

Lee County

Concurrency Report





Concurrency Report

Inventory and Projections 2013/2014 – 2014/2015

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 Department
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**

December, 2014

TABLE OF CONTENTS

	PAGE
SUMMARY	1
INVENTORIES	7
SOLID WASTE	8
SURFACE WATER MANAGEMENT	11
POTABLE WATER	13
Table 1. Major Regional Water Treatment Plants	15
Table 2. Minor Regional Water Treatment Plants	16
Table 3. Multiple User/Single Development Water Treatment Plants	17
Table 4. Single User Water Treatment Plants	18
SANITARY SEWER	19
Table 5. Major Regional Sewage Treatment Plants	21
Table 6. Minor Regional Sewage Treatment Plants	22
PARKS AND RECREATION	23
Regional Parks	23
Community Parks	24
Table 7. Lee County Regional Parks Inventory	25
Exhibit I. Community Park Impact Fee Benefit Districts Map	30
Table 8. Lee County Community Park Inventory	31
Table 9. Boca Grande Benefit District	33
Table 10. Cayo Costa/Captiva/Sanibel Benefit District	34
Table 11. Gateway Benefit District	35
Table 12. Lehigh/East Lee County Benefit District	36
Table 13. North Fort Myers Benefit District	37
Table 14. East Fort Myers/Alva Benefit District	38
Table 15. Pine Island/Matlacha Benefit District	39
Table 16. South Fort Myers Benefit District	40
Table 17. Estero/San Carlos/Three Oaks Benefit District	41
Recreational Facilities	42
Table 18. Lee County Recreational Facilities Inventory	43
SCHOOLS	44
Exhibit II. Student Assignment Zones 2012-2013 Map	46
Table 19. East Zone Schools Inventory	47
Table 20. South Zone Schools Inventory	48
Table 21. West Zone Schools Inventory	49
Table 22. Special Purpose Facilities Inventory	50
TRANSPORTATION	51
Road Capacity Inventory	51
Road Link Volumes	58

**CONCURRENCY REPORT
INVENTORY AND PROJECTIONS
2013/2014 - 2014/2015**

SUMMARY

This report has been prepared in accordance with the requirements of Chapter 2 of the Lee County Land Development Code which requires the annual publication of an inventory of the maximum, utilized and available capacity of public facilities for which minimum Level of Service standards are prescribed in the Lee County Comprehensive Land Use Plan. These public facilities are:

- Solid Waste Disposal
- Surface Water Management
- Potable Water
- Sanitary Sewer
- Parks and Recreation
- Schools
- Transportation

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

The inventory serves as the official estimate of available capacity described in the report and allows the Director of Community Development to issue Concurrency Certificates for development permits and plan for needed improvements to public facilities. Development permits may be approved where the estimates demonstrate that sufficient capacity of Solid Waste Disposal, Surface Water Management, Potable Water, and Sanitary Sewer will be available to serve the developments.

CONCURRENCY AND THE COMMUNITY PLANNING ACT OF 2011

The Community Planning Act of 2011 was adopted by the Florida Legislature and became law on June 2, 2011. The Act has revised concurrency management significantly. Parks and Recreation, Schools, and Transportation have been removed from the list of public facilities that are subject to regulatory concurrency requirements on a statewide basis. Sanitary sewer, potable water, surface water management and solid waste disposal are still subject to regulatory concurrency on a statewide basis and will remain in the County's concurrency management program.

Under the provisions of the Act, the County has the option to implement concurrency requirements on a local basis for Parks and Recreation, Schools, and Transportation. Should the County elect to implement concurrency requirements for these public facilities on a local basis, it must do so consistent with the requirements of the Act. On April 16, 2014, the Board of County Commissioners adopted the "Concurrency Amendment Ordinance (CPA2013-00006)" that removes mandatory concurrency requirements for Parks and Recreation and Transportation in

THE LEE PLAN. In this report, the inventories for Parks and Recreation and Transportation have been included for informational and planning purposes only.

LEVEL OF SERVICE ISSUES

Based upon growth trends during the 1990-2013 period and projecting similar trends for the 2013/2014 inventory period, the unincorporated areas of Lee County should not experience any concurrency problems during 2013/2014 with the exception of the transportation area. 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.

The Transportation element of this document shows seventeen (17) roadway sections (links) that do not meet the adopted County or State Level of Service (LOS) Standard based on the 2013 traffic counts. This includes fifteen (15) links on State roads and two (2) County-maintained road links. Only five (5) of these seventeen (17) links are concerns for unincorporated Lee County since four (4) links are on constrained roads and eight (8) links are within cities. The five (5) road links which fail to meet the adopted County or State LOS Standard based on the 2013 traffic counts and which present a LOS issue for unincorporated Lee County are on State Route 82 and U.S. 41, as explained below.

Immokalee Road (SR 82) from Colonial Boulevard to Gateway Boulevard (LOS "F") and from Gunnery Road to Alabama Road (LOS "E"). The segment from Colonial Boulevard to Gateway Boulevard is where the six (6) lane cross section of SR 82 transitions back down to two (2) lanes. The State completed a six (6) lane Project Development and Engineering (PD & E) Study on all of the SR 82 links from Colonial Boulevard to the Hendry County line in 2010. Construction was recently completed for the six-laning of SR 82 from east of Ortiz Avenue to south of Lee Boulevard. Construction is programmed for the widening of SR 82 from south of Lee Boulevard to east of Gunnery Road in fiscal year 2017/18, but construction is not funded for the segments east of Gunnery Road to the County line at this time.

US 41 from the Fountain Interchange to North Key Drive (LOS "F"), from North Key Drive to Hancock Bridge Parkway (LOS "F"), and from Hancock Bridge Parkway to Pondella Road (LOS "F"). The segments of US 41 from the Fountain Interchange in Downtown Fort Myers to Pondella Road are sporadically affected by behavioral patterns of the users of the toll bridges and other parallel routes. This includes the influence of the change to a one-way tolling system on the Midpoint and Cape Coral Bridges; this condition will continue to be monitored. The traffic volumes on these links generally appear to be decreasing, so the traffic conditions seem to have begun to stabilize.

SOLID WASTE

The Lee County Waste to Energy (WTE) Facility began operation in August 1994 and was operating at its guaranteed capacity by 1999. The 20th anniversary of the opening of this facility was celebrated this year. The County constructed an additional combustion unit that was completed in 2007 which increased the capacity of the WTE Facility to 1,836 tons per day. Waste material which cannot be burned or recycled and the ash residue from the facility are placed in the Lee-Hendry Landfill. Construction and demolition debris (C&D) is accepted at the County's

Construction and Demolition Debris Recycling Facility and also by private C&D recycling or disposal facilities located in Lee and Charlotte Counties.

The “Discarded Electronics Collection and Recycling” program includes curbside collection and currently processes about 600 tons per year. The Household Chemical Waste Drop-Off Program was placed at a permanent facility in 2008. It provides for the drop-off of household chemical waste and discarded electronics. A yard waste processing site is located at the Resource Recovery Facility in East Fort Myers and currently processes forty-thousand (40,000) tons of yard waste per year. The Material Recovery Facility (MRF), expanded in 2010 to accept single stream collected recyclable material, processes an average of 300 tons of recyclable material per day. The Mandatory Business Recycling Ordinance has been in effect for several years, and all businesses are currently in compliance with this Ordinance. The Construction and Demolition Debris portion of the Mandatory Business Recycling Ordinance has resulted in the diversion of more than fifty (50) percent of the construction debris from more than eighty (80) percent of regulated projects.

The Solid Waste Division started its compost operations in December of 2009 at the Lee/Hendry Landfill site. The composting facility has a capacity of 30,000 wet tons of biosolids per year. The biosolids and the mulch from horticultural waste make up the feedstock for the compost material. The product is licensed and sold in bags and in bulk form under the name of OrganicLee®. The facility is currently undergoing expansion. When complete, it will have a capacity of 45,000 wet tons of biosolids per year.

The Board of County Commissioners awarded contracts for Disaster Recovery Services with DRC Emergency Services, LLC, Byrd Brothers Emergency Services, and Crowder/Gulf Joint Venture for an initial five (5) year term in May of 2012. Debris staging sites have been identified and secured throughout the County. All unincorporated areas of Lee County are in compliance with the Solid Waste Level of Service standard set forth in THE LEE PLAN.

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. An updated surface water management study 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 was completed last year. Based upon these studies, none of the crossings of evacuation routes are anticipated to be flooded for more than twenty-four (24) hours due to a twenty-five (25) year, three (3) day storm event. 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. 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 Surface Water Management 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. 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 Potable Water Level of Service standard set forth in THE LEE PLAN.

Lee County Utilities (LCU) is currently in the process of completing the design of an expansion to the Green Meadows Water Treatment Plant (WTP). The plant and wellfield will be expanded from 9.0 MGD to 14.0 MGD. LCU anticipates construction of the expansion to commence in 2015.

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 Sanitary Sewer Level of Service standard is met.

In October of 2012, Lee County Utilities (LCU) removed the Waterway Estates WWTP from service and decommissioned the facility. All wastewater generated in Waterway Estates service area is now being diverted to the Florida Governmental Utility Authority (FGUA) Del Prado WWTP.

PARKS AND RECREATION

Regional Parks

The combination of Federal, State, County and Municipal Regional Parks provides sufficient acreage to meet the current Level of Service standards for Regional Parks set forth in THE LEE PLAN through the year 2019 as currently projected. The “Desired Future Level of Service Standard” as set forth in THE LEE PLAN was also met for the year 2013 and will be met to year 2019 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) Community Park districts. Every Park Impact Fee Benefit District meets THE LEE PLAN's Level of Service Standard for Community Parks through the year 2019 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 and Estero/San Carlos/Three Oaks District meet the "Desired Future Level of Service Standard" for Community Parks through the year 2019 as currently projected.

Recreational Facilities

The non-regulatory Level of Service standard for Community Recreation Centers was met in 2013 due to the opening of the North Fort Myers Community Recreation Center. The non-regulatory Level of Service standard for Boat Ramps was not met in 2013. The Water/Beach Access non-regulatory Level of Service standard was met in 2013.

SCHOOLS

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 will 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. Pursuant to The Community Planning Act of 2011, School concurrency can no longer be implemented as a regulatory tool.

The County, with the assistance of the School District, annually identifies available school capacity as part of its Concurrency Management Report. The report identifies total school capacity which is the sum of 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 from 2009 through 2013 and will continue to be met in 2014.

TRANSPORTATION

Beginning on January 1, 2000 Lee County returned to a link by link system for determining if the required LOS standard is achieved. Over the previous fourteen (14) years the County and State constructed many projects that addressed deficiencies throughout the County. Based on the Concurrency Amendment Ordinance, the LOS standards for transportation are no longer regulatory, so they are being reported for informational and planning purposes only. The transportation LOS issues identified during 2013/14 are described below.

Road Segments Operating Below LOS Standards Based on 2013 Traffic Counts

Based on the traffic count data contained in the 2013 Lee County Traffic Count Report and the 2013 FDOT Traffic Counts, there are seventeen (17) roadway links (or sections of road) that were shown to operate below the adopted Level of Service standard. These roadway links include five (5) segments of Colonial Boulevard in the City of Fort Myers, two (2) segments of Dr. Martin Luther King Boulevard (SR 82) in the City of Fort Myers, one (1) segment of Estero Boulevard in the Town of Fort Myers Beach, two (2) segments of Immokalee Road (SR 82), two (2) segments of McGregor Boulevard (SR 867), and five (5) segments of US 41.

Eight (8) of these links are located within incorporated areas of the County. Of the eight (8) links within unincorporated areas, four (4) links are on roadways that have been designated as constrained facilities, and the volume-to-capacity ratios on these links are well below the allowable 1.85 indicated in THE LEE PLAN for constrained roadways. As a result, the only roadway links that are of concern within unincorporated Lee County are Immokalee Road from Colonial Boulevard to Gateway Boulevard, Immokalee Road from Gunnery Road to Alabama Road, US 41 from the Fountain Interchange in Downtown Fort Myers to North Key Drive, US 41 from North Key Drive to Hancock Bridge Parkway, and US 41 from Hancock Bridge Parkway to Pondella Road.

Pursuant to The Community Planning Act of 2011, Transportation concurrency can no longer be implemented as a regulatory tool. In the interim, traffic volumes on these links should be closely monitored for planning purposes.

Potential Problem Road Segments Based on Existing Traffic + Approved Development

Five (5) roadway links within Lee County currently provide a satisfactory LOS but are projected to fail in the future because of potential increased traffic from approved but not yet constructed developments. The LOS on the links accessed by these developments may be degraded if capacity is not increased or new road widening projects providing alternative routes are not constructed to accommodate forecasted traffic. These roadway links include one (1) segment of Buckingham Road, one (1) segment of Corkscrew Road, one (1) segment of Daniels Parkway, one (1) segment of McGregor Boulevard, and one (1) segment of Plantation Road. Traffic conditions on these links will be closely monitored to see how they are affected by the new developments that are approved to add traffic to these roadways.

INVENTORIES

The Concurrency Management staff compiles and maintains computer databases and spreadsheets using information from the following sources:

- Florida Department of Environmental Protection
- Florida Department of Transportation
- Florida Department of Health's Division of Environmental Health
- Lee County Property Appraiser's Office
- Department of Economic Opportunity (f.k.a. Department of Community Affairs)
- Lee County Department of Transportation
- Lee County Division of Natural Resources
- Lee County Division of Solid Waste
- Lee County Division of Utilities
- Lee County School District
- Lee County Development Services Division.

Information contained in the databases and spreadsheets assists in monitoring Levels of Service and is beneficial in both Capital Improvement planning and the preparation of the Capital Improvement Program. The information also assists staff 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 since 1989.

Staff maintains the data on development within each of the nineteen (19) Year 2030 Planning Communities in unincorporated Lee County. The information will be verified and added to the base land use data for the individual districts. In addition, 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 in 1994, and it has operated three (3) combustion units since 2007. Its capacity 1,836 tons per day (569,619 tons per year) of processible municipal solid waste (MSW).

All of the Class I MSW from Lee and Hendry Counties is being sent to the WTE facility where the combustion residue generated is ten (10) percent of the original volume. The ash residue from all combusted MSW 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 C&D recycling or disposal facilities located in Lee, Hendry, and Charlotte Counties including the Lee County Recycling Facility on Buckingham Road. Construction and demolition debris comprises approximately twenty-three (23) percent by weight of the total waste stream. Ordinance 07-25 adopted on September 11, 2007 prescribes that at least fifty (50) percent of the C&D debris must be diverted from landfills. The C&D debris portion of the County's Mandatory Business Recycling Ordinance has been in effect since 2008. Over eighty (80) percent of covered projects that are regulated by this Ordinance have chosen to divert at least fifty (50) percent of their debris from landfills.

The Lee/Hendry Disposal Facility began operation in October 2002. A C&D landfill was opened in Charlotte County 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 constructed an ash monofill cell and a new Class III disposal cell at its Lee/Hendry Disposal Facility in 2008. A twenty (20) acre expansion of the ash monofill is scheduled to be completed in 2015. In 2011, Lee County began operation of a new Construction & Demolition Debris Recycling Facility located at the Buckingham Road Solid Waste Complex. Concrete rubble, brick, roofing tiles, wood, ferrous and non-ferrous metal, cardboard, and select plastics from incoming construction and demolition projects will be recovered. The permitted five hundred (500) ton per day capacity of this facility will serve Lee County's growth requirements.

The County's "Discarded Electronics Collection and Recycling" program, which began in 2001, was expanded to include curbside collection in 2005. This program is now receiving and recycling approximately six hundred (600) tons per year of discarded computers and peripheral equipment, televisions, stereo equipment, etc.

The Solid Waste Division opened its permanently sited Household Chemical Waste Drop Off Program on Topaz Court in 2008. It allows residents to safely dispose of household chemicals, and other potentially hazardous compounds. More than eighty (80) percent of the material brought to the facility is recycled.

The Material Recovery Facility (MRF) on Buckingham Road processes all single stream collected recyclables from unincorporated Lee County and its five (5) municipalities. The MRF processes on average approximately three hundred (300) tons of recyclable material per day. It is contracted for continued operation through April 2015. The expanded facility is designed to process up to six hundred (600) tons/day. An electric solar generating system was installed at the MRF in 2013.

The County's yard waste processing site was constructed and began operation in 2003. Each year approximately forty thousand (40,000) tons of yard waste are processed by the County. Some of the mulched yard waste is available for residents at mulch sites located in each of the five (5) franchise areas.

The collection and disposal of solid waste and recyclables for the Gasparilla Island residents has been performed through an agreement with Charlotte County/Waste Management.

Several processes have been put in place to handle the solid waste and recyclables for the residents of North Captiva Island due to the lack of vehicular access. A small combustion unit is located on the island at Safety Harbor in which some residential trash is collected and incinerated. The ash from this process is then hauled to the mainland where it is processed at the landfill. Additionally, dumpsters are provided throughout the island, and the solid waste from the dumpsters is shipped to the Fisherman's Co-op on Pine Island. From the Fisherman's Co-op, the material is transported to the waste-to-energy facility to be processed. Some part time residents transport their own garbage and recyclables to the mainland to locations where they have full time residency with full time solid waste service.

During the past year the total volume of solid waste, including County processed recyclables, excluding C&D materials, was five (5) to seven (7) pounds per capita per day. Quantifying the amount of solid waste that is recyclable material has proven to be a difficult task, but a continuing effort by the staff of the Division of Solid Waste has allowed the quantity of private recycling and C&D material to be more accurately determined. Recycling programs, which include curbside pickup and commercial collection, account for approximately thirty-five (35) to forty-five (45) percent of the total solid waste stream. This ranks the Lee County recycling program as the second most successful program in the State.

The Board of County Commissioners established mandatory commercial recycling in 2008 to ensure that recyclable materials generated and accumulated by multifamily properties, commercial establishments, and C&D 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. More than ninety-eight (98) percent of Lee County businesses have been identified as being in compliance with the ordinance. The Solid Waste Division actively works with and assists those businesses that have not fulfilled the requirements of this ordinance in order to seek compliance.

A Compost Operation Facility was constructed at the Lee/Hendry Landfill in 2009. Biosolids from the City of Fort Myers, Cape Coral, and Lee County Utilities Division and mulch ground from Lee County residential horticulture serve as feedstock for the compost. Expansion of that facility is currently underway. After the completion of the construction and certification by the DEP Lee County will have a permitted capacity of forty-five thousand (45,000) wet tons of biosolids per year.

For the 2014 Hurricane Season, the Solid Waste Division secured debris staging sites throughout Lee County. 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 twenty-five (25) year, three (3) day storm event 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.

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. FEMA has begun the South West Florida (SWFL) Coastal Risk MAP study that involves coastal flood hazard analyses for 450 miles of coastal shoreline in five (5) Counties including Lee County (Sarasota, Desoto, Charlotte, and Hendry). The analyses include the effects of wave setup, wave height analyses, erosion analyses, wave run-up and overtopping analyses, identification of the Primary Frontal Dune (PFD), identification of the Limit of Moderate Wave Action (LiMWA) and appropriate mapping of the results. FEMA expects the analysis to take more than three (3) years to complete. When completed, the Risk MAP will enhance understanding on coastal flood risk and aid flood hazard mitigation planning. Also, the finalized Risk MAP will be used in updating the Flood Insurance Rate Map along the coastal flooding areas. To effectively and independently review the MAP development process, Lee County hired a coastal engineering consulting firm. The consultant will provide professional opinion on the appropriateness of the Risk MAP development methods/techniques and study results. If necessary, they will also provide alternative suggestions to improve the quality and accuracy of study.

Construction of the Powell Creek Filter Marsh, Briarcliff Filter Marsh, Phase II of the Ten Mile Filter Marsh, and the Lakes Park Restoration Project has been completed. These projects are fully functioning and have now advanced to the routine maintenance phase. The benefits of these projects include improved regional water quality, increased surface water storage, enhanced wildlife habitat, and provision of recreational opportunities such as hiking and wildlife viewing. The Division of Natural Resources will maintain these projects in perpetuity.



The Spanish Creek Restoration at the Daniels Preserve Phase 1 outfall structure is an ongoing project that is designed to capture the surface water flows from the County Line Drainage District (CLDD) outfall ditch to Spanish Creek within the portion located on the South Florida Water Management District (SFWMD) owned and maintained property adjacent to the easterly portion of the Daniels Preserve site. The flows from this outfall structure will then be conveyed toward the northeasterly area of the site for purposes of onsite hydrologic restoration to the greatest extent practicable. Completion of this project is slated for 2014.

POTABLE WATER

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

- Major Regional Water Treatment Plants.
- Minor Regional Water Treatment Plants.
- Multiple User/Single Development Water Treatment Plants.
- 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 2013 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 in 2008 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 six (6) utility companies that operate fourteen (14) water treatment plants, all of which have a capacity of one-half (½) million gallons per day (MGD) or more. Lee County Utilities (LCU) is currently in the process of completing the design of an expansion to the Green Meadows WTP. The plant and wellfield will be expanded from 9.0 MGD to 14.0 MGD. LCU anticipates the construction of the expansion to commence in 2015. In addition, LCU removed the Waterway Estates WTP from service and decommissioned the facility. Potable water to serve the Waterway Estates area is being provided by LCU's North Lee County WTP.

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 each of 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 has been in service since its completion. WTP #2 is currently planned to be expanded from 1.1 MGD to 2.0 MGD with the use of a membrane softening technology and drawing water from the Upper Floridan Aquifer. Due to the presence of lower-than-normal water demand in Lehigh Acres, the plant expansion design, permitting and construction are scheduled for the fiscal year 2012/2013. 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 the expense required to retrofit these areas is cost prohibitive. Mandatory water connections for new development are being enforced in Lehigh Acres, according to FGUA, where facilities exist to provide water supply.

All of these major regional water treatment plants recorded flows which were within their design capacities during 2013. With the completed and proposed additions to the water treatment capacity noted above, there are no capacity problems anticipated during 2014 and beyond, as projected, for any of the major regional plants and systems.

Table 2, Minor Regional Water Treatment Plants, lists two (2) water treatment plants both of which have a capacity of less than one (1) million gallons per day. Both of these minor regional water treatment plants recorded flows which were within their design capacities during 2013. The Bayshore Utilities WTP was removed from this table in this year's report because it was connected to Lee County Utilities in June of 2012. No capacity problems are anticipated for the minor regional water treatment plants during 2014 and beyond, as projected.

