



Lee County  
*Southwest Florida*

**PUBLIC FACILITIES LEVEL OF SERVICE  
AND CONCURRENCY REPORT**

**2025**

**INVENTORY AND PROJECTIONS**



## **BACKGROUND AND INTRODUCTION**

This report demonstrates that Lee County meets, or prioritizes capital improvements to meet, the adopted level of service (LOS) on public facilities consistent with Florida Statutes, *The Lee Plan*, the Lee County Land Development Code, and pertinent interlocal agreements.

Florida Statute 163.3164(41) defines public facilities as follows:

*“Public facilities” means major capital improvements, including transportation, sanitary sewer, solid waste, drainage, potable water, educational, parks and recreational facilities.*

Florida Statute 163.3177(3)(a)3. states that a county comprehensive plan must set forth the following:

*Standards to ensure the availability of public facilities and the adequacy of those facilities to meet established acceptable levels of service.*

*The Lee Plan* Policy 95.1.3 contains LOS standards to evaluate the availability and adequacy of public facilities are included in the public facilities inventory. *The Lee Plan* Policy 95.1.1 contains criteria for development of a capital improvements program (CIP). This report analyzes LOS for each public facility and identifies potential county projects for CIP prioritization.

From 1989 until 2011, *all* public facilities were subject to *statewide* concurrency. Florida Statute 163.3180(1) now states as follows:

*Sanitary sewer, solid waste, drainage, and potable water are the only public facilities and services subject to the concurrency requirement on a statewide basis. Additional public facilities and services may not be made subject to concurrency on a statewide basis without approval by the Legislature; however, any local government may extend the concurrency requirement so that it applies to additional public facilities within its jurisdiction.*

*The Lee Plan* Policy 95.1.3 establishes regulatory standards and non-regulatory standards for public facilities and states as follows:

*LOS standards will be the basis for planning and provision of required public facilities and services within Lee County. Regulatory LOS standards will be the basis for determining the adequacy of public facilities for the purposes of permitting new development. Compliance with non-regulatory LOS standards will not be a requirement for continued development permitting, but will be used for facility planning purposes. The LOS will be the basis for facility design, for setting impact fees, and (where applicable) for the operation of the Concurrency Management System (CMS).*

Lee County adoption of a comprehensive plan amendment (CPA2013-00006) in April 2014 eliminated concurrency requirements for transportation and parks, and moved both from regulatory standards to non-regulatory standards. Concurrency requirements for public schools remain in effect consistent with an interlocal agreement. The Land Development Code, Chapter 2, outlines requirements for a Concurrency Management System. Inventory data in this report are included in the determination of capacity and measurement of LOS in relation to location of development for potable water, sanitary sewer, surface water management, solid waste disposal, and public schools.

# **PUBLIC FACILITIES LEVEL-OF-SERVICE SUMMARY**

## **THE LEE PLAN REGULATORY STANDARDS** (subject to concurrency)

### **SOLID WASTE DISPOSAL** (see pages 6-10)

- Required Capacity – 7 pounds per day per capita
- Available Capacity – 41.8 pounds per day per capita

*Available capacity meets the adopted level-of-service standard.*

### **STORMWATER MANAGEMENT** (see page 11-13)

- System Requirement: (a) prevent the flooding of designated evacuation routes on *The Lee Plan* Map 15 from the 25-year, 3-day storm event (rainfall) for more than 24 hours, (b) maintain adequate public infrastructure so that all new private and public structures which are constructed a minimum of one foot above the 100-year, 3-day storm event flood plain level will be safe from flooding from a 100-year, 3-day storm event (rainfall), (c) regulate private and public development designs per specific requirements outlined in *The Lee Plan* Policy 95.1.3, (d) design trunk conveyance crossings of arterial roads to be free of flooding from 25-year, 3-day storm event, (e) Design major collectors and arterial roadways to have no more than 6 inches of water for a 25-year, 3-day storm event

*System meets the adopted level-of-service standard.*

### **POTABLE WATER** (see pages 14-19)

- Required Capacity – average 250 gallons per day per equivalent residential connection (ERC)
- Available Capacity (Lee County Utilities infrastructure only) – average 320 gallons per day per ERC

*Available capacity meets the adopted level-of-service standard.*

### **SANITARY SEWER** (see pages 20-23)

- Required Capacity – average 200 gallons per day per dwelling unit in service area
- Available Capacity (combined Lee County Utilities and City of Fort Myers infrastructure through inter-local agreement) – average 247 gallons per day per equivalent residential connection (ERC)

*Available capacity meets the adopted level-of-service standard.*

**PUBLIC SCHOOLS (EDUCATION)** (see pages 24-30 and **Appendix A**)

- Required Capacity – 100% of Permanent Florida Inventory School Houses (FISH) Capacity
- Available Capacity – see **Table 1**

**Table 1:** Available School Seats and Seat Utilization Rate by School Type

School/ Facility Type	Student Seats (Stations)			Utilization Rate <sup>(3)</sup>
	FISH Capacity <sup>(1)</sup>	Current Enrollment	Surplus/ Deficit <sup>(2)</sup>	
Elementary	41,981	40,340	1,499	92%
Middle	21,295	18,945	2,350	87%
High	27,902	28,246	-344	100%
Special Purpose	1,077	294	783	37%

<sup>(1)</sup> The “permanent FISH capacity” of a school per Florida Department of Education regulations is the number of student stations multiplied by the respective utilization factor for that type of school. Elementary schools are allowed to utilize 100% of their student stations. Middle and combination (K-8) schools are allowed to utilize 90% of their student stations. High schools are allowed to utilize 95% of their student stations. Special purpose facilities may utilize 100% of their student stations.

<sup>(2)</sup> positive value indicates a surplus in student seats, whereas negative value indicates a deficit in student seats

<sup>(3)</sup> values greater than 100% indicate that demand for student seats exceeds student seat FISH capacity

*Available capacity meets the adopted level-of-service standard in all zones.*

**THE LEE PLAN NON-REGULATORY STANDARDS** (not subject to concurrency)

**PARKS AND RECREATION** (see pages 31-38)

- Required Capacity – Regional Parks – 6 acres of developed regional park land open for public use per 1,000 total seasonal county population for all of Lee County
- Available Capacity – Regional Parks – 8 acres of developed regional park land open for public use per 1,000 total seasonal county population for all of Lee County
- Required Capacity – Community Parks – 0.8 acres of developed community park land open for public use per 1,000 unincorporated Lee County permanent population
- Available Capacity – Community Parks – 1.9 acres of developed community park land open for public use per 1,000 unincorporated Lee County permanent population

*Available capacity meets the adopted level-of-service standard.*

**TRANSPORTATION (ROADS)** (see pages 39-46 and **Appendix B**)

- System Requirement: Provide adequate capacity to meet the level-of-service (LOS) standard on county-maintained arterials and major collector road segments.
- Available Capacity – see **Table 2**

**Table 2:** County-maintained Road Segment 2024 Existing and 2029 Forecast LOS Summary

Year	LOS Standards - Unincorporated Areas			LOS Standards - Incorporated Areas		
	Constrained	Meets	Below	Constrained	Meets	Below
2024	8	181	4	14	33	2
2029	8	173	12	14	30	5

*Available capacity meets the adopted LOS standard for 2024 on all but six county-maintained road segments in Lee County, and in 2029 is estimated to meet LOS standards on all but seventeen county-maintained road segments, including five within city/town/village boundaries.*

# PUBLIC FACILITIES INVENTORIES

Lee County staff compiles public facilities inventories using information from Lee County departments/divisions and from The School District of Lee County. State of Florida data from the Department of Environmental Protection, Department of Transportation, Department of Health, Department of Economic Opportunity, University of Florida Bureau of Economic and Business Research (BEBR), and Lee County Metropolitan Planning Organization (MPO) is also used.

Population affects public facilities level-of-service standards. Solid waste facilities are shared with Hendry County, and capacity is calculated based on both Lee and Hendry County populations. Regional park needs are based on seasonal population. Community parks are based on unincorporated population. Water and wastewater system capacity (both Lee County and the City of Fort Myers) are based on residential dwelling units connected to the water/wastewater system. The number of school student seats and transportation capacity usage are directly related to population.

The most recent countywide population survey is contained in the 2020 United States Census. Interim population estimates and forecasts in **Table 3** below are based on Florida Economic Development & Research, BEBR, and MPO data.

**Table 3:** Population Data and Estimates

Year	Total County Non-Seasonal		Total County Seasonal	Unincorporated County Areas
	Lee <sup>(a)(b)</sup>	Lee/Hendry <sup>(c)(d)</sup>	Lee <sup>(e)</sup>	Lee
2020	760,822	800,438	898,000	368,415
2021	782,579	823,119	923,000	385,495
2022	802,178	842,811	947,000	391,952
2023	800,989	841,884	945,000	389,000
2024	827,016	872,429	976,000	402,305
2025 <sup>(f)</sup>	844,000	890,000	996,000	410,000
2026 <sup>(f)</sup>	859,000	905,000	1,014,000	419,000
2027 <sup>(f)</sup>	874,000	921,000	1,031,000	425,000
2028 <sup>(f)</sup>	889,000	936,000	1,049,020	432,000
2029 <sup>(f)</sup>	904,000	952,000	1,067,000	438,000
2030 <sup>(f)</sup>	919,000	967,400	1,084,000	445,000

<sup>(a)</sup> Florida BEBR, Estimates of Population 2024. Table 1. [https://www.bibr.ufl.edu/wp-content/uploads/2024/12/estimates\\_2024.pdf](https://www.bibr.ufl.edu/wp-content/uploads/2024/12/estimates_2024.pdf)

<sup>(b)</sup> Florida BEBR, Projections of Florida Population by County, 2025-2050, with Estimates for 2024, Vol. 58, Bulletin 201. Projections rounded to the nearest 1,000. [https://bibr.ufl.edu/wp-content/uploads/2024/01/projections\\_2024.pdf](https://bibr.ufl.edu/wp-content/uploads/2024/01/projections_2024.pdf)

<sup>(c)</sup> Op. Cit. BEBR, Estimates of Population 2024.

<sup>(d)</sup> Op. Cit. BEBR Vol. 58, Bulletin 201, August 2025.

<sup>(e)</sup> Countywide seasonal population increase assumed at 18 percent based on historic data, rounded to nearest 1,000 population.

<sup>(f)</sup> Population estimates based upon BEBR projections cited above; estimates rounded to nearest 1,000 population.

## **SOLID WASTE**

Solid Waste capacity for Lee County is provided in compliance with *The Lee Plan* Policy 95.1.3 which states as follows:

*Facilities for Disposal of Solid Waste LOS: Disposal facility capacity for 7 pounds of waste (or equivalent volume) per day per capita.*

Lee County's Integrated Waste Management System consists of several core facilities with capacity to meet the minimum acceptable level of service for the disposal or processing of municipal solid waste, horticultural debris, and recyclable materials. These core facilities consist of the Lee County Buckingham Campus Resource Recovery Facility, the Topaz Court Household Chemical Waste Drop-Off Facility, the Hendry County Transfer Stations, and the Lee-Hendry Landfill.

Integrated Waste Management System facilities descriptions and a level-of-service summary follows.

### **Integrated Waste Management System Facilities**

#### **Buckingham Campus Resource Recovery Facility**

The Buckingham Campus Resource Recovery Facility (RRF) includes the Waste-to-Energy (WTE) Facility, a horticultural waste pad (Hort Facility) for vegetative waste processing, the Materials Recovery Facility (MRF) for single-stream recyclables, a Transfer Station, and the Construction and Demolition Debris (C&D) Recycling Facility. The Transfer Station provides back-up transfer capacity to the Lee-Hendry Landfill or other out-of-system disposal facilities.



#### **Waste-to-Energy Facility**

The WTE Facility processes municipal solid waste (MSW), non-recyclable residue from the MRF, tires, biosolids, and mulch to generate renewable electricity. The WTE Facility began operation in 1994 and underwent a major expansion in 2007. Based on design conditions, operating history, and waste composition, Lee County's consulting engineers have determined the maximum reliable capacity of the WTE Facility (for planning purposes) is 628,667 tons per year, which includes a capacity factor of 88.8%.

The combustion residue (ash) from the WTE Facility is transported to the Lee-Hendry Landfill located along Church Road in Hendry County. The ash tonnage requiring disposal is equivalent to approximately 25% of the MSW tonnage processed at the WTE Facility.

### Hort Facility

The Hort Facility is an approximately 7-acre lay-down area located behind the WTE Facility where vegetative waste is stored and shredded into mulch. The operations involve the removal of plastic bags from the accepted waste, stockpiling the materials, arranging for the mulching by a contractor, and moving the finished mulch. The current area has the capacity to handle approximately 120,000 tons of horticultural waste per year.



### Materials Recovery Facility

The MRF on Buckingham Road processes residential single-stream recyclables collected from Lee and Hendry Counties. When operating two shifts per day, six days per week, the MRF is capable of processing 100,000 tons per year.

### Transfer Station

The Buckingham Campus Transfer Station (BCTS) is a pre-engineered metal building generally consisting of an upper level with a waste-tipping floor and a lower level with transfer-trailer loading bays. The BCTS is used to transfer MSW from collection vehicles to large-capacity transfer trailers.

The BCTS is permitted to process 1,000 tons per day (286,000 tons per year when operated 5.5 days per week), with the potential to increase capacity to 2,500 tons per day by adding equipment and extending operating hours. It is not currently receiving waste for transfer to out-of-system disposal facilities, but could be utilized to increase system capacity by transferring waste to private or out-of-system disposal facilities.

### Construction and Demolition Debris Recycling Facility

In 2011, Lee County began operation of the C&D recycling facility located at the Buckingham Campus. Concrete rubble, brick, roofing tiles, wood, ferrous and non-ferrous metal, cardboard, and select plastics from incoming construction and demolition projects are recovered. The County provides C&D recycling and disposal capacity as a convenience to private waste collectors, who may also take C&D to private recycling and disposal facilities. It should be noted that C&D disposal capacity is also available in the Class III Landfill.

The C&D recycling facility is permitted to accept 500 tons per day, or approximately 130,000 tons per year.

### Topaz Court Household Chemical Waste Drop-Off Facility

The Solid Waste Division opened its permanently-sited Household Chemical Waste Drop-Off Facility at the Topaz Court Solid Waste Annex in 2008. It allows residents to safely dispose of household chemicals and other potentially-hazardous compounds. The Topaz Court facility is open to

residents-only every week, Monday through Friday, 8:00 a.m. to 5:00 p.m. The Topaz Court facility is also open the first Saturday of each month from 8:00 a.m. to noon.

While there are no specific level-of-service requirements for household chemical waste, guidelines provided by County consultants indicate that service areas with populations between 500,000 and 1,000,000 residents should provide a minimum of one permanent facility that operates a minimum of 48 hours per year and 8 mobile drop-off events. The Topaz Court Facility exceeds the level of service for operating hours; ample operating hours are provided in lieu of mobile drop-off events.

### Hendry County Transfer Stations

The Integrated Waste Management System includes two transfer stations located in Hendry County. These facilities have a design capacity of 800 tons per day (228,800 tons per year operating 5.5 days per week) but have been noted by Lee County's consultants to have a practical capacity of 400 tons per day for single-shift operations (114,400 tons per year operating 5.5 days per week).

### Lee-Hendry Landfill

The Lee-Hendry Landfill (LHLF) is part of the Lee/Hendry Regional Solid Waste Disposal Facility located at 5500 Church Road in Hendry County. The LHLF is an 1,800-acre site that includes three separate disposal areas – a Class I Ash Monofill, a Class I Landfill, and a Class III Landfill. In addition, biosolids and mulched horticultural waste are processed at the Compost Facility.



The Class I Ash Monofill is primarily used for disposal of ash residue from the WTE Facility and some biosolids that are not processed at the compost facility; all Class I wastes are also permitted to be disposed of in this area as needed. The Class I Landfill is used for disposal of all other solid waste when the WTE Facility is not able to process it. The Class III Landfill may be used for disposal of bulky materials that are not expected to produce leachate that poses a threat to public health or the environment, such as yard

trash, construction and demolition debris, processed tires, asbestos, carpet, plastic, or furniture other than appliances.

The Class I Ash Monofill includes 36 acres of lined cell area with 1.24 million cubic yards of capacity remaining per the annual report submitted to the Florida Department of Environmental Protection (FDEP). At an in-place density of 2,779 pounds per cubic yard, the capacity is 1.7 million tons, or 10.6 years at current ash disposal rates. The build-out site plan for the LHLF does not include future expansion of the ash monofill. As of the end of fiscal year 2024, approximately 5 acres of lined cell

area has not received final approval of its cover system from the FDEP and may not yet accept waste, but are included in this capacity estimate.

The Class I Landfill includes 90 acres of permitted disposal area, 53 acres of which are currently lined (Phases I, II and III), with approximately 7.4 million cubic yards remaining per the annual report submitted to the FDEP. At an in-place density of 1,399 pounds per cubic yard, the capacity remaining is 5.2 million tons, or 6.2 years capacity at current disposal rates. Currently, MSW is disposed of at the Class I Landfill when needed based on management of the WTE Facility operations. The total permitted capacity is considered in the *Level of Service Summary* below.

The Class III Landfill includes 62.3 acres of permitted disposal area, 25 acres of which are currently lined, with approximately 5.3 million cubic yards of capacity remaining per the annual report submitted to the FDEP. At an in-place density of 1,613 pounds per cubic yard, the capacity remaining is 4.3 million tons, or approximately 25.1 years capacity at current disposal rates. An additional 9.5 acres are expected to be completed in FY25. The build-out site plan for the LHLF was designed for an additional 128 acres of Class III Landfill capacity.

