

# Lee County

# Concurrency Report



2015







# Concurrency Report

## Inventory and Projections 2014/2015 – 2015/2016

*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**

**October, 2015**



## TABLE OF CONTENTS

	PAGE
SUMMARY .....	1
INVENTORIES .....	7
SOLID WASTE .....	8
SURFACE WATER MANAGEMENT .....	11
POTABLE WATER .....	12
Table 1.    Major Regional Water Treatment Plants .....	14
Table 2.    Minor Regional Water Treatment Plants .....	15
Table 3.    Multiple User/Single Development Water Treatment Plants .....	16
Table 4.    Single User Water Treatment Plants .....	17
SANITARY SEWER .....	18
Table 5.    Major Regional Wastewater Treatment Plants .....	20
Table 6.    Minor Regional Wastewater Treatment Plants .....	21
PARKS AND RECREATION .....	22
Regional Parks .....	22
Community Parks .....	23
Table 7.    Lee County Regional Park Inventory .....	25
Exhibit I.  Community Park Benefit Districts Map .....	29
Table 8.    Lee County Community Park Inventory .....	30
Table 9.    North Community Park Benefit District .....	32
Table 10.   East Community Park Benefit District .....	33
Table 11.   South Community Park Benefit District .....	34
Table 12.   Gateway Community Park Benefit District .....	35
Table 13.   Sanibel Community Park Benefit District .....	36
Recreational Facilities .....	37
Table 14.   Lee County Recreational Facilities Inventory .....	38
SCHOOLS .....	39
Exhibit II.  Lee County School Benefit Districts Map .....	41
Table 15.   East Zone Schools Inventory .....	42
Table 16.   South Zone Schools Inventory .....	43
Table 17.   West Zone Schools Inventory .....	44
Table 18.   Special Purpose Facilities Inventory .....	45
TRANSPORTATION .....	46
Road Link Volumes .....	52



**CONCURRENCY REPORT  
INVENTORY AND PROJECTIONS  
2014/2015 - 2015/2016**

**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 1990-2014 period and projecting similar trends for the 2014/2015 inventory period, the unincorporated areas of Lee County should not experience any concurrency problems during 2014/2015 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 thirteen (13) roadway sections (links) that do not meet the adopted County or State Level of Service (LOS) Standard based on the 2014 traffic counts. This includes ten (10) links on State roads and three (3) County-maintained road links. Only four (4) of these thirteen (13) links are concerns for unincorporated Lee County since five (5) links are within cities and one of these is constrained, and four (4) others outside the cities are constrained. The four (4) road links which fail to meet the adopted County or State LOS Standard based on the 2014 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 “F”).* 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 utilizing county funds. 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, and the six-lane right-of-way funding for the SR 82 section from Gunnery Road to Alabama Road is programmed for FY 2015/16. The Florida Department of Transportation (FDOT) is currently proposing to construct the six-lane section from Lee Boulevard to east of Gunnery Road (4.462 miles) out of concrete at the estimated cost of almost \$68M, over \$15M a mile. If the project were constructed with more traditional asphalt it would be cheaper and perhaps more segments of SR 82 widening could be funded for construction.
- *US 41 from the Fountain Interchange to North Key Drive (LOS “F”) and from North Key Drive to Hancock Bridge Parkway (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 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 with a capacity of 30,000 wet tons of biosolids per year. The facility was expanded in 2015 and now has a capacity of 45,000 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 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 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 in 2010. 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. FEMA has been in the process of developing Coastal Risk Mapping, Assessment, and Planning (Risk MAP) for the five counties in southwest Florida including Lee County. Once completed (circa 2018 or potentially later), Risk MAP is to better identify coastal flood risks and manage floodplains more effectively. Also, enhanced flood information from Risk MAP will aid flood mitigation plans. Lee County has been closely monitoring/reviewing the process and provided local data and knowledge.

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) has commenced construction 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 be completed by 2017.

### **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 March 2015, Lee County Utilities (LCU) removed the San Carlos WWTP from service and decommissioned the facility. All wastewater generated in the San Carlos WWTP service area is now diverted to LCU's Three Oaks WWTP.

## **PARKS AND RECREATION**

### **Regional Parks**

The combination of Federal, State, County, Lehigh Acres Municipal Services District (LA-MSID), 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 2014 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**

During the past year the Community Parks Benefit Districts (Districts) were reconfigured from ten (10) districts to five (5) districts namely: North District (#51); East District (#52); South District (#53); Gateway District (#54); and Sanibel District (#55). The required acreage for Community Parks is based upon the permanent population of the unincorporated area within each of the five (5) 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 North District, East District, and Gateway 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 2014. The non-regulatory Level of Service standard for Boat Ramps was not met in 2014. The Water/Beach Access non-regulatory Level of Service standard was met in 2014.

## **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 2014 and will continue to be met in 2015.

## **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 fifteen (15) 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 2014/15 are described below.

### **Road Segments Operating Below LOS Standards Based on 2014 Traffic Counts**

Based on the traffic count data contained in the 2014 Lee County Traffic Count Report and the 2014 FDOT Traffic Counts, there are thirteen (13) roadway links (or sections of road) that were shown to operate below the adopted Level of Service standard. These roadway links include three (3) segments of Colonial Boulevard in the City of Fort Myers, one (1) segments of Del Prado Boulevard in the City of Cape Coral, 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 four (4) segments of US 41.

Five (5) 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, and US 41 from North Key Drive to Hancock Bridge Parkway.

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**

Three (3) 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, , and one (1) segment of San Carlos Boulevard (SR 865). 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 was 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 six (6) municipalities. The MRF processes on average approximately three hundred (300) tons of recyclable material per day. It is contracted for continued operation through April 2017. 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 and expanded in 2015. 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.

The newly expanded facility has a permitted capacity of forty-five thousand (45,000) wet tons of biosolids per year.

For the 2015 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 (circa 2018 or later), 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 has been providing 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.

Ongoing construction projects include of Palmona Park Water Quality Improvement, Three Oaks Parkway Drainage Improvements, Spanish Creek Lakes Bank Improvements. These projects once completed will advance 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.

## POTABLE WATER

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

- major regional WTPs
- minor regional WTPs
- multiple-user/single-development WTPs
- single-user WTPs



Tables 1, 2, 3, and 4 show data regarding the average daily flows in gallons per day recorded for the peak month in year 2014 for facilities in these four categories and the design capacity for each facility in average gallons per day. 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 utility companies that operate 14 WTPs, all of which have a capacity of 0.5 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. Lee County Utilities anticipates the construction of the expansion to commence in 2015.

Since the two Bonita Springs Utilities WTPs, the five Lee County Utilities WTPs, and the three Florida Governmental Utility Authority (FGUA) plants 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.

Florida Governmental Utility Authority completed the construction of Lehigh Utilities WTP #2 with a design capacity of 1.1 MGD in 2008. It has been in service since its completion. Lehigh Utilities 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 future years. Florida Governmental Utility Authority Lehigh Acres WTP #3 is a booster station. It is not capable of producing any additional water, but 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 Lehigh Acres WTP #3 and assigns it a capacity of 2.0 MGD. Florida Governmental Utility Authority 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. Florida Governmental Utility Authority 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 2014. With the completed and proposed additions to the water treatment capacity noted above, there are no capacity problems anticipated during 2015 and beyond, as projected, for any of the major regional plants and systems.

**Table 2**, Minor Regional Water Treatment Plants, lists two water treatment plants both of which have a capacity of less than one MGD. Both of these minor regional water treatment plants recorded flows which were within their design capacities during 2014. No capacity problems are anticipated for the minor regional water treatment plants during 2015 and beyond, as projected.

**Table 3**, Multiple-User/Single-Development Water Treatment Plants, lists six 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 2014. No capacity problems are anticipated for single development water treatment plants during 2015 and beyond, as projected.

**Table 4**, Single-User Water Treatment Plants, lists 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. One of these plants, Carneceria Monterrey 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. All other single-user plants recorded flows which were within their design capacities during 2014. The following WTPs were decommissioned and connected to public WTP facilities:

- Lee County Gun Range WTP - connected to FGUA
- Youngquist Brothers Rock Mine WTP - connected to LCU

These plants will likely be removed from future reports. In any case, the capacity of single-user WTPs 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 2015 and beyond, as projected.

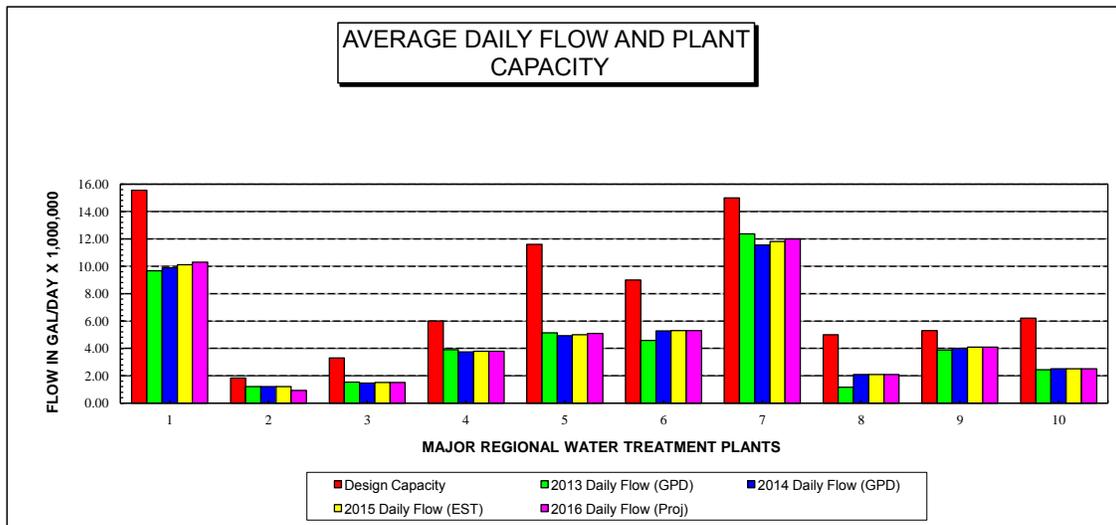
**TABLE 1**

**MAJOR REGIONAL WATER TREATMENT PLANTS**

PLANT NAME	DESIGN CAPACITY AVERAGE DAILY FLOW GALLONS/DAY	AVERAGE DAILY FLOW IN PEAK MONTH GALLONS PER DAY			
		ACTUAL 2013	ACTUAL 2014	ESTIMATED 2015	PROJECTED 2016
<b>BONITA SPRINGS UTILITIES</b>					
- BONITA SPRINGS UTILITIES #1	9,000,000	4,093,871	4,001,000	4,100,000	4,200,000
- BONITA SPRINGS UTILITIES #2	6,560,000	5,578,387	5,887,700	6,000,000	6,100,000
1 TOTAL - BONITA SPRINGS UTILITIES	15,560,000	9,672,258	9,888,700	10,100,000	10,300,000
<b>GASPARILLA ISLAND WATER ASSN.</b>					
- GASPARILLA ISLAND WATER ASSN. #1	576,000	274,516	270,100	280,000	280,000
- GASPARILLA ISLAND WATER ASSN. #2	1,270,000	926,903	926,800	930,000	930,000
2 TOTAL-GASPARILLA ISLAND WATER ASSN.	1,846,000	1,201,419	1,196,900	1,210,000	1,210,000
3 GREATER PINE ISLAND WATER ASSN.	3,290,000	1,544,952	1,472,000	1,500,000	1,500,000
4 ISLAND WATER ASSN.	5,990,000	3,903,000	3,744,000	3,800,000	3,800,000
<b>LEE COUNTY UTILITIES</b>					
5 - NORTH LEE COUNTY WTP	11,600,000	5,142,000	4,939,000	5,000,000	5,100,000
6 - GREEN MEADOWS WTP	9,000,000	4,576,935	5,277,600	5,300,000	5,300,000
7 - CORKSCREW WTP	15,000,000	12,363,000	11,555,000	11,800,000	12,000,000
8 - OLGA WTP	5,000,000	1,150,290	2,098,900	2,100,000	2,100,000
9 - PINEWOODS WTP	5,300,000	3,891,000	4,009,000	4,100,000	4,100,000
TOTAL - LEE COUNTY UTILITIES	45,900,000	27,123,225	27,879,500	28,300,000	28,600,000
<b>FLORIDA GOVERNMENTAL UTILITY AUTHORITY</b>					
- LEHIGH UTILITIES #1	3,110,000	2,086,333	2,199,500	2,200,000	2,200,000
- LEHIGH UTILITIES #2 <sup>(a)</sup>	1,100,000	146,267	174,500	180,000	180,000
- LEHIGH UTILITIES #3 <sup>(b)</sup>	2,000,000	204,133	135,800	140,000	140,000
10 TOTAL - FLORIDA GOV UTILITY AUTHORITY	6,210,000	2,436,733	2,509,800	2,520,000	2,520,000

<sup>(a)</sup> This is a booster station, and is interconnected with and re-treats water from Lehigh Utilities #1.

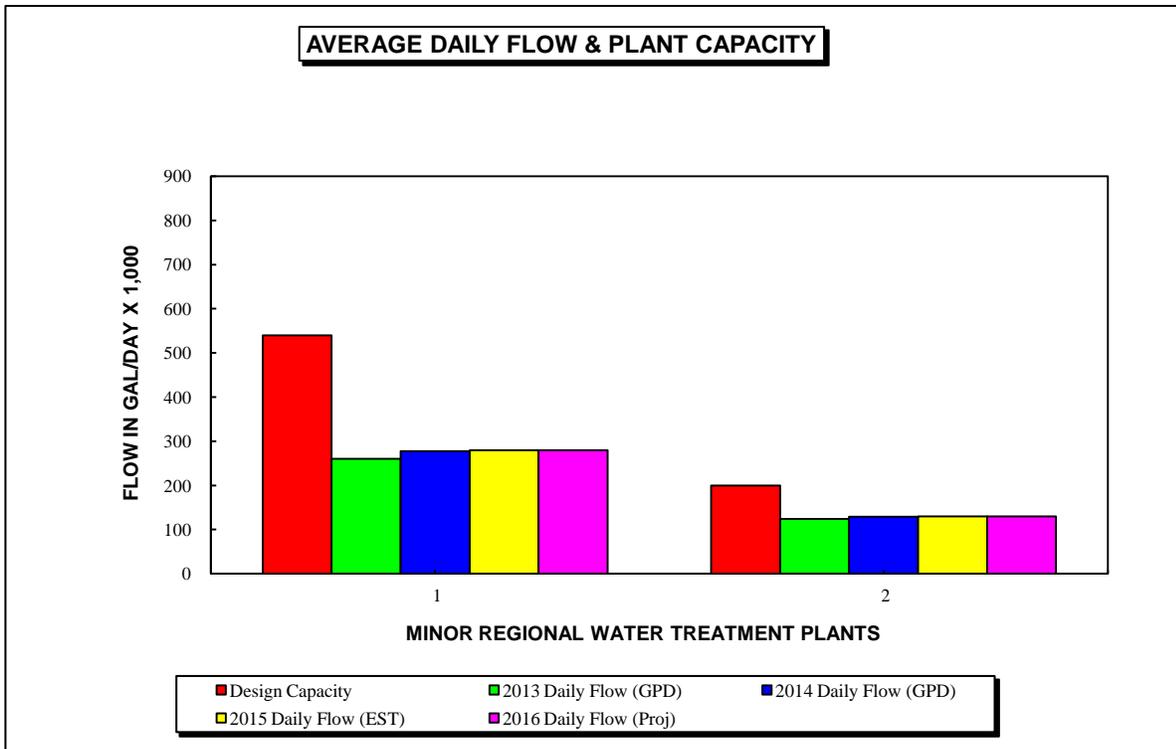
<sup>(b)</sup> This is a booster station that is interconnected with the City of Fort Myers. The interconnect is capable of purchasing up to 0.5 MGD of treated water from the City. Since chlorine is added at this booster station, the State considers this as WTP #3 and assigns a capacity of 2 MPD to this 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 2013	ACTUAL 2014	ESTIMATED 2015	PROJECTED 2016
1 CITRUS PARK WTP	540,000	260,251	277,500	280,000	280,000
2 LAKE FAIRWAYS WTP	200,000	124,025	129,400	130,000	130,000



**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 2013	ACTUAL 2014	ESTIMATED 2015	PROJECTED 2016
CHARLESTON PARK WTP	35,000	16,865	22,300	23,000	23,000
FOUNTAIN VIEW RV PARK WTP	70,000	21,457	25,300	26,000	26,000
OAK PARK MOBILE HOME VILLAGE WTP	150,000	38,710	50,500	52,000	53,000
RAINTREE RV RESORT WTP	40,000	23,696	23,200	24,000	24,000
RIVER LAWN TERRACE WTP	7,800	1,831	2,000	2,000	2,000
USEPPA ISLAND CLUB WTP	63,000	41,899	35,500	36,000	36,000

**TABLE 4**

**SINGLE-USER WATER TREATMENT PLANTS**

PLANT NAME	DESIGN CAPACITY AVERAGE DAILY FLOW GAL/DAY	AVERAGE DAILY FLOW PEAK MONTH 2014 GAL/DAY
ALVA COUNTRY DINER WTP	5,000	3,700
ALVA MIDDLE & ELEM SCHOOL WTP	20,000	4,600
ALVA VILLAGE MARKET	620	400
BARNACLE PHIL'S INC. WTP	5,000	1,400
BURNT STORE CENTRE WTP	3,000	1,600
CAYO COSTA STATE PARK WTP	5,000	2,800
CABBAGE KEY HIDE-A-WAY WTP	10,000	3,600
CALOOSAHATCHEE REGIONAL PARK WTP	5,000	NR
CARNECERIA MONTERREY WTP	1,105	1,200 <sup>(1)</sup>
ECO PARK WTP	1,000	100
GUNNERY ROAD BAPTIST CHURCH WTP	3,500	2,100
HANDY FOOD STORES #86 - ALVA WTP	3,000	900
SUNSET (fka HOLIDAY) ACRES WTP	20,000	7,800
LEE COUNTY GUN RANGE	7,200	NR <sup>(2)</sup>
LEHIGH EXPRESS SERVICE STATION	1,380	1,100
LJ'S PACKAGE AND LOUNGE, INC.	1,000	600
MANGO ISLAND CAFÉ WTP	2,200	1,400
MESSIAH LUTHERAN CHURCH WTP	8,500	1,300
BOO BOO'S SPORTS N EATS	5,000	NR
NORTH CAPTIVA ISLAND CLUB WTP	2,000	1,500
NORTH CAPTIVA ISLAND CLUB BATH HOUSE WTP	3,300	2,800
OLD CORKSCREW GOLF CLUB WTP	7,500	2,300
REDLANDS CHRISTIAN MIGRANT CAMP WTP	3,000	600
SAFETY HARBOR CLUB #12 WTP	5,000	1,400
FARM OP INC.-CORKSCREW CAMP WTP	25,000	8,700
STAR QUICK MART WTP	1,500	300
STATE ROAD 31 SHELL STATION WTP	3,000	1,500
SUNOCO OF NORTH FORT MYERS	3,000	300
SUNSEEKER'S ADULT R.V. PARK WTP	50,000	9,100
SYGENTA FLOWERS ALVA FARM WTP	20,000	5,200
TEMPLE BAPTIST CHURCH WTP	5,000	400
TROYER BROTHERS POTATO FARM	4,000	2,200
YOUNGQUIST BROTHERS ROCK MINE	2,100	NR <sup>(3)</sup>

<sup>(1)</sup> 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).