Table 3, Multiple User/Single Development Water Treatment Plants, lists six (6) water treatment plants which each serve multiple customers located within a single development. Most of the developments connected to these water treatment plants are built-out and additional new customers are not anticipated. All of these single development plants recorded flows which were within their design capacities during 2013. The Saldivar Migrant Camp WTP was removed from this table in this year's report because it was connected to Bonita Springs Utilities in April of 2012. No capacity problems are anticipated for single development water treatment plants during 2014 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. Facilities that were previously decommissioned have been removed from the inventory report. The developments and facilities served by the single use plants are mostly built-out and additional new customers are not anticipated. Two (2) of these plants (Lehigh Express Service Station WTP and Mango Island Cafe WTP) reported a peak month average daily flow which exceeded the design capacity of the plant. According to the Lee County Health Department, although the average daily flow for the peak month exceeded the design capacity for these plants, since these were isolated single occurrences, they do not indicate that the water treatment plant has produced more water than was permitted. The Gulf Disposal WTP was decommissioned and connected to public water service in 2012, so this plant was removed from the table this year. 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 2014 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 2012	ACTUAL 2013	ESTIMATED 2014	PROJECTED 2015
BONITA SPRINGS UTILITIES					
- BONITA SPRINGS UTILITIES #1	9,000,000	4,259,032	4,093,871	4,400,000	4,600,000
- BONITA SPRINGS UTILITIES #2	6,600,000	4,886,129	5,578,387	5,600,000	5,700,000
1 TOTAL - BONITA SPRINGS UTILITIES	15,600,000	9,145,161	9,672,258	10,000,000	10,300,000
GASPARILLA ISLAND WATER ASSN.					
- GASPARILLA ISLAND WATER ASSN. #1	576,000	275,129	274,516	285,000	295,000
- GASPARILLA ISLAND WATER ASSN. #2	1,270,000	922,935	926,903	930,000	935,000
2 TOTAL-GASPARILLA ISLAND WATER ASSN.	1,846,000	1,198,064	1,201,419	1,215,000	1,230,000
3 GREATER PINE ISLAND WATER ASSN.	3,290,000	1,609,062	1,544,952	1,650,000	1,700,000
4 ISLAND WATER ASSN.	5,990,000	4,078,000	3,903,000	4,200,000	4,300,000
LEE COUNTY UTILITIES					
5 - WATERWAY ESTATES WTP	1,500,000	348,000	0	0	0
6 - NORTH LEE COUNTY WTP	11,600,000	3,516,000	5,142,000	5,504,200	5,973,750
7 - GREEN MEADOWS WTP	9,000,000	4,700,968	4,576,935	4,828,500	4,911,750
8 - CORKSCREW WTP	15,000,000	14,265,000	12,363,000	13,041,300	13,266,150
9 - OLGA WTP	5,000,000	2,361,968	1,150,290	1,212,200	1,233,100
10 - PINEWOODS WTP	5,300,000	3,235,000	3,891,000	4,045,500	4,115,250
TOTAL - LEE COUNTY UTILITIES	47,400,000	28,426,936	27,123,225	28,631,700	29,500,000
FLORIDA GOVERNMENTAL UTILITY AUTHORITY					
- LEHIGH UTILITIES #1	3,110,000	1,784,467	2,086,333	1,800,000	1,900,000
- LEHIGH UTILITIES #2	1,100,000	667,133	146,267	700,000	725,000
- LEHIGH UTILITIES #3 [See Note 1 below]	500,000	162,700	204,133	165,000	170,000
11 TOTAL - FLORIDA GOV UTILITY AUTHORITY	4,710,000	2,614,300	2,436,733	2,665,000	2,795,000

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.

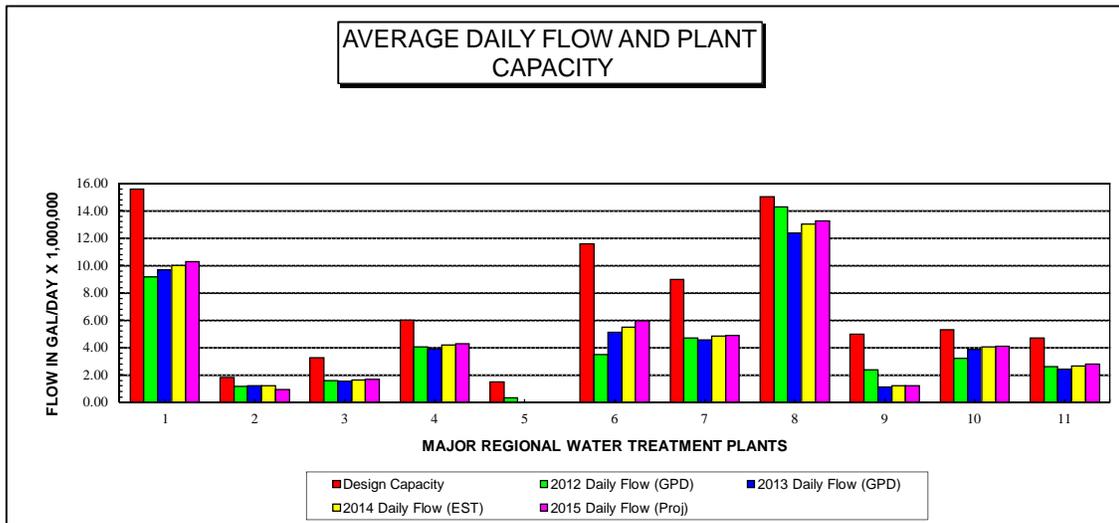


TABLE 2

MINOR REGIONAL WATER TREATMENT PLANTS

PLANT NAME	DESIGN CAPACITY AVERAGE DAILY FLOW GALLONS/DAY	AVERAGE DAILY FLOW IN PEAK MONTH GALLONS PER DAY			
		ACTUAL 2012	ACTUAL 2013	ESTIMATED 2014	PROJECTED 2015
1 CITRUS PARK WTP	540,000	285,806	260,251	295,000	305,000
2 LAKE FAIRWAYS WTP	200,000	110,000	124,025	130,000	135,000

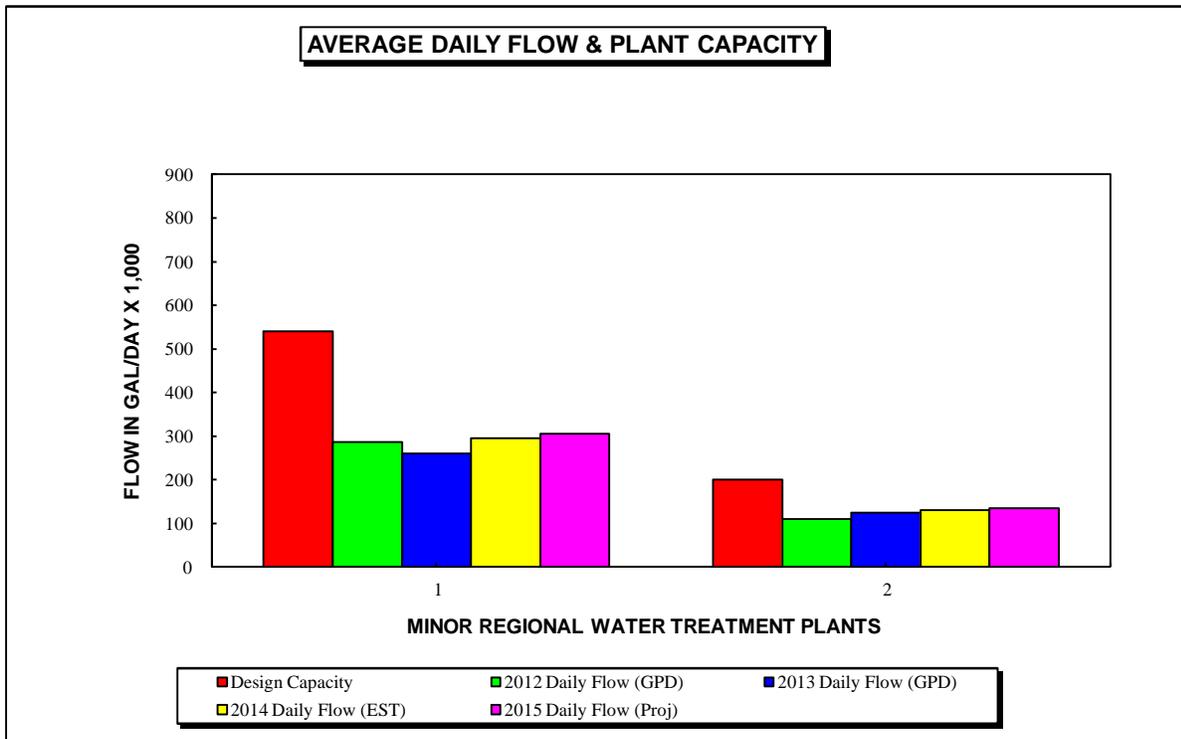


TABLE 3

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 2012	ACTUAL 2013	ESTIMATED 2014	PROJECTED 2015
CHARLESTON PARK WTP	35,000	21,062	16,865	25,000	27,500
FOUNTAIN VIEW RV PARK WTP	70,000	22,250	21,457	23,500	25,000
OAK PARK MOBILE HOME VILLAGE WTP	150,000	29,000	38,710	39,000	40,000
RAINTREE RV RESORT WTP	40,000	27,451	23,696	29,000	30,000
RIVER LAWN TERRACE WTP	7,800	1,807	1,831	2,000	2,100
USEPPA ISLAND CLUB WTP	56,000	50,497	41,899	51,500	53,000

TABLE 4

SINGLE USER WATER TREATMENT PLANTS

PLANT NAME	DESIGN CAPACITY AVERAGE DAILY FLOW GAL/DAY	AVERAGE DAILY FLOW PEAK MONTH 2013 GAL/DAY
ALVA COUNTRY DINER WTP	5,000	3,565
ALVA MIDDLE & ELEM SCHOOL WTP	20,000	3,963
ALVA VILLAGE MARKET	650	362
BARNACLE PHIL'S INC. WTP	5,000	1,488
BURNT STORE CENTRE WTP	3,000	1,423
CAYO COSTA STATE PARK WTP	10,000	376
CABBAGE KEY HIDE-A-WAY WTP	4,000	3,251
CALOOSAHATCHEE REGIONAL PARK WTP	5,000	NR
CARNECERIA MONTERREY WTP	1,105	899
ECO PARK WTP	1,000	63
GUNNERY ROAD BAPTIST CHURCH WTP	3,500	1,132
HANDY FOOD STORES #86 - ALVA WTP	9,000	700
SUNSET (fka HOLIDAY) ACRES WTP	20,000	6,055
LEE COUNTY GUN RANGE	7,200	NR
LEHIGH EXPRESS SERVICE STATION	1,380	1,455 ⁽¹⁾
LJ'S PACKAGE AND LOUNGE, INC.	1,500	399
MANGO ISLAND CAFÉ WTP	2,000	3,351 ⁽¹⁾
MESSIAH LUTHERAN CHURCH WTP	8,500	1,158
BOO BOO'S SPORTS N EATS	5,000	NR
NORTH CAPTIVA ISLAND CLUB WTP	2,000	973
NORTH CAPTIVA ISLAND CLUB BATH HOUSE WTP	3,300	1,537
OLD CORKSCREW GOLF CLUB WTP	7,500	3,602
REDLANDS CHRISTIAN MIGRANT CAMP WTP	3,000	2,320
SAFETY HARBOR CLUB #12 WTP	5,000	2,335
FARM OP INC.-CORKSCREW CAMP WTP	25,000	11,070
STAR QUICK MART WTP	1,500	111
STATE ROAD 31 SHELL STATION WTP	3,000	1,124
SUNOCO OF NORTH FORT MYERS	3,000	459
SUNSEEKER'S ADULT R.V. PARK WTP	50,000	6,506
SYGENTA FLOWERS ALVA FARM WTP	5,000	4,873
TEMPLE BAPTIST CHURCH WTP	5,000	334
TROYER BROTHERS POTATO FARM	4,000	1,983
YOUNGQUIST BROTHERS ROCK MINE	2,100	NR

(1) 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).

NR = Not Reported for this year

SANITARY SEWER

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

- Major Regional Sewage Treatment Plants.
- Minor Regional Sewage Treatment Plants.
- Multiple User/Single Development Sewage Treatment Plants.
- Single User Sewage Treatment Plants.

Tables 5 and 6 show data regarding the Average Daily Flows recorded in the peak month in year 2013 for facilities in the major and minor regional sewage treatment plant categories and the Permitted Capacity for each facility in Average Gallons per Day (AGPD). As with last year, the single development and single user sewage treatment plants have been removed from the report this year due to a lack of data being reported by the Department of Environmental Protection.



This format of reporting began in 2008 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 five (5) utilities that operate the twelve (12) franchised sewage treatment plants which have a capacity greater than 700,000 gallons per day. In October of 2012, Lee County Utilities (LCU) removed the Waterway Estates WWTP from service and decommissioned the facility. All wastewater generated in Waterway Estates service area is now being diverted to the Florida Governmental Utility Authority (FGUA) Del Prado WWTP. In the future, LCU plans to divert the wastewater flow currently received and treated by the San Carlos WWTP to LCU's Three Oaks WWTP. LCU has initiated the construction of the infrastructure required for this flow diversion.

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 increased its capacity to 3.5 MGD. That plant is now in operation and the deep injection well and associated pumping facilities are operational, so the permitted capacity within Table 5 reflects the increased capacity.

FGUA has an annual project aimed at reducing Inflow & Infiltration (I&I) due to some major issues with infiltration into the Lehigh Acres system in the past. The flows in each Lift Station (LS) area are monitored and areas which show dramatic spikes in flow are targeted for evaluation and rehabilitation. 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 through FY 2014.

FGUA states that it has expanded its sanitary sewer collection system and force mains to new, large residential development 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. In 2008, the FGUA 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 developers request a letter of availability from the FGUA before obtaining a construction permit for the project. At that time FGUA reviews the proposed development location and informs 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 processes biosolids from BSU's original West WWTP facility, located three miles away. 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.

Based on the data illustrated in Table 5, no capacity problems are anticipated for Major Regional Sewage Treatment Plants during 2014 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. All of these WWTPs operated well within their permitted capacity during 2013 and no capacity problems are anticipated for Minor Regional Sewage Treatment Plants during 2014 and beyond, as projected.

Based upon the flow data and capacity information shown in the accompanying Tables 5 and 6, there are no apparent sanitary sewer concurrency Level of Service problems anticipated in 2014 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 2012	ACTUAL 2013	ESTIMATED 2014	PROJECTED 2014
BONITA SPRINGS UTILITIES					
- WATER RECLAMATION WEST WWTP	7,000,000	3,872,000	4,661,000	5,600,000	5,700,000
- WATER RECLAMATION EAST WWTP	4,000,000	5,189,000	4,671,000	3,800,000	3,900,000
1 TOTAL - BONITA SPRINGS UTILITIES	11,000,000	9,061,000	9,332,000	9,400,000	9,600,000
CITY OF FORT MYERS					
2 - RALEIGH STREET WWTP	11,000,000	8,520,000	10,041,000	10,100,000	10,200,000
3 - SOUTH DRIVE WWTP	12,000,000	9,730,000	11,010,000	11,100,000	11,200,000
GASPARILLA ISLAND WATER ASSOC.					
4 - GASPARILLA ISLAND WATER DOM DIW	705,000	462,000	506,000	510,000	515,000
LEE COUNTY UTILITIES					
5 - GATEWAY SERVICES-DIST 1 WWTP	3,000,000	1,155,000	1,284,000	1,300,000	1,350,000
6 - FIESTA VILLAGE WWTP	5,000,000	3,568,000	3,802,000	3,850,000	3,900,000
7 - FT MYERS BEACH WWTP	6,000,000	4,101,000	4,046,000	4,200,000	4,300,000
8 - THREE OAKS WWTP	6,000,000	3,249,000	3,295,000	3,325,000	3,400,000
9 - WATERWAY ESTATES WWTP ¹	1,250,000	1,093,000	0	0	0
FLORIDA GOVERNMENTAL UTILITY AUTH					
10 - LEHIGH ACRES WWTP	3,500,000	2,203,000	3,006,000	3,050,000	3,100,000
11 - DEL PRADO (fka SUNCOAST) WWTP	4,250,000	2,602,000	4,196,000	4,200,000	4,200,000

Note 1 - Waterway Estates WWTP was closed in October 2012 and flows were diverted to Del Prado WWTP. This is reflected in the 2013 flow and projections for Del Prado

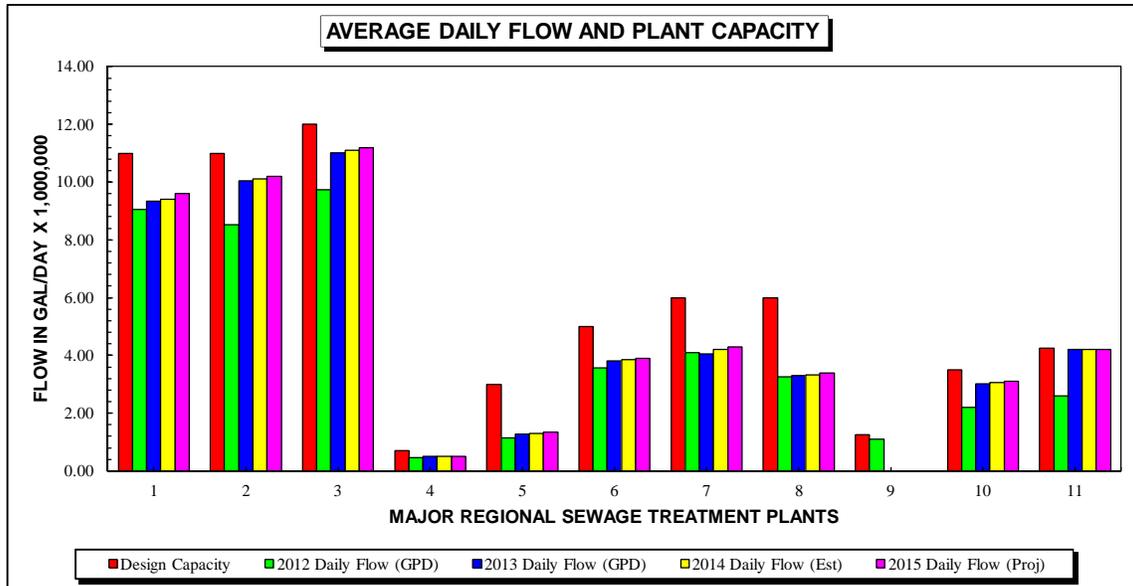
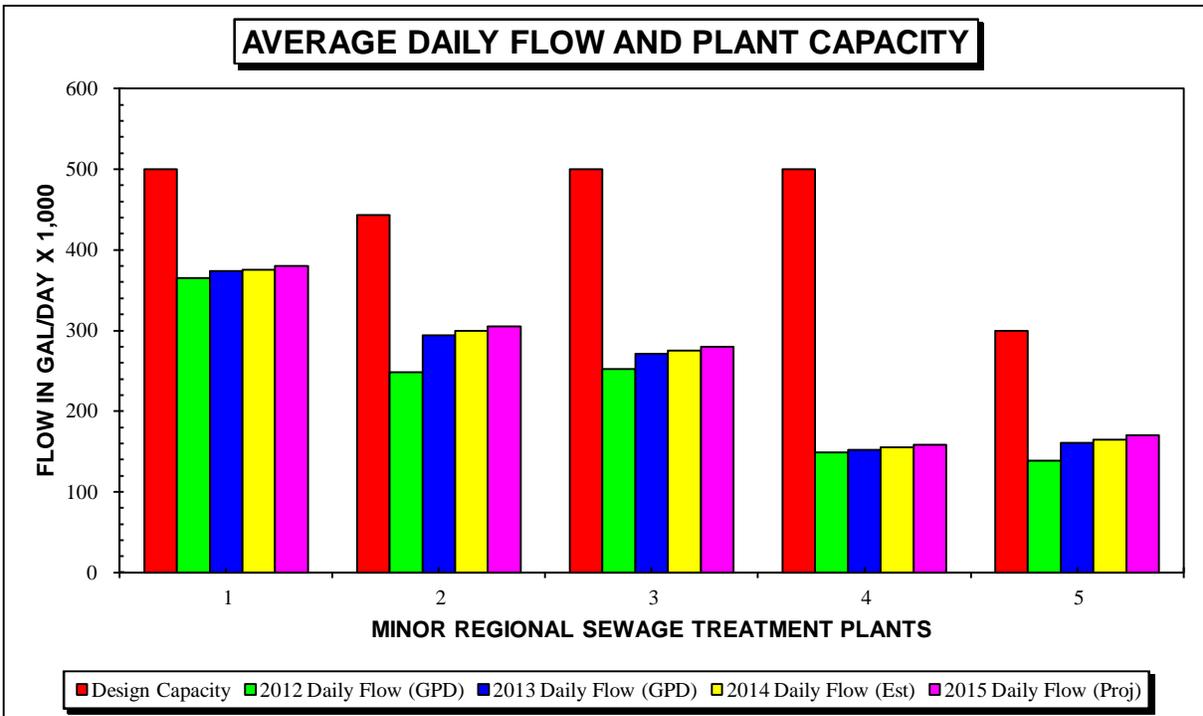


TABLE 6

MINOR REGIONAL SEWAGE TREATMENT PLANTS

PLANT NAME	PERMITTED CAPACITY AVERAGE DAILY FLOW GALLONS/DAY	AVERAGE DAILY FLOW IN PEAK MONTH GALLONS PER DAY			
		ACTUAL	ACTUAL	ESTIMATED	PROJECTED
		2012	2013	2014	2015
CHARLOTTE COUNTY UTILITIES					
1 - BURNT STORE WWTP	500,000	365,000	374,000	375,000	380,000
2 EAGLE RIDGE WWTP	443,000	248,000	294,000	300,000	305,000
3 FOREST UTILITIES WWTP	500,000	252,000	271,000	275,000	280,000
LEE COUNTY UTILITIES					
4 - PINE ISLAND WWTP	500,000	149,000	152,000	155,000	158,000
5 - SAN CARLOS WWTP	300,000	139,000	161,000	165,000	170,000



PARKS AND RECREATION

Regional Parks

Existing County Regional Park Facilities

The Lee County Regional Parks Inventory provides information on existing Regional Park facilities, as well as Regional Parks planned over the next several years as illustrated in Table 7. The table and accompanying charts include actual data from 2010 through 2013 and projections to year 2019. The inventory of Existing County Regional Park Facilities has been changed in recent years due to updated information provided by the Parks and Recreation Department. Since the last report, the Lee County Sports Complex acreage was updated based on the expansion of the site (65-acres up from 50-acres). The resultant Existing County Regional Park inventory totals 3,149-acres, up from the 3,134-acres reported last year. Lee County operates forty-four (44) percent of the existing Regional Park acreage.



Existing City Regional Parks

The City Regional Park inventory did not change in 2013. The existing City Park inventory totals 556-acres. Cities currently operate eight (8) percent of the existing Regional Park acreage.

Existing State Regional Parks

The State Regional Parks inventory did not change in 2013. The current Existing State Park inventory totals 2,776-acres. The State currently operates thirty-eight (38) percent of the existing Regional Park acreage.