The Compost Facility was constructed at the LHLF in 2009 and expanded in 2015 and 2024. Biosolids from the City of Fort Myers, City of Cape Coral, Lee County Utilities Division, and ground mulch from the Buckingham Campus Horticulture Waste Processing Facility serve as feedstock for the compost. The expanded Compost Facility has an operational capacity of 115,000 wet tons of biosolids per year. The biosolids are mixed with horticultural waste at an approximately 2:1 ratio to generate compost.

## **Level of Service Summary**

**Table 4** describes the capacity of the core Integrated Waste Management System (IWMS) Facilities. **Table 5** describes the historical level-of-service demand for the previous three years based on **Table 3** populations and actual tonnage received.

At the total available system capacity of 6,004,982 tons per year, the Lee County IWMS would be capable of providing a 7.0 pounds-per-capita-per-day level of service to a full-time combined Lee and Hendry County population of 4,700,573. Per **Table 3**, the combined population is not anticipated to exceed this level within the 5-year planning period (through fiscal year 2029). Please refer to the Master Plan for additional information on IWMS capacity.<sup>(1)</sup>

**Table 4:** Core Facility Capacity<sup>(a)(2)</sup>

Core Facility	Capacity (tons/year)	Capacity (pounds/person/day)
Buckingham Campus Waste-to-Energy	628,667	3.9
Buckingham Materials Recovery	100,000	0.6
Buckingham Campus – Horticultural Waste Pad <sup>(b)</sup>	120,000	0.8
Lee/Hendry Landfill <sup>(c)</sup>	5,156,315	32.4
<b>Total Available</b>	<b>6,004,982</b>	<b>37.7</b>
<b>Total Required</b>	<b>1,114,528</b>	<b>7.0</b>

<sup>(a)</sup> based upon combined Lee/Hendry County 2023 estimated population described in **Table 3**

<sup>(b)</sup> horticultural waste pad capacity based on estimated equipment throughput

<sup>(c)</sup> Class I Landfill capacity as of 2023; total landfill tons will decrease annually as capacity is utilized

**Table 5:** Historic Level-of-Service Demand

Waste Type	Fiscal Year Demand (pounds/person/day)				
	2020	2021	2022	2023	2024
municipal solid	3.9	3.9	3.8	3.7	3.2
recyclables	0.6	0.6	0.6	0.5	0.5
horticultural	0.8	0.9	0.8	0.8	0.8
<b>Total</b>	<b>5.3</b>	<b>5.4</b>	<b>5.1</b>	<b>5.0</b>	<b>4.5</b>

***All unincorporated areas of Lee County are concurrent with the level-of-service standard set forth in The Lee Plan for solid waste.***

<sup>(1)</sup> Op. Cit. TetraTech Basis of Design Report (Final January 2018)

<sup>(2)</sup> Ibid TetraTech Basis of Design Report (Final January 2018)

## **STORMWATER MANAGEMENT**

Level-of-Service (LOS) standards for surface water management are contained in *The Lee Plan* Policy 95.1.3 which states as follows:

### *Stormwater Management Facilities LOS:*

- (a) The existing surface water management system in the unincorporated areas of the County will be sufficient to prevent the flooding of designated evacuation routes (see Map 3-F) from the 25-year, 3-day storm event (rainfall) for more than 24 hours.*
- (b) Maintain adequate public infrastructure so that all new private and public structures which are constructed a minimum of one foot above the 100-year, 3-day storm event flood plain level will be safe from flooding from a 100-year, 3-day storm event (rainfall).*
- (c) Regulation of Private and Public Development - Surface water management systems in new private and public developments (excluding widening of existing roads) will be designed to SFWMD [South Florida Water Management District] standards (to detain or retain excess stormwater to match the predevelopment discharge rate for the 25-year, 3-day storm event [rainfall]). Stormwater discharges from development must meet relevant water quality and surface water management standards as set forth in state rules including but not limited to requirements listed in the Numeric Nutrient Criteria, Total Maximum Daily Load Program and Basin Management Action Plan. New developments will be designed to avoid increased flooding of surrounding areas. These standards are designed to minimize increases of discharge to public water management infrastructure (or to evapotranspiration) that exceed historic rates, to minimize change to the historic hydroperiod of receiving waters, to maintain the quality of receiving waters, and to eliminate the disruption of wetlands and flow-ways, whose preservation is deemed in the public interest.*
- (d) Design trunk conveyance crossings of arterial roads to be free of flooding from 25-year, 3-day storm event.*
- (e) Design major collectors and arterial roadways to have no more than 6 inches of water for a 25-year, 3-day storm event.*

In accordance with *The Lee Plan* Policy 60.1 and Policy 95.1.3, surface water management studies were completed on the 48 identified drainage basins in Lee County. These studies evaluated water levels along streams, creeks, and drainage canals resulting from the 25-year, 3-day storm event in order to determine flood risk to evacuation routes. **These studies indicate that no evacuation routes located within the 48 watershed areas are expected to be flooded for more than 24 hours, thereby satisfying *The Lee Plan* Policy 60.1.3 and Policy 95.1.3 existing infrastructure/interim surface water management LOS standard for unincorporated Lee County.**

Lee County Division of Natural Resources (LCDNR) is committed to maintaining and improving the county's stormwater drainage system to meet or exceed the adopted LOS by completing multiple projects in the county's Capital Improvement Program (CIP) in accordance with *The Lee Plan* Policy 60.1.6. Project benefits include improvement of drainage conditions (flood protection) and regional water quality, and enhancement of wildlife habitat and recreational opportunities. Detailed information regarding completed and active CIP projects may be found on the LCDNR website.<sup>(1)</sup>

Current CIP projects that are focused on flood mitigation include the Sunniland/Nine Mile Run Drainage Improvement Project, San Carlos Park Community Development Block Grant, Brantley-Dover Canal (BDC) Improvements, Ten Mile Canal – South, Six Mile-Ten Mile LCNR, and US 41 Industrial Park backflow preventer installation.



In addition, the county continues to maintain and update CIP projects to provide for the needs of best management action plans (BMAPs). Current projects that are focused on water quality include the Gator Slough and Yellow Fever Creek Interconnect Project, Lower Palm Creek (Florida Power & Light Company Powerline Easement Water Quality Improvement), L-3 Canal, Sunniland/Nine Mile, Bob Janes Preserve Water Quality Projects 1 and 2, Lakes Park Phase 3, and Powell Creek Bypass Filter Marsh. Total nitrogen reduction by watershed within BMAP basins for fiscal year 2023/2024 are described in **Table 6**. The County also implements best management practices such as street-sweeping and educational outreach.

**Table 6:** Fiscal Year 2023/2024 Total Nitrogen (TN) Reduction by Watershed Within BMAP Basin

BMAP Basin	Watershed	Total Nitrogen Reduction (pounds/year)		
		Actual Required	Actual Achieved	Percent Change
Caloosahatchee River	--	59,229	148,738*	251.1%*
Everglades West Coast	Hendry Creek	10,084	10,672*	105.8%*
	Imperial River	1,556	1,746*	112%*

\* The Florida Department of Environmental Protection (FDEP) has updated their loading model, consequently the required and achieved allocations will be updated in 2025. FDEP regularly updates the criteria for this program based on land uses, water quality monitoring results, and other relevant scientific developments. Lee County will continue to implement water quality CIP projects to improve the health and quality of our waters.

The County continues its long-term regional cooperative watercourse maintenance efforts with cities, the SFWMD, the Florida Department of Transportation, the Lehigh Acres Municipal Services Infrastructure District, Community Development Districts, property owners associations, and partnering agencies. After Hurricane Irma, Lee County entered into a ten-year (2018-2028) Cooperative Agreement with SFWMD whereby the SFWMD committed to assisting the county with maintenance of 13 specified watercourses. This year, maintenance of segments of Hickey Creek, Daughtrey Creek, and Orange River were completed. Maintenance on Estero River, Oak Creek and Mullock Creek are proposed.

As part of the State of Florida's initiative to fulfill a 20-year needs analysis for stormwater planning under House Bill 53, Lee County successfully compiled inventories of stormwater components and associated financial projections for 49 of 89 independent districts, 6 of 6 municipalities, and dependent districts. Every 5 years thereafter, each reporting entity, including Lee County, is further required to identify committed funding sources and project costs for routine operations and maintenance, expansion, resiliency, and replacement of aging infrastructure. Lee County is also responsible for meeting municipal separate storm sewer system (MS4) permit requirements for watersheds that include county-maintained infrastructure that continues to concurrently increase with development.

**All projects that receive approval from the SFWMD and comply with standards in Florida Administrative Code Chapters 62-330 and 40E-40, and Florida Statutes Chapter 373 are deemed concurrent with the surface water management LOS standards set forth in *The Lee Plan*.**

The latest Federal Emergency Management Administration (FEMA) Flood Insurance Study (FIS) dated November 17, 2022 identifies 48 Riverine Flood Profiles and 389 Coastal Transects in Lee County. During fiscal year 2023/2024, LCDNR assisted in 11 reviews (5 no-rise, 4 letters of map revision (LOMR), and 2 conditional LOMR analyses) of projects with potential direct impact to a FEMA floodway or floodplain (riverine and coastal) in accordance with *The Lee Plan* Policy 59.1.5.

**All projects within FEMA's Special Flood Hazard Area that comply with federal standards in Federal Regulation, Title 44, Chapter I, Subchapter B, Part 60, Subpart A, Section 60.3 are deemed concurrent with Community Rating System/floodplain standards set forth in *The Lee Plan*.**

<sup>(1)</sup> <https://www.leegov.com/naturalresources>

## POTABLE WATER

Level-of-Service (LOS) standards for potable water are found in *The Lee Plan* Policy 95.1.3 which states as follows:

*Potable Water Facilities LOS: Within certificated, franchised, or designated service areas only: supply and treatment capacity of 250 gallons per day per Equivalent Residential Connection (ERC), except that facilities serving only multi-family or mobile home residential structures must have a capacity of 200 gallons per day, and facilities serving only recreational vehicle or travel trailer residential structures must have a capacity of 100 gallons per day. Where a private water utility has provided an alternate standard for application within its certificated or franchised area, and that standard has been adopted into this Plan, that will be the standard to be used for concurrency management in the respective certificated or franchised area.*

New developments located in unincorporated areas of Lee County are subject to potable water (central and private) system connection requirements as outlined in the Lee County Land Development Code, Chapter 10, Article III, Division 4. The inventory described within this report includes capacity of central and private system potable water treatment plants (WTPs), an evaluation of the LOS of central systems operating in or providing service to unincorporated Lee County, and a five-year evaluation of possible needs for the Lee County Capital Improvements Program (CIP). For purposes of this report, central and private system WTPs are divided into regional central system, and multiple-user and single-user development categories.

This inventory reports WTP capacity compared to the number of equivalent residential connections (ERCs) in each central system, and the system capacity of multiple-user and single-user development



WTPs providing potable water service to unincorporated Lee County. The number of ERCs is based on University of Florida Bureau of Economic and Business Research population forecasts as applied in the Metropolitan Planning Organization (MPO) Long-Range Transportation Plan (LRTP) and as described in the population section of this report. Unless otherwise described, the analysis in **Table 7a** represents the conservative assumption that all existing

and MPO LRTP forecast dwelling units within the franchise service area (1) are equivalent to an ERC creating a demand of 250 gallons per day (GPD), (2) are not mobile home or travel-trailer residential units, and (3) are or will be connected to the system.

A regional central system treats more than 0.5 million gallons per day (MGD). Major regional systems in unincorporated Lee County include Bonita Springs Utilities (BSU), Florida Governmental Utilities Authority (FGUA), Gasparilla Island Water Association (GIWA), Greater Pine Island Water Association (GPIWA), Island Water Association (IWA), and Lee County Utilities (LCU)<sup>(1)</sup>. **All systems are operating within capacity and meet *The Lee Plan* LOS standard for unincorporated Lee County as**

**summarized in Table 7a.** Planning and accommodating additional capacity is the responsibility of each service provider. Planning and implementation of LCU facilities is within the jurisdiction of Lee County.

The BSU franchise service area includes most of the City of Bonita Springs, the Village of Estero south of Williams Road, and a small portion of unincorporated Lee County. Concurrency review of potential City and Village development falls within their respective jurisdictions. The BSU service area includes two unincorporated areas. One area is surrounded by Bonita Springs and Estero, containing Eldorado Acres (an unrecorded subdivision) and a portion of the Pelican Landing Development of Regional Impact. A second area abuts I-75, northeast of the Bonita Springs city limits.

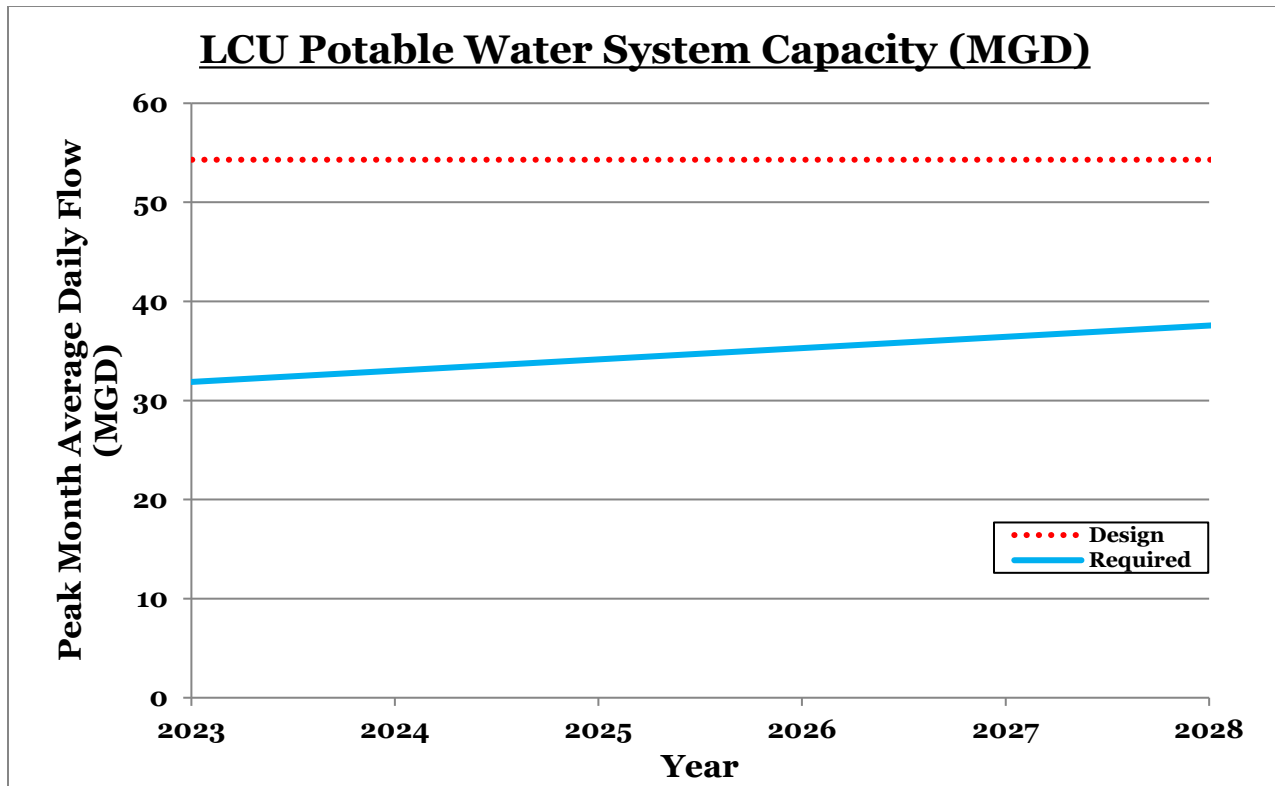
In addition to the WTP capacity described in **Table 7a**, FGUA has an interconnect agreement with the City of Fort Myers to purchase up to 2.0 MGD of potable water. The analysis of FGUA system demand only includes Lehigh Acres Tier 1 as identified on *The Lee Plan* Map 2-B, Lehigh Acres Community Plan Overlay<sup>(2)</sup>. Tier 1 generally represents the portion of Lehigh Acres with existing utilities. In 2024, FGUA entered into an agreement with the Gateway Services District (GSD) and Lee County to supply 0.5 MGD of potable water from LCU through GSD to a new interconnect for up to two years.

The IWA franchise service area serves the entire City of Sanibel and unincorporated Captiva Island. Island Water Association estimates that unincorporated Captiva Island represents 25% of its total wastewater treatment demand.

All five LCU WTPs are interconnected as one central system. Daily system demands for LCU includes the GSD and the Town of Fort Myers Beach (TFMB) through Bulk Service Agreements. While they are separate franchised service areas, GSD and TFMB purchase capacity from Lee County Utilities. Lee County Utilities completed the plant and well-field expansion to the Green Meadows WTP in 2018, thereby increasing capacity from 9.0 to 14.0 MGD. Expansion of the North Lee County WTP from 11.6 to 15.0 MGD is scheduled for completion in fiscal year 2026.

As shown in **Chart 1**, LCU WTP capacity is adequate to meet the LOS standard for the five-year CIP planning period. Since the Lee County does not generally allocate funding to other public/private utility entities serving portions of unincorporated Lee County as it does with LCU, this report does not contain similar charts for these other entities.

**Chart 1:** Lee County Utilities Potable Water System Capacity



Equivalent residential connections data projections within the LCU system franchise area are shown in **Table 7a**. While Lee County is not responsible to plan or implement improvements to the BSU, GIWA, GPIWA, FGUA, or IWA central systems, a comparison of WTP capacities and existing ERC data within unincorporated Lee County system franchise areas are shown in **Table 7a**, and the estimated total residential dwelling units serviced by each system is shown in **Table 7b**.