<sup>(2)</sup> connected to Florida Government Utility Association

<sup>(3)</sup> connected to Lee County Utilities

NR = Not Reported for this year

## SANITARY SEWER

Wastewater Treatment Plants (WWTPs) have been divided into two categories determined by size and customers. These categories are:

- major regional WWTPs
- minor regional WWTPs

Tables 5 and 6 show data regarding the average daily flows recorded in the peak month in year 2014 for facilities in the major and minor regional WWTP categories and the permitted capacity for each facility in average gallons per day. As in past years, the single-development and single-user WWTPs have been removed from the report this year due to a lack of data being reported by the Florida 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. This provides 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 months, but in some cases as much as one year). If there appears to be capacity concerns, the report will identify the applicable capacity parameters.



**Table 5**, Major Regional Wastewater Treatment Plants, shows five utilities that operate the 11 franchised sewage treatment plants which have a capacity greater than 0.7 million gallons per day (MGD). In March 2015, Lee County Utilities (LCU) removed the San Carlos WWTP from service and decommissioned the facility. All wastewater generated in the San Carlos WWTP service area is now diverted to LCU's Three Oaks WWTP.

Florida Governmental Utility Authority (FGUA) has an annual project aimed at reducing inflow and infiltration (I&I) due to major concerns with infiltration into the Lehigh Acres system in the past. The flows in each lift station 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 2015.

Florida Governmental Utility Authority 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. Florida Governmental Utility Authority 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.

Based on the data illustrated in Table 5, no capacity problems are anticipated for Major Regional WWTPs during 2015 and beyond, as projected.

**Table 6**, Minor Regional Wastewater Treatment Plants, lists the five franchised WWTPs which have a capacity less than 0.7 MGD. Charlotte County Utilities operates the plant which serves Burnt Store Marina in Lee County. All of these WWTPs operated within their permitted capacity during 2014 and no capacity problems are anticipated for minor regional WWTPs during 2015 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 2015 and beyond, as projected.

**TABLE 5**

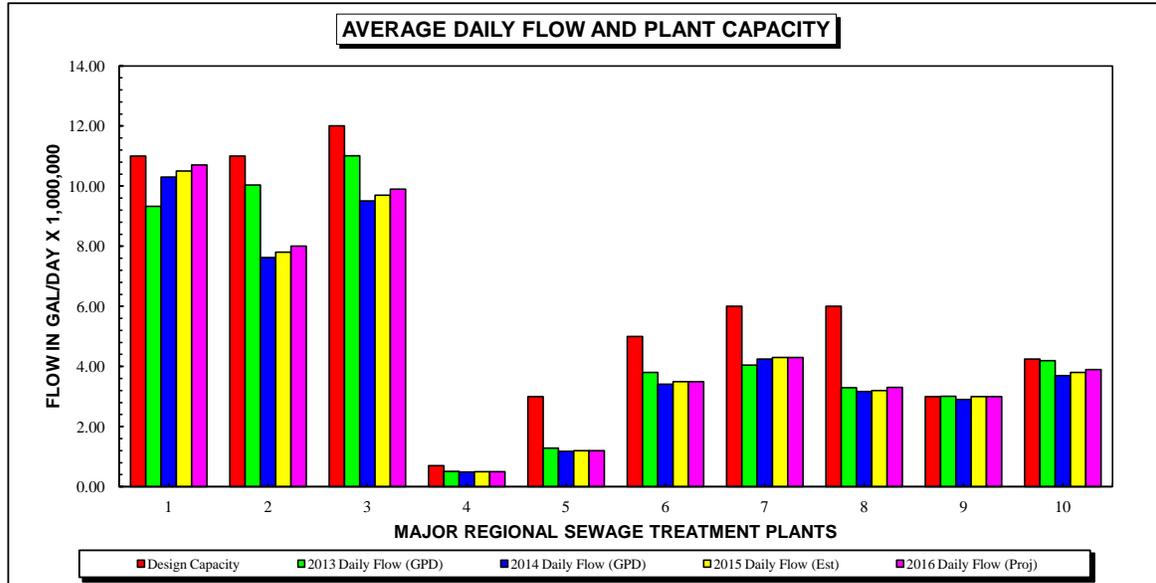
MAJOR REGIONAL WASTEWATER TREATMENT PLANTS

PLANT NAME	PERMITTED CAPACITY AVERAGE DAILY FLOW GALLONS/DAY	AVERAGE DAILY FLOW IN PEAK MONTH GALLONS PER DAY			
		ACTUAL 2013	ACTUAL 2014	ESTIMATED 2015	PROJECTED 2016
<b>BONITA SPRINGS UTILITIES</b>					
- WATER RECLAMATION WEST WWTP <sup>(c)</sup>	7,000,000	4,661,000	5,209,000	5,300,000	5,400,000
- WATER RECLAMATION EAST WWTP <sup>(c)</sup>	4,000,000	4,671,000	5,091,000	5,200,000	5,300,000
1 TOTAL - BONITA SPRINGS UTILITIES	11,000,000	9,332,000	10,300,000	10,500,000	10,700,000
<b>CITY OF FORT MYERS</b>					
2 - RALEIGH STREET WWTP	11,000,000	10,041,000	7,620,000	7,800,000	8,000,000
3 - SOUTH DRIVE WWTP	12,000,000	11,010,000	9,510,000	9,700,000	9,900,000
<b>GASPARILLA ISLAND WATER ASSOC.</b>					
4 - GASPARILLA ISLAND WATER DOM DIW	705,000	506,000	493,000	500,000	500,000
<b>LEE COUNTY UTILITIES</b>					
5 - GATEWAY SERVICES-DIST 1 WWTP	3,000,000	1,284,000	1,178,000	1,200,000	1,200,000
6 - FIESTA VILLAGE WWTP	5,000,000	3,802,000	3,409,000	3,500,000	3,500,000
7 - FT MYERS BEACH WWTP	6,000,000	4,046,000	4,247,000	4,300,000	4,300,000
8 - THREE OAKS WWTP	6,000,000	3,295,000	3,163,000	3,200,000	3,300,000
<b>FLORIDA GOVERNMENTAL UTILITY AUTH</b>					
9 - LEHIGH ACRES WWTP <sup>(a)</sup>	3,000,000	3,006,000	2,905,000	3,000,000	3,000,000
10 - DEL PRADO (fka SUNCOAST) WWTP <sup>(b)</sup>	4,250,000	4,196,000	3,696,000	3,800,000	3,900,000

<sup>(a)</sup> since the Zenon plant was demolished, the permitted capacity of this plant has been reduced to 3.0 MGD

<sup>(b)</sup> the 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 WWTP

<sup>(c)</sup> based upon March 2014 - December 2014 flows as provided by DEP

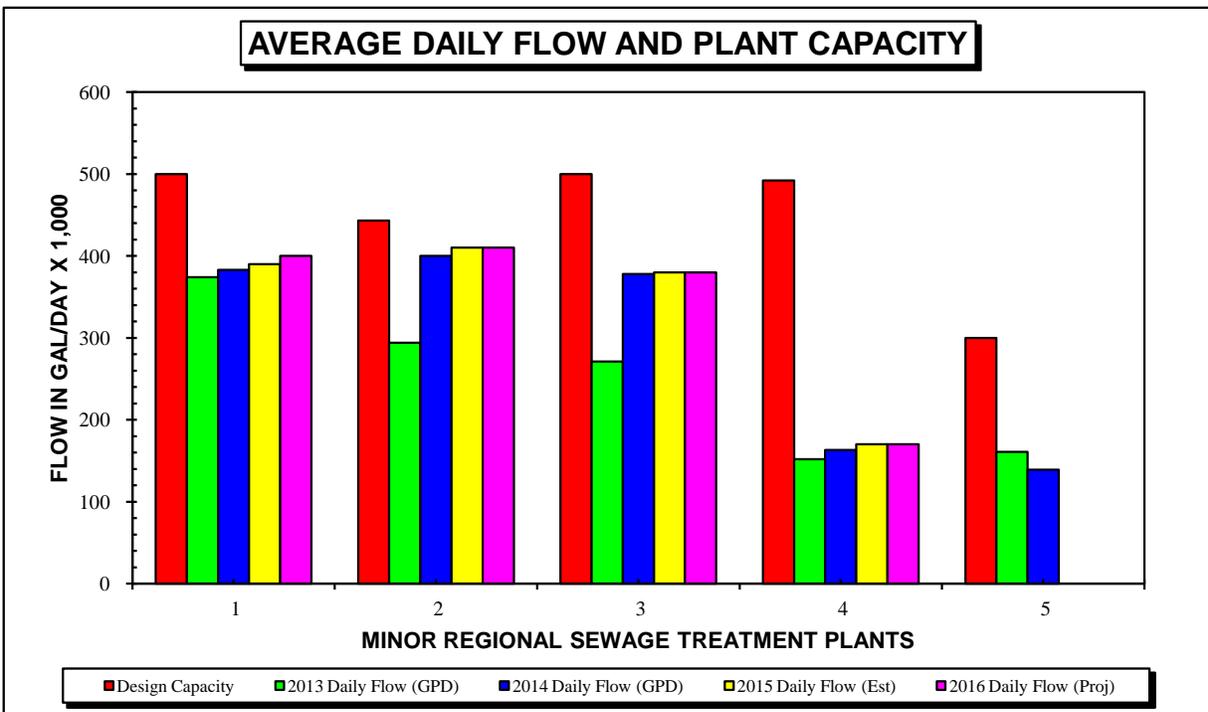


**TABLE 6**

**MINOR REGIONAL WASTEWATER TREATMENT PLANTS**

PLANT NAME	PERMITTED CAPACITY AVERAGE DAILY FLOW  GALLONS/DAY	AVERAGE DAILY FLOW IN PEAK MONTH GALLONS PER DAY			
		ACTUAL	ACTUAL	ESTIMATED	PROJECTED
		2013	2014	2015	2016
<b>CHARLOTTE COUNTY UTILITIES</b>					
1 - BURNT STORE WWTP	500,000	374,000	383,000	390,000	400,000
2 EAGLE RIDGE WWTP	443,000	294,000	400,000	410,000	410,000
3 FOREST UTILITIES WWTP	500,000	271,000	378,000	380,000	380,000
<b>LEE COUNTY UTILITIES</b>					
4 - PINE ISLAND WWTP	492,000	152,000	163,000	170,000	170,000
5 - SAN CARLOS WWTP <sup>(a)</sup>	300,000	161,000	139,000	0	0

<sup>(a)</sup> this plant has been taken off line



## 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 2014 and projections to year 2019. The Existing County Regional Park inventory totals 3,149-acres the same as reported last year. Lee County operates forty-four (44) percent of the existing Regional Park acreage.



#### Lehigh Acres Municipal Services Improvement District

The Lehigh Acres Municipal Services Improvement District (LA-MSID) was formerly known as the East County Water Control District. The existing LA-MSID inventory totals 11 acres, less than one percent of the existing Regional park acreage.

#### Existing City Regional Parks

The City Regional Park inventory did not change in 2014. 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 2014. 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 2014. 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 2015/2016

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 2014 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 2014 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 2014, Community Park Impact Fee Districts were revised and renamed. Exhibit I is a map of the County showing the Community Park Impact Fee Benefit Districts as they existed on December 31, 2014.

Table 8 identifies all of the Community Parks in unincorporated Lee County by individual district. Table 8 also shows a break-down of 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 Bat House Park is a 1-acre Community Park and Pinewood Trails is a 30-acre Community Park that are planned in the North district in the 2015/2016 fiscal year. Joel Boulevard Site is a 30-acre Community Park that is planned in the East district in the 2015/2016 fiscal year. Additionally, future plans include the Alva Wayside Park (1-acre) in the East district, the St. James Kayak Launch Site (2-acres) in the North district, and the Jerry Brooks Park Expansion (3-acres) in the South district.

TABLE 7

LEE COUNTY REGIONAL PARK INVENTORY

PARK NAME	LOCATION	ACRES
<b>- EXISTING COUNTY PARKS FY 14/15 -</b>		
Alva Boat Ramp	Alva	1
Beach Accesses (multiple)	Multiple locations	6
Big Hickory Island Preserve	Bonita Beach	290
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)
Causeway Islands Park	Iona	20
CenturyLink Sports Complex	S. Ft. Myers	65
City of Palms Park	Ft. Myers	13
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
John Yarbrough Linear Park	S. Ft. Myers	107
Lakes Regional Park	S. Ft. Myers	331
Lavender's Landing/Bokeelia Boat Ramp & Cottages	Pine Island	2
Lee County Civic Center	N. Ft. Myers	97
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
Player Development Complex	Ft. Myers	58
Punta Rassa (Frizzell Kontinos) Boat Ramp	Iona	11
Royal Palm Park	Ft. Myers	1
Russell Boat Ramp	E. Ft. Myers	1
San Carlos Bay Bunche Beach Preserve	Iona	2
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
	Subtotal	<u>3,149</u>
<b>- EXISTING LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DISTRICT PARKS FY 14/15</b>		
Jim Fleming Ecological Park	Lehigh Acres	3
Lake Camille/Charley Matheny Park & Lake Denise	Lehigh Acres	3
Williams Greenway Park	Lehigh Acres	5
	Subtotal	<u>11</u>
<b>- EXISTING CITY PARKS FY 14/15 -</b>		
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	<u>556</u>

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

- EXISTING STATE PARKS FY 14/15 -

Cayo Costa State Park	Cayo Costa Island	850	
Gasparilla State Recreation Area	Boca Grande	135	
Koreshan State Historic Site	Estero	175	
Lover's Key Carl E. Johnson State Park	S. of Ft. Myers Beach	1,616	
	Subtotal	<u>2,776</u>	

- EXISTING FEDERAL PARKS FY 14/15 -

Ding Darling National Wildlife Refuge	Sanibel Island	650	
Franklin Locks Recreation Area	E. Ft. Myers	63	
Sanibel Lighthouse (operated by City of Sanibel)	Sanibel Island	30	
	Subtotal	<u>743</u>	
	Cumulative Total		7,235

PLANNED REGIONAL PARKS

PARK NAME	LOCATION	ACRES	
- Parks Planned FY 15/16 -			
None		0	
	Subtotal	<u>0</u>	
	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	195	
	Subtotal	<u>844</u>	
	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