Existing Federal Regional Parks

The Federal Regional Park inventory did not change in 2013. The Federal Government operates 743-acres of Regional Parks in Lee County, which is ten (10) percent of the existing Regional Park acreage.

Regional Parks Planned in FY 2014/2015

There are no new Regional Park facilities planned in the next fiscal year. As a result, there is no new Regional Park acreage to be added to the inventory for next year.

Planned Future Regional Parks

Based on updates from the Parks and Recreation Department, five (5) additional future Regional Parks will be added to the inventory. The planned 75-acre Able Canal Greenway and the 560-acre Harnes Marsh Park & Preserve are located in Lehigh Acres. The 13-acre Idalia Regional Park is a planned future Regional Park facility located in Olga. The Seafarer's Park (1-acre) is a planned future park located in the Town of Fort Myers Beach. Finally, a planned

future park in the City of Cape Coral named Yellow Fever Creek Park and Preserve is listed as a future Regional Park with an acreage of 195-acres. These changes result in a planned future Regional Parks inventory totaling 844-acres.

Population Figures

During the preparation of this Concurrency Report, the total seasonal resident population figures were updated utilizing: (1) new 2010 Census data; (2) the University of Florida Bureau of Economic and Business Research (BEBR) mid-range permanent population estimates; and (3) a seasonal component of eighteen (18) percent of the permanent population. This report makes projections to year 2019 for analysis of forecasted Regional Park concurrency minimum levels of service. These population figures will be reviewed and updated as necessary to reflect current trends and new census data.

Regional Park Level of Service

The 7,235 acres of existing Regional Parks currently operated by the County, City, State and Federal governments is sufficient to meet the non-regulatory “Level of Service Standard” of six (6) acres per 1,000 total seasonal population in the County for the year 2013 and will continue to do so at least through the year 2019 as currently projected. The Regional Park acreage also met the non-regulatory “Desired Level of Service Standard” of eight (8) acres per 1,000 total seasonal County population in 2013 and will continue to do so at least through the year 2019 as currently projected.

Community Parks

The non-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 non-regulatory Desired Future Level of Service is two (2) acres per 1,000 permanent population and has been in effect since September 30, 1998.

In July 2005, Community Park Impact Fee Districts were revised and renamed. These districts have been further modified over the past five (5) 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, 2013.

Table 8 identifies all of the Community Parks in unincorporated Lee County by individual district. Table 8 also breaks down which Community Parks are owned and operated by Lee County and those which are jointly operated with the Lee County School District. The table reflects 907-acres of existing Community Parks within unincorporated Lee County. Of the existing Community Parks, 823-acres (91%) are owned and operated by Lee County and 84-acres (9%) are jointly operated with the Lee County School District. The Pine Island Park is a 30-acre Community Park that is planned in the Pine Island/Matlacha district in the 2014/2015 fiscal year. Additionally, future plans include the Alva Wayside Park (1-acre) and Lehigh Park-Joel Site (30-acre) in the East Fort Myers/Alva district, Bat House Park (1-acre) and the St. James Kayak Launch Site (2-acres) in the Pine Island/Matlacha district, and the Jerry Brooks Park Expansion (3-acres) in the South Fort Myers district.

TABLE 7

LEE COUNTY REGIONAL PARK INVENTORY

PARK NAME	LOCATION	ACRES
- EXISTING COUNTY PARKS FY 13/14 -		
Alva Boat Ramp	Alva	1
Beach Accesses (multiple)	Multiple locations	6
Big Hickory Island Preserve	Bonita Beach	290
Lavender's Landing/Bokeelia Boat Ramp & Cottages	Pine Island	2
Bowditch Point Park	Ft. Myers Beach	18
Bonita Beach Access #1	Bonita Beach	1
Bonita Beach Park	Bonita Beach	3
Bowman's Beach Park	Sanibel Island	187
Caloosahatchee Regional Park	E. Ft. Myers	765 (1)
Crescent Beach Family Park	Ft. Myers Beach	2
Davis Boat Ramp	Alva	1
Dog Beach	Ft. Myers Beach	28
Florida Gulf Coast University Pool	Estero	2 (3)
Hickey Creek Mitigation Park	Alva	780
Imperial River Boat Ramp	Bonita Springs	8
JetBlue Park	S. Ft. Myers	92
Lakes Regional Park	S. Ft. Myers	331
Lee County Civic Center	N. Ft. Myers	97
Lee County Sports Complex	S. Ft. Myers	65
Little Hickory Island Park	Bonita Beach	2
Lynn Hall Memorial Park	Ft. Myers Beach	5
Manatee Park	E. Ft. Myers	21 (2)
Matanzas Pass Preserve	Ft. Myers Beach	59
Matlacha Regional Park	Matlacha	1
Nalle Grade Regional Park	N. Ft. Myers	25
Newton Beach Park Beach Access	Ft. Myers Beach	1
North Shore Park	N. Ft. Myers	4
Pine Island Commercial Marina Boat Ramp	Pine Island	10
Punta Rassa (Frizzell Kontinos) Boat Ramp	Iona	11
Red Sox Minor League Complex (5 Plex)	Ft. Myers	58
Red Sox City of Palms Stadium	Ft. Myers	13
Royal Palm Park	Ft. Myers	1
Russell Boat Ramp	E. Ft. Myers	1
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
Tropical Point Park	Pine Island	1
Turner Beach Park	Captiva Island	1
John Yarbrough Linear Park	S. Ft. Myers	107
	Subtotal	3,149
- EXISTING COUNTY (ECWCD OPERATED) PARKS FY 13/14 -		
Jim Fleming Ecological Park	Lehigh Acres	3
Lake Camille/Charley Matheny Park & Lake Denise	Lehigh Acres	3
Williams Greenway Park	Lehigh Acres	5
	Subtotal	11
- EXISTING CITY PARKS FY 13/14 -		
Calusa Nature Center	Ft. Myers	105
Centennial Park	Ft. Myers	10
ECO Park	Cape Coral	365
Mound House	Ft. Myers Beach	3
Newton Park	Ft. Myers Beach	1
North Colonial Linear Park	Ft. Myers	63
Riverside Park	Ft. Myers	4
Trailhead Regional Park	Ft. Myers	5
	Subtotal	556

TABLE 7 (Cont'd)
LEE COUNTY REGIONAL PARK INVENTORY

- EXISTING STATE PARKS FY 13/14 -

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	<u>1,616</u>
	Subtotal	<u>2,776</u>

- EXISTING FEDERAL PARKS FY 13/14 -

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	<u>30</u>	
	Subtotal	743	
	Cumulative Total		7,235

PLANNED REGIONAL PARKS

PARK NAME	LOCATION	ACRES	
 - Parks Planned FY 14/15-			
None		<u>0</u>	
	Subtotal	0	
	Cumulative Total		7,235
 - Future Parks -			
Able Canal Greenway	Lehigh Acres	75	
Harnes Marsh Park & Preserve	Lehigh Acres	560	
Idalia Regional Park	Olga	13	
Seafarer's Park	Ft. Myers Beach	1	
Yellow Fever Creek Park & Preserve	Cape Coral	<u>195</u>	
	Subtotal	844	
	Cumulative Total		8,079

- (1) The County has a lease on the property from the State of Florida
- (2) The County has a lease on the property from Florida Power & Light
- (3) Joint use acreage with Florida Gulf Coast University

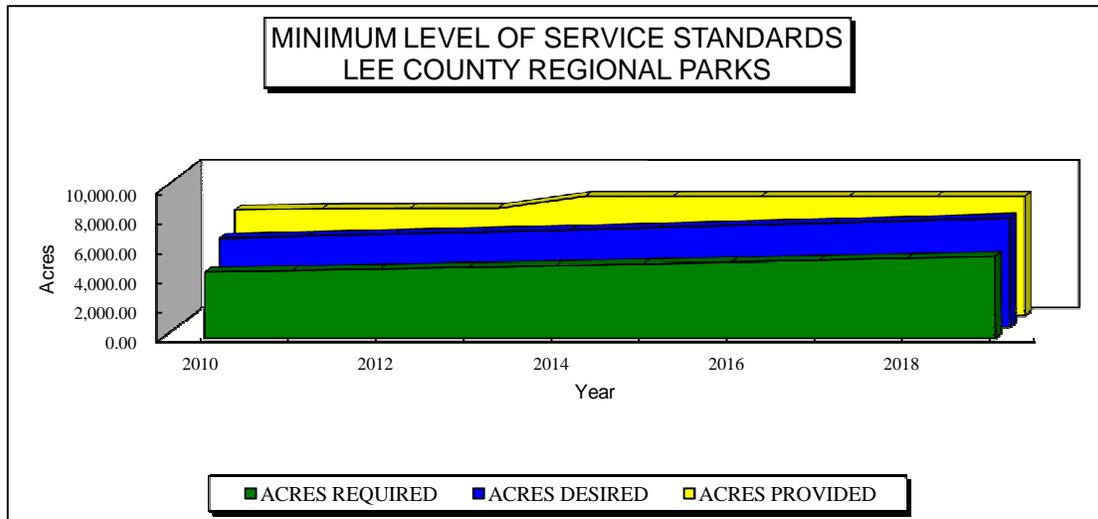
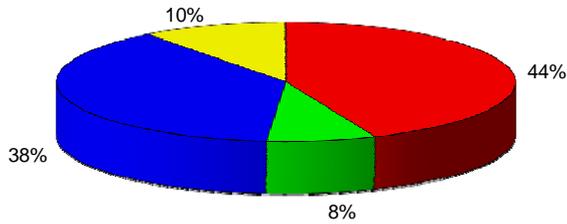


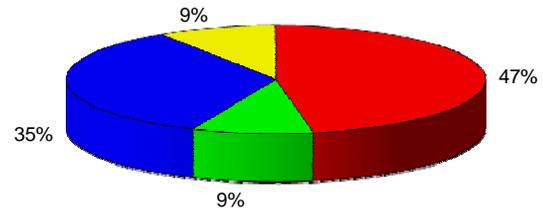
TABLE 7 (Cont'd)
LEE COUNTY REGIONAL PARK INVENTORY

SHARE BY JURISDICTION

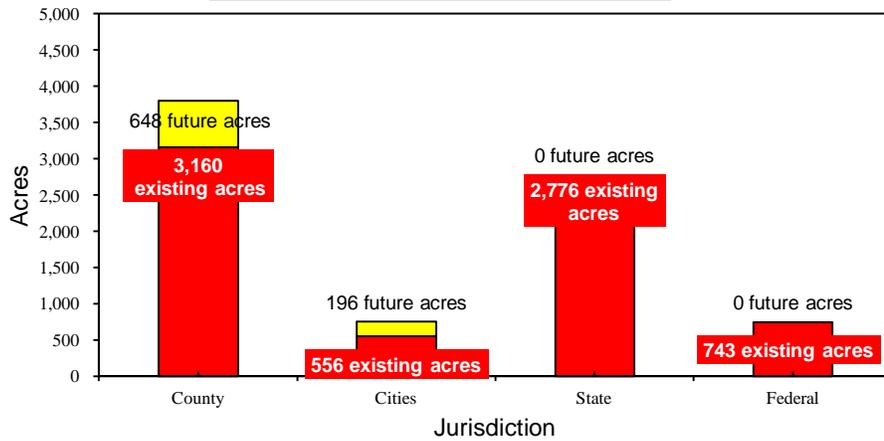
Existing December 2013



Proposed Future



EXISTING(2013) vs PROPOSED(Future)



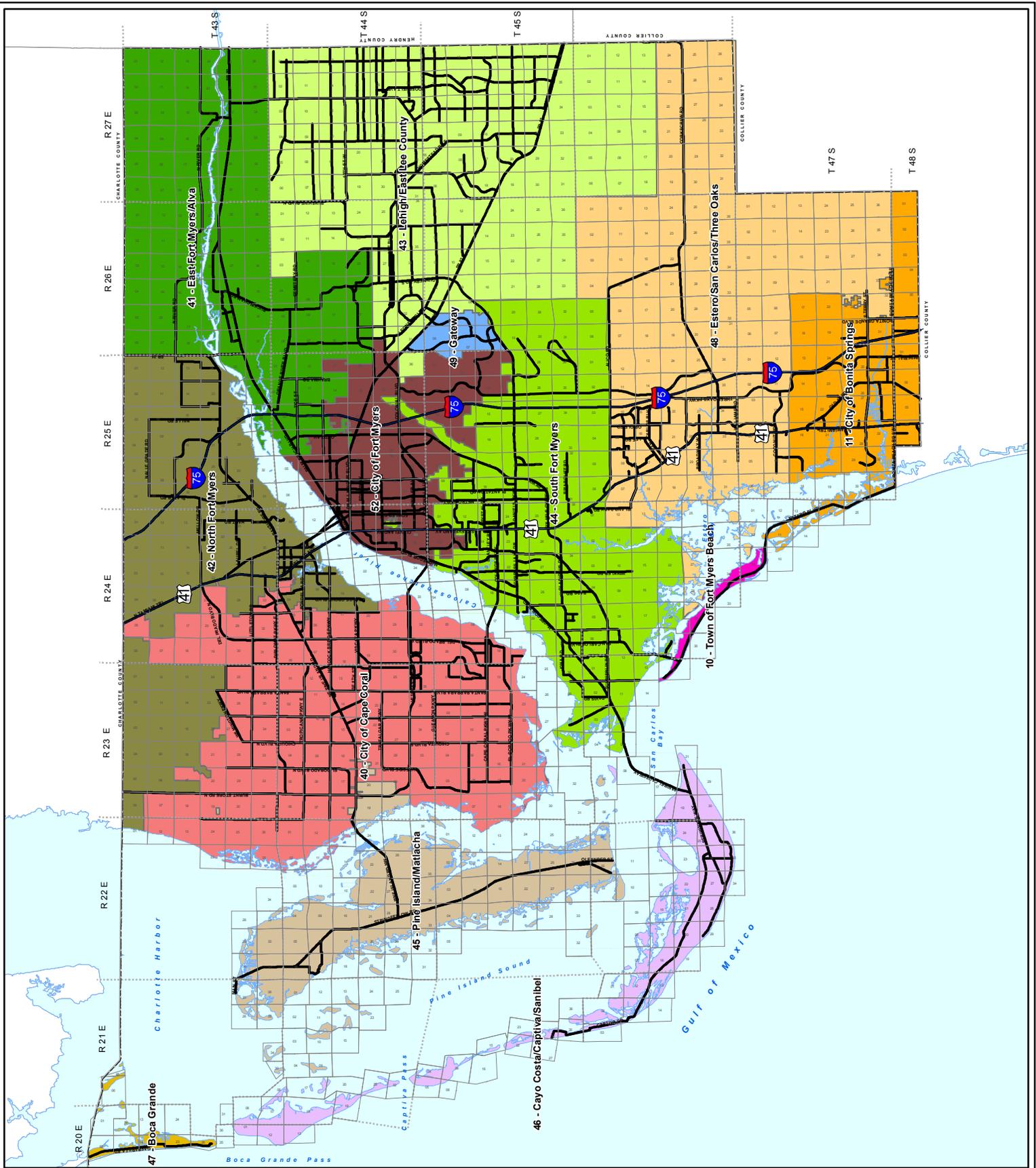
In addition to the Community Parks Inventory reflected in Table 8, a separate table is provided for each Community Park Benefit District. As part of the preparation of the tables, the permanent population figures for each Community Park Benefit District were updated based upon the 2010 US Census data and the 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. Tables 9 through 17 list the acreage of existing and proposed Community Parks in nine (9) of the thirteen (13) Districts.

The Districts for the cities of Cape Coral, Fort Myers, Bonita Springs and the Town of Fort Myers Beach 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 depict the following information for each District: 1) the “Acres Required” to satisfy the non-regulatory Level of Service Standard; 2) the “Acres Required” to meet the non-regulatory Desired Future Levels of Service; and 3) the “Acres Provided.” In any instance where a future Community Park is planned in a district, the graph shows “Future Acres” in relation to the required, desired, and provided Community Park acreage. The “Future Acres” depicts the total acres in the Community Park district if the parks planned in that district are developed. The tables and charts include actual data from 2010 through 2013 and projections to year 2019. The tables also reflect park facilities that are subject to “joint use” with the Lee County School District.

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

- Boca Grande, District # 47 (Table 9) - No changes have been made since the 2006 report. The Community Park District inventory of fourteen (14) acres provided meets the non-regulatory Level of Service standard (1.1-acre in 2013). The non-regulatory “Desired” Level of Service was met in 2013 (2.8-acres) and will be met through the year 2019.
- Cayo Costa/Captiva/Sanibel, District #46 (Table 10) - No changes have been made since the 2006 report. The Community Park District inventory of six (6) acres provided meets the non-regulatory Level of Service standard (0.6-acre in 2013). The non-regulatory “Desired” Level of Service was met in 2013 (1.5-acres) and will be met through the year 2019. It is important to note that the Sanibel Elementary School/Community Recreation Center and park has been deemed adequate to meet the community park demands of the Captiva Residents.
- Gateway, District #49 (Table 11) – No changes have been made since the 2010 report. The Community Park District inventory of forty-seven (47) acres provided meets the non-regulatory Level of Service standard (6.8-acres in 2013). The non-regulatory “Desired” Level of Service was also met in 2013 (17.1-acres) and will be met through the year 2019.
- Lehigh/East Lee County, District #43 (Table 12) – The eleven (11) acre Lehigh Acres Trailhead Park (fka Admiral Lehigh Park) has been added to the inventory of this district this year. The Community Park District inventory of one-hundred-thirty-one (131) acres provided meets the non-regulatory Level of Service standard (67.8-acres in 2013). The non-regulatory “Desired” Level of Service was not met in 2013 (169.5-acres in 2013) and will not be met through the year 2019.

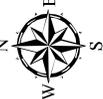
- North Fort Myers District #42 (Table 13) – The one (1) acre North Fort Myers Senior Center has been removed from the inventory of this District since it has been relocated to the the new North Fort Myers Recreation Center facility. The Community Park District inventory of one-hundred-seventy-one (171) acres provided meets the non-regulatory Level of Service standard (41-acres in 2013). The non-regulatory “Desired” Level of Service was also met in 2013 (103-acres) and will continue to be met through the year 2019.
- East Fort Myers/Alva, District #41 (Table 14) – No changes have been made since the 2011 report. The Community Park District inventory of one-hundred-seventy-five (175) acres provided meets the non-regulatory Level of Service standard (24.5-acres in 2013). The non-regulatory “Desired” Level of Service was also met in 2013 (61.2-acres) and will continue to be met through the year 2019.
- Pine Island/Matlacha, District #45 (Table 15) -No changes have been made since the 2009 report. The Community Park District inventory of twenty (20) acres provided meets the non-regulatory Level of Service standard (7.7 acres in 2013). The non-regulatory “Desired” Level of Service was also met in 2013 (19.4 acres), but it will not be met through the year 2019 unless the planned future Pine Island Community Park (30-acres) or the planned future St. James Kayak Launch Site (2-acres) are developed.
- South Fort Myers, District #44 (Table 16) – Based on updated information from the Parks and Recreation Department, the Villas Elementary School Park has been listed at 4-acres. This change brings the Community Park District inventory to two-hundred-eleven (211) acres provided, and this meets the non-regulatory Level of Service standard (81-acres in 2013). The non-regulatory “Desired” Level of Service was also met in 2013 (202.5-acres), but it will not be met through the year 2019 unless the planned future Jerry Brooks Park Expansion is developed.
- Estero/San Carlos/Three Oaks, District #48 (Table 17) – No changes have been made since the 2013 report. The Community Park District inventory of one-hundred-thirty-two (132) acres provided meets the non-regulatory Level of Service standard (47.5 acres in 2013). The non-regulatory “Desired” Level of Service was met in 2013 (118.8 acres) and will continue to be met through the year 2019.






