = 1.01).* These four (4) links are located within the City of Fort Myers and do not affect Concurrency in unincorporated Lee County. A PD & E study is underway for the addition of express lanes to this facility.

*Estero Boulevard from Voorhis Street to Tropical Shores Way (Existing LOS=F, v/c =1.00) and from Tropical Shores Way to Center Street (Existing LOS=F, v/c =1.09).* These two (2) road links are located within the Town of Fort Myers Beach and are addressed in their Comprehensive Plan. This is a constrained facility which is unlikely to receive a major improvement in the near future, although the County has worked with the Town to evaluate possible reconstruction of Estero Boulevard and programmed funds for some interim improvements which include improved drainage and pedestrian features and trolley pull-offs.

Policy 7-I-2 of the Comprehensive Plan for the Town of Fort Myers Beach states: “*The peak capacity of Estero Boulevard’s congested segments is 1,300 vehicles per hour. The minimum acceptable level-of-service standard for Estero Boulevard shall be that average monthly traffic flows from 10:00 A.M. to 5:00 P.M. during each month do not exceed that level for more than four calendar months in any continuous twelve month period. Measurements from the Permanent Count Station at Denora Boulevard shall be used for this standard.*” This standard was not exceeded in the years from 2004 to 2008 and will not be exceeded in 2009.

*Immokalee Road (SR 82) from Gunnery Road to Alabama Road (LOS=F).* The Level of Service standard established by FDOT for this link is LOS C but this link is operating below that standard. The State is in the process of conducting a PD & E Study for the six (6) lane widening of SR 82 from Colonial Boulevard to the Hendry County line. With the exception of vested projects and de minimus impacts, any other new development order applications and Concurrency renewal applications proposed to discharge traffic onto this link will be affected by this Level of Service condition and will be reviewed by the County for Concurrency compliance accordingly.

*Imperial Parkway from the Collier County Line to Bonita Beach Road (Existing LOS=F, v/c = 1.09).* This link is located within the City of Bonita Springs and does not affect Concurrency in

unincorporated Lee County. Parallel widening of I-75 is underway which, when completed, should provide relief for this facility.

*McGregor Boulevard (SR 867) from Pine Ridge Road to Cypress Lake Drive (LOS = F).* The six (6) lane widening of Summerlin Road is now completed and this parallel facility should provide relief for this section of road. With the exception of vested projects and de minimus impacts, any other new development order applications and Concurrency renewal applications in unincorporated Lee County proposed to discharge traffic onto this road link will be affected by this Level of Service condition and will be reviewed by the County for Concurrency compliance accordingly.

*McGregor Boulevard (SR 867) from Winkler Road to Tanglewood Boulevard (LOS=F, v/c = 1.11) and from Tanglewood Boulevard to Colonial Boulevard (LOS=F, v/c = 1.02).* This is a constrained facility which is partially located within the City of Fort Myers. The volume to capacity ratios of 1.11 and 1.02 are well below THE LEE PLAN prescribed maximum of 1.85 allowed on constrained facilities and will not have an impact on Concurrency for the upcoming year. Turn lane improvements at the McGregor Boulevard/Colonial Boulevard intersection which have been designed by the City of Fort Myers, and are a high priority for State funding, will contribute to improving capacity on this facility. The six (6) lane widening on Summerlin Road which is under construction will also provide parallel improvements.

*San Carlos Boulevard (SR 865) from Estero Boulevard to Main Street (LOS = F; v/c = 1.09).* This is a constrained facility. The volume to capacity ratio of 1.09 is well below the LEE PLAN prescribed maximum of 1.85 allowed on constrained facilities and will not have an impact on Concurrency for the upcoming year.

*US 41 from Corkscrew Road to Sanibel Boulevard (LOS = F).* This road facility is proposed to be funded by FDOT for widening to six (6) lanes in 2010/2011. The design and permitting phase, advanced by the County, is currently underway.

*US 41 from North Key Drive to Hancock Bridge Parkway (LOS = F).* This link is sporadically affected by behavioral patterns of the users of the toll bridges and other parallel routes. This includes the influence of the recent change to a one-way tolling system on the Midpoint Bridge; this condition should stabilize in the future. No new improvements are currently scheduled for this section of road. With the exception of vested projects and de minimus impacts, any other new development order applications and Concurrency renewal applications proposed to discharge traffic onto this link will be affected by this Level of Service condition and will be reviewed by the County for Concurrency compliance accordingly.

### **Other Level of Service Issues**

The Florida Department of Transportation (FDOT) has established the Minimum Level of Service Standards for the Strategic Intermodal System (SIS) which includes I-75 and portions of SR 80 and SR 82. The standard for Immokalee Road (SR 82) from Colonial Boulevard to Commerce Lakes Drive is LOS D and from Commerce Lakes Drive east to the Hendry County Line the standard is LOS C. The following links do not meet the SIS LOS standard but do not operate at LOS F.

*Immokalee Road (SR 82) from Colonial Boulevard to Commerce Lakes Drive (LOS=F).* The Level of Service standard established by FDOT for this link is LOS D and this link is operating below that specified service level. The State is in the process of conducting a PD & E Study for the six (6) lane widening of SR 82 from Colonial Boulevard to the Hendry County line. The State has also programmed the design/permitting phase for the section of SR 82 from Colonial Boulevard to east of Gunnery Road in FY 2013/14 but no other phases are programmed. With the exception of vested projects and de minimus impacts, any other new development order applications and Concurrency renewal applications proposed to discharge traffic onto this link will be affected by this Level of Service condition and will be reviewed by the County for Concurrency compliance accordingly.

*I-75 from Colonial Boulevard to Dr. Martin Luther King Boulevard (SR 82) (LOS=E), from Dr. Martin Luther King Boulevard (SR 82) to Lockett Road (LOS=E) and from Lockett Road to Palm Beach Boulevard (SR 80) LOS=E).* The Level of Service standard established by FDOT for these three (3) links is LOS D and these links are operating below that specified service level. These links are located with the City of Fort Myers and do not have an effect on Concurrency in unincorporated Lee County.

### **Potential Problem Road Segments**

Six (6) County road links (or sections of road) currently provide a satisfactory Level of Service but are projected to fail in the future because of potential increased traffic from developments that have been approved, but have not yet been constructed. The links accessed by these projects could become a problem if capacity is not increased or new roads or widening projects providing alternative routes are not constructed as the approved projects continue to build and the forecast traffic level materializes. The six (6) County road links (or sections of road) that may be a problem are listed below.

*Buckingham Road from Orange River Boulevard to Palm Beach Boulevard (Existing LOS=D, Future LOS=F).* This road link is forecast to be LOS F in the future due principally to traffic from residential developments including Buckingham Estates, River Pointe and Portico. At this time no improvements are proposed for this facility. The traffic levels on this link should continue to be closely monitored to see how they are affected by the new developments discharging traffic on to this link.

*Corkscrew Road from Three Oaks Parkway to I-75 (Existing LOS=D, Future LOS=F).* This road link is forecast to be LOS F in the future due principally to traffic from commercial projects including Corkscrew Retail Center, Plaza Del Sol and Estero Town Commons. At this time no improvements are proposed for this facility. However, the Estero Parkway Extension from Three Oaks Parkway to Ben Hill Griffin Parkway, which is currently under construction, should provide significant relief to this section of Corkscrew Road. The traffic levels on this link should continue to be closely monitored to see how they are affected by the new developments discharging traffic on to this link as well as the influence of Estero Parkway Extension on future traffic.

*Daniels Parkway from Six Mile Cypress Parkway to Palomino Road (Existing LOS=C, v/c=0.94; Future LOS=F).* This link, which is a constrained facility, is forecast to be LOS F in the future principally due to projected traffic from commercial developments. The volume to capacity (v/c) ratio of 0.94 is well below THE LEE PLAN prescribed maximum of 1.85 allowed on constrained

facilities and will not have an impact on Concurrency for the upcoming year. In the interim, traffic volumes on this link should continue to be closely monitored.

*Daniels Parkway from Chamberlin Parkway to Gateway Boulevard (Existing LOS = C, Future LOS=F).* This link is forecast to be LOS F in the future mainly due to commercial and residential developments in the Gateway DRI and is the link which will provide access for the new Red Sox stadium. Six (6) lane widening of this link is scheduled in 2010/2011. In the interim, traffic volumes on this link should continue to be closely monitored.

*Six Mile Cypress Parkway from Daniels Parkway to Winkler Avenue (Existing LOS=D, Future LOS=F).* This link is forecast to be LOS F in the future principally due to projected traffic from several commercial projects including Daniels Cypress Center office development and Carissa Commercial Park with office and retail uses as well as the Forest Ridge residential condominium development. The County has completed the design, permitting and right-of-way acquisition for the future four (4) lane widening of this segment but the construction phase is unfunded at this time. The traffic volumes on this link should continue to be closely monitored.

*Winkler Road from Stockbridge Road to Summerlin Road (Existing LOS = D, Future LOS=F).* This link is forecast to be LOS F in the future mainly due to residential developments including Prentiss Pointe, Catalina, Banyan Bay, Oasis Key, Avalon Preserve, and Palm Colony. No improvements are planned for this facility at this time. In the interim, traffic volumes on this link should continue to be closely monitored.

### **Pine Island Road**

There are specific references in THE LEE PLAN and the Land Development Code which could affect the approval of rezoning cases or development orders that affect specific roadway links. These are:

#### **Lee Plan**

Policy 14.2.2 relating to Greater Pine Island, states in part:

*When traffic on Pine Island Road between Burnt Store Road and Stringfellow Boulevard reaches 810 peak hour, annual average two-way trips, the regulations will provide restrictions on further rezoning which would increase traffic on Pine Island Road.*

*When traffic on Pine Island Road between Burnt Store Road and Stringfellow Boulevard reaches 910 peak hour, annual average two-way trips, the regulations will provide restrictions on the further issuance of residential development orders (pursuant to the Development Standards Ordinance), or other measures to maintain the adopted level of service, until improvements can be made in accordance with this plan.*

#### **Land Development Code**

*“When traffic on Pine Island Road at the western edge of Matlacha reaches 910 peak-hour, annual average two-way trips, residential development orders for properties not designated “Coastal Rural” will be limited to one-third of the maximum density otherwise allowed on that property by the Lee Plan and this Code. Density for property classified “Coastal Rural” will be in accordance with Table 33-1052.” [LDC 33-1011(c)]*

Lee County Resolution 06-03-24, adopted by the Board of County Commissioners, determined that the 910 peak hour, annual average two-way trips on Pine Island Road have been exceeded. Accordingly, residential development orders for properties not designated “Coastal Rural” are limited to one-third (1/3) of the density otherwise allowed on that property by the Lee Plan and the Land Development Code (LDC) and the density stated in LDC Table 33-1052 is the maximum density permitted in the “Coastal Rural” land use category.

In accordance with the “810” rule in Policy 14.2.2, there have been restrictions on rezonings that could increase traffic on Pine Island Road. These restrictions will be continued. The “910” rule of Policy 14.2.2 referenced above is also in effect (see Ordinance 07-19 adopted 5/29/2007).

### **De Minimus Impacts**

The Lee County Land Development Code now includes a state-mandated requirement:

*“LCLDC Section 2-46(o).*

*De minimus impact. The Florida Legislature has found that a de minimus impact is consistent with Part II of Chapter 163. Therefore, the impact of a single-family home on an existing lot will constitute a de minimus impact on all roadways regardless of the level of deficiency of the roadway.*

*Other than single-family homes on existing lots, no impact will be de minimus if the sum of existing roadway volumes and the projected volumes from approved projects on a transportation facility would exceed 110 percent of the maximum volume at the adopted level of service of the affected transportation facility. Further, except for single family homes on existing lots, no impact will be de minimus if it would exceed the adopted level of service standard of any affected designated hurricane evacuation route.*

*Lee County will maintain records to ensure that the 110 percent criteria is not exceeded. Annually, Lee County will submit to the State Land Planning Agency a summary of the de minimus records along with its updated Capital Improvements Element. In the event the State Land Planning Agency determines that the 110 percent criteria has been exceeded, the County will be notified of the exceedence and no further de minimus exceptions for the applicable roadway will be granted until the volume is reduced below the 110 percent. The County will provide proof of the reduction to the State Land Planning Agency prior to issuing further de minimus exceptions”.*

Consistent with this requirement, the following transportation facilities (seven [7] road links) required monitoring based upon their failure to meet the Level of Service standards as reported in the 2007/2008-2008/2009 Concurrency Management Report. On three (3) of the listed links, the sum of existing roadway volumes and the projected volumes (called Future Volume) from approved projects exceeds 110 percent of the maximum volume (called Capacity) at the adopted Level of Service of the affected transportation facility. As a result, de minimus impacts on these links are limited to impacts from single-family homes on existing lots. New de minimus trip impacts resulting from the issuance of certificates of occupancy on building permits for single family homes on existing lots were recorded on only one (1) of these transportation facilities during the year 2008.

De minimus trip impacts were recorded on three (3) of the remaining links which required monitoring. Four (4) of the links which required monitoring met the LOS standard in 2008. The de minimus trips recorded on each of these links during 2008 are shown below.

*Immokalee Road from Colonial Boulevard to Commerce Lakes Drive:* No new de minimus trips.

*Immokalee Road from Commerce Lakes Drive to Gunnery Road:* One (1) new de minimus peak hour trip (link now meets 2008 LOS C Concurrency standard).

*Immokalee Road from Gunnery Road to Alabama Road:* One (1) new de minimus peak hour trip.

*Immokalee Road (SR 82) from Alabama Road to Alexander Bell Boulevard:* One (1) new de minimus peak hour trip (link now meets 2008 LOS C Concurrency standard).

*Immokalee Road (SR 82) from Alexander Bell Boulevard to Hendry County Line:* One (1) new de minimus peak hour trip (link now meets 2008 LOS C Concurrency standard).

*Metro Parkway (SR 739) from Danley Drive to Colonial Boulevard:* No new de minimus trips (link now meets 2008 LOS E Concurrency standard).

*US 41 from Corkscrew Road to Sanibel Boulevard:* No new de minimus trips.

Lee County is in compliance with the State de minimus impact requirements.

## **INVENTORIES**

The Concurrency Management staff compiles and maintains computer databases and spreadsheets using information from the Florida Department of Environmental Protection, Florida Department of Transportation, the Florida Department of Health's Division of Environmental Health, the Lee County Property Appraiser's Office, the Department of Community Affairs, Lee County Department of Transportation, Lee County Division of Natural Resources, Lee County Division of Solid Waste, the Lee County Division of Utilities, the Lee County School District, and the Lee County Development Services Division. Information contained in the databases and spreadsheets assists in monitoring Levels of Service and will be beneficial in preparing the Capital Improvement Program, as well as assisting in the review process for rezoning and other development permits.

Based on available information, the staff has reviewed the capacity and usage of the various infrastructure elements and has made forecasts based on development trends beginning in 1989.

Data, concerning development within each of the nineteen (19) Year 2020 Planning Communities in Unincorporated Lee County, is being maintained and will be verified and added to the base land-use data for the individual districts. Some limited information is also maintained for the City of Sanibel Planning District, the City of Bonita Springs Planning District and the Town of Fort Myers Beach Planning District.

## **SOLID WASTE**

The Lee County Waste-To-Energy (WTE) Facility began operation on August 24, 1994. Permits for a third combustion unit at the Waste to Energy Facility were received in October 2003. Construction of the additional combustion unit began in December 2005 and was completed in August of 2007. With the completion of the expansion project the capacity for the WTE facility has increased to 1,836 tons per day (670,140 tons per year) of processible municipal solid waste (MSW).

All of the Class I MSW from Lee and Hendry Counties is now being sent to the WTE facility where the combustion residue generated is ten (10) percent of the original volume. This remaining ash residue is transported to the Lee/Hendry Landfill located on Church Road in Hendry County.

All non-combustible waste, primarily construction and demolition debris (C&D), is accepted at one of the several private C&D recycling or disposal facilities located in Lee and Charlotte Counties and the Lee County Solid Waste Facility on Buckingham Road. Construction and demolition debris comprises approximately 25 % by weight of the total waste stream. Ordinance 07-25 adopted on September 11, 2007 prescribes that at least 50% of the C&D debris must be diverted from landfills. On June 1, 2008, the Construction and Demolition Debris portion of the County's Mandatory Business Recycling Ordinance (07-25) became effective. Over 60% of covered projects that are regulated by this program have chosen to divert at least 50% of their debris from landfills.

The Lee/Hendry Disposal Facility was placed in operation in October 2002. The Gulf Coast Landfill (owned and operated by Waste Management Inc.) reached its volume limit in February of 2009 and no longer receives C & D material for disposal at this location. A C&D landfill was opened in December 2006 by Waste Services, Inc. (WSI). This landfill is located just north of the Lee/Charlotte county-line and receives some of the Lee generated C&D material. Lee County finished construction activities for a new ash monofill cell and a new Class III (C&D) disposal cell at its Lee/Hendry Disposal Facility in late 2008.

The County's "Discarded Electronics Collection and Recycling" program, which began in 2001, was expanded to include curbside collection in October 2005. This program is now receiving and recycling approximately eighty-five (85) tons per month of discarded computers and peripheral equipment, televisions, stereo equipment, etc.

In 2007 the Solid Waste Division purchased and retrofitted a building centrally located on 6441 Topaz Court, off Metro Parkway, to house its Household Chemical Waste Drop Off Program. Operation and acceptance of household chemical waste and discarded electronics began April 2, 2008. This is a very popular program with the citizens. It allows residents to safely dispose of household chemicals, poisons, and other potentially hazardous compounds. On March 4, 2009 the facility served its 10,000<sup>th</sup> customer. Approximately 75% of the materials brought to the facility are recycled.

The Materials Recycling Facility (MRF) received an optical sorter at its comingled sorting station the fall of 2008. The optical sorter is programmed to recognize #1 PET material (mostly water bottles) and has allowed the Division to optimize operations at the MRF. The Materials Recycling Facility processes between 230 and 320 tons of recyclable material per day. Furthermore, the Solid

Waste Division negotiated a contract extension with its MRF operator, FCR Inc., for continued operation through April 2011.

A new yard waste processing site was constructed and began operation in 2003. Approximately seventy-five-thousand (75,000) tons per year of yard waste are processed by the County.

The Solid Waste Division negotiated a successful contract extension for its Gasparilla Island residents with Charlotte County/Waste Management for the collection and disposal of solid waste and recyclables.

The North Captiva Community requested that Lee County review aspects of solid waste generation and management on North Captiva. The Lee County Solid Waste Division has reviewed and documented existing solid waste management practices used by full-time and part-time residents and businesses of North Captiva and submitted a comprehensive report to the review committee in January 2009.

During the past year the total volume of solid waste, including County processed recyclables, but excluding C & D materials, was 5-7 pounds per capita per day. A continuing effort by the staff of the Division of Solid Waste to more accurately quantify private recycling and C&D disclosed that the current figure has increased from the original weight assumed when the standards were adopted in THE LEE PLAN. Reasons for this change are as follows:

1. The annual documentation of the types and quantities of waste generated and recycled is not a science in that general methods, assumptions, and technical documentation are constantly revised as the industry evolves. Though a concerted effort to identify and quantify the recycled materials handled by private companies in Lee County has improved, the quantities of materials leaving the County, primarily C & D, and private recycling materials, are uncertain.
2. Recycling programs, which include curbside pickup and commercial collection, account for approximately thirty-five (35) percent of the total solid waste stream.

The Board of County Commissioners enacted Ordinance 07-25 on September 11, 2007. The purpose of this ordinance is to establish mandatory commercial recycling to ensure that recyclable materials generated and accumulated by multifamily properties, commercial establishments, and construction and demolition activities are source separated from the solid waste so that such recyclable materials are not disposed (or landfilled for C&D) but are processed and recycled. The mandatory business recycling Ordinance became effective January 1, 2008. Commercial businesses on minimum refuse service as defined by the solid waste division are exempt from the requirements of this article. Individual construction and demolition activities can select any service provider and negotiate prices for recycling services. More than 98% of Lee County businesses have been identified as being in compliant with the ordinance. The Division actively works with and assists those businesses that have not fulfilled the requirements of this new ordinance. An Advance Disposal Fee, ranging from \$100.00 to \$500.00 per month, depending on the business generation rate, will be charged to those businesses that make no effort to comply.

For the 2009 Hurricane Season the Division secured debris staging sites throughout Lee County. A contract with Crowder Gulf, Joint Venture for recovery services is in place. Following a storm

and a local emergency order, the staging sites will be used to stockpile and process vegetative and C&D debris. Vegetative waste will be mulched and/or burned for volume reduction, then recycled to the greatest extent practicable. Residual mulch will be land applied or transported out of county for energy recovery. C&D will be segregated and processed/crushed for volume reduction, then recycled to the greatest extent practicable. Residual C&D, after recycling, will be disposed at Lee/Hendry landfill.

All unincorporated areas of Lee County are Concurrent with the Level of Service standard set forth in THE LEE PLAN for solid waste.

## **SURFACE WATER MANAGEMENT**

In accordance with Policy 60.3 of THE LEE PLAN, surface water management studies were completed on the forty-eight (48) identified drainage basins in Lee County. These studies evaluated water levels along streams, creeks, and drainage canals, resulting from the 25-year, 3-day storm, to determine if storm water runoff would flood evacuation routes where they cross or run parallel to each other.

Based upon information available from current studies, none of the crossings associated with evacuation routes located within the forty-eight (48) watershed areas are anticipated to be flooded for more than twenty-four (24) hours. This satisfies the existing infrastructure/interim surface water management level of service standard for unincorporated Lee County established in LEE PLAN Policy 60.3.1.A.

All new developments, which receive approval from the South Florida Water Management District and that comply with standards in Chapters 17-3, 17-40, and 17-302 of the Florida Statutes and Rule 40E-4 of the Florida Administrative Code, will be deemed Concurrent with the surface water management level of service standards set forth in THE LEE PLAN.

An updated surface water management plan for the flood prone areas of north Lee County is close to being finalized and will be completed in 2009. The study delineated watershed boundaries, and detailed conveyance information to develop hydrologic and hydraulic models for the fifteen (15) watersheds located between US 41 and SR 31 south of the Charlotte County line and north of the Caloosahatchee River. The results of these models are being used to identify existing levels of deficiencies for flooding and to propose improvements.

The Federal Emergency Management Agency (FEMA) updated the Flood Insurance Study (FIS) of Lee County that includes both the coastal surge (hurricane) and riverine flooding (rainfall) risk areas. Lee County adopted the FIS maps and updated the County's flood hazard ordinance effective August 28, 2008.

## POTABLE WATER

Potable Water Treatment Plants (WTP) have been divided into four (4) categories depending on their size and customers. The categories are:

1. Major Regional Water Treatment Plants.
2. Minor Regional Water Treatment Plants.
3. Multiple User/Single Development Water Treatment Plants.
4. Single User Water Treatment Plants.

Tables 1, 2, 3 and 4 show data regarding the Average Daily Flows in Gallons per Day recorded for the peak month in year 2008 for facilities in these four (4) categories and the Design Capacity for each facility in Average Gallons per Day (AGPD). This format of reporting began this year in the interest of providing the consumptive data in the same format, average gallons per day, as the design parameters for these plants. There is now a more direct basis of comparison between the design capacity of each plant and the reported peak month average daily flows.

Table 1, Major Regional Water Treatment Plants, shows seven (7) utility companies that operate fifteen (15) water treatment plants, all of which have a capacity of one-half (½) million gallons per day (MGD) or more. LCU has completed an Expansion Process and Regulatory Evaluation of the Green Meadows WTP and wellfield. LCU proposes to design and construct a 16.0 MGD R.O. treatment facility at the Green Meadows WTP site. Raw water from existing freshwater aquifer wells and from proposed Lower Hawthorne aquifer wells will serve as a water source for this proposed new facility. LCU has constructed two (2) test/production wells in the Lower Hawthorne aquifer and has submitted an application to modify the existing consumptive use permit to include the withdrawal from the Lower Hawthorne aquifer. LCU is also proposing an expansion to the North Lee County WTP and related wellfield. That proposed expansion will increase the capacity of the North Lee County WTP facility from 6.0 MGD to 10.0 MGD.

Because the plants operated by Bonita Springs Utilities (two [2] WTPs), the Lee County Utilities plants (six [6] WTPs), and the Florida Governmental Utility Authority (FGUA) plants (two [2] Lehigh Utilities WTPs and a booster station) are interconnected within each of those individual systems, the Average Daily Flow for these systems was determined to be the highest average daily flow recorded for the peak month for the system as a whole (peak average daily demand) rather than that of each individual WTP within that system.

FGUA completed the construction of WTP #2 with a design capacity of 1.1 MGD in 2008 and it is now in service. WTP #2 is currently planned to be expanded from 1.1 MGD to 3.3 MGD and will use reverse osmosis (RO) technology and treat water from the Upper Floridian Aquifer. Also included in the planned expansion is a degasifier system, modifications to the existing chemical system, a building to house the RO trains and necessary process equipment and piping. The design of the expansion is currently complete but the project implementation has been delayed due to lower population and reduced water demands in Lehigh Acres. FGUA WTP #3 is a booster station. It is not capable of producing any additional water but it is the tie in point of the interconnect with the City of Fort Myers which allows FGUA the option to purchase up to 0.5 MGD of finished water. As a result, due to the addition of chlorine by FGUA, the State designates this booster station as WTP #3 and assigns it a capacity of 0.5 MGD. FGUA states that it currently expands its water supply system and mains to large developer communities and commercial properties. Along the way

to these communities and properties, individual properties are also targeted to connect to the water supply system. The FGUA does not currently plan to expand its facilities into already developed communities that are currently served by wells since, they have advised, the cost to retrofit these areas would make it cost prohibitive. Mandatory water connections for new development are being enforced in Lehigh Acres, according to FGUA, where existing facilities exist for water supply.

All of these major regional water treatment plants recorded flows which were within their design capacities during 2008. With the completed and proposed additions to the water treatment capacity noted above, there are no capacity problems anticipated during 2009 and beyond, as projected, for any of the major regional plants and systems.

Table 2, Minor Regional Water Treatment Plants, lists three (3) water treatment plants all of which have a capacity of less than one (1) million gallons per day. All of these minor regional water treatment plants recorded flows which were within their design capacities during 2008. No capacity problems are anticipated for minor regional water treatment plants during 2009 and beyond, as projected.

Table 3, Multiple User/Single Development Water Treatment Plants, lists eight (8) water treatment plants which each serve multiple customers located within a single development. All of these single development plants recorded flows which were within their design capacities during 2008. Most of the developments connected to these water treatment plants are built-out and additional new customers are not anticipated. No capacity problems are anticipated for single development water treatment plants during 2009 and beyond, as projected.

Table 4, Single User Water Treatment Plants, lists thirty-three (33) water treatment plants which serve a single customer located within a single development or single facility. Two (2) of these plants (BP Shop WTP and Beck's Food Store WTP) were decommissioned during 2008 and were connected to central systems. The developments and facilities served by these plants are mostly built-out and additional new customers are not anticipated. One (1) of these plants (Mango Island Café WTP) reported a peak month average daily flow (1,132 GPD) which exceeded the Design Capacity (1,000 GPD) of the plant. According to the Lee County Health Department, although the average daily flow for the peak month exceeded the design capacity, since this was an isolated single occurrence, it did not indicate that the water treatment plant had produced more water than was permitted. In any case, the capacity of Single User Water Treatment Plants will be individually reviewed if new development requests are submitted.