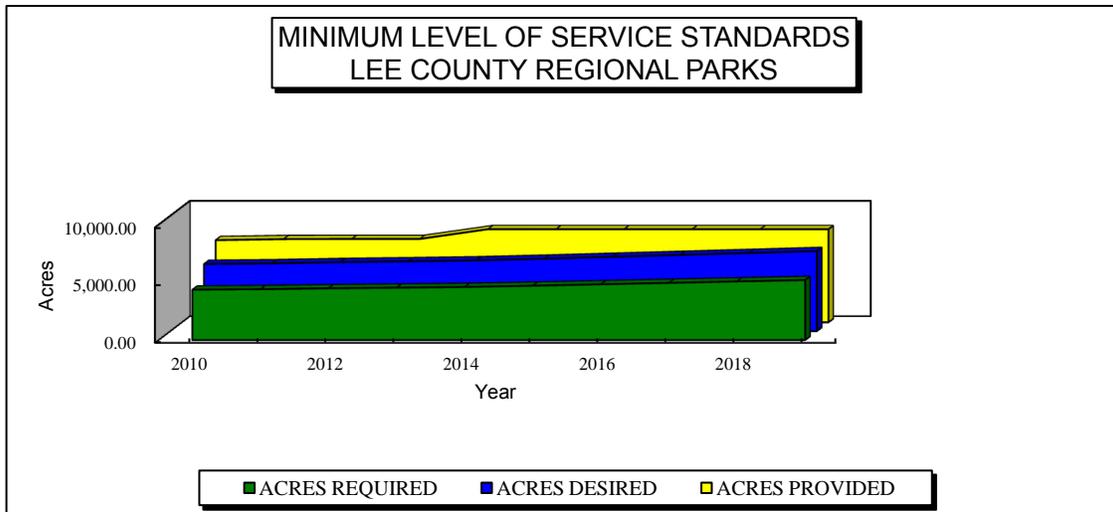
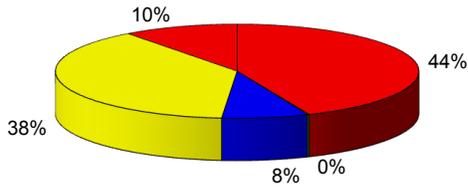


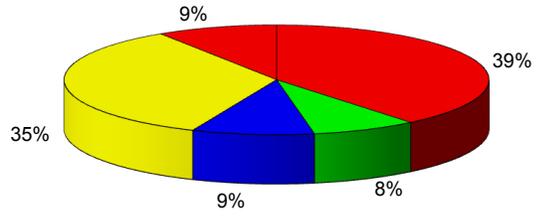
TABLE 7 (Cont'd)  
LEE COUNTY REGIONAL PARK INVENTORY

SHARE BY JURISDICTION

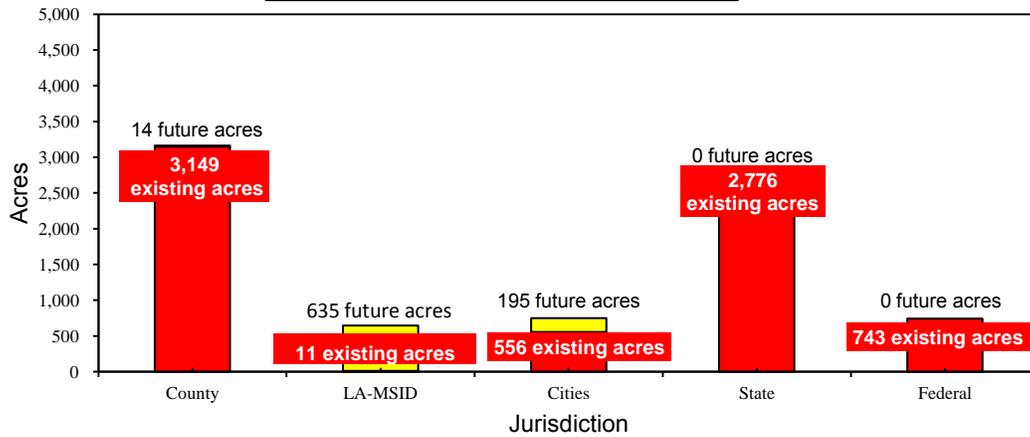
Existing December 2014



Proposed Future



EXISTING (2014) vs PROPOSED (Future)



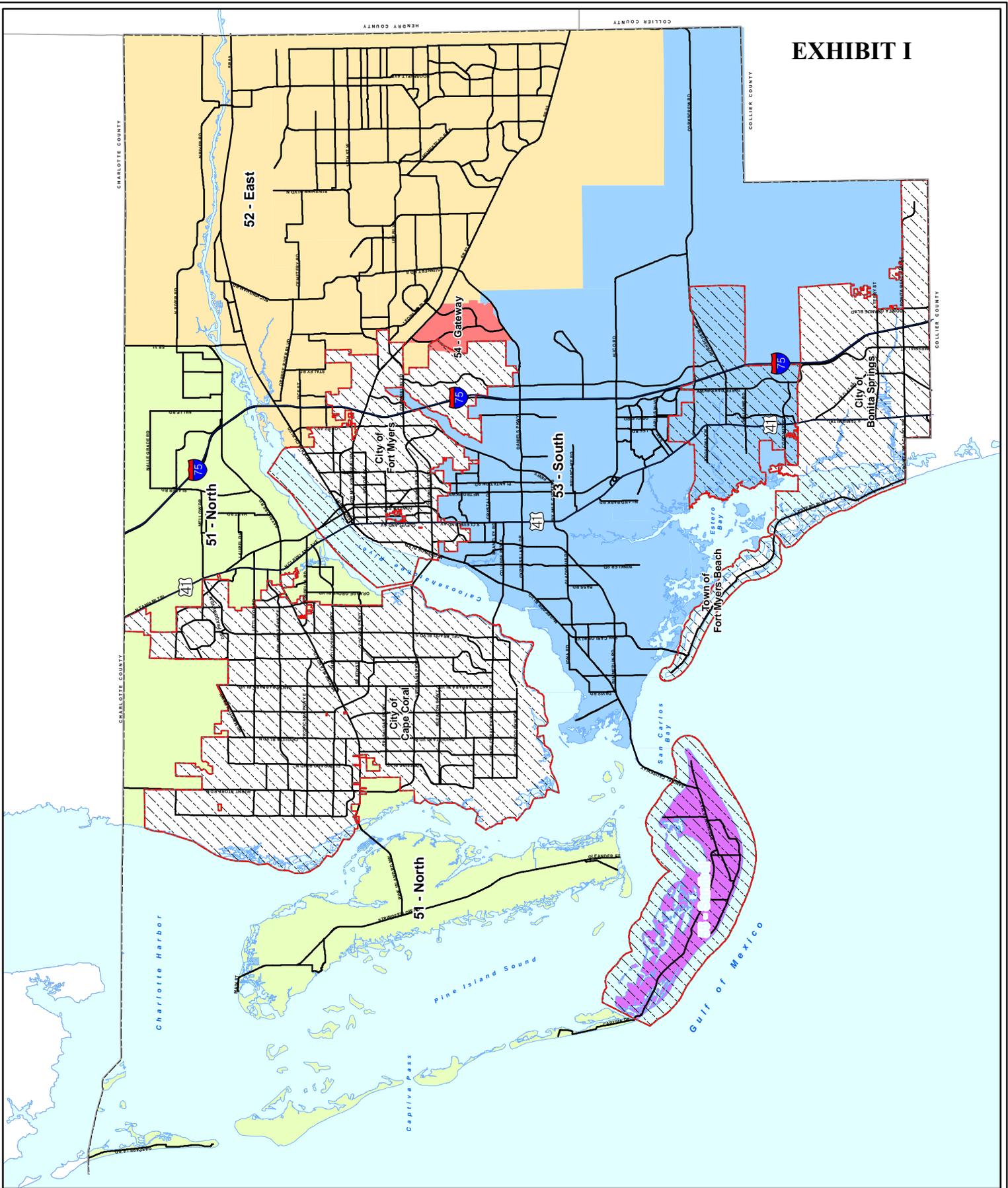
In addition to the Community Parks Inventory reflected in Table 8, a separate table is provided for each Community Park Benefit District. As part of the preparation of the tables, the permanent population figures for each Community Park Benefit District were updated based upon the 2010 US Census data 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 13 list the acreage of existing and proposed Community Parks in the five (5) 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. 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.” The tables and charts include actual data from 2010 through 2014 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:

- North Community Park Benefit District #51 (Table 9) - The Community Park District inventory of two-hundred-five (205) acres provided meets the non-regulatory Level of Service standard (53-acre in 2014). The non-regulatory “Desired” Level of Service was met in 2014 (132-acres) and will be met through the year 2019.
- East Community Park Benefit District #52 (Table 10) – The Community Park District inventory of three-hundred-six (306) acres provided meets the non-regulatory Level of Service standard (93.2-acre in 2014). The non-regulatory “Desired” Level of Service was met in 2014 (233.1-acres) and will be met through the year 2019.
- South District #53 (Table 11) – The Community Park District inventory of three-hundred-forty-three (343) acres provided meets the non-regulatory Level of Service standard (132.4-acres in 2014). The non-regulatory “Desired” Level of Service was also met in 2014 (331.0-acres) but, as projected, will not be met after year 2016 even with the construction of the future planned Jerry Brooks Park Expansion.
- Gateway District #54 (Table 12) – The Community Park District inventory of forty-seven (47) acres provided meets the non-regulatory Level of Service standard (7.1-acre in 2014). The non-regulatory “Desired” Level of Service was met in 2014 (17.7-acres) and will be met through the year 2019.
- Sanibel District #55 (Table 13) – The Community Park District inventory of six (6) acres provided meets the non-regulatory Level of Service standard (5.2-acres in 2014) and will continue to be met through year 2019. The non-regulatory “Desired” Level of Service was not met in 2014 (13.0-acres) and will continue to not be met through the year 2019 as projected.

# EXHIBIT I



## LEE COUNTY COMMUNITY PARK BENEFIT DISTRICTS

0 0.75 1.5 3 4.5 6  
Miles

Map Generated: July 2015  
Map self amends with annexations

Adopted: September 16, 2014  
Affective: October 1, 2014  
By Ordinance: 14-19



- 52 - East
- 55 - Sanibel
- 54 - Gateway
- 53 - South
- 51 - North
- City Limits

TABLE 8

## LEE COUNTY COMMUNITY PARK INVENTORY

PARK NAME	COMMUNITY PARK BENEFIT DISTRICT	ACRES
<b>- EXISTING COMMUNITY PARKS OPERATED BY LEE COUNTY</b>		
Bayshore Soccer Complex	North (51)	6
Boca Grande Community Center	North (51)	4
Boca Grande Community Park	North (51)	10
Judd Park	North (51)	8
Mary Moody Park	North (51)	3
Matlacha Community Park	North (51)	10
N. Ft. Myers Community Park/Recreation Center	North (51)	84
N. Ft. Myers Swimming Pool	North (51)	1
Nalle Grade Park	North (51)	50
Phillips Park and Pine Island Pool	North (51)	8
Waterway Estates Park	North (51)	6
Alva Community Park	East (52)	10
Buckingham Community Center	East (52)	1
Buckingham Community Park	East (52)	135
Charleston Park Community Park	East (52)	4
Lehigh Acres Community Park	East (52)	20
Lehigh Acres Senior Center	East (52)	3
Lehigh Acres Trailhead Park	East (52)	11
Olga Community Park and Center	East (52)	3
Schandler Park	East (52)	10
Veterans Park/Recreation Center	East (52)	82
CenturyLink Sports Complex (Softball)	South (53)	30
Estero Community Park & Rec Center	South (53)	65
Harlem Heights Community Park	South (53)	5
Hunter Park	South (53)	8
Jerry Brooks Park	South (53)	10
JetBlue Park Community Soccer Fields	South (53)	14
Karl Drews Community Center and Park	South (53)	3
Kelly Road Community Park	South (53)	42
Rutenberg Park	South (53)	40
San Carlos Pool	South (53)	1
Three Oaks Community Park	South (53)	44
Wa-Ke Hatchee Park	South (53)	44
Wa-Ke Hatchee Recreation Center	South (53)	1
Gateway Community Park	Gateway (54)	31 (1)
Gateway Community Pool	Gateway (54)	16 (1)
	Subtotal	823
<b>- EXISTING COMMUNITY PARKS JOINT USE WITH SCHOOL DISTRICT</b>		
Bayshore Elementary School	North (51)	5
J. Colin English Elementary School	North (51)	1
N. Ft. Myers Academy for the Arts	North (51)	4
N. Ft. Myers Community Pool	North (51)	1
N. Ft. Myers High School & Pool	North (51)	2
Pine Island Elementary School	North (51)	2
Lehigh Acres Middle School	East (52)	10
Riverdale High School & Pool	East (52)	10
Tice Elementary	East (52)	1
Tice Pool	East (52)	1
Veterans Park Middle School	East (52)	5
Cypress Lake Community Pool	South (53)	1
Cypress Lake High School	South (53)	4
Estero High School	South (53)	15
Lexington Middle School	South (53)	4
San Carlos Elementary School	South (53)	4
Tanglewood Elementary School	South (53)	4
Villas Elementary School	South (53)	4
Sanibel Elementary School/Comm. Ctr.	Sanibel (55)	6
	Subtotal	84
	Cumulative Total	907

TABLE 8 (Cont'd)

PLANNED COMMUNITY PARKS

PARK NAME	LOCATION	ACRES	
<b>- Parks Planned FY 15/16-</b>			
Bat House Park	North (51)	1	
Pinewood Trails Park	North (51)	30	
Joel Boulevard Site	East (52)	30	
		<u>61</u>	
		Subtotal	968
		Cumulative Total	
<b>- Future Parks -</b>			
St. James Kayak Launch Site	North (51)	2	
Alva Wayside Park	East (52)	1	
Jerry Brooks Park Expansion	South (53)	3	
		<u>6</u>	
		Subtotal	974
		Cumulative Total	

(1) Gateway Services District

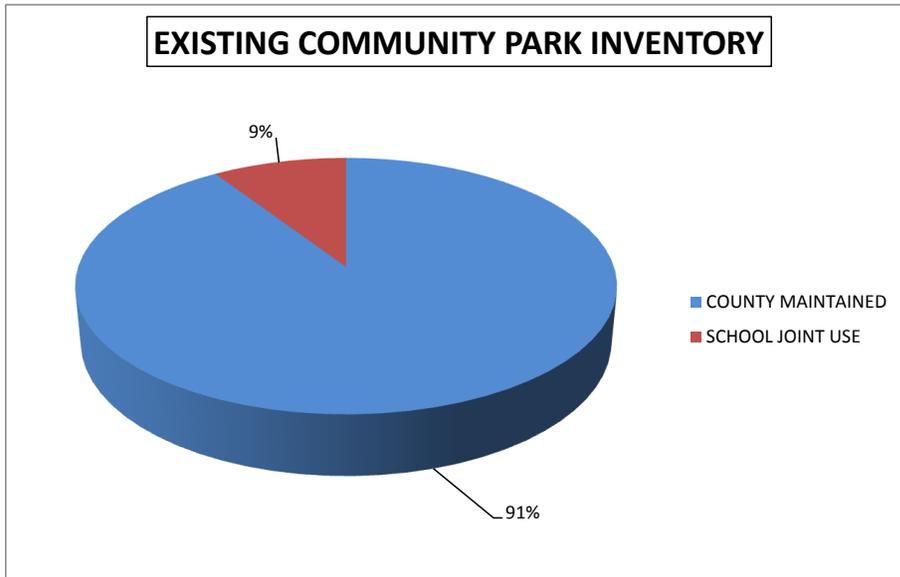


TABLE 9  
District # 51  
North Community Park Benefit District

PARK NAME	LOCATION	ACRES	
- EXISTING PARKS FY 14/15 -			
Boca Grande Community Center	Boca Grande	4	
Boca Grande Community Park	Boca Grande	10	
Matlacha Community Park	Matlacha	10	
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	
N. Ft. Myers Academy for the Arts	N. Ft. Myers	4 *	
N. Ft. Myers Community Park/Recreation Center	N. Ft. Myers	84	
N. Ft. Myers Community Pool	N. Ft. Myers	1 *	
N. Ft. Myers High School & Pool	N. Ft. Myers	2 *	
N. Ft. Myers Swimming Pool	N. Ft. Myers	1	
Nalle Grade Park	N. Ft. Myers	50	
Waterway Estates Park	N. Ft. Myers	6	
Phillips Park and Pine Island Pool	Pine Island	8	
Pine Island Elementary School	Pine Island	2 *	
	Subtotal	205	
	Cumulative Total		205
-Parks Planned FY15/16-			
Bat House Park	Matlacha	1	
Pinewood Trails Park	Pine Island	30	
	Subtotal	31	
	Cumulative Total		236
-Future Parks Planned-			
St. James Kayak Launch Site	Pine Island	2	
	Subtotal	2	
	Cumulative Total		238