Map Generated: March 2009
 Map self amends with annexations

Adopted: May 24, 2005
 Affective: 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 8

LEE COUNTY COMMUNITY PARK INVENTORY

PARK NAME	COMMUNITY PARK BENEFIT DISTRICT	ACRES
- EXISTING COMMUNITY PARKS OPERATED BY LEE COUNTY		
Boca Grande Community Center	Boca Grande	4
Boca Grande Community Park	Boca Grande	10
Gateway Community Park	Gateway	31 (1)
Gateway Community Pool	Gateway	16 (1)
Lehigh Acres Senior Center	Lehigh/East Lee County	3
Lehigh Acres Community Park	Lehigh/East Lee County	20
Lehigh Acres Trailhead Park	Lehigh/East Lee County	11
Veterans Park/Recreation Center	Lehigh/East Lee County	82
Bayshore Soccer Complex	North Fort Myers	6
Judd Park	North Fort Myers	8
Mary Moody Park	North Fort Myers	3
Nalle Grade Park	North Fort Myers	50
N. Ft. Myers Community Park/Recreation Center	North Fort Myers	84
N. Ft. Myers Swimming Pool	North Fort Myers	1
Waterway Estates Park	North Fort Myers	6
Alva Community Park	East Fort Myers/Alva	10
Buckingham Community Center	East Fort Myers/Alva	1
Buckingham Community Park	East Fort Myers/Alva	135
Charleston Park Community Park	East Fort Myers/Alva	4
Olga Community Center	East Fort Myers/Alva	3
Schandler Park	East Fort Myers/Alva	10
Matlacha Community Park	Pine Island/Matlacha	10
Phillips Park and Pine Island Pool	Pine Island/Matlacha	8
Harlem Heights Community Park	South Fort Myers	5
Hunter Park	South Fort Myers	8
Jerry Brooks Park	South Fort Myers	10
JetBlue Park Community Soccer Fields	South Fort Myers	14
Kelly Road Community Park	South Fort Myers	42
Rutenberg Park	South Fort Myers	40
Lee County Sports Complex (Softball)	South Fort Myers	30
Wa-Ke Hatchee Park	South Fort Myers	44
Wa-Ke Hatchee Recreation Center	South Fort Myers	1
Estero Community Park & Rec Center	Estero/San Carlos/Three Oaks	65
Karl Drews Community Center and Park	Estero/San Carlos/Three Oaks	3
San Carlos Pool	Estero/San Carlos/Three Oaks	1
Three Oaks Community Park	Estero/San Carlos/Three Oaks	44
	Subtotal	823
- EXISTING COMMUNITY PARKS JOINT USE WITH SCHOOL DISTRICT		
Sanibel Elementary School/Comm. Ctr.	Cayo Costa, Captiva, Sanibel	6
Lehigh Acres Middle School	Lehigh/East Lee County	10
Veterans Park Middle School	Lehigh/East Lee County	5
Bayshore Elementary School	North Fort Myers	5
J. Colin English Elementary School	North Fort Myers	1
N. Ft. Myers Academy for the Arts	North Fort Myers	4
N. Ft. Myers High School & Pool	North Fort Myers	2
N. Ft. Myers Community Pool	North Fort Myers	1
Riverdale High School & Pool	East Fort Myers/Alva	10
Tice Elementary	East Fort Myers/Alva	1
Tice Pool	East Fort Myers/Alva	1
Pine Island Elementary School	Pine Island/Matlacha	2
Cypress Lake High School	South Fort Myers	4
Cypress Lake Community Pool	South Fort Myers	1
Lexington Middle School	South Fort Myers	4
Tanglewood Elementary School	South Fort Myers	4
Villas Elementary School	South Fort Myers	4
Estero High School	Estero/San Carlos/Three Oaks	15
San Carlos Elementary School	Estero/San Carlos/Three Oaks	4
	Subtotal	84
	Cumulative Total	907

TABLE 8 (Cont'd)

PLANNED COMMUNITY PARKS

PARK NAME	LOCATION	ACRES	
- Parks Planned FY 14/15-			
Pine Island Park	Pine Island/Matlacha	30	
		<u>Subtotal</u>	<u>30</u>
		Cumulative Total	937
- Future Parks -			
Alva Wayside Park	East Fort Myers/Alva	1	
Bat House Park	Pine Island/Matlacha	1	
Jerry Brooks Park Expansion	South Fort Myers	3	
Lehigh Park-Joel Site	East Fort Myers/Alva	30	
St. James Kayak Launch Site	Pine Island/Matlacha	2	
		<u>Subtotal</u>	<u>37</u>
		Cumulative Total	974

(1) Gateway Services District

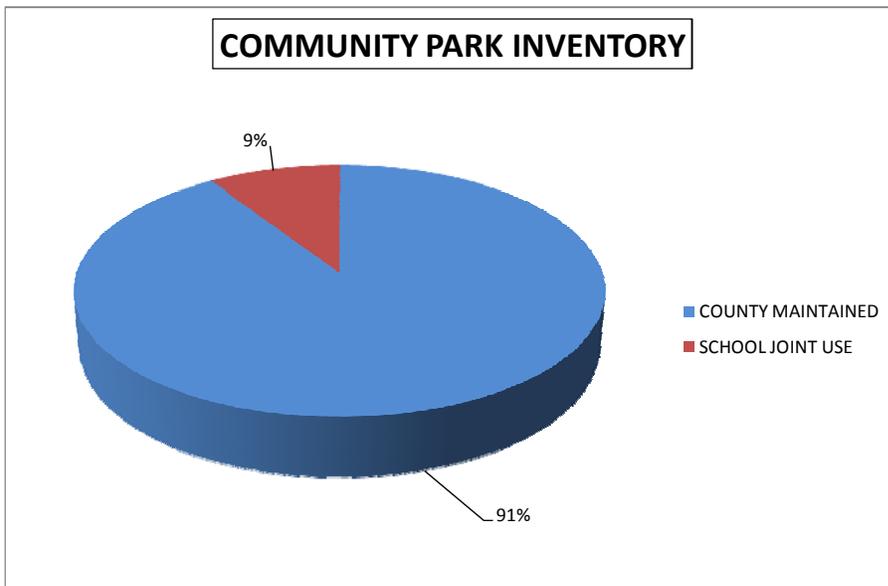


TABLE 9
 District # 47
 Boca Grande Community Park Benefit District

PARK NAME	LOCATION	ACRES
- EXISTING PARKS FY 13/14 -		
Boca Grande Community Center	Boca Grande	4
Boca Grande Community Park	Boca Grande	<u>10</u>
	Subtotal	14
- No Future Parks Planned -		
	Cumulative Total	14

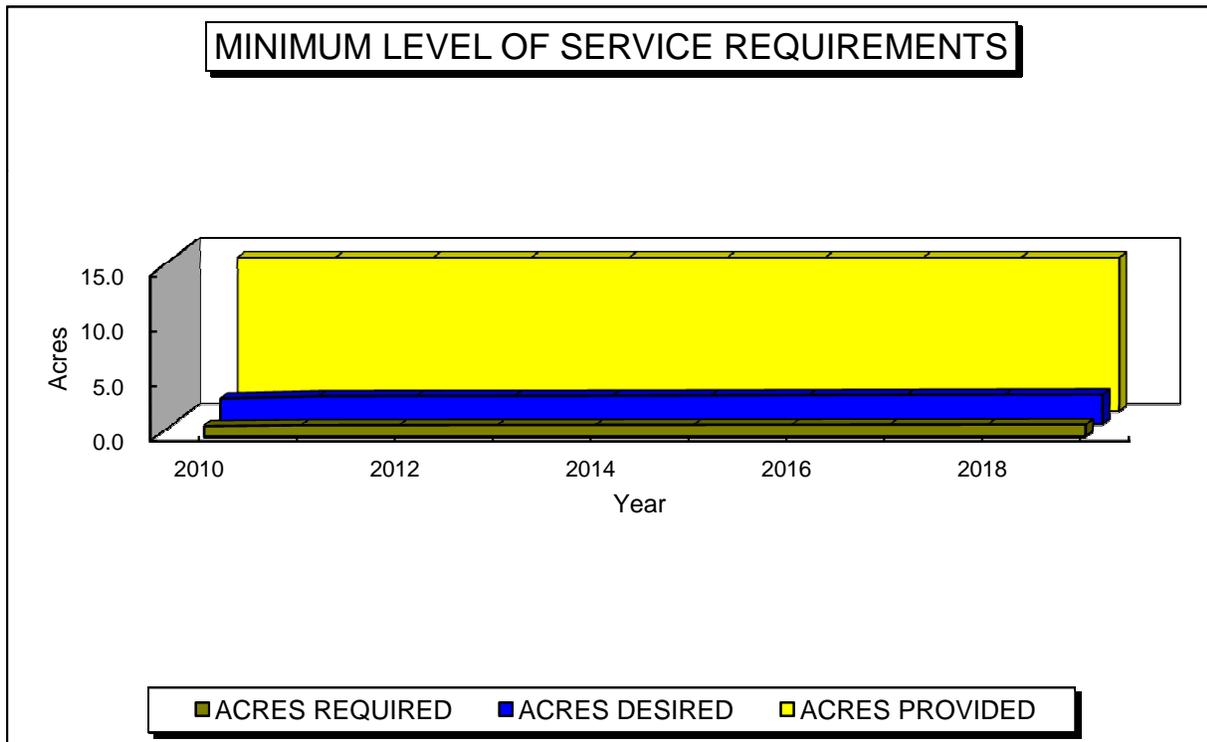


TABLE 10
 District # 46
 Cayo Costa, Captiva, Sanibel Community Park Benefit District
 (UNINCORPORATED AREA ONLY)

PARK NAME	LOCATION	ACRES
- EXISTING PARKS FY 13/14 -		
Sanibel Elem. School/Comm. Rec Ctr.	Sanibel	<u>6</u> *
	Subtotal	6
- No Future Parks Planned -		
	Cumulative Total	6

* Joint use acreage with the Lee County School District

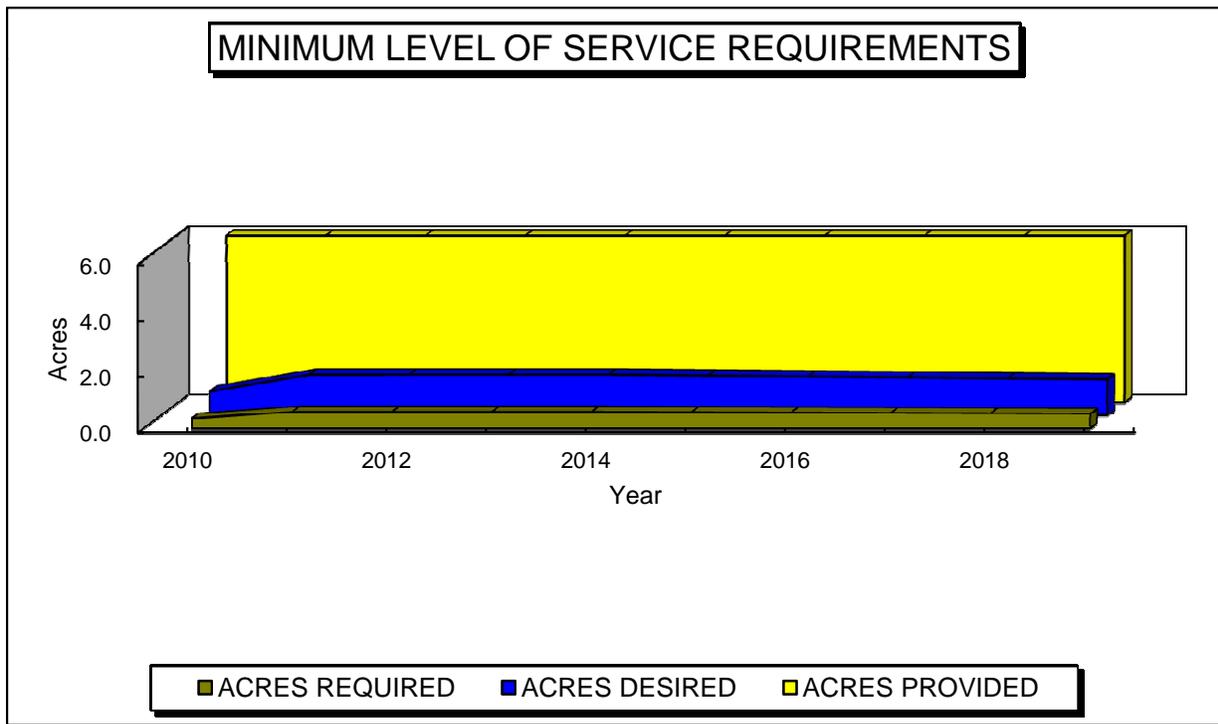


TABLE 11
 District # 49
 Gateway Community Park Benefit District

PARK NAME	LOCATION	ACRES
- EXISTING PARKS FY 13/14 -		
Gateway Community Park	Gateway	31 *
Gateway Community Pool	Gateway	<u>16 *</u>
	Subtotal	47
- No Future Parks Planned -		
	Cumulative Total	47

* Gateway Services District

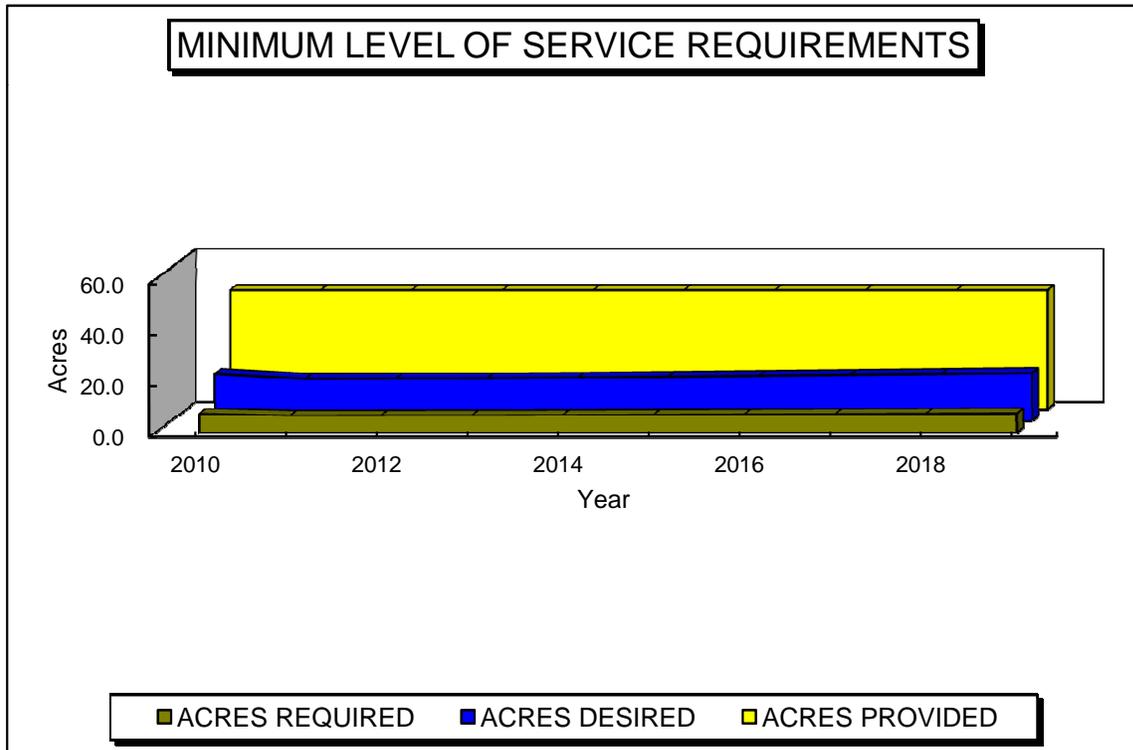


TABLE 12
 District # 43
 Lehigh/East Lee County Community Park Benefit District

PARK NAME	LOCATION	ACRES
- EXISTING PARKS FY 13/14 -		
Lehigh Acres Senior Center	Lehigh Acres	3
Lehigh Acres Community Park	Lehigh Acres	20
Lehigh Acres Middle School	Lehigh Acres	10 *
Lehigh Acres Trailhead Park	Lehigh Acres	11
Veterans Park Middle School	Lehigh Acres	5 *
Veterans Park/Recreation Center	Lehigh Acres	<u>82</u>
	Subtotal	131
- No Future Parks Planned -		
	Cumulative Total	131

* Joint use acreage with the Lee County School District

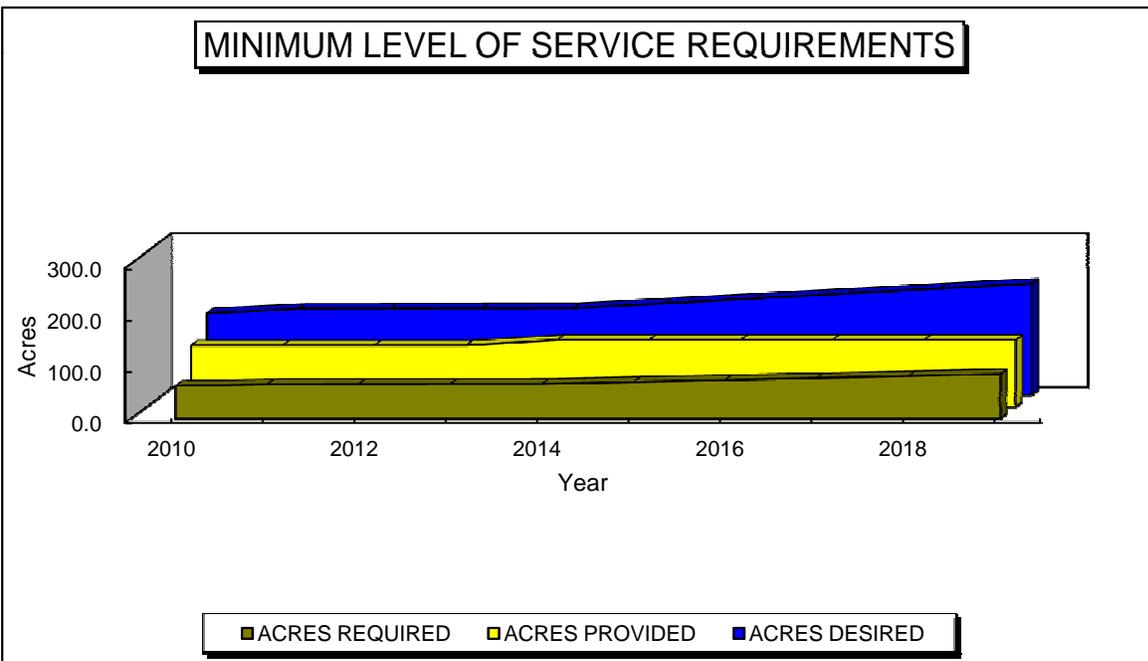


TABLE 13
 District # 42
 North Fort Myers Community Park Benefit District

PARK NAME	LOCATION	ACRES
- EXISTING PARKS FY 13/14 -		
Bayshore Elementary School	N. Ft. Myers	5 *
Bayshore Soccer Complex	N. Ft. Myers	6
J. Colin English Elementary School	N. Ft. Myers	1 *
Judd Park	N. Ft. Myers	8
Mary Moody Park	N. Ft. Myers	3
Nalle Grade Park	N. Ft. Myers	50
N. Ft. Myers Community Park/Recreation Center	N. Ft. Myers	84
N. Ft. Myers Swimming Pool	N. Ft. Myers	1
N. Ft. Myers Academy for the Arts	N. Ft. Myers	4 *
N. Ft. Myers High School & Pool	N. Ft. Myers	2 *
N. Ft. Myers Community Pool	N. Ft. Myers	1 *
Waterway Estates Park	N. Ft. Myers	6
	Subtotal	171
- No Future Parks Planned -		
	Cumulative Total	171

* Joint use acreage with the Lee County School District

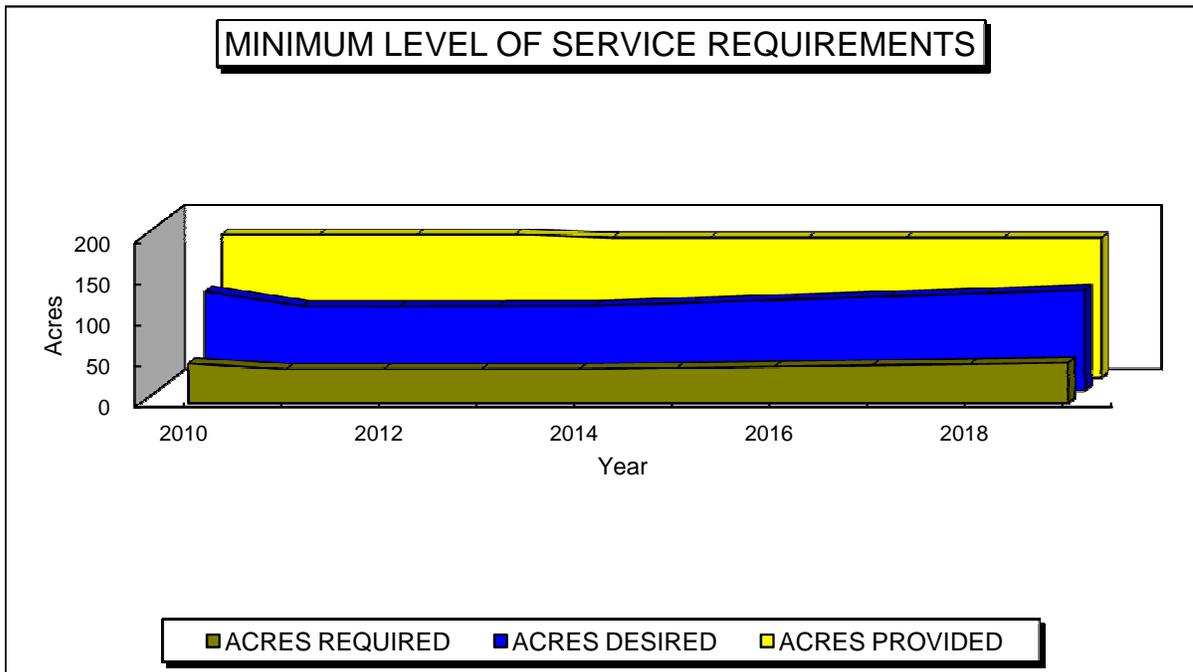


TABLE 14
 District # 41
 East Fort Myers/Alva Community Park Benefit District

PARK NAME	LOCATION	ACRES
- EXISTING PARKS FY 13/14 -		
Alva Community Park	Alva	10
Buckingham Community Center	Buckingham	1
Buckingham Community Park	Buckingham	135
Charleston Park Community Park	Alva	4
Olga Community Center & Park	Olga	3
Riverdale High School & Pool	Olga	10 *
Schandler Park	Tice	10
Tice Elementary	Tice	1 *
Tice Pool	Tice	<u>1 *</u>
	Subtotal	175
- Future Parks Planned -		
Alva Wayside Park	Alva	1
Lehigh Park-Joel Site	Lehigh Acres	<u>30</u>
	Subtotal	31
	Cumulative Total	206

* Joint use acreage with the Lee County School District

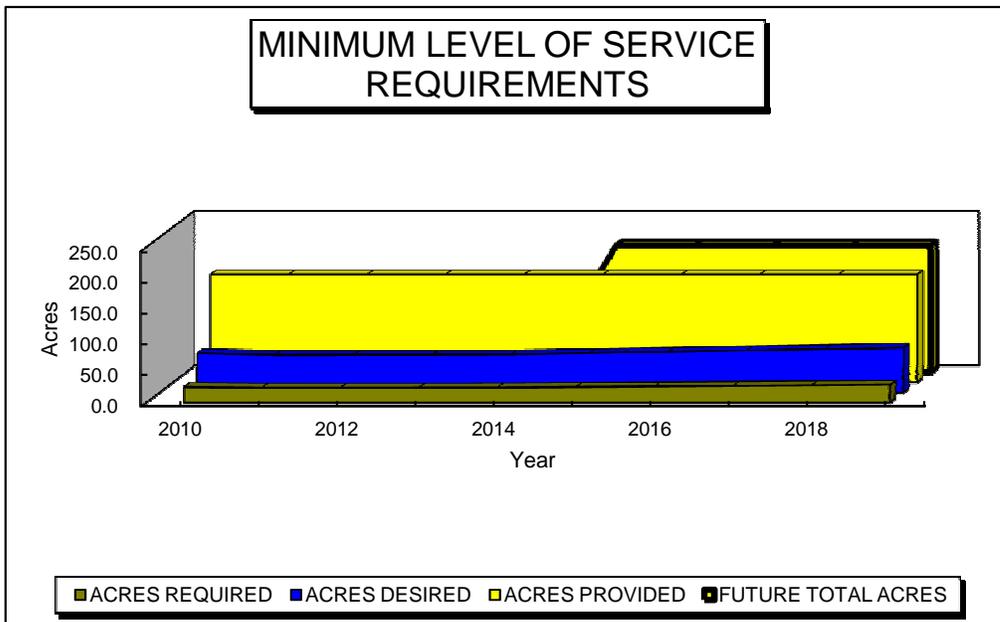


TABLE 15
 District # 45
 Pine Island/Matlacha Community Park Benefit District

PARK NAME	LOCATION	ACRES
- EXISTING PARKS FY 13/14 -		
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 Planned -		
Bat House Park	Matlacha	1
St. James Kayak Launch Site	Pine Island	2
Pine Island Community Park	Pine Island	<u>30</u>
	Subtotal	33
	Cumulative Total	53