**Table 7a:** Service Capacity of Regional Central Water Treatment Plant Systems

Central System	Daily Capacity (MGD) by Year				
	Design	Demand			Planned
	Available	2016	2023	2028 <sup>(a)</sup>	2045 <sup>(a)</sup>
BSU	17.6	11.9	11.5	12.2	--
FGUA	3.1	2.5	3.0	3.2	--
GIWA	1.8	1.2	1.4	1.5	--
GPIWA	3.3	1.6	1.9	1.9	--
IWA	1.5 <sup>(b)</sup>	1.1 <sup>(b)</sup>	0.8 <sup>(b)</sup>	0.8 <sup>(b)</sup>	--
<b>LCU</b>	<b>54.4</b>	<b>27.8 [183]<sup>(c)</sup></b>	<b>28.5 [155]<sup>(c)</sup></b>	<b>35.0 [191]<sup>(c)</sup></b>	<b>46.7 [205]<sup>(c)</sup></b>

<sup>(a)</sup> projected

<sup>(b)</sup> values reflect 25% of total capacity and demand of IWA water treatment plant for users only located in unincorporated Captiva

<sup>(c)</sup> numbers of brackets represent demand per dwelling unit in terms of gallons per day

**Table 7b:** Estimated Total Residential Dwelling Units Serviced by Regional Central Water Treatment Plant Systems

Central System	Total Residential Dwelling Units by Year			
	2016	2023 <sup>(a)</sup>	2028 <sup>(b)</sup>	2045 <sup>(b)</sup>
BSU	47,405	51,820	54,974	65,700
FGUA	30,514	32,624	34,373	40,300
GIWA	1,306	1,343	1,365	1,400
GPIWA	7,282	7,947	8,319	9,600
IWA	1,162	1,166	1,184	1,200
<b>LCU</b>	<b>151,896</b>	<b>170,110</b>	<b>183,185</b>	<b>227,600</b>

<sup>(a)</sup> estimated

<sup>(b)</sup> projected

**Table 8** combines 2016 and prior year report categories for minor regional WTP and multiple user-single development to one category called multiple-user/-development. Each development that built a private system multiple-user or single-development WTP met the LOS standard in *The Lee Plan* and was permitted by the Florida Department of Environmental Protection at the time of approval.

**Table 8:** Multiple-user/-development Water Treatment Plants

Water Treatment Plant	Design Capacity Average Daily Flow (GPD)
Charleston Park	35,000
Fountain View RV Park	70,000
Lake Fairways	200,000
Oak Park Mobile Home Village	150,000
Raintree RV Resort	40,000
River Lawn Terrace	8,000
Useppa Island Club	63,000

Any new connection to a multiple-user, single-development, or single-user private system WTP (**Table 8**) in unincorporated Lee County will be reviewed for available WTP capacity on a case-by-case basis, and will require a determination of availability of capacity at the time of development application. The list of single-user WTPs and corresponding capacities in **Table 9** is provided for informational purposes.

**Table 9:** Single-user/-development Water Treatment Plant Design Capacity

Water Treatment Plant	Design Capacity Average Daily Flow (GPD)
Alva Country Diner	5,000
Alva Middle and Elementary School	20,000
Alva Village Market	620
Barnacle Phil's Inc.	5,000
Boo Boo's Sports n Eats	5,000
Burnt Store Centre	3,000
Cabbage Key Hide-a-Way	10,000
Caloosahatchee Regional Park	5,000
Carneceria Monterrey	1,105
Cayo Costa State Park	5,000
Dick's Restaurant & Bar	5,000
Eco Park	1,000
Farm Op Inc. – Corkscrew Camp	25,000
Gunnery Road Baptist Church	3,500
Handy Food Stores #86	3,000
Las Delicias Ranch Cafe	700
Lehigh Express Service Station	1,380
LJ's Package and Lounge, Inc.	1,000
Mango Island Cafe	2,200
Messiah Lutheran Church	8,500
North Captiva Island Club Bath House	3,300
North Captiva Island Club	2,000
Old Corkscrew Golf Club	7,500
Redlands Christian Migrant Camp	3,000
Safety Harbor Club #12	5,000
Star Quick Mart	1,500
State Road 31 Shell Station	3,000
Sunoco of North Fort Myers	3,000
Sunseeker's Adult R.V. Park	50,000
Sunset (fka Holiday) Acres	20,000
Sygenta Flowers Alva Farm	20,000
Temple Baptist Church	5,000
Troyer Brothers Potato Farm	4,000

Lee County regularly provides data to, and discusses concerns with, South Florida Water Management District (SFWMD) in accordance with *The Lee Plan* Policy 151.5.1 since SFWMD regulates consumptive use permitting, well construction, and aquifer minimum flows and level per Florida Administrative Code Chapters 40E-2, 40E-3, and 40E-8. However, in the interest of protecting the regional water supply, Lee County regularly provides data to and discusses concerns with SFWMD in accordance with *The Lee Plan* Policy 151.5.1.

In conjunction with SFWMD water restriction efforts, Lee County has approved a local Water Conservation Ordinance. This ordinance went into effect in 2024 to restrict irrigation to one day a week between February 1 and May 31, with the rest of the year remaining at twice per week.

Twenty-six rain gauges and 73 telemetry monitoring wells have been installed throughout the county to monitor aquifer levels. Lee County provides raw data collected from these rain gauges in 15-minute intervals to SFWMD and the federal government (for incorporation into the Next Generation Weather Radar system), and from these monitoring wells to SFWMD. As demands to the regional water supply continue to increase, the county diligently monitors the state of the Sandstone, mid-Hawthorn, and lower Tamiami aquifers through these wells.

As a result of Hurricane Ian, nine telemetry monitoring wells sustained damage (eight were destroyed) and twelve rain gauges sustained damage (five were destroyed). The repairs were advertised twice through Lee County's Procurement Management Department due to the lack of available contractors. All monitoring well and rain gauge repairs are anticipated to be completed by the end of 2024.

<sup>(1)</sup> Water Franchise Areas, Lee County Utilities: <https://www.leegov.com/utilities/Documents/Maps/WaterFranchise11x17.pdf>

<sup>(2)</sup> *The Lee Plan* Map 2-B, Lehigh Acres Community Plan Overlay: <https://www.leegov.com/dcd/Documents/Planning/LeePlan/Maps/Map2-B.pdf>

## SANITARY SEWER

Level-of-Service (LOS) standards for sanitary sewer are found in *The Lee Plan* Policy 95.1.3 which states as follows:

*Sanitary Sewer Facilities LOS: Within certificated, franchised, or designated service areas only: average treatment and disposal capacity of 200 gallons per day per ERC [Equivalent Residential Connection], except that facilities serving only multi-family or mobile home residential structures must have a capacity of 160 gallons per day, and facilities serving only recreational vehicles or travel trailer residential structures must have a capacity of 80 gallons per day. Where a private sewer utility has provided an alternate standard for application within its certificated or franchised area, and that standard has been adopted into this Plan, that will be the standard to be used for concurrency management in the respective certificated or franchised area.*

New developments located in unincorporated areas of Lee County are subject to wastewater system (central and private) connection requirements as outlined in the Lee County Land Development Code, Chapter 10, Article III, Division 4. This inventory includes capacity of central and private system wastewater treatment plants (WWTPs), an evaluation of the LOS of central systems operating in or providing service to unincorporated Lee County, and a five-year evaluation of possible needs for the Lee County Capital Improvements Program (CIP).

This report lists central and private system WWTPs. Central systems serving unincorporated areas are evaluated for meeting the LOS standard by a comparison of the available WWTP capacity to the equivalent residential connection (ERC) total in each system. The number of ERCs is based on University of Florida Bureau of Economic and Business Research population forecasts as applied in the Metropolitan Planning Organization (MPO) Long-Range Transportation Plan (LRTP) and as described in the population section of this report. Unless otherwise described, the analysis in **Table 10a** represents the conservative assumption that all existing and MPO LRTP forecast dwelling units (1) are equivalent to an ERC creating a demand of 200 gallons per day (GPD), (2) are within the franchise service area, and (3) are or will be connected to the system.



Unless otherwise described, the analysis in **Table 10a** represents the conservative assumption that all existing and MPO LRTP forecast dwelling units (1) are equivalent to an ERC creating a demand of 200 gallons per day (GPD), (2) are within the franchise service area, and (3) are or will be connected to the system.

Similar to potable water, major regional central systems providing service in unincorporated Lee County includes Bonita Springs Utilities (BSU), Florida Governmental Utilities Authority (FGUA), City of Fort Myers (CFM), Gasparilla Island Water Association (GIWA), and Lee County Utilities (LCU)<sup>(1)</sup>. **All systems are operating within capacity and meet the LOS standard for unincorporated Lee County as summarized in Table 10a.** Planning and accommodating additional capacity is the responsibility of

each service provider. Planning and implementation of LCU facilities is within the jurisdiction of Lee County.

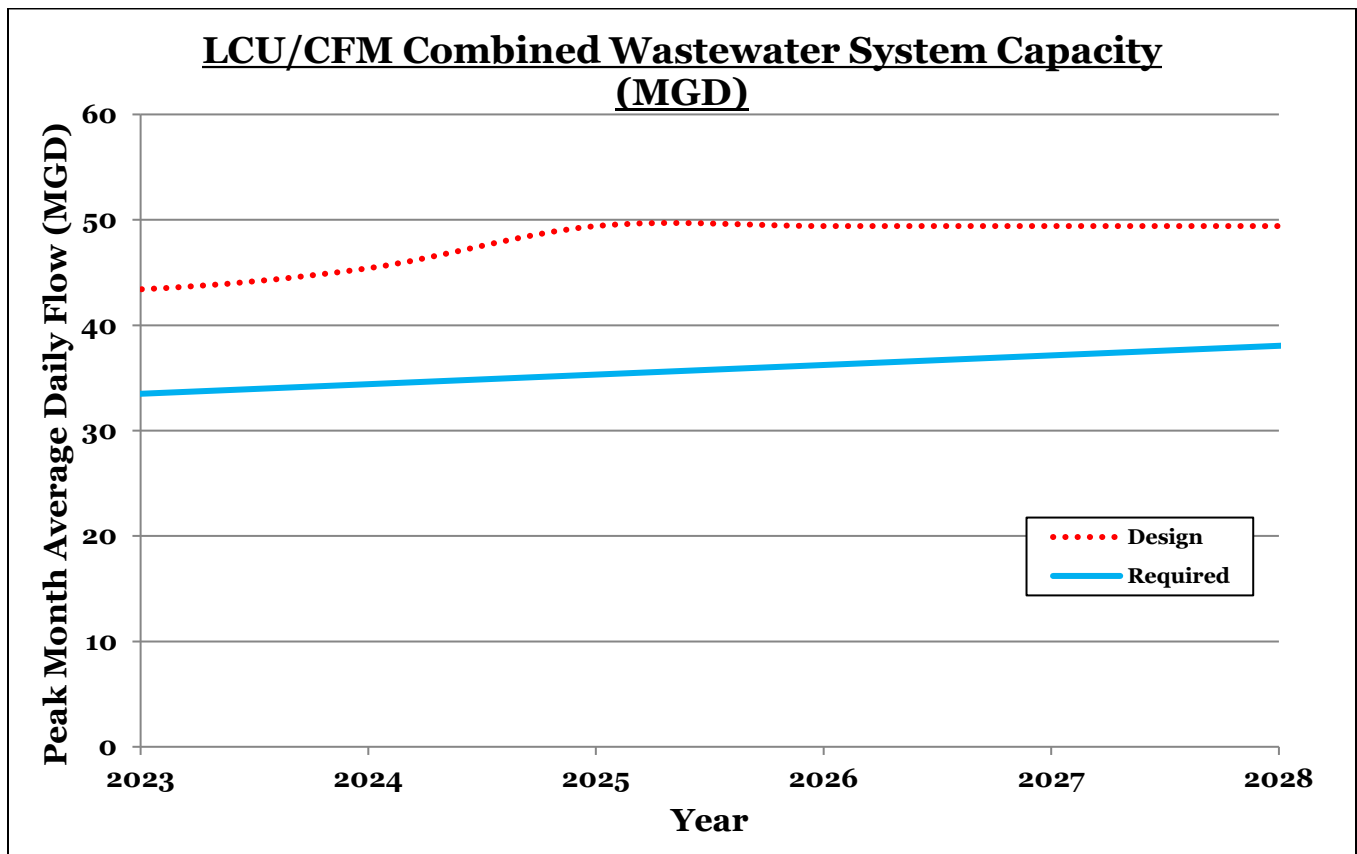
The BSU sanitary sewer franchise service area is identical to the water service area.

The CFM Utilities service area includes a small unincorporated enclave. Through an interlocal agreement with the CFM Utilities Department, LCU reserves half of the current CFM capacity (11.5 million GPD) for LCU customers and send flows to the CFM WWTPs.

Similar to the potable water section, the analysis of the FGUA Lehigh Acres system demand only includes Lehigh Acres Tier 1. The FGUA also manages the North Fort Myers service area and Del Prado WWTP. LCU has an interlocal agreement with FGUA to send sewer flows from the former Waterway Estates and High Point WWTPs service areas to the FGUA's Del Prado WWTP.

The LCU WWTPs are considered interconnected as one central system for purpose of concurrency review, although no plants are actually interconnected. Daily demand as measured in ERCs within the system franchise area is compared to the total system capacity in **Chart 2**. Lee County Utilities provides service to the Gateway Services District (GSD) subject to agreements. LCU also serves the Town of Fort Myers Beach. Since the Lee County does not generally allocate funding to other public/private utility entities serving portions of unincorporated Lee County as it does with LCU, this report does not contain similar charts for these other entities.

**Chart 2:** Lee County Utilities and City of Fort Myers Wastewater System Capacity



Equivalent-residential-connection dwelling unit data projections within the LCU/CFM system franchise area are shown in **Table 10a**, and the estimated total residential dwelling units serviced by this combined and other systems within Lee County is shown in **Table 10b**. Lee County Utilities WWTP capacity is evaluated using the interlocal agreement that effectively makes the LCU and CFM central systems one combined central system. As shown in **Chart 2**, the combined LCU/CFM central system capacity is adequate to meet the LOS standard throughout the five-year CIP planning period.

**Table 10a:** Service Capacity of Regional Central Wastewater Treatment Plant Systems

Central System	Daily Capacity (MGD) by Year				
	Design	Demand			Planned
	Available	2016	2023	2028 <sup>(a)</sup>	2045 <sup>(a)</sup>
BSU <sup>(b)</sup>	11.0	11.2	6.9	7.3	--
FGUA <sup>(c)</sup>	7.0	6.9	7.2	7.6	--
GIWA	0.7	0.4	0.5	0.5	--
LCU – existing <sup>(d)</sup>	20.4	13.4	10.9	15.0	--
CFM – existing <sup>(f)</sup>	23.0	20.3	19.9	22.0	--
<b>LCU/CFM – existing<sup>(d)(f)</sup></b>	<b>43.4</b>	<b>33.7 [224]<sup>(e)</sup></b>	<b>30.8 [175]<sup>(e)</sup></b>	<b>37.0 [188]<sup>(e)</sup></b>	--
LCU – planned <sup>(g)</sup>	--	--	--	--	21.7
<b>LCU/CFM - planned</b>	--	--	--	--	<b>44.7 [167]<sup>(e)</sup></b>

<sup>(a)</sup> projected

<sup>(b)</sup> West: 7.0 MGD; East: 4.0 MGD

<sup>(c)</sup> Lehigh: 2.8 MGD; Del Prado: 4.3 MGD

<sup>(d)</sup> Fiesta Village: 5.0 MGD; Fort Myers Beach: 6.0 MGD; Gateway Services District: 3.0; Pine Island: 0.4 MGD; Three Oaks: 6.0 MGD

<sup>(e)</sup> numbers of brackets represent demand per dwelling unit in terms of gallons per day

<sup>(f)</sup> Raleigh Street: 11.0 MGD; South Drive: 12.0 MGD

<sup>(g)</sup> WWTP Capacity Increase for Southeast

**Table 10b:** Estimated Total Residential Dwelling Units Serviced by Regional Central Wastewater Treatment Plant Systems

Central System	Total Residential Dwelling Units by Year			
	2016	2023 <sup>(a)</sup>	2028 <sup>(b)</sup>	2045 <sup>(b)</sup>
BSU	47,405	51,820	54,974	65,697
FGUA	28,532	30,385	31,852	36,839
GIWA	1,306	1,343	1,365	1,439
LCU	114,015	132,034	148,297	203,588
CFM	36,726	43,996	48,547	64,020
<b>LCU/CFM</b>	<b>150,741</b>	<b>176,030</b>	<b>196,844</b>	<b>267,608</b>

<sup>(a)</sup> estimated

<sup>(b)</sup> projected

The Lee County CIP contains two projects to increase LCU central system capacity. A 3.0-MGD expansion of the existing Three Oaks Water Reclamation Facility (TOWRF) was completed in fiscal year 2024/2025. In addition, a new Southeast Water Reclamation Facility (SEWRF) is planned to serve areas currently within the TOWRF service area. The SEWRF is planned with a 6.0-MGD capacity and will be completed in fiscal year 2028/2029. This additional capacity is required to meet future demands of the current and proposed TOWRF service area.

The list of multi-user/-development WWTPs and corresponding capacities in **Table 11** is provided for informational purposes.