\* Joint use acreage with the Lee County School District

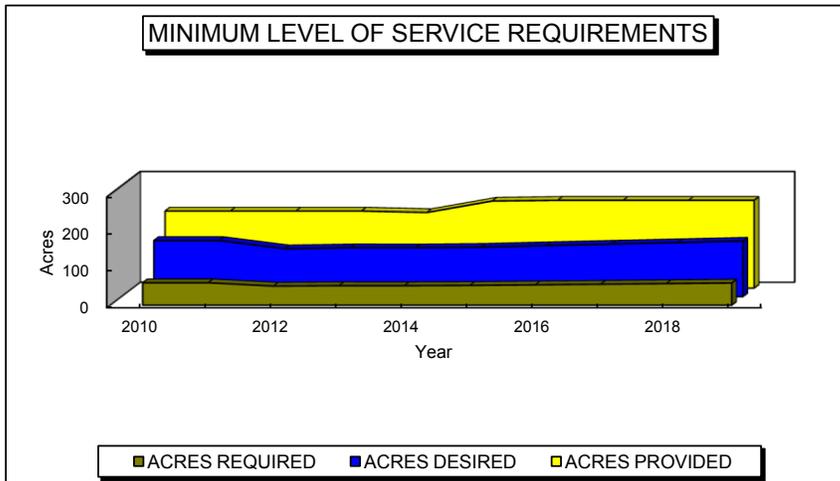


TABLE 10  
District # 52  
East Community Park Benefit District

PARK NAME	LOCATION	ACRES	
- EXISTING PARKS FY 14/15 -			
Alva Community Park	Alva	10	
Charleston Park Community Park	Alva	4	
Buckingham Community Center	Buckingham	1	
Buckingham Community Park	Buckingham	135	
Lehigh Acres Community Park	Lehigh Acres	20	
Lehigh Acres Middle School	Lehigh Acres	10 *	
Lehigh Acres Senior Center	Lehigh Acres	3	
Lehigh Acres Trailhead Park	Lehigh Acres	11	
Veterans Park Middle School	Lehigh Acres	5 *	
Veterans Park/Recreation Center	Lehigh Acres	82	
Olga Community Park & Center	Olga	3	
Riverdale High School & Pool	Olga	10 *	
Schandler Park	Tice	10	
Tice Elementary	Tice	1 *	
Tice Pool	Tice	1 *	
	Subtotal	306	
	Cumulative Total		306
- Parks Planned FY 15/16 -			
Joel Boulevard Site	Lehigh Acres	30	
	Subtotal	30	
	Cumulative Total		336
- Future Parks Planned -			
Alva Wayside Park	Alva	1	
	Subtotal	1	
	Cumulative Total		337

\* Joint use acreage with the Lee County School District

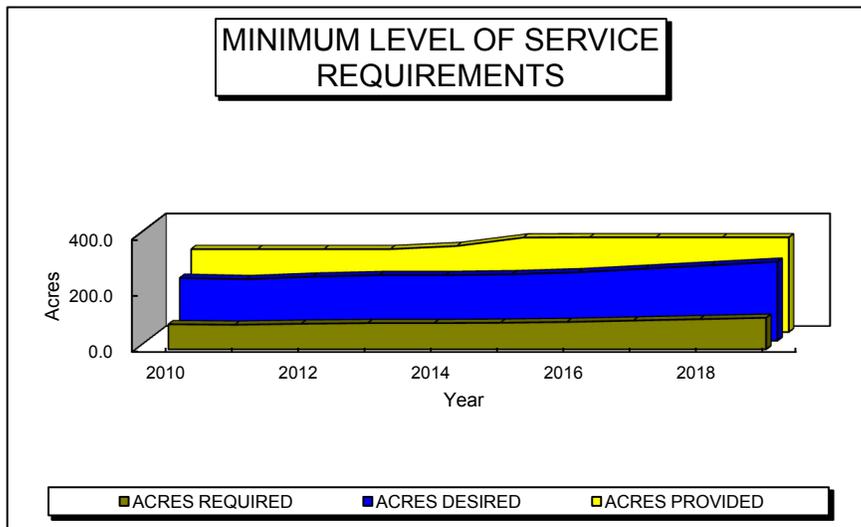


TABLE 11  
District # 53  
South Community Park Benefit District

PARK NAME	LOCATION	ACRES	
- EXISTING PARKS FY 14/15 -			
Estero Community Park & Rec Center	Estero	65	
Estero High School	Estero	15 *	
CenturyLink Sports Complex (Softball)	S. Ft. Myers	30	
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	
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	
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	44	
	Subtotal	343	
	Cumulative Total		343
- Future Parks Planned -			
Jerry Brooks Park Expansion	S. Ft. Myers	3	
	Subtotal	3	
	Cumulative Total		346

\* Joint use acreage with the Lee County School District

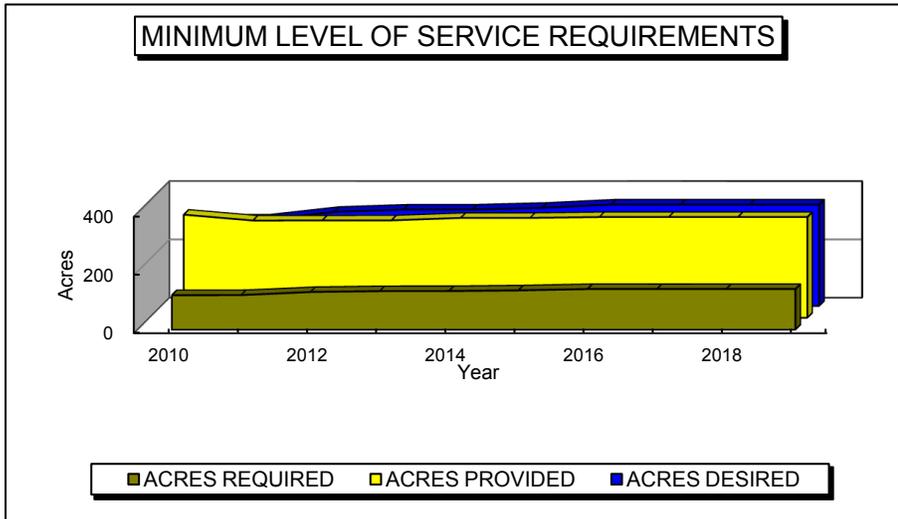


TABLE 12  
 District # 54  
 Gateway Community Park Benefit District

PARK NAME	LOCATION	ACRES
- EXISTING PARKS FY 14/15 -		
Gateway Community Park	Gateway	31 *
Gateway Community Pool	Gateway	16 *
	Subtotal	47
	Cumulative Total	47
- No Future Parks Planned -		
	Cumulative Total	47

\* Gateway Services District

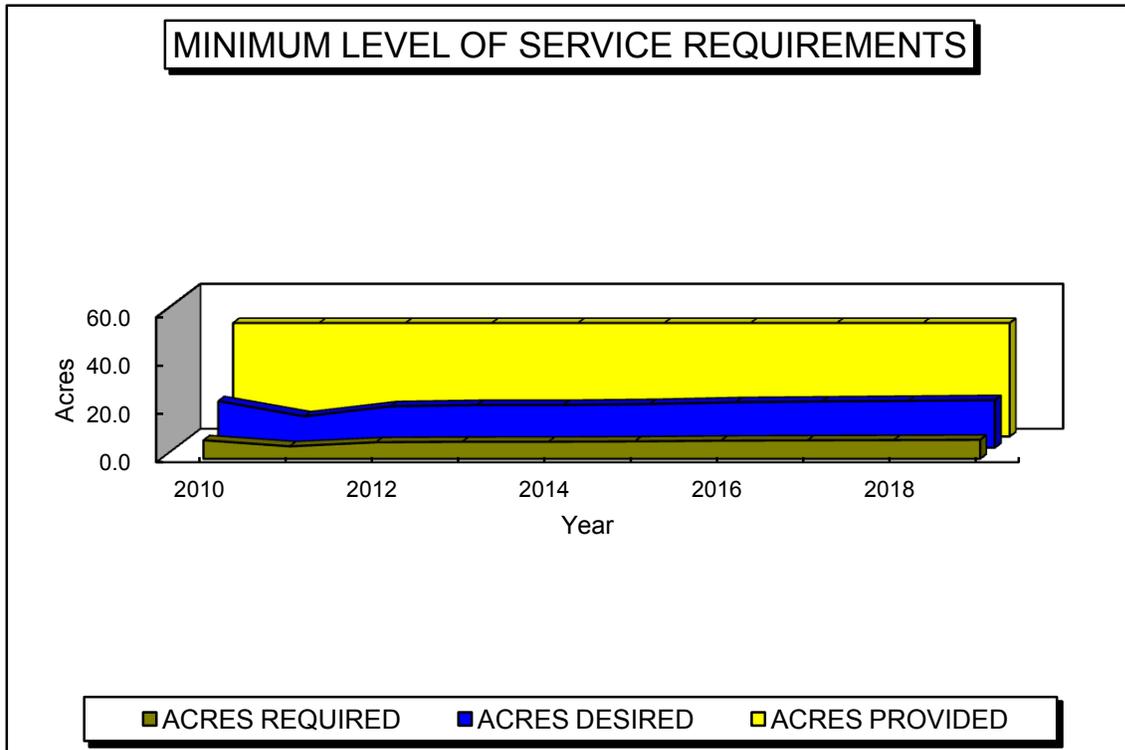
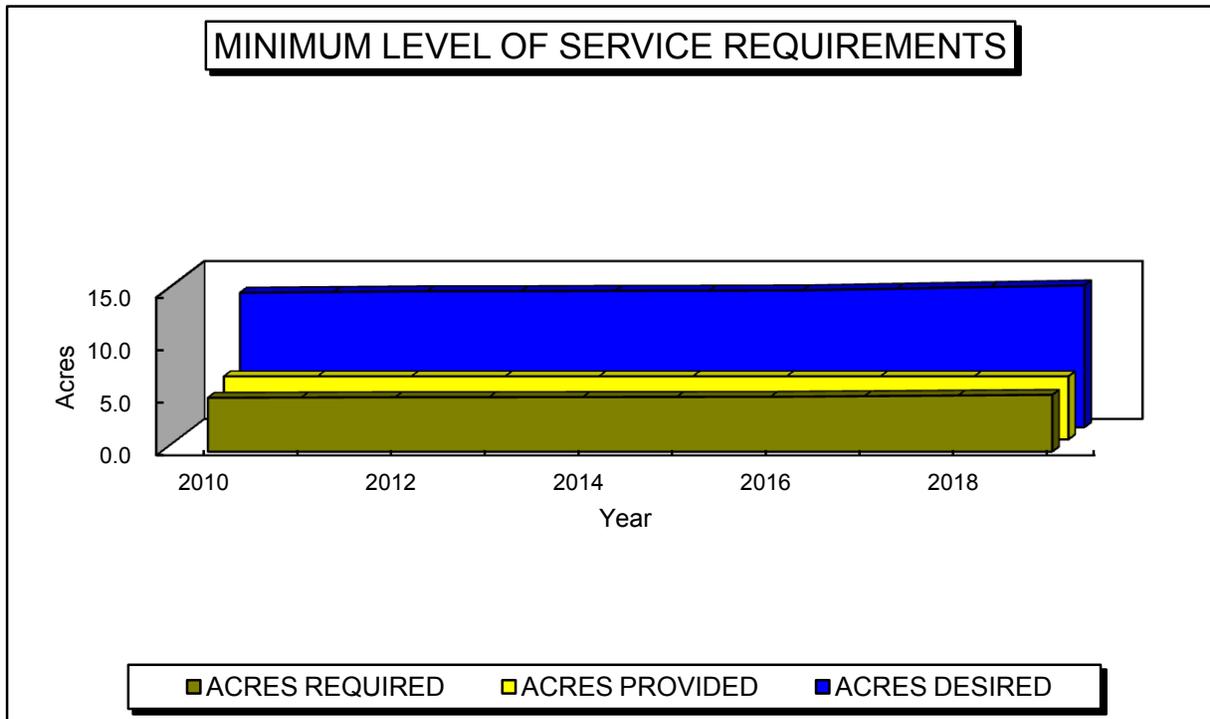


TABLE 13  
 District # 55  
 Sanibel Community Park Benefit District  
 (UNINCORPORATED AREA ONLY)

PARK NAME	LOCATION	ACRES
- EXISTING PARKS FY 14/15 -		
Sanibel Elem. School/Comm. Rec Ctr.	Sanibel	6 *
	Subtotal	<u>6</u>
	Cumulative Total	6
- No Future Parks Planned -		
	Cumulative Total	6

\* 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 14 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 demonstrated in Table 14, there are now four (4) existing 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 14 indicates the inventory for the boat ramp lanes in Lee County. Based on the information indicated within Table 14, 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 estimated population in Lee County (including seasonal residents) in 2014 was 768,127. 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 14 reflects a total of 41 boat ramp lanes, so the non-regulatory Level of Service standard for boat ramps was not met in 2014.

### **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 2014.

TABLE 14

LEE COUNTY RECREATIONAL FACILITIES INVENTORY

COMMUNITY RECREATION CENTER INVENTORY

FACILITY NAME	SIZE OF FACILITY
<b>- EXISTING COMMUNITY RECREATION CENTERS</b>	
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 Recreation Center	33,000 sq. ft.
<b>- PLANNED COMMUNITY RECREATION CENTERS</b>	
None	

Total Existing Community Recreation Centers = 4

BOAT RAMP INVENTORY

FACILITY NAME	TYPE OF FACILITY	BOAT RAMP LANES
<b>- EXISTING COUNTY BOAT RAMPS</b>		
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
<b>- EXISTING CITY BOAT RAMPS</b>		
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
<b>- EXISTING STATE BOAT RAMPS</b>		
Koreshan	Freshwater	1
Lover's Key	Saltwater	4
	Subtotal	5
<b>- EXISTING FEDERAL BOAT RAMPS</b>		
Franklin Lock & Dam	Freshwater	3
	Subtotal	3
<b>- EXISTING COMMERCIAL BOAT RAMPS</b>		
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 = 768,127

## 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 agreement 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 2014/2015 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 15 (East Zone), Table 16 (South Zone), Table 17 (West Zone) and Table 18 (Special Purpose Facilities). The status of each CSA is as shown below:

East Zone Schools (Table 15) - The Level of Service Standard was met in 2014 with 1,603 available seats in Elementary Schools, 407 available seats in Middle Schools, and 638 available seats in High Schools. The Level of Service Standard will be met in 2015 since there is available capacity in East Zone Elementary Schools (1,621 seats), Middle Schools (407 seats), and High Schools (947 seats).

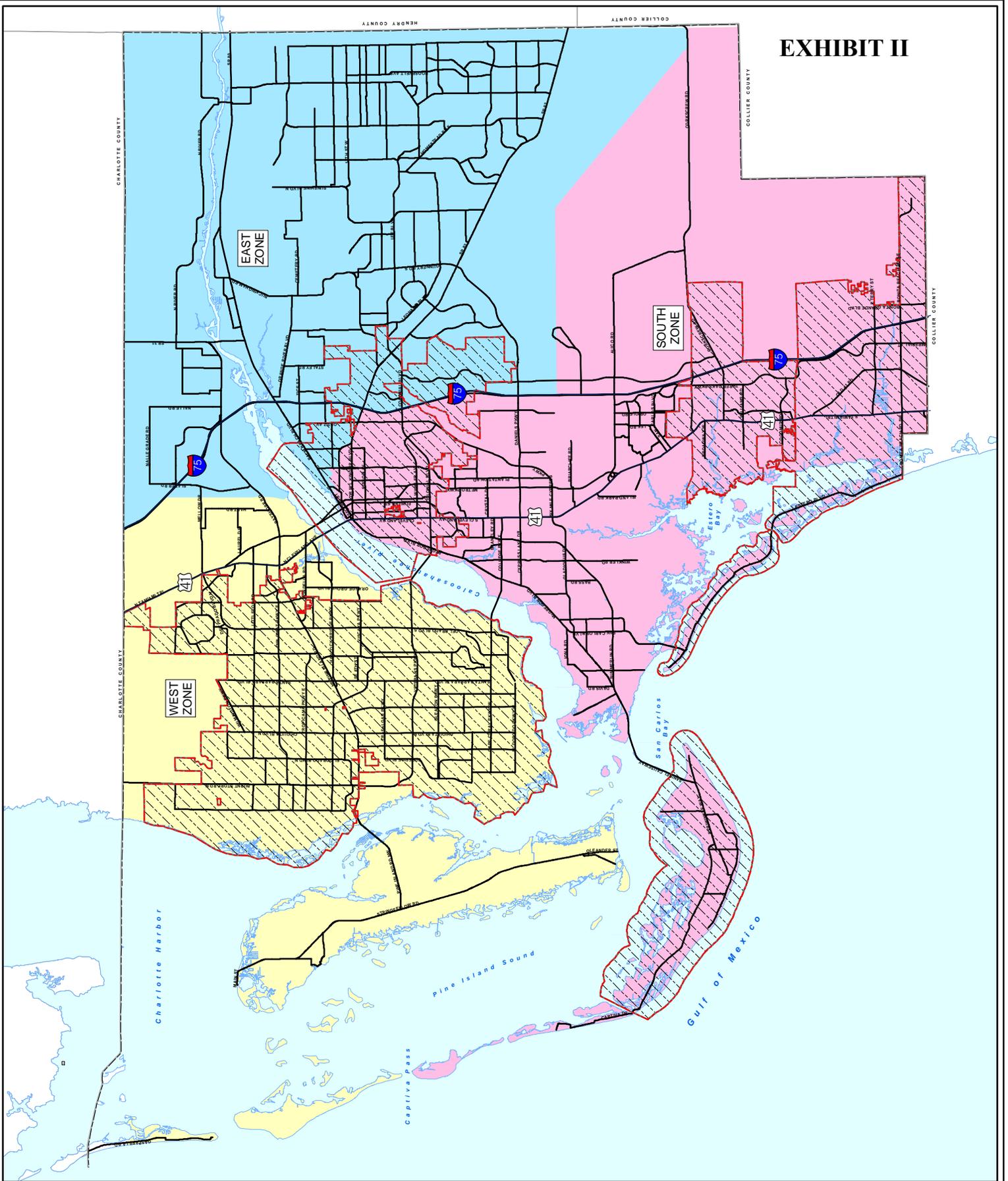
South Zone Schools (Table 16) - The Level of Service Standard was met in 2014 with 1,225 available seats in Elementary Schools, 651 available seats in Middle Schools, and 53 available seats in High Schools. The Level of Service Standard will be met in 2015 since there is available capacity in the South Zone Elementary Schools (1,243 seats), Middle Schools (673 seats), and High Schools (53 seats).