* Joint use acreage with the Lee County School District

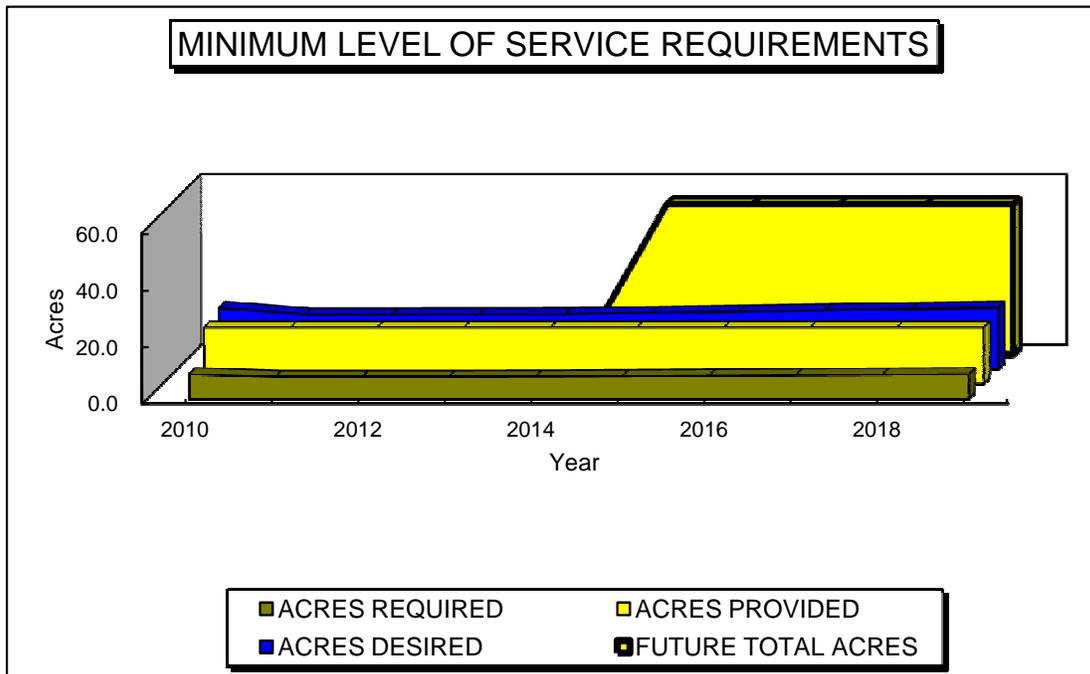


TABLE 16
 District # 44
 South Fort Myers Community Park Benefit District

PARK NAME	LOCATION	ACRES
- EXISTING PARKS FY 13/14 -		
Cypress Lake Community Pool	S. Ft. Myers	1 *
Cypress Lake High School	S. Ft. Myers	4 *
Harlem Heights Community Park	S. Ft. Myers	5
Hunter Park	S. Ft. Myers	8
Jerry Brooks Park	S. Ft. Myers	10
JetBlue Park Community Soccer Fields	S. Ft. Myers	14
Kelly Road Community Park	S. Ft. Myers	42
Lexington Middle School	S. Ft. Myers	4 *
Rutenberg Park	S. Ft. Myers	40
Lee County Sports Complex (Softball)	S. Ft. Myers	30
Tanglewood Elementary School	S. Ft. Myers	4 *
Villas Elementary School	S. Ft. Myers	4 *
Wa-Ke Hatchee Park	S. Ft. Myers	44
Wa-Ke Hatchee Recreation Center	S. Ft. Myers	1
	Subtotal	211
- Future Parks Planned -		
Jerry Brooks Park Expansion	S. Ft. Myers	3
	Cumulative Total	214

* Joint use acreage with the Lee County School District

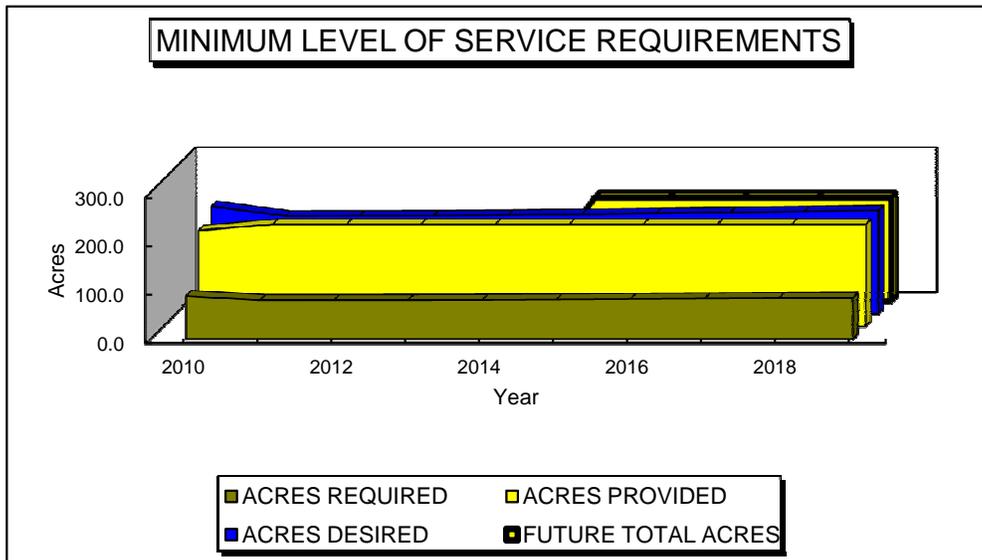
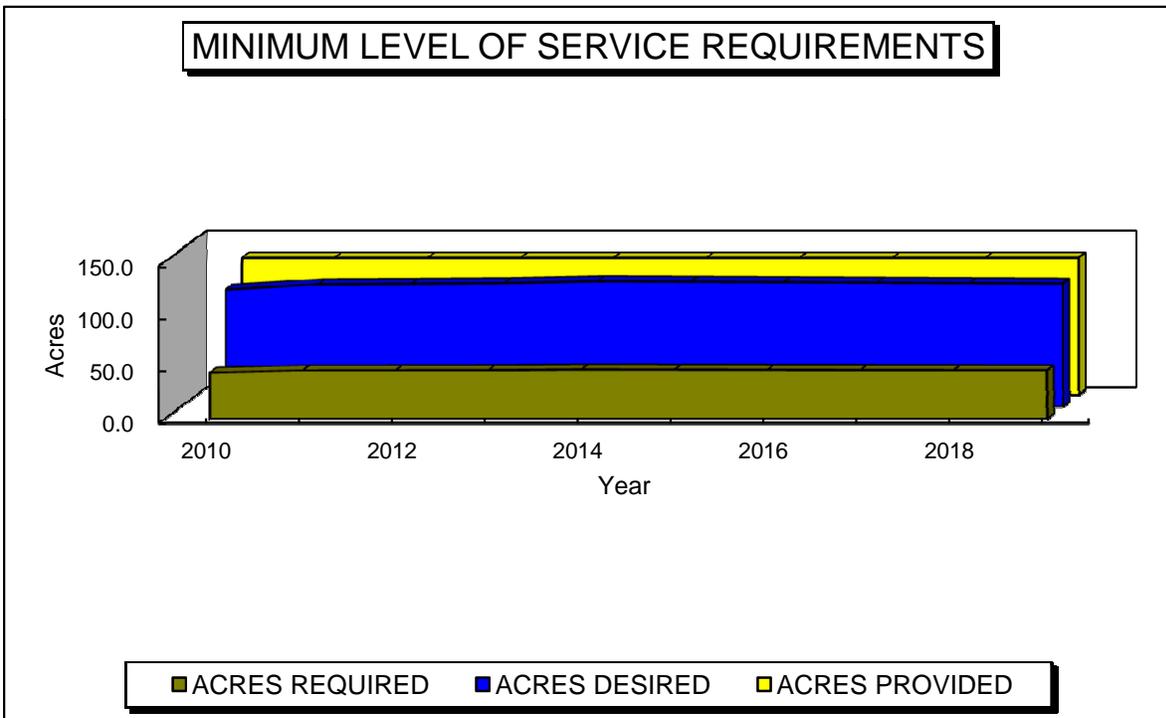


TABLE 17
 District # 48
 Estero/San Carlos/Three Oaks Community Park Benefit District

PARK NAME	LOCATION	ACRES
- EXISTING PARKS FY 13/14 -		
Estero Community Park & Rec Center	Estero	65
Estero High School	Estero	15 *
Karl Drews Community Center and Park	San Carlos Park	3
San Carlos Elementary School	San Carlos Park	4 *
San Carlos Pool	San Carlos Park	1
Three Oaks Community Park	San Carlos Park	<u>44</u>
	Subtotal	132
- No Future Parks Planned -		
	Cumulative Total	132

* Joint use acreage with the Lee County School District



Recreational Facilities

The Board adopted Recreational Facilities standards in June of 2011 through a Comprehensive Plan Amendment (CPA2010-00019). This amendment established three (3) non-regulatory standards for recreational facilities including Community Recreation Centers, Boat Ramps, and Water/ Beach Access. Table 18 was created to indicate the inventory of the Recreational Facilities.

Community Recreation Centers

For Community Recreation Centers, the non-regulatory standard is four (4) recreation centers of 25,000 square feet or more within unincorporated Lee County. As can be seen in Table 18, with the opening of the North Fort Myers Recreation Center, there are now four (4) recreation centers that meet the non-regulatory Level of Service criteria set forth in THE LEE PLAN.

Boat Ramps

For Boat Ramps, the non-regulatory standard is one (1) boat ramp lane with adequate parking per 12,500 people based on seasonal population. Table 18 indicates the inventory for the boat ramp lanes in Lee County. Based on the information indicated within Table 18, there are presently 41 boat ramp lanes in Lee County. This includes boat ramps owned and operated by Lee County, incorporated Cities, the State, the Federal government, and commercial ventures.

In order to assess whether the Level of Service standard for boat ramp lanes has been met, the seasonal population data utilized in the Regional Parks inventory was reviewed. The population in Lee County (including seasonal residents) in 2013 was 801,351. Based on a standard of one (1) boat ramp lane per 12,500 people, the non-regulatory Level of Service standard for boat ramps is 62 boat ramp lanes with adequate parking. The inventory indicated within Table 18 reflects a total of 41 boat ramp lanes, so the non-regulatory Level of Service standard for boat ramps was not met in 2013.

Water/Beach Access

For Water/Beach Access, the non-regulatory Level of Service standard is to retain the current inventory, and develop or redevelop these facilities through the County. This Level of Service standard was met in 2013.

TABLE 18

LEE COUNTY RECREATIONAL FACILITIES INVENTORY

COMMUNITY RECREATION CENTER INVENTORY

FACILITY NAME	SIZE OF FACILITY
- EXISTING COMMUNITY RECREATION CENTERS	
Estero Recreation Center	37,000 sq. ft.
Veteran's Recreation Center	30,000 sq. ft.
Wa-Ke Hatchee Recreation Center	30,000 sq. ft.
North Fort Myers Reception Center	33,000 sq. ft.
- PLANNED COMMUNITY RECREATION CENTERS	
None	

Total Existing Community Recreation Centers = 4

BOAT RAMP INVENTORY

FACILITY NAME	TYPE OF FACILITY	BOAT RAMP LANES
- EXISTING COUNTY BOAT RAMPS		
Alva Boat Ramp	Freshwater	1
Davis Blvd Boat Ramp	Freshwater	1
Imperial River Boat Ramp	Saltwater	4
Lavender's Landing	Saltwater	1
Matlacha Boat Ramp	Saltwater	1
Pine Island Commercial Marine (PICM)	Saltwater	1
Punta Rassa Boat Ramp	Saltwater	4
	Subtotal	13
- EXISTING CITY BOAT RAMPS		
Burnt Store - City of Cape Coral	Freshwater	2
BMX Boat Ramp - City of Cape Coral	Freshwater	1
Cape Coral Yacht Club - City of Cape Coral	Saltwater	2
Herman Horton - City of Cape Coral	Saltwater	2
Rosen Park - City of Cape Coral	Saltwater	2
Centennial Park - City of Fort Myers	Freshwater	2
Sanibel Marina - City of Sanibel	Saltwater	2
	Subtotal	13
- EXISTING STATE BOAT RAMPS		
Koreshan	Freshwater	1
Lover's Key	Saltwater	4
	Subtotal	5
- EXISTING FEDERAL BOAT RAMPS		
Franklin Lock & Dam	Freshwater	3
	Subtotal	3
- EXISTING COMMERCIAL BOAT RAMPS		
Big Hickory Bait & Tackle	Saltwater	1
Jug Creek Cottages	Saltwater	1
Monroe Canal Marina	Saltwater	1
Mullock Creek Marina	Freshwater	1
Pineland Marina	Saltwater	2
St. James City Marina	Saltwater	1
	Subtotal	7
	Cumulative Total	41

Population Served (12,500 population * Total) =512,500
 Current Seasonal Population = 801,351

SCHOOLS

Lee County and the School Board had entered into an interlocal agreement for public educational facility planning siting on August 20, 2002. That interlocal agreement was later 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. The 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 system 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 2013 as well as a list of the schools within each zone.

The County, with the assistance of the School District, identifies available school capacity as part of its annual Concurrency Management Report. The report identifies total school capacity, which is the sum of 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 percent 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. 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 19 (East Zone), Table 20 (South Zone), Table 21 (West Zone) and Table 22 (Special Purpose Facilities). The status of each CSA is as shown below:

East Zone Schools (Table 19) - The Level of Service Standard was met in 2013 with 1,749 available seats in Elementary Schools, 788 available seats in Middle Schools, and 1,061 available seats in High Schools. The Level of Service Standard will be met in 2014 since there is available capacity in East Zone Elementary Schools (1,839 seats), Middle Schools (788 seats), and High Schools (1,316 seats).

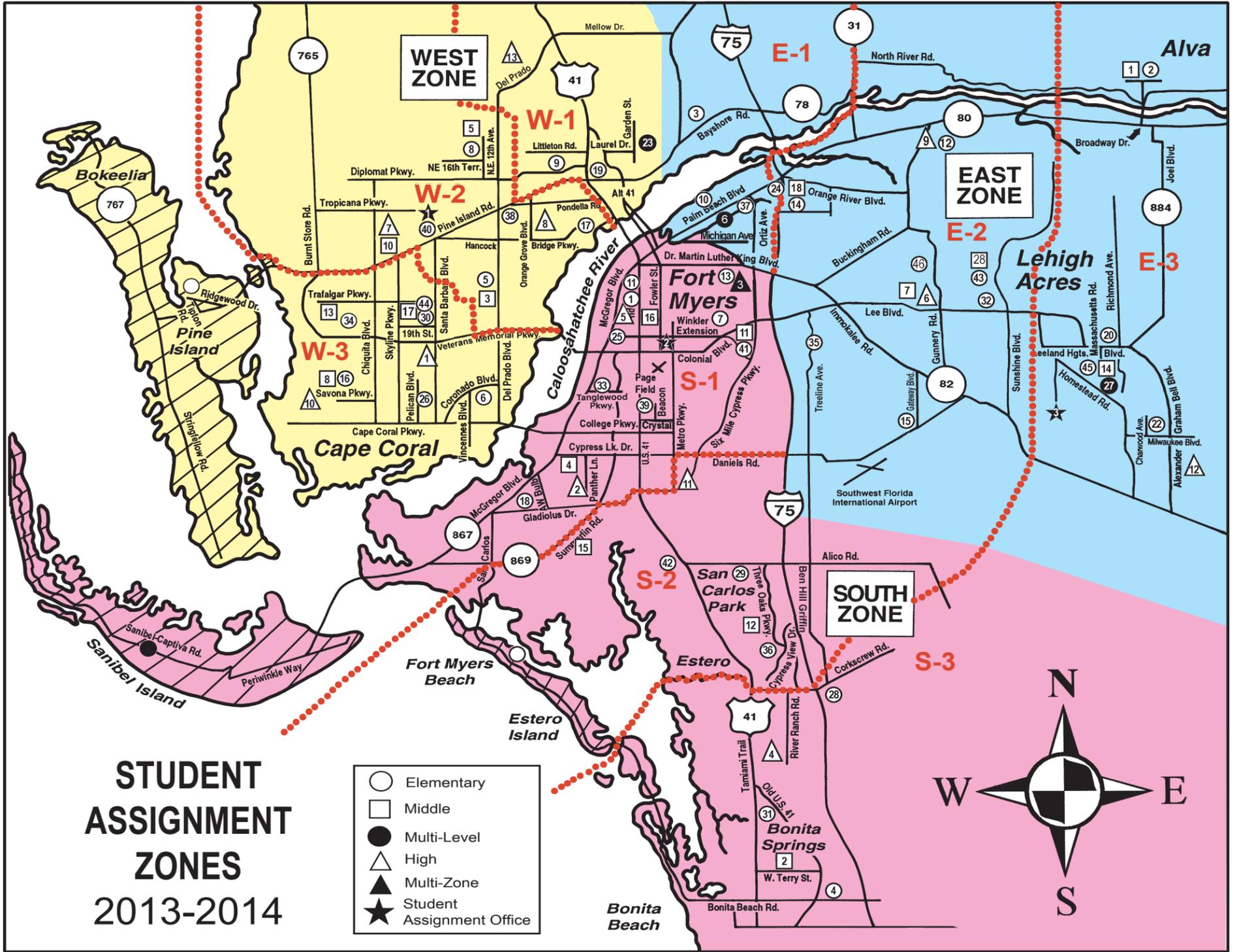
South Zone Schools (Table 20) - The Level of Service Standard was met in 2013 with 1,430 available seats in Elementary Schools, 764 available seats in Middle Schools, and 282 available seats in High Schools. The Level of Service Standard will be met in 2014 since there is available capacity in the South Zone Elementary Schools (1,448 seats), Middle Schools (764 seats), and High Schools (282 seats).

West Zone Schools (Table 21) - The Level of Service Standard was met in 2013 with 3,830 available seats in Elementary Schools, 911 available seats in Middle Schools, and 1,047 available seats in High Schools. The Level of Service Standard will be met in 2014 since there is available capacity in the West Zone Elementary Schools (3,830 seats), Middle Schools (911 seats), and High Schools (1,047 seats).

Special Purpose Facilities (Table 22) - The Level of Service Standard was met in 2013 with 678 available seats, and it will be met in 2014 since there is available capacity of 678 seats.

In summary, there were no school Level of Service deficiencies in 2013 and none are anticipated for 2014.

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) (IB in progress)	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 (IB in progress)	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) (CA)	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 (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	33
Three Oaks	36
Villas	39
Middle Schools	
Bonita Springs (A)	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 Zone Magnet (STEM)	3
Estero (CA)	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 (A) (U)	10
G. Weaver Hipps	45
Gateway	15
Harns Marsh	43
James Stephens Academy (U) (IB) (K-8)	6
Lehigh	20
Manatee (U)	14
Mirror Lakes (U)	22
Orange River	24
River Hall (U)	12
Sunshine	32
Tice (FL)	37
Tortuga Preserve (STEM) (U)	46
Treeline (U)	35
Veterans Park (K-8) (A) (U)	27
Middle Schools	
Alva	1
Harns Marsh (STEM) (U)	28
James Stephens Academy (U) (IB) (K-8)	6
Lehigh Acres (U)	14
Oak Hammock (U)	18
Varsity Lakes (U)	7
Veterans Park (K-8) (A) (U)	27
High Schools	
Dunbar Zone Magnet (STEM)	3
East Lee County (C)	12
Lehigh Senior (A) (CA)	6
Riverdale (IB)	9

(A) Arts Program; (C) Comprehensive Program; (IB) International Baccalaureate; (CA) Cambridge Program; (T) Technology Program; (STEM) Science, Technology, Engineering, Math; (FL) Foreign Language; (U) this school has a uniform clothing policy

TABLE 19
SCHOOL CONCURRENCY INVENTORY
EAST ZONE SCHOOLS

SUB ZONE	SCHOOL NAME	<-----TOTALS JANUARY 22, 2014----->			<-----PROJECTED 2014-15 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	630	693	63	693	693			
	Edgewood Academy	556	741	185	741	741			
	James Stephens Int'l Academy (K-5)	355	660	305	660	660			
	Orange River Elementary	796	871	75	871	871			
	Tice Elementary	472	679	207	679	679			
	Survey Changes in Elementary East Zone	-	-	-	-	-			
	Elementary Totals	2,809	3,644	835	3,644	3,644	-	835	
	James Stephens Int'l Academy (6-8)	317	325	8	325	325			
	Survey Changes in Middle East Zone	-	-	-	-	-			
	Middle Totals	317	325	8	325	325	-	8	
	Dunbar High	1,119	1,531	412	1,531	1,786	255		
	Survey Changes in High East Zone	-	-	-	-	-			
	High Totals	1,119	1,531	412	1,531	1,786	255	667	
	E2	Gateway Elementary	714	754	40	754	754		
		Harns Marsh Elementary	995	948	(47)	948	948		
Manatee Elementary		859	1,042	183	1,042	1,042			
River Hall Elementary		964	1,064	100	1,064	1,064			
Sunshine Elementary		1,166	1,152	(14)	1,152	1,188	36		
Torguga Preserve Elementary		914	1,056	142	1,056	1,056			
Treeline Elementary		999	1,065	66	1,065	1,065			
Survey Changes in Elementary East Zone		-	-	-	-	-			
Elementary Totals		6,611	7,081	470	7,081	7,117	36	506	
Harns Marsh Middle		1,075	1,192	117	1,192	1,192			
Oak Hammock Middle		1,101	1,342	241	1,342	1,342			
Varsity Lakes Middle		1,002	1,187	185	1,187	1,187			
Survey Changes in Middle East Zone		-	-	-	-	-			
Middle Totals		3,178	3,721	543	3,721	3,721	-	543	
Lehigh Senior High		1,739	1,922	183	1,922	1,922			
Riverdale High		1,885	2,128	243	2,128	2,128			
Survey Changes in High East Zone		-	-	-	-	-			
High Totals		3,624	4,050	426	4,050	4,050	-	426	
E3	Alva School (K-5)	382	391	9	391	391			
	G. Weaver Hipps Elementary	749	794	45	794	794			
	Lehigh Elementary	1,084	1,092	8	1,092	1,146	54		
	Mirror Lakes Elementary	1,058	1,125	67	1,125	1,125			
	Veterans Park Academy for the Arts (K-5)	858	1,173	315	1,173	1,173			
	Survey Changes in Elementary East Zone	-	-	-	-	-			
	Elementary Totals	4,131	4,575	444	4,575	4,629	54	498	
	Alva School (6-8)	552	619	67	619	619			
	Lehigh Acres Middle	1,063	1,296	233	1,296	1,296			
	Veterans Park Academy for the Arts (6-8)	640	577	(63)	577	577			
	Survey Changes in Middle East Zone	-	-	-	-	-			
	Middle Totals	2,255	2,492	237	2,492	2,492	-	237	
	East Lee County High [1]	1,731	1,954	223	1,954	1,954			
	Survey Changes in High East Zone	-	-	-	-	-			
	High Totals	1,731	1,954	223	1,954	1,954	-	223	
Elem Totals - East	13,551	15,300	1,749	15,300	15,390	90	1,839		
Middle Totals - East	5,750	6,538	788	6,538	6,538	-	788		
High Totals - East	6,474	7,535	1,061	7,535	7,790	255	1,316		
Total East	25,775	29,373	3,598	29,373	29,718	345	3,943		

[1] Houses a very small 6 - 8 ESE population.