Based upon the flow data and capacity information shown in the accompanying Tables 1 through 4, there are no apparent potable water Concurrency level of service problems anticipated in 2009 and beyond, as projected.

TABLE 1

MAJOR REGIONAL WATER TREATMENT PLANTS

PLANT NAME	DESIGN CAPACITY AVERAGE DAILY FLOW GALLONS/DAY	AVERAGE DAILY FLOW IN PEAK MONTH GALLONS PER DAY			
		ACTUAL 2007	ACTUAL 2008	ESTIMATED 2009	PROJECTED 2010
BONITA SPRINGS UTILITIES					
- BONITA SPRINGS UTILITIES #1	9,000,000	5,288,065	3,732,903	4,000,000	4,100,000
- BONITA SPRINGS UTILITIES #2	6,600,000	5,767,419	4,742,581	5,000,000	5,100,000
1 TOTAL - BONITA SPRINGS UTILITIES	15,600,000	11,055,484	8,475,484	9,000,000	9,200,000
2 CITY OF FORT MYERS					
GASPARILLA ISLAND WATER ASSN.					
- GASPARILLA ISLAND WATER ASSN. #1	576,000	343,935	276,548	285,000	295,000
- GASPARILLA ISLAND WATER ASSN. #2	1,270,000	1,012,677	1,025,806	1,040,000	1,055,000
3 TOTAL-GASPARILLA ISLAND WATER ASSN.	1,846,000	1,356,612	1,302,354	1,325,000	1,350,000
4 GREATER PINE ISLAND WATER ASSN.					
5 ISLAND WATER ASSN.					
LEE COUNTY UTILITIES					
6 - WATERWAY ESTATES WTP	1,500,000	626,129	733,355	550,000	550,000
7 - NORTH LEE COUNTY WTP	6,000,000	3,744,935	3,801,000	3,900,000	4,100,000
8 - GREEN MEADOWS WTP	9,000,000	6,965,000	7,202,000	6,500,000	6,800,000
9 - CORKSCREW WTP	15,000,000	11,800,710	10,644,870	12,000,000	12,200,000
10 - OLGA WTP	6,000,000	4,937,283	1,102,129	3,000,000	3,100,000
11 - PINEWOODS WTP	5,300,000	2,089,243	3,679,323	4,400,000	4,500,000
TOTAL - LEE COUNTY UTILITIES	42,800,000	30,163,300	27,162,677	30,350,000	31,250,000
FLORIDA GOVERNMENTAL UTILITY AUTHORITY					
- LEHIGH UTILITIES #1	3,110,000	2,948,903	2,376,677	2,400,000	2,500,000
- LEHIGH UTILITIES #2	1,100,000	-----	109,613	300,000	400,000
- LEHIGH UTILITIES #3 [See Note 1 below]	500,000	87,419	98,000	150,000	250,000
12 TOTAL - FLORIDA GOV UTILITY AUTHORITY	4,710,000	3,036,322	2,584,290	2,850,000	3,150,000

Note 1. This is a booster station that is interconnected with the City of Fort Myers. The interconnect is capable of purchasing up to 0.5 MGD of treated water from the City. Since chlorine is added at this booster station, the State considers this as WTP #3 and assigns a capacity of 500,000 GPD to this facility.

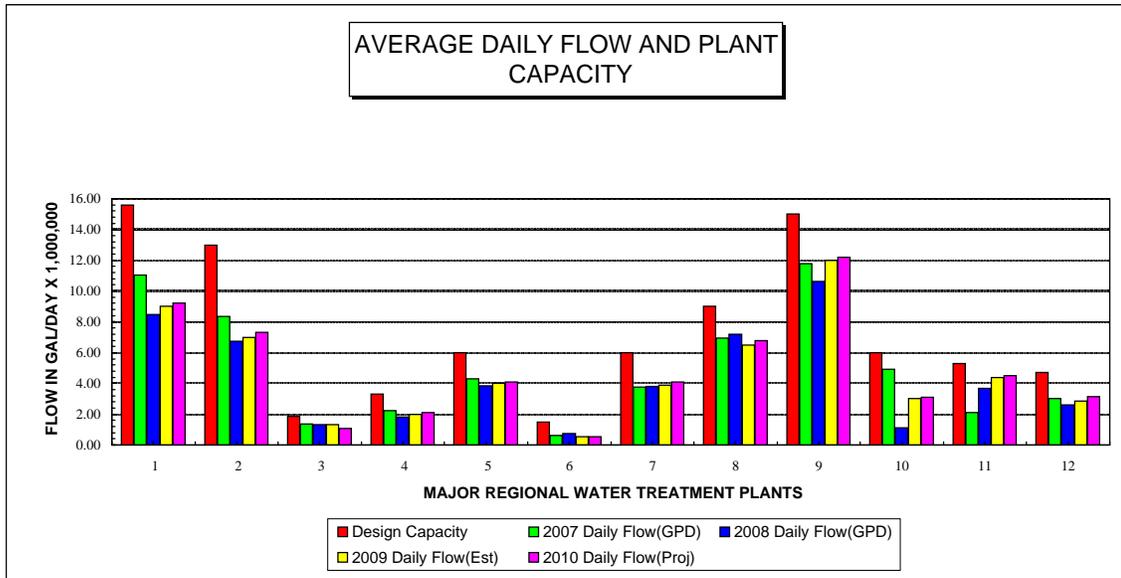


TABLE 2

MINOR REGIONAL WATER TREATMENT PLANTS

PLANT NAME	DESIGN CAPACITY AVERAGE DAILY FLOW GALLONS/DAY	AVERAGE DAILY FLOW IN PEAK MONTH GALLONS PER DAY			
		ACTUAL 2007	ACTUAL 2008	ESTIMATED 2009	PROJECTED 2010
1 BAYSHORE UTILITIES WTP	225,000	85,303	77,536	80,000	85,000
2 CITRUS PARK WTP	500,000	313,516	313,258	315,000	315,000
3 LAKE FAIRWAYS WTP	200,000	156,290	130,484	140,000	150,000

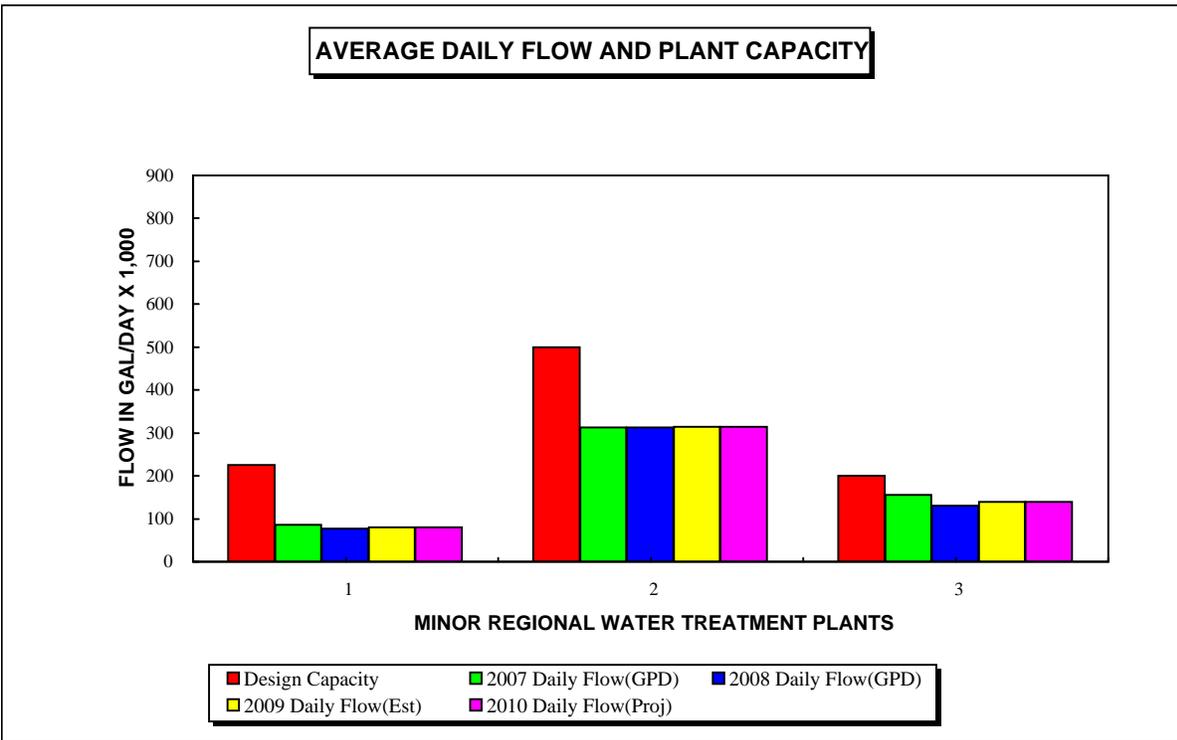


TABLE 3

## MULTIPLE USER/SINGLE DEVELOPMENT WATER TREATMENT PLANTS

PLANT NAME	DESIGN CAPACITY AVERAGE DAILY FLOW GALLONS/DAY	AVERAGE DAILY FLOW IN PEAK MONTH GALLONS PER DAY			
		ACTUAL 2007	ACTUAL 2008	ESTIMATED 2009	PROJECTED 2010
CHARLESTON PARK WTP	20,000	9,918	7,487	8,500	9,000
FOUNTAIN VIEW RV PARK WTP	70,000	23,743	23,387	24,000	25,000
GULF COAST CENTER	288,000	61,188	59,165	60,000	61,000
OAK PARK MOBILE HOME VILLAGE WTP	150,000	40,874	29,710	35,000	40,000
RAINTREE RV RESORT WTP	40,000	29,510	25,077	27,000	30,000
RIVER LAWN TERRACE WTP	7,800	3,040	4,118	4,500	5,000
SALDIVAR MIGRANT CAMP WTP	160,000	66,196	68,964	70,000	71,000
USEPPA ISLAND CLUB WTP	56,000	44,309	45,460	46,000	47,000

TABLE 4

SINGLE USER WATER TREATMENT PLANTS

PLANT NAME	DESIGN CAPACITY AVERAGE DAILY FLOW GALLONS/DAY	AVERAGE DAILY FLOW PEAK MONTH 2008 GAL/DAY
ALVA COUNTRY DINER WTP	5,000	2,507
ALVA MIDDLE & ELEM SCHOOL WTP	20,000	7,097
BARNACLE PHIL'S INC. WTP	5,000	1,731
BP SHOP WTP	10,000	----- (1)
BECKS FOOD STORE WTP	600	----- (1)
BURNT STORE CENTRE WTP	3,000	1,196
CAYO COSTA STATE PARK WTP	10,000	245
CABBAGE KEY HIDE-A-WAY WTP	4,000	2,819
CALOOSAHATCHEE REGIONAL PARK WTP	5,000	0
CARNECERIA MONTERREY WTP	1,105	779
CIRCLE K STORE #7-8805 WTP	8,000	555
ECO PARK WTP	1,000	224
FIRST BAPTIST CHURCH OF ALVA WTP	4,000	3,812
GULF DISPOSAL WTP	3,000	1,077
GUNNERY ROAD BAPTIST CHURCH WTP	3,500	117
HANDY FOOD STORES #86 - ALVA WTP	9,000	1,609
SUNSET (fka HOLIDAY) ACRES WTP	20,000	5,977
LEE COUNTY MOSQUITO CONTROL WTP	5,000	3,147
MANGO ISLAND CAFÉ WTP	1,000	1,132 (2)
MESSIAH LUTHERAN CHURCH WTP	8,500	1,355
NORTH CAPTIVA ISLAND CLUB WTP	2,000	872
NORTH CAPTIVA ISLAND CLUB BATH HOUSE WTP	900	612
OLD CORKSCREW GOLF CLUB WTP	7,500	4,948
REDLANDS CHRISTIAN MIGRANT CAMP WTP	3,000	474
RJ BONES BBQ AND SEAFOOD WTP	5,000	1,676
SAFETY HARBOR CLUB #12 WTP	5,000	3,270
SIX L'S CORKSCREW-FARM WTP	50,400	12,443
STAR QUICK MART WTP	1,500	145
STATE ROAD 31 SHELL STATION WTP	3,000	757
SUNSEEKER'S ADULT R.V. PARK WTP	50,000	19,355
SYGENTA FLOWERS ALVA FARM WTP	5,000	1,550
TEMPLE BAPTIST CHURCH WTP	5,000	1,796
USA CONVENIENCE INC WTP	3,000	241

(1) Connected to central system in 2008.

(2) Although the average daily flow for the peak month exceeded the design capacity value, since this was a single occurrence it did not indicate that the water treatment plant had produced more water than it was permitted for according to the Lee County Health Department (DOH).

## SANITARY SEWER

Sewage Treatment Plants (STP) have been divided into four (4) categories determined by size and customers. These categories are:

1. Major Regional Sewage Treatment Plants.
2. Minor Regional Sewage Treatment Plants.
3. Multiple User/Single Development Sewage Treatment Plants.
4. Single User Sewage Treatment Plants.

Tables 5, 6, 7 and 8 show data regarding the Average Daily Flows recorded in the peak month in year 2008 for facilities in these four (4) categories and the Permitted Capacity for each facility in Average Gallons per Day (AGPD). This format of reporting began this year in the interest of providing the consumptive data in the same format, average gallons per day, as the design parameters for these plants. There is now a more direct basis of comparison between the design capacity of each plant and the reported peak month average daily flows. It should be noted, however, that the Permitted Capacity is based upon average flows over a period of time (usually three [3] months but in some cases as much as one [1] year). If there appears to be capacity concerns, the report will identify the applicable capacity parameters.

Table 5, Major Regional Sewage Treatment Plants, shows six (6) utilities that operate the twelve (12) franchised sewage treatment plants which have a capacity greater than 700,000 gallons per day. Lee County Utilities (LCU) has substantially completed the expansion to the Three Oaks Waste Water Treatment plant (WWTP). This expansion has increased the capacity of the Three Oaks facility from 3.0 Million Gallons per Day (MGD) to 6.0 MGD. LCU began construction of the expansion of the Gateway WWTP in April 2008. This expansion will increase the capacity of the Gateway plant from 1.0 MGD to 3.0 MGD with the project expected to be completed by April 2010. In 2007, LCU completed a preliminary design of an expansion of the Waterway Estates WWTP at the existing plant site. Several alternatives to expanding the plant at its current location have emerged as potentially feasible options. The alternatives for the Waterway Estates WWTP, which included the purchase of North Fort Myers Utilities, were presented to the Board of County Commissioners for consideration in September 2008. The Board felt that it needed more time to evaluate the matter and to make a recommendation. LCU expects a decision by the Board by the end of 2009.

The Florida Government Utility Authority (FGUA), which operates the sewage treatment plant in Lehigh Acres, completed the construction of a 1.0 MGD expansion of the Lehigh Acres WWTP in 2008 which will increase the capacity to 3.5 MGD. That plant is now in operation but the permitted capacity of that plant is still limited to 2.5 MGD due to existing disposal options. The deep injection well and associated pumping facilities are scheduled to be operational in June 2009 at which time additional disposal will be available and the permitted capacity may be increase to 3.5 MGD. On 2/11/2009 FGUA sent a request to FDEP to close out consent order No. 05-0329-36-DW (Infiltration and Inflow [I&I] project, Deep Injection Well & In-kind Penalty Project). All items listed in the consent order have been completed according to FGUA and FGUA is awaiting official notification from the Florida Department of Environmental Protection on closure of the consent order.

During the months of July, August, September and October of 2008 the FGUA Lehigh Acres WWTP experienced abnormally high flows peaking at an average daily flow of 3,090,000 GPD in the month of October. The permitted capacity of this plant is 2.5 MGD based upon the average annual (12 month) daily flow. For the year 2008 the average annual daily flow for this WWTP was 1,869,083 GPD which is well within the permitted capacity. The referenced months of the high flows experienced excessive rainfall in the Lehigh Acres area, according to FGUA. The spikes in the flow indicate infiltration and inflow (I&I) in the collection system. FGUA has an annual project aimed at reducing I&I. The flows in each Lift Station (LS) area are monitored and areas which show dramatic spikes in flow are targeted for evaluation and rehabilitation. In FY 2009 the FGUA is targeting LS areas No. 1, 7, 10, 11, 14 and 15. Evaluation and rehabilitation includes televising, smoke testing and grouting joints/laterals, lining and manhole rehabilitation. The annual I&I project is budgeted for FY 2010 - 2014.

FGUA states that it currently expands its sanitary sewer system and mains to large developer communities and commercial properties. Along the way to these communities and properties, individual properties are also targeted to connect to the sanitary sewer system. The FGUA does not currently plan to expand its facilities into already developed communities that are currently served by septic systems since, they have advised, the cost to retrofit these areas would make it cost prohibitive. With regard to enforcing mandatory sewer connections in Lehigh Acres, FGUA advises that when an individual proposes to build a property (residential or commercial) they would either connect to an existing sewer system or apply for a permit to install a septic system. Under Florida Statutes 381.0065, an individual must connect to existing publicly owned sewerage systems, if available. If an individual or builder falsifies documents or fails to verify existing utilities and the County Health Department issues a permit for installation of an on-site septic tank disposal system, FGUA would not be aware and could only enforce the connection after the fact. The FGUA has recently completed the identification of all existing properties currently on septic systems that are not connected to existing sewer system facilities which are available to serve them. Mandatory connection of these properties is underway. For larger development projects the developer would request a letter of availability from the FGUA before obtaining a construction permit for the project. At that time FGUA would review the proposed development location and inform the developer whether utilities and capacity are available.

In April 2007, Bonita Springs Utilities (BSU) began operating the new Water Reclamation East Wastewater Treatment Facility on a 165 acre site east of I-75 and north of East Terry Street. The facility produces biosolid pellets as fertilizer and also process biosolids from BSU's original West WWTP facility, located three miles away. The new East facility, was designated the American Society of Civil Engineers 2008 Florida Project of the Year. These two BSU waste water facilities are now interconnected and the flow data presented in Table 5 for these BSU facilities was determined to be the highest average daily flow recorded for the peak month for the system as a whole (peak average daily demand) rather than that of each individual WWTP within that system.

The Average Daily Flow recorded in the month of September 2008 for the City of Fort Myers South Drive WWTP was 12,040,000 GPD which appeared to exceed the Permitted Capacity value of 12,000,000 Average Gallons per Day (AGPD). However, the Permitted Capacity for this plant is based upon the annual average daily flow which was 9,072,500 GPD for 2008 as calculated from data reported by FDEP. As a result, this plant is operating well within its permitted capacity. In

addition, study of the daily flows indicated that the flow meter for this plant appeared to have experienced several malfunctions and required resetting during the year and, specifically, during the apparent high flow month. This indicates that the true flow may have been substantially less. This situation warrants further monitoring to verify the true values of the flows .

No capacity problems are anticipated for Major Regional Sewage Treatment Plants during 2009 and beyond, as projected.

Table 6, Minor Regional Sewage Treatment Plants, lists the five (5) franchised sewage treatment plants which have a capacity less than 700,000 gallons per day. Charlotte County Utilities operates the treatment plant which serves Burnt Store Marina in Lee County. The Permitted Capacity of this plant was increased to 500,000 GPD during 2005. All of these WWTPs operated well within their permitted capacity during 2008 and no capacity problems are anticipated for Minor Regional Sewage Treatment Plants during 2009 and beyond, as projected.

Table 7, Multiple User/Single Development Sewage Treatment Plants, lists forty-five (45) sewage treatment facilities which serve multiple users. One (1) of these plants, I-75 Rest Area WWTP, was removed from service during 2008 and was connected to the City of Fort Myers South WWTP (see Table 9 for details). Five (5) of these plants (designated in Table 7 by \*) experienced Peak Month Average Daily Flows which exceeded the Permitted Capacity. According to FDEP data supplied to Lee County, these plants did not exceed the Permitted Average Daily Flow which is determined over three (3) concurrent months. FDEP notes these situations as being a “minor non-compliance issue” in their yearly inspection and the situations are monitored. Most of the developments served by these plants are built out and will not be subject to additional development. No other capacity issues were noted for these types of facilities in 2008 and no capacity problems are anticipated for Multiple User/Single Development Sewage Treatment Plants in 2009 and beyond, as projected.

Table 8, Single User Sewage Treatment Plants, lists seven (7) sewage treatment plants. One (1) of these plants [Joe Texas (fka Fong’s Chinese Restaurant) STP] was closed during 2008 but is planned to operate in 2009. The developments served by Single User facilities are not normally subject to major expansion and there are not any apparent capacity problems. If any expansion plans are submitted for these facilities, capacity will be evaluated at that time. No capacity issues were noted for these types of facilities in 2008 and no capacity problems are anticipated for Single User Sewage Treatment Plants in 2009.

Table 9, Sewage Treatment Plants Removed from Service, shows that there was one (1) sewage treatment plant (I-75 Rest Area WWTP) removed from service and connected to a central system during 2008.

Based upon the flow data and capacity information shown in the accompanying Tables 5 through 8, there are no apparent sanitary sewer Concurrency level of service problems anticipated in 2009 and beyond, as projected.

TABLE 5

MAJOR REGIONAL SEWAGE TREATMENT PLANTS

PLANT NAME	PERMITTED CAPACITY AVERAGE DAILY FLOW GALLONS/DAY	AVERAGE DAILY FLOW IN PEAK MONTH GALLONS PER DAY			
		ACTUAL 2007	ACTUAL 2008	ESTIMATED 2009	PROJECTED 2010
<b>BONITA SPRINGS UTILITIES</b>					
- WATER RECLAMATION WEST WWTP	7,000,000	5,104,000	3,799,000	3,400,000	3,500,000
- WATER RECLAMATION EAST WWTP	2,000,000	-----	1,141,000	1,600,000	1,700,000
<b>1 TOTAL - BONITA SPRINGS UTILITIES</b>	<b>9,000,000</b>	<b>5,104,000</b>	<b>4,940,000</b>	<b>5,000,000</b>	<b>5,200,000</b>
<b>CITY OF FORT MYERS</b>					
<b>2 - RALEIGH STREET WWTP</b>	<b>11,000,000</b>	<b>6,520,000</b>	<b>9,570,000</b>	<b>9,500,000</b>	<b>9,600,000</b>
<b>3 - SOUTH DRIVE WWTP</b>	<b>12,000,000</b>	<b>10,140,000</b>	<b>12,040,000</b>	<b>10,500,000</b>	<b>10,600,000</b>
<b>GASPARILLA ISLAND WATER ASSOC.</b>					
<b>4 - GASPARILLA ISLAND WATER DOM DIW</b>	<b>705,000</b>	<b>427,000</b>	<b>441,000</b>	<b>450,000</b>	<b>460,000</b>
<b>LEE COUNTY UTILITIES</b>					
<b>5 - GATEWAY SERVICES-DIST 1 WWTP</b>	<b>1,000,000</b>	<b>659,000</b>	<b>651,000</b>	<b>655,000</b>	<b>660,000</b>
<b>6 - FIESTA VILLAGE WWTP</b>	<b>5,000,000</b>	<b>1,858,000</b>	<b>2,937,000</b>	<b>3,000,000</b>	<b>3,100,000</b>
<b>7 - FT MYERS BEACH WWTP</b>	<b>6,000,000</b>	<b>4,960,000</b>	<b>5,161,000</b>	<b>5,200,000</b>	<b>5,300,000</b>
<b>8 - THREE OAKS WWTP</b>	<b>6,000,000</b>	<b>2,336,000</b>	<b>2,759,000</b>	<b>2,800,000</b>	<b>2,900,000</b>
<b>9 - WATERWAY ESTATES WWTP</b>	<b>1,500,000</b>	<b>1,270,000</b>	<b>1,350,000</b>	<b>1,400,000</b>	<b>1,450,000</b>
<b>FLORIDA GOVERNMENTAL UTILITY AUTH</b>					
<b>10 - LEHIGH ACRES WWTP</b>	<b>2,500,000</b>	<b>2,115,000</b>	<b>3,090,000</b>	<b>2,300,000</b>	<b>2,400,000</b>
<b>NORTH FT MYERS UTILITIES</b>					
<b>11 - SUNCOAST WWTP</b>	<b>3,500,000</b>	<b>2,419,000</b>	<b>2,327,000</b>	<b>2,400,000</b>	<b>2,450,000</b>

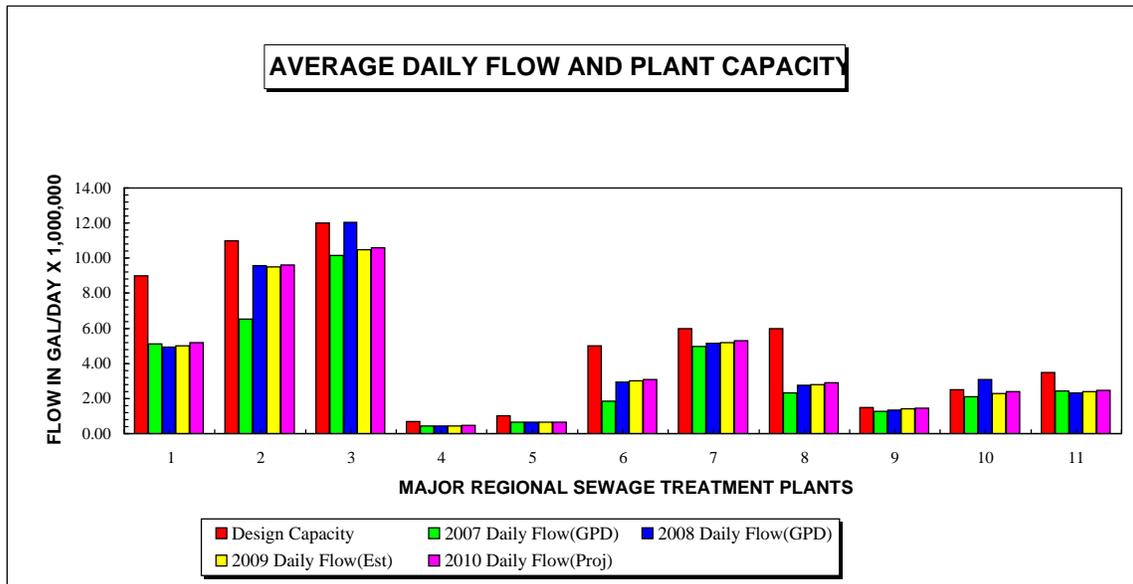


TABLE 6

MINOR REGIONAL SEWAGE TREATMENT PLANTS

PLANT NAME	PERMITTED CAPACITY AVERAGE DAILY FLOW GALLONS/DAY	AVERAGE DAILY FLOW IN PEAK MONTH GALLONS PER DAY			
		ACTUAL 2007	ACTUAL 2008	ESTIMATED 2009	PROJECTED 2010
CHARLOTTE COUNTY UTILITIES					
1 - BURNT STORE WWTP	250,000	106,000	310,000	320,000	330,000
2 EAGLE RIDGE WWTP	443,000	273,000	248,000	250,000	260,000
3 FOREST UTILITIES WWTP	500,000	359,000	425,000	435,000	450,000
LEE COUNTY UTILITIES					
4 - PINE ISLAND WWTP	500,000	132,000	122,000	125,000	130,000
5 - SAN CARLOS WWTP	300,000	251,000	204,000	225,000	250,000