**Table 11:** Multiple-user/-development Wastewater Treatment Plant Permitted Capacity

Wastewater Treatment Plan/Location	Average Daily Flow (GPD)	Wastewater Treatment Plan/Location	Average Daily Flow (GPD)
Airport Woods	20,000	Labontes Garden RV Park	5,000
Alva Middle and Elementary School	20,000	Lake Fairways FFEC Six	300,000
Bay Pointe Condo	40,000	Oak Park MHV	20,000
Blue Crab Key	25,000	Pine Island Cove	50,000
Bocillia Island	10,000	Pine Island KOA	35,000
Captains Cove	40,000	Pink Citrus Trailer Park	25,000
Captiva Shores Condo	10,000	Pioneer Village (aka Sunburst)	45,000
Charleston Park	15,000	River Trails MHP	97,000
Charlotte County Burnt Store	500,000	Safety Harbor Club Village	12,000
Citrus Park North	199,000	Seminole Campground	10,000
Covered Wagon	15,000	Shady Acres Mobile Home	25,000
Cross Creek Country Club	240,000	Shady Acres Travel Park #2	25,000
Cypress Bend	65,000	South Seas Plantation	264,000
Eagle Ridge	443,000	Sunny Grove Park	20,000
Fiddlesticks	150,000	Sunseekers	50,000
Forest Utilities	500,000	Sunset Captiva	25,000
Fort Myers Campground	40,000	Swan Lake MHP	25,000
Fountain Lakes	190,000	Tahiti Mobile village	30,000
Four Winds Marina	11,500	Tropic Isles RV Resort	15,000
Glades Haven (aka Jones MV)	23,000	Tween Waters Inn	40,000
Granada Lakes	25,000	Useppa Inn & Dock Club	45,000
Hunter's Ridge	100,000	Whispering Pines Condo	10,000
Isle of Pines	8,000	Woodsmoke Camping Resort	40,000
Julia Mobile Home Park	15,000		

<sup>(1)</sup> Wastewater Franchise Areas, Lee County Utilities: <https://www.leegov.com/utilities/Documents/Maps/WastewaterFranchise11x17.pdf>

## SCHOOLS

*The information contained herein, as provided by The School District of Lee County, is not consistent with the existing school concurrency criteria in the Interlocal Agreement between the Lee County Board of County Commissioners and the School Board of Lee County. The information is also not consistent with the existing school concurrency criteria in the Lee County Comprehensive Plan (The Lee Plan) and the Lee County Land Development Code. Therefore, as provided by Florida Statute Section 163.3180(6), Lee County may not enforce concurrency based on these standards, but instead concurrency must be enforced based on the existing regulations found in the Interlocal Agreement, Lee Plan, and Land Development Code.*

Level-of-service (LOS) standards for schools are defined in *The Lee Plan* Policy 95.1.3 which states as follows:

### *Public School Facilities LOS:<sup>1,2,3</sup>*

- (a) Elementary Schools: 100% of Permanent FISH Capacity*
- (b) Middle Schools: 100% of Permanent FISH Capacity*
- (c) High Schools: 100% of Permanent FISH Capacity*
- (d) Special Purpose Facilities: 100% of Permanent FISH Capacity*

<sup>1</sup> LOS standards for public schools are based upon Permanent Florida Inventory School Houses (FISH) Capacity as adjusted by the School Board annually to account for measurable programmatic changes. [For purposes of this subsection, a “measurable programmatic change” means a change to the operation of a school and measurable capacity impacts including, but not limited to, double sessions, floating teachers, year-round schools and special educational programs.]

<sup>2</sup> Relocatable classrooms may be utilized to maintain the LOS on a temporary basis when construction to increase capacity is planned and in process. The temporary capacity provided by relocatable classrooms may not exceed 20% of the Permanent FISH Capacity and may be used for a period not to exceed three years. [Of note, there is no statutory requirement for using portable classrooms for a maximum of three years. Per Florida Department of Education regulations, if a portable classroom is intended to be used for four or more years, it must be added to the school’s FISH database entries as a “permanent” classroom. When it has been in the database and utilized as a permanent classroom for at least 20 years it may be removed from the FISH database for that school if it is no longer needed for capacity. In most cases throughout the district, portable classrooms remain in the database beyond 20 years because there is still a need for capacity due to high population growth. Portable classrooms are refurbished as needed while in service, and although some may be in excess of 20 years old, their interior and exterior finishes, and equipment are typically much newer than the rest of the classroom.]

<sup>3</sup> Relocatable classrooms may also be used to accommodate special education programs as required by law and to provide temporary classrooms while a portion of an existing school is under renovation.

Planning and provision of school capacity is under the jurisdiction of The School District of Lee County (SDLC). The School District of Lee County provides an annual school concurrency inventory report (referred to below as “inventory”) per interlocal agreements. The inventory is included in tabular form in **Appendices A.1 through A.4**, and lists enrollment and Permanent FISH Capacity for each school for the 2024-2025 school year as reflected in the October 2024 Cycle 2 full-time-equivalent count. The inventory also includes projected 2025-2026 totals that list FISH capacity for each school and the total change in student seats. A total change in seats reflects a funded capital improvement. Each table reports total student seats available and available capacity by school type for proximity zones and sub-zones where applicable.



## Elementary Schools

A summary of available elementary school seats and corresponding seat utilization rate by school proximity zone (SPZ) is described in **Table 12**. Further details by individual school may be referenced in **Appendix A.1**.

**Table 12:** Available Elementary School Seats and Seat Utilization Rate by School Proximity Zone

School Proximity Zone	Student Seats (Stations)			
	FISH Capacity <sup>(1)</sup>	Current Enrollment	Surplus/ Deficit <sup>(2)</sup>	Utilization Rate <sup>(3)</sup>
A	3,670	3,621	49	103%
B	4,660	4,305	355	92%
C	1,877	1,808	69	96%
D	4,582	4,256	325	95%
E	355	226	129	64%
F	3,373	2,968	405	89%
H	3,476	3,163	313	92%
J	3,547	3,310	4	100%
K	3,094	3,741	-647	121%
L	5,208	5,618	-318	108%
N	240	225	15	94%
O	3,729	3,232	497	87%
Q	4,054	3,804	250	95%
T	116	63	53	54%
<b>Total</b>	<b>41,981</b>	<b>40,340</b>	<b>1,499</b>	<b>92%</b>

<sup>(1)</sup> The “permanent FISH capacity” of a school per Florida Department of Education regulations is the number of student stations multiplied by the respective utilization factor for that type of school. Elementary schools are allowed to utilize 100% of their student stations.

<sup>(2)</sup> positive value indicates a surplus in student seats, whereas negative value indicates a deficit in student seats

<sup>(3)</sup> values greater than 100% indicate that demand for student seats exceeds student seat FISH capacity

## Middle Schools

A summary of available middle school seats and corresponding seat utilization rate by SPZ is described in **Table 13**. Further details by individual school may be referenced in **Appendix A.2**.

**Table 13:** Available Middle School Seats and Seat Utilization Rate by School Proximity Zone

School Proximity Zone	Student Seats (Stations)			
	FISH Capacity <sup>(1)</sup>	Current Enrollment	Surplus/ Deficit <sup>(2)</sup>	Utilization Rate <sup>(3)</sup>
AA	2,418	1,699	719	70%
BB	1,937	1,869	68	97%
CC	2,754	2,820	-66	102%
DD	611	639	-28	105%
EE	1,900	1,693	207	88%
GG	1,937	1,792	145	92%
HH	3,542	3,363	179	95%
JJ	4,164	3,170	994	76%
LL	168	84	84	50%

MM	1,863	1,816	47	97%
<b>Total</b>	<b>21,295</b>	<b>18,945</b>	<b>2,350</b>	<b>87%</b>

(1) The “permanent FISH capacity” of a school per Florida Department of Education regulations is the number of student stations multiplied by the respective utilization factor for that type of school. Middle and combination (K-8) schools are allowed to utilize 90% of their student stations.

(2) positive value indicates a surplus in student seats, whereas negative value indicates a deficit in student seats

(3) values greater than 100% indicate that demand for student seats exceeds student seat FISH capacity

## High Schools

A summary of available high school seats and corresponding seat utilization rate by SPZ is described in **Table 14**. Further details by individual school may be referenced in **Appendix A.3**.

**Table 14:** Available High School Seats and Seat Utilization Rate by School Proximity Zone

School Proximity Zone	Student Seats (Stations)			
	FISH Capacity <sup>(1)</sup>	Current Enrollment	Surplus/Deficit <sup>(2)</sup>	Utilization Rate <sup>(3)</sup>
E1	1,771	1,734	37	98%
E2	6,662	6,834	-172	104%
E3	1,929	2,135	-207	111%
W1	1,955	1,495	460	76%
W2	3,348	3,809	-461	114%
W3	3,654	4,205	-551	115%
S1	3,437	3,264	173	95%
S2	1,992	1,705	287	86%
S3	3,155	3,065	90	97%
<b>Total</b>	<b>27,902</b>	<b>28,246</b>	<b>-344</b>	<b>100%</b>

(1) The “permanent FISH capacity” of a school per Florida Department of Education regulations is the number of student stations multiplied by the respective utilization factor for that type of school. High schools are allowed to utilize 95% of their student stations.

(2) positive value indicates a surplus in student seats, whereas negative value indicates a deficit in student seats

(3) values greater than 100% indicate that demand for student seats exceeds student seat FISH capacity

## Special Purpose Facilities

A summary of available special purpose facility seats and corresponding seat utilization rate is described in **Table 15**. Further details by individual facility may be referenced in **Appendix A.4**.

**Table 15:** Available High School Seats and Seat Utilization Rate by School Proximity Zone

School Proximity Zone	Student Seats (Stations)			
	FISH Capacity <sup>(1)</sup>	Current Enrollment	Surplus/Deficit <sup>(2)</sup>	Utilization Rate <sup>(3)</sup>
<b>Total</b>	<b>1,077</b>	<b>294</b>	<b>783</b>	<b>37%</b>

(1) The “permanent FISH capacity” of a school per Florida Department of Education regulations is the number of student stations multiplied by the respective utilization factor for that type of school. Special purpose facilities may utilize 100% of their student stations.

(2) positive value indicates a surplus in student seats, whereas negative value indicates a deficit in student seats

(3) values greater than 100% indicate that demand for student seats exceeds student seat FISH capacity

For reference, **Exhibits I, II, and III** respectively depict elementary, middle, and high SPZs and associated schools.

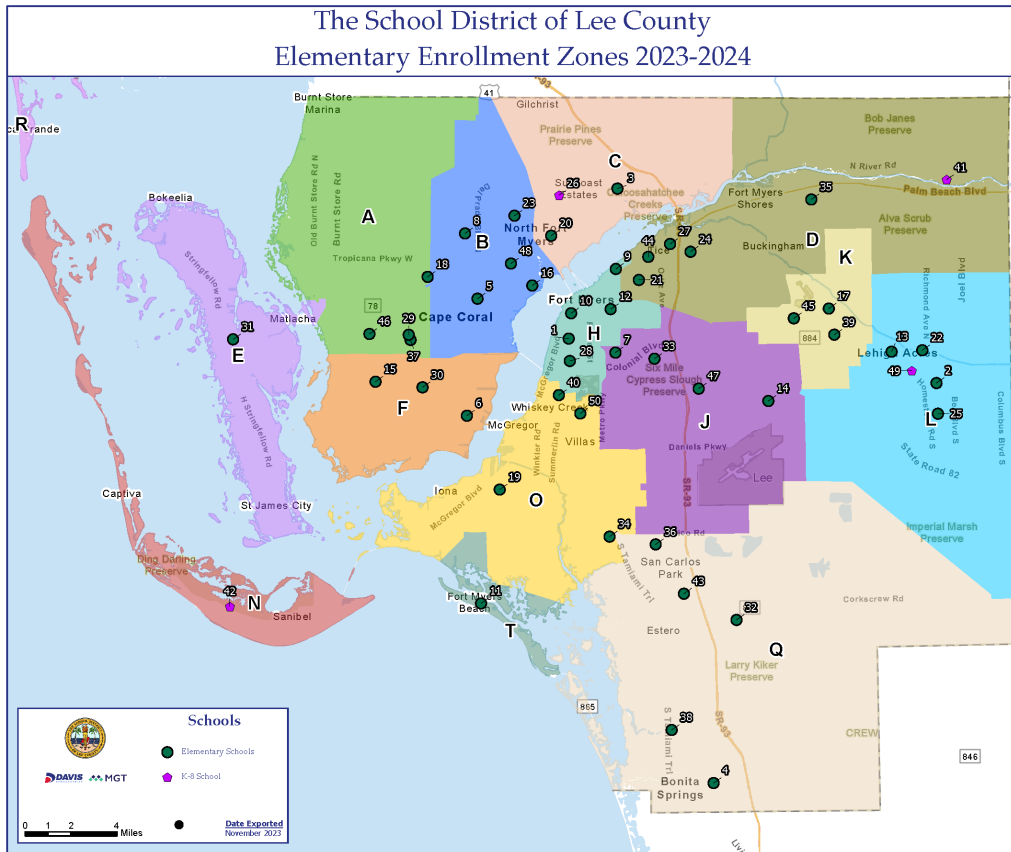
With the passing of the one-half cent sales surtax in 2018, SDLC will continue to move forward with any construction projects described in the district's 10-year Capital Improvement Plan, as adopted by the School Board on January 9, 2024.

For concurrency purposes, there is limited capacity for growth by new developments without considering future school needs.

New construction of permanent student stations within the next five years will help meet school capacity needs, but not fully compensate for the SDLC's projected enrollment. Further construction of schools will need to continue (and perhaps be in addition to) currently scheduled projects in the five- and ten-year plans until capacity needs can be met.

**The reported seat utilization rate for schools and special purpose facilities meets the public schools LOS standard.**

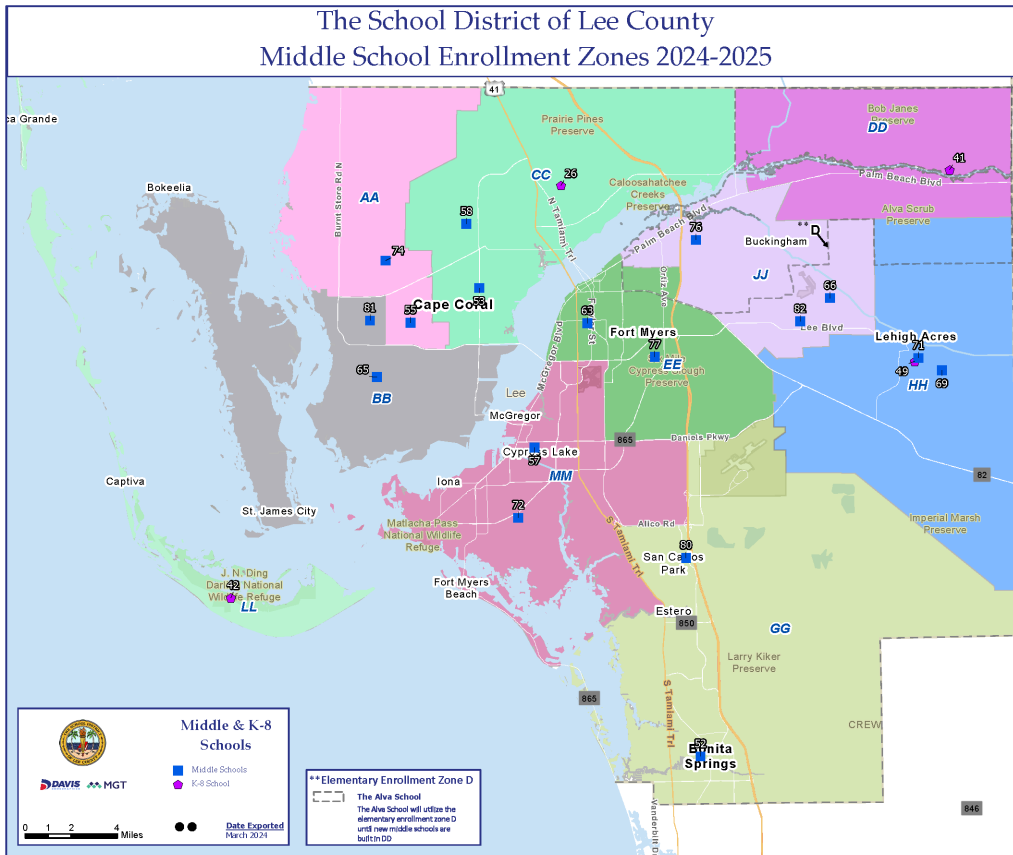
**Exhibit I: Elementary School Proximity Zones and Associated Schools**



<p><b>Enrollment Zone A</b></p> <p>Hector A. Cafferata Jr. ES (U) .....18              Patriot ES .....29              Skyline ES .....37              Trafalgar ES (U) .....46</p> <p><b>Enrollment Zone B</b></p> <p>Caloosa ES (U) .....5              Diplomat ES (U) .....8              Hancock Creek ES .....16              Littleton ES (U) .....23              Tropical Isles ES .....48</p> <p><b>Enrollment Zone C</b></p> <p>Bayshore ES (U) .....3              J. Colin English ES (IB) (U) .....20              NFM Academy of The Arts (K-8) (A) (U) .....26</p> <p><b>Enrollment Zone D</b></p> <p>James Stephens Academy (U) .....21              Manatee ES (U) .....24              Orange River ES (U) .....27              River Hall ES (U) .....35              The Alva School (K-8) .....41              Tice ES (FL) .....44</p> <p><b>Enrollment Zone E</b></p> <p>Pine Island ES .....31</p>	<p><b>Enrollment Zone F</b></p> <p>Cape ES .....6              Gulf ES .....15              Pelican ES .....30</p> <p><b>Enrollment Zone H</b></p> <p>Allen Park ES .....1              Edgewood Academy (A) (U) .....9              Edison Park (A) .....10              Franklin Park ES (U) .....12              Orangewood ES .....28</p> <p><b>Enrollment Zone J</b></p> <p>Colonial ES (U) .....7              Gateway ES .....14              Ray V. Pottorf ES .....33              Treeline ES (U) .....47</p> <p><b>Enrollment Zone K</b></p> <p>Harns Marsh ES .....17              Sunshine ES (U) .....39              Tortuga Preserve ES (U) .....45</p> <p><b>Enrollment Zone L</b></p> <p>Amanecer ES .....2              G. Weaver Hipps ES .....13              Lehigh ES .....22              Mirror Lakes ES (U) .....25              Veterans Park Academy (K-8) (A) (U) .....49</p>	<p><b>Enrollment Zone N</b></p> <p>The Sanibel School .....42</p> <p><b>Enrollment Zone O</b></p> <p>Heights ES (IB) .....19              Rayma C. Page ES (U) .....34              Tanglewood Riverside ES .....40              Villas ES .....50</p> <p><b>Enrollment Zone Q</b></p> <p>Bonita Springs ES (A) (U) .....4              Pinewoods ES .....32              San Carlos Park ES (A) (U) .....36              Spring Creek ES (U) .....38              Three Oaks ES .....43</p> <p><b>Enrollment Zone R</b></p> <p>No schools are within this zone</p> <p><b>Enrollment Zone T</b></p> <p>Fort Myers Beach ES .....11</p>
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(A) Arts Program; (C) Comprehensive Program; (CA) Cambridge Program; (CAP) AP Capstone; (FC) FGCU Collegiate; (FL) Foreign Language; (IB) International Baccalaureate; (IB/S) IB/STEM; (STEAM) Science, Technology, Engineering, Arts, Math; (U) this school has a uniform clothing policy