TABLE 20

SCHOOL CONCURRENCY INVENTORY
SOUTH ZONE SCHOOLS

SUB ZONE	SCHOOL NAME	<----TOTALS JANUARY 18, 2014---->			<----PROJECTED 2014-15 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	908	1,028	120	1,028	1,028		
	Colonial Elementary	771	940	169	940	940		
	Edison Park Elementary	373	455	82	455	455		
	Franklin Park Elementary	435	579	144	579	579		
	Heights Elementary	1,132	1,306	174	1,306	1,306		
	Orangewood Elementary	585	632	47	632	632		
	Ray Pottorf Elementary	695	864	169	864	864		
	Tanglewood Elementary	742	786	44	786	786		
	Villas Elementary	802	881	79	881	881		
	Survey Changes in Elementary South Zone	-	-	-	-	-		
	Elementary Totals	6,443	7,471	1,028	7,471	7,471	-	1,028
	Cypress Lake Middle	776	846	70	846	846		
	Fort Myers Middle	468	856	388	856	856		
	P.L. Dunbar Middle	959	1,011	52	1,011	1,011		
	Survey Changes in Middle South Zone	-	-	-	-	-		
	Middle Totals	2,203	2,713	510	2,713	2,713	-	510
	Cypress Lake High	1,415	1,615	200	1,615	1,615		
	Fort Myers High	1,869	1,864	(5)	1,864	1,864		
	Survey Changes in High South Zone	-	-	-	-	-		
	High Totals	3,284	3,479	195	3,479	3,479	-	195
	S2	Rayma Page Elementary	827	846	19	846	846	
San Carlos Park Elementary		852	1,026	174	1,026	1,026		
Three Oaks Elementary		838	731	(107)	731	731		
Survey Changes in Elementary South Zone		-	-	-	-	-		
Elementary Totals		2,517	2,603	86	2,603	2,603	-	86
Lexington Middle		945	1,031	86	1,031	1,031		
Three Oaks Middle		944	986	42	986	986		
Survey Changes in Middle South Zone		-	-	-	-	-		
Middle Totals		1,889	2,017	128	2,017	2,017	-	128
South Fort Myers High		1,804	1,973	169	1,973	1,973		
Survey Changes in High South Zone		-	-	-	-	-		
High Totals	1,804	1,973	169	1,973	1,973	-	169	
S3	Bonita Springs Elementary	456	454	(2)	454	454		
	Pinewoods Elementary	960	1,078	118	1,078	1,096	18	
	Spring Creek Elementary	726	807	81	807	807		
	Survey Changes in Elementary South Zone	-	-	-	-	-		
	Elementary Totals	2,142	2,339	197	2,339	2,357	18	215
	Bonita Springs Middle	784	891	107	891	891		
	Survey Changes in Middle South Zone	-	-	-	-	-		
	Middle Totals	784	891	107	891	891	-	107
	Estero High	1,700	1,618	(82)	1,618	1,618		
	Survey Changes in High South Zone	-	-	-	-	-		
High Totals	1,700	1,618	(82)	1,618	1,618	-	(82)	
S4	Fort Myers Beach Elementary	135	220	85	220	220		
	Survey Changes in Elementary South Zone	-	-	-	-	-		
	Elementary Totals	135	220	85	220	220	-	85
S5	Sanibel School (K-5)	230	264	34	264	264		
	Survey Changes in Elementary South Zone	-	-	-	-	-		
	Elementary Totals	230	264	34	264	264	-	34
	Sanibel School (6-8)	111	130	19	130	130		
	Survey Changes in Middle South Zone	-	-	-	-	-		
	Middle Totals	111	130	19	130	130	-	19
Elem Totals - South		11,467	12,897	1,430	12,897	12,915	18	1,448
Middle Totals - South		4,987	5,751	764	5,751	5,751	-	764
High Totals - South		6,788	7,070	282	7,070	7,070	-	282
Total South		23,242	25,718	2,476	25,718	25,736	18	2,494

TABLE 21
SCHOOL CONCURRENCY INVENTORY
WEST ZONE SCHOOLS

SUB ZONE	SCHOOL NAME	<-----TOTALS JANUARY 18, 2014----->			<-----PROJECTED 2014-15 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	422	637	215	637	637			
	Littleton Elementary	530	756	226	756	756			
	North Fort Myers Academy (K-5)	509	850	341	850	850			
	Survey Changes in Elementary West Zone	-	-	-	-	-			
	Elementary Totals	1,461	2,243	782	2,243	2,243	-	782	
	North Fort Myers Academy (6-8)	527	418	(109)	418	418			
	Survey Changes in Middle West Zone	-	-	-	-	-			
	Middle Totals	527	418	(109)	418	418	-	(109)	
	Island Coast High	1,475	1,956	481	1,956	1,956			
	Survey Changes in High West Zone	-	-	-	-	-			
	High Totals	1,475	1,956	481	1,956	1,956	-	481	
	W2	Caloosa Elementary	905	1,085	180	1,085	1,085		
Diplomat Elementary		921	1,086	165	1,086	1,086			
Hancock Creek Elementary		787	1,044	257	1,044	1,044			
Hector A Cafferata Jr Elementary		735	883	148	883	883			
Tropic Isles Elementary		900	1,051	151	1,051	1,051			
Survey Changes in Elementary West Zone		-	-	-	-	-			
Elementary Totals		4,248	5,149	901	5,149	5,149	-	901	
Caloosa Middle		904	1,043	139	1,043	1,043			
Diplomat Middle		847	984	137	984	984			
Mariner Middle		908	1,164	256	1,164	1,164			
Survey Changes in Middle West Zone		-	-	-	-	-			
Middle Totals		2,659	3,191	532	3,191	3,191	-	532	
Mariner High		1,510	1,638	128	1,638	1,638			
North Fort Myers High		1,595	1,713	118	1,713	1,713			
Survey Changes in High West Zone		-	-	-	-	-			
High Totals		3,105	3,351	246	3,351	3,351	-	246	
W3		Cape Elementary	741	898	157	898	898		
		Gulf Elementary	995	1,275	280	1,275	1,275		
	Patriot Elementary	674	1,046	372	1,046	1,046			
	Pelican Elementary	912	1,388	476	1,388	1,388			
	Skyline Elementary	878	1,412	534	1,412	1,412			
	Trafalgar Elementary	827	998	171	998	998			
	Survey Changes in Elementary West Zone	-	-	-	-	-			
	Elementary Totals	5,027	7,017	1,990	7,017	7,017	-	1,990	
	Challenger Middle	1,084	1,229	145	1,229	1,229			
	Gulf Middle	786	921	135	921	921			
	Trafalgar Middle	854	1,062	208	1,062	1,062			
	Survey Changes in Middle West Zone	-	-	-	-	-			
	Middle Totals	2,724	3,212	488	3,212	3,212	-	488	
	Cape Coral High	1,624	1,750	126	1,750	1,750			
	Ida Baker High	1,697	1,891	194	1,891	1,891			
	Survey Changes in High West Zone	-	-	-	-	-			
	High Totals	3,321	3,641	320	3,641	3,641	-	320	
	W4	Pine Island Elementary	234	391	157	391	391		
Survey Changes in Elementary West Zone		-	-	-	-	-			
Elementary Totals		234	391	157	391	391	-	157	
Elem Totals - West		10,970	14,800	3,830	14,800	14,800		3,830	
Middle Totals - West		5,910	6,821	911	6,821	6,821		911	
High Totals - West		7,901	8,948	1,047	8,948	8,948		1,047	
Total South		24,781	30,569	5,788	30,569	30,569	-	5,788	

TABLE 22

**SCHOOL CONCURRENCY INVENTORY
SPECIAL PURPOSE FACILITIES**

	SCHOOL NAME	<-----TOTALS JANUARY 18, 2014----->			<-----PROJECTED 2014-15 TOTALS----->			
		PK-12 ENROLLMENT	PERMANENT FISH CAPACITY	TOTAL SEATS AVAILABLE	FORMER FISH CAPACITY	PERMANENT FISH CAPACITY	TOTAL CHANGE IN SEATS	AVAILABLE CAPACITY
	Buckingham Exceptional Center	88	115	27	115	115		
	Dunbar Community School [1]	-	-	-	-	-		
	ALCs & LAMP	315	680	365	680	680		
	ALC West [2]	64	265	201	265	265		
	Royal Palm Exceptional Center	145	230	85	230	230		
	Fort Myers Institute of Technology [1]	-	-	-	-	-		
	Cape Coral Institute of Technology [1]	-	-	-	-	-		
	SW Florida Public Service Academy [3]	-	-	-	-	-		
	Special Facilities Totals	612	1,290	678	1,290	1,290	-	678

[1] Adult facility

[2] Alternative Center housed in portable facility

[3] Former Michigan K-8 converted to adult facility

TRANSPORTATION

Road Capacity Inventory

Lee County examines each individual roadway link to determine the ability of the road system to provide the non-regulatory minimum Level of Service (LOS) standard established in THE LEE PLAN on an “Existing” basis (2013 100th Highest Hour column in Road Link Volumes Table) and a short-term projected “Future” basis (Estimated 2014 100th 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 2013 Traffic Count Report prepared by Lee County DOT (LCDOT) and the traffic counts supplied by the Florida DOT (FDOT). At the beginning of 2014, there were two (2) links 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	2013	
Colonial Boulevard	Summerlin Road	US 41	E	F	In City of Fort Myers; No improvements planned.
Estero Boulevard	Tropical Shores Way	Center Street	E	F	Constrained Facility ⁽¹⁾ ; v/c=1.07; Interim improvements under design; Construction funded for 1 st 3.1 mile segment (out of 6 total miles) within 5 year window.

⁽¹⁾ This is a constrained facility in the Town of Fort Myers Beach. Policy 7-I-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 2013 and is not projected to be exceeded in 2014. The County has worked with the Town of Fort Myers Beach to schedule reconstruction of Estero Boulevard in segments which include improved drainage, bicycle/pedestrian features and trolley pull-offs.

Pursuant to Rule 14-94.003 of the Florida Administrative Code, the FDOT had established different Minimum LOS Standards for the Strategic Intermodal System (SIS). In Lee County, this included the Interstate System and portions of SR 80 and SR 82. However, Rule 14-94.003 was repealed on November 13, 2012, so the Minimum LOS Standards for these facilities are now consistent with the Florida Quality Level of Service Handbook like all State roadways.

Lee County has proposed changes to the LOS Standards contained within the Transportation Element of THE LEE PLAN to be consistent with the repealing of Rule 14-94.003, but these changes are not yet effective pending approval of the EAR based amendments to THE LEE PLAN. As a result, the SIS standards are still reported for informational purposes in this report. The non-regulatory 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”. The standard for Immokalee Road (SR 82) in unincorporated Lee County from Lee Boulevard east to Gateway Boulevard is LOS “D” and from Gateway Boulevard to the Hendry County Line is LOS “C”. Based on the non-regulatory standards contained within THE LEE PLAN, the following fifteen (15) roadway links on the State system did not meet the SIS standard or other established LOS standard on an “Existing” basis in 2013.

ROAD	FROM	TO	LOS		Planned Improvement
			STD	2013	
Colonial Boulevard (SR 884)	US 41	Fowler Street	E	F	In City of Fort Myers. No improvements planned.
Colonial Boulevard (SR 884)	Fowler Street	Metro Parkway	E	F	In City of Fort Myers. North Airport Road Extension in 2013/14.
Colonial Boulevard (SR 884)	Winkler Avenue	Six Mile Cypress Parkway	E	F	In City of Fort Myers. No improvements planned.
Colonial Boulevard (SR 884)	Six Mile Cypress Parkway	I-75	E	F	In City of Fort Myers. No improvements planned.
Martin Luther King Boulevard (SR 82)	Cranford Avenue	Highland Avenue	D	F	In City of Fort Myers. No improvements planned.
Martin Luther King Boulevard (SR 82)	Highland Avenue	Michigan Link	D	F	In City of Fort Myers. No improvements planned.
Immokalee Road (SR 82)	Colonial Boulevard	Gateway Boulevard	D	F	6 ln under design; ROW in FY 14/15 & 15/16; Construction in FY 17/18.
Immokalee Road (SR 82)	Gunnery Road	Alabama Road	C	E	6 ln under design; ROW in FY 14/15 & 15/16; Construction not funded.
McGregor Boulevard (SR 867)	Winkler Road	Tanglewood Boulevard	E	F	Constrained Facility ⁽¹⁾ ; v/c=1.25.
McGregor Boulevard (SR 867)	Tanglewood Boulevard	Colonial Boulevard	E	F	Constrained Facility ⁽¹⁾ ; v/c=1.31.
US 41	Daniels Parkway	College Parkway	E	F	Constrained Facility ⁽²⁾ ; v/c=1.20
US 41	South Drive	Boy Scout Drive	E	F	Constrained Facility ⁽²⁾ ; v/c=1.11
US 41	Fountain Interchange	North Key Drive	E	F	No improvements planned.
US 41	North Key Drive	Hancock Bridge Parkway	E	F	No improvements planned.
US 41	Hancock Bridge Parkway	Pondella Road	E	F	No improvements planned.

⁽¹⁾ This is a constrained facility which is partially in the City of Fort Myers. The volume to capacity ratios are well below the maximum of 1.85 allowed on constrained facilities.

⁽²⁾ The volume to capacity (v/c) ratios 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 has substantially completed the six (6) lane widening of I-75 from Palm Beach Boulevard (SR 80) in Lee County south to Golden Gate Parkway in Collier County. No segments on I-75 were shown to operate below the SIS Level of Service Standard in 2013.

The following five (5) County roadway links meet the established LOS standard now but may not meet it in the future as approved projects continue to develop. These links may not meet the adopted LOS standard if the approved projects are constructed and capacity is not increased or road improvements providing alternative routes are not constructed.

ROAD	FROM	TO	LOS				Planned Improvement
			STD	2013	2014	Future	
Buckingham Road	Orange River Boulevard	Palm Beach Boulevard (SR 80)	E	D	D	F	No improvement planned.
Corkscrew Road	Three Oaks Parkway	I-75	E	C	C	F	No improvement planned.
Daniels Parkway	Metro Parkway	Six Mile Cypress Parkway	E	E	E	F	Constrained Facility; v/c = 0.99.
McGregor Boulevard (SR 867)	Pine Ridge Road	Cypress Lake Drive	E	C	C	F	No improvement planned.
Plantation Road	Daniels Parkway	Idlewild Street	E	D	D	F	Roundabout to be constructed at Crystal Drive in 2015.

Several residential developments including Buckingham Estates, Buckingham 345, Buckingham Chase, River Pointe and Portico Phases 1, 2 and 3 are the major contributors to the future traffic forecast on the Buckingham Road link. On Corkscrew Road, the Corkscrew Retail Center and Estero Crossing developments are the major contributors to the future forecast traffic. Several commercial development projects including the Shoppes at Plantation and Daniels Parkway Business Center are major contributors to the future traffic forecast on the Daniels Parkway link. However, it is important to note that this link of Daniels Parkway has been designated as a “constrained” facility that permits a volume-to-capacity (v/c) ratio of 1.85, and the current projections indicate that this roadway link operates with a v/c ratio of 0.99, well within the range of acceptable v/c ratios.

A mixture of residential and commercial developments such as Deep Lagoon Marina, Town and River Place, and Lake McGregor Drive RPD are contributing to the future traffic on the McGregor Boulevard link. On Plantation Road, there are several commercial projects such as Chico’s World Headquarters and the Crystal/Plantation CPD that are contributing future traffic on this link.

Lee County DOT continues to comply with the requirements within THE LEE PLAN by updating 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. Consistent with last year’s report, the traffic volumes on State roadways have been taken from the Florida Traffic Information disc published every July. The ADT for a link will be converted to the Peak Hour, Peak Season, Peak Direction traffic using adjustment factors provided by LCDOT and FDOT. 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 building permits that have received a Certificate of Occupancy during the 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.

Pine Island Road

Specific references in THE LEE PLAN and the LDC affect the approval of rezoning applications or development orders on Pine Island. 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)]

The Board of County Commissioners has determined that the 910 peak hour, annual average two-way trips on Pine Island Road were exceeded in Lee County Resolution 06-03-24. 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 LDC. Further, 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 placed on rezonings that could increase traffic on Pine Island Road. Lee County will continue this practice. The “910” rule of Policy 14.2.2 has also impacted development approvals on Pine Island.

Constrained Roads

Lee Plan Policy 37.2.2 addresses the maximum volume-to-capacity ratio 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 2013, the highest volume-to-capacity ratio on a constrained facility was 1.31 on McGregor Boulevard from Tanglewood Boulevard to Colonial Boulevard. McGregor Boulevard from Winkler Road to Tanglewood Boulevard had a volume-to-capacity ratio of 1.25. Estero Boulevard from Tropical Shores Way to Center Street had a volume-to-capacity ratio of 1.07 in 2013. US 41 from Daniels Parkway to College Parkway had a volume-to-capacity ratio of 1.20 while the link from South Drive to Boy Scout Road had a volume-to-capacity ratio of 1.11. All other constrained facilities had a volume-to-capacity ratio less than 1.00. No facility will approach a volume-to-capacity ratio of 1.85 during the year 2014.

Estero Boulevard

The Town of Fort Myers Beach has adopted a different methodology for measuring the LOS 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 Donora Boulevard shall be used for this standard.”*

Data from the 2013 Traffic Counts (PCS #44) shows that the monthly averages were as follows:

MONTH	Average Vehicles/Hour	MONTH	Average Vehicles/Hour	MONTH	Average Vehicles/Hour
January	1,093	February	1,056	March	914
April	1,021	May	942	June	918
July	932	August	846	September	800
October	935	November	1,092	December	1,012

The standard of 1,300 vehicles per hour was not exceeded in any month in 2013, and will likely not be exceeded in 2014 during any four (4) calendar months.

De Minimus Impacts

The LDC provides guidance on what development constitutes a de minimus impact.

“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 failure to meet the LOS standard reported in the 2013 Concurrency Management Report.

			Future Volume (VPH) ⁽¹⁾	Capacity (VPH) ⁽²⁾	Future Volume/ Capacity (%)	De Minimus Trips 2013 (VPH)	
Immokalee Road (SR 82)	Gunnery Rd	Alabama Rd	1,330	860 LOS “C”	155% ⁽³⁾	0	⁽³⁾ Exceeds 110%
US 41	Jamaica Bay West	Six Mile Cypress Pkwy	2,981	3,000 LOS “E”	99%	0	Below 110%
US 41	Fountain Interchange	North Key Dr	2,257	2,200 LOS “E”	103%	0	Below 110%
US 41	North Key Dr	Hancock Bridge Pkwy	2,290	2,200 LOS “E”	104%	0	Below 110%

⁽¹⁾ See Road Link Volumes Table; Forecast Future Volume Column.

⁽²⁾ See Road Link Volumes Table; Performance Standard Capacity Column.

⁽³⁾ Exceeds the 110% criterion.

On one (1) link, 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 LOS of the affected transportation facility. As a result, de minimus impacts on the link are limited to impacts from single-family homes on existing lots. No 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 this transportation facility during the year 2013.

Lee County is in compliance with the de minimus impact requirements in effect in 2013. However, the requirement to record de minimus trips has been repealed by The Community Planning Act of 2011.