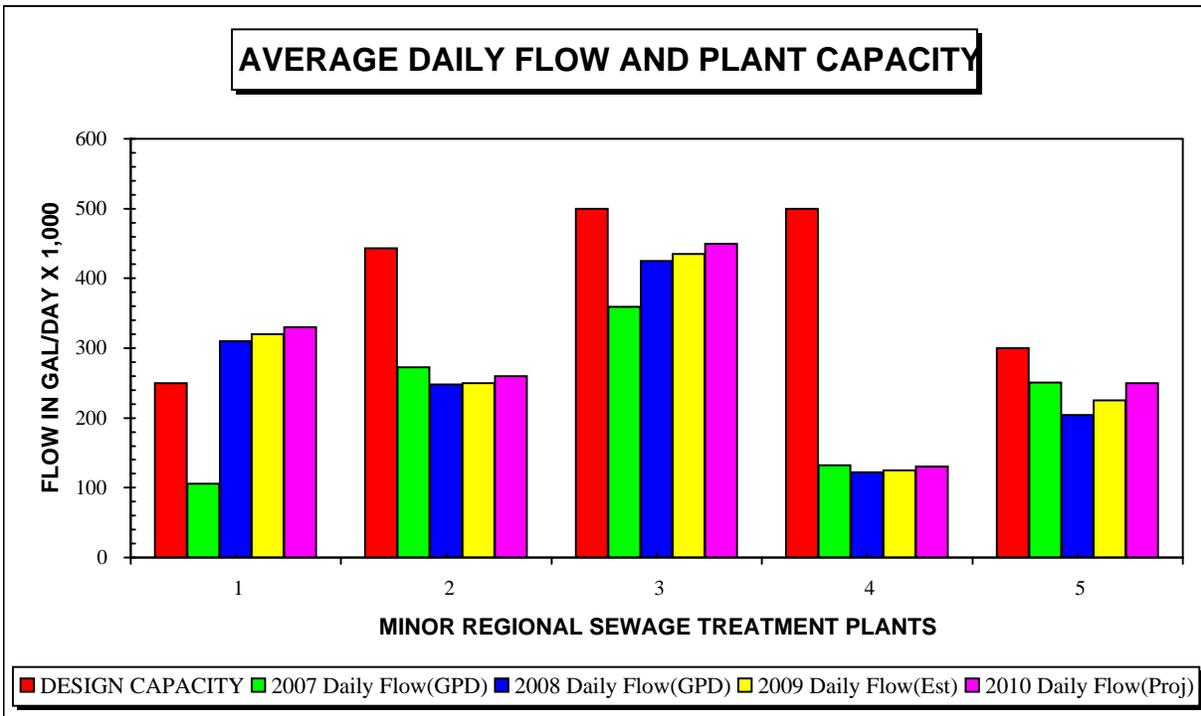


TABLE 7

## MULTIPLE USER/SINGLE DEVELOPMENT SEWAGE TREATMENT PLANTS

PLANT NAME	PERMITTED CAPACITY AVERAGE DAILY FLOW GALLONS/DAY	AVERAGE DAILY FLOW IN PEAK MONTH GALLONS PER DAY			
		ACTUAL 2007	ACTUAL 2008	ESTIMATED 2009	PROJECTED 2010
AIRPORT WOODS WWTP	20,000	7,000	14,000	15,000	16,000
BAY POINTE CONDO WWTP	40,000	15,000	15,000	15,000	15,000
BLUE CRAB KEY WWTP	25,000	11,000	9,000	10,000	10,000
BOCILLIA ISLAND WWTP	10,000	11,000	10,000	10,000	10,000
CAPTAINS COVE WWTP	40,000	28,000	29,000	30,000	30,000
CAPTIVA SHORES CONDO WWTP	10,000	4,000	5,000	5,000	5,000
CHARLESTON PARK STP	15,000	7,000	7,000	7,000	7,000
CITRUS PARK NORTH WWTP	199,000	187,000	194,000	195,000	195,000
COVERED WAGON WWTP	15,000	25,000	24,000 *	15,000	15,000
CROSS CREEK COUNTRY CLUB	240,000	121,000	106,000	110,000	115,000
CYPRESS BEND WWTP	65,000	42,900	32,000	36,000	40,000
FIDDLESTICKS WWTP	150,000	76,000	88,000	90,000	92,000
FORT MYERS CAMPGROUND WWTP	40,000	26,000	22,000	24,000	26,000
FOUNTAIN LAKES WWTP	190,000	202,000	164,000	165,000	170,000
FOUR WINDS MARINA WWTP	11,500	4,000	15,000 *	5,000	5,000
GLADES HAVEN (aka Jones MV) WWTP	23,000	22,700	29,000 *	21,000	21,000
GRANADA LAKES WWTP	25,000	11,000	11,000	11,000	11,000
HIGHPOINT SD WWTP	25,000	16,000	20,000	21,000	22,000
HUNTER'S RIDGE WWTP	100,000	54,000	66,000	70,000	70,000
I-75 REST AREA WWTP	Connected to City of Fort Myers South in 2008				
ISLE OF PINES WWTP	8,000	2,000	2,000	2,000	2,000
JULIA MOBILE HOME PARK WWTP	15,000	11,000	14,000	10,000	11,000
LABONTES GARDEN RV PARK WWTP	5,000	18,000	4,000	4,000	4,000
LAKE FAIRWAYS FFEC SIX WWTP	300,000	117,000	149,000	150,000	160,000
OAK PARK MHV WWTP	20,000	19,000	15,000	15,000	15,000
PINE ISLAND COVE WWTP	50,000	38,000	38,000	38,000	38,000
PINE ISLAND KOA WWTP	35,000	23,000	18,000	20,000	23,000
PINK CITRUS TRAILER PARK WWTP	25,000	22,000	25,000	24,000	24,000
PIONEER VILLAGE (aka Sunburst) WWTP	45,000	18,600	N/R		
RIVER TRAILS MHP WWTP	97,000	77,000	105,000 *	80,000	80,000
SAFETY HARBOR CLUB VILLAGE WWTP	12,000	5,000	3,000	5,000	5,000
SEMINOLE CAMPGROUND WWTP	10,000	7,400	6,500	7,000	75,000
SHADY ACRES MOBILE HOME WWTP	25,000	13,000	3,000	6,000	9,000
SHADY ACRES TRAVEL PARK #2 WWTP	25,000	13,000	15,000	16,000	17,000
SOUTH SEAS PLANTATION WWTP	264,000	154,000	139,000	150,000	155,000
SUNNY GROVE PARK WWTP	20,000	13,600	11,000	12,000	13,000
SUNSEEKERS WWTP	50,000	18,000	19,000	20,000	21,000
SUNSET CAPTIVA WWTP	25,000	31,000	74,000 *	22,000	23,000
SWAN LAKE MHP WWTP	25,000	11,000	9,000	10,000	11,000
TAHITI MOBILE VILLAGE WWTP	30,000	16,900	22,000	17,000	17,000
TROPIC ISLES RV RESORT WWTP	15,000	6,000	10,000	10,000	10,000
TWEEN WATERS INN WWTP	40,000	19,000	27,000	30,000	33,000
USEPPA INN & DOCK CLUB WWTP	45,000	19,400	20,700	21,000	22,000
WHISPERING PINES CONDO WWTP	10,000	4,000	4,000	4,000	4,000
WOODSMOKE CAMPING RESORT WWTP	40,000	29,000	36,000	36,000	36,000

\* According to FDEP data supplied to Lee County, these plants did not exceed the Permitted Average Daily Flow which is determined over three (3) concurrent months.

TABLE 8

SINGLE USER SEWAGE TREATMENT PLANTS

PLANT NAME	PERMITTED CAPACITY AVERAGE DAILY FLOW GAL/DAY	AVERAGE DAILY FLOW PEAK MONTH 2008 GAL/DAY
ALVA MIDDLE & ELEM SCHOOL STP	20,000	8,000
CREWS SANITATION WWTP	45,000	31,000
HUT POLYNESIAN RESTAURANT WWTP	5,000	1,000
JOE TEXAS (fka Fong's Chinese Restaurant) STP	4,500	Closed during 2008
LEE MEMORIAL HEALTH (aka Charter Glade) WWTP	22,500	8,000
PINE ISLAND ROAD (aka Twistee Treat) WWTP	25,000	3,400
MARINER HIGH SCHOOL STP	50,000	12,000

TABLE 9

SEWAGE TREATMENT PLANTS REMOVED FROM SERVICE IN 2008

PLANT NAME	PERMITTED CAPACITY AVERAGE DAILY FLOW GAL/DAY	PLANT NOW USED
I-75 REST AREA WWTP	4,500	City of Fort Myers South WWTP

## **PARKS AND RECREATION**

### **Regional Parks**

#### **Existing County Regional Park Facilities**

The Lee County Regional Parks Inventory, Table 10, provides information on existing Regional Park facilities, as well as regional parks planned over the next several years. The table and accompanying charts include actual data from 2005 through 2008 and projections to year 2014. The inventory of Existing County Regional Park Facilities has been changed due to updated information provided by the Parks and Recreation Division. Hickey Creek Mitigation Park in Alva was decreased from 1,158 acres to 780 acres to exclude the contiguous 2020 conservation land purchases. Similarly, San Carlos Bunche Beach Preserve in Iona was decreased from 730 acres to 2 acres to reflect the contiguous 2020 conservation land acreage. The Florida Gulf Coast University Pool in Estero comprising 2 acres was removed from Community Park District #48 inventory (Table 20) and added to the Regional Park inventory since it was funded with Regional Park impact fees. Jim Fleming Ecological Park in Lehigh Acres (East County Water Control District Park) with 3 acres (2.6 acres rounded) was completed this past year and has been added to the Regional Park inventory. These changes result in a current Existing County Regional Park inventory totaling 3,038 acres down from 4,139 acres reported last year. Lee County currently operates 43% of the existing Regional Park acreage.

#### **Existing City Regional Parks**

The Trailhead Regional Park in the City of Fort Myers with five (5) acres was completed this past year and has been added to the Regional Park inventory. This change results in a current Existing City Park inventory totaling 555 acres up from 550 acres reported last year. Cities currently operate 8% of the existing Regional Park acreage.

#### **Existing State Regional Parks**

There were not any changes to the State Regional Parks inventory in 2008. The current Existing State Park inventory totals 2,776 acres. The State currently operates 39% of the existing Regional Park acreage.

#### **Existing Federal Regional Parks**

No changes were made to the Federal Regional park inventory during the past year. The Federal Government currently operates 743 acres of Regional Parks which is 10% of the existing Regional Park acreage.

#### **Regional Parks Planned in FY 2009/2010**

There are not any new regional Parks planned in FY 2009/2010.

### Planned Future Regional Parks

Idalia Regional Park (formerly named Idalia Rowing/Paddling Center) which was previously listed as a planned FY 07/08 was moved to the planned future park inventory with 13 acres. The City of Cape Coral Major Park previously listed as a planned future park with 460 acres was renamed Yellow Fever Creek Park and Preserve and listed as a future park with an adjusted acreage of 195 acres. These changes result in a planned future Regional Park inventory totaling 208 acres down from 213 planned future acres reported last year.

### Population Figures

During the preparation of this Concurrency Report, the total seasonal resident population figures were updated using University of Florida Bureau of Economic and Business Research (BEBR) mid-range permanent population estimates and a seasonal component of eighteen (18) percent of the permanent population. In this Report, projections have been made to year 2014 for analysis of Regional Park Concurrency minimum levels of service. Each year these population figures will be reviewed and updated as necessary to reflect current trends.

### Regional Park Level of Service

The 7,112 acres of existing Regional Parks currently operated by the County, City, State and Federal governments is sufficient to meet the “Regulatory Level of Service Standard” of six (6) acres per 1,000 total seasonal population in the County for the year 2008 and will continue to do so at least through the year 2014 as currently projected. In addition, the Regional Park acreage met the “Desired Level of Service Standard” of eight (8) acres per 1,000 total seasonal County population in 2008 and will continue to do so at least through the year 2014 as currently projected.

TABLE 10

LEE COUNTY REGIONAL PARK INVENTORY

PARK NAME	LOCATION	ACRES
<b>- EXISTING COUNTY PARKS FY 08/09 -</b>		
Beach Accesses & Boat Ramps	Multiple locations	6
Big Hickory Island Preserve	Bonita Beach	290
Bokeelia Boat Ramp & Cottages	Pine Island	2
Bowditch Point Park	Ft. Myers Beach	18
Bonita Beach Park	Bonita Beach	3
Bowman's Beach Park	Sanibel Island	187
Caloosahatchee Regional Park	E. Ft. Myers	765 <sup>1</sup>
Dog Beach	Ft. Myers Beach	28
Fisherman's CO-OP Boat ramp	Pine Island	10
Florida Gulf Coast University Pool	Estero	2 <sup>3</sup>
Hickey Creek Mitigation Park	Alva	780
Imperial River Boat Ramp	Bonita Springs	8
Jim Fleming Ecological Park (operated by ECWCD)	Lehigh Acres	3
Lakes Regional Park	S. Ft. Myers	331
Lee County Civic Center (Leased)	N. Ft. Myers	97
Lee County Sports Complex	S. Ft. Myers	50
Little Hickory Island Park	Bonita Beach	2
Lynn Hall Memorial Park	Ft. Myers Beach	5
Manatee Park	E. Ft. Myers	21 <sup>2</sup>
Matanzas Pass Preserve	Ft. Myers Beach	59
Matlacha Regional Park	Matlacha	1
Nalle Grade Regional Park	N. Ft. Myers	25
Newton Beach Park	Ft. Myers Beach	1
Punta Rassa (Fizzle-Kontinos) Boat Ramp	Iona	11
Red Sox Minor League Complex	Ft. Myers	58
Red Sox City of Palms Stadium	Ft. Myers	13
San Carlos Bay Bunche Beach Preserve	Iona	2
Sanibel Causeway Park	Sanibel Island	20
Six Mile Cypress Slough Preserve	S. Ft. Myers	91
Terry Park	Ft. Myers	36
Turner Beach Park	Captiva Island	1
John Yarbrough Linear Park-Phase I	S. Ft. Myers	32
John Yarbrough Linear Park-Phase II	S. Ft. Myers	30
John Yarbrough Linear Park-Phase III	S. Ft. Myers	45
Williams Greenway Park (operated by ECWCD)	Lehigh Acres	5
	Subtotal	<u>3,038</u>
<b>- EXISTING CITY PARKS FY 08/09 -</b>		
Calusa Nature Center	Ft. Myers	105
Centennial Park	Ft. Myers	10
ECO Park	Cape Coral	365
Mound House	Ft. Myers Beach	3
North Colonial Linear Park	Fort Myers	63
Riverside Park	Fort Myers	4
Trailhead Regional Park	Fort Myers	5
	Subtotal	<u>555</u>
<b>- EXISTING STATE PARKS FY 08/09 -</b>		
Cayo Costa State Park	Cayo Costa Island	850
Gasparilla State Recreation Area	Boca Grande	135
Koreshan State Historic Site	Estero	175
Lover's Key Carl E. Johnson State Park	S. of Ft. Myers Beach	1,616
	Subtotal	<u>2,776</u>

TABLE 10 (Cont'd)

LEE COUNTY REGIONAL PARK INVENTORY

- EXISTING FEDERAL PARKS FY 08/09 -

Ding Darling National Wildlife Refuge	Sanibel Island	650	
Franklin Locks Recreation Area	E. Ft. Myers	63	
Sanibel Lighthouse (operated by City of Sanibel)	Sanibel Island	30	
	Subtotal	<u>743</u>	
	Cumulative Total		7,112

PLANNED REGIONAL PARKS

PARK NAME	LOCATION	ACRES	
- Parks Planned FY 09/10-			
None planned		<u>0</u>	
	Subtotal	0	
	Cumulative Total		7,112
- Future Parks -			
Idalia Regional Park	Olga	13	
Yellow Fever Creek Park & Preserve	Cape Coral	<u>195</u>	
	Subtotal	208	
	Cumulative Total		7,320

<sup>1</sup> The County has a 99 year lease on the property from the State of Florida

<sup>2</sup> The County has a 99 year lease on the property from Florida Power & Light

<sup>3</sup> Joint use acreage with Florida Gulf Coast University

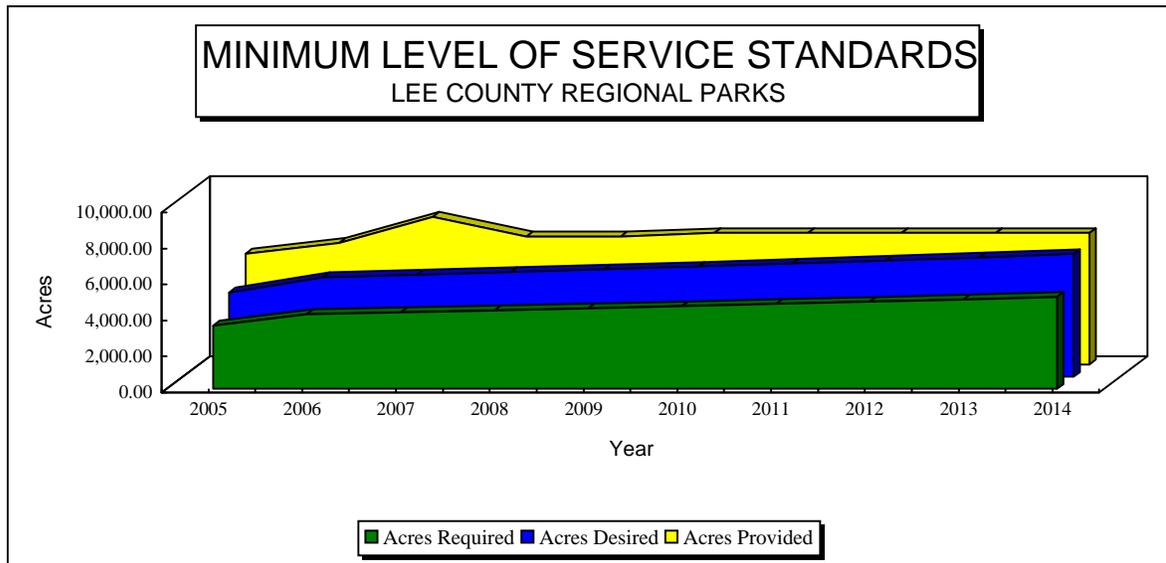


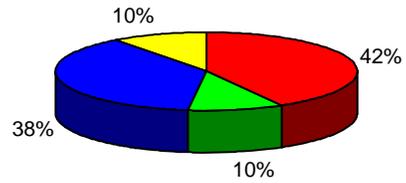
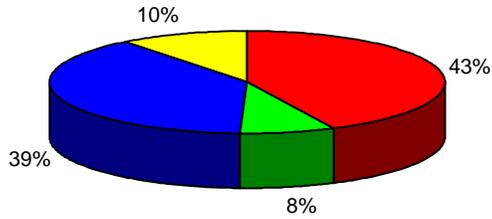
TABLE 10 (Cont'd)

LEE COUNTY REGIONAL PARK INVENTORY

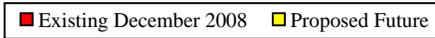
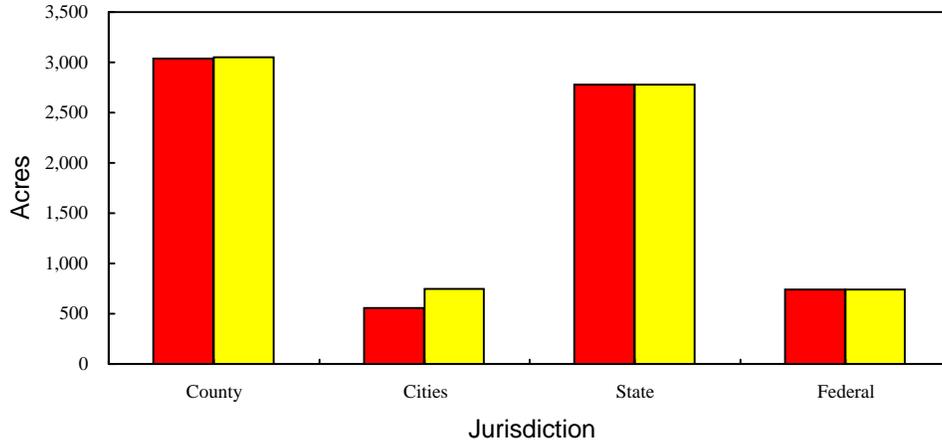
SHARE BY JURISDICTION

Existing December 2008

Proposed Future



EXISTING(2008) vs PROPOSED(Future)



## **Community Parks**

The “Regulatory Level of Service Standard” for Community Parks is currently eight-tenths (0.8) acres of developed standard Community Parks open for public use per 1,000 permanent population in the unincorporated area of each district. The "Desired Future Level of Service Standard" is two (2) acres per 1,000 permanent population which has been in effect since September 30, 1998.

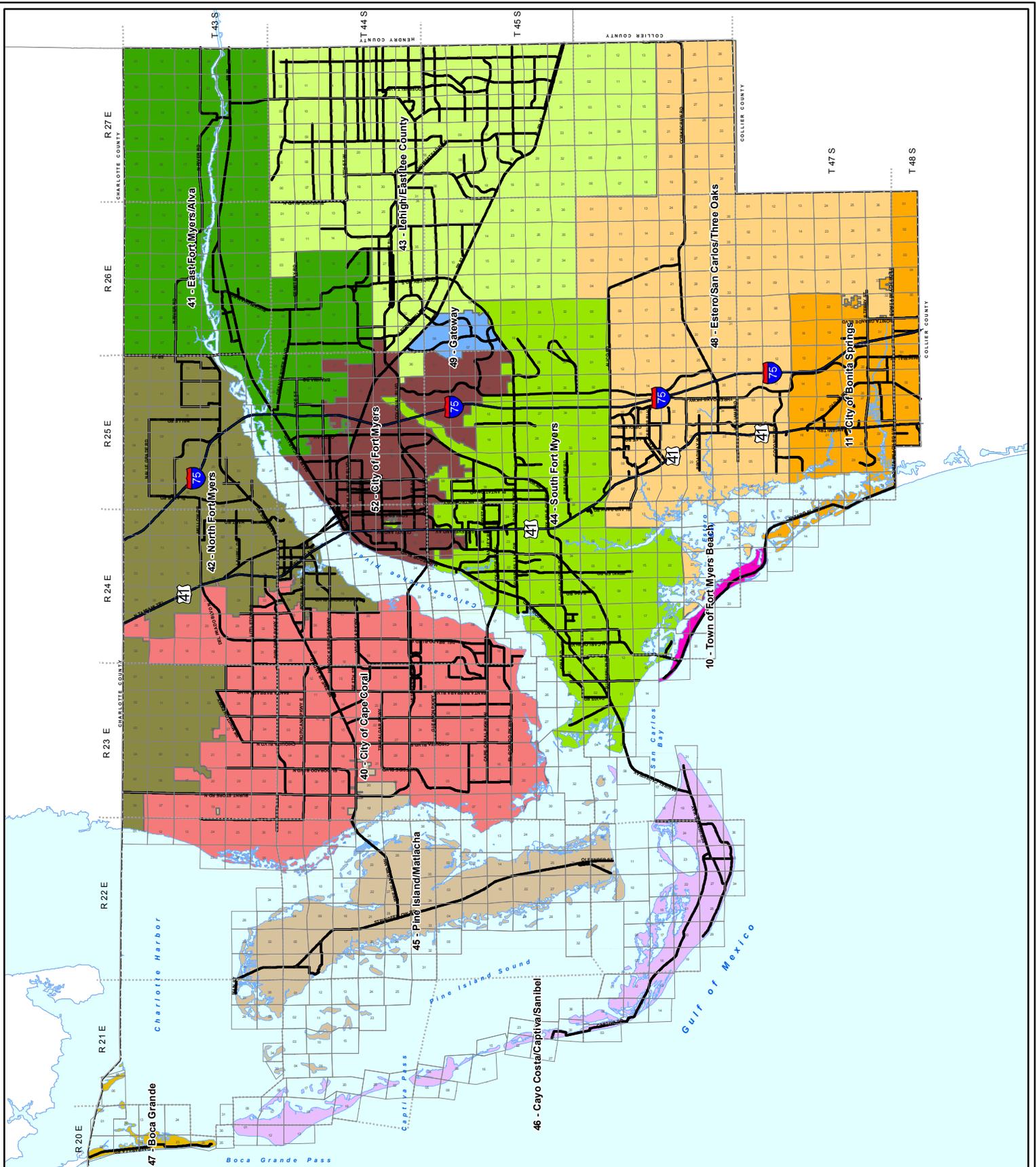
In July of 2005, the Community Park Impact Fee Districts were revised and renamed. These districts are self-amending and have been modified over the past three years due to annexations by the City of Cape Coral, the City of Fort Myers and the City of Bonita Springs. Exhibit I is a map of the County showing the Community Park Impact Fee Benefit Districts as they existed on December 31, 2008. The accompanying tables have been revised to locate parks in their appropriate districts. As part of the preparation of this report, the permanent population figures for each Community Park Benefit District were updated based upon BEBR mid-range population figures. These figures are adjusted annually by use of building permit Certificates of Occupancy, permanent occupancy rate, and population by household for each District as well as for changes in the District boundaries. Table 11 through Table 20 list the acreage of existing and proposed Community Parks in ten (10) of the thirteen (13) Districts. The Districts for the cities of Cape Coral, Fort Myers and Bonita Springs are not included in this report and the population in the City of Sanibel has not been included in the Cayo Costa/Captiva/Sanibel District to remain consistent with the reports of prior years. The charts accompanying the tables visually depict the following for each District: 1) the “Acreage Required” to satisfy the “Regulatory Level of Service Standard”; 2) the “Acreage Required” to meet the “Desired Future Level of Service Standard”; and 3) the “Acres Provided” or proposed to be provided. The tables and charts include actual data from 2005 through 2008 and projections to year 2014. The tables also indicate those park facilities that are “joint use” with the Lee County School District.

The status of each Community Park Benefit District is as follows:

- Boca Grande, District # 47 (Table 11) - No changes have been made to the list of parks since it was revised for the 2006 report. With a total Community Park District inventory of fourteen (14) acres provided, the “Regulatory” standard (1.0 acre in 2008) and the “Desired” standard (2.4 acres in 2008) were met in 2008 and will continue to be met through the year 2014.
- Cayo Costa/Captiva/Sanibel, District #46 (Table 12) - No changes have been made to the list of parks since the 2006 report. With a total Community Park District inventory of six (6) acres provided, the “Regulatory” standard (0.3 acre in 2008) and the “Desired” standard (0.9 acres in 2008) were met in 2008 and will continue to be met through the year 2014.
- Gateway, District #49 (Table 13) - No changes have been made to the list of parks since the 2006 report. With a total Community Park District inventory of thirty-one (31) acres provided, the “Regulatory” standard (7.3 acres in 2008) and the “Desired” standard (18.4 acres in 2008) were met in 2008 and will continue to be met through the year 2014.
- Lehigh/East Lee County, District #43 (Table 14) - No changes have been made to the list of parks since the 2007 report. There were some minor changes in the district boundary where the City of Bonita Springs annexed property on the eastern boundary of the City in 2007. With a total Community Park District inventory of one-hundred-twenty (120) acres provided, the

“Regulatory” standard (62.1 acres in 2008) was met in 2008 and will continue to be met through the year 2014. The “Desired” standard (155.2 acres in 2008) was not met in 2008 and will not be met through the year 2014 even with the completion of the future Admiral Lehigh Park (14 acres).