West Zone Schools (Table 17) - The Level of Service Standard was met in 2014 with 3,702 available seats in Elementary Schools, 830 available seats in Middle Schools, and 848 available seats in High Schools. The Level of Service Standard will be met in 2015 since there is available capacity in the West Zone Elementary Schools (3,702 seats), Middle Schools (830 seats), and High Schools (848 seats).

Special Purpose Facilities (Table 18) - The Level of Service Standard was met in 2014 with 802 available seats, and it will be met in 2015 since there is available capacity of 802 seats.

In summary, there were no school Level of Service deficiencies in 2014 and none are anticipated for 2015.

# EXHIBIT II



## LEE COUNTY SCHOOL BENEFIT DISTRICTS



Map Generated: July 2015  
Map self amends with annexations



- East Zone
- South Zone
- West Zone
- City Limits

**TABLE 15**  
**SCHOOL CONCURRENCY INVENTORY**  
**EAST ZONE SCHOOLS**

SUB ZONE	SCHOOL NAME	<-----TOTALS FEBRUARY 2, 2015----->			<-----PROJECTED 2015-16 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	615	693	78	693	693		
	Edgewood Academy	540	741	201	741	741		
	James Stephens Int'l Acad Elem.	328	660	332	660	660		
	Orange River Elementary	822	871	49	871	871		
	Tice Elementary	508	616	108	616	598	(18)	
	Survey Changes in Elementary East Zone	-	-	-	-	-		
	<b>Elementary Totals</b>	<b>2,813</b>	<b>3,581</b>	<b>768</b>	<b>3,581</b>	<b>3,563</b>	<b>(18)</b>	<b>750</b>
	James Stephens Int'l Academy Middle	193	325	132	325	325		
	Survey Changes in Middle East Zone	-	-	-	-	-		
	<b>Middle Totals</b>	<b>193</b>	<b>325</b>	<b>132</b>	<b>325</b>	<b>325</b>	<b>-</b>	<b>132</b>
	Dunbar High	1,302	1,531	229	1,531	1,840	309	
	Survey Changes in High East Zone	-	-	-	-	-		
	<b>High Totals</b>	<b>1,302</b>	<b>1,531</b>	<b>229</b>	<b>1,531</b>	<b>1,840</b>	<b>309</b>	<b>538</b>
	E2	Gateway Elementary	731	754	23	754	754	
Harns Marsh Elementary		986	948	(38)	948	948		
Manatee Elementary		858	1,042	184	1,042	1,042		
River Hall Elementary		917	1,064	147	1,064	1,064		
Sunshine Elementary		1,213	1,152	(61)	1,152	1,152		
Torguga Preserve Elementary		959	1,056	97	1,056	1,056		
Treeline Elementary		1,021	1,065	44	1,065	1,065		
Survey Changes in Elementary East Zone		-	-	-	-	-		
<b>Elementary Totals</b>		<b>6,685</b>	<b>7,081</b>	<b>396</b>	<b>7,081</b>	<b>7,081</b>	<b>-</b>	<b>396</b>
Harns Marsh Middle		1,122	1,192	70	1,192	1,192		
Oak Hammock Middle		1,184	1,342	158	1,342	1,342		
Varsity Lakes Middle		1,053	1,187	134	1,187	1,187		
Survey Changes in Middle East Zone		-	-	-	-	-		
<b>Middle Totals</b>		<b>3,359</b>	<b>3,721</b>	<b>362</b>	<b>3,721</b>	<b>3,721</b>	<b>-</b>	<b>362</b>
Lehigh Senior High		1,821	1,922	101	1,922	1,922		
Riverdale High		1,987	2,128	141	2,128	2,128		
Survey Changes in High East Zone		-	-	-	-	-		
<b>High Totals</b>		<b>3,808</b>	<b>4,050</b>	<b>242</b>	<b>4,050</b>	<b>4,050</b>	<b>-</b>	<b>242</b>
E3		Alva School (K-5)	390	657	267	657	657	
	G. Weaver Hipps Elementary	782	794	12	794	812	18	
	Lehigh Elementary	1,188	1,092	(96)	1,092	1,110	18	
	Mirror Lakes Elementary	1,107	1,125	18	1,125	1,125		
	Veterans Park (K-5)	935	1,173	238	1,173	1,173		
	Survey Changes in Elementary East Zone	-	-	-	-	-		
	<b>Elementary Totals</b>	<b>4,402</b>	<b>4,841</b>	<b>439</b>	<b>4,841</b>	<b>4,877</b>	<b>36</b>	<b>475</b>
	Alva School (6-8)	582	323	(259)	323	323		
	Lehigh Acres Middle	1,076	1,296	220	1,296	1,296		
	Veteran's Park (6-8)	625	577	(48)	577	577		
	Survey Changes in Middle East Zone	-	-	-	-	-		
	<b>Middle Totals</b>	<b>2,283</b>	<b>2,196</b>	<b>(87)</b>	<b>2,196</b>	<b>2,196</b>	<b>-</b>	<b>(87)</b>
	East Lee County High [1]	1,787	1,954	167	1,954	1,954		
	Survey Changes in High East Zone	-	-	-	-	-		
	<b>High Totals</b>	<b>1,787</b>	<b>1,954</b>	<b>167</b>	<b>1,954</b>	<b>1,954</b>	<b>-</b>	<b>167</b>
	<b>Elem Totals - East</b>	<b>13,900</b>	<b>15,503</b>	<b>1,603</b>	<b>15,503</b>	<b>15,521</b>	<b>18</b>	<b>1,621</b>
	<b>Middle Totals - East</b>	<b>5,835</b>	<b>6,242</b>	<b>407</b>	<b>6,242</b>	<b>6,242</b>	<b>-</b>	<b>407</b>
<b>High Totals - East</b>	<b>6,897</b>	<b>7,535</b>	<b>638</b>	<b>7,535</b>	<b>7,844</b>	<b>309</b>	<b>947</b>	
<b>Total East</b>	<b>26,632</b>	<b>29,280</b>	<b>2,648</b>	<b>29,280</b>	<b>29,607</b>	<b>327</b>	<b>2,975</b>	

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

**TABLE 16**  
**SCHOOL CONCURRENCY INVENTORY**  
**SOUTH ZONE SCHOOLS**

SUB ZONE	SCHOOL NAME	<-----TOTALS FEBRUARY 2, 2015----->			<-----PROJECTED 2015-16 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	947	1,028	81	1,028	1,028		
	Colonial Elementary	756	940	184	940	940		
	Edison Park Elementary	365	455	90	455	455		
	Franklin Park Elementary	428	579	151	579	579		
	Heights Elementary	1,174	1,306	132	1,306	1,306		
	Orangewood Elementary	604	632	28	632	632		
	Ray Pottorf Elementary	698	864	166	864	864		
	Tanglewood Elementary	764	786	22	786	786		
	Villas Elementary	806	881	75	881	881		
	Survey Changes in Elementary South Zone	-	-	-	-	-		
	Elementary Totals	6,542	7,471	929	7,471	7,471	-	929
	Cypress Lake Middle	830	846	16	846	846		
	Fort Myers Middle	438	856	418	856	856		
	P.L. Dunbar Middle	915	1,011	96	1,011	1,011		
	Survey Changes in Middle South Zone	-	-	-	-	-		
	Middle Totals	2,183	2,713	530	2,713	2,713	-	530
	Cypress Lake High	1,506	1,615	109	1,615	1,615		
	Fort Myers High	1,891	1,864	(27)	1,864	1,864		
	Survey Changes in High South Zone	-	-	-	-	-		
	High Totals	3,397	3,479	82	3,479	3,479	-	82
	S2	Rayma Page Elementary	851	846	(5)	846	846	
San Carlos Park Elementary		940	1,026	86	1,026	1,026		
Three Oaks Elementary		892	857	(35)	857	875	18	
Survey Changes in Elementary South Zone		-	-	-	-	-		
Elementary Totals		2,683	2,729	46	2,729	2,747	18	64
Lexington Middle		999	1,031	32	1,031	1,031		
Three Oaks Middle		978	986	8	986	1,008	22	
Survey Changes in Middle South Zone		-	-	-	-	-		
Middle Totals		1,977	2,017	40	2,017	2,039	22	62
South Fort Myers High		1,907	1,973	66	1,973	1,973		
Survey Changes in High South Zone		-	-	-	-	-		
High Totals		1,907	1,973	66	1,973	1,973	-	66
S3		Bonita Springs Elementary	475	454	(21)	454	454	
	Pinewoods Elementary	1,008	1,078	70	1,078	1,078		
	Spring Creek Elementary	761	807	46	807	807		
	Survey Changes in Elementary South Zone	-	-	-	-	-		
	Elementary Totals	2,244	2,339	95	2,339	2,339	-	95
	Bonita Springs Middle	813	891	78	891	891		
	Survey Changes in Middle South Zone	-	-	-	-	-		
	Middle Totals	813	891	78	891	891	-	78
	Estero High	1,713	1,618	(95)	1,618	1,618		
	Survey Changes in High South Zone	-	-	-	-	-		
High Totals	1,713	1,618	(95)	1,618	1,618	-	(95)	
S4	Fort Myers Beach Elementary	119	220	101	220	220		
	Survey Changes in Elementary South Zone	-	-	-	-	-		
	Elementary Totals	119	220	101	220	220	-	101
S5	Sanibel School (K-5)	210	264	54	264	264		
	Survey Changes in Elementary South Zone	-	-	-	-	-		
	Elementary Totals	210	264	54	264	264	-	54
	Sanibel School (6-8)	127	130	3	130	130		
	Survey Changes in Middle South Zone	-	-	-	-	-		
Middle Totals	127	130	3	130	130	-	3	
Elem Totals - South		11,798	13,023	1,225	13,023	13,041	18	1,243
Middle Totals - South		5,100	5,751	651	5,751	5,773	22	673
High Totals - South		7,017	7,070	53	7,070	7,070	-	53
Total South		23,915	25,844	1,929	25,844	25,884	40	1,969

TABLE 17

SCHOOL CONCURRENCY INVENTORY  
WEST ZONE SCHOOLS

SUB ZONE	SCHOOL NAME	<----TOTALS FEBRUARY 2, 2015---->			<----PROJECTED 2015-16 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	449	637		637	637			
	Littleton Elementary	537	756		756	756			
	North Fort Myers Academy (K-5)	555	850		850	850			
	Survey Changes in Elementary West Zone	-	-	-	-	-			
	Elementary Totals	1,541	2,243	702	2,243	2,243	-	702	
	North Fort Myers Academy (6-8)	556	418		418	418			
	Survey Changes in Middle West Zone	-	-	-	-	-			
	Middle Totals	556	418	(138)	418	418	-	(138)	
	Island Coast High	1,498	1,956		1,956	1,956			
	Survey Changes in High West Zone	-	-	-	-	-			
	High Totals	1,498	1,956	458	1,956	1,956	-	458	
	W2	Caloosa Elementary	917	1,085		1,085	1,085		
Diplomat Elementary		938	1,086		1,086	1,086			
Hancock Creek Elementary		812	1,044		1,044	1,044			
Hector A Cafferata Jr Elementary		686	883		883	883			
Tropic Isles Elementary		970	1,051		1,051	1,051			
Survey Changes in Elementary West Zone		-	-	-	-	-			
Elementary Totals		4,323	5,149	826	5,149	5,149	-	826	
Caloosa Middle		907	1,043		1,043	1,043			
Diplomat Middle		853	984		984	984			
Mariner Middle		888	1,164		1,164	1,164			
Survey Changes in Middle West Zone		-	-	-	-	-			
Middle Totals		2,648	3,191	543	3,191	3,191	-	543	
Mariner High		1,543	1,638		1,638	1,638			
North Fort Myers High		1,665	1,713		1,713	1,713			
Survey Changes in High West Zone		-	-	-	-	-			
High Totals		3,208	3,351	143	3,351	3,351	-	143	
W3		Cape Elementary	764	898		898	898		
		Gulf Elementary	1,017	1,275		1,275	1,275		
	Patriot Elementary	639	1,046		1,046	1,046			
	Pelican Elementary	899	1,388		1,388	1,388			
	Skyline Elementary	864	1,412		1,412	1,412			
	Trafalgar Elementary	814	998		998	998			
	Survey Changes in Elementary West Zone	-	-	-	-	-			
	Elementary Totals	4,997	7,017	2,020	7,017	7,017	-	2,020	
	Challenger Middle	1,091	1,229		1,229	1,229			
	Gulf Middle	814	921		921	921			
	Trafalgar Middle	882	1,062		1,062	1,062			
	Survey Changes in Middle West Zone	-	-	-	-	-			
	Middle Totals	2,787	3,212	425	3,212	3,212	-	425	
	Cape Coral High	1,612	1,750		1,750	1,750			
	Ida Baker High	1,782	1,891		1,891	1,891			
	Survey Changes in High West Zone	-	-	-	-	-			
	High Totals	3,394	3,641	247	3,641	3,641	-	247	
	W4	Pine Island Elementary	237	391		391	391		
Survey Changes in Elementary West Zone		-	-	-	-	-			
Elementary Totals		237	391	154	391	391	-	154	
Elem Totals - West		11,098	14,800	3,702	14,800	14,800	-	3,702	
Middle Totals - West		5,991	6,821	830	6,821	6,821	-	830	
High Totals - West		8,100	8,948	848	8,948	8,948	-	848	
Total South		25,189	30,569	5,380	30,569	30,569	-	5,380	

TABLE 18

**SCHOOL CONCURRENCY INVENTORY  
SPECIAL PURPOSE FACILITIES**

	SCHOOL NAME	<----TOTALS FEBRUARY 2, 2015---->			<----PROJECTED 2015-16 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	85	115	30	115	115		
	Dunbar Community School [1]	-	-	-	-	-		
	ALCs & LAMP	241	680	439	680	680		
	ALC West [2]	41	265	224	265	265		
	Royal Palm Exceptional Center	121	230	109	230	230		
	Fort Myers Institute of Technology [1]	-	-	-	-	-		
	Cape Coral Institute of Technology [1]	-	-	-	-	-		
	SW Florida Public Service Academy [3]	-	-	-	-	-		
	<b>Special Facilities Totals</b>	<b>488</b>	<b>1,290</b>	<b>802</b>	<b>1,290</b>	<b>1,290</b>	<b>-</b>	<b>802</b>

[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 (2014 100<sup>th</sup> Highest Hour column in Road Link Volumes Table) and a short-term projected “Future” basis (Estimated 2015 100<sup>th</sup> Highest Hour column in Road Links Volume Table) as well as a “Forecast” basis (Future Forecast Volume column in Road Links Table). The “Existing” Level of Service is based upon the 2014 Traffic Count Report prepared by Lee County DOT (LCDOT) and the traffic counts supplied by the Florida DOT (FDOT). At the beginning of 2015, there were three (3) county road 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	2014	
Colonial Boulevard	Summerlin Road	US 41	E	F	In City of Fort Myers; Alternatives Analysis planned in FY 18/19.
Del Prado Boulevard	Cornwallis Parkway	Veterans Memorial Parkway	E	F	In City of Cape Coral; No improvements planned beyond existing six lanes.
Estero Boulevard	Tropical Shores Way	Center Street	E	F	Constrained Facility <sup>(1)</sup> ; v/c=1.07; Reconstruction of improvements underway.

<sup>(1)</sup> 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 2014 and is not projected to be exceeded in 2015. 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 ten (10) roadway links on the State system did not meet the SIS standard or other established LOS standard on an “Existing” basis in 2014.

ROAD	FROM	TO	LOS		Planned Improvement
			STD	2014	
Colonial Boulevard (SR 884)	Fowler Street	Metro Parkway	E	F	In City of Fort Myers. North Airport Road Extension funded for design/constr.
Colonial Boulevard (SR 884)	Six Mile Cypress Parkway	I-75	E	F	In City of Fort Myers. No improvements planned.
Immokalee Road (SR 82)	Colonial Boulevard	Gateway Boulevard	D	F	6 LN Construction in FY 17/18.
Immokalee Road (SR 82)	Gunnery Road	Alabama Road	C	F	6 LN ROW in FY 15/16.
McGregor Boulevard (SR 867)	Winkler Road	Tanglewood Boulevard	E	F	Constrained Facility <sup>(1)</sup> ; v/c=1.25.
McGregor Boulevard (SR 867)	Tanglewood Boulevard	Colonial Boulevard	E	F	Constrained Facility <sup>(1)</sup> ; v/c=1.31.
US 41	Daniels Parkway	College Parkway	E	F	Constrained Facility <sup>(2)</sup> ; v/c=1.20
US 41	South Drive	Boy Scout Drive	E	F	Constrained Facility <sup>(2)</sup> ; 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.