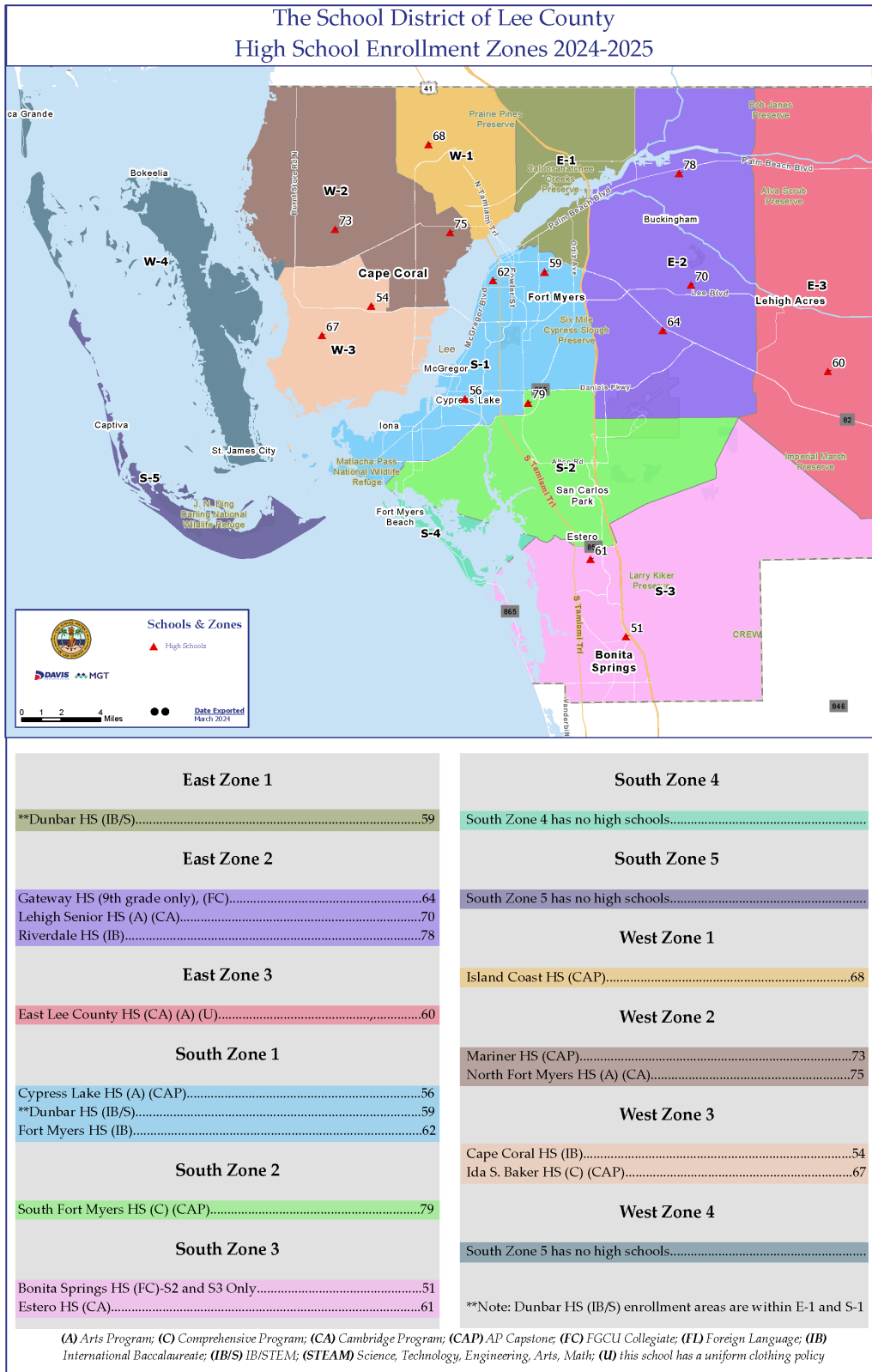
**Exhibit II: Middle School Proximity Zones and Associated Schools**



<b>Zone AA</b>		<b>Zone GG</b>	
Challenger MS .....	55	Bonita Springs MS (A) (CA) .....	52
Mariner MS (IB) .....	74	Three Oaks MS (U) .....	80
<b>Zone BB</b>		<b>Zone HH</b>	
Gulf MS .....	65	Lehigh Acres MS (CA) (STEAM) (U) .....	69
Trafalgar MS .....	81	Lemuel Teal MS .....	71
<b>Zone CC</b>		<b>Zone JJ</b>	
Caloosa MS (CA) .....	53	Harns Marsh MS (CA) (A) (U) .....	66
Diplomat MS .....	58	Oak Hammock MS (A) (U) .....	76
NFM Academy for the Arts (K-8) (A) (U).....	56	Varsity Lakes MS (U) .....	82
<b>Zone DD</b>		<b>Zone LL</b>	
The Alva School (K-8) .....	41	The Sanibel School (K-8) .....	42
<b>Zone EE</b>		<b>Zone MM</b>	
Ft Myers MS Academy (U) .....	63	Cypress Lake MS (A) .....	57
Paul Laurence Dunbar MS .....	77	Lexington MS (IB) .....	72

(A) Arts Program; (C) Comprehensive Program; (CA) Cambridge Program; (CAP) AP Capstone; (FC) FGCU Collegiate; (FD) Foreign Language; (IB) International Baccalaureate; (IB/S) IB/STEM; (STEAM) Science, Technology, Engineering, Arts, Math; (U) this school has a uniform clothing policy

# Exhibit III: High School Proximity Zones and Associated Schools



# PARKS AND RECREATION

Level-of-service (LOS) standards for parks and recreation are found in *The Lee Plan* Policy 95.1.3 which states as follows:

*Parks and Recreation Facilities LOS: (a) Regional Parks - 6 acres of developed regional park land open for public use per 1,000 total seasonal county population for all of Lee County. (b) Community Parks - 0.8 acres of developed community park land open for public use per 1,000 unincorporated Lee County permanent population.*

## Regional Parks

The Lee County Existing and Planned Regional Park Inventory as described in **Table 16** and **Chart 3** provides information on existing regional parks, as well as those planned over the next several years. This includes actual data from 2024 for all of Lee County.



### Existing Lee County Parks and Recreation Regional Parks

The existing Lee County Parks and Recreation regional park inventory did not change in 2024 and totals 3,076 acres. This park land represents approximately 43% of the existing regional park acreage when considering all jurisdictions.

### Existing Local (City/Town/Village and related) Regional Parks

The existing local regional park inventory remained unchanged in 2024 and totals 752 acres. This park land represents approximately 11% of the existing regional park acreage when considering all jurisdictions.

### Existing State Regional Parks

The state regional park inventory remained unchanged in 2024 and totals 2,616 acres. This park land represents approximately 37% of the existing regional park acreage.

### Existing Federal Regional Parks

The federal regional park inventory remained unchanged in 2024 and totals 683 acres. This park land represents approximately 9% of the existing regional park acreage.

## Planned Regional Parks

The total acreage of regional park land proposed to be developed remained unchanged in 2024.

**Table 16:** Lee County Existing and Planned Regional Park Inventory – January 2025

Park Name	Planning Community	Acreage
<b>LEE COUNTY - EXISTING</b>		
Alison Hagerup Beach Park	Captiva	0.2 <sup>(a)</sup>
Alva Boat Ramp	Northeast Lee County	1.5
Andy Rosse Lane Accesses	Captiva	0.3
Boca Grande Beach Accesses	Boca Grande	8.5
Boca Grande Docks	Boca Grande	0.2 <sup>(a)</sup>
Boca Grande Pier	Boca Grande	0.1
Bonita Beach Accesses 2-9	Bonita Springs	2.5
Bonita Beach Access 1	Bonita Springs	1.0
Bonita Beach Park	Bonita Springs	4.3
Bowditch Point Park	Fort Myers Beach	17.9
Bowman's Beach Park	Sanibel	176.8
Caloosahatchee Regional Park	Northeast Lee County	762.8 <sup>(a)</sup>
Causeway Islands Park	Iona/McGregor & Sanibel	53.2
Crescent Beach Family Park	Fort Myers Beach	2.2
Davis Boat Ramp	Fort Myers Shores	0.8
Dog Beach	Bonita Springs	11.5
Estero Park and Recreation Center	Estero	63.0
Fort Myers Beach Accesses 37-43	Fort Myers Beach	0.4 <sup>(a)</sup>
Frizzell Kontinos Boat Ramp (Punta Rassa)	Iona/McGregor	11.0
Hickey Creek Mitigation Park	Fort Myers Shores and Northeast Lee Co.	780.0
Imperial River Boat Ramp	Bonita Springs	8.2
JetBlue Park	Gateway/Airport	106.1
John Yarbrough Linear Park	Fort Myers and South Fort Myers	62.9
Lakes Park	South Fort Myers	331.1
Lavender's Landing	Pine Island	2.1
Lee Civic Center	Bayshore	98.9
Lee County/FGCU Aquatics Center	San Carlos	1.5 <sup>(b)</sup>
Lee County Sports Complex	South Fort Myers	93.4
Lehigh Acres Regional Park	Lehigh Acres	60.5
Little Hickory Island Beach Park (Bonita Beach Access 10)	Bonita Springs	1.8
Lynn Hall Memorial Park/Fort Myers Beach Pier	Fort Myers Beach	5.0
Main Street Parking Lot	Iona/McGregor	0.9
Manatee Park	Fort Myers Shores	21.5 <sup>(a)</sup>
Matanzas Bridge Fishing Pier	Iona/McGregor	0.2
Matanzas Pass Preserve	Fort Myers Beach	58.0
Nalle Grade Park	Bayshore	75.9
North Shore Park (Howard and Bidy Lang Sunset Point)	Fort Myers and North Fort Myers	4.5 <sup>(a)</sup>
Pine Island Commercial Marina	Pine Island	15.0
Pineland Monument Park	Pine Island	0.1
Player Development Complex	Fort Myers	58.0
Royal Palm Park	Fort Myers Shores	0.9
Russell Park	Fort Myers Shores	0.2
San Carlos Bay Bunche Beach Preserve	Iona/McGregor	2.9
San Carlos Island Maritime Property	Iona/McGregor	5.8

<b>Park Name</b>	<b>Planning Community</b>	<b>Acreage</b>
<b>LEE COUNTY – EXISTING (continued)</b>		
San Carlos Island Maritime Property	Iona/McGregor	5.8
Six Mile Cypress Slough Preserve	Daniels Parkway	124.7
Telegraph Creek Primitive Paddle Craft Launch	Northeast Lee County	0.9
Terry Park	Fort Myers	35.3
Tropical Point Park	Pine Island	0.9
Turner Beach	Captiva	1.2
<b>Subtotal</b>		<b>3,076.6</b>
<b>LOCAL<sup>(c)</sup> - EXISTING</b>		
Blindpass Beach Park	Sanibel	1.5
Bonita Dog Park	Bonita Springs	8
Bonita Nature Place	Bonita Springs	30
Centennial Park	Fort Myers	12
City of Palms Park	Fort Myers	13.3
Four Mile Cove Ecological Preserve	Cape Coral	365
Forum Park	Fort Myers	2.44
Gulfside City Beach Park	Sanibel	27.5
Lighthouse Beach Park	Sanibel	44.8
Mound House	Fort Myers Beach	2.8
Newton Park	Fort Myers Beach	0.8
North Colonial Linear Park	Fort Myers	63
Riverside Park	Fort Myers	4
Rotary Park	Cape Coral	97
Sam Fleishman Park	Fort Myers	11.5
Sanibel Boat Ramp	Sanibel	6
Shady Oaks Park	Fort Myers	32.2
Skatium	Fort Myers	5.8
STARS Complex	Fort Myers	20
Tarpon Bay Road Beach Park	Sanibel	0.9
Trailhead Park	Fort Myers	3.3
<b>Subtotal</b>		<b>751.8</b>
<b>STATE - EXISTING</b>		
Cayo Costa State Park	Captiva	850.0
Gasparilla Island State Park	Boca Grande	127.2
Koreshan State Historic Site	Estero	196.2
Lovers Key Carl E. Johnson State Park	Bonita Springs	1,442.4
<b>Subtotal</b>		<b>2,615.8</b>
<b>FEDERAL - EXISTING</b>		
J.N. "Ding" Darling National Wildlife Refuge	Sanibel	650.0
W. P. Franklin North Campground/South Recreation Area	Fort Myers Shores/Northeast Lee Co.	32.7
<b>Subtotal</b>		<b>682.7</b>
<b>Cumulative Total - Existing</b>		<b>7,126.9</b>
<b>LEE COUNTY - PLANNED</b>		
Alva Equestrian Property	Northeast Lee County	85.9
Idalia Property	Fort Myers Shores	14.8
Orange River Property	Buckingham	2.4
WildBlue Property	San Carlos & Southeast Lee County	487.4
<b>Subtotal</b>		<b>590.5</b>

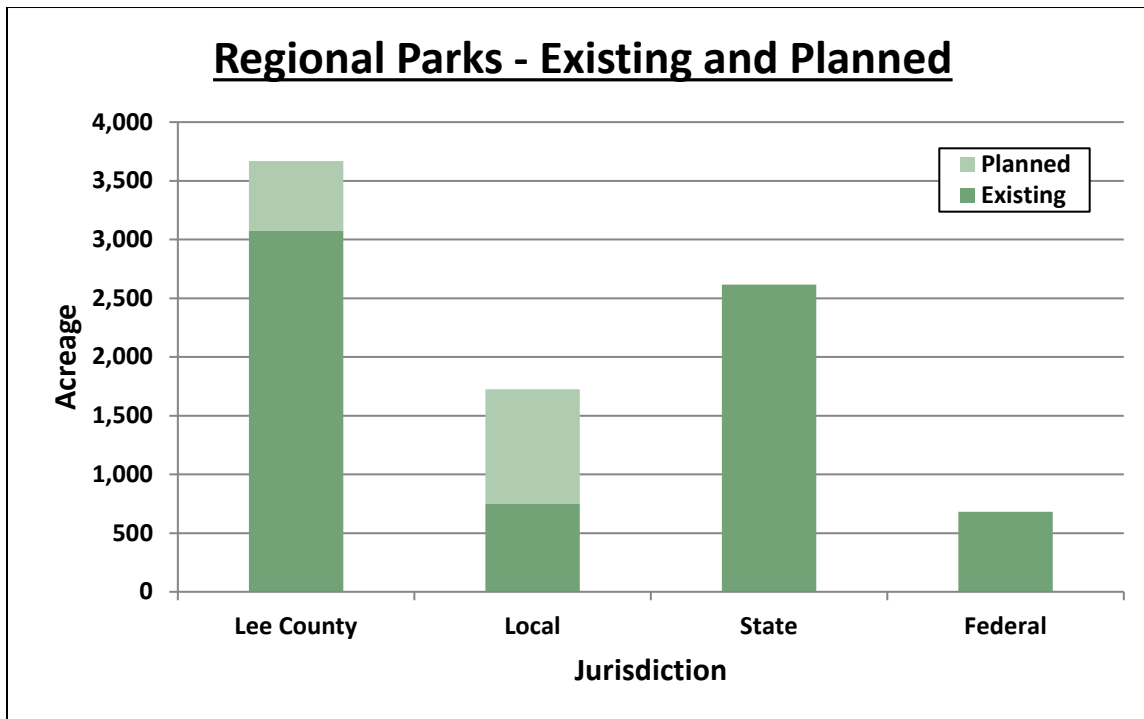
Park Name	Planning Community	Acreage
<b>LOCAL<sup>(c)</sup> - PLANNED</b>		
Able Canal Greenway	Lehigh Acres	75.0
Bay Oaks Recreational Campus	Fort Myers Beach	8.2
City View	Fort Myers	2.5
Estero Park Expansion	Estero	10.1
Forum Park	Fort Myers	20.6
Harns Marsh	Lehigh Acres	578.0
Legacy Island	Fort Myers	1.1
Player Development Complex Expansion	Fort Myers	82.2
Seafarer Property	Fort Myers Beach	0.7
Yellow Fever Creek Park	Cape Coral	195.0
<b>Subtotal</b>		<b>973.4</b>
<b>Cumulative Total - Planned</b>		<b>1,563.9</b>
<b>Cumulative Total – Existing and Planned</b>		<b>8,690.8</b>