- North Fort Myers District #42 (Table 15) - No changes have been made to the list of parks since the 2007 report. With a total Community Park District inventory of one-hundred-sixty-six (166) acres provided, the “Regulatory” standard (48.2 acres in 2008) and the “Desired” standard (120.6 acres in 2008) were met in 2008 and will continue to be met through the year 2014.
- East Fort Myers/Alva, District #41 (Table 16) - The district boundary was modified for annexations by the City of Fort Myers during 2007. With a total Community Park District inventory of one-hundred-seventy-four -and-one-half (174.5) acres provided, the “Regulatory” standard (25.1 acres in 2008) and the “Desired” standard (62.7 acres in 2008) were met in 2008 and will continue to be met through the year 2014.
- Pine Island/Matlacha, District #45 (Table 17) -Matlacha Community Park acreage was corrected from 7 acres to 10 acres. The future planned 2 acre St. James Kayak Launch Site was added to the planned future park inventory. With a total Community Park District inventory of twenty (20) acres provided, the “Regulatory” standard (8.6 acres in 2008) was met in 2008 and will continue to be met through the year 2014. The “Desired” standard (21.4 acres in 2008) was not met in 2008 and will not be met through the year 2014 unless the planned future Pine Island Community Park (40 acres) is developed.
- South Fort Myers, District #44 (Table 18) - No changes have been made to the list of parks since the 2007 report. With a total existing Community Park District inventory of one-hundred-fifty-four (154) acres provided, the “Regulatory” standard (87.9 acres in 2008) was met in 2008 and will continue to be met through the year 2014. The “Desired” standard (219.8 acres in 2008) was not met in 2008 and will not be met through the year 2014 even with the planned Wa-Ke Hatchee Park (44 acres) being developed.
- Town of Fort Myers Beach, District #50 (Table 19) - No changes have been made to the list of parks since the 2007 report. With a total existing Community Park District inventory of sixteen and one-half (16.5) acres provided, the “Regulatory” standard (5.6 acres in 2008) and the “Desired” standard (14.0 acres in 2008) were met in 2007 and will continue to be met through year 2014 as projected. The Comprehensive Plan for the Town of Fort Myers Beach states that the Bay Oaks Community Park provides all of the Town’s requirements for community parks, except for a swimming pool. The Bay Oaks Community Park Pool has been added to the inventory since the Town Comprehensive Plan was adopted in 1999.
- Estero/San Carlos/Three Oaks, District #48 (Table 20) - No changes have been made to the list of parks since the 2007 report. With a total Community Park District inventory of one-hundred-thirty-one (131) acres provided, the “Regulatory” standard (44.5 acres in 2008) and the “Desired” standard (111.3 acres in 2008) were met in 2008 and will continue to be met through the year 2014.






Map Generated: March 2009  
Map self amends with annexations

Adopted: May 24, 2005  
Effective: June 1, 2005  
By Ordinance: 05-07




## LEE COUNTY COMMUNITY PARK BENEFIT DISTRICTS

### Park Impact Fee Benefit District

- |   |   |   |
|---|---|---|
|  40 - City of Cape Coral     |  45 - Pine Island/Matlacha         |  50 - Town of Fort Myers Beach |
|  41 - East Fort Myers/Alva   |  46 - Cayo Costa/Captiva/Sanibel   |  51 - City of Bonita Springs   |
|  42 - North Fort Myers       |  47 - Boca Grande                 |  52 - City of Fort Myers       |
|  43 - Lehigh/East Lee County |  48 - Estero/San Carlos/Three Oaks |   |
|  44 - South Fort Myers       |  49 - Gateway                      |   |

TABLE 11  
 District # 47  
 Boca Grande Community Park Benefit District

PARK NAME	LOCATION	ACRES	
- EXISTING PARKS FY 08/09 -			
Boca Grande Community Center	Boca Grande	4	
Boca Grande Community Park	Boca Grande	10	
	Cumulative Total		14
- No Future Parks Planned -			
	Cumulative Total		14

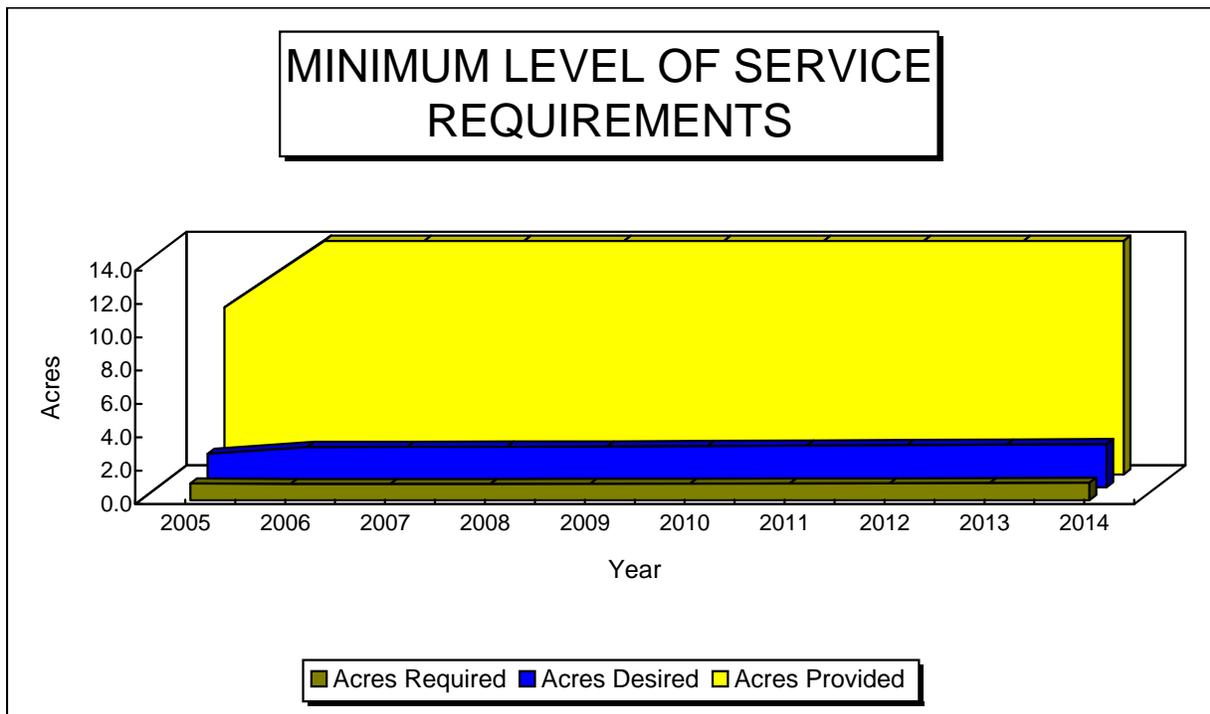


TABLE 12  
 District # 46  
 Cayo Costa, Captiva, Sanibel Community Park Benefit District  
 (UNINCORPORATED AREA ONLY)

PARK NAME	LOCATION	ACRES
- EXISTING PARKS FY 08/09 -		
Sanibel Elementary School/Comm. Ctr.	Sanibel	6 *
	Cumulative Total	6
- No Future Parks Planned -		
	Cumulative Total	6

\* Joint use acreage with the Lee County School District

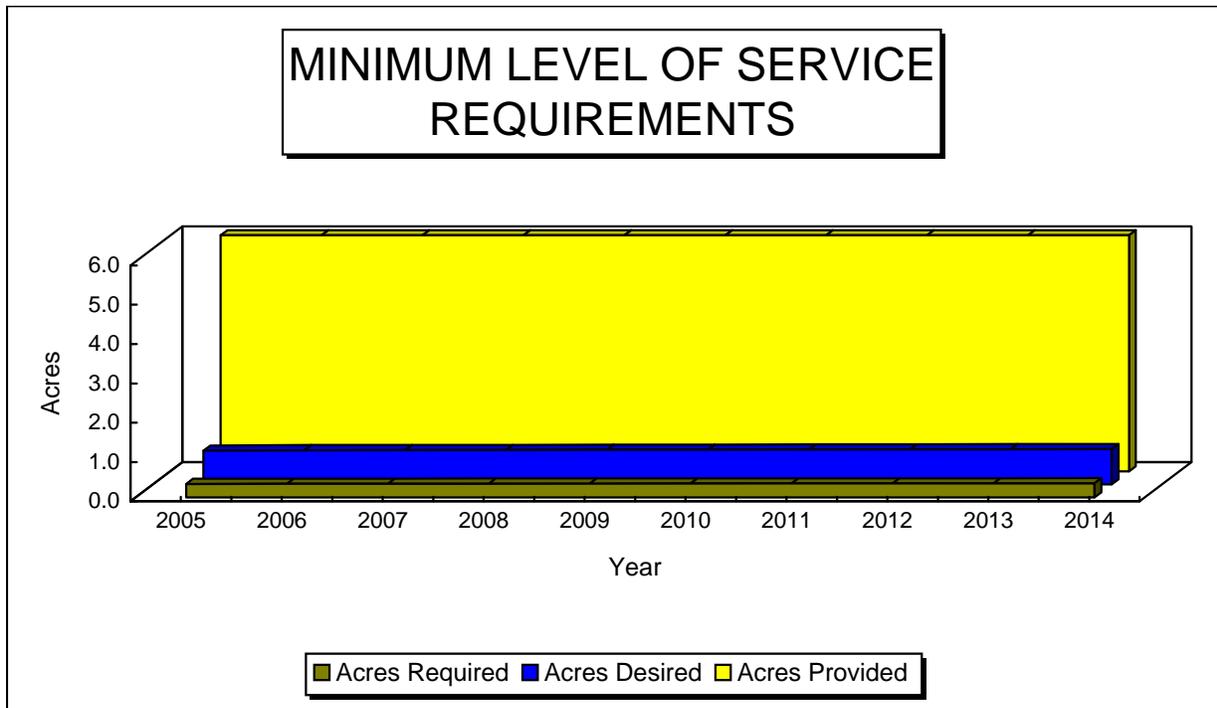


TABLE 13  
 District # 49  
 Gateway Community Park Benefit District

PARK NAME	LOCATION	ACRES
- EXISTING PARKS FY 08/09 -		
Gateway Community Park	Gateway	<u>31</u>
	Cumulative Total	31
- No Future Parks Planned -		
	Cumulative Total	31

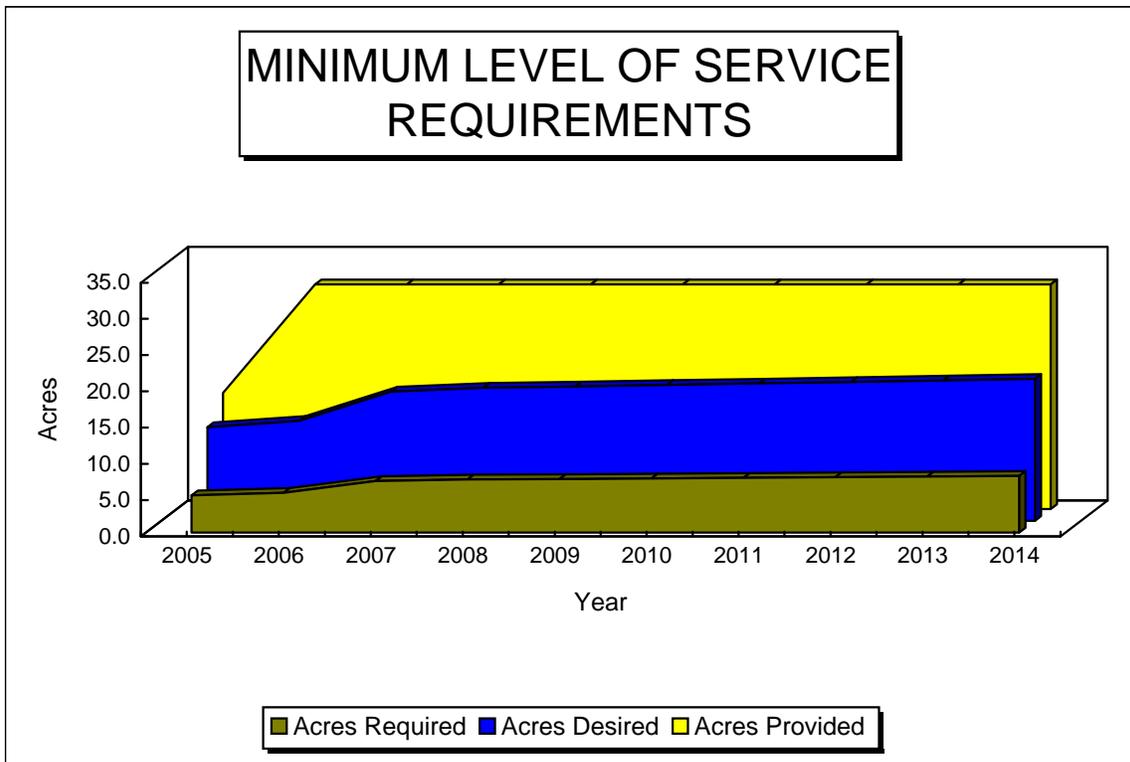


TABLE 14  
 District # 43  
 Lehigh/East Lee County Community Park Benefit District

PARK NAME	LOCATION	ACRES
- EXISTING PARKS FY 08/09 -		
Lehigh Acres Senior Center	Lehigh Acres	3
Lehigh Acres CommunityPark	Lehigh Acres	20
Lehigh Acres Middle School	Lehigh Acres	10 *
Veterans Park Middle School	Lehigh Acres	5 *
Veterans Park/Recreation Center	Lehigh Acres	<u>82</u>
	Cumulative Total	120
- Future Parks Planned -		
Admiral Lehigh Park	Lehigh Acres	14
	Cumulative Total	134

\* Joint use acreage with the Lee County School District

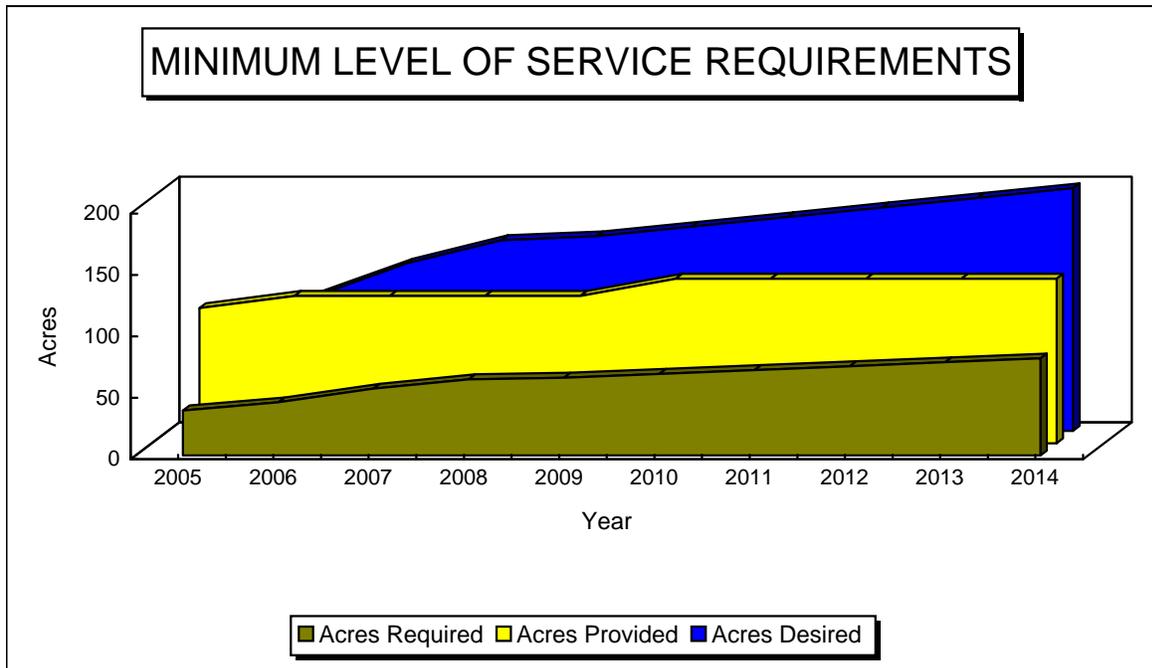


TABLE 15  
 District # 42  
 North Fort Myers Community Park Benefit District

PARK NAME	LOCATION	ACRES
- EXISTING PARKS FY 08/09 -		
Bayshore Elementary School	N. Ft. Myers	8 *
Bayshore Soccer Fields	N. Ft. Myers	5
J. Colin English Elementary School	N. Ft. Myers	1 *
Judd Park	N. Ft. Myers	8
Nalle Grade Park	N. Ft. Myers	50
N. Ft. Myers Senior Center	N. Ft. Myers	1
N. Ft. Myers Community Park	N. Ft. Myers	84
N. Ft. Myers Swimming Pool	N. Ft. Myers	1
N. Ft. Myers Academy for the Arts	N. Ft. Myers	5 *
N. Ft. Myers High School	N. Ft. Myers	2 *
N. Ft. Myers Pool	N. Ft. Myers	1 *
Cumulative Total		166
- No Future Parks Planned -		
Cumulative Total		166

\* Joint use acreage with the Lee County School District

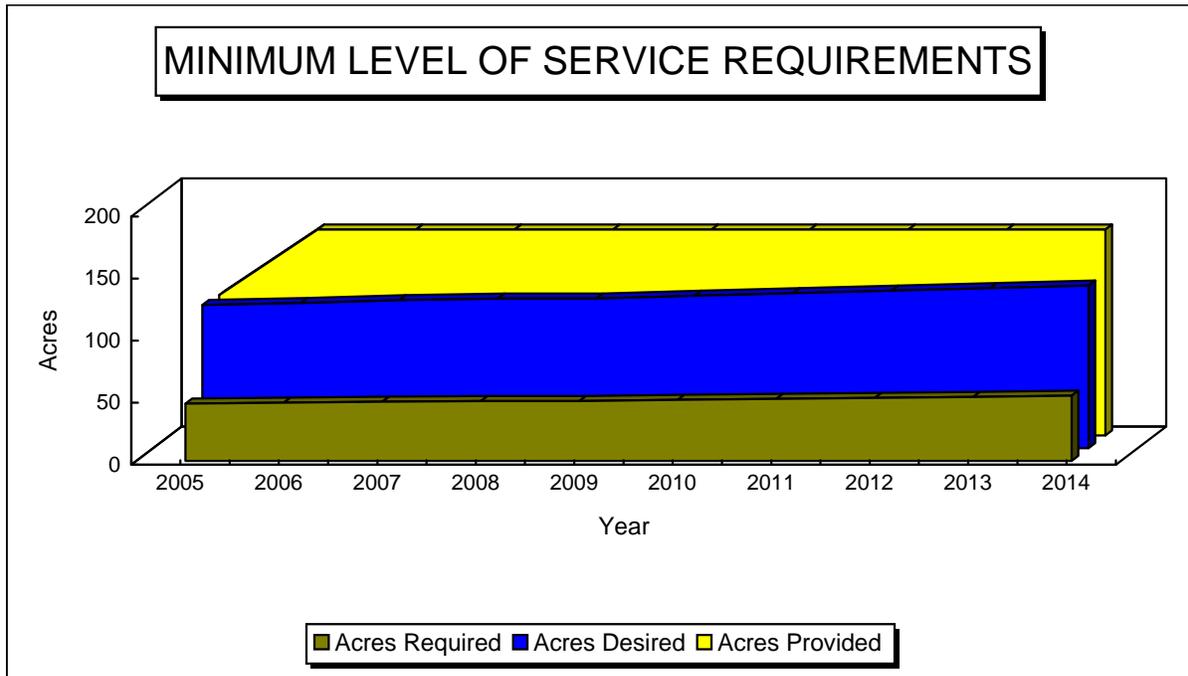


TABLE 16  
 District # 41  
 East Fort Myers/Alva Community Park Benefit District

PARK NAME	LOCATION	ACRES
- EXISTING PARKS FY 08/09 -		
Alva Community Park	Alva	10
Buckingham Community Center	Buckingham	1
Buckingham Community Park	Buckingham	135
Charleston Park Community Park	Alva	4
Olga Community Center	Olga	3
Riverdale High School & Pool	Olga	10 *
Schandler Park	Tice	9.5
Tice Elementary	Tice	1 *
Tice Pool	Tice	1 *
Cumulative Total		174.5
- Future Parks Planned -		
Lehigh Park-Joel Site	Lehigh Acres	29.5
Cumulative Total		204.0

\* Joint use acreage with the Lee County School District

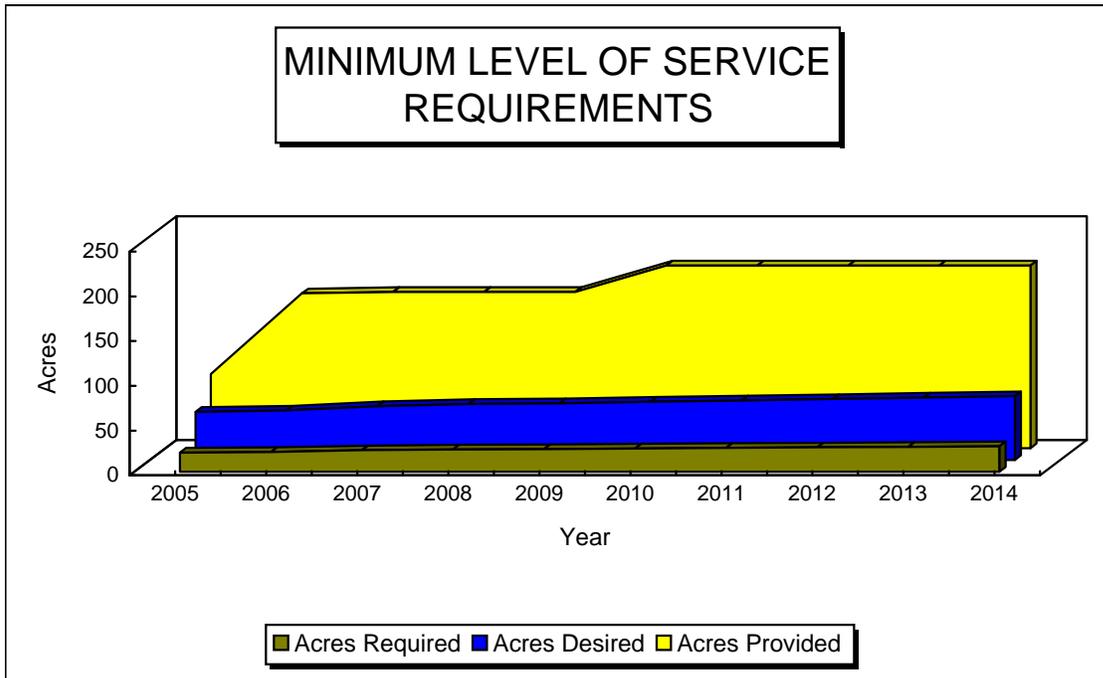


TABLE 17  
 District # 45  
 Pine Island/Matlacha Community Park Benefit District

PARK NAME	LOCATION	ACRES
- EXISTING PARKS FY 08/09 -		
Matlacha Community Park	Matlacha	10
Phillips Park and Pine Island Pool	Pine Island	8
Pine Island Elementary School	Pine Island	<u>2</u> *
	Subtotal	20
- Future Parks -		
St. James Kayak Launch Site	Pine Island	2
Pine Island Community Park	Pine Island	<u>40</u>
	Subtotal	42
	Cumulative Total	62

\* Joint use acreage with the Lee County School District

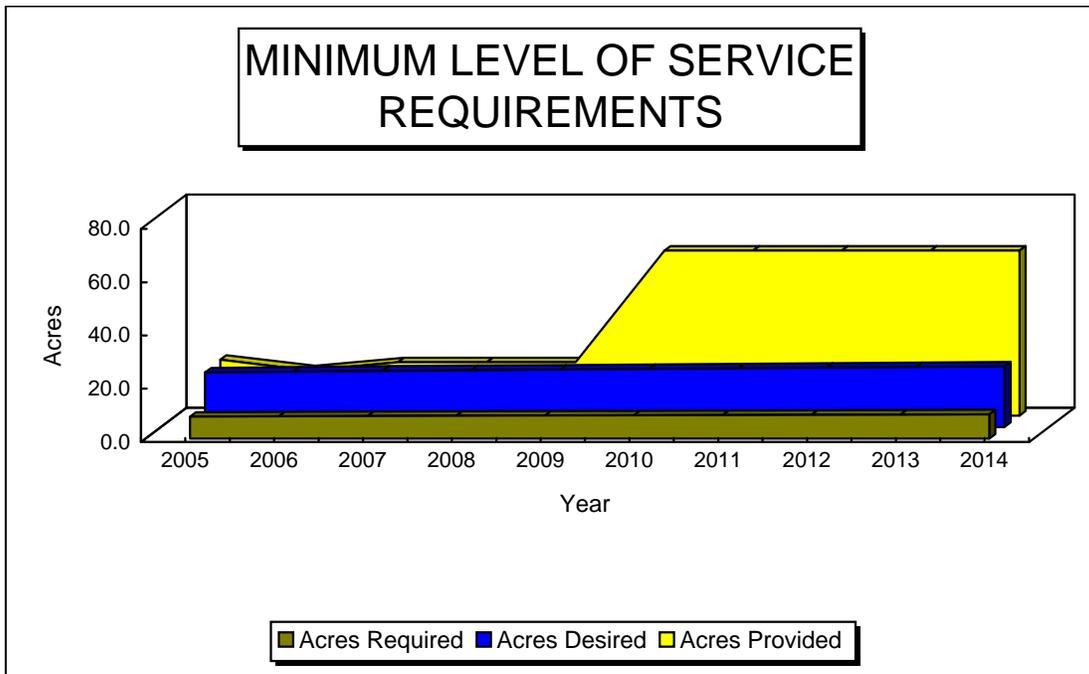


TABLE 18  
 District # 44  
 South Fort Myers Community Park Benefit District

PARK NAME	LOCATION	ACRES
- EXISTING PARKS FY 08-09 -		
Cypress Lake Community Pool	S. Ft. Myers	2
Cypress Lake High School	S. Ft. Myers	3 *
Harlem Heights Community Park	S. Ft. Myers	5
Hunter Park	S. Ft. Myers	8
Jerry Brooks Park	S. Ft. Myers	10
Kelly Road Community Park	S. Ft. Myers	42
Lexington Middle School	S. Ft. Myers	7 *
Rutenberg Park	S. Ft. Myers	40
Lee County Sports Complex	S. Ft. Myers	30
Tanglewood Elementary School	S. Ft. Myers	3 *
Villas Elementary School	S. Ft. Myers	3 *
Wa-Ke Hatchee Recreation Center	S. Ft. Myers	1
	Subtotal	154
- Parks Planned FY 08/09 -		
Wa-Ke Hatchee Park	S. Ft. Myers	44
	Cumulative Total	198