<sup>(1)</sup> 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.

<sup>(2)</sup> 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 2014.

The following two (2) 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	2014	2015	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.

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.

The following one (1) State roadway link meet the established LOS standard now but may not meet it in the future as approved projects continue to develop. This link 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	2014	2015	Future	
San Carlos Boulevard (SR 865)	Estero Boulevard	Main Street	E	B	B	F	Constrained; v/c = 0.97. PD & E study by FDOT in FY 18/19.

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.

Possible revisions to these requirements are currently being discussed.

### **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 2014, 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 2014. US 41 from Daniels Parkway to College Parkway had a volume-to-capacity ratio of 1.09 while the link from South Drive to Boy Scout Road had a volume-to-capacity ratio of 1.06. 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 2015.

**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 2014 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	1,225	February	1,225	March	1,169
April	1,236	May	1,124	June	1,068
July	1,135	August	1,012	September	910
October	1,090	November	1,180	December	1,124

The standard of 1,300 vehicles per hour was not exceeded in any month in 2014, and will likely not be exceeded in 2015 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 2014 Concurrency Management Report.

			Future Volume (VPH) <sup>(1)</sup>	Capacity (VPH) <sup>(2)</sup>	Future Volume/ Capacity (%)	De Minimus Trips 2013 (VPH)	
Immokalee Road (SR 82)	Colonial Boulevard	Gateway Boulevard	1,470	1,180	125% <sup>(3)</sup>	0	<sup>(3)</sup> Exceeds 110%
Immokalee Road (SR 82)	Gunnery Rd	Alabama Rd	1,393	860 LOS “C”	162% <sup>(3)</sup>	0	<sup>(3)</sup> Exceeds 110%
US 41	Fountain Interchange	North Key Dr	2,433	2,200 LOS “E”	111% <sup>(3)</sup>	0	<sup>(3)</sup> Exceeds 110%
US 41	North Key Dr	Hancock Bridge Pkwy	2,463	2,200	112% <sup>(3)</sup>	0	<sup>(3)</sup> Exceeds 110%
US 41	Hancock Bridge Pkwy	Pondella Road	1,837	2,020	91.0%	0	Below 110%

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

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

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

On four (4) links, the sum of existing roadway volumes and the projected volumes (called Future Volume) from approved projects exceeds 110 percent of the maximum volume (called Capacity) at the adopted LOS of the affected transportation facility. As a result, de minimus impacts on the links 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 these transportation facilities during the year 2014.

Lee County is in compliance with the de minimus impact requirements in year 2014. 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

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2014 100th HIGHEST HR		EST 2015 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
A & W BULB RD*	GLADIOLUS DR	MCGREGOR BL	2LU	E	860	C	352	C	354	C	365		00100
ALABAMA RD	IMMOKALEE RD (SR 82)	MILWAUKEE BL	2LN	E	990	C	336	C	359	C	359		00200
ALABAMA RD	MILWAUKEE BL	HOMESTEAD RD	2LN	E	990	C	403	C	404	C	404		00300
ALEX BELL BL	IMMOKALEE RD (SR 82)	MILWAUKEE BL	2LN	E	990	C	382	C	383	C	383		00400
ALEX BELL BL	MILWAUKEE BL	JOEL BL	2LN	E	990	C	382	C	385	C	388		00500
ALICO RD	US 41	DUSTY RD	4LD	E	1,940	B	965	B	965	B	965		00590
ALICO RD	DUSTY RD	LEE RD	6LD	E	2,920	B	965	B	967	B	1,142		00600
ALICO RD*	LEE RD	THREE OAKS PKWY	6LD	E	2,920	B	1,130	B	1,155	B	1,425		00700
ALICO RD	THREE OAKS PKWY	I-75	6LD	E	2,920	B	1,995	B	2,012	B	2,193		00800
ALICO RD	I-75	BEN HILL GRIFFIN PKWY	6LD	E	2,920	B	1,503	B	1,503	B	1,503		00900
ALICO RD	BEN HILL GRIFFIN PKWY	GREEN MEADOW DR	2LN	E	1,100	C	345	C	452	C	613	4 Ln construction in FY 17/18 to Airport Haul Rd	01000
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	55		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	582		01500
BAYSHORE RD (SR78)	BUSINESS 41	HART RD	4LD	E	1,940	B	1,567	B	1,625	B	1,873		01600
BAYSHORE RD (SR78)	HART RD	SLATER RD	4LD	E	1,940	A	1,316	A	1,316	B	1,395		01700
BAYSHORE RD (SR78)	SLATER RD	I-75	4LD	E	1,940	A	1,125	A	1,125	A	1,249		01800
BAYSHORE RD (SR78)*	I-75	NALLE RD	2LN	E	1,100	C	495	C	496	C	522		01900
BAYSHORE RD (SR78)	NALLE RD	SR 31	2LN	E	1,100	C	451	C	451	C	451		02000
BEN HILL GRIFFIN PKWY	CORKSCREW RD	FGCU ENTRANCE	4LD	E	1,960	B	1,059	B	1,059	B	1,128		02100
BEN HILL GRIFFIN PKWY	FGCU ENTRANCE	COLLEGE CLUB DR	4LD	E	1,960	B	1,124	B	1,124	B	1,191		02200
BEN HILL GRIFFIN PKWY	COLLEGE CLUB DR	ALICO RD	6LD	E	2,960	B	1,624	B	1,645	B	1,707		02250
BEN HILL GRIFFIN PKWY	ALICO RD	TERMINAL ACCESS RD	4LD	E	1,960	B	1,529	B	1,603	B	1,785		26950
BETH STACEY BL*	23rd ST	HOMESTEAD RD	2LU	E	860	C	357	C	396	C	496		02300
BONITA BEACH RD	HICKORY BL	VANDERBILT RD	4LD	E	1,900	C	631	C	632	C	834		02400
BONITA BEACH RD	VANDERBILT RD	US 41	4LD	E	1,900	C	1,525	C	1,525	C	1,525		02500
BONITA BEACH RD*	US 41	OLD 41	4LD	E	1,820	C	1,167	C	1,167	C	1,167	6 Ln design complete	02600
BONITA BEACH RD	OLD 41	IMPERIAL ST	6LD	E	2,740	C	1,760	C	1,760	C	1,763		02700

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2014 100th HIGHEST HR		EST 2015 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
BONITA BEACH RD	IMPERIAL ST	I-75	6LD	E	2,740	C	1,876	C	1,876	C	1,876		02800
BONITA BEACH RD	I-75	BONITA GRANDE DR	4LD	E	2,000	B	462	B	462	B	462		02900
BONITA BEACH RD	BONITA GRANDE DR	LOGAN BLVD EXT	4LD	E	2,000	B	462	B	462	B	462		02950
BOY SCOUT DR	SUMMERLIN RD	US 41	6LD	E	2,550	D	998	D	998	D	998		03200
BRANTLEY RD*	SUMMERLIN RD	US 41	2LU	E	860	C	116	C	116	C	116		03300
BRIARCLIFF DR*	US 41	TRIPLE CROWN CT	2LU	E	860	C	203	C	203	C	213		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	242	C	262		03600
BUCKINGHAM RD	IMMOKALEE RD (SR 82)	GUNNERY RD	2LU	E	990	C	350	C	350	C	362		03700
BUCKINGHAM RD	GUNNERY RD	ORANGE RIVER BL	2LU	E	990	D	529	D	530	D	530		03730
BUCKINGHAM RD	ORANGE RIVER BL	PALM BEACH BL (SR 80)	2LU	E	990	D	481	D	482	F	1,162		03800
BURNT STORE RD	PINE ISLAND RD (SR 78)	DIPLOMAT PKWY	2LU	E	1,100	C	664	C	664	C	690	4 Ln construction in FY's 16/17 & 18/19	03900
BURNT STORE RD	DIPLOMAT PKWY	CHARLOTTE COUNTY LINE	2LU	E	1,100	B	356	B	357	C	453	4 Ln construction up to Van Buren in FY 14/15	04000
BUS 41 (SR 739)	FORT MYERS CITY LIMIT	PONDELLA RD	6LD	D	2,740	C	2,051	C	2,051	C	2,148		04200
BUS 41 (SR 739)	PONDELLA RD	PINE ISLAND RD (SR 78)	6LD	D	2,740	C	1,414	C	1,414	C	1,414		04300
BUS 41 (SR 739)	PINE ISLAND RD (SR 78)	LITTLETON RD	4LD	D	1,820	B	824	B	824	B	836		04400
BUS 41 (SR 739)	LITTLETON RD	US 41	2LU	D	1,080	A	380	A	380	A	431		04500
CAPE CORAL BR RD	DEL PRADO BL	MCGREGOR BL	4L	E	4,000	C	2,616	C	2,616	C	2,616		04600
CAPTIVA RD*	BLIND PASS	SOUTH SEAS PLANTATION	2LU	E	860	C	267	C	267	C	324	Constrained v/c = 0.31	04700
CEMETERY RD	BUCKINGHAM RD	HIGGINS AVE	2LU	E	860	C	285	C	291	C	291		04800
CHAMBERLIN PKWY	AIRPORT ENT	DANIELS PKWY	4LD	E	1,790	C	93	C	94	C	94	Port Authority maintained	04900
COCONUT RD*	SPRING CREEK RD	US 41	2LN	E	860	C	366	C	366	C	411	No count since 2007	05000
COCONUT RD*	US 41	THREE OAKS PKWY	4LD	E	1,790	C	588	C	651	C	805		05030
COLLEGE PKWY*	MCGREGOR BL	WINKLER RD	6LD	E	2,980	D	1,831	C	1,837	C	1,878		05100
COLLEGE PKWY	WINKLER RD	WHISKEY CREEK DR	6LD	E	2,980	D	1,872	D	1,872	D	1,872		05200
COLLEGE PKWY*	WHISKEY CREEK DR	SUMMERLIN RD	6LD	E	2,980	D	2,371	C	2,455	C	2,486		05300
COLLEGE PKWY	SUMMERLIN RD	US 41	6LD	E	2,980	D	1,456	D	1,456	D	1,479		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	2,836	F	2,836	F	2,836	Alternatives analysis in FY 18/19	05600
COLONIAL BL (SR 884)	US 41	FOWLER ST	6LD	E	2,780	D	2,535	D	2,535	D	2,535		05700
COLONIAL BL (SR 884)	FOWLER ST	METRO PKWY	6LD	E	2,780	F	3,125	F	3,125	F	3,125	N. Airport Rd. Ext. current funding for design & construction	05800

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2014 100th HIGHEST HR		EST 2015 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
COLONIAL BL (SR 884)	METRO PKWY	WINKLER AVE	6LD	E	3,220	C	2,633	C	2,633	C	2,656		05900
COLONIAL BL (SR 884)	WINKLER AVE	SIX MILE CYPRESS PKWY	6LD	E	3,220	C	3,179	C	3,179	C	3,179		06000
COLONIAL BL (SR 884)	SIX MILE CYPRESS PKWY	I-75	6LD	E	3,220	F	3,531	F	3,531	F	3,531	FDOT IMR underway for interchange area	06100
COLONIAL BL	I-75	IMMOKALEE RD (SR 82)	6LD	D	3,240	B	2,127	B	2,127	B	2,127		06200
COLUMBUS BL*	SR 82	MILWAUKEE BL	2LU	E	860	C	88	C	88	C	90		06300
CONSTITUTION BL*	US 41	CONSTITUTION CIR	2LU	E	860	C	217	C	220	C	220		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	B	689	B	700		06600
CORKSCREW RD	THREE OAKS PKWY	I-75	4LD	E	1,900	C	1,575	C	1,601	F	2,308		06700
CORKSCREW RD	I-75	BEN HILL GRIFFIN BL	4LD	E	1,900	C	1,147	C	1,147	C	1,854		06800
CORKSCREW RD	BEN HILL GRIFFIN BL	ALICO RD	2LN	E	1,130	E	772	E	772	E	772		06900
CORKSCREW RD*	ALICO RD	COLLIER COUNTY LINE	2LN	E	1,080	B	183	B	184	D	537		07000
COUNTRY LAKES	LUCKETT RD	TICE ST	2LU	E	860	C	143	C	168	C	191		07100
CRYSTAL DR	US 41	METRO PKWY	2LU	E	860	C	476	C	476	C	631	2LD design in FY 18/19, ROW in FY 19/20	07200
CRYSTAL DR	METRO PKWY	PLANTATION RD	2LU	E	860	C	259	C	259	C	267		07300
CYPRESS LAKE DR*	McGREGOR B	SO POINTE BL	4LD	E	1,940	D	890	D	890	D	890		07400
CYPRESS LAKE DR	SOUTH POINTE BL	WINKLER RD	4LD	E	1,940	D	1,231	D	1,231	D	1,256		07500
CYPRESS LAKE DR	WINKLER RD	SUMMERLIN RD	4LD	E	1,940	D	1,535	D	1,535	D	1,538		07600
CYPRESS LAKE DR	SUMMERLIN RD	US 41	6LD	E	2,940	D	1,625	D	1,628	D	1,628		07700
DANIELS PKWY	US 41	METRO PKWY	6LD	E	2,680	D	2,248	D	2,248	D	2,343		07800
DANIELS PKWY	METRO PKWY	SIX MILE CYPRESS PKWY	6LD	E	2,680	D	2,172	D	2,172	D	2,207	Constrained v/c = 0.81	07900
DANIELS PKWY	SIX MILE CYPRESS PKWY	PALOMINO RD	6LD	E	3,000	C	2,685	C	2,692	C	2,974	Constrained v/c = 0.90	08000
DANIELS PKWY	PALOMINO RD	I-75	6LD	E	3,000	C	2,494	C	2,496	C	2,769	Constrained v/c = 0.83	08100
DANIELS PKWY	I-75	TREELINE AVE	6LD	E	3,180	A	2,506	A	2,510	A	2,527		08200
DANIELS PKWY*	TREELINE AVE	CHAMBERLIN PKWY	6LD	E	3,180	A	2,356	A	2,406	A	2,483		08300
DANIELS PKWY	CHAMBERLIN PKWY	GATEWAY BL	6LD	E	3,180	A	2,293	A	2,293	A	2,293		08400
DANIELS PKWY	GATEWAY BL	IMMOKALEE RD (SR82)	4LD	E	2,120	A	1,585	A	1,638	A	1,665		08500
DANLEY RD	US 41	METRO PKWY	2LU	E	860	C	279	C	316	C	414		08600
DAVIS RD*	McGREGOR BL	IONA RD	2LU	E	860	C	15	C	31	C	55		08700
DEL PRADO BL*	CAPE CORAL PKWY	SE 46th ST	6LD	E	2,820	C	1,304	C	1,304	C	1,304		08800
DEL PRADO BL*	SE 46th ST	CORONADO PKWY	6LD	E	2,820	C	1,392	C	1,392	C	1,392		08900
DEL PRADO BL	CORONADO PKWY	CORNWALLIS PKWY	6LD	E	2,820	D	1,843	D	1,843	D	1,843		09000
DEL PRADO BL	CORNWALLIS PKWY	VETERANS MEM PKWY	6LD	E	2,820	F	2,948	F	2,948	F	2,948		09100
DEL PRADO BL	VETERANS MEM PKWY	CORAL POINT DR	6LD	E	2,840	D	2,396	D	2,396	D	2,396		09150
DEL PRADO BL	CORAL POINT DR	HANCOCK BR PKWY	6LD	E	2,840	D	2,063	D	2,063	D	2,063		09200