ROAD LINK VOLUMES
Peak Direction of Flow

	ROAD	PERFORMANCE	2013 100th		EST 2014 100th		FORECAST						
			LOS	CAPACITY	HIGHEST HR	LOS	VOLUME	HIGHEST HR		LOS	VOLUME		
												LOS	VOLUME
A & W BULB RD	GLADIOLUS DR	McGREGOR BL	2LU	E	860	C	345	C	352	C	367	00100	2 Ln improvements completed FY 12/13
ALABAMA RD	IMMOKALEE RD (SR 82)	MILWAUKEE BL	2LN	E	990	C	278	C	279	C	279	00200	
ALABAMA RD	MILWAUKEE BL	HOMESTEAD RD	2LN	E	990	C	418	C	419	C	419	00300	
ALEX BELL BL	IMMOKALEE RD (SR 82)	MILWAUKEE BL	2LN	E	990	A	93	A	95	A	98	00400	
ALEX BELL BL	MILWAUKEE BL	JOEL BL	2LN	E	990	C	376	C	378	C	523	00500	
ALICO RD	US 41	DUSTY RD	4LD	E	1,940	B	1,135	B	1,135	B	1,135	00590	
ALICO RD	DUSTY RD	LEE RD	6LD	E	1,940	B	1,135	B	1,135	B	1,470	00600	
ALICO RD*	LEE RD	THREE OAKS PKWY	6LD	E	2,920	B	1,101	B	1,130	B	1,350	00700	
ALICO RD	THREE OAKS PKWY	I-75	6LD	E	2,920	B	1,512	B	1,512	B	1,512	00800	
ALICO RD	I-75	BEN HILL GRIFFIN PKWY	6LD	E	2,920	B	1,424	B	1,445	B	1,726	00900	I-75 Connector under construction
ALICO RD	BEN HILL GRIFFIN PKWY	GREEN MEADOW DR	2LN	E	1,100	B	84	B	84	B	406	01000	4 Ln construction in FY 17/18 to Airport Haul Rd
ALICO RD	GREEN MEADOW DR	CORKSCREW RD (CR 850)	2LN	E	1,100	B	84	B	84	B	84	01050	
BABCOCK RD*	US 41	ROCKEFELLER CIR	2LN	E	860	C	55	C	55	C	161	01200	
BARRETT RD*	PONDELLA RD	PINE ISLAND RD	2LN	E	860	C	103	C	103	C	104	01400	
BASS RD	SUMMERLIN RD	GLADIOLUS DR	4LD	E	1,790	C	475	C	475	C	728	01500	
BAYSHORE RD (SR78)	BUSINESS 41	HART RD	4LD	E	1,940	B	1,519	B	1,520	B	1,599	01600	
BAYSHORE RD (SR78)	HART RD	SLATER RD	4LD	E	1,940	A	1,268	A	1,269	A	1,394	01700	
BAYSHORE RD (SR78)	SLATER RD	I-75	4LD	E	1,940	A	1,066	A	1,151	A	1,177	01800	
BAYSHORE RD (SR78)*	I-75	NALLE RD	2LN	E	1,100	C	494	C	495	C	495	01900	
BAYSHORE RD (SR78)	NALLE RD	SR 31	2LN	E	1,100	C	442	C	443	C	512	02000	
BEN HILL GRIFFIN PKWY	CORKSCREW RD	FGCU ENTRANCE	4LD	E	1,960	B	852	B	852	B	852	02100	
BEN HILL GRIFFIN PKWY	FGCU ENTRANCE	COLLEGE CLUB DR	4LD	E	1,960	B	1,136	B	1,145	B	1,290	02200	
BEN HILL GRIFFIN PKWY	COLLEGE CLUB DR	ALICO RD	6LD	E	2,960	B	1,484	B	1,498	B	1,590	02250	
BEN HILL GRIFFIN PKWY	ALICO RD	TERMINAL ACCESS RD	4LD	E	1,960	B	1,498	B	1,498	B	1,507	26950	I-75 Connector under construction
BETH STACEY BL	23rd ST	HOMESTEAD RD	2LU	E	860	C	357	C	357	C	569	02300	
BONITA BEACH RD	HICKORY BL	VANDERBILT RD	4LD	E	1,900	B	483	B	483	B	483	02400	
BONITA BEACH RD	VANDERBILT RD	US 41	4LD	E	1,900	C	1,501	C	1,501	C	1,501	02500	
BONITA BEACH RD*	US 41	OLD 41	4LD	E	1,820	C	1,167	C	1,167	C	1,167	02600	6 Ln design underway
BONITA BEACH RD	OLD 41	IMPERIAL ST	6LD	E	2,740	C	1,622	C	1,622	C	1,622	02700	
BONITA BEACH RD	IMPERIAL ST	I-75	6LD	E	2,740	C	1,552	C	1,552	C	1,552	02800	
BONITA BEACH RD	I-75	BONITA GRANDE DR	4LD	E	2,000	B	428	B	428	B	428	02900	
BONITA BEACH RD	BONITA GRANDE DR	LOGAN BLVD EXT	4LD	E	2,000	B	428	B	428	B	439	02950	
BOY SCOUT DR	SUMMERLIN RD	US 41	6LD	E	2,550	D	998	D	998	D	998	03200	

			ROAD	PERFORMANCE		2013 100th		EST 2014 100th		FORECAST		
				LOS	CAPACITY	LOS	VOLUME	LOS	HIGHEST HR	LOS	VOLUME	
BRANTLEY RD*	SUMMERLIN RD	US 41	2LU	E	860	C	116	C	116	C	126	03300
BRIARCLIFF DR*	US 41	TRIPLE CROWN CT	2LU	E	860	C	201	C	203	C	225	03400
BROADWAY (ALVA)*	PALM BEACH BL (SR 80)	NORTH RIVER RD	2LU	E	860	C	181	C	181	C	181	03500
BROADWAY (ESTERO)	LOGAN AVE	US 41	2LU	E	860	C	239	C	239	C	251	03600
BUCKINGHAM RD	IMMOKALEE RD (SR 82)	GUNNERY RD	2LU	E	990	C	275	C	277	C	281	03700
BUCKINGHAM RD	GUNNERY RD	ORANGE RIVER BL	2LU	E	990	C	357	C	358	C	358	03730
BUCKINGHAM RD	ORANGE RIVER BL	PALM BEACH BL (SR 80)	2LU	E	990	D	470	D	471	F	1,174	03800
BURNT STORE RD	PINE ISLAND RD (SR 78)	DIPLOMAT PKWY	2LU	E	1,100	C	676	C	676	C	702	03900
BURNT STORE RD	DIPLOMAT PKWY	CHARLOTTE COUNTY LINE	2LU	E	1,100	B	299	B	299	C	386	04000
BUS 41 (SR 739)	FORT MYERS CITY LIMIT	PONDELLA RD	6LD	D	2,740	C	1,863	C	1,863	C	1,863	04200
BUS 41 (SR 739)	PONDELLA RD	PINE ISLAND RD (SR 78)	6LD	D	2,740	B	1,287	B	1,291	B	1,303	04300
BUS 41 (SR 739)	PINE ISLAND RD (SR 78)	LITTLETON RD	4LD	D	1,820	C	887	C	887	C	938	04400
BUS 41 (SR 739)	LITTLETON RD	US 41	2LU	D	1,080	A	413	A	413	A	470	04500
CAPE CORAL BR RD	DEL PRADO BL	MCGREGOR BL	4L	E	4,000	C	2,387	C	2,387	C	2,387	04600
CAPTIVA RD*	BLIND PASS	SOUTH SEAS PLANTATION	2LU	E	860	C	265	C	267	C	267	04700
CEMETERY RD*	BUCKINGHAM RD	HIGGINS AVE	2LU	E	860	C	257	C	258	C	258	04800
CHAMBERLIN PKWY	AIRPORT ENT	DANIELS PKWY	4LD	E	1,790	C	107	C	107	C	152	04900
COCONUT RD	SPRING CREEK RD	US 41	2LN	E	860	C	366	C	366	C	531	05000
COCONUT RD	US 41	THREE OAKS PKWY	4LD	E	1,790	C	587	C	588	C	610	05030
COLLEGE PKWY*	MCGREGOR BL	WINKLER RD	6LD	E	2,980	D	1,831	D	1,831	D	1,831	05100
COLLEGE PKWY	WINKLER RD	WHISKEY CREEK DR	6LD	E	2,980	D	1,826	D	1,828	D	1,865	05200
COLLEGE PKWY*	WHISKEY CREEK DR	SUMMERLIN RD	6LD	E	2,980	D	2,371	D	2,371	D	2,394	05300
COLLEGE PKWY	SUMMERLIN RD	US 41	6LD	E	2,980	D	1,584	D	1,622	D	1,645	05400
COLONIAL BL*	MCGREGOR BL	SUMMERLIN RD	6LD	E	2,780	D	2,628	D	2,628	D	2,628	05500
COLONIAL BL	SUMMERLIN RD	US 41	6LD	E	2,780	F	2,804	F	2,804	F	2,804	05600
COLONIAL BL (SR 884)	US 41	FOWLER ST	6LD	E	2,780	F	2,952	F	2,952	F	2,952	05700
COLONIAL BL (SR 884)	FOWLER ST	METRO PKWY	6LD	E	2,780	F	3,645	F	3,645	F	3,645	05800
COLONIAL BL (SR 884)	METRO PKWY	WINKLER AVE	6LD	E	3,220	C	3,066	C	3,066	C	3,068	05900
COLONIAL BL (SR 884)	WINKLER AVE	SIX MILE CYPRESS PKWY	6LD	E	3,220	F	3,713	F	3,713	F	3,713	06000
COLONIAL BL (SR 884)	SIX MILE CYPRESS PKWY	I-75	6LD	E	3,220	F	4,130	F	4,130	F	4,130	06100
COLONIAL BL	I-75	IMMOKALEE RD (SR 82)	6LD	D	3,240	B	1,876	B	1,876	B	1,876	06200
COLUMBUS BL*	SR 82	MILWAUKEE BL	2LU	E	860	C	84	C	88	C	88	06300
CONSTITUTION BL*	US 41	CONSTITUTION CIR	2LU	E	860	C	216	C	217	C	228	06400
CORBETT RD*	PINE ISLAND RD	LITTLETON RD	2LU	E	860	C	22	C	22	C	22	06500
CORKSCREW RD	US 41	THREE OAKS PKWY	4LD	E	1,900	C	688	C	688	C	953	06600
CORKSCREW RD	THREE OAKS PKWY	I-75	4LD	E	1,900	C	1,484	C	1,520	C	2,227	06700

			ROAD	PERFORMANCE			2013 100th HIGHEST HR			EST 2014 100th HIGHEST HR			FORECAST FUTURE VOL		
				LOS	CAPACITY	VOLUME	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME	
CORKSCREW RD	I-75	BEN HILL GRIFFIN BL	4LD	E	1,900	1,128	C	1,128	C	1,128	C	1,128	C	1,128	06800
CORKSCREW RD	BEN HILL GRIFFIN BL	ALICO ROAD	2LD	E	1,130	625	D	654	D	654	D	654	E	1,055	06900
CORKSCREW RD	ALICO ROAD	COLLIER COUNTY LINE	2LN	E	1,080	183	B	183	B	183	B	183	B	206	07000
COUNTRY LAKES DR*	LUCKETT RD	TICE ST	2LU	E	860	143	C	143	C	143	C	143	C	240	07100
CRYSTAL DR	US 41	METRO PKWY	2LU	E	860	369	C	369	C	370	C	370	C	435	07200
CRYSTAL DR	METRO PKWY	PLANTATION RD	2LU	E	860	314	C	314	C	314	C	314	C	324	07300
CYPRESS LAKE DR*	McGREGOR B	SO POINTE BL	4LD	E	1,940	890	D	890	D	890	D	890	D	945	07400
CYPRESS LAKE DR	SOUTH POINTE BL	WINKLER RD	4LD	E	1,940	1,329	D	1,329	D	1,329	D	1,329	D	1,332	07500
CYPRESS LAKE DR	WINKLER RD	SUMMERLIN RD	4LD	E	1,940	1,514	D	1,514	D	1,514	D	1,514	D	1,514	07600
CYPRESS LAKE DR	SUMMERLIN RD	US 41	6LD	E	2,940	1,636	D	1,636	D	1,636	D	1,636	D	1,731	07700
DANIELS PKWY	US 41	METRO PKWY	6LD	E	2,680	2,066	D	2,066	D	2,066	D	2,066	D	2,101	07800
DANIELS PKWY	METRO PKWY	SIX MILE CYPRESS PKWY	6LD	E	2,680	2,648	E	2,648	E	2,648	E	2,648	F	2,930	07900
DANIELS PKWY	SIX MILE CYPRESS PKWY	PALOMINO RD	6LD	E	3,000	2,700	C	2,700	C	2,702	C	2,702	C	2,962	08000
DANIELS PKWY	PALOMINO RD	I-75	6LD	E	3,000	2,309	B	2,309	B	2,314	B	2,314	B	2,343	08100
DANIELS PKWY	I-75	TREELINE AVE	6LD	E	3,180	1,932	A	1,932	A	1,932	A	1,932	A	2,089	08200
DANIELS PKWY*	TREELINE AVE	CHAMBERLIN PKWY	6LD	E	3,180	2,355	A	2,355	A	2,356	A	2,356	A	2,356	08300
DANIELS PKWY	CHAMBERLIN PKWY	GATEWAY BL	6LD	E	3,180	2,180	A	2,180	A	2,185	A	2,185	A	2,187	08400
DANIELS PKWY	GATEWAY BL	IMMOKALEE RD (SR82)	4LD	E	2,120	1,172	A	1,172	A	1,173	A	1,173	A	1,278	08500
DANLEY RD*	US 41	METRO PKWY	2LU	E	860	266	C	266	C	286	C	286	C	309	08600
DAVIS RD*	McGREGOR BL	IONA RD	2LU	E	860	113	C	113	C	115	C	115	C	139	08700
DEL PRADO BL*	CAPE CORAL PKWY	SE 46th ST	6LD	E	2,820	1,304	C	1,304	C	1,304	C	1,304	C	1,304	08800
DEL PRADO BL*	SE 46th ST	CORNADO PKWY	6LD	E	2,820	1,392	C	1,392	C	1,392	C	1,392	C	1,392	08900
DEL PRADO BL	CORNADO PKWY	CORNWALLIS PKWY	6LD	E	2,820	1,809	D	1,809	D	1,809	D	1,809	D	1,809	09000
DEL PRADO BL	CORNWALLIS PKWY	VETERANS MEM PKWY	6LD	E	2,820	2,723	D	2,723	D	2,723	D	2,723	D	2,723	09100
DEL PRADO BL	VETERANS MEM PKWY	CORAL POINT DR	6LD	E	2,840	2,396	D	2,396	D	2,396	D	2,396	D	2,396	09150
DEL PRADO BL	CORAL POINT DR	HANCOCK BR PKWY	6LD	E	2,840	2,032	D	2,032	D	2,032	D	2,032	D	2,032	09200
DEL PRADO BL	HANCOCK BR PKWY	SR 78	6LD	E	2,800	1,708	C	1,708	C	1,708	C	1,708	C	1,708	09300
DEL PRADO BL	US 41	SLATER RD	2LU	E	860	272	C	272	C	272	C	272	C	770	09400
DR ML KING BL (SR 82)	CRANFORD AVE	HIGHLAND AVE	4LD	D	1,800	1,875	F	1,875	F	1,875	F	1,875	F	1,875	09470
DR ML KING BL (SR 82)	HIGHLAND AVE	MICHIGAN LINK	4LD	D	1,800	1,875	F	1,875	F	1,875	F	1,875	F	1,875	09480
DR ML KING BL (SR 82)	MICHIGAN LINK	ORTIZ AVE	6LD	D	2,680	1,875	B	1,875	B	1,875	B	1,875	B	1,875	09490
DR ML KING BL (SR 82)	ORTIZ AVE	I-75	6LD	D	2,680	1,806	B	1,806	B	1,806	B	1,806	B	1,806	09500
EAST 21st*	JOEL BL	GRANT AVE	2LU	E	860	24	C	24	C	24	C	24	C	24	09700
ESTERO BL	BIG CARLOS PASS	AVENIDA PESCADORA	2LN	E	726	420	A	420	A	420	A	420	A	420	09800
ESTERO BL*	AVENIDA PESCADORA	VOORHIS ST	2LN	E	726	555	A	555	A	555	A	555	A	555	09900

			ROAD	PERFORMANCE		2013 100th HIGHEST HR		EST 2014 100th HIGHEST HR		FORECAST FUTURE VOL			
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
ESTERO BL	VOORHIS ST	TROPICAL SHORES WAY	2LD	E	671	E	632	E	632	E	650	Constrained v/c = 0.94; Design underway	10000
ESTERO BL*	TROPICAL SHORES WAY	CENTER ST	2LD	E	671	F	716	F	716	F	779	Constrained v/c = 1.07; Reconstruction in FY 14/15	10100
ESTERO PKWY	US 41	THREE OAKS PKWY	4LD	E	2,000	B	395	B	401	B	644		14400
ESTERO PKWY	THREE OAKS PKWY	BEN HILL GRIFFIN PKWY	4LD	E	2,000	B	755	B	755	B	755		14450
EVERGREEN RD	US 41	BUS 41	2LU	E	860	C	100	C	100	C	100		10200
FIDDLESTICKS BL*	GUARDHOUSE	DANIELS PKWY	2LD	E	860	C	333	C	333	C	365		10300
FOWLER ST	US 41	N AIRPORT RD	6LD	E	2,580	D	1,094	D	1,094	D	1,096		10400
FOWLER ST	N AIRPORT RD	COLONIAL BL	6LD	E	2,580	D	1,262	D	1,262	D	1,262		10500
FOWLER ST	COLONIAL BL	WINKLER AVE	4LD	E	1,700	C	1,009	C	1,009	C	1,009		10600
FOWLER ST	WINKLER AVE	HANSON ST	4LD	E	1,700	C	1,148	C	1,148	C	1,148		10700
FOWLER ST (SR 739)	HANSON ST	DR ML KING BL (SR 82)	4LD	E	1,700	C	1,178	C	1,178	C	1,178		10730
GASPARILLA BL	FIFTH ST	CHARLOTTE COUNTY LINE	2LU	E	860	C	171	C	172	C	183	Constrained v/c = 0.20	10800
GLADIOLUS DR	McGREGOR BL	PINE RIDGE RD	4LD	E	1,840	B	351	B	353	B	411		10900
GLADIOLUS DR	PINE RIDGE RD	BASS RD	4LD	E	1,840	B	1,039	B	1,039	B	1,127		11000
GLADIOLUS DR*	BASS RD	WINKLER RD	6LD	E	2,780	B	1,106	B	1,117	B	1,164		11100
GLADIOLUS DR*	WINKLER RD	SUMMERLIN RD	6LD	E	2,900	B	942	B	942	B	951		11200
GLADIOLUS RD	SUMMERLIN RD	US 41	6LD	E	2,900	C	1,853	C	1,853	C	1,998		11300
GREENBRIAR BL*	RICHMOND AVE	JOEL BL	2LU	E	860	C	68	C	71	C	71		11400
GUNNERY RD	IMMOKALEE RD (SR 82)	LEE BL	4LD	E	1,920	B	917	B	941	B	991		11500
GUNNERY RD	LEE BL	BUCKINGHAM RD	2LU	E	1,020	C	721	C	722	C	851		11600
HANCOCK BRIDGE PKWY	DEL PRADO BL	NE 24th AVE	4LD	E	2,000	B	996	B	996	B	996		11700
HANCOCK BRIDGE PKWY	NE 24th AVE	ORANGE GROVE BL	4LD	E	2,000	B	1,271	B	1,271	B	1,284		11800
HANCOCK BRIDGE PKWY*	ORANGE GROVE BL	MOODY RD	4LD	E	2,000	B	1,337	B	1,355	B	1,480		11900
HANCOCK BRIDGE PKWY	MOODY RD	U.S. 41	4LD	E	2,000	B	1,198	B	1,199	B	1,325		12000
HART RD	BAYSHORE RD (SR 78)	LAUREL DR	2LU	E	860	C	297	C	298	C	298		12100
HICKORY BL	BONITA BEACH RD	McLAUGHLIN BL	2LU	E	870	E	483	E	483	E	483	Constrained v/c = 0.56	12200
HICKORY BL	McLAUGHLIN BL	MELODY LN	2LU	E	870	D	333	D	335	D	340	Constrained v/c = 0.38	12300
HICKORY BL	MELODY LN	BIG CARLOS PASS	2LU	E	870	C	303	C	303	C	303	Constrained v/c = 0.35	12400
HOMESTEAD RD	IMMOKALEE RD (SR 82)	MILWAUKEE BL	2LN	E	990	C	469	C	470	C	475		12480
HOMESTEAD RD	MILWAUKEE BL	SUNRISE BL	2LN	E	990	C	469	C	469	C	615		12490
HOMESTEAD RD	SUNRISE BL	LEELAND HEIGHTS BL	2LN	E	990	C	469	C	471	E	765	4 Ln construction in FY 15/16	12500
HOMESTEAD RD	LEELAND HEIGHTS BL	LEE BL	4LN	E	1,900	D	1,192	D	1,193	D	1,264		12600
IDLEWILD ST*	METRO PKWY	PLANTATION RD	2LU	E	860	C	189	C	189	C	191		12700
IMMOKALEE RD (SR 82)	I-75	BUCKINGHAM RD	6LD	D	2,820	B	1,682	B	1,682	B	1,682		12800

	ROAD	PERFORMANCE	2013 100th		EST 2014 100th		FORECAST				
			LOS	VOLUME	LOS	VOLUME	LOS	VOLUME			
IMMOKALEE RD (SR 82)	BUCKINGHAM RD	6LD	D	2,820	B	1,310	B	1,311	B	1,311	12900
IMMOKALEE RD (SR 82)	COLONIAL BL	2LN	D	1,180	F	1,435	F	1,438	F	1,460	6 Ln construction in FY 17/18 by FDOT
IMMOKALEE RD (SR 82)	GATEWAY BL	2LN	C	860	C	790	C	790	C	793	6 Ln construction in FY 17/18 by FDOT
IMMOKALEE RD (SR 82)	GUNNERY RD	2LN	C	860	E	1,328	E	1,330	E	1,330	6 Ln ROW in FY's 14/15 & 15/16
IMMOKALEE RD (SR 82)	ALABAMA RD	2LN	C	860	C	460	C	460	C	485	6 Ln ROW in FY's 15/16-17/18
IMMOKALEE RD (SR 82)	ALEX BELL BL	2LN	C	860	C	460	C	461	C	516	6 Ln prelim design in FY 14/15
IMMOKALEE RD (SR 82)	HENDRY COUNTY LINE	2LN	C	860	C	451	C	451	D	611	
IMPERIAL PKWY	COLLIER COUNTY LINE	4LD	E	1,920	B	774	B	774	B	774	13500
IMPERIAL PKWY	BONITA BEACH RD	4LD	E	1,920	B	1,018	B	1,018	B	1,018	13520
IMPERIAL PKWY	EAST TERRY ST	4LD	D	1,920	B	593	B	593	B	593	13550
IONA RD	DAVIS RD	2LU	E	860	C	360	C	365	C	485	13600
ISLAND PARK RD*	PARK RD	2LU	E	860	C	451	C	451	D	611	13700
JOEL BL	LEELAND HEIGHTS BL	4LN	E	2,220	A	589	A	592	B	796	13800
JOEL BL	18th ST	2LN	E	990	C	343	C	345	C	345	13900
JOHN MORRIS RD*	BUNCHE BCH	2LU	E	860	C	62	C	62	C	62	14000
JOHN MORRIS RD	SUMMERLIN RD	2LU	E	860	C	203	C	204	C	210	14100
KELLY RD	MCGREGOR BL	2LU	E	860	C	242	C	243	C	243	14200
KELLY RD*	SAN CARLOS BL	2LU	E	860	C	106	C	106	C	106	14300
LAUREL DR	BUS 41	2LU	E	860	C	381	C	381	C	381	14500
LEE BL	IMMOKALEE RD (SR 82)	6LD	E	2,940	B	2,019	B	2,019	B	2,041	14600
LEE BL	ALVIN AVE	6LD	E	2,940	B	1,759	B	1,762	B	1,870	14700
LEE BL	GUNNERY RD	6LD	E	2,940	B	1,563	B	1,601	B	1,709	14800
LEE BL	HOMESTEAD RD	4LD	E	1,920	B	551	B	551	B	580	14900
LEE BL	WILLIAMS AVE	2LD	E	1,000	B	551	B	551	B	577	14930
LEE RD*	SAN CARLOS BL	2LU	E	860	C	295	C	298	C	322	15000
LEELAND HEIGHTS BL*	HOMESTEAD RD	4LN	E	1,800	B	774	B	776	B	794	15100
LITTLETON RD	CORBETT RD	2LU	E	860	C	365	C	365	C	366	15300
LITTLETON RD	US 41	2LN	E	860	C	354	C	354	C	356	15400
LUCKETT RD	ORTIZ AVE	2LN	E	880	B	569	B	569	B	660	4 Ln design & ROW acquisition underway
LUCKETT RD*	I-75	2LN	E	880	B	264	B	264	B	266	15600
MAPLE DR*	SUMMERLIN RD	2LU	E	860	C	77	C	77	C	77	15700
MCGREGOR BL	TOLL PLAZA	4LD	E	1,960	A	921	A	950	A	976	15800
MCGREGOR BL*	JONATHAN HBR DR	4LD	E	1,960	A	909	A	910	A	910	15900
MCGREGOR BL*	SUMMERLIN RD	4LD	E	1,960	A	523	A	552	A	616	16000
MCGREGOR BL	KELLY RD	4LD	E	1,960	A	933	A	936	A	959	16100
MCGREGOR BL (SR 867)	GLADIOLUS DR	4LD	E	1,980	B	1,487	B	1,487	B	1,495	16200
MCGREGOR BL (SR 867)	IONA LOOP	4LD	E	1,980	B	1,487	B	1,488	C	1,591	16300
MCGREGOR BL (SR 867)	PINE RIDGE RD	4LD	E	1,980	C	1,951	C	1,951	C	2,060	16400