\* Joint use acreage with the Lee County School District

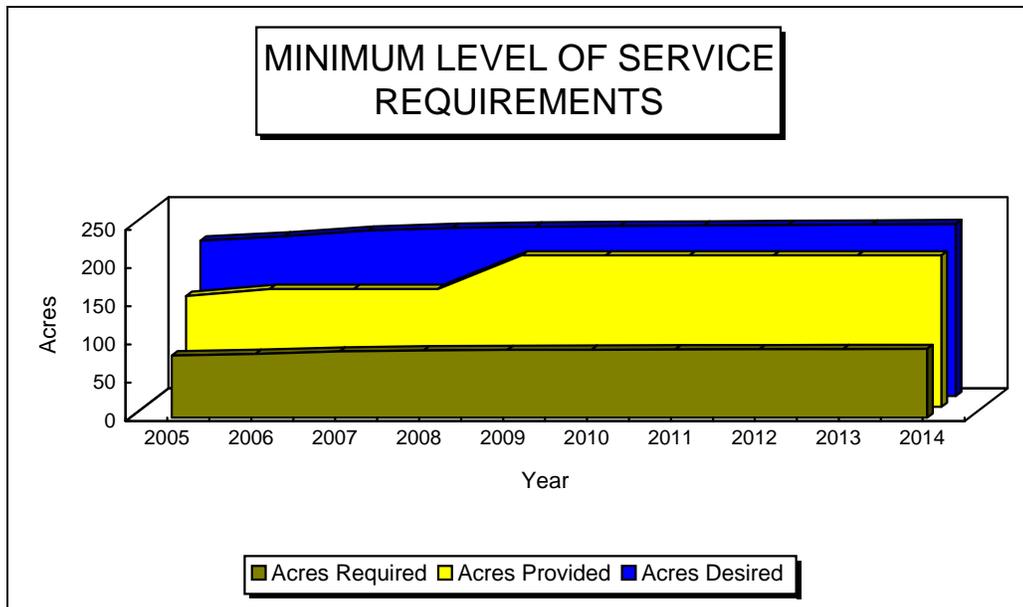


TABLE 19  
 District # 50  
 Town of Fort Myers Beach Community Park Benefit District

PARK NAME	LOCATION	ACRES
- EXISTING PARKS FY 08/09 -		
Bay Oaks Community Center and Park	Ft. Myers Beach	7.0
Bay Oaks Community Park Pool	Ft. Myers Beach	1.5
Fort Myers Beach Elementary Park	Ft. Myers Beach	<u>8</u> *
	Cumulative Total	16.5
- No Future Parks Planned -		
	Cumulative Total	16.5

\* Joint use acreage with the Lee County School District

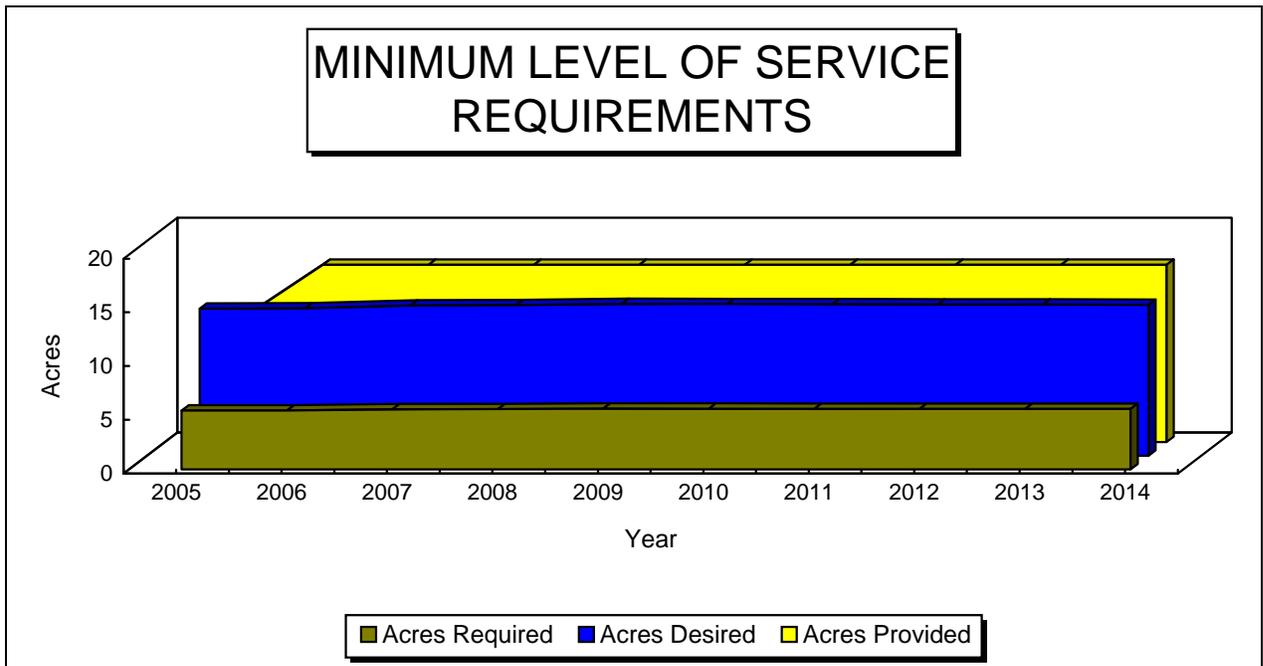
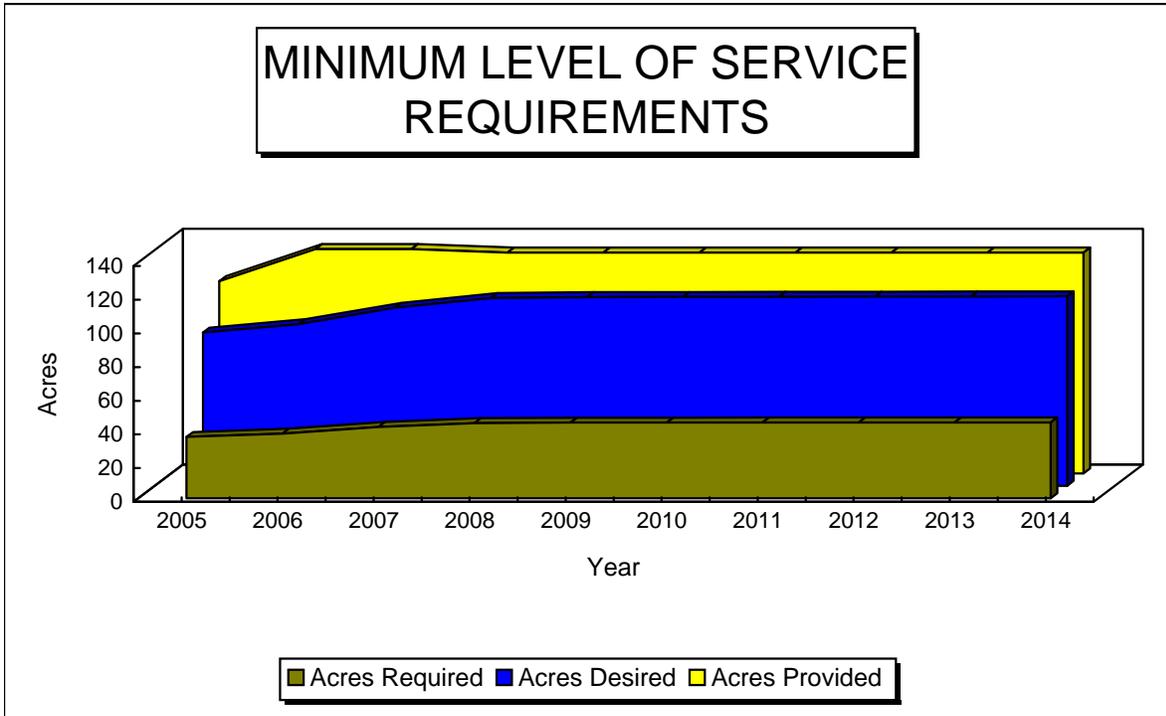


TABLE 20  
 District # 48  
 Estero/San Carlos/Three Oaks Community Park Benefit District

PARK NAME	LOCATION	ACRES
- EXISTING PARKS FY 08/09 -		
Estero Community Park & Rec Center	Estero	65
Estero High School	Estero	15 *
Karl Drews Community Center and Park	San Carlos Park	3
San Carlos Elemenrary School	San Carlos Park	3 *
San Carlos Pool	San Carlos Park	1
Three Oaks Community Park	San Carlos Park	<u>44</u>
Cumulative Total		131
- No Future Parks Planned -		
Cumulative Total		131

\* Joint use acreage with the Lee County School District



## SCHOOLS

The 2005 Amendments to the Florida Growth Management Act required local governments to enact School Concurrency Programs to become effective in 2008. Lee County and the School Board had previously entered into an interlocal agreement for public educational facility planning siting on August 20, 2002. That interlocal agreement was amended on January 11, 2005. The County and the School Board subsequently entered into another interlocal agreement regarding the implementation of the statutory requirements for a Countywide, uniform School Concurrency Program on March 18, 2008. That interlocal was found to be consistent with state statutes by the Department of Community Affairs. The County has amended the Lee Plan to effectuate its obligations under the interlocal agreement and State statutes regarding school concurrency. Ordinance 08-19 was adopted on August 26, 2008 to implement school concurrency by incorporating schools into the county concurrency management regulations set forth in the Land Development Code.

School Concurrency means that public school facilities needed to serve new development must be in place or under actual construction within three (3) years after the local government approves a development permit, or its functional equivalent, that results in generation of students. Lee County has adopted School Concurrency Service Areas (CSA) which include three (3) zones established by the School Board for the purpose of assigning students to schools in a geographic location where those students reside. School Concurrency Service Areas are the same as the three (3) school choice zones (East Zone, South Zone, or West Zone) for elementary, middle, and high schools. Exhibit II is a map of the County showing the School Student Assignment Zones (aka School Concurrency Service Areas) as they existed in 2008 as well as a list of the schools within each zone.

The County, with the assistance of the School District, will annually identify available school capacity as part of its Concurrency Management Report. The report will identify total school capacity. Total school capacity includes existing capacity and the capacity created by school improvements programmed in the first three (3) years of an adopted School District Capital Improvement Program.

The County has adopted Level of Service (LOS) standards for public schools, based upon 100% of Permanent Florida Inventory School Houses (FISH) capacity as adjusted by the School Board annually to account for measurable programmatic changes.

Concurrency for new development will be measured against FISH Capacity in the three (3) Student Assignment Zones (East Zone, South Zone, and West Zone). All proposed residential development activity (local development order requests) will be reviewed against the available total capacity by school type as identified in the Annual Concurrency Report for the specific CSA in which the proposed development is located. If capacity is available, a concurrency certificate may be issued, valid for three (3) years. If capacity is not available in the CSA where the development is proposed, then the County will examine if the contiguous CSAs have capacity. If capacity is not available in the CSA in which the proposed development is located or in a contiguous CSA, the developer may provide mitigation acceptable to the School District and the County in order to mitigate the impact of that development. If appropriate mitigation can not be agreed to, no concurrency certificate will be issued. A concurrency certificate may be renewed for an additional three (3) year period and may

be extended a maximum of two (2) additional periods of two (2) years each consistent with the existing provisions of the Land Development Code applicable to Development Orders.

The Lee County School Capacity Inventory for each CSA is shown in Table 21 (East Zone), Table 22 (South Zone), Table 23 (West Zone) and Table 24 (Special Purpose Facilities). The status of each CSA is as follows:

East Zone Schools (Table 21) - The Level of Service Standard is met in 2008 since there is available capacity in East Zone Elementary Schools (1,595 seats), Middle Schools (1,072 seats) and High Schools (983 seats). The Standard will be met for Elementary Schools in 2009 with the addition at Lehigh Elementary School adding 274 seats; the opening of James Stephens International Academy Elementary School (428 seats) replacing Michigan International Academy [K-5] (464 seats); and survey changes in the East Zone capacity (823 seat reduction) resulting in Elementary School available capacity of 1,010 seats. The Standard will be met for Middle Schools in 2009 with the opening of James Stephens International Academy Middle School (534 seats) replacing Michigan International Academy [6-8] (199 seats) and Lee Middle School (926 seats); and survey changes in the East Zone capacity (148 seat reduction) resulting in an available capacity of 333 seats. The Standard will also be met for High Schools in 2009 with the transfer of Dunbar High School from the South Zone to the east Zone (1,186 seats) and survey changes in the East Zone capacity (278 seat reduction) resulting in an available capacity of 1,891 seats.

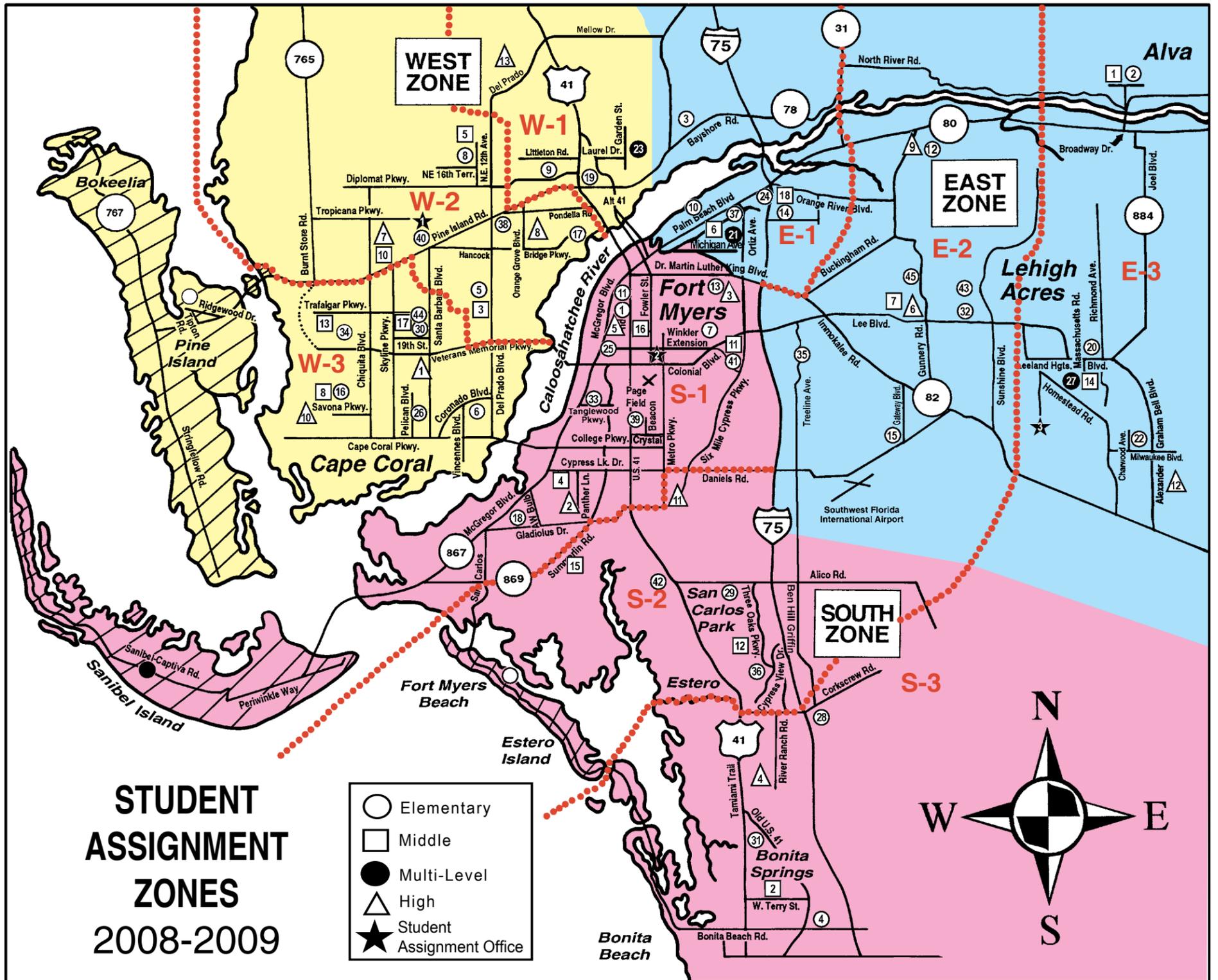
South Zone Schools (Table 22) - The Level of Service Standard is met in 2008 since there is available capacity in the South Zone Elementary Schools (1,927 seats), Middle Schools (1,050 seats) and High Schools (1,554 seats). The Standard will be met for Elementary Schools in 2009 with survey changes in the South Zone capacity (400 seat reduction) resulting in an available capacity of 1,527 seats. The Standard will be met for Middle Schools in 2009 with survey changes in the South Zone capacity (81 seat reduction) resulting in an available capacity of 969 seats. The Standard will also be met for High Schools in 2009 with the transfer of Dunbar High School to the East Zone (1,186 seat reduction) and survey changes in the South Zone capacity (151 seat reduction) resulting in an available capacity of 217 seats.

West Zone Schools (Table 23) - The Level of Service Standard is met in 2008 since there is available capacity in the West Zone Elementary Schools (2,837 seats), Middle Schools (781 seats) and High Schools (982 seats). The Standard will be met for Elementary Schools in 2009 with survey changes in the West Zone capacity (747 seat reduction) resulting in an available capacity of 2,090 seats. The Standard will be met for Middle Schools in 2009 with survey changes in the West Zone (121 seat reduction) resulting in an available capacity of 660 seats. The Standard will also be met for High Schools in 2009 with no facility changes resulting in an available capacity of 982 seats.

Special Purpose Facilities (Table 24) - The Level of Service Standard is met in 2008 and 2009 since there is available capacity of 230 seats.

In summary, there were no School Level of Service deficiencies in 2008 and none are anticipated for 2009.

# THE SCHOOL DISTRICT OF LEE COUNTY



Free school bus transportation is provided for students who live beyond two miles from their assigned school. Students residing in barrier island boundary areas of Fort Myers Beach, and Pine Island will attend their barrier island elementary school. Students residing in barrier island boundary area of Sanibel Island will attend their barrier island elementary and middle school.

WEST ZONE Student Assignment Office	
Cape Coral	1
Elementary Schools	
Caloosa (U)	5
Cape	6
Diplomat (U)	8
Gulf	16
Hancock Creek	17
Hector A. Cafferata, Jr. (U)	40
J. Colin English (U)	19
Littleton (U)	9
NFM Academy for the Arts (K-8) (A) (U)	23
Patriot	44
Pelican	26
Skyline	30
Trafalgar (U)	34
Tropic Isles	38
Middle Schools	
Caloosa	3
Challenger	17
Diplomat	5
Gulf	8
Mariner	10
NFM Academy for the Arts (K-8) (A) (U)	23
Trafalgar	13
High Schools	
Cape Coral (IB)	1
Ida S. Baker (C)	10
Island Coast	13
Mariner	7
North Fort Myers (A)	8

SOUTH ZONE Student Assignment Office	
Fort Myers	2
Elementary Schools	
Allen Park	1
Bonita Springs (U) (A)	4
Colonial (U)	7
Edison Park (A)	11
Franklin Park (T)(U)	13
Heights (IB)	18
Orangewood	25
Pinewoods	28
Ray V. Pottorf	41
Rayma C. Page (U)	42
San Carlos Park (U) (A)	29
Spring Creek (U)	31
Tanglewood Riverside	33
Three Oaks	36
Villas	39
Middle Schools	
Bonita Springs	2
Cypress Lake (A)	4
Fort Myers Middle Academy (U) (T)	16
Lexington (IB)	15
Paul Laurence Dunbar	11
Three Oaks (U)	12
High Schools	
Cypress Lake (A)	2
Dunbar (T)	3
Estero	4
Fort Myers (IB)	5
South Fort Myers (C)	11

EAST ZONE Student Assignment Office	
Lehigh Acres	3
Elementary Schools	
Alva	2
Bayshore (U)	3
Edgewood Academy (U)	10
G. Weaver Hipps	45
Gateway	15
Harns Marsh	43
Lehigh	20
Manatee	14
Michigan International (K-8) (IB)	21
Mirror Lakes (U)	22
Orange River	24
Riverhall (U)	12
Sunshine	32
Tice	37
Treeline	35
Veterans Park (K-8) (A) (U)	27
Middle Schools	
Alva	1
Lee (IB)	6
Lehigh Acres (U)	14
Michigan International (K-8)	21
Oak Hammock	18
Varsity Lakes	7
Veterans Park (K-8) (A) (U)	27
High Schools	
Dunbar Zone Magnet (T)	3
East Lee County (C)	12
Lehigh Senior (A)	6
Riverdale (IB)	9

(A) Arts Program; (C) Comprehensive Program; (IB) International Baccalaureate; (T) Technology Program; (U) this school has a uniform clothing policy

**TABLE 21**  
**SCHOOL CONCURRENCY INVENTORY**  
**EAST ZONE SCHOOLS**

SUB ZONE	SCHOOL NAME	<-----TOTALS DECEMBER 19, 2008----->			<-----PROJECTED 2009 - 2010 TOTALS----->				
		PK-12 ENROLLMENT	PERMANENT FISH CAPACITY	TOTAL SEATS AVAILABLE	FORMER FISH CAPACITY	PERMANENT FISH CAPACITY	TOTAL CHANGE IN SEATS	AVAILABLE CAPACITY	
E1	Bayshore Elementary	580	693	113	693	693	-		
	Edgewood Academy	451	741	290	741	741	-		
	James Stephens Int'l Acad Elementary [3]	-	-	-	-	428	428		
	Manatee Elementary	719	1,042	323	1,042	-	(1,042)		
	Michigan International Academy (K-5) [3]	359	464	105	464	-	(464)		
	Orange River Elementary	789	817	28	817	817	-		
	Tice Elementary	541	587	46	587	587	-		
	Survey Changes in Elementary East Zone	-	-	-	-	-	(823)		
	<b>Elementary Totals</b>	<b>3,439</b>	<b>4,344</b>	<b>905</b>	<b>4,344</b>	<b>3,266</b>	<b>(1,901)</b>	<b>(996)</b>	
	James Stephens Int'l Academy Middle [3]	-	-	-	-	534	534		
	Lee Middle [3]	540	926	386	926	-	(926)		
	Michigan International Acad (6-8) [3]	114	199	85	199	-	(199)		
	Oak Hammock Middle	767	1,224	457	1,224	-	(1,224)		
	Survey Changes in Middle East Zone	-	-	-	-	-	(148)		
	<b>Middle Totals</b>	<b>1,421</b>	<b>2,349</b>	<b>928</b>	<b>2,349</b>	<b>534</b>	<b>(1,963)</b>	<b>(1,035)</b>	
	Dunbar High	-	-	-	-	1,186	1,186		
	Survey Changes in High East Zone	-	-	-	-	-	(278)		
	<b>High Totals</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,186</b>	<b>908</b>	<b>908</b>	
	E2	Gateway Elementary	745	758	13	758	758	-	
		Harns Marsh Elementary	906	912	6	912	912	-	
Manatee Elementary		-	-	-	-	1,042	1,042		
River Hall Elementary		881	1,046	165	1,046	1,046	-		
Sunshine Elementary		1,137	1,191	54	1,191	1,191	-		
Treeline Elementary [1]		878	1,029	151	1,029	1,029	-		
<b>Elementary Totals</b>		<b>4,547</b>	<b>4,936</b>	<b>389</b>	<b>4,936</b>	<b>5,978</b>	<b>1,042</b>	<b>1,431</b>	
Oak Hammock Middle		-	-	-	-	1,224	1,224		
Riverdale Middle [2]		-	-	-	-	-	-		
Varsity Lakes Middle		874	1,044	170	1,044	1,044	-		
<b>Middle Totals</b>		<b>874</b>	<b>1,044</b>	<b>170</b>	<b>1,044</b>	<b>2,268</b>	<b>1,224</b>	<b>1,394</b>	
Lehigh Senior High		1,458	1,733	275	1,733	1,733	-		
Riverdale High		1,612	1,927	315	1,927	1,927	-		
<b>High Totals</b>		<b>3,070</b>	<b>3,660</b>	<b>590</b>	<b>3,660</b>	<b>3,660</b>	<b>-</b>	<b>590</b>	
E3	Alva Elementary	406	391	(15)	391	391	-		
	Lehigh Elementary	794	758	(36)	758	1,032	274		
	Mirror Lakes Elementary	1,057	1,061	4	1,061	1,061	-		
	Veterans Park (K-5)	890	1,238	348	1,238	1,238	-		
	<b>Elementary Totals</b>	<b>3,147</b>	<b>3,448</b>	<b>301</b>	<b>3,448</b>	<b>3,722</b>	<b>274</b>	<b>575</b>	
	Alva Middle	546	514	(32)	514	514	-		
	Lehigh Acres Middle	1,008	1,058	50	1,058	1,058	-		
	Veteran's Park (6-8)	574	530	(44)	530	530	-		
	<b>Middle Totals</b>	<b>2,128</b>	<b>2,102</b>	<b>(26)</b>	<b>2,102</b>	<b>2,102</b>	<b>-</b>	<b>(26)</b>	
	East Lee County High	1,554	1,947	393	1,947	1,947	-		
	<b>High Totals</b>	<b>1,554</b>	<b>1,947</b>	<b>393</b>	<b>1,947</b>	<b>1,947</b>	<b>-</b>	<b>393</b>	
	<b>Elem Totals - East</b>	<b>11,133</b>	<b>12,728</b>	<b>1,595</b>	<b>12,728</b>	<b>12,966</b>	<b>(585)</b>	<b>1,010</b>	
	<b>Middle Totals - East</b>	<b>4,423</b>	<b>5,495</b>	<b>1,072</b>	<b>5,495</b>	<b>4,904</b>	<b>(739)</b>	<b>333</b>	
<b>High Totals - East</b>	<b>4,624</b>	<b>5,607</b>	<b>983</b>	<b>5,607</b>	<b>6,793</b>	<b>908</b>	<b>1,891</b>		
<b>Total East</b>	<b>20,180</b>	<b>23,830</b>	<b>3,650</b>	<b>23,830</b>	<b>24,663</b>	<b>(416)</b>	<b>3,234</b>		

[1] Housed in east zone staging school 2007-2008; opened in permanent facility August 2008.

[2] Grades 6-8 eliminated for 2008-2009.

[3] Michigan International Academy (K-8) and Lee Middle School will be eliminated. Both schools will be replaced by James Stephens International Academy (K-8) located at the campus formerly occupied by Lee Middle School.