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2014 100th HIGHEST HR		EST 2015 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
DEL PRADO BL	HANCOCK BR PKWY	SR 78	6LD	E	2,800	C	2,107	C	2,107	C	2,107		09300
DEL PRADO BL	US 41	SLATER RD	2LU	E	860	C	320	C	324	C	344		09400
DR ML KING BL (SR 82)	CRANFORD AVE	HIGHLAND AVE	4LD	D	1,800	C	1,428	C	1,428	C	1,428		09470
DR ML KING BL (SR 82)	HIGHLAND AVE	MICHIGAN LINK	4LD	D	1,800	C	1,605	C	1,605	C	1,605		09480
DR ML KINK BL (SR 82)	MICHIGAN LINK	ORTIZ AVE	6LD	D	2,680	B	1,703	B	1,703	B	1,703		09490
DR ML KING BL (SR 82)	ORTIZ AVE	I-75	6LD	D	2,680	B	2,015	B	2,015	C	2,513		09500
EAST 21st ST*	JOEL BL	GRANT AVE	2LU	E	860	C	24	C	24	C	24		09700
ESTERO BL*	BIG CARLOS PASS	AVENIDA PESCADORA	2LN	E	726	A	420	A	420	A	420	Constrained v/c = 0.58	09800
ESTERO BL*	AVENIDA PESCADORA	VOORHIS ST	2LN	E	726	A	555	A	555	A	555	Constrained v/c = 0.76; Reconstruction in FY 19/20	09900
ESTERO BL	VOORHIS ST	TROPICAL SHORES WAY	2LD	E	671	E	632	E	632	E	632	Constrained v/c = 0.94; Reconstruction in FY 17/18	10000
ESTERO BL*	TROPICAL SHORES WAY	CENTER ST	2LD	E	671	F	716	F	716	F	734	Constrained v/c = 1.07; Reconstruction in FY 14/15	10100
ESTERO PKWY*	US 41	THREE OAKS PKWY	4LD	E	2,000	B	401	B	401	B	401		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	163		10200
FIDDLESTICKS BL	GUARDHOUSE	DANIELS PKWY	2LD	E	860	C	349	C	349	C	349		10300
FOWLER ST	US 41	N AIRPORT RD	6LD	E	2,580	D	880	D	880	D	912		10400
FOWLER ST	N AIRPORT RD	COLONIAL BL	6LD	E	2,580	D	1,463	D	1,463	D	1,465		10500
FOWLER ST	COLONIAL BL	WINKLER AVE	4LD	E	1,700	C	1,110	C	1,110	C	1,110		10600
FOWLER ST	WINKLER AVE	HANSON ST	4LD	E	1,700	C	1,227	C	1,227	C	1,227		10700
FOWLER ST (SR 739)	HANSON ST	DR ML KING BL (SR 82)	4LD	E	1,700	C	1,112	C	1,112	C	1,112		10730
GASPARILLA BL	FIFTH ST	CHARLOTTE COUNTY LINE	2LU	E	860	C	343	C	343	C	343	Constrained v/c = 0.40	10800
GLADIOLUS DR*	McGREGOR BL	PINE RIDGE RD	4LD	E	1,840	B	353	B	356	B	367		10900
GLADIOLUS DR	PINE RIDGE RD	BASS RD	4LD	E	1,840	C	1,087	C	1,110	C	1,126		11000
GLADIOLUS DR*	BASS RD	WINKLER RD	6LD	E	2,780	B	1,117	B	1,117	B	1,205		11100
GLADIOLUS DR*	WINKLER RD	SUMMERLIN RD	6LD	E	2,900	B	942	B	945	B	986		11200
GLADIOLUS RD	SUMMERLIN RD	US 41	6LD	E	2,900	C	1,938	C	1,939	C	1,976		11300
GREENBRIAR BL*	RICHMOND AVE	JOEL BL	2LU	E	860	C	71	C	71	C	216		11400
GUNNERY RD	IMMOKALEE RD (SR 82)	LEE BL	4LD	E	1,920	B	1,442	B	1,444	B	1,444		11500
GUNNERY RD	LEE BL	BUCKINGHAM RD	2LU	E	1,020	C	732	C	746	C	796		11600
HANCOCK BRIDGE PKWY	DEL PRADO BL	NE 24th AVE	4LD	E	2,000	B	983	B	983	B	983		11700

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2014 100th HIGHEST HR		EST 2015 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
HANCOCK BRIDGE PKWY	NE 24th AVE	ORANGE GROVE BL	4LD	E	2,000	B	1,235	B	1,236	B	1,365		11800
HANCOCK BRIDGE PKWY*	ORANGE GROVE BL	MOODY RD	4LD	E	2,000	B	1,355	B	1,355	B	1,368		11900
HANCOCK BRIDGE PKWY	MOODY RD	U.S. 41	4LD	E	2,000	B	1,303	B	1,316	B	1,405		12000
HART RD*	BAYSHORE RD (SR 78)	TUCKER LN	2LU	E	860	C	298	C	299	C	366		12100
HICKORY BL	BONITA BEACH RD	McLAUGHLIN BL	2LU	E	870	D	384	D	385	D	385	Constrained v/c = 0.44	12200
HICKORY BL	McLAUGHLIN BL	MELODY LN	2LU	E	870	D	384	D	386	D	391	Constrained v/c = 0.44	12300
HICKORY BL	MELODY LN	BIG CARLOS PASS	2LU	E	870	D	384	D	384	D	384	Constrained v/c = 0.44	12400
HOMESTEAD RD	IMMOKALEE RD (SR 82)	MILWAUKEE BL	2LN	E	990	C	451	C	452	C	457		12480
HOMESTEAD RD	MILWAUKEE BL	SUNRISE BL	2LN	E	990	C	451	C	451	C	597		12490
HOMESTEAD RD	SUNRISE BL	LEELAND HEIGHTS BL	2LN	E	990	C	451	C	451	C	597	4 Ln construction in FY 15/16	12500
HOMESTEAD RD	LEELAND HEIGHTS BL	LEE BL	4LN	E	1,900	D	1,152	D	1,153	D	1,439		12600
IDLEWILD ST*	METRO PKWY	RANCHETTE RD	2LU	E	860	C	189	C	190	C	261		12700
IMMOKALEE RD (SR 82)	I-75	BUCKINGHAM RD	6LD	D	2,820	B	1,945	B	1,945	B	1,945		12800
IMMOKALEE RD (SR 82)	BUCKINGHAM RD	COLONIAL BL	6LD	D	2,820	B	1,342	B	1,343	B	1,343		12900
IMMOKALEE RD (SR 82)	COLONIAL BL	GATEWAY BL	2LN	D	1,180	F	1,467	F	1,468	F	1,470	6 Ln construction in FY 17/18 by FDOT	13000
IMMOKALEE RD (SR 82)	GATEWAY BL	GUNNERY RD	2LN	C	860	C	799	C	800	C	821	6 Ln construction in FY 17/18 by FDOT	13100
IMMOKALEE RD (SR 82)	GUNNERY RD	ALABAMA RD	2LN	C	860	F	1,370	F	1,374	F	1,393	6 Ln ROW in FY 15/16	13200
IMMOKALEE RD (SR 82)	ALABAMA RD	ALEX BELL BL	2LN	C	860	C	530	C	530	C	530	6 Ln ROW in FY's 15/16-17/18	13300
IMMOKALEE RD (SR 82)	ALEX BELL BL	HENDRY COUNTY LINE	2LN	C	860	C	463	C	463	C	488	6 Ln ROW (partial) in FY 15/16	13400
IMPERIAL PKWY	COLLIER COUNTY LINE	BONITA BEACH RD	4LD	E	1,920	B	896	B	898	B	952		13500
IMPERIAL PKWY	BONITA BEACH RD	EAST TERRY ST	4LD	E	1,920	B	1,018	B	1,018	B	1,018		13520
IMPERIAL PKWY	EAST TERRY ST	COCONUT RD	4LD	D	1,920	B	659	B	659	B	659		13550
IONA RD*	DAVIS RD	MCGREGOR BL	2LU	E	860	C	365	C	365	C	365		13600
ISLAND PARK RD*	PARK RD	US 41	2LU	E	860	C	451	C	458	D	553		13700
JOEL BL	LEELAND HEIGHTS BL	18th ST	4LN	E	2,220	A	581	A	581	A	763		13800
JOEL BL	18th ST	PALM BEACH BL (SR 80)	2LN	E	990	C	330	C	332	C	332		13900
JOHN MORRIS RD*	BUNCHE BCH RD	SUMMERLIN RD	2LU	E	860	C	62	C	68	C	261		14000
JOHN MORRIS RD*	SUMMERLIN RD	IONA RD	2LU	E	860	C	204	C	204	C	204		14100
KELLY RD*	MCGREGOR BL	SAN CARLOS BL	2LU	E	860	C	243	C	243	C	246		14200
KELLY RD*	SAN CARLOS BL	PINE RIDGE RD	2LU	E	860	C	106	C	106	C	106		14300
LAUREL DR*	BUS 41	BREEZE DR	2LU	E	860	C	381	C	522	C	782		14500

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2014 100th HIGHEST HR		EST 2015 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
LEE BL	IMMOKALEE RD (SR 82)	ALVIN AVE	6LD	E	2,940	B	2,305	B	2,305	B	2,305		14600
LEE BL	ALVIN AVE	GUNNERY RD	6LD	E	2,940	B	1,932	B	1,932	B	1,942		14700
LEE BL*	GUNNERY RD	HOMESTEAD RD	6LD	E	2,940	B	1,601	A	1,603	A	1,713		14800
LEE BL	HOMESTEAD RD	WILLIAMS AVE	4LD	E	1,920	B	587	B	587	B	620		14900
LEE BL	WILLIAMS AVE	LEELAND HEIGHTS BL	2LD	E	1,000	B	587	B	587	B	612		14930
LEE RD*	SAN CARLOS BL	ALICO RD	2LU	E	860	C	298	C	299	C	325		15000
LEELAND HEIGHTS BL*	HOMESTEAD RD	ALEX BELL BL	4LN	E	1,800	B	776	B	778	B	778		15100
LITTLETON RD*	CORBETT RD	US 41	2LU	E	860	C	365	C	365	C	415		15300
LITTLETON RD*	US 41	BUSINESS 41	2LN	E	860	C	354	C	354	C	355		15400
LUCKETT RD*	ORTIZ AVE	I-75	2LN	E	880	B	569	B	569	B	571	4 Ln design & ROW acquisition complete	15500
LUCKETT RD*	I-75	COUNTRY LAKES DR	2LN	E	880	B	264	B	264	B	346		15600
MAPLE DR*	SUMMERLIN RD	2nd AVE	2LU	E	860	C	77	C	77	C	79		15700
McGREGOR BL	TOLL PLAZA	JONATHAN HBR DR	4LD	E	1,960	B	1,304	B	1,304	B	1,304		15800
McGREGOR BL*	JONATHAN HBR DR	SUMMERLIN RD	4LD	E	1,960	A	910	A	910	A	936		15900
McGREGOR BL*	SUMMERLIN RD	KELLY RD	4LD	E	1,960	A	552	A	553	A	553		16000
McGREGOR BL	KELLY RD	SAN CARLOS BL	4LD	E	1,960	A	951	A	959	A	994		16100
McGREGOR BL (SR 867)	GLADIOLUS DR	IONA LOOP	4LD	E	1,980	B	1,498	B	1,498	B	1,521		16200
McGREGOR BL (SR 867)	IONA LOOP	PINE RIDGE RD	4LD	E	1,980	B	1,498	B	1,498	B	1,506		16300
McGREGOR BL (SR 867)	PINE RIDGE RD	CYPRESS LAKE DR	4LD	E	1,980	C	1,588	C	1,633	C	1,694		16400
McGREGOR BL (SR 867)	CYPRESS LAKE DR	COLLEGE PKWY	4LD	E	1,980	C	1,681	C	1,682	C	1,791		16500
McGREGOR BL (SR 867)	COLLEGE PKWY	WINKLER RD	2LN	E	900	B	804	B	804	C	812	Constrained v/c = 0.89	16600
McGREGOR BL (SR 867)	WINKLER RD	TANGLEWOOD BL	2LN	E	900	F	1,124	F	1,124	F	1,124	Constrained v/c = 1.25	16700
McGREGOR BL (SR 867)	TANGLEWOOD BL	COLONIAL BL	2LN	E	900	F	1,180	F	1,181	F	1,190	Constrained v/c = 1.31	16800
METRO PKWY (SR 739)	SIX MILE CYPRESS PKWY	DANIELS PKWY	6LD	E	2,100	B	1,003	B	1,004	B	1,007		16900
METRO PKWY (SR 739)	DANIELS PKWY	CRYSTAL DR	4LD	E	1,700	B	1,080	B	1,091	B	1,128	6 Ln design underway by FDOT, ROW funded	17000
METRO PKWY (SR 739)	CRYSTAL DR	DANLEY DR	4LD	E	1,700	B	1,386	B	1,386	C	1,459	6 Ln design underway by FDOT, ROW funded	17100
METRO PKWY (SR 739)	DANLEY DR	COLONIAL BL	4LD	E	1,700	B	734	B	740	B	804	6 Ln design underway by FDOT, ROW funded	17200

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2014 100th HIGHEST HR		EST 2015 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
METRO PKWY (SR 739)	COLONIAL BL	WINKLER AVE	4LD	E	1,520	B	697	B	697	B	697	6 Ln design underway by FDOT, ROW funded	17300
METRO PKWY (SR 739)	WINKLER RD	WAREHOUSE ST	4LD	E	1,520	B	539	B	539	B	539	Fowler-Evans Connector under construction	17400
METRO PKWY (SR 739)	WAREHOUSE ST	HANSON ST	2LN	E	880	B	440	B	441	B	503	Fowler-Evans Connector under construction	17500
MILWAUKEE BL*	HOMESTEAD	ALEX BELL BL	2LU	E	860	C	50	C	50	C	52		17600
MILWAUKEE BL*	ALEX BELL BL	COLUMBUS BL	2LU	E	860	C	95	C	96	C	96		17700
MOODY RD*	HANCOCK BR PKWY	PONDELLA RD	2LU	E	860	C	182	C	183	C	183		17800
NALLE GRADE RD*	SLATER RD	NALLE RD	2LU	E	860	C	91	C	92	C	92		17900
NALLE RD*	BAYSHORE RD	NALLE GRADE RD	2LU	E	860	C	150	C	152	C	164		18000
NEAL RD*	ORANGE RIVER BL	BUCKINGHAM RD	2LU	E	860	C	100	C	100	C	100		18100
NORTH RIVER RD*	SR 31	FRANKLIN LOCK RD	2LN	E	1,140	A	142	A	143	B	161		18200
NORTH RIVER RD*	FRANKLIN LOCK RD	BROADWAY	2LN	E	1,140	A	69	A	70	A	189		18300
NORTH RIVER RD*	BROADWAY	HENDRY COUNTY LINE	2LN	E	1,140	A	74	A	74	A	218		18400
OLGA RD*	SR 80 W	SR 80 E	2LU	E	860	C	82	C	82	C	82		18900
ORANGE GROVE BL	LOCHMOOR CC	INLET DR	2LU	E	860	C	458	C	458	C	458		19000
ORANGE GROVE BL*	INLET DR	HANCOCK BR PKWY	4LD	E	1,790	C	458	C	458	C	459		19100
ORANGE GROVE BL*	HANCOCK BR PKWY	PONDELLA RD	4LD	E	1,790	C	578	C	581	C	681		19200
ORANGE RIVER BL	PALM BEACH BL	STALEY RD	2LU	E	990	C	290	C	290	C	298		19300
ORANGE RIVER BL	STALEY RD	BUCKINGHAM RD	2LU	E	990	C	282	C	282	C	282		19400
ORIOLE RD*	SAN CARLOS BL	ALICO RD	2LU	E	860	C	93	C	94	C	94		19500
ORTIZ AVE	COLONIAL BL	DR ML KING BL (SR 82)	2LN	E	900	B	745	B	745	B	745	4 Ln design in FY 17/18	19600
ORTIZ AVE	DR ML KING BL (SR 82)	LUCKETT RD	2LN	E	900	B	711	B	715	B	756	4 Ln design & ROW acquisition underway	19700
ORTIZ AVE	LUCKETT RD	PALM BEACH BL (SR 80)	2LN	E	900	B	358	B	359	B	359	4 Ln design & ROW acquisition underway	19800
PALM BEACH BL (SR 80)	PROSPECT AVE	ORTIZ AVE	4LD	E	1,720	B	987	B	989	B	1,004		19900
PALM BEACH BL (SR 80)	ORTIZ AVE	I-75	6LD	E	2,580	B	1,003	B	1,003	B	1,003		20000
PALM BEACH BL (SR 80)	I-75	SR 31	6LD	D	2,960	A	1,557	A	1,557	A	1,564		20100
PALM BEACH BL (SR 80)	SR 31	BUCKINGHAM RD	4LD	D	1,960	A	1,374	A	1,394	A	1,434		20200
PALM BEACH BL (SR 80)	BUCKINGHAM RD	WERNER DR	4LD	D	2,940	A	822	A	826	A	1,120		20300
PALM BEACH BL (SR 80)	WERNER DR	JOEL BL	4LD	C	2,320	A	713	A	722	A	900		20330