<sup>(a)</sup> easement, partial easement, property or partial property lease

<sup>(b)</sup> joint use acreage with Florida Gulf Coast University

<sup>(c)</sup> city/town/village and related (including Lehigh Acres Municipal Services Improvement District if applicable)

**Chart 3: Existing and Planned Regional Park Acreage by Jurisdiction**



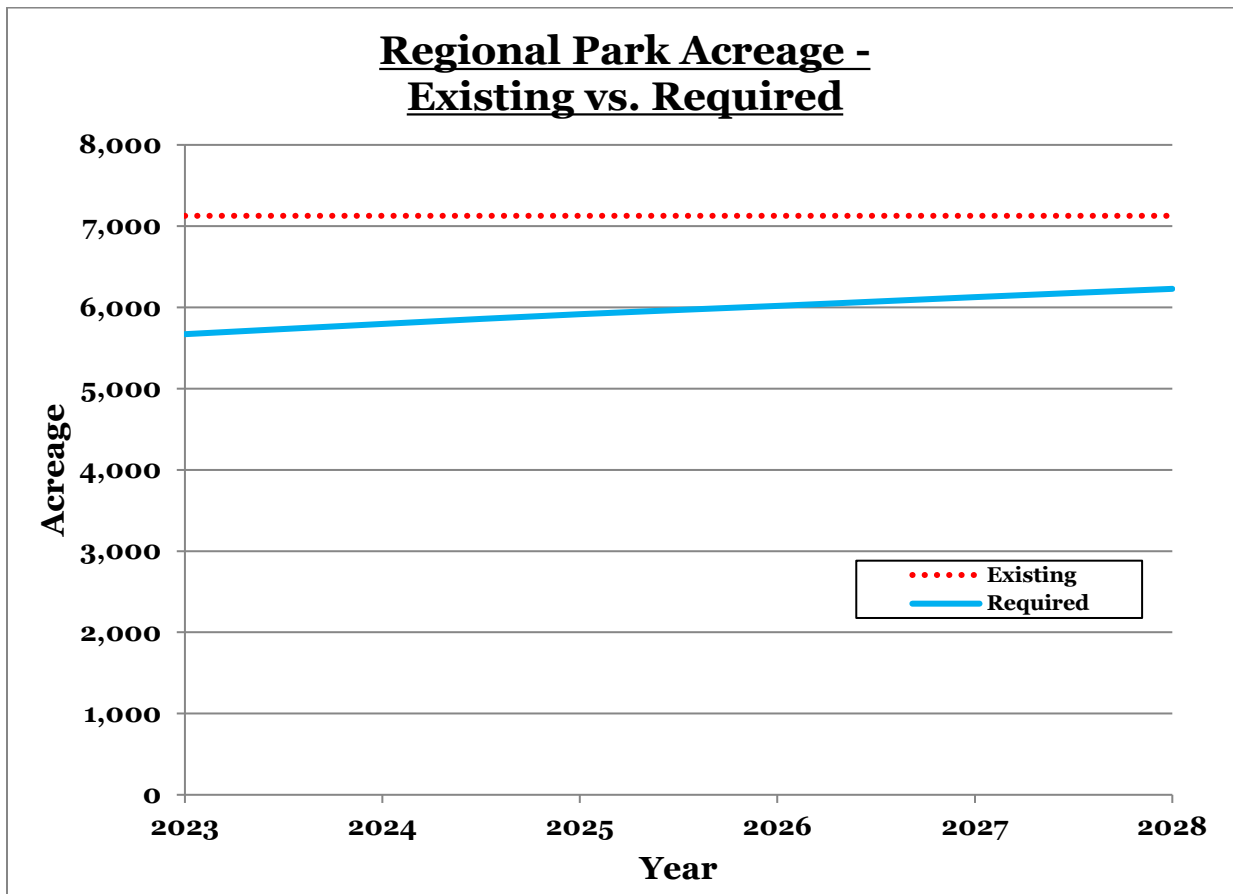
Regional Park Level of Service

The inventory indicates a total of 7,127 acres of existing regional parks operated by county, local, state, and federal governments. The capacity required to meet *The Lee Plan* non-regulatory level-of-service standard of 6 acres per 1,000 total seasonal county population is equal to:

$$976,000 \text{ [seasonal county population]} \times (6 \text{ acres}/1,000 \text{ population}) = 5,856 \text{ acres.}$$

**The existing inventory meets the regional park level-of-service standard in the County for the year 2024 and will continue to do so at least through the next five years of the capital improvement program (CIP) as illustrated in Chart 4.**

**Chart 4:** Regional Park Required Versus Provided Acreage to Meet Level-of-Service Standard



Community Parks

**Table 17** identifies existing and proposed community parks in unincorporated Lee County, and specifies which parks are owned and operated by Lee County and which are jointly operated with The School District of Lee County (SDLC). The table includes actual data from 2024. Of the existing 744 acres, 88% (651 acres) are owned and operated by Lee County, while the remaining 12% (92 acres) are jointly operated with SDLC.

**Table 17: Unincorporated Lee County Existing and Planned Community Park Inventory – January 2025**

<b>Park Name</b>	<b>Planning Community</b>	<b>Acreage</b>
<b>LEE COUNTY - EXISTING</b>		
Alva Community Park and Center	Northeast Lee County	8.9
Bat House Park	Pine Island	0.2
Wheeler Road Community Park	Boca Grande	29.2
Boca Grande Community Park and Center	Boca Grande	3.9
Brooks Park	South Fort Myers	12.8
Buckingham Community Center	Buckingham	5.2
Buckingham Community Park	Buckingham	136.9
Charleston Park	Northeast Lee County	4.3
Harlem Heights Community Park	Iona/McGregor	5.1
Hunter Park	South Fort Myers	7.9
Judd Park	North Fort Myers	9.4
Karl Drews Community Center and House/San Carlos Community Pool	San Carlos	4.1
Kelly Road Soccer Complex	Iona/McGregor	37.4
Lehigh Acres Community Pool	Lehigh Acres	1.2
Lehigh Acres Senior Citizen Center	Lehigh Acres	1.0
Lehigh Acres Trailhead Park	Lehigh Acres	11.2
Mary Moody Park	North Fort Myers	2.5
Matlacha Community Park and Center	Pine Island	10.8
Miramar Park	Fort Myers Shores	0.7
North Fort Myers Community Park and Recreation Center	North Fort Myers	83.7
North Fort Myers Community Pool	North Fort Myers	3.2
Olga Community Park and Center	Fort Myers Shores	2.7
Phillips Park/Pine Island Community Pool	Pine Island	6.0
Pinewood Trails Park	Pine Island	30.1
Rutenberg Community Park	South Fort Myers	38.2
Schandler Hall Park	Fort Myers Shores	10.7
Shores Nature Trail Park	Fort Myers Shores	3.9
Three Oaks Park	San Carlos	44.3
Veterans Park and Recreation Center	Lehigh Acres	81.6
Wa-Ke Hatchee Park and Recreation Center	Iona/McGregor	47.9
Waterway Park	North Fort Myers	6.4
<b>Subtotal</b>		<b>651.4</b>
<b>LEE COUNTY AND THE SCHOOL DISTRICT OF LEE COUNTY JOINT OPERATIONS – EXISTING</b>		
Bayshore Elementary School/Soccer Complex	North Fort Myers	16.5
Cypress Lake High School and Pool	South Fort Myers	7.6
Dunbar High School	Fort Myers	3.75
Estero High School	Estero	5.31
Fort Myers High School	Fort Myers	3.33
J. Colin English Elementary School	North Fort Myers	0.3
Lehigh Acres Middle School	Lehigh Acres	11.7
Lexington Middle School	Iona/McGregor	3.5
North Fort Myers Academy for the Arts	North Fort Myers	5.4
North Fort Myers High School and Pool	North Fort Myers	5.0
Pine Island Elementary School	Pine Island	2.6
Riverdale High School and Pool	Fort Myers Shores	8.0
San Carlos Park Elementary School	San Carlos	5.4

Park Name	Planning Community	Acreage
<b>LEE COUNTY AND THE SCHOOL DISTRICT OF LEE COUNTY JOINT OPERATIONS – EXISTING (cont.)</b>		
South Fort Myers High School	South Fort Myers	4.04
Tice Community Pool	Fort Myers	1.5
Veterans Park Academy for the Arts	Lehigh Acres	4.1
Villas Elementary School	South Fort Myers	4.2
<b>Subtotal</b>		<b>92.2</b>
<b>Cumulative Total - Existing</b>		<b>743.6</b>
<b>LEE COUNTY - PLANNED</b>		
Alva Wayside Property	Northeast Lee County	1.6
Joel Agri-Eco Park	Northeast Lee County	29.5
Lehigh Acres Community Park Expansion	Lehigh Acres	52.3
Phillips Park Expansion	Pine Island	0.3
St. James City Property	Pine Island	2.0
<b>Total - Planned</b>		<b>85.7</b>
<b>Cumulative Total – Existing and Planned</b>		<b>829.3</b>

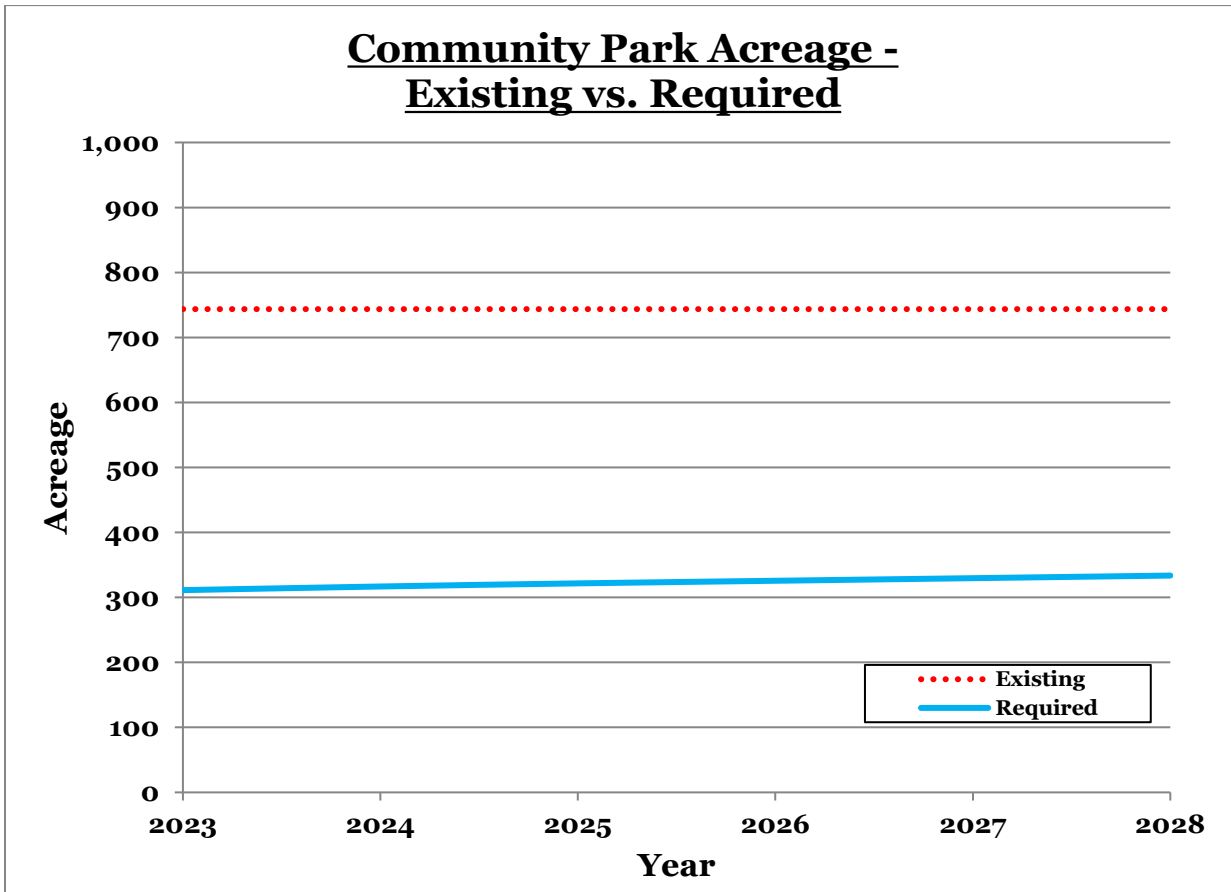
Community Park Level of Service

The capacity needed to meet *The Lee Plan* non-regulatory level-of-service standard of 0.8 acres per 1,000 total permanent unincorporated county population is equal to:

$$402,305 \text{ [permanent unincorporated county population]} \times (0.8 \text{ acres}/1,000 \text{ population}) = 321.844 \text{ acres.}$$

**The existing inventory meets the community park level-of-service standard in the County for the year 2024 and will continue to do so at least through the next five years of the CIP as shown in Chart 5.**

**Chart 5:** Unincorporated Lee County Community Park Required-Versus-Provided Acreage to Meet Level-of-Service Standard



# TRANSPORTATION

Level-of-Service (LOS) standards for transportation are found in *The Lee Plan* Policy 95.1.3 which states as follows:

*LOS “E” is the standard LOS for principal and minor arterials, and major collectors on County-maintained transportation facilities. LOS standards for the State Highway System during peak travel hours are D in urbanized areas and C outside urbanized areas. Due to scenic, historic, environmental, aesthetic, and right-of-way characteristics and considerations, Lee County has determined that certain roadway segments will not be widened. Therefore, reduced peak hour levels of service will be accepted on those constrained roads within unincorporated Lee County as a trade-off for the preservation of the scenic, historic, environmental, and aesthetic character of the community. These constrained roads are defined in Table 2(a).*

## Level of Service Calculations

Road segment LOS determination is based on quantitative calculations and qualitative comparisons developed by the Transportation Research Board in the 2010 Highway Capacity Manual (HCM). Capacity conceptually is the maximum sustainable number of vehicles or persons that can pass a point along a roadway over a given time period (generally one hour) under prevailing conditions.<sup>(1)</sup> There are varying HCM methodologies for calculating capacity and LOS for different types of transportation facilities including road, transit, pedestrian, and bicycle facilities. The methodologies for calculating road segment capacity and LOS in this report consider traffic volumes, geometry, travel time, and traffic control. Road segment level of service is based on a qualitative comparison of travel conditions using successive alphabetical letters “A” through “F”.

The inventory contained in this report measures the LOS standard based on the 100th highest-volume-hour of the year in the predominant direction of traffic flow.

Determination of road segment LOS is complex and can be influenced by a number of variables. Highway Capacity Manual road segment LOS qualitative characteristics are described in **Table 18**.



**Table 18:** Road Segment Level of Service Qualitative Characteristics<sup>(2)</sup>

Level of Service	Non-Urban Highways – Uninterrupted Flow <sup>(a)</sup>	Urban Highways – Interrupted Flow <sup>(b)</sup>
A	complete free flow conditions; unrestricted maneuverability	average travel speed approximately 90% or more of free flow conditions; many vehicles do not stop
B	free flow conditions; slightly restricted maneuverability; minor disruptions are easily absorbed	average travel speed 70% of free flow conditions; slightly restricted maneuverability and average travel speeds; good signal progression or short cycle lengths
C	slightly reduced travel speeds; minor disruptions are noticeable but absorbed; two-lane roads have noticeable platoons, stable flow susceptible to congestion with turning traffic and slow moving vehicles	average travel speed 50% of free flow conditions; stable operations with more restricted maneuverability; fair signal progression or longer cycle lengths; occasional cycle failures (wait through two or more red lights)
D	traffic congestion, reduced travel speeds and severely restricted maneuverability; two-lane roads have unstable flow and passing is difficult; turning vehicles and distractions cause shock waves in the traffic stream	average travel speed 40% of free flow conditions; noticeable congestion; delay is sensitive to changes in flow and many vehicles stop due to unfavorable signal progression and long cycle lengths; noticeable cycle failures
E	unstable operations near or at capacity; minor disruptions cause queues to form; two-lane roads have unstable flow and passing is virtually impossible	average travel speed 33% of free flow conditions; unstable operations near or at capacity with noticeable congestion; poor signal progression and long cycle lengths; frequent cycle failures
F	highly unstable operations with forced or breakdown flow	average travel speed 25% or less of free flow conditions; unstable operation unacceptable to most drivers; high levels of congestion; poor signal progression and long cycle lengths with frequent cycle failures

<sup>(a)</sup> no fixed causes of delay or interruption external to the traffic stream, such as signals or stop signs

<sup>(b)</sup> with fixed causes of periodic delay or interruption to the traffic stream, such as signals or stop signs, with average spacing less than or equal to 2 miles

Highway Capacity Manual LOS calculation methods are incorporated into the Florida Department of Transportation's (FDOT's) *Multimodal Quality/Level of Service (QLOS) Handbook (2023)*. The *QLOS Handbook* includes the methodology for LOS calculation. The qualitative characteristics summarized in **Table 18** are translated into threshold traffic volumes between each LOS condition. Those threshold traffic volumes are called service volumes. The FDOT calculates service volumes for average, referred to as generalized, conditions statewide. The FDOT also provides computer software for the complex calculation of road segment service volumes and LOS.

Road segments without regular stop conditions are considered *uninterrupted* flow conditions. A regular stop condition is a two-mile or less spacing of traffic signals or stop signs. Service volumes in uninterrupted flow conditions vary depending on the number of lanes, presence of a median, and presence of left turn lanes. Levels-of-Service A, B, C, D and E generalized service volumes are somewhat evenly distributed.

Road segments with traffic signals or regular stop conditions are considered *interrupted* flow conditions. Service volumes in interrupted flow conditions vary depending on road geometry, speed, and traffic signal spacing and timing. Levels-of-Service A and B maximum service volumes can be very low on high-speed roads and sometimes cannot be achieved on lower-speed roads. Depending on signal density and timing, LOS B and C may range from half of capacity to near capacity and LOS D may range from near capacity to capacity. Level-of-Service E maximum service volumes approximate capacity.