**TABLE 22**  
**SCHOOL CONCURRENCY INVENTORY**  
**SOUTH ZONE SCHOOLS**

SUB ZONE	SCHOOL NAME	<-----TOTALS DECEMBER 19, 2008----->			<-----PROJECTED 2009 - 2010 TOTALS----->			
		PK-12 ENROLLMENT	PERMANENT FISH CAPACITY	TOTAL SEATS AVAILABLE	FORMER FISH CAPACITY	PERMANENT FISH CAPACITY	TOTAL CHANGE IN SEATS	AVAILABLE CAPACITY
S1	Allen Park Elementary	888	1,056	168	1,056	1,056	-	
	Colonial Elementary	696	965	269	965	965	-	
	Edison Park Elementary	388	449	61	449	449	-	
	Franklin Park Elementary	503	579	76	579	579	-	
	Heights Elementary [1]	850	1,306	456	1,306	1,306	-	
	Orangewood Elementary	710	637	(73)	637	637	-	
	Ray Pottorf Elementary	613	882	269	882	882	-	
	Tanglewood/Riverside Elementary [2]	696	773	77	773	773	-	
	Villas Elementary	799	881	82	881	881	-	
	Survey Changes in Elementary South Zone	-	-	-	-	-	(400)	
	<b>Elementary Totals</b>	<b>6,143</b>	<b>7,528</b>	<b>1,385</b>	<b>7,528</b>	<b>7,528</b>	<b>(400)</b>	<b>985</b>
	Cypress Lake Middle	738	880	142	880	880	-	
	Fort Myers Middle	663	858	195	858	858	-	
	P.L. Dunbar Middle	872	1,013	141	1,013	1,013	-	
	Survey Changes in Middle South Zone	-	-	-	-	-	(81)	
	<b>Middle Totals</b>	<b>2,273</b>	<b>2,751</b>	<b>478</b>	<b>2,751</b>	<b>2,751</b>	<b>(81)</b>	<b>397</b>
	Cypress Lake High	1,301	1,643	342	1,643	1,643	-	
Dunbar High	936	1,186	250	1,186	-	(1,186)		
Fort Myers High	1,671	1,869	198	1,869	1,869	-		
Survey Changes in High South Zone	-	-	-	-	-	(151)		
<b>High Totals</b>	<b>3,908</b>	<b>4,698</b>	<b>790</b>	<b>4,698</b>	<b>3,512</b>	<b>(1,337)</b>	<b>(547)</b>	
S2	Rayma Page Elementary	661	846	185	846	846	-	
	San Carlos Park Elementary	874	1,062	188	1,062	1,062	-	
	Three Oaks Elementary	750	738	(12)	738	738	-	
	<b>Elementary Totals</b>	<b>2,285</b>	<b>2,646</b>	<b>361</b>	<b>2,646</b>	<b>2,646</b>	<b>-</b>	<b>361</b>
	Lexington Middle	887	1,031	144	1,031	1,031	-	
	Three Oaks Middle	781	986	205	986	986	-	
<b>Middle Totals</b>	<b>1,668</b>	<b>2,017</b>	<b>349</b>	<b>2,017</b>	<b>2,017</b>	<b>-</b>	<b>349</b>	
South Fort Myers High	1,405	1,925	520	1,925	1,925	-		
<b>High Totals</b>	<b>1,405</b>	<b>1,925</b>	<b>520</b>	<b>1,925</b>	<b>1,925</b>	<b>-</b>	<b>520</b>	
S3	Bonita Springs Elementary	436	405	(31)	405	405	-	
	Pinewoods Elementary	946	1,044	98	1,044	1,044	-	
	Spring Creek Elementary	716	753	37	753	753	-	
	<b>Elementary Totals</b>	<b>2,098</b>	<b>2,202</b>	<b>104</b>	<b>2,202</b>	<b>2,202</b>	<b>-</b>	<b>104</b>
	Bonita Springs Middle	654	888	234	888	888	-	
<b>Middle Totals</b>	<b>654</b>	<b>888</b>	<b>234</b>	<b>888</b>	<b>888</b>	<b>-</b>	<b>234</b>	
Estero High	1,395	1,639	244	1,639	1,639	-		
<b>High Totals</b>	<b>1,395</b>	<b>1,639</b>	<b>244</b>	<b>1,639</b>	<b>1,639</b>	<b>-</b>	<b>244</b>	
S4	Fort Myers Beach Elementary	145	200	55	200	200	-	
	<b>Elementary Totals</b>	<b>145</b>	<b>200</b>	<b>55</b>	<b>200</b>	<b>200</b>	<b>-</b>	<b>55</b>
S5	Sanibel School (K-5)	255	277	22	277	277	-	
	<b>Elementary Totals</b>	<b>255</b>	<b>277</b>	<b>22</b>	<b>277</b>	<b>277</b>	<b>-</b>	<b>22</b>
	Sanibel School (6-8)	129	118	(11)	118	118	-	
	<b>Middle Totals</b>	<b>129</b>	<b>118</b>	<b>(11)</b>	<b>118</b>	<b>118</b>	<b>-</b>	<b>(11)</b>
<b>Elem Totals - South</b>	<b>10,926</b>	<b>12,853</b>	<b>1,927</b>	<b>12,853</b>	<b>12,853</b>	<b>(400)</b>	<b>1,527</b>	
<b>Middle Totals - South</b>	<b>4,724</b>	<b>5,774</b>	<b>1,050</b>	<b>5,774</b>	<b>5,774</b>	<b>(81)</b>	<b>969</b>	
<b>High Totals - South</b>	<b>6,708</b>	<b>8,262</b>	<b>1,554</b>	<b>8,262</b>	<b>7,076</b>	<b>(1,337)</b>	<b>217</b>	
<b>Total South</b>	<b>22,358</b>	<b>26,889</b>	<b>4,531</b>	<b>26,889</b>	<b>25,703</b>	<b>(1,818)</b>	<b>2,713</b>	

[1] New, expanded facility opened April 2008.

[2] Houses a small 6 - 12 ESE population.

**TABLE 23**  
**SCHOOL CONCURRENCY INVENTORY**  
**WEST ZONE SCHOOLS**

SUB ZONE	SCHOOL NAME	<-----TOTALS DECEMBER 19, 2008----->			<-----PROJECTED 2009 - 2010 TOTALS----->			
		PK-12 ENROLLMENT	PERMANENT FISH CAPACITY	TOTAL SEATS AVAILABLE	FORMER FISH CAPACITY	PERMANENT FISH CAPACITY	TOTAL CHANGE IN SEATS	AVAILABLE CAPACITY
W1	J. Colin English Elementary	392	601	209	601	601	-	
	Littleton Elementary	619	738	119	738	738	-	
	North Fort Myers Academy (K-5)	565	920	355	920	920	-	
	Survey Changes in Elementary West Zone	-	-	-	-	-	(747)	
	<b>Elementary Totals</b>	<b>1,576</b>	<b>2,259</b>	<b>683</b>	<b>2,259</b>	<b>2,259</b>	<b>(747)</b>	<b>(64)</b>
	North Fort Myers Academy (6-8)	445	395	(50)	395	395	-	
	Survey Changes in Middle West Zone	-	-	-	-	-	(121)	
	<b>Middle Totals</b>	<b>445</b>	<b>395</b>	<b>(50)</b>	<b>395</b>	<b>395</b>	<b>(121)</b>	<b>(171)</b>
Island Coast High [1]	1,123	1,968	845	1,968	1,968	-		
<b>High Totals</b>	<b>1,123</b>	<b>1,968</b>	<b>845</b>	<b>1,968</b>	<b>1,968</b>	<b>-</b>	<b>845</b>	
W2	Caloosa Elementary	1,008	1,075	67	1,075	1,075	-	
	Diplomat Elementary	941	1,086	145	1,086	1,086	-	
	Hancock Creek Elementary	885	1,044	159	1,044	1,044	-	
	Hector A Cafferata Jr Elementary	732	883	151	883	883	-	
	Tropic Isles Elementary	864	1,051	187	1,051	1,051	-	
	<b>Elementary Totals</b>	<b>4,430</b>	<b>5,139</b>	<b>709</b>	<b>5,139</b>	<b>5,139</b>	<b>-</b>	<b>709</b>
	Caloosa Middle	870	1,013	143	1,013	1,013	-	
	Diplomat Middle	838	974	136	974	974	-	
	Mariner Middle	983	1,141	158	1,141	1,141	-	
	<b>Middle Totals</b>	<b>2,691</b>	<b>3,128</b>	<b>437</b>	<b>3,128</b>	<b>3,128</b>	<b>-</b>	<b>437</b>
	Mariner High	1,593	1,636	43	1,636	1,636	-	
North Fort Myers High	1,686	1,763	77	1,763	1,763	-		
<b>High Totals</b>	<b>3,279</b>	<b>3,399</b>	<b>120</b>	<b>3,399</b>	<b>3,399</b>	<b>-</b>	<b>120</b>	
W3	Cape Elementary	755	898	143	898	898	-	
	Gulf Elementary	1,209	1,347	138	1,347	1,347	-	
	Patriot Elementary	782	1,046	264	1,046	1,046	-	
	Pelican Elementary	1,102	1,352	250	1,352	1,352	-	
	Skyline Elementary	1,014	1,380	366	1,380	1,380	-	
	Trafalgar Elementary	837	1,036	199	1,036	1,036	-	
	<b>Elementary Totals</b>	<b>5,699</b>	<b>7,059</b>	<b>1,360</b>	<b>7,059</b>	<b>7,059</b>	<b>-</b>	<b>1,360</b>
	Challenger Middle	1,012	1,230	218	1,230	1,230	-	
	Gulf Middle	857	943	86	943	943	-	
	Trafalgar Middle	944	1,034	90	1,034	1,034	-	
	<b>Middle Totals</b>	<b>2,813</b>	<b>3,207</b>	<b>394</b>	<b>3,207</b>	<b>3,207</b>	<b>-</b>	<b>394</b>
Cape Coral High	1,824	1,759	(65)	1,759	1,759	-		
Ida Baker High	1,859	1,941	82	1,941	1,941	-		
<b>High Totals</b>	<b>3,683</b>	<b>3,700</b>	<b>17</b>	<b>3,700</b>	<b>3,700</b>	<b>-</b>	<b>17</b>	
W4	Pine Island Elementary	306	391	85	391	391	-	
	<b>Elementary Totals</b>	<b>306</b>	<b>391</b>	<b>85</b>	<b>391</b>	<b>391</b>	<b>-</b>	<b>85</b>
<b>Elem Totals - West</b>		<b>12,011</b>	<b>14,848</b>	<b>2,837</b>	<b>14,848</b>	<b>14,848</b>	<b>(747)</b>	<b>2,090</b>
<b>Middle Totals - West</b>		<b>5,949</b>	<b>6,730</b>	<b>781</b>	<b>6,730</b>	<b>6,730</b>	<b>(121)</b>	<b>660</b>
<b>High Totals - West</b>		<b>8,085</b>	<b>9,067</b>	<b>982</b>	<b>9,067</b>	<b>9,067</b>	<b>0</b>	<b>982</b>
<b>Total South</b>		<b>26,045</b>	<b>30,645</b>	<b>4,600</b>	<b>30,645</b>	<b>30,645</b>	<b>(868)</b>	<b>3,732</b>

[1] Housed in east zone staging school 2007-2008. Opened in permanent facility August 2008.

TABLE 24

**SCHOOL CONCURRENCY INVENTORY  
SPECIAL PURPOSE FACILITIES**

		<-----TOTALS DECEMBER 19, 2008----->			<-----PROJECTED 2009 - 2010 TOTALS----->			
	SCHOOL NAME	PK-12 ENROLLMENT	PERMANENT FISH CAPACITY	TOTAL SEATS AVAILABLE	FORMER FISH CAPACITY	PERMANENT FISH CAPACITY	TOTAL CHANGE IN SEATS	AVAILABLE CAPACITY
	Buckingham Exceptional Center	113	100	(13)	100	100	-	
	Dunbar Community School [1]		-	-	-	-	-	
	New Directions (ALCs & LAMP)	455	645	190	645	645		
	ALC West	126	265	139	265	265		
	Royal Palm Exceptional Center	154	230	76	230	230		
	High Tech Central [1]	99	-	(99)	-	-		
	High Tech North [1]	63	-	(63)	-	-		
	<b>Special Facilities Totals</b>	<b>1,010</b>	<b>1,240</b>	<b>230</b>	<b>1,240</b>	<b>1,240</b>	<b>-</b>	<b>230</b>

[1] Adult facility.

## TRANSPORTATION

### Road Capacity Inventory

Lee County examines each individual roadway link to determine the ability of the road system to provide the minimum Level of Service (LOS) standard established in THE LEE PLAN on an “Existing” basis (2008 100<sup>th</sup> Highest Hour column in Road Link Volumes Table) and a short-term projected “Future” basis (Estimated 2009 100<sup>th</sup> Highest Hour column in Road Links Volume Table) as well as a “Forecast” basis (Future Forecast Volume column in Road Links Table). The “Existing” Level of Service is based upon the 2008 Traffic Count Report prepared by Lee County Department of Transportation. At the beginning of 2009, there were five (5) links of the County road system that provided a Level of Service below the established standard on an “Existing” basis. These County road segments are listed below.

ROAD	FROM	TO	LOS		Comment
			STD	2008	
Colonial Boulevard	McGregor Boulevard	Summerlin Road	E	F	In City of Fort Myers. PD&E study underway for addition of express lanes.
Colonial Boulevard	Summerlin Road	US 41	E	F	In City of Fort Myers. PD&E study underway for addition of express lanes.
Estero Boulevard	Voorhis Street	Tropical Shores Way	E	F	Constrained Facility <sup>(1)</sup> ; v/c=1.00. Interim improvements in 2010/11.
Estero Boulevard	Tropical Shores Way	Center Street	E	F	Constrained Facility <sup>(1)</sup> ; v/c=1.09. Interim improvements in 2010/11.
Imperial Parkway	Collier County Line	Bonita Beach Road	E	F	In City of Bonita Springs. Parallel widening of I-75 underway.

<sup>(1)</sup> This is a constrained facility in the Town of Fort Myers Beach. Policy 7-1-2 of the Comprehensive Plan for the Town of Fort Myers Beach states: “The peak capacity of Estero Boulevard congested segments is 1,300 vehicles per hour.” This standard was not exceeded in 2008 and will not be exceeded in 2009. The County has worked with the Town of Fort Myers Beach to evaluate possible reconstruction of Estero Boulevard and has programmed funds for some interim improvements which include improved drainage and pedestrian features and trolley pull-offs.

The Florida Department of Transportation has established the Minimum Level of Service (LOS) Standards for the Strategic Intermodal System (SIS) which includes the Interstate System and portions of SR 80 and SR 82. The standard for the three (3) road sections on Palm Beach Boulevard (SR 80) from I-75 east to Werner Drive is LOS “D” and for the two (2) road sections from Werner Drive to the Hendry County Line is LOS “C”. In 2008 these standards were met on all five (5) of these roadway sections and are projected to be met in 2009. The standard for Immokalee Road (SR 82) in unincorporated Lee County from Lee Boulevard east to Commerce Lakes Drive is LOS “D” and from Commerce Lakes Drive to the Hendry County Line is LOS “C”. The following ten (10) roadway links on the State system failed to meet the adopted SIS standard or other established LOS standard on an “Existing” basis in 2008.

ROAD	FROM	TO	LOS		Planned Improvement
			STD	2008	
Colonial Boulevard (SR 884)	Fowler Street	Metro Parkway	E	F	In City of Fort Myers. PD&E study underway for addition of express lanes. North Airport Road Extension in 2009/10.
Colonial Boulevard (SR 884)	Six Mile Cypress Parkway	I-75	E	F	In City of Fort Myers. PD&E study underway for addition of express lanes.
Immokalee Road (SR 82)	Colonial Boulevard (SR 884)	Commerce Lakes Drive	D	F	6 Ln PD&E study underway by FDOT. Design funded in 2013/14.
Immokalee Road (SR 82)	Gunnery Road	Alabama Road	C	F	6 Ln PD&E study underway by FDOT.
McGregor Boulevard (SR 867)	Pine Ridge Road	Cypress Lake Drive	E	F	6 Ln widening of Summerlin Rd now completed should provide parallel relief.
McGregor Boulevard (SR 867)	Winkler Road	Tanglewood Boulevard	E	F	Constrained Facility <sup>(1)</sup> ; v/c=1.11. Summerlin Rd 6 Ln underway.
McGregor Boulevard (SR 867)	Tanglewood Boulevard	Colonial Boulevard	E	F	Constrained Facility <sup>(1)</sup> ; v/c=1.02.
San Carlos Boulevard (SR 865)	Estero Boulevard	Main Street	E	F	Constrained Facility <sup>(2)</sup> ; v/c=1.09.
US 41	Corkscrew Road	Sanibel Boulevard	E	F	6 Ln funded in 2010/11 by FDOT.
US 41	North Key Drive	Hancock Bridge Parkway	E	F	Affected by change to one-way tolling on Midpoint Bridge; should stabilize in future.

<sup>(1)</sup> This is a constrained facility which is partially in the City of Fort Myers. The volume to capacity (v/c) ratio on McGregor Boulevard from Winkler Road to Tanglewood Boulevard is 1.11 and from Tanglewood Boulevard to Colonial Boulevard is 1.02. These volume to capacity ratios are well below the maximum of 1.85 allowed on constrained facilities.

<sup>(2)</sup> This volume to capacity (v/c) ratio is well below the maximum of 1.85 allowed on constrained facilities.

The current SIS standard on I-75 from the Collier County Line to Bayshore Road (SR 78) is LOS “D” and from Bayshore Road (SR 78) to the Charlotte County Line is LOS “C”. FDOT is continuing the construction of the six (6) lane widening of I-75 from Colonial Boulevard in Lee County south to Golden Gate Parkway in Collier County as one design/build/finance project. The following table shows three (3) sections of I-75 which fall below the LOS D standard.

ROAD	FROM	TO	LOS		Planned Parallel Improvement
			STD	2008	
I-75	Colonial Boulevard	ML King Boulevard (SR 82)	D	E	In City of Fort Myers.
I-75	ML King Boulevard (SR 82)	Luckett Road	D	E	In City of Fort Myers.
I-75	Luckett Road	Palm Beach Boulevard (SR 80)	D	E	

The following six (6) County roadway links meet the established LOS standard now but may not meet it in the future as projects that have been approved continue to develop. These links could become a problem if the approved projects are not constructed and the capacity is not increased or road projects providing alternative routes are not constructed.

ROAD	FROM	TO	LOS				Planned Improvement
			STD	2008	2009	Future	
Buckingham Road	Orange River Boulevard	Palm Beach Boulevard (SR 80)	E	D	D	F	
Corkscrew Road	Three Oaks Parkway	I-75	E	D	D	F	Estero Parkway Extension underway.
Daniels Parkway	Six Mile Cypress Parkway	Palomino Road	E	C	C	F	Constrained Facility; v/c = 0.94.
Daniels Parkway	Chamberlin Parkway	Gateway Boulevard	E	C	F	F	6 Ln design underway. Construction scheduled in 2010/11.
Six Mile Cypress Parkway	Daniels Parkway	Winkler Avenue	E	D	E	F	4 Ln design/ROW complete.
Winkler Road	Stockbridge Road	Summerlin Road	E	D	D	F	

Several residential developments including Buckingham Estates, River Pointe and Portico Phases 1, 2 and 3 are the major contributors to the future traffic forecast on the Buckingham Road link. A number of future commercial projects including Corkscrew Retail Center, Plaza Del Sol and Estero Town Commons are the major contributors to the future traffic on the Corkscrew Road link. Several commercial development projects including Daniels Falls Shopping Center, Tamiami Pines office complex, Parker Business Center office complex and Bella Vista Shops mixed use retail and office are the major contributors to the future traffic forecast on the Daniels Parkway, Six Mile Cypress to Palomino Road, link. Gateway commercial and residential projects are the major contributors to future traffic on the Daniels Parkway, Chamberlin Parkway to Gateway Boulevard, link. The projects which are the major contributors to future traffic on the Six Mile Cypress Parkway link are the Daniels Cypress Center office development, Carissa Commercial Park with office and retail uses and the Forest Ridge residential condominium development. Residential projects including Prentiss Pointe, Catalina, Banyan Bay, Oasis Key, Avalon Preserve and Palm Cove are the primary contributors to future traffic on the Winkler Road link.

The Lee County Department of Transportation continues to update the calculations of the maximum service volumes for Level of Service A through E. The maximum service volumes are based on the existing roadway characteristics plus any changes that are a part of an improvement that has been programmed for construction in the first three (3) years of the adopted 5-year Lee County Capital Improvement Program or the Florida DOT Work Program. The maximum service volumes are also sensitive to small changes in signal timing and will need to be continually updated, at least every two (2) years.

The Division of Development Services will maintain an estimate of the “Existing” Peak Hour, Peak Season, Peak Direction traffic on each link of the arterial and collector road system for which Average Daily Traffic (ADT) is reported in the annual Traffic Count Report. The ADT for a link will be converted to the Peak Hour, Peak Season, Peak Direction traffic using adjustment factors provided by LCDOT. To these initial traffic volumes, additional peak hour, peak direction traffic will be added as new building permits are issued. The result will become the “Estimated” Peak Hour, Peak Season, Peak Direction traffic for that link for the following year. Peak hour, peak direction traffic from a proposed development will be added to the “Existing” traffic when the Development Order is approved to show an estimate of the “Forecast” traffic on that link. As building permits for that project are issued, the appropriate traffic will be added to the “Estimated” volume. Periodically, the “Estimated” volume and the “Forecast” volume will be purged of those building permits which received a Certificate of Occupancy during the same period reported in the annual Traffic Count Report. The “Forecast” volume, representing traffic levels if all projects are fully constructed, will also be projected. Updated “Existing,” “Estimated” and “Forecast” volumes will be reported in the Annual Concurrency Management Report.

The impacts from a proposed new building or development will be evaluated against the available capacity as determined by the “Existing” conditions in the most recent Concurrency Management Report. If there is sufficient capacity to maintain the Level of Service, a Concurrency Certificate Number will be assigned to the project which will be valid for a period of three (3) years from date of issuance.

This system will not be used for links that are part of Concurrency alternative areas such as constrained roads, Transportation Concurrency Management Areas, Transportation Concurrency Exception Areas, or on links subject to Long Term Concurrency Management Systems, if adopted.

### **Pine Island Road**

There are specific references in THE LEE PLAN and the Land Development Code which could affect the approval of rezoning cases or development orders that affect specific roadway links. These references are:

#### **Lee Plan**

Policy 14.2.2 relating to Greater Pine Island, states in part:

*When traffic on Pine Island Road between Burnt Store Road and Stringfellow Boulevard reaches 810 peak hour, annual average two-way trips, the regulations will provide restrictions on further rezoning which would increase traffic on Pine Island Road.*

*When traffic on Pine Island Road between Burnt Store Road and Stringfellow Boulevard reaches 910 peak hour, annual average two-way trips, the regulations will provide restrictions on the further issuance of residential development orders (pursuant to the Development Standards Ordinance), or other measures to maintain the adopted level of service, until improvements can be made in accordance with this plan.*

#### **Land Development Code**

*“When traffic on Pine Island Road at the western edge of Matlacha reaches 910 peak-hour, annual average two-way trips, residential development orders for properties not designated “Coastal Rural” will be limited to one-third of the maximum density otherwise allowed on that property by the Lee Plan and this Code. Density for property classified “Coastal Rural” will be in accordance with Table 33-1052.” [LDC 33-1011(c)]*

Lee County Resolution 06-03-24, adopted by the Board of County Commissioners, determined that the 910 peak hour, annual average two-way trips on Pine Island Road have been exceeded. Accordingly, residential development orders for properties not designated “Coastal Rural” are limited to one-third (1/3) of the density otherwise allowed on that property by the Lee Plan and the Land Development Code (LDC) and the density stated in LDC Table 33-1052 is the maximum density permitted in the “Coastal Rural” land use category.

In accordance with the “810” rule in Policy 14.2.2, there have been restrictions on rezonings that could increase traffic on Pine Island Road. These restrictions will be continued. The “910” rule of Policy 14.2.2 referenced above is also in effect (see Ordinance 07-19 adopted 5/29/2007).

### **Constrained Roads**

Policy 22.2.2 addresses the maximum volume to capacity ratio to be allowed on constrained roads. It states:

*A maximum volume-to-capacity (v/c) ratio of 1.85 is established for the constrained roads identified in Table 2(a) that lie in the unincorporated area. No permits will be issued by Lee*

*County that cause the maximum volume-to-capacity ratio to be exceeded or that affect the maximum volume-to-capacity ratio once exceeded. Permits will only be issued when capacity enhancements and operational improvements are identified and committed for implementation that will maintain the volume-to-capacity ratio on the constrained segment at or below 1.85.*

Based on traffic counts for 2008, the highest volume to capacity ratio on a constrained facility was 1.11 on McGregor Boulevard from Winkler Road to Tanglewood Boulevard. Estero Boulevard between Tropical Shores Way and Center Street in the Town of Fort Myers Beach as well as on San Carlos Boulevard (SR 865) from Estero Boulevard to Main Street had a volume to capacity ratio of 1.09. McGregor Boulevard from Tanglewood Boulevard to Colonial Boulevard had a volume to capacity ratio of 1.02 and Estero Boulevard from Voorhis Street to Tropical Shores Way in the Town of Fort Myers Beach had a volume to capacity ratio of 1.00. All other constrained facilities had a volume to capacity ratio less than 1.00. None of these facilities should approach a volume to capacity ratio of 1.85 during the year 2009.

**Estero Boulevard**

The Town of Fort Myers Beach has adopted a different methodology for measuring the Level of Service on Estero Boulevard. Policy 7-I-2 of the Comprehensive Plan for the Town of Fort Myers Beach states: *“The peak capacity of Estero Boulevard’s congested segments is 1,300 vehicles per hour. The minimum acceptable level-of-service standard for Estero Boulevard shall be that average monthly traffic flows from 10:00 A.M. to 5:00 P.M. during each month do not exceed that level for more than four calendar months in any continuous twelve month period. Measurements from the Permanent Count Station at Denora Boulevard shall be used for this standard.”*

Data from the 2008 Traffic Counts (PCS #44) shows that the monthly averages were as follows:

<b>MONTH</b>	<b>Average Vehicles/Hour</b>	<b>MONTH</b>	<b>Average Vehicles/Hour</b>	<b>MONTH</b>	<b>Average Vehicles/Hour</b>
January	1223	February	1195	March	1030
April	1098	May	907	June	928
July	916	August	810	September	840
October	897	November	1069	December	1004

Based upon traffic counts for 2008, this standard of 1,300 vehicles per hour was not exceeded in any month in 2008, and will not be exceeded in 2009 during any four (4) calendar months.

**De Minimus Impacts**

The Lee County Land Development Code now includes the following state-mandated requirement:

*“LCLDC Section 2-46(o).*

*De minimus impact. The Florida Legislature has found that a de minimus impact is consistent with Part II of Chapter 163. Therefore, the impact of a single-family home on an existing lot will constitute a de minimus impact on all roadways regardless of the level of deficiency of the roadway.*

*Other than single-family homes on existing lots, no impact will be de minimus if the sum of existing roadway volumes and the projected volumes from approved projects on a transportation facility would exceed 110 percent of the maximum volume at the adopted level of service of the affected transportation facility. Further, except for single family homes on existing lots, no impact will be de minimus if it would exceed the adopted level of service standard of any affected designated hurricane evacuation route.*

*Lee County will maintain records to ensure that the 110 percent criteria is not exceeded. Annually, Lee County will submit to the State Land Planning Agency a summary of the de minimus records along with its updated Capital Improvements Element. In the event the State Land Planning Agency determines that the 110 percent criteria has been exceeded, the County will be notified of the exceedence and no further de minimus exceptions for the applicable roadway will be granted until the volume is reduced below the 110 percent. The County will provide proof of the reduction to the State Land Planning Agency prior to issuing further de minimus exceptions”.*

Consistent with this requirement, the following transportation facilities (road links) required monitoring based upon their failure to meet the Level of Service standard as reported in the 2007/2008-2008/2009 Concurrency Management Report.