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2014 100th HIGHEST HR		EST 2015 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
PALM BEACH BL (SR 80)	JOEL BLVD	HENDRY COUNTY LINE	4LD	C	2,320	A	530	A	533	B	1,243		20400
PALOMINO RD	DANIELS PKWY	PENZANCE BL	2LU	E	860	C	324	C	325	C	391	Turn lanes/bike path in FY 16/17	20500
PARK MEADOW DR*	SUMMERLIN RD	US 41	2LU	E	860	C	133	C	134	C	269		20600
PENZANCE BL*	RANCHETTE RD	SIX MILE CYPRESS PKWY	2LU	E	860	C	130	C	130	C	132		20800
PINE ISLAND RD	STRINGFELLOW BL	BURNT STORE RD	2LN	E	950	E	578	E	578	E	578	Constrained in part v/c = 0.61	20900
PINE ISLAND RD (SR 78)	BURNT STORE RD	CHIQUITA BL	4LD	C	2,160	A	626	A	626	A	641		21000
PINE ISLAND RD (SR 78)	CHIQUITA BL	SANTA BARBARA BL	4LD	C	2,160	A	1,587	A	1,587	A	1,587		21100
PINE ISLAND RD (SR 78)	SANTA BARBARA BL	DEL PRADO BL	4LD	C	2,160	B	1,876	B	1,878	B	1,967		21200
PINE ISLAND RD (SR 78)	DEL PRADO BL	BARRETT RD	4LD	E	2,160	A	1,229	A	1,233	A	1,233		21300
PINE ISLAND RD (SR 78)	BARRETT RD	US 41	4LD	E	2,160	A	1,229	A	1,229	A	1,232		21400
PINE ISLAND RD (SR 78)	US 41	BUSINESS 41	4LD	E	1,720	C	1,256	C	1,256	C	1,351		21500
PINE RIDGE RD*	SAN CARLOS BL	SUMMERLIN RD	2LU	E	860	C	458	C	458	C	458		21600
PINE RIDGE RD*	SUMMERLIN RD	GLADIOLUS BL	2LU	E	860	C	253	C	253	C	253		21700
PINE RIDGE RD	GLADIOLUS DR	McGREGOR BL	2LU	E	860	C	233	C	233	C	233		21800
PLANTATION RD	SIX MILE CYPRESS PKWY	DANIELS PKWY	2LU	E	860	C	314	C	314	C	518		21900
PLANTATION RD	DANIELS PKWY	IDLEWILD ST	2LU	E	860	D	707	D	722	D	840	Roundabout at Crystal Dr in FY 14/15	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	935	B	935	B	938		22100
PONDELLA RD	ORANGE GROVE BL	US 41	4LD	E	1,900	B	1,205	B	1,205	B	1,205		22200
PONDELLA RD	US 41	BUSINESS 41	4LD	E	1,900	B	1,013	B	1,013	B	1,089		22300
PRICHETT PKWY*	BAYSHORE RD	RICH RD	2LU	E	860	C	73	C	73	C	76		22400
RANCHETTE RD*	PENZANCE BL	IDLEWILD ST	2LU	E	860	C	89	C	89	C	483		22500
RICH RD*	SLATER RD	PRITCHETT PKWY	2LU	E	860	C	55	C	55	C	55		22600
RICHMOND AVE*	LEELAND HEIGHTS BL	E 12th ST	2LU	E	860	C	72	C	73	C	74		22700
RICHMOND AVE*	E 12th ST	GREENBRIAR BL	2LU	E	860	C	59	C	60	C	79		22800
RIVER RANCH RD*	WILLIAMS RD	CORKSCREW RD	2LU	E	860	C	92	C	94	C	94		22900
SAN CARLOS BL (SR 865)	ESTERO BL	MAIN ST	2LB	E	1,100	B	1,066	B	1,069	F	1,112	Constrained in part v/c = 0.97; PD&E study by FDOT in FY 18/19	23000
SAN CARLOS BL (SR 865)	MAIN ST	SUMMERLIN RD	4LD	E	1,780	B	1,066	B	1,066	B	1,091	PD&E study by FDOT in FY 18/19	23100
SAN CARLOS BL (SR 865)	SUMMERLIN RD	KELLY RD	2LN	E	1,000	B	691	B	692	B	952		23180

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2014 100th HIGHEST HR		EST 2015 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
SAN CARLOS BL (SR 865)	KELLY RD	GLADIOLUS RD	4LD	E	1,460	C	691	C	691	C	695		23200
SAN CARLOS BL (SCP)*	US 41	THREE OAKS PKWY	2LN	E	860	C	255	C	256	C	256		23230
SANIBEL BL*	US 41	LEE BL	2LN	E	860	C	479	C	479	C	485		23260
SANIBEL CAUSEWAY	SANIBEL CAUSEWAY	TOLL PLAZA	2LN	E	1,050	E	849	E	849	E	860		23300
SHELL POINT BL*	McGREGOR BL	PALM ACRES	2LN	E	860	C	260	C	274	C	310		23400
SIX MILE CYPRESS PKWY (SR 739)	US 41	METRO PKWY	4LD	E	1,920	B	1,577	B	1,577	B	1,646		23500
SIX MILE CYPRESS PKWY	METRO PKWY	DANIELS PKWY	4LD	E	1,920	B	1,103	B	1,119	B	1,147		23600
SIX MILE CYPRESS PKWY	DANIELS PKWY	WINKLER AVE	4LD	E	1,900	B	845	B	845	B	954		23700
SIX MILE CYPRESS PKWY	WINKLER AVE	CHALLENGER BL	4LD	E	1,900	B	809	B	809	B	809		23800
SIX MILE CYPRESS PKWY	CHALLENGER BL	COLONIAL BL	6LD	E	2,860	A	809	A	809	A	809		23900
SLATER RD*	BAYSHORE RD (SR 78)	NALLE GRADE RD	2LU	E	1,010	C	328	C	329	C	331		24000
SOUTH POINTE BL*	CYPRESS LAKE DR	COLLEGE PKWY	2LD	E	860	D	607	D	607	D	607		24100
SR 31	PALM BEACH BL	BAYSHORE RD (SR78)	2LN	E	1,310	B	380	B	380	B	382		24200
SR 31	BAYSHORE RD (SR 78)	CHARLOTTE COUNTY LINE	2LN	E	1,310	B	310	B	311	B	317		24300
STALEY RD*	ORANGE RIVER BL	LUCKETT RD	2LU	E	860	C	170	C	171	C	196		24400
STRINGFELLOW RD	FIRST AVE	BERKSHIRE RD	2LN	E	1,060	B	293	B	300	D	643		24500
STRINGFELLOW RD	BERKSHIRE RD	PINE ISLAND RD	2LN	E	1,060	B	293	B	296	C	425		24600
STRINGFELLOW RD	PINE ISLAND RD	PINELAND RD	2LN	E	1,060	D	527	D	534	D	635		24700
STRINGFELLOW RD*	PINELAND RD	MAIN ST	2LN	E	1,060	B	178	B	183	B	273		24800
SUMMERLIN RD	McGREGOR BL	KELLY COVE RD	4LD	E	1,980	B	1,190	B	1,190	B	1,198		24900
SUMMERLIN RD*	KELLY COVE RD	SAN CARLOS BL	4LD	E	1,980	B	1,055	B	1,055	B	1,055		25000
SUMMERLIN RD*	SAN CARLOS BL	PINE RIDGE RD	6LD	E	2,980	B	1,000	B	1,000	B	1,235		25100
SUMMERLIN RD	PINE RIDGE RD	BASS RD	6LD	E	2,980	B	1,809	B	1,809	B	1,902		25200
SUMMERLIN RD	BASS RD	GLADIOLUS DR	6LD	E	2,980	B	1,809	B	1,811	B	1,913		25300
SUMMERLIN RD	GLADIOLUS DR	CYPRESS LAKE DR	4LD	E	1,980	B	1,320	B	1,321	B	1,464		25400
SUMMERLIN RD	CYPRESS LAKE DR	COLLEGE PKWY	6LD	E	2,960	C	1,414	C	1,414	C	1,414		25500
SUMMERLIN RD	COLLEGE PKWY	MAPLE DR	6LD	E	2,960	C	1,690	C	1,690	C	1,709		25600
SUMMERLIN RD	MAPLE DR	BOY SCOUT DR	6LD	E	2,960	C	1,690	C	1,690	C	1,690		25700
SUMMERLIN RD	BOY SCOUT DR	MATTHEWS DR	4LD	E	1,760	D	1,172	D	1,172	D	1,172		25800
SUMMERLIN RD	MATTHEWS DR	COLONIAL BL	4LD	E	1,760	D	1,172	D	1,172	D	1,172		25900
SUNRISE BL*	ALEX BELL BL	COLUMBUS AVE	2LU	E	860	C	44	C	45	C	55		26000
SUNSHINE BL	IMMOKALEE RD (SR82)	SW 23rd ST	2LN	E	1,040	C	382	C	385	C	388		26100
SUNSHINE BL	SW 23rd ST	LEE BL	2LN	E	1,040	C	319	C	320	C	320		26150
SUNSHINE BL	LEE BL	W 12th ST	2LN	E	1,040	C	447	C	451	C	451		26200
SUNSHINE BL*	W 12th ST	W 75th ST	2LN	E	1,040	B	250	B	251	C	458		26300
SW 23rd ST	GUNNERY RD	SUNSHINE BL	2LU	E	860	D	592	D	592	D	592		26400

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2014 100th HIGHEST HR		EST 2015 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
TERMINAL ACCESS RD	TREELINE AVE	AIRPORT ENT	4LD	E	1,790	D	1,501	D	1,501	D	1,501		26450
THREE OAKS PKWY*	COCONUT RD	CORKSCREW RD	4LD	E	1,940	B	865	B	869	B	1,095		26500
THREE OAKS PKWY	CORKSCREW RD	SAN CARLOS BL	4LD	E	1,940	B	992	B	993	B	1,164		26600
THREE OAKS PKWY	SAN CARLOS BL	ALICO RD	4LD	E	1,940	A	543	A	544	A	548		26700
TICE ST	PALM BEACH BL (SR 80)	ORTIZ AVE	2LU	E	860	C	83	C	89	C	600		26800
TICE ST	ORTIZ AVE	STALEY RD	2LU	E	860	C	161	C	166	C	175		26900
TREELINE AVE	TERMINAL ACCESS RD	DANIELS PKWY	4LD	E	1,960	B	1,352	B	1,362	B	1,369		27000
TREELINE AVE	DANIELS PKWY	ARBORWOOD RD	4LD	E	1,960	A	625	A	625	A	625		27030
TREELINE AVE	ARBORWOOD RD	COLONIAL BL	4LD	E	1,960	A	625	A	625	A	625		27070
VANDERBILT BL	COLLIER COUNTY LINE	BONITA BEACH RD	2LN	E	860	C	287	C	287	C	291		27100
VETERANS MEM PKWY	SR78	SURFSIDE BL	4LD	D	2,080	A	759	A	759	A	759		27200
VETERANS MEM PKWY	SURFSIDE BL	CHIQUITA BL	4LD	E	2,080	A	664	A	664	A	664		27250
VETERANS MEM PKWY*	CHIQUITA BL	SKYLINE DR	4LD	D	2,080	A	1,810	A	1,810	A	1,810		27300
VETERANS MEM PKWY	SKYLINE DR	SANTA BARBARA BL	6LD	D	3,120	A	2,143	A	2,143	A	2,143		27400
VETERANS MEM PKWY	SANTA BARBARA	COUNTRY CLUB BL	6LD	D	3,120	A	2,644	A	2,644	A	2,644		27500
VETERANS MEM PKWY	COUNTRY CLUB BL	MIDPOINT BR TOLL PLAZA	6LD	D	3,120	B	3,010	B	3,010	B	3,010		27600
VETERANS MEM PKWY	MIDPOINT BR TOLL PLAZA	MCGREGOR BL	4LB	E	4,000	C	2,467	C	2,467	C	2,467		27700
VIA COCONUT PT	SOUTH END	CORKSCREW RD	4LD	E	1,790	C	249	C	249	C	249		27720
WHISKEY CREEK	COLLEGE PKWY	SAUTERN DR	2LD	E	910	C	320	C	340	C	380		27900
WHISKEY CREEK	SAUTERN DR	MCGREGOR BL	2LD	E	910	C	320	C	320	C	320		28000
WILLIAMS RD*	US 41	RIVER RANCH RD	2LU	E	860	C	202	C	204	C	256		28100
WILLIAMS AVE	LEE BL	W 6th ST	2LN	E	860	C	538	D	555	D	708		28200
WINKLER RD*	STOCKBRIDGE	SUMMERLIN RD	2LN	E	860	C	461	C	461	C	462		28300
WINKLER RD*	SUMMERLIN RD	GLADIOLUS DR	4LD	E	1,520	D	336	D	336	D	343		28400
WINKLER RD*	GLADIOLUS DR	BRANDYWINE CIR	2LN	E	920	B	593	B	593	B	595		28500
WINKLER RD	BRANDYWINE CIR	CYPRESS LAKE DR	2LN	E	920	B	593	B	593	B	593		28600
WINKLER RD	CYPRESS LAKE DR	COLLEGE PKWY	4LD	E	1,800	C	612	C	612	C	762		28700
WINKLER RD*	COLLEGE PKWY	MCGREGOR BL	2LN	E	840	B	350	B	350	B	439		28800
WOODLAND BL*	US 41	CHATHAM ST	2LU	E	860	C	266	C	266	C	266		28900
W 6th ST*	WILLIAMS AVE	JOEL BL	2LU	E	860	C	153	C	153	C	153		29000
W 12th ST*	GUNNERY RD	SUNSHINE BL	2LU	E	860	C	77	C	79	C	79		29100
W 12th ST*	SUNSHINE BL	WILLIAMS AVE	2LU	E	860	C	76	C	76	C	76		29200
W 12th ST*	WILLIAMS AVE	JOEL BL	2LU	E	860	C	92	C	93	C	93		29300
W 14th ST*	SUNSHINE BL	RICHMOND AVE	2LU	E	860	C	48	C	49	C	49		29400
US 41	COLLIER COUNTY LINE	BONITA BEACH RD	6LD	E	2,740	B	2,048	B	2,048	B	2,048		29500
US 41	BONITA BEACH RD	WEST TERRY ST	6LD	E	3,020	B	2,261	B	2,261	B	2,261		29600

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2014 100th HIGHEST HR		EST 2015 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
US 41	WEST TERRY ST	OLD 41	6LD	E	3,020	B	2,043	B	2,043	B	2,043		29700
US 41	OLD 41	CORKSCREW RD	6LD	E	3,020	B	2,302	B	2,497	B	2,725		29800
US 41	CORKSCREW RD	SANIBEL BL	6LD	E	3,000	B	1,858	B	1,871	B	2,042		29900
US 41	SANIBEL BL	ALICO RD	6LD	E	3,000	B	2,006	B	2,090	B	2,203		30000
US 41	ALICO RD	ISLAND PARK RD	6LD	E	3,000	B	2,484	B	2,485	B	2,666		30100
US 41	ISLAND PARK RD	JAMAICA BAY WEST	6LD	E	3,000	B	2,579	B	2,580	B	2,778		30200
US 41	JAMAICA BAY WEST	SIX MILE CYPRESS PKWY	6LD	E	3,000	B	2,732	B	2,732	B	2,732		30300
US 41	SIX MILE CYPRESS PKWY	DANIELS PKWY	6LD	E	2,840	D	2,558	D	2,558	D	2,682		30400
US 41	DANIELS PKWY	COLLEGE PKWY	6LD	E	2,840	F	3,088	F	3,088	F	3,100	Constrained v/c=1.09	30500
US 41	COLLEGE PKWY	SOUTH RD	6LD	E	2,840	D	2,298	D	2,344	D	2,368	Constrained v/c=0.81	30600
US 41	SOUTH DR	BOY SCOUT RD	6LD	E	2,840	F	3,016	F	3,016	F	3,016	Constrained v/c=1.06	30700
US 41	BOY SCOUT DR	NORTH AIRPORT RD	6LD	E	2,840	D	2,609	D	2,609	D	2,609	Constrained v/c=0.92	30800
US 41	NORTH AIRPORT RD	COLONIAL BL	6LD	E	2,840	D	2,612	D	2,612	D	2,612		30810
US 41	FOUNTAIN INTERCHANGE	NORTH KEY DR	4LD	E	2,200	F	2,433	F	2,433	F	2,433		30900
US 41	NORTH KEY DR	HANCOCK BRIDGE PKWY	4LD	E	2,200	F	2,433	F	2,433	F	2,463		31000
US 41	HANCOCK BRIDGE PKWY	PONDELLA RD	4LD	E	2,020	C	1,837	C	1,837	C	1,837		31100
US 41	PONDELLA RD	PINE ISLAND RD (SR 78)	4LD	E	2,020	C	1,449	C	1,450	C	1,450		31200
US 41	PINE ISLAND RD (SR 78)	LITTLETON RD	4LD	E	2,040	B	1,287	B	1,287	B	1,369		31300
US 41	LITTLETON RD	BUSINESS 41	4LD	E	2,040	A	1,000	A	1,000	A	1,365		31400
US 41	BUSINESS 41	DEL PRADO BL	4LD	E	2,040	B	1,276	B	1,277	B	1,297		31500
US 41	DEL PRADO BL	CHARLOTTE COUNTY LINE	4LD	E	2,040	B	1,506	B	1,512	B	1,583		31600
I-75	COLLIER COUNTY LINE	BONITA BEACH RD	6LF	D	5,500	C	4,142	C	4,142	C	4,142		31700
I-75	BONITA BEACH RD	CORKSCREW RD	6LF	D	5,500	C	3,973	C	3,973	C	3,973		31800
I-75	CORKSCREW RD	ALICO RD	6LF	D	5,500	C	3,859	C	3,859	C	3,859		31900
I-75	ALICO RD	DANIELS PKWY	6LF	D	5,500	C	3,691	C	3,691	C	3,691		32000
I-75	DANIELS PKWY	COLONIAL BL	6LF	D	5,500	C	3,419	C	3,419	C	3,419		32100
I-75	COLONIAL BL	DR ML KING BL (SR 82)	6LF	D	5,500	C	3,387	C	3,387	C	3,387		32200
I-75	DR ML KING BL (SR 82)	LUCKETT RD	6LF	D	5,500	B	3,234	B	3,234	B	3,234		32300
I-75	LUCKETT RD	PALM BEACH BL (SR 80)	6LF	D	5,500	B	3,049	B	3,049	B	3,049		32400
I-75	PALM BEACH BL (SR 80)	BAYSHORE RD (SR 78)	6LF	D	5,500	B	2,381	B	2,381	B	2,381	6 Ln construction underway	32500
I-75	BAYSHORE RD (SR 78)	CHARLOTTE COUNTY LINE	4LF	C	3,020	B	1,960	B	1,960	B	1,960	6 Ln construction underway	32600