	ROAD	PERFORMANCE		2013 100th HIGHEST HR		EST 2014 100th HIGHEST HR		FORECAST FUTURE VOL			
		LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
McGREGOR BL (SR 867)	CYPRESS LAKE DR	4LD	E	1,980	C	1,681	C	1,681	C	1,689	16500
McGREGOR BL (SR 867)	COLLEGE PKWY	2LN	E	900	B	804	C	819	C	828	16600
McGREGOR BL (SR 867)	WINKLER RD	2LN	E	900	F	1,124	F	1,124	F	1,124	16700
McGREGOR BL (SR 867)	TANGLEWOOD BL	2LN	E	900	F	1,180	F	1,180	F	1,183	16800
METRO PKWY (SR 739)	SIX MILE CYPRESS PKWY	6LD	E	2,100	B	815	B	816	B	956	16900
METRO PKWY (SR 739)	DANIELS PKWY	4LD	E	1,700	C	1,514	C	1,520	C	1,593	17000
METRO PKWY (SR 739)	CRYSTAL DR	4LD	E	1,700	B	1,319	B	1,319	B	1,353	17100
METRO PKWY (SR 739)	DANLEY DR	4LD	E	1,700	B	795	B	796	B	858	17200
METRO PKWY (SR 739)	COLONIAL BL	4LD	E	1,520	B	702	B	702	B	702	17300
METRO PKWY (SR 739)	WINKLER RD	4LD	E	1,520	B	581	B	581	B	581	17400
METRO PKWY (SR 739)	WAREHOUSE ST	2LN	E	1,520	B	562	B	562	B	590	17500
MILWAUKEE BL*	HOMESTEAD	2LU	E	860	C	49	C	50	C	50	17600
MILWAUKEE BL*	ALEX BELL BL	2LU	E	860	C	94	C	95	C	107	17700
MOODY RD*	HANCOCK BR PKWY	2LU	E	860	C	181	C	182	C	182	17800
NALLE GRADE RD	SLATER RD	2LU	E	860	C	90	C	91	C	91	17900
NALLE RD	BAYSHORE RD	2LU	E	860	C	150	C	150	C	169	18000
NEAL RD	ORANGE RIVER BL	2LU	E	860	C	100	C	100	C	100	18100
NORTH RIVER RD	SR 31	2LN	E	1,140	A	142	A	142	B	261	18200
NORTH RIVER RD	FRANKLIN LOCK RD	2LN	E	1,140	A	68	A	69	B	213	18300
NORTH RIVER RD	BROADWAY	2LN	E	1,140	A	74	A	74	A	87	18400
OLGA RD*	SR 80 W	2LU	E	860	C	81	C	82	C	82	18900
ORANGE GROVE BL	BIRKDALE AVE	2LU	E	860	C	458	C	458	C	458	19000
ORANGE GROVE BL*	INLET DR	4LD	E	1,790	C	458	C	458	C	579	19100
ORANGE GROVE BL*	HANCOCK BR PKWY	4LD	E	1,790	C	578	C	578	C	586	19200
ORANGE RIVER BL	PALM BEACH BL	2LU	E	990	C	365	C	365	C	365	19300
ORANGE RIVER BL	STALEY RD	2LU	E	990	C	312	C	314	C	362	19400
ORIOLE RD*	SAN CARLOS BL	2LU	E	860	C	92	C	93	C	93	19500
ORTIZ AVE	COLONIAL BL	2LN	E	900	C	800	C	800	C	800	19600
ORTIZ AVE	DR ML KING BL (SR 82)	2LN	E	900	B	508	B	508	B	519	19700
ORTIZ AVE	LUCKETT RD	2LN	E	900	B	337	B	337	B	356	19800
PALM BEACH BL (SR 80)	PROSPECT AVE	4LD	E	1,720	B	1,189	B	1,189	B	1,196	19900
PALM BEACH BL (SR 80)	ORTIZ AVE	6LD	E	2,580	B	1,189	B	1,209	B	1,249	20000

			ROAD	PERFORMANCE		2013 100th HIGHEST HR		EST 2014 100th HIGHEST HR		FORECAST FUTURE VOL		
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME	
PALM BEACH BL (SR 80)	I-75		6LD	D	2,960	A	1,489	A	1,500	A	1,815	20100
PALM BEACH BL (SR 80)	SR 31	BUCKINGHAM RD	4LD	D	1,960	B	1,491	B	1,496	B	1,711	20200
PALM BEACH BL (SR 80)	BUCKINGHAM RD	WERNER DR	4LD	D	2,940	A	789	A	794	B	1,509	20300
PALM BEACH BL (SR 80)	WERNER DR	JOEL BL	4LD	C	2,320	A	553	A	553	A	619	20330
PALM BEACH BL (SR 80)	JOEL BLVD	HENDRY COUNTY LINE	4LD	C	2,320	A	553	A	554	A	690	20400
PALOMINO RD*	DANIELS PKWY	PENZANCE BL	2LU	E	860	C	208	C	209	C	228	20500
PARK MEADOW DR*	SUMMERLIN RD	US 41	2LU	E	860	C	133	C	133	C	135	20600
PENZANCE BL*	RANCHETTE RD	SIX MILE CYPRESS PKWY	2LU	E	860	C	130	C	130	C	165	20800
PINE ISLAND RD	STRINGFELLOW BL	BURNT STORE RD	2LN	E	950	E	596	E	601	E	690	20900
PINE ISLAND RD (SR 78)*	BURNT STORE RD	CHIQUITA BL	4LD	C	2,160	A	616	A	622	A	627	21000
PINE ISLAND RD (SR 78)*	CHIQUITA BL	SANTA BARBARA BL	4LD	C	2,160	B	1,737	B	1,737	B	1,737	21100
PINE ISLAND RD (SR 78)	SANTA BARBARA BL	DEL PRADO BL	4LD	C	2,160	B	1,828	B	1,828	B	1,831	21200
PINE ISLAND RD (SR 78)	DEL PRADO BL	BARRETT RD	4LD	E	2,160	A	1,085	A	1,086	A	1,086	21300
PINE ISLAND RD (SR 78)	BARRETT RD	US 41	4LD	E	2,160	A	1,085	A	1,085	A	1,180	21400
PINE ISLAND RD (SR 78)	US 41	BUSINESS 41	4LD	E	1,720	C	1,208	C	1,209	C	1,209	21500
PINE RIDGE RD*	SAN CARLOS BL	SUMMERLIN RD	2LU	E	860	C	458	C	458	C	568	21600
PINE RIDGE RD	SUMMERLIN RD	GLADIOLUS BL	2LU	E	860	C	253	C	253	C	457	21700
PINE RIDGE RD	GLADIOLUS DR	MCGREGOR BL	2LU	E	860	C	284	C	284	C	284	21800
PLANTATION RD	SIX MILE CYPRESS PKWY	DANIELS PKWY	2LU	E	860	C	207	C	222	C	351	21900
PLANTATION RD	DANIELS PKWY	IDLEWILD ST	2LU	E	860	D	636	D	640	D	896	22000
PLANTATION RD	IDLEWILD ST	COLONIAL BL	4LD	E	1,790	C	473	C	473	C	473	22050
PONDELLA RD	PINE ISLAND RD (SR 78)	ORANGE GROVE BL	4LD	E	1,900	B	810	B	810	B	810	22100
PONDELLA RD	ORANGE GROVE BL	US 41	4LD	E	1,900	B	1,115	B	1,115	B	1,192	22200
PONDELLA RD	US 41	BUSINESS 41	4LD	E	1,900	B	989	B	989	B	992	22300
PRICHETT PKWY*	BAYSHORE RD	RICH RD	2LU	E	860	C	72	C	73	C	467	22400
RANCHETTE RD*	PENZANCE BL	IDLEWILD ST	2LU	E	860	C	89	C	89	C	89	22500
RICH RD*	SLATER RD	PRITCHETT PKWY	2LU	E	860	C	54	C	55	C	56	22600
RICHMOND AVE*	LEELAND HEIGHTS BL	E 12th ST	2LU	E	860	C	70	C	72	C	91	22700
RICHMOND AVE*	E 12th ST	GREENBRIAR BL	2LU	E	860	C	56	C	59	C	59	22800
RIVER RANCH RD*	WILLIAMS RD	CORKSCREW RD	2LU	E	860	C	92	C	92	C	124	22900
SAN CARLOS BL (SR 865)	ESTERO BL	MAIN ST	2LB	E	1,100	B	1,045	B	1,045	B	1,063	23000
SAN CARLOS BL (SR 865)	MAIN ST	SUMMERLIN RD	4LD	E	1,780	B	1,045	B	1,045	C	1,245	23100

			ROAD	PERFORMANCE		2013 100th HIGHEST HR		EST 2014 100th HIGHEST HR		FORECAST FUTURE VOL		
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME	
SAN CARLOS BL (SR 865)	SUMMERLIN RD		KELLY RD	E	1,000	B	691	B	691	B	701	23180
SAN CARLOS BL (SR 865)	KELLY RD		GLADIOLUS RD	E	1,460	C	691	C	691	C	697	23200
SAN CARLOS BL (SCP)	US 41		THREE OAKS PKWY	E	860	C	254	C	255	C	255	23230
SANIBEL BL*	US 41		LEE BL	E	860	C	479	C	479	C	491	23260
SHELL POINT BL*	McGREGOR BL		PALM ACRES	E	860	C	260	C	260	C	313	23400
SIX MILE CYPRESS PKWY (SR 739)	US 41		METRO PKWY	E	1,920	B	1,349	B	1,349	B	1,360	23500
SIX MILE CYPRESS PKWY	METRO PKWY		DANIELS PKWY	E	1,920	B	1,238	B	1,281	B	1,326	23600
SIX MILE CYPRESS PKWY	DANIELS PKWY		WINKLER AVE	E	1,900	A	752	A	752	B	875	23700
SIX MILE CYPRESS PKWY	WINKLER AVE		CHALLENGER BL	E	1,900	A	732	A	732	A	732	23800
SIX MILE CYPRESS PKWY	CHALLENGER BL		COLONIAL BL	E	2,860	A	732	A	732	A	732	23900
SLATER RD	BAYSHORE RD (SR 78)		NALLE GRADE RD	E	1,010	C	327	C	328	C	330	24000
SOUTH POINTE BL*	CYPRESS LAKE DR		COLLEGE PKWY	E	860	D	607	D	607	D	607	24100
SR 31	PALM BEACH BL		BAYSHORE RD (SR78)	E	1,310	B	365	B	365	B	367	24200
SR 31	BAYSHORE RD (SR 78)		CHARLOTTE COUNTY LINE	E	1,310	B	301	B	302	B	308	24300
STALEY RD	ORANGE RIVER BL		TICE ST	E	860	C	170	C	170	C	195	24400
STRINGFELLOW RD	FIRST AVE		BERKSHIRE RD	E	1,060	B	279	B	286	D	630	24500
STRINGFELLOW RD	BERKSHIRE RD		PINE ISLAND RD	E	1,060	B	279	B	281	C	414	24600
STRINGFELLOW RD	PINE ISLAND RD		PINELAND RD	E	1,060	D	521	D	527	D	655	24700
STRINGFELLOW RD*	PINELAND RD		MAIN ST	E	1,060	B	173	B	178	B	268	24800
SUMMERLIN RD	McGREGOR BL		KELLY COVE RD	E	1,980	B	1,143	B	1,143	B	1,226	24900
SUMMERLIN RD*	KELLY COVE RD		SAN CARLOS BL	E	1,980	B	1,055	B	1,055	B	1,055	25000
SUMMERLIN RD*	SAN CARLOS BL		PINE RIDGE RD	E	2,980	B	1,000	B	1,000	B	1,115	25100
SUMMERLIN RD	PINE RIDGE RD		BASS RD	E	2,980	B	1,752	B	1,752	B	1,845	25200
SUMMERLIN RD	BASS RD		GLADIOLUS DR	E	2,980	B	1,752	B	1,752	B	1,858	25300
SUMMERLIN RD	GLADIOLUS DR		CYPRESS LAKE DR	E	1,980	B	1,235	B	1,235	B	1,360	25400
SUMMERLIN RD	CYPRESS LAKE DR		COLLEGE PKWY	E	2,960	B	1,287	B	1,287	B	1,287	25500
SUMMERLIN RD	COLLEGE PKWY		MAPLE DR	E	2,960	C	1,593	C	1,593	C	1,612	25600
SUMMERLIN RD	MAPLE DR		BOY SCOUT DR	E	2,960	C	1,593	C	1,593	C	1,593	25700
SUMMERLIN RD	BOY SCOUT DR		MATTHEWS DR	E	1,760	D	1,026	D	1,026	D	1,026	25800
SUMMERLIN RD	MATTHEWS DR		COLONIAL BL	E	1,760	D	1,026	D	1,026	D	1,026	25900
SUNRISE BL*	ALEX BELL BL		COLUMBUS AVE	E	860	C	42	C	44	C	54	26000
SUNSHINE BL	IMMOKALEE RD (SR82)		SW 23rd ST	E	1,040	C	323	C	326	C	334	26100
SUNSHINE BL	SW 23rd ST		LEE BL	E	1,040	C	319	C	320	C	320	26150
SUNSHINE BL	LEE BL		W 12th ST	E	1,040	D	546	D	547	D	558	26200
SUNSHINE BL*	W 12th ST		W 75th ST	E	1,040	B	248	B	250	B	250	26300
SW 23rd ST	GUNNERY RD		SUNSHINE BL	E	860	C	540	C	543	D	750	26400
TERMINAL ACCESS RD	TREELINE AVE		AIRPORT ENT	E	1,790	D	1,501	D	1,501	D	1,501	26450
THREE OAKS PKWY	COCONUT RD		CORKSCREW RD	E	1,940	B	865	B	865	B	1,017	26500

			ROAD	PERFORMANCE			2013 100th			EST 2014 100th			FORECAST		
				LOS	CAPACITY	HIGHEST HR	LOS	VOLUME	HIGHEST HR	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME
THREE OAKS PKWY	CORKSCREW RD		SAN CARLOS BL	E	1,940	916	B	935	B	935	B	1,156	26600		
THREE OAKS PKWY	SAN CARLOS BL		ALICO RD	E	1,940	631	A	631	A	631	B	803	26700		
TICE ST*	PALM BEACH BL (SR 80)		ORTIZ AVE	E	860	83	C	83	C	83	C	88	26800		
TICE ST*	ORTIZ AVE		STALEY RD	E	860	130	C	136	C	136	D	641	26900		
TREELINE AVE	TERMINAL ACCESS RD		DANIELS PKWY	E	1,960	1,299	B	1,299	B	1,299	B	1,479	27000		
TREELINE AVE	DANIELS PKWY		ARBORWOOD RD	E	1,960	563	A	563	A	563	A	618	27030		
TREELINE AVE	ARBORWOOD RD		COLONIAL BL	E	1,960	563	A	563	A	563	A	563	27070		
VETERANS MEM PKWY	SR78		SURFSIDE BL	D	2,080	660	A	660	A	660	A	660	27200		
VETERANS MEM PKWY	SURFSIDE BL		CHIQUITA BL	E	2,080	664	A	664	A	664	A	664	27250		
VETERANS MEM PKWY*	CHIQUITA BL		SKYLINE DR	D	2,080	1,810	A	1,810	A	1,810	A	1,810	27300		
VETERANS MEM PKWY	SKYLINE DR		SANTA BARBARA BL	D	3,120	1,822	A	1,822	A	1,822	A	1,852	27400		
VETERANS MEM PKWY	SANTA BARBARA		COUNTRY CLUB BL	D	3,120	2,528	A	2,528	A	2,528	A	2,528	27500		
VETERANS MEM PKWY	COUNTRY CLUB BL		MIDPOINT BR TOLL PLAZA	D	3,120	2,776	A	2,776	A	2,776	A	2,776	27600		
VETERANS MEM PKWY	MIDPOINT BR TOLL PLAZA		MCGREGOR BL	D	3,440	2,390	C	2,390	C	2,390	C	2,390	27700		
VIA COCONUT PT	SOUTH END		CORKSCREW RD	E	1,790	249	C	249	C	249	C	249	27720		
WHISKEY CREEK DR*	COLLEGE PKWY		SAUTERN DR	E	860	320	C	320	C	320	C	333	27900		
WHISKEY CREEK DR*	SAUTERN DR		MCGREGOR BL	E	860	320	C	320	C	320	C	320	28000		
WILLIAMS RD	US 41		RIVER RANCH RD	E	860	202	C	202	C	202	C	242	28100		
WILLIAMS AVE	LEE BL		W 6th ST	E	860	436	C	440	C	440	C	492	28200		
WINKLER RD*	STOCKBRIDGE		SUMMERLIN RD	E	860	444	C	461	C	461	D	625	28300		
WINKLER RD	SUMMERLIN RD		GLADIOLUS DR	E	1,520	335	D	336	D	336	D	336	28400		
WINKLER RD*	GLADIOLUS DR		BRANDYWINE CIR	E	920	593	B	593	B	593	B	600	28500		
WINKLER RD*	BRANDYWINE CIR		CYPRESS LAKE DR	E	920	675	B	675	B	675	B	675	28600		
WINKLER RD	CYPRESS LAKE DR		COLLEGE PKWY	E	1,800	683	C	683	C	683	D	833	28700		
WINKLER RD*	COLLEGE PKWY		MCGREGOR BL	E	840	347	B	350	B	350	B	360	28800		
WOODLAND BL*	US 41		AUSTIN ST	E	860	266	C	266	C	266	C	266	28900		
W 6th ST	WILLIAMS AVE		JOEL BL	E	860	153	C	153	C	153	C	153	29000		
W 12th ST*	GUNNERY RD		SUNSHINE BL	E	860	75	C	77	C	77	C	77	29100		
W 12th ST*	SUNSHINE BL		WILLIAMS AVE	E	860	75	C	76	C	76	C	165	29200		
W 12th ST*	WILLIAMS AVE		JOEL BL	E	860	91	C	92	C	92	C	92	29300		
W 14th ST*	SUNSHINE BL		RICHMOND AVE	E	860	47	C	48	C	48	C	48	29400		
US 41	COLLIER COUNTY LINE		BONITA BEACH RD	E	2,740	1,959	B	1,959	B	1,959	B	1,959	29500		
US 41	BONITA BEACH RD		WEST TERRY ST	E	3,020	2,250	B	2,250	B	2,250	B	2,250	29600		
US 41	WEST TERRY ST		OLD 41	E	3,020	2,058	B	2,058	B	2,058	B	2,058	29700		
US 41	OLD 41		CORKSCREW RD	E	3,020	2,473	B	2,509	B	2,509	B	2,833	29800		
US 41	CORKSCREW RD		SANIBEL BL	E	3,000	1,804	B	1,817	B	1,817	B	1,988	29900		
US 41	SANIBEL BL		ALICO RD	E	3,000	2,043	B	2,053	B	2,053	B	2,263	30000		
US 41	ALICO RD		ISLAND PARK RD	E	3,000	2,587	B	2,588	B	2,588	B	2,769	30100		

	ROAD	PERFORMANCE		2013 100th HIGHEST HR		EST 2014 100th HIGHEST HR		FORECAST FUTURE VOL			
		LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
US 41	ISLAND PARK RD	6LD	E	3,000	B	2,659	B	2,659	B	2,857	30200
US 41	JAMAICA BAY WEST	6LD	E	3,000	B	2,981	B	2,981	B	2,981	30300
US 41	SIX MILE CYPRESS PKWY	6LD	E	2,840	D	2,608	D	2,608	D	2,830	30400
US 41	DANIELS PKWY	6LD	E	2,840	F	3,401	F	3,401	F	3,413	30500
US 41	COLLEGE PKWY	6LD	E	2,840	D	2,259	D	2,292	D	2,370	30600
US 41	SOUTH DR	6LD	E	2,840	F	3,143	F	3,143	F	3,143	30700
US 41	BOY SCOUT DR	6LD	E	2,840	D	2,709	D	2,709	D	2,709	30800
US 41	NORTH AIRPORT RD	6LD	E	2,840	D	2,738	D	2,738	D	2,738	30810
US 41	COLONIAL BL	6LD	E	2,200	F	2,257	F	2,257	F	2,257	30900
US 41	FOUNTAIN INTERCHANGE	4LD	E	2,200	F	2,257	F	2,257	F	2,290	31000
US 41	NORTH KEY DR	4LD	E	2,020	F	2,022	F	2,022	F	2,022	31100
US 41	HANCOCK BR PKWY	4LD	E	2,020	C	1,580	C	1,580	C	1,580	31200
US 41	PONDELLA RD	4LD	E	2,040	A	1,202	A	1,208	B	1,288	31300
US 41	PINE ISLAND RD (SR 78)	4LD	E	2,040	A	949	A	949	B	1,314	31400
US 41	LITTLETON RD	4LD	E	2,040	B	1,325	B	1,325	B	1,346	31500
US 41	BUSINESS 41	4LD	E	2,040	B	1,325	B	1,325	B	1,416	31600
US 41	DEL PRADO BL	4LD	E	2,040	B	1,325	B	1,325	B	1,416	31600
US 41	CHARLOTTE COUNTY LINE	4LD	E	2,040	B	1,325	B	1,325	B	1,416	31600
I-75	COLLIER COUNTY LINE	6LF	D	5,500	C	3,973	C	3,973	C	3,973	31700
I-75	BONITA BEACH RD	6LF	D	5,500	C	3,777	C	3,777	C	3,777	31800
I-75	CORKSCREW RD	6LF	D	5,500	C	3,914	C	3,914	C	3,914	31900
I-75	ALICO RD	6LF	D	5,500	C	3,654	C	3,654	C	3,654	32000
I-75	DANIELS PKWY	6LF	D	5,500	B	3,200	B	3,200	B	3,200	32100
I-75	COLONIAL BL	6LF	D	5,500	B	3,182	B	3,182	B	3,182	32200
I-75	DR ML KING BL (SR 82)	6LF	D	5,500	B	3,109	B	3,109	B	3,109	32300
I-75	LUCKETT RD	6LF	D	5,500	B	3,322	B	3,322	B	3,322	32400
I-75	PALM BEACH BL (SR 80)	6LF	D	5,500	B	2,377	B	2,377	B	2,377	32500
I-75	BAYSHORE RD (SR 78)	6LF	D	5,500	B	1,937	B	1,937	B	1,937	32600
I-75	CHARLOTTE COUNTY LINE	4LF	C	3,020	B	1,937	B	1,937	B	1,937	32600

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

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

* = Road links which no traffic count was performed in 2013, so the 2012 AADT was utilized to develop the link volume.

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 = 2013 100th Highest Hour/Capacity at the Performance Standard.