			Future Volume (VPH) <sup>(1)</sup>	Capacity (VPH) <sup>(2)</sup>	Future Volume/Capacity (%)	De Minimus Trips 2008 (VPH)	
Immokalee Road (SR 82)	Colonial Boulevard	Commerce Lakes Drive	1,146	910 LOS D	126% <sup>(3)</sup>	0	<sup>(3)</sup> Exceeds 110%
Immokalee Road (SR 82)	Commerce Lakes Drive	Gunnery Road	600	650 LOS C	92%	1	Does not exceed 110%. Meets LOS standard in 2008.
Immokalee Road (SR 82)	Gunnery Road	Alabama Road	1,293	650 LOS C	199% <sup>(3)</sup>	1	<sup>(3)</sup> Exceeds 110%
Immokalee Road (SR 82)	Alabama Road	Alex Bell Boulevard	597	650 LOS C	92%	1	Does not exceed 110%. Meets LOS standard in 2008.

(Table continued)

			Future Volume (VPH) ( <sup>1</sup> )	Capacity (VPH) ( <sup>2</sup> )	Future Volume/ Capacity (%)	De Minimus Trips 2008 (VPH)	
Immokalee Road (SR 82)	Colonial Boulevard	Commerce Lakes Drive	1,146	910 LOS D	126% ( <sup>3</sup> )	0	( <sup>3</sup> ) Exceeds 110%
Immokalee Road (SR 82)	Alex Bell Boulevard	Hendry County Line	617	650 LOS C	95%	1	Does not exceed 110%. Meets LOS standard in 2008.
Metro Parkway (SR 739)	Danley Drive	Colonial Boulevard	1,670	1,990 LOS E	84%	0	Does not exceed 110%. Meets LOS standard in 2008.
US 41	Corkscrew Road	Sanibel Boulevard	2,257	1,950 LOS E	116% ( <sup>3</sup> )	0	( <sup>3</sup> ) Exceeds 110%

(<sup>1</sup>) See Road Link Volumes Table; Forecast Future Volume Column.

(<sup>2</sup>) See Road Link Volumes Table; Performance Standard Capacity Column.

(<sup>3</sup>) Exceeds the 110% criterion.

On three (3) of the listed links, the sum of existing roadway volumes and the projected volumes (called Future Volume) from approved projects exceeds 110 percent of the maximum volume (called Capacity) at the adopted Level of Service of the affected transportation facility. As a result, de minimus impacts on these links are limited to impacts from single-family homes on existing lots. New de minimus trip impacts resulting from the issuance of certificates of occupancy on building permits for single family homes on existing lots were recorded on one (1) of those transportation facilities (Immokalee Road from Gunnery Road to Alabama Road) during the year 2008 and the de minimus trip impact is shown in the table above. New de minimus trip impacts were also recorded on three (3) Immokalee Road links which did not exceed the 110% criterion. No de minimus trip impacts were recorded on the remaining Immokalee Road link (Colonial Boulevard to Commerce Lakes Drive), the Metro Parkway link, and the US 41 link, all of which required monitoring. Four (4) of the listed links requiring monitoring did not exceed 110% of the maximum volume at the adopted level of service in 2008 and each of those links also met the Concurrency LOS standard in 2008.

Lee County is in compliance with the State de minimus impact requirements.

**ROAD LINK VOLUMES**  
Peak Direction of Flow

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2008 100th HIGHEST HR		EST 2009 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
A & W BULB RD	GLADIOLUS DR	MCGREGOR BL	2LU	E	860	N/A	N/A	N/A	N/A	N/A	N/A		00100
ALABAMA RD	IMMOKALEE RD (SR 82)	MILWAUKEE BL	2LN	E	1,060	B	273	B	276	B	276		00200
ALABAMA RD	MILWAUKEE BL	HOMESTEAD RD	2LN	E	1,060	C	393	C	394	C	394		00300
ALEX BELL BL	IMMOKALEE RD (SR 82)	MILWAUKEE BL	2LN	E	1,180	A	107	A	112	A	308		00400
ALEX BELL BL	MILWAUKEE BL	JOEL BL	2LN	E	1,180	B	349	B	351	B	495		00500
ALICO RD	US 41	DUSTY RD	4LD	E	1,960	B	811	B	811	B	811		00590
ALICO RD	DUSTY RD	LEE RD	6LD	E	2,960	B	811	B	836	B	1,271		00600
ALICO RD	LEE RD	THREE OAKS PKWY	6LD	E	2,960	B	901	B	942	B	1,266		00700
ALICO RD	THREE OAKS PKWY	I-75	6LD	E	2,960	B	1,358	B	1,358	B	1,358		00800
ALICO RD	I-75	BEN HILL GRIFFIN PKWY	6LD	E	2,960	A	551	B	731	B	1,171		00900
ALICO RD	BEN HILL GRIFFIN PKWY	GREEN MEADOW DR	2LN	E	970	B	260	B	260	C	517		01000
ALICO RD	GREEN MEADOW DR	CORKSCREW RD (CR 850)	2LN	E	970	B	90	B	90	B	90		01050
BABCOCK RD	US 41	ROCKEFELLER CIR	2LN	E	860	B	63	B	63	C	169		01200
BARRETT RD	PONDELLA RD	PINE ISLAND RD	2LN	E	860	B	107	B	107	B	107		01400
BASS RD	SUMMERLIN RD	GLADIOLUS DR	4LD	E	1,800	C	478	C	792	C	1,453	Part 4 Ln, remainder part of Gladiolus project underway.	01500
BAYSHORE RD (SR78)	BUSINESS 41	HART RD	4LD	E	1,950	B	1,466	B	1,466	B	1,548		01600
BAYSHORE RD (SR78)	HART RD	SLATER RD	4LD	E	1,950	B	1,232	B	1,242	B	1,402		01700
BAYSHORE RD (SR78)	SLATER RD	I-75	4LD	E	1,950	N/A	N/A	N/A	N/A	N/A	N/A		01800
BAYSHORE RD (SR78)	I-75	NALLE RD	2LN	E	1,060	C	432	C	434	C	434		01900
BAYSHORE RD (SR78)	NALLE RD	SR 31	2LN	E	1,060	C	432	C	432	C	477		02000
BEN HILL GRIFFIN PKWY	CORKSCREW RD	FGCU ENTRANCE	4LD	E	1,960	B	956	B	956	B	985		02100
BEN HILL GRIFFIN PKWY	FGCU ENTRANCE	COLLEGE CLUB DR	4LD	E	1,960	B	956	B	961	B	1,177		02200
BEN HILL GRIFFIN PKWY	COLLEGE CLUB DR	ALICO RD	6LD	E	2,960	B	999	B	999	B	1,165		02250
BEN HILL GRIFFIN PKWY	ALICO RD	TERMINAL ACCESS RD	4LD	E	1,950	B	1,210	B	1,266	B	1,322		26950
BETH STACEY BL	23rd ST	HOMESTEAD RD	2LU	E	860	C	313	C	313	D	644		02300
BONITA BEACH RD	HICKORY BL	VANDERBILT RD	4LD	E	1,910	C	527	C	533	C	540		02400
BONITA BEACH RD	VANDERBILT RD	US 41	4LD	E	1,910	D	1,420	D	1,425	D	1,450		02500
BONITA BEACH RD	US 41	OLD 41	4LD	E	1,890	D	1,491	D	1,540	D	1,697	6 Ln design underway.	02600

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2008 100th HIGHEST HR		EST 2009 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
BONITA BEACH RD	OLD 41	IMPERIAL ST	4LD	E	1,890	D	1,647	D	1,647	D	1,661	6 Ln design, ROW acquisition underway; construction funded in 2012/13.	02700
BONITA BEACH RD	IMPERIAL ST	I-75	6LD	E	2,850	D	1,393	D	1,418	D	1,464	FDOT starting intersection improvements at interchange.	02800
BONITA BEACH RD	I-75	BONITA GRANDE DR	4LD	E	2,010	C	808	C	809	C	1,120	FDOT starting intersection improvements at interchange.	02900
BOY SCOUT DR	SUMMERLIN RD	US 41	6LD	E	2,710	D	1,168	D	1,168	D	1,171		03200
BRANTLEY RD	SUMMERLIN RD	US 41	2LU	E	860	C	147	C	183	C	238		03300
BRIARCLIFF DR	US 41	TRIPLE CROWN CT	2LU	E	860	C	217	C	218	C	230		03400
BROADWAY (ALVA)	PALM BEACH BL (SR 80)	NORTH RIVER RD	2LU	E	860	C	282	C	282	C	282		03500
BROADWAY (ESTERO)	LOGAN AVE	US 41	2LU	E	860	C	194	C	194	C	235		03600
BUCKINGHAM RD	IMMOKALEE RD (SR 82)	GUNNERY RD	2LU	E	1,010	C	281	C	284	C	289		03700
BUCKINGHAM RD	GUNNERY RD	ORANGE RIVER BL	2LU	E	1,010	C	281	C	282	C	282		03730
BUCKINGHAM RD	ORANGE RIVER BL	PALM BEACH BL (SR 80)	2LU	E	1,010	D	408	D	408	D	1,110		03800
BURNT STORE RD	PINE ISLAND RD (SR 78)	DIPLOMAT PKWY	2LU	E	1,180	C	613	C	613	C	639	4 Ln under design, ROW acquisition underway.	03900
BURNT STORE RD	DIPLOMAT PKWY	CHARLOTTE COUNTY LINE	2LU	E	1,180	B	277	B	277	B	367		04000
BUS 41 (SR 739)	FORT MYERS CITY LIMIT	PONDELLA RD	6LD	D	2,920	C	1,890	C	1,890	C	1,890		04200
BUS 41 (SR 739)	PONDELLA RD	PINE ISLAND RD (SR 78)	6LD	D	2,920	C	1,525	C	1,525	C	1,537		04300
BUS 41 (SR 739)	PINE ISLAND RD (SR 78)	LITTLETON RD	4LD	D	1,940	C	1,031	C	1,031	C	1,082		04400
BUS 41 (SR 739)	LITTLETON RD	US 41	2LU	D	1,050	B	600	B	600	B	600	4 Ln design underway by FDOT.	04500
CAPE CORAL BR RD	DEL PRADO BL	McGREGOR BL	4L	E	4,000	C	2,327	C	2,327	C	2,327		04600
CAPTIVA RD	BLIND PASS	SOUTH SEAS PLANTATION	2LU	E	860	C	341	C	344	C	344	Constrained v/c = 0.40.	04700
CEMETERY RD	BUCKINGHAM RD	HIGGINS AVE	2LU	E	860	C	224	C	226	C	226		04800
CHAMBERLIN PKWY	AIRPORT ENT	DANIELS PKWY	4LD	E	1,950	A	127	A	127	A	127	Port Authority maintained.	04900
COCONUT RD	SPRING CREEK RD	US 41	2LN	E	860	N/A	N/A	N/A	N/A	N/A	N/A		05000
COCONUT RD	US 41	THREE OAKS PKWY	4LD	E	1,800	C	565	C	598	C	656		05030
COLLEGE PKWY	McGREGOR BL	WINKLER RD	6LD	E	3,060	C	1,973	C	1,986	C	1,999		05100
COLLEGE PKWY	WINKLER RD	WHISKEY CREEK DR	6LD	E	3,060	C	2,040	C	2,040	C	2,123		05200
COLLEGE PKWY	WHISKEY CREEK DR	SUMMERLIN RD	6LD	E	3,060	C	2,586	C	2,586	C	2,609		05300

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2008 100th HIGHEST HR		EST 2009 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
COLLEGE PKWY	SUMMERLIN RD	US 41	6LD	E	3,060	C	1,548	C	1,548	C	1,548		05400
COLONIAL BL	McGREGOR BL	SUMMERLIN RD	6LD	E	2,590	F	2,799	F	2,799	F	2,799	Express lane PD&E study underway.	05500
COLONIAL BL	SUMMERLIN RD	US 41	6LD	E	2,590	F	2,808	F	2,808	F	2,808	Express lane PD&E study underway.	05600
COLONIAL BL (SR 884)	US 41	FOWLER ST	6LD	E	2,590	D	2,335	D	2,335	D	2,335	Express lane PD&E study underway.	05700
COLONIAL BL (SR 884)	FOWLER ST	METRO PKWY	6LD	E	2,590	F	3,013	F	3,013	F	3,013	Express lane PD&E study underway & N. Airport Rd. Ext. in 2009/10.	05800
COLONIAL BL (SR 884)	METRO PRWY	WINKLER AVE	6LD	E	3,110	C	2,238	C	2,238	C	2,238	Express lane PD&E study underway.	05900
COLONIAL BL (SR 884)	WINKLER AVE	SIX MILE CYPRESS PKWY	6LD	E	3,110	D	2,604	D	2,604	D	2,604	Express lane PD&E study underway.	06000
COLONIAL BL (SR 884)	SIX MILE CYPRESS PKWY	I-75	6LD	E	3,110	F	3,145	F	3,145	F	3,145	6 Ln underway.	06100
COLONIAL BL	I-75	IMMOKALEE RD (SR 82)	6LD	D	3,200	B	1,546	B	1,546	B	1,546	6 Ln underway.	06200
COLUMBUS BL	SR 82	MILWAUKEE BL	2LU	E	860	B	85	B	92	B	95		06300
CONSTITUTION BL	US 41	CONSTITUTION CIR	2LU	E	860	C	266	C	266	C	275		06400
CORBETT RD	PINE ISLAND RD	LITTLETON RD	2LU	E	860	B	25	B	25	B	25		06500
CORKSCREW RD	US 41	THREE OAKS PKWY	4LD	E	1,920	C	690	C	699	C	989		06600
CORKSCREW RD	THREE OAKS PKWY	I-75	4LD	E	1,920	D	1,570	D	1,815	F	2,170	Estero Pkwy Ext underway.	06700
CORKSCREW RD	I-75	BEN HILL GRIFFIN BL	4LD	E	1,920	C	578	C	578	C	642	Estero Pkwy Ext underway.	06800
CORKSCREW RD	BEN HILL GRIFFIN BL	WILDCAT RUN DR	2LN	E	1,060	B	166	B	167	B	214	3 Ln widening in 2009/10 using CRSA funds.	06900
CORKSCREW RD	WILDCAT RUN DR	COLLIER COUNTY LINE	2LN	E	1,060	B	166	B	194	C	578		07000
COUNTRY LAKES DR	LUCKETT RD	TICE ST	2LU	E	860	C	161	C	162	C	267		07100
CRYSTAL DR	US 41	METRO PKWY	2LU	E	860	D	442	D	459	D	533		07200
CRYSTAL DR	METRO PKWY	PLANTATION RD	2LU	E	860	C	221	C	231	C	251		07300
CYPRESS LAKE DR	McGREGOR B	SO POINTE BL	4LD	E	1,920	D	846	D	846	D	901		07400
CYPRESS LAKE DR	SOUTH POINTE BL	WINKLER RD	4LD	E	1,920	D	1,087	D	1,087	D	1,090		07500
CYPRESS LAKE DR	WINKLER RD	SUMMERLIN RD	4LD	E	1,920	D	1,262	D	1,262	D	1,262		07600
CYPRESS LAKE DR	SUMMERLIN RD	US 41	6LD	E	2,890	D	1,499	D	1,516	D	1,628		07700
DANIELS PKWY	US 41	METRO PKWY	6LD	E	2,630	E	1,933	E	1,933	E	1,980		07800

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2008 100th HIGHEST HR		EST 2009 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
DANIELS PKWY	METRO PKWY	SIX MILE CYPRESS PKWY	6LD	E	2,630	E	1,898	E	2,003	E	2,440	Constrained v/c = 0.72.	07900
DANIELS PKWY	SIX MILE CYPRESS PKWY	PALOMINO RD	6LD	E	3,120	C	2,920	C	2,921	F	3,252	Constrained v/c = 0.94.	08000
DANIELS PKWY	PALOMINO RD	I-75	6LD	E	3,120	C	2,294	C	2,318	C	2,404	Constrained v/c = 0.74.	08100
DANIELS PKWY	I-75	TREELINE AVE	6LD	E	3,440	B	1,876	B	1,897	B	1,951		08200
DANIELS PKWY	TREELINE AVE	CHAMBERLIN PKWY	6LD	E	3,440	B	2,201	B	2,201	B	2,209		08300
DANIELS PKWY	CHAMBERLIN PKWY	GATEWAY BL	4LD	E	2,280	C	2,201	F	2,288	F	2,552	6 Ln design underway; construction in 2010/11.	08400
DANIELS PKWY	GATEWAY BL	IMMOKALEE RD (SR82)	4LD	E	2,280	B	1,019	B	1,083	B	1,201		08500
DANLEY RD	US 41	METRO PKWY	2LU	E	860	C	238	C	261	C	296		08600
DAVIS RD	McGREGOR BL	IONA RD	2LU	E	860	B	100	B	100	C	126		08700
DEL PRADO BL	CAPE CORAL PKWY	SE 46th ST	6LD	E	3,000	D	1,170	D	1,170	D	1,170		08800
DEL PRADO BL	SE 46th ST	CORONADO PKWY	6LD	E	3,000	D	1,426	D	1,426	D	1,426		08900
DEL PRADO BL	CORONADO PKWY	CORNWALLIS PKWY	6LD	E	3,000	D	1,883	D	1,883	D	1,883		09000
DEL PRADO BL	CORNWALLIS PKWY	CORAL POINT DR	6LD	E	3,000	D	2,244	D	2,244	D	2,244		09100
DEL PRADO BL	CORAL POINT DR	HANCOCK BR PKWY	6LD	E	3,000	D	1,949	D	1,949	D	1,949		09200
DEL PRADO BL	HANCOCK BR PKWY	SR 78	6LD	E	3,010	C	1,488	C	1,488	C	1,488		09300
DEL PRADO BL	US 41	SLATER RD	2LU	E	920	B	212	B	212	C	706		09400
DR ML KING BL (SR 82)	CRANFORD AVE	HIGHLAND AVE	4LD	D	1,920	C	1,482	C	1,482	C	1,482		09470
DR ML KING BL (SR 82)	HIGHLAND AVE	MICHIGAN LINK	4LD	D	1,920	C	1,482	C	1,482	C	1,482		09480
DR ML KINK BL (SR 82)	MICHIGAN LINK	ORTIZ AVE	4LD	D	1,920	C	1,482	C	1,482	C	1,482		09490
DR ML KING BL (SR 82)	ORTIZ AV	I-75	6LD	D	2,900	C	1,634	C	1,636	C	1,636	6 Ln scheduled by CFM & FDOT in 2008/09.	09500
EAST 21st ST	JOEL BL	GRANT AVE	2LU	E	860	B	23	B	23	B	23		09700
ESTERO BL	BIG CARLOS PASS	AVENIDA PESCADORA	2LN	E	726	A	274	A	275	A	284	Constrained v/c = 0.38.	09800
ESTERO BL	AVENIDA PESCADORA	VOORHIS ST	2LN	E	726	A	544	A	560	B	575	Constrained v/c = 0.75.	09900
ESTERO BL	VOORHIS ST	TROPICAL SHORES WAY	2LD	E	671	F	672	F	672	F	672	Constrained v/c = 1.00. Interim improvements in 2010/11.	10000
ESTERO BL	TROPICAL SHORES WAY	CENTER ST	2LD	E	671	F	734	F	744	F	825	Constrained v/c = 1.09. Interim improvements in 2010/11.	10100
ESTERO PKWY	US 41	THREE OAKS PKWY	4LD	E	2,780	A	298	A	304	A	636		14400
EVERGREEN RD	US 41	BUS 41	2LU	E	860	B	85	B	85	B	85		10200
FIDDLESTICKS BL	GUARDHOUSE	DANIELS PKWY	2LD	E	860	C	316	C	317	C	349		10300
FOWLER ST	US 41	N AIRPORT RD	6LD	E	2,850	D	873	D	877	D	881		10400
FOWLER ST	N AIRPORT RD	COLONIAL BL	6LD	E	2,850	D	1,090	D	1,094	D	1,098		10500
FOWLER ST	COLONIAL BL	WINKLER AVE	4LD	E	1,910	C	975	C	975	C	975		10600
FOWLER ST	WINKLER AVE	HANSON ST	4LD	E	1,910	D	1,440	D	1,440	D	1,440		10700

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2008 100th HIGHEST HR		EST 2009 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
FOWLER ST (SR 739)	HANSON ST	DR ML KING BL (SR 82)	4LD	E	1,910	C	926	C	926	C	926		10730
GASPARILLA BL	FIFTH ST	CHARLOTTE COUNTY LINE	2LU	E	860	C	254	C	257	C	257	Constrained v/c = 0.30.	10800
GLADIOLUS DR	MCGREGOR BL	PINE RIDGE RD	4LD	E	1,940	C	530	C	530	C	588		10900
GLADIOLUS DR	PINE RIDGE RD	BASS RD	4LD	E	1,950	B	728	B	756	B	872	4 Ln under construction.	11000
GLADIOLUS DR	BASS RD	WINKLER RD	6LD	E	2,920	B	728	B	728	B	752	6 Ln under construction.	11100
GLADIOLUS DR	WINKLER RD	SUMMERLIN RD	6LD	E	2,920	B	728	B	728	B	737		11200
GLADIOLUS DR	SUMMERLIN RD	US 41	6LD	E	2,980	D	1,674	D	1,724	D	1,889		11300
GREENBRIAR BL	RICHMOND AVE	JOEL BL	2LU	E	860	B	49	B	54	B	54		11400
GUNNERY RD	IMMOKALEE RD (SR 82)	LEE BL	4LD	E	1,950	B	872	B	888	B	913		11500
GUNNERY RD	LEE BL	BUCKINGHAM RD	2LU	E	950	B	461	B	469	C	603		11600
HANCOCK BRIDGE PKWY	DEL PRADO BL	NE 24th AVE	4LD	E	2,070	B	871	B	871	B	871		11700
HANCOCK BRIDGE PKWY	NE 24th AVE	ORANGE GROVE BL	4LD	E	2,070	B	1,002	B	1,015	B	1,028		11800
HANCOCK BRIDGE PKWY	ORANGE GROVE BL	MOODY RD	4LD	E	2,070	B	1,022	B	1,024	B	1,200		11900
HANCOCK BRIDGE PKWY	MOODY RD	U.S. 41	4LD	E	2,070	B	1,245	B	1,279	C	1,369		12000
HART RD	BAYSHORE RD (SR 78)	TUCKER LN	2LU	E	860	D	431	D	435	D	435		12100
HICKORY BL	BONITA BEACH RD	McLAUGHLIN BL	2LU	E	940	C	411	C	411	C	412	Constrained v/c = 0.44.	12200
HICKORY BL	McLAUGHLIN BL	MELODY LN	2LU	E	940	B	318	B	320	B	325	Constrained v/c = 0.34.	12300
HICKORY BL	MELODY LN	BIG CARLOS PASS	2LU	E	940	B	261	B	261	B	261	Constrained v/c = 0.28.	12400
HOMESTEAD RD	IMMOKALEE RD (SR 82)	MILWAUKEE BL	2LN	E	990	D	438	D	439	D	439		12480
HOMESTEAD RD	MILWAUKEE BL	SUNRISE BL	2LN	E	990	D	438	D	438	E	582		12490
HOMESTEAD RD	SUNRISE BL	LEELAND HEIGHTS BL	2LN	E	990	D	438	D	441	E	736	4 Ln under design. ROW in 2009/10 & 2010/11.	12500
HOMESTEAD RD	LEELAND HEIGHTS BL	LEE BL	4LN	E	1,920	B	1,134	B	1,135	C	1,475		12600
IDLEWILD ST	METRO PKWY	RANCHETTE RD	2LU	E	860	C	210	C	211	C	211		12700
IMMOKALEE RD (SR 82)	i-75	BUCKINGHAM RD	6LD	D	2,960	B	1,175	B	1,175	B	1,175	6 Ln scheduled by City & FDOT in 2009.	12800
IMMOKALEE RD (SR 82)	BUCKINGHAM RD	COLONIAL BL	6LD	D	2,960	B	921	B	922	B	922	6 Ln scheduled by City & FDOT in 2009.	12900
IMMOKALEE RD (SR 82)	COLONIAL BL	COMMERCE LAKES DR	2LN	D	910	F	1,124	F	1,126	F	1,146	6 Ln PD & E study underway by FDOT. Design in 2013/14.	13000

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2008 100th HIGHEST HR		EST 2009 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
IMMOKALEE RD (SR 82)	COMMERCE LAKES DR	GUNNERY RD	2LN	C	650	C	598	C	600	C	600	6 Ln PD & E study underway by FDOT. Design in 2013/14.	13100
IMMOKALEE RD (SR 82)	GUNNERY RD	ALABAMA RD	2LN	C	650	F	1,191	F	1,193	F	1,293	6 Ln PD & E study underway by FDOT.	13200
IMMOKALEE RD (SR 82)	ALABAMA RD	ALEX BELL BL	2LN	C	650	C	570	C	572	C	597	6 Ln PD & E study underway by FDOT.	13300
IMMOKALEE RD (SR 82)	ALEX BELL BL	HENDRY COUNTY LINE	2LN	C	650	C	570	C	571	C	617	6 Ln PD & E study underway by FDOT.	13400
IMPERIAL PKWY	COLLIER COUNTY LINE	BONITA BEACH RD	4LD	E	1,950	F	2,031	F	2,061	F	2,127	Parallel 6 Ln I-75 widening underway.	13500
IMPERIAL PKWY	BONITA BEACH RD	EAST TERRY ST	4LD	E	1,950	B	1,053	B	1,053	B	1,053		13520
IMPERIAL PKWY	EAST TERRY ST	COCONUT RD	4LD	E	2,030	N/A	N/A	N/A	N/A	N/A	N/A		13550
IONA RD	DAVIS RD	McGREGOR BL	2LU	E	860	C	347	C	351	D	474		13600
ISLAND PARK RD	PARK RD	US 41	2LU	E	860	D	420	D	433	D	606		13700
JOEL BL	LEELAND HEIGHTS BL	18th ST	4LN	E	2,250	B	755	B	771	B	921		13800
JOEL BL	18th ST	PALM BEACH BL (SR 80)	2LN	E	1,010	D	380	D	384	D	384		13900
JOHN MORRIS RD	BUNCHE BCH RD	SUMMERLIN RD	2LU	E	860	B	31	B	31	B	40		14000
JOHN MORRIS RD	SUMMERLIN RD	IONA RD	2LU	E	860	B	89	B	90	B	97		14100
KELLY RD	McGREGOR BL	SAN CARLOS BL	2LU	E	860	B	81	B	81	B	87		14200
KELLY RD	SAN CARLOS BL	PINE RIDGE RD	2LU	E	860	B	59	B	59	B	59		14300
LAUREL DR	BUS 41	BREEZE DR	2LU	E	860	C	395	C	401	C	410		14500
LEE BL	IMMOKALEE RD (SR 82)	ALVIN AVE	6LD	E	3,140	B	1,469	B	1,469	B	1,533		14600
LEE BL	ALVIN AVE	GUNNERY RD	6LD	E	3,140	B	1,031	B	1,033	B	1,138		14700
LEE BL	GUNNERY RD	HOMESTEAD RD	6LD	E	3,140	B	1,270	B	1,424	B	1,702		14800
LEE BL	HOMESTEAD RD	WILLIAMS AVE	4LD	E	1,950	B	877	B	877	B	907		14900
LEE BL	WILLIAMS AVE	LEELAND HEIGHTS BL	2LD	E	1,040	D	877	D	877	D	888		14930
LEE RD	SAN CARLOS BL	ALICO RD	2LU	E	860	C	316	C	318	C	318		15000
LEELAND HEIGHTS BL	HOMESTEAD RD	ALEX BELL BL	4LN	E	2,080	C	945	C	948	C	949		15100
LEONARD BL	GUNNERY RD	LEE BL	2LN	E	860	N/A	N/A	N/A	N/A	N/A	N/A		15200
LITTLETON RD	CORBETT RD	US 41	2LU	E	860	C	303	C	303	C	304		15300
LITTLETON RD	US 41	BUSINESS 41	2LN	E	860	C	374	C	374	C	376		15400
LUCKETT RD	ORTIZ AVE	I-75	2LN	E	910	D	512	D	517	D	559	4 Ln design & ROW acquisition underway.	15500
LUCKETT RD	I-75	COUNTRY LAKES DR	2LN	E	860	C	258	C	268	C	305		15600
MAPLE DR	SUMMERLIN RD	2nd AVE	2LU	E	860	C	127	C	127	C	127		15700
McGREGOR BL	TOLL PLAZA	JONATHAN HBR DR	4LD	E	1,950	B	997	B	997	B	1,023		15800
McGREGOR BL	JONATHAN HBR DR	SUMMERLIN RD	4LD	E	1,950	A	551	A	552	A	552		15900
McGREGOR BL	SUMMERLIN RD	KELLY RD	4LD	E	1,950	B	607	B	626	B	715		16000
McGREGOR BL	KELLY RD	SAN CARLOS BL	4LD	E	1,950	B	788	B	806	B	856		16100
McGREGOR BL (SR 867)	GLADIOLUS DR	IONA LOOP	4LD	E	2,050	C	1,195	C	1,195	C	1,203		16200