Lee County uses the FDOT's methodology, supplemented with local data, to calculate link-specific service volumes for Lee County road segments. Analysis tables with road segment (link) information (road type, LOS standard, capacity, service volumes, traffic volume projections, peak-hour and directional factors, 100th highest-hour volume calculations) for Lee County roads are found on the county website page titled *Traffic Study Resources*<sup>(3)</sup>.

The 100th highest-hour traffic volume in the peak direction is compared to the maximum peak-direction service volume at the adopted LOS standard. If traffic volume exceeds the maximum service volume at the adopted LOS standard, then the road segment is considered an existing "transportation deficiency"<sup>(4)</sup>. Road segments with a constrained designation are noted in the inventory. Peak-hour LOS "F" is accepted on constrained road segments.<sup>(5)</sup>

Future estimated LOS in the table in **Appendix B** adds the higher of one-percent-per-year growth projections, or estimated traffic volumes from approved development orders to 100th highest-hour volumes calculated from the most recent traffic counts. Road segments with a most recent count prior to 2023 are identified in the table notes. A road segment that is forecast to not meet the LOS standard as a result of traffic growth from approved development may be considered a future "transportation deficiency"<sup>(4)</sup>.

## **Level-of-Service Summary**

**This report identifies that, based upon traffic counts in the year 2024, a total of six county-maintained road segments operated below the adopted LOS standard. Four segments are located in incorporated areas and two are located in unincorporated Lee County. The table in Appendix B identifies these road segments as follows:**

- **Daniels Parkway from Metro Parkway to Six Mile Cypress Parkway [unincorporated Lee County],**
- **Daniels Parkway from Gateway Boulevard to Immokalee Road (SR 82) [unincorporated Lee County],**
- **Estero Boulevard from Tropical Shores Way to Center Street [Town of Fort Myers Beach],**
- **Sanibel Causeway from the Sanibel Island shoreline to the Sanibel Causeway toll plaza [unincorporated Lee County], and**
- **Veterans Memorial Parkway from Country Club Boulevard to the Midpoint Bridge toll plaza [City of Cape Coral].**
- **Williams Avenue from Lee Boulevard to West 6th Street [unincorporated Lee County]**

The aforementioned segment of Estero Boulevard is constrained. Segments of Daniels Parkway, Ortiz Avenue, and Veterans Memorial Parkway are identified with planned improvements in **Tables 19 through 21**.

Additionally, eight state-maintained road segments are identified as operating below the adopted LOS standard in 2024 as follows:

- Bayshore Road (SR 78) from Business 41 to Slater Road,
- I-75 from Alico Road to Daniels Parkway,
- I-75 from Daniels Parkway to Colonial Boulevard,
- Palm Beach Boulevard (SR 80) from SR 31 to Buckingham Road,
- Six Mile Cypress Parkway from US 41 to Metro Parkway,
- US 41 (South Tamiami Trail) from Island Park Road to Six Mile Cypress Parkway,
- US 41 (Cleveland Avenue) from Daniels Parkway to South Airport Road, and
- US 41 (Cleveland Avenue) from City of Fort Myers limit to Pondella Road.

The aforementioned segment of US 41 (Cleveland Avenue) between Daniels Parkway and South Airport Road is constrained. The FDOT is currently evaluating road capacity improvements along the section of SR 31 from Palm Beach Boulevard (SR 80) to the Charlotte County line.

Forecast traffic volumes in the table in **Appendix B** may result in unacceptable LOS on twenty-three additional road segments by the year 2029. Eleven segments are county-maintained roads located in unincorporated areas of Lee County, and twelve segments are state-maintained roads as follows:

- Corkscrew Road from Three Oaks Parkway to I-75,
- Corkscrew Road from Alico Road to the Collier County line,
- Daniels Parkway from Six Mile Cypress Parkway to I-75,
- Daniels Parkway from Chamberlin Parkway to Gateway Boulevard,
- Del Prado Boulevard from Cornwallis Parkway to Coral Point Drive,
- Gunnery Road from Lee Boulevard to Buckingham Road,
- I-75 from Alico Road to Colonial Boulevard [FDOT-maintained],
- I-75 from Dr. Martin Luther King Boulevard (SR 82) to Lockett Road [FDOT-maintained],
- Immokalee Road (SR 82) from east of Colonial Boulevard to Gateway Boulevard [FDOT-maintained],
- Immokalee Road (SR 82) from Gunnery Road to Alabama Road [FDOT-maintained],
- Leonard Boulevard from Gunnery Road to Westgate Boulevard,
- McGregor Boulevard (SR 867) from Pine Ridge Road to College Parkway [FDOT-maintained],
- Metro Parkway (SR 739) from Crystal Drive to Colonial Boulevard [FDOT-maintained],
- Ortiz Avenue from SR 82 to Lockett Road,
- Palm Beach Boulevard (SR 80) from Buckingham Road to Werner Drive [FDOT-maintained],
- Pine Island Road (SR 78) from City Limits east of Barrett Road to US 41 [FDOT-maintained],
- Sunshine Boulevard from W 12 Street to W 75th Street,
- SR 31 from Palm Beach Boulevard (SR 80) to Bayshore Road (SR 78) [FDOT-maintained],
- US 41 (South Tamiami Trail) from Old 41 to Island Park Road [FDOT-maintained],
- US 41 (South Tamiami Trail) from Six Mile Cypress Parkway to Daniels Parkway [FDOT-maintained],

- US 41 (North Tamiami Trail) from Del Prado Boulevard to Charlotte County Line [FDOT-maintained], and
- SW 23rd Street from Gunnery Road to Sunshine Boulevard.
- Veterans Memorial Parkway from Santa Barbara Boulevard to Country Club Boulevard.

The aforementioned segment of Daniels Parkway is constrained. The FDOT is currently evaluating road capacity improvements along the section of I-75 from Bonita Beach Road to Alico Road, and the section of Pine Island Road (SR 78) from the City of Cape Coral limits east of Barrett Road to US 41. As noted in **Tables 19 through 21**, improvements are planned to relieve congestion on Corkscrew Road, Daniels Parkway, and Ortiz Avenue.

Regulation of land use within incorporated municipal boundaries falls under the jurisdiction of the respective municipality. Lee County does not have an inventory of estimated development trips for land uses approved by non-county municipalities. Responsibilities for inventory and funding vary subject to municipal regulations and any applicable interlocal agreements. Interstate 75 interchanges are under the jurisdiction of the FDOT. Interstate Highway 75 interchanges at Bonita Beach Road, Colonial Boulevard, and Corkscrew Road are within municipalities and are not listed in the Table in **Appendix B**.

Existing conditions on the state highway system in unincorporated Lee County are listed in the table in **Appendix B** for informational purposes as an excerpt from the most current published FDOT District 1 LOS Report. The Lee County Metropolitan Planning Organization (MPO) and the FDOT evaluate future state highway system needs in the MPO's Long Range Transportation Plan (LRTP)<sup>(6)</sup>. Modifications and capacity improvements to the state highway system are under the jurisdiction of the FDOT.

### **Capital Improvement Program**

Projects considered for the capital improvement program (CIP) are evaluated based on priorities in *The Lee Plan Policy* 95.1.1, which includes consideration of LOS and status in the year 2045 MPO LRTP. **Table 19** includes projects programmed in the CIP that are fully-funded through construction. **Table 20** includes projects that are funded for design and/or right-of-way acquisition, however, construction is *not* fully-funded.

**Table 19:** Programmed CIP Projects Fully-funded Through Construction

Road	From	To	Phase(s)	Fiscal Year Funding	Priority	Comment
Three Oaks Parkway	north of Alico Road	Daniels Parkway	study; design; right-of-way; construction	current year through 2024/2025	#1	new 4-lane road construction <sup>(a)</sup>
Estero Boulevard	Big Carlos Pass bridge		study; design; right-of-way; construction	2024/2025	#2	replacement
Ortiz Avenue	Colonial Boulevard	SR 82	study; design; right-of-way; construction	2024/2025	#3	4-lane road widening

Road	From	To	Phase(s)	Fiscal Year Funding	Priority	Comment
Littleton Road	Corbett Road	US 41	study; design; right-of-way; construction	construction underway	#5	3-lane road widening
Corkscrew Road	Ben Hill Griffin Parkway	Alico Road	study; design; right-of-way; construction	2024/2025	#6	4-lane road widening; 2 segments
Alico Connector	Airport Haul Road	SR 82	study; design; right-of-way; construction	2024-2025	#7	Daniels Parkway LOS reliever <sup>(b)</sup>
Colonial Boulevard	McGregor Boulevard	US 41	construction	2024/2025	#8	intersection imp (City of Fort Myers)

<sup>(a)</sup> project includes road capacity improvements along Daniels Parkway to include widening from a 6-lane road section to an 8-lane section between Appaloosa Lane/Powers Court and Daniels 9300/Danport Boulevard

<sup>(b)</sup> phased construction

**Table 20:** Partially-programmed CIP projects

Road	From	To	Phase(s)	Fiscal Year Funding	Priority	Comment
Cape Coral Parkway	Caloosahatchee River bridge		study; design; right-of-way; construction	2024/2025 through 2027/2028	#9	toll-funded; 6-lane bridge widening <sup>(a)</sup>
Colonial Boulevard	Summerlin Road	Midpoint Bridge	study; design	2024/2025 through 2028/2029	#10	6-lane road/bridge widening <sup>(b)</sup>
Burnt Store Road	Van Buren Parkway	Charlotte County Line	study; design	2024/2025 through 2028/2029	#12	4-lane road widening
Ortiz Avenue <sup>(c)</sup>	SR 82	Luckett Road	study; design; right-of-way	current year through 2027/2028	#14	4-lane road widening
Sunshine Boulevard	Lee Boulevard	W 75th Street	study; design	2024/2025 through 2027/2028	#16	4-lane road widening
Hickory Boulevard	three bridge replacement		design	Current year through 2025/2026	#17	replacement
Bonita Beach Road	US 41	Old 41	design	2024/2025 through 2027/2028	#25	6-lane road widening
Ortiz Avenue	Luckett Road	SR 80 (Palm Beach Blvd)	study; design; right-of-way	2024/2025 through 2027/2028	#26	4-lane road widening

<sup>(a)</sup> 2027 estimated construction

<sup>(b)</sup> includes northbound Summerlin Road left-turn fly-over; construction planned after Cape Coral Parkway Caloosahatchee River bridge construction is complete

<sup>(c)</sup> Ortiz Avenue and Luckett Road projects are combined into a single project

**Table 21** includes candidate CIP projects considered in the current-year budget process. Road segments with existing or forecast LOS deficiencies may be considered as future CIP priorities.

**Table 21:** Un-programmed Capital Improvement Program Candidate Project Priorities<sup>(a)</sup>

Road	From	To	Priority	Comment
<b>&gt;&gt; Tier 1 &lt;&lt;</b>				
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<b>&gt;&gt; Tier 2 &lt;&lt;</b>				
Sunshine Boulevard	W 75th Street	SR 80 (Palm Beach Blvd)	#11	new 4-lane road construction
Corkscrew Road	Alico Road	Veranda Village development	#13	4-lane road widening
Buckingham Road	Cemetery Road	SR 80 (Palm Beach Boulevard)	#15	4-lane road widening
Joel Boulevard	W 17th Street	SR 80 (Palm Beach Boulevard)	#18	4-lane road widening
Sunshine Boulevard	SW 23rd Street	Lee Boulevard	#19	4-lane road widening
<b>&gt;&gt; Tier 3 &lt;&lt;</b>				
Veterans Memorial Parkway	Santa Barbara Boulevard		#20	overpass
Corkscrew Road	Veranda Village development	Collier County line	#21	4-lane road widening
Orange River Boulevard	bridge		#22	replacement
Corkscrew Road	Three Oaks Parkway	I-75	#23	6-lane road widening
Crystal Drive	Plantation Road	Six Mile Cypress	#24	new 2-lane road extension; Daniels Parkway LOS reliever
Broadway Street	Caloosahatchee River bridge (Alva)		#27	replacement
Homestead Road	Milwaukee Boulevard	Sunrise Boulevard	#28	4-lane road widening
Corkscrew Road	Firehouse Lane	Bella Terra Boulevard	#29	6-lane road widening
Corkscrew Road	Bella Terra Boulevard	Alico Road	#30	6-lane road widening
Hancock Bridge Parkway	bridge		#31	replacement

Road	From	To	Priority	Comment
>> Tier 3 (continued) <<				
Stringfellow Road	Monroe Canal bridge		#32	replacement
Harbor Drive (Boca Grande)	bridge		#33	replacement
Veterans Memorial Parkway	Chiquita Boulevard	Skyline Boulevard	#34	6-lane road widening
Crystal Drive	US 41	Metro Parkway	#35	3-lane road widening

<sup>(1)</sup> Multimodal Quality/Level of Service Handbook; 2023; Florida Department of Transportation (Section 2.1.1.2)

<sup>(2)</sup> Highway Capacity Manual; 2010; Transportation Research Board

<sup>(3)</sup> <https://www.leegov.com/dcd/infraplanning/traffic>

<sup>(4)</sup> Florida Statute §163.3180(5)(h)4.

<sup>(5)</sup> *The Lee Plan* Policy 95.1.3.7

<sup>(6)</sup> <https://leempo.com/programs-products/long-range-transportation-plan/>

# **APPENDIX A**

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**-- SCHOOLS --**

## Appendix A.1: Elementary Schools by Proximity Zone

2024-2025 Capacity & Utilization Analysis - Elementary Schools by Proximity Zone									
	SCHOOL	PERM. STUD. STATIONS	PORT. STUD. STATIONS	TOTAL STUD. STATIONS	FISH UTIL. FACTOR	FISH CAPACITY	OCT. 24 ENROLL.	Δ ENR-FISH	% OF FISH CAPACITY
<b>A</b>	Hector Cafferata Elementary		468	468	100%	468	603	(135)	129%
	Patriot Elementary	984		984	100%	984	956	28	97%
	Skyline Elementary	1282		1282	100%	1282	1149	133	90%
	Trafalgar Elementary	936		936	100%	936	913	23	98%
	<b>TOTALS/AVERAGES</b>	<b>3202</b>	<b>468</b>	<b>3670</b>		<b>3670</b>	<b>3621</b>	<b>49</b>	<b>103%</b>
<b>B</b>	Caloosa Elementary	992		992	100%	992	973	19	98%
	Diplomat Elementary	982		982	100%	982	1065	(83)	108%
	Dr. Littleton Elementary	736	18	754	100%	754	642	112	85%
	Hancock Creek Elementary	964		964	100%	964	817	147	85%
	Tropic Isles Elementary	968		968	100%	968	808	160	83%
	<b>TOTALS/AVERAGES</b>	<b>4642</b>	<b>18</b>	<b>4660</b>		<b>4660</b>	<b>4305</b>	<b>355</b>	<b>92%</b>
<b>C</b>	Bayshore School	656		656	100%	656	614	42	94%
	J. Colin English Elementary	584	18	602	100%	602	539	63	90%
	North Fort Myers Academy	619		619	100%	619	655	(36)	106%
	<b>TOTALS/AVERAGES</b>	<b>1859</b>	<b>18</b>	<b>1877</b>		<b>1877</b>	<b>1808</b>	<b>69</b>	<b>96%</b>
<b>D</b>	James Stephens Elementary	734		734	100%	734	733	1	100%
	Manatee Elementary	940		940	100%	940	730	210	78%
	Orange River Elementary	762	54	816	100%	816	794	22	97%
	River Hall Elementary	966	36	1002	100%	1002	916	86	91%
	The Alva School	438		438	100%	438	566	(128)	129%
	Tice Elementary	616	36	652	100%	652	517	135	79%
	<b>TOTALS/AVERAGES</b>	<b>4456</b>	<b>126</b>	<b>4582</b>		<b>4582</b>	<b>4256</b>	<b>325</b>	<b>95%</b>
<b>E</b>	Pine Island Elementary	355		355	100%	355	226	129	64%
<b>F</b>	Cape Coral Elementary	856		856	100%	856	797	59	93%
	Gulf Elementary	1230		1230	100%	1230	1196	34	97%
	Pelican Elementary	1287		1287	100%	1287	975	312	76%
	<b>TOTALS/AVERAGES</b>	<b>3373</b>		<b>3373</b>		<b>3373</b>	<b>2968</b>	<b>405</b>	<b>89%</b>
<b>H</b>	Allen Park Elementary	1010		1010	100%	1010	933	77	92%
	Edgewood Elementary	726		726	100%	726	597	129	82%
	Edison Park Elementary	439		439	100%	439	442	(3)	101%
	Franklin Park Elementary	677		677	100%	677	507	170	75%
	Orangewood Elementary	606	18	624	100%	624	684	(60)	110%
	<b>TOTALS/AVERAGES</b>	<b>3458</b>	<b>18</b>	<b>3476</b>		<b>3476</b>	<b>3163</b>	<b>313</b>	<b>92%</b>

2025-2026 CHANGES	
CHANGE IN SEATS	PROJECTED CAPACITY

0	468
0	984
0	1282
0	936
<b>0</b>	<b>3670</b>

0	992
0	982
0	754
0	964
0	968
<b>0</b>	<b>4660</b>

0	656
0	602
0	619
<b>0</b>	<b>1877</b>

0	734
0	940
0	816
0	1002
0	438
0	652
<b>0</b>	<b>4582</b>

0	355
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0	856
0	1230
0	1287
<b>0</b>	<b>3373</b>