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McGREGOR BL (SR 867)	IONA LOOP	PINE RIDGE RD	4LD	E	2,050	C	1,369	C	1,369	C	1,475		16300
McGREGOR BL (SR 867)	PINE RIDGE RD	CYPRESS LAKE DR	4LD	E	2,050	F	2,120	F	2,132	F	2,257	6 Ln widening of Summerlin Rd now completed should provide parallel relief.	16400
McGREGOR BL (SR 867)	CYPRESS LAKE DR	COLLEGE PKWY	4LD	E	2,050	C	1,616	C	1,617	C	1,617		16500
McGREGOR BL (SR 867)	COLLEGE PKWY	WINKLER RD	2LN	E	1,030	B	525	B	535	B	555	Constrained v/c = 0.51.	16600
McGREGOR BL (SR 867)	WINKLER RD	TANGLEWOOD BL	2LN	E	1,030	F	1,142	F	1,142	F	1,142	Constrained v/c = 1.11. Summerlin 6 Ln underway.	16700
McGREGOR BL (SR 867)	TANGLEWOOD BL	COLONIAL BL	2LN	E	1,030	F	1,051	F	1,052	F	1,052	Constrained v/c = 1.02.	16800
METRO PKWY (SR 739)	SIX MILE CYPRESS PKWY	DANIELS PKWY	6LD	E	3,000	B	403	B	489	B	772	6 Ln by FDOT underway.	16900
METRO PKWY (SR 739)	DANIELS PKWY	CRYSTAL DR	4LD	E	1,990	C	1,105	C	1,151	C	1,293		17000
METRO PKWY (SR 739)	CRYSTAL DR	DANLEY DR	4LD	E	1,990	C	1,272	C	1,272	C	1,326		17100
METRO PKWY (SR 739)	DANLEY DR	COLONIAL BL	4LD	E	1,990	C	1,608	C	1,608	C	1,670	4 Ln Plantation Ext underway.	17200
METRO PKWY (SR 739)	COLONIAL BL	WINKLER AVE	4LD	E	1,770	D	873	D	873	D	873		17300
METRO PKWY (SR 739)	WINKLER RD	WAREHOUSE ST	4LD	E	1,770	D	685	D	685	D	685		17400
METRO PKWY (SR 739)	WAREHOUSE ST	HANSON ST	2LN	E	910	C	558	C	558	C	634		17500
MILWAUKEE BL	HOMESTEAD	ALEX BELL BL	2LU	E	860	B	112	B	118	B	118		17600
MILWAUKEE BL	ALEX BELL BL	COLUMBUS BL	2LU	E	860	B	85	B	87	C	359		17700
MOODY RD	HANCOCK BR PKWY	PONDELLA RD	2LU	E	860	C	144	C	145	C	145		17800
NALLE GRADE RD	SLATER RD	NALLE RD	2LU	E	860	B	55	B	56	B	56		17900
NALLE RD	BAYSHORE RD	NALLE GRADE RD	2LU	E	860	C	129	C	130	C	149		18000
NEAL RD	ORANGE RIVER BL	BUCKINGHAM RD	2LU	E	860	B	76	B	76	B	76		18100
NORTH RIVER RD	SR 31	FRANKLIN LOCK RD	2LN	E	1,040	A	100	A	101	A	101		18200
NORTH RIVER RD	FRANKLIN LOCK RD	BROADWAY	2LN	E	1,040	A	76	A	76	A	114		18300
NORTH RIVER RD	BROADWAY	HENDRY COUNTY LINE	2LN	E	1,040	A	76	A	76	A	89		18400
OLGA RD	SR 80 W	SR 80 E	2LU	E	860	B	100	B	100	B	100		18900
ORANGE GROVE BL	LOCKMOOR CC	INLET DR	2LU	E	860	C	383	C	383	C	440		19000
ORANGE GROVE BL	INLET DR	HANCOCK BR PKWY	4LD	E	1,330	B	383	B	383	B	514		19100
ORANGE GROVE BL	HANCOCK BRIDGE PKWY	PONDELLA RD	4LD	E	1,330	B	472	B	472	B	480		19200
ORANGE RIVER BL	PALM BEACH BL	STALEY RD	2LU	E	960	C	372	C	373	C	383		19300
ORANGE RIVER BL	STALEY RD	BUCKINGHAM RD	2LU	E	960	C	367	C	368	C	426		19400
ORIOLE RD	SAN CARLOS BL	ALICO RD	2LU	E	860	B	113	B	115	B	115		19500
ORTIZ AVE	COLONIAL BL	DR ML KING BL (SR 82)	2LN	E	950	C	605	C	605	C	605		19600

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ORTIZ AVE	DR ML KING BL (SR 82)	LUCKETT RD	2LN	E	950	C	850	C	850	C	853	4 Ln design & ROW acquisition underway.	19700
ORTIZ AVE	LUCKETT RD	PALM BEACH BL (SR 80)	2LN	E	950	B	427	B	427	B	446	4 Ln design & ROW acquisition underway.	19800
PALM BEACH BL (SR 80)	PROSPECT AVE	ORTIZ AVE	4LD	E	1,940	C	928	C	929	C	929		19900
PALM BEACH BL (SR 80)	ORTIZ AVE	I-75	6LD	E	2,920	C	1,009	C	1,009	C	1,009		20000
PALM BEACH BL (SR 80)	I-75	SR 31	6LD	D	2,970	A	1,307	A	1,312	A	1,651		20100
PALM BEACH BL (SR 80)	SR 31	BUCKINGHAM RD	4LD	D	1,970	B	1,541	B	1,544	B	1,717		20200
PALM BEACH BL (SR 80)	BUCKINGHAM RD	WERNER DR	4LD	D	2,660	A	739	A	741	A	1,595		20300
PALM BEACH BL (SR 80)	WERNER DR	JOEL BL	4LD	C	2,050	A	721	A	721	A	769		20330
PALM BEACH BL (SR 80)	JOEL BLVD	HENDRY COUNTY LINE	4LD	C	2,050	A	721	A	721	A	858		20400
PALOMINO RD	DANIELS PKWY	PENZANCE BL	2LU	E	860	C	177	C	177	C	197		20500
PARK MEADOW DR	SUMMERLIN RD	US 41	2LU	E	860	C	143	C	147	C	152		20600
PENZANCE BL	RANCHETTE RD	SIX MILE CYPRESS PKWY	2LU	E	860	N/A	N/A	N/A	N/A	N/A	N/A		20800
PINE ISLAND RD	STRINGFELLOW BL	BURNT STORE RD	2LN	E	950	D	583	D	589	D	655	Constrained in part v/c = 0.61.	20900
PINE ISLAND RD (SR 78)	BURNT STORE RD	CHIQUITA BL	2LN	C	910	B	589	B	592	B	594	4 Ln design & ROW underway by FDOT.	21000
PINE ISLAND RD (SR 78)	CHIQUITA BL	SANTA BARBARA BL	4LD	C	2,010	B	1,459	B	1,459	B	1,459		21100
PINE ISLAND RD (SR 78)	SANTA BARBARA BL	DEL PRADO BL	4LD	C	2,010	C	1,528	C	1,528	C	1,537		21200
PINE ISLAND RD (SR 78)	DEL PRADO BL	BARRETT RD	4LD	E	2,010	B	1,135	B	1,136	B	1,136		21300
PINE ISLAND RD (SR 78)	BARRETT RD	US 41	4LD	E	2,010	B	1,135	B	1,135	B	1,234		21400
PINE ISLAND RD (SR 78)	US 41	BUSINESS 41	4LD	E	1,950	B	1,101	B	1,101	B	1,101		21500
PINE RIDGE RD	SAN CARLOS BL	SUMMERLIN RD	2LU	E	860	D	511	D	511	D	621		21600
PINE RIDGE RD	SUMMERLIN RD	GLADIOLUS BL	2LU	E	860	C	231	C	264	D	479		21700
PINE RIDGE RD	GLADIOLUS DR	MCGREGOR BL	2LU	E	860	C	266	C	266	C	266		21800
PLANTATION RD	SIX MILE CYPRESS PKWY	DANIELS PKWY	2LU	E	860	C	199	C	202	E	694	Metro 6 Ln by FDOT underway.	21900
PLANTATION RD	DANIELS PKWY	IDLEWILD ST	2LU	E	860	D	525	D	539	E	800		22000
PONDELLA RD	PINE ISLAND RD (SR 78)	ORANGE GROVE BL	4LD	E	2,010	C	701	C	701	C	703		22100
PONDELLA RD	ORANGE GROVE BL	US 41	4LD	E	2,010	C	1,053	C	1,053	C	1,130		22200

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PONDELLA RD	US 41	BUSINESS 41	4LD	E	2,010	C	780	C	781	C	784	Hancock Br Pkwy Ext corridor study underway.	22300
PRICHETT PKWY	BAYSHORE RD	RICH RD	2LU	E	860	B	84	B	84	B	478		22400
RANCHELETTE RD	PENZANCE BL	IDLEWILD ST	2LU	E	860	B	77	B	77	B	77		22500
RICH RD	SLATER RD	PRITCHETT PKWY	2LU	E	860	B	50	B	50	B	50		22600
RICHMOND AVE	LEELAND HEIGHTS BL	E 12th ST	2LU	E	860	B	71	B	73	B	92		22700
RICHMOND AVE	E 12th ST	GREENBRIAR BL	2LU	E	860	B	54	B	62	B	62		22800
RIVER RANCH RD	WILLIAMS RD	CORKSCREW RD	2LU	E	860	C	122	C	122	C	169		22900
SAN CARLOS BL (SR 865)	ESTERO BL	MAIN ST	2LB	E	960	F	1,046	F	1,054	F	1,086	Constrained v/c = 1.09.	23000
SAN CARLOS BL (SR 865)	MAIN ST	SUMMERLIN RD	4LD	E	1,900	C	1,046	C	1,049	C	1,237		23100
SAN CARLOS BL (SR 865)	SUMMERLIN RD	KELLY RD	2LN	E	1,060	B	713	B	713	B	756		23180
SAN CARLOS BL (SR 865)	KELLY RD	GLADIOLUS RD	4LD	E	1,900	D	713	D	713	D	763		23200
SAN CARLOS BL (SCP)	US 41	THREE OAKS PKWY	2LN	E	860	C	203	C	211	C	211		23230
SANIBEL BL	US 41	LEE BL	2LN	E	860	D	452	D	453	D	453		23260
SANIBEL CAUSEWAY	SANIBEL CAUSEWAY	TOLL PLAZA	2LN	E	930	N/A	N/A	N/A	N/A	N/A	N/A		23300
SHELL POINT BL	McGREGOR BL	PALM ACRES	2LN	E	860	C	173	C	174	C	196		23400
SIX MILE CYPRESS PKWY (SR 739)	US 41	METRO PKWY	4LD	E	2,070	C	1,363	C	1,363	C	1,377		23500
SIX MILE CYPRESS PKWY	METRO PKWY	DANIELS PKWY	4LD	E	2,070	C	1,069	C	1,074	C	1,263		23600
SIX MILE CYPRESS PKWY	DANIELS PKWY	WINKLER AVE	2LN	E	1,090	D	778	E	883	E	1,111	4 Ln design/ROW completed.	23700
SIX MILE CYPRESS PKWY	WINKLER AVE	CHALLENGER BL	4LD	E	1,870	B	720	B	720	B	720		23800
SIX MILE CYPRESS PKWY	CHALLENGER BL	COLONIAL BL	6LD	E	2,820	B	720	B	720	B	720		23900
SLATER RD	BAYSHORE RD (SR 78)	NALLE GRADE RD	2LU	E	1,060	B	303	B	304	B	306		24000
SOUTH POINTE BL	CYPRESS LAKE DR	COLLEGE PKWY	2LD	E	900	D	552	D	552	D	552		24100
SR 31	PALM BEACH BL	BAYSHORE RD (SR78)	2LN	E	1,050	C	399	C	400	C	400		24200
SR 31	BAYSHORE RD (SR 78)	CHARLOTTE COUNTY LINE	2LN	E	1,050	B	258	B	258	B	266		24300
STALEY RD	ORANGE RIVER BL	LUCKETT RD	2LU	E	860	C	195	C	196	C	196		24400
STRINGFELLOW RD	FIRST AVE	BERKSHIRE RD	2LN	E	1,040	B	282	B	291	D	642		24500
STRINGFELLOW RD	BERKSHIRE RD	PINE ISLAND RD	2LN	E	1,040	C	598	D	642	D	820		24600
STRINGFELLOW RD	PINE ISLAND RD	PINELAND RD	2LN	E	1,040	C	540	C	543	C	678		24700
STRINGFELLOW RD	PINELAND RD	MAIN ST	2LN	E	1,040	B	187	B	196	B	294		24800
SUMMERLIN RD	McGREGOR BL	KELLY COVE RD	4LD	E	2,050	B	1,006	B	1,036	B	1,149		24900
SUMMERLIN RD	KELLY COVE RD	SAN CARLOS BL	4LD	E	2,050	B	976	B	976	B	976		25000
SUMMERLIN RD	SAN CARLOS BL	PINE RIDGE RD	6LD	E	3,040	N/A	N/A	N/A	N/A	N/A	N/A		25100

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SUMMERLIN RD	PIKE RIDGE RD	BASS RD	6LD	E	3,040	B	1,438	B	1,462	B	1,778		25200
SUMMERLIN RD	BASS RD	GLADIOLUS DR	6LD	E	3,040	N/A	N/A	N/A	N/A	N/A	N/A		25300
SUMMERLIN RD	GLADIOLUS DR	CYPRESS LAKE DR	4LD	E	1,960	B	1,133	B	1,160	C	1,312		25400
SUMMERLIN RD	CYPRESS LAKE DR	COLLEGE PKWY	6LD	E	3,040	B	1,245	B	1,245	B	1,245	6 Ln under construction.	25500
SUMMERLIN RD	COLLEGE PKWY	MAPLE DR	6LD	E	3,040	N/A	N/A	N/A	N/A	N/A	N/A	6 Ln under construction.	25600
SUMMERLIN RD	MAPLE DR	BOY SCOUT DR	6LD	E	3,040	B	1,487	B	1,487	B	1,487	6 Ln under construction.	25700
SUMMERLIN RD	BOY SCOUT DR	MATTHEWS DR	4LD	E	1,890	E	1,004	E	1,004	E	1,004		25800
SUMMERLIN RD	MATTHEWS DR	COLONIAL BL	4LD	E	1,890	E	1,004	E	1,004	E	1,004		25900
SUNRISE BL	ALEX BELL BL	COLUMBUS AVE	2LU	E	860	B	36	B	38	B	57		26000
SUNSHINE BL	IMMOKALEE RD (SR82)	LEE BL	2LN	E	960	C	240	C	251	C	259		26100
SUNSHINE BL	LEE BL	W 12th ST	2LN	E	960	D	407	D	414	D	440		26200
SUNSHINE BL	W 12th ST	W 75th ST	2LN	E	960	C	277	C	287	D	382		26300
SW 23rd ST	GUNNERY RD	SUNSHINE BL	2LU	E	860	C	393	C	404	D	605		26400
THREE OAKS PKWY	COCONUT RD	CORKSCREW RD	4LD	E	1,950	B	799	B	817	B	985		26500
THREE OAKS PKWY	CORKSCREW RD	SAN CARLOS BL	4LD	E	1,950	N/A	N/A	N/A	N/A	N/A	N/A		26600
THREE OAKS PKWY	SAN CARLOS BL	ALICO RD	4LD	E	1,950	N/A	N/A	N/A	N/A	N/A	N/A		26700
TICE ST	PALM BEACH BL (SR 80)	ORTIZ AVE	2LU	E	860	C	141	C	141	C	142		26800
TICE ST	ORTIZ AVE	STALEY RD	2LU	E	860	C	127	C	127	D	610		26900
TREELINE AVE	TERMINAL ACCESS ROAD	DANIELS PKWY	4LD	E	1,960	B	1,210	B	1,280	B	1,481		27000
TREELINE AVE	DANIELS PKWY	AMBERWOOD RD	4LD	E	1,950	A	292	A	293	A	294		27030
TREELINE AVE	AMBERWOOD RD	COLONIAL BL	4LD	E	1,950	A	292	A	292	A	292		27070
VETERANS MEM PKWY	SR78	CHIQUITA BL	4LD	D	2,100	B	961	B	961	B	961		27200
VETERANS MEM PKWY	CHIQUITA BL	SKYLINE DR	4LD	D	2,100	B	1,390	B	1,390	B	1,390		27300
VETERANS MEM PKWY	SKYLINE DR	SANTA BARBARA BL	6LD	D	3,160	B	1,814	B	1,814	B	1,844		27400
VETERANS MEM PKWY	SANTA BARBARA	COUNTRY CLUB BL	6LD	D	3,160	C	2,491	C	2,491	C	2,491		27500
VETERANS MEM PKWY	COUNTRY CLUB BL	MIDPOINT BR TOLL PLAZA	6LD	D	3,160	C	2,455	C	2,455	C	2,455		27600
VETERANS MEM PKWY	MIDPOINT BR TOLL PLAZA	McGREGOR BL	4LB	D	2,940	D	2,371	D	2,371	D	2,371		27700
VIA COCONUT PT	SOUTH END	CORKSCREW RD	4LD	E	1,800	N/A	N/A	N/A	N/A	N/A	N/A		27720
WHISKEY CREEK DR	COLLEGE PKWY	SAUTERN DR	2LD	E	860	C	352	C	352	C	365		27900
WHISKEY CREEK DR	SAUTERN DR	McGREGOR BL	2LD	E	860	C	352	C	352	C	352		28000
WILLIAMS RD	US 41	RIVER RANCH RD	2LU	E	860	C	166	C	166	C	186		28100
WILLIAMS AVE	LEE BL	W 6th ST	2LN	E	860	D	497	D	511	D	584		28200
WINKLER RD	STOCKBRIDGE	SUMMERLIN RD	2LN	E	860	D	560	D	575	F	870		28300
WINKLER RD	SUMMERLIN RD	GLADIOLUS DR	4LD	E	1,950	A	383	A	383	A	399		28400

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2008 100th HIGHEST HR		EST 2009 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
WINKLER RD	GLADIOLUS DR	BRANDYWINE CIR	2LN	E	900	B	713	B	713	B	722		28500
WINKLER RD	BRANDYWINE CIR	CYPRESS LAKE DR	2LN	E	900	B	693	B	693	B	693		28600
WINKLER RD	CYPRESS LAKE DR	COLLEGE PKWY	4LD	E	1,610	D	796	D	796	D	946		28700
WINKLER RD	COLLEGE PKWY	MCGREGOR BL	2LN	E	810	B	369	B	369	B	393		28800
WOODLAND BL	US 41	CHATHAM ST	2LU	E	860	C	320	C	320	C	320		28900
W 6th ST	WILLIAMS AVE	JOEL BL	2LU	E	860	C	122	C	122	C	122		29000
W 12th ST	GUNNERY RD	SUNSHINE BL	2LU	E	860	N/A	N/A	N/A	N/A	N/A	N/A		29100
W 12th ST	SUNSHINE BL	WILLIAMS AVE	2LU	E	860	B	72	B	72	C	161		29200
W 12th ST	WILLIAMS AVE	JOEL BL	2LU	E	860	B	72	B	73	B	73		29300
W 14th ST	SUNSHINE BL	RICHMOND AVE	2LU	E	860	B	41	B	42	B	42		29400
US 41	COLLIER COUNTY LINE	BONITA BEACH RD	6LD	E	2,760	C	1,839	C	1,839	C	1,884		29500
US 41	BONITA BEACH RD	WEST TERRY ST	6LD	E	3,100	C	2,397	C	2,422	C	2,452		29600
US 41	WEST TERRY ST	OLD 41	6LD	E	3,100	C	1,786	C	1,786	C	1,828		29700
US 41	OLD 41	CORKSCREW RD	6LD	E	3,100	C	2,263	C	2,397	C	2,859		29800
US 41	CORKSCREW RD	SANIBEL BL	4LD	E	1,950	F	1,992	F	2,038	F	2,257	6 Ln funded in 2010/11 by FDOT.	29900
US 41	SANIBEL BL	ALICO RD	6LD	E	2,940	B	1,671	B	1,724	B	2,051		30000
US 41	ALICO RD	ISLAND PARK RD	6LD	E	2,940	C	2,611	C	2,611	C	2,778		30100
US 41	ISLAND PARK RD	JAMAICA BAY WEST	6LD	E	2,940	C	2,629	C	2,648	C	2,811		30200
US 41	JAMAICA BAY WEST	SIX MILE CYPRESS PKWY	6LD	E	2,940	C	2,656	C	2,686	C	2,716		30300
US 41	SIX MILE CYPRESS PKWY	DANIELS PKWY	6LD	E	2,870	D	1,766	D	1,774	D	2,004		30400
US 41	DANIELS PKWY	COLLEGE PKWY	6LD	E	2,870	D	2,179	D	2,180	D	2,193	Constrained v/c=0.76.	30500
US 41	COLLEGE PKWY	SOUTH RD	6LD	E	2,870	D	2,211	D	2,220	D	2,253	Constrained v/c=0.77.	30600
US 41	SOUTH DR	BOY SCOUT RD	6LD	E	2,870	D	2,134	D	2,134	D	2,136	Constrained v/c=0.74.	30700
US 41	BOY SCOUT DR	NORTH AIRPORT RD	6LD	E	2,870	D	1,573	D	1,574	D	1,576	Constrained v/c=0.55.	30800
US 41	NORTH AIRPORT RD	COLONIAL BL	6LD	E	2,870	D	1,782	D	1,782	D	1,782		30810
US 41	FOUNTAIN INTERCHANGE	NORTH KEY DR	4LD	E	2,270	D	2,238	D	2,238	D	2,238		30900
US 41	NORTH KEY DR	HANCOCK BRIDGE PKWY	4LD	E	2,270	F	2,363	F	2,363	F	2,375	Affected by recent change to one-way tolling on Midpoint Bridge; should stabilize in future.	31000
US 41	HANCOCK BRIDGE PKWY	PONDELLA RD	4LD	E	1,950	D	1,549	D	1,583	D	1,583		31100
US 41	PONDELLA RD	PINE ISLAND RD (SR 78)	4LD	E	1,950	D	1,290	D	1,290	D	1,290		31200
US 41	PINE ISLAND RD (SR 78)	LITTLETON RD	4LD	E	2,050	C	1,352	C	1,352	C	1,433		31300
US 41	LITTLETON RD	BUSINESS 41	4LD	E	2,050	B	917	B	917	C	1,226		31400
US 41	BUSINESS 41	DEL PRADO BL	4LD	E	2,050	B	917	B	918	B	940		31500
US 41	DEL PRADO BL	CHARLOTTE COUNTY LINE	4LD	E	2,050	B	1,072	B	1,076	C	1,188		31600

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2008 100th HIGHEST HR		EST 2009 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
I-75	COLLIER COUNTY LINE	BONITA BEACH RD	6LD	D	5,280	C	3,869	C	3,869	C	3,869	6 Ln under construction.	31700
I-75	BONITA BEACH RD	CORKSCREW RD	6LD	D	5,280	C	3,941	C	3,941	C	3,941	6 Ln under construction.	31800
I-75	CORKSCREW RD	ALICO RD	6LD	D	5,280	C	3,482	C	3,482	C	3,482	6 Ln under construction.	31900
I-75	ALICO RD	DANIELS PKWY	6LD	D	5,280	C	3,820	C	3,820	C	3,820	6 Ln under construction.	32000
I-75	DANIELS PKWY	COLONIAL BL	6LD	D	5,280	C	3,627	C	3,627	C	3,627	6 Ln under construction.	32100
I-75	COLONIAL BL	DR ML KING BL (SR 82)	4LD	D	3,420	E	3,530	E	3,530	E	3,530		32200
I-75	DR ML KING BL (SR 82)	LUCKETT RD	4LD	D	3,420	E	3,772	E	3,772	E	3,772		32300
I-75	LUCKETT RD	PALM BEACH BL (SR 80)	4LD	D	3,420	E	3,555	E	3,555	E	3,555		32400
I-75	PALM BEACH BL (SR 80)	BAYSHORE RD (SR 78)	4LD	D	3,420	D	3,023	D	3,023	D	3,023		32500
I-75	BAYSHORE RD (SR 78)	CHARLOTTE COUNTY LINE	4LD	C	2,890	B	2,007	B	2,007	B	2,007		32600

**DE F** = Road links within incorporated areas of Fort Myers, Fort Myers Beach, Bonita Springs or Cape Coral.

**D E F** = Road links which do not meet the adopted County or State Level of Service Standard. [Note: Some of these links are constrained.]

N/A = Traffic counts not available for this link. For Concurrency determination use data from 2008 Concurrency Report.

\* Note: "Constrained" Roads are as indicated in TABLE 2(a) CONSTRAINED ROADS STATE AND COUNTY ROADS OF "THE LEE PLAN".

Funding is by Lee County unless noted otherwise.

v/c ratio = 2008 100th Highest Hour/Capacity at the Performance Standard.