0	1010
0	726
0	439
0	677
0	624
<b>0</b>	<b>3476</b>

**2024-2025 Capacity & Utilization Analysis - Elementary Schools by Proximity Zone**

	<u>SCHOOL</u>	<u>PERM. STUD. STATIONS</u>	<u>PORT. STUD. STATIONS</u>	<u>TOTAL STUD. STATIONS</u>	<u>FISH UTIL. FACTOR</u>	<u>FISH CAPACITY</u>	<u>OCT. 24 ENROLL.</u>	<u>Δ ENR-FISH</u>	<u>% OF FISH CAPACITY</u>
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<b>2025-2026 CHANGES</b>	
<u>CHANGE IN SEATS</u>	<u>PROJECTED CAPACITY</u>

<b>J</b>	Colonial Elementary	882	18	900	100%	900	667	233	74%
	Gateway Elementary	735	18	753	100%	753	848	(95)	113%
	Ray V. Pottorf Elementary	864		864	100%	864	734	130	85%
	Treeline Elementary	994	36	1030	100%	1030	1061	(31)	103%
	<b>TOTALS/AVERAGES</b>	<b>3475</b>	<b>72</b>	<b>3547</b>		<b>3547</b>	<b>3310</b>	<b>4</b>	<b>100%</b>

0	900
0	753
0	864
0	1030
<b>0</b>	<b>3547</b>

<b>K</b>	Harns Marsh Elementary	894	36	930	100%	930	1104	(174)	119%
	Sunshine Elementary	1036	72	1108	100%	1108	1460	(352)	132%
	Tortuga Elementary	1056		1056	100%	1056	1177	(121)	111%
	<b>TOTALS/AVERAGES</b>	<b>2986</b>	<b>108</b>	<b>3094</b>		<b>3094</b>	<b>3741</b>	<b>(647)</b>	<b>121%</b>

0	930
0	1108
0	1056
<b>0</b>	<b>3094</b>

<b>L</b>	Amanecer Elementary	984		984	100%	984	1076	(92)	109%
	G. Weaver Hipps Elementary	1112		1112	100%	1112	970	142	87%
	Lehigh Elementary	1038	72	1110	100%	1110	1214	(104)	109%
	Mirror Lakes Elementary	960	54	1014	100%	1014	1255	(241)	124%
	Veteran's Park Academy	988		988	100%	988	1103	(115)	112%
<b>TOTALS/AVERAGES</b>	<b>5082</b>	<b>126</b>	<b>5208</b>		<b>5208</b>	<b>5618</b>	<b>(318)</b>	<b>108%</b>	

0	984
0	1112
0	1110
0	1014
0	988
<b>0</b>	<b>5208</b>

<b>N</b>	The Sanibel School	240		240	100%	240	225	15	94%
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0	240
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<b>O</b>	Heights Elementary	1277		1277	100%	1277	1059	218	83%
	Rayma C. Page Elementary	846		846	100%	846	699	147	83%
	Tanglewood Elementary	764		764	100%	764	689	75	90%
	Villas Elementary	842		842	100%	842	785	57	93%
	<b>TOTALS/AVERAGES</b>	<b>3729</b>		<b>3729</b>		<b>3729</b>	<b>3232</b>	<b>497</b>	<b>87%</b>

0	1277
0	846
0	764
0	842
<b>0</b>	<b>3729</b>

<b>Q</b>	Bonita Springs Elementary	396	90	486	100%	486	502	(16)	103%
	Pinewoods Elementary	980	18	998	100%	998	1026	(28)	103%
	San Carlos Elementary	974		974	100%	974	652	322	67%
	Spring Creek Elementary	722	36	758	100%	758	680	78	90%
	Three Oaks Elementary	694	144	838	100%	838	944	(106)	113%
<b>TOTALS/AVERAGES</b>	<b>3766</b>	<b>288</b>	<b>4054</b>		<b>4054</b>	<b>3804</b>	<b>250</b>	<b>95%</b>	

0	486
0	998
0	974
0	758
0	838
<b>0</b>	<b>4054</b>

<b>T</b>	Fort Myers Beach Elementary	116		116	100%	116	63	53	54%
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0	116
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<b>DISTRICT TOTALS</b>	<b>40739</b>	<b>1242</b>	<b>41981</b>		<b>41981</b>	<b>40340</b>	<b>1499</b>	<b>92%</b>
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<b>41981</b>
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## Appendix A.2: Middle Schools by Proximity Zone

2024-2025 Capacity & Utilization Analysis - Middle Schools by Proximity Zone									2025-2026 CHANGES	
SCHOOL	PERM. STUD. STATIONS	PORT. STUD. STATIONS	TOTAL STUD. STATIONS	FISH UTIL. FACTOR	FISH CAPACITY	OCT. 24 ENROLL.	Δ ENR-FISH	% OF FISH CAPACITY	CHANGE IN SEATS	PROJECTED CAPACITY
<b>AA</b>	Mariner Middle		1309	90%	1178	698	480	59%	0	1178
	Challenger Middle		1378	90%	1240	1001	239	81%	0	1240
	<b>TOTALS/AVERAGES</b>		<b>2687</b>		<b>2418</b>	<b>1699</b>	<b>719</b>	<b>70%</b>	<b>0</b>	<b>2418</b>
<b>BB</b>	Trafalgar Middle	22	1101	90%	1011	963	48	95%	0	1011
	Gulf Middle		1029	90%	926	906	20	98%	0	926
	<b>TOTALS/AVERAGES</b>	<b>22</b>	<b>2130</b>		<b>1937</b>	<b>1869</b>	<b>68</b>	<b>97%</b>	<b>0</b>	<b>1937</b>
<b>CC</b>	Caloosa Middle		1170	90%	1053	1019	34	97%	0	1053
	Diplomat Middle		1104	90%	994	1102	(108)	111%	0	994
	North Fort Myers Academy		786	90%	707	699	8	99%	0	707
	<b>TOTALS/AVERAGES</b>		<b>3060</b>		<b>3060</b>	<b>2754</b>	<b>2820</b>	<b>(66)</b>	<b>102%</b>	<b>0</b>
<b>DD</b>	The Alva School		679	90%	611	639	(28)	105%	0	611
<b>EE</b>	Fort Myers Middle		980	90%	882	691	191	78%	0	882
	Dunbar Middle		1131	90%	1018	1002	16	98%	0	1018
	<b>TOTALS/AVERAGES</b>		<b>2111</b>		<b>2111</b>	<b>1900</b>	<b>1693</b>	<b>207</b>	<b>88%</b>	<b>0</b>
<b>GG</b>	Bonita Springs Middle		1029	90%	926	702	224	76%	0	926
	Three Oaks Middle	22	1101	90%	1011	1090	(79)	108%	0	1011
	<b>TOTALS/AVERAGES</b>	<b>22</b>	<b>2130</b>		<b>1937</b>	<b>1792</b>	<b>145</b>	<b>92%</b>	<b>0</b>	<b>1937</b>
<b>HH</b>	Lehigh Acres Middle		1546	90%	1391	1511	(120)	109%	0	1391
	Lemuel Teal Middle	264	1180	90%	1300	1018	282	78%	0	1300
	Veteran's Park Academy		946	90%	851	834	17	98%	0	851
	<b>TOTALS/AVERAGES</b>	<b>264</b>	<b>3672</b>		<b>3936</b>	<b>3542</b>	<b>3363</b>	<b>179</b>	<b>95%</b>	<b>0</b>
<b>JJ</b>	Harns Marsh Middle	220	1377	90%	1437	906	531	63%	0	1437
	Oak Hammock Middle		1372	90%	1433	1252	181	87%	0	1433
	Varsity Lakes Middle	221	1217	90%	1294	1012	282	78%	0	1294
	<b>TOTALS/AVERAGES</b>	<b>661</b>	<b>3966</b>		<b>4627</b>	<b>4164</b>	<b>3170</b>	<b>994</b>	<b>76%</b>	<b>0</b>
<b>LL</b>	The Sanibel School		187	90%	168	84	84	50%	0	168
<b>MM</b>	Cypress Lake Middle	638	242	90%	792	766	26	97%	0	792
	Lexington Middle		1190	90%	1071	1050	21	98%	0	1071
	<b>TOTALS/AVERAGES</b>	<b>638</b>	<b>1432</b>		<b>2070</b>	<b>1863</b>	<b>1816</b>	<b>47</b>	<b>97%</b>	<b>0</b>
<b>DISTRICT TOTALS</b>									<b>0</b>	<b>21295</b>

### Appendix A.3: High Schools by Proximity Zone

2024-2025 Capacity & Utilization Analysis - High Schools by Enrollment Zone										2025-2026 CHANGES	
	SCHOOL	PERM. STUD. STATIONS	PORT. STUD. STATIONS	TOTAL STUD. STATIONS	FISH UTIL. FACTOR	FISH CAPACITY	OCT. 24 ENROLL	Δ ENR-FISH	% OF FISH CAPACITY	CHANGE IN SEATS	PROJECTED CAPACITY
<b>F1</b>	Dunbar High	1864		1864	95%	1771	1734	37	98%	0	1771
<b>E2</b>	Lehigh Senior High	2549		2549	95%	2422	2558	(136)	106%	0	2422
	Riverdale High	2430		2430	95%	2309	1928	381	84%	0	2309
	Gateway High	2034		2034	95%	1932	2348	(416)	122%	0	1932
	<b>TOTALS/AVERAGES</b>	<b>7013</b>		<b>7013</b>		<b>6662</b>	<b>6834</b>	<b>(172)</b>	<b>104%</b>	<b>0</b>	<b>6662</b>
<b>E3</b>	East Lee County High	2030		2030	95%	1929	2135	(207)	111%	0	1929
<b>W1</b>	Island Coast High	2058		2058	95%	1955	1495	460	76%	0	1955
<b>W2</b>	North Fort Myers High	1812		1812	95%	1721	1936	(215)	112%	0	1721
	Mariner High	1712		1712	95%	1626	1873	(247)	115%	0	1626
	<b>TOTALS/AVERAGES</b>	<b>3524</b>		<b>3524</b>		<b>3348</b>	<b>3809</b>	<b>(461)</b>	<b>114%</b>	<b>0</b>	<b>3348</b>
<b>W3</b>	Cape Coral High	1850		1850	95%	1758	2008	(251)	114%	0	1758
	Ida S. Baker High	1996		1996	95%	1896	2197	(301)	116%	0	1896
	<b>TOTALS/AVERAGES</b>	<b>3846</b>		<b>3846</b>		<b>3654</b>	<b>4205</b>	<b>(551)</b>	<b>115%</b>	<b>0</b>	<b>3654</b>
<b>S1</b>	Fort Myers High	1938		1938	95%	1841	1839	2	100%	0	1841
	Cypress Lake High	1680		1680	95%	1596	1425	171	89%	0	1596
	<b>TOTALS/AVERAGES</b>	<b>3618</b>		<b>3618</b>		<b>3437</b>	<b>3264</b>	<b>173</b>	<b>95%</b>	<b>0</b>	<b>3437</b>
<b>S2</b>	South Fort Myers High	2097		2097	95%	1992	1705	287	86%	0	1992
<b>S3</b>	Bonita Springs High	1592		1592	95%	1512	1493	19	99%	0	1512
	Estero High	1729		1729	95%	1643	1572	71	96%	0	1643
	<b>TOTALS/AVERAGES</b>	<b>3321</b>		<b>3321</b>		<b>3155</b>	<b>3065</b>	<b>90</b>	<b>97%</b>	<b>0</b>	<b>3155</b>
<b>DISTRICT TOTALS</b>		<b>29371</b>		<b>29371</b>		<b>27902</b>	<b>28246</b>	<b>(344)</b>	<b>99%</b>	<b>0</b>	<b>27902</b>

## Appendix A.4: Special Purpose Facilities

SCHOOL NAME	<-----TOTALS FALL 2024----->			<-----PROJECTED 2024-2025 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	61	125	64	125	125		64
Dunbar Community School (1)							
Success Academy (ALC middle/high) & LAMP	131	722	591	722	722		591
Royal Palm Exceptional Center	102	230	128	230	230		128
Fort Myers Institute of Technology (1)							
Cape Coral Institute of Technology (1)							
SW Florida Public Service Academy(2)							
<b>Elementary Totals</b>	<b>294</b>	<b>1077</b>	<b>783</b>	<b>1077</b>	<b>1077</b>		<b>783</b>

(1) Adult Facility

(2) Former Michigan K-8 converted to adult facility

# **APPENDIX B**

**-- TRANSPORTATION --**

LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2024 100TH HIGHEST HOUR			2029 FUTURE FORECAST*			Notes
		FROM	TO		LOS <sup>(1)</sup>	CAPACITY <sup>(2)</sup>	LOS <sup>(1)</sup>	VOLUME <sup>(2)</sup>	V/C <sup>(3)</sup>	LOS <sup>(1)</sup>	VOLUME <sup>(2)</sup>	V/C <sup>(3)</sup>	
00100	A & W BULB RD	GLADIOLUS DR	McGREGOR BLVD	2LN	E	860	C	449	0.52	C	472	0.55	
00200	ALABAMA RD	SR 82	MILWAUKEE BLVD	2LN	E	990	E	743	0.75	E	781	0.79	
00300	ALABAMA RD	MILWAUKEE BLVD	HOMESTEAD RD	2LN	E	990	E	652	0.66	E	685	0.69	
00400	ALEXANDER BELL BLVD	SR 82	MILWAUKEE BLVD	2LN	E	990	D	501	0.51	D	526	0.53	
00500	ALEXANDER BELL BLVD	MILWAUKEE BLVD	LEELAND HEIGHTS	2LN	E	990	C	419	0.42	C	440	0.44	
00590	ALICO RD	US 41	DUSTY RD	4LD	E	1,980	B	1,471	0.74	B	1,546	0.78	
00600	ALICO RD	DUSTY RD	LEE RD	6LD	E	2,960	B	1,290	0.44	B	1,356	0.46	
00700	ALICO RD	LEE RD	THREE OAKS PKWY	6LD	E	2,960	B	2,403	0.81	B	2,526	0.85	Three Oaks Distribution Center
00800	ALICO RD	THREE OAKS PKWY	I-75	6LD	E	2,960	E	2,791	0.94	E	2,933	0.99	
00900	ALICO RD	I-75	BEN HILL GRIFFIN BLVD	6LD	E	2,960	B	1,448	0.49	B	1,521	0.51	(4)
01000	ALICO RD	BEN HILL GRIFFIN BLVD	GREEN MEADOW DR	2LN/4LN	E	1100/1960	E	1,000	0.91	C	1,254	0.64	(5); unincorporated Lee Co; Ctr Pl/Prm Aprt Pk
01050	ALICO RD	GREEN MEADOW DR	CORKSCREW RD	2LN	E	1,100	C	290	0.26	C	305	0.28	
01200	BABCOCK RD	US 41	ROCKEFELLER CIR	2LN	E	860	C	60	0.07	C	65	0.08	(4)
01400	BARRETT RD	PONDELLA RD	PINE ISLAND RD (US 78)	2LN	E	860	C	151	0.18	C	159	0.18	
01500	BASS RD	SUMMERLIN RD	GLADIOLUS DR	4LN	E	1,790	C	728	0.41	C	765	0.43	
01600	BAYSHORE RD (SR 78)	BUS 41	NEW POST RD/HART RD	4LD	D	1,942	F	2,013	1.04	F	2,267	1.17	
01700	BAYSHORE RD (SR 78)	HART RD	SLATER RD	4LD	D	1,942	F	2,037	1.05	F	2,460	1.27	
01800	BAYSHORE RD (SR 78)	SLATER RD	I-75	4LD	D	1,900	C	1,297	0.68	C	1,440	0.76	
01900	BAYSHORE RD (SR 78)	I-75	NALLE RD	2LN	D	1,166	C	899	0.77	D	1,096	0.94	
02000	BAYSHORE RD (SR 78)	NALLE RD	SR 31	2LN	D	1,166	C	899	0.77	D	1,096	0.94	
02100	BEN HILL GRIFFIN PKWY	CORKSCREW RD	FGCU ENTRANCE	4LD	E	2,000	B	1,567	0.78	B	1,700	0.85	
02200	BEN HILL GRIFFIN PKWY	FGCU BOULEVARD S	COLLEGE CLUB DR	4LD	E	2,000	B	1,567	0.78	B	1,647	0.82	
02250	BEN HILL GRIFFIN PKWY	COLLEGE CLUB DR	ALICO RD	6LD	E	3,000	B	1,538	0.51	B	1,616	0.54	
26950	BEN HILL GRIFFIN PKWY	ALICO RD	TERMINAL ACCESS RD	4LD	E	1,980	A	1,033	0.52	A	1,086	0.55	unincorporated Lee County
02300	BETH STACEY BLVD	23RD ST	HOMESTEAD RD	2LN	E	860	D	577	0.67	D	606	0.70	
02400	BONITA BEACH RD	HICKORY BLVD	VANDERBILT DR	4LD	E	1,900	C	636	0.33	C	668	0.35	constrained in city plan
02500	BONITA BEACH RD	VANDERBILT DR	US 41	4LD	E	1,900	C	1,494	0.79	C	1,571	0.83	constrained in city plan
02600	BONITA BEACH RD	US 41	OLD 41	4LD	E	1,860	C	1,722	0.93	C	1,810	0.97	constrained in city plan
02700	BONITA BEACH RD	OLD 41	IMPERIAL ST	6LD	E	2,800	C	2,189	0.78	C	2,301	0.82	constrained in city plan
02800	BONITA BEACH RD	IMPERIAL ST	W OF I-75	6LD	E	2,800	C	2,157	0.77	C	2,267	0.81	constrained in city plan
02900	BONITA BEACH RD	E OF I-75	BONITA GRAND DR	4LD	E	2,020	B	907	0.45	B	954	0.47	constrained in city plan
02950	BONITA BEACH RD	BONITA GRANDE DR	Logan Boulevard	4LD	E	2,020	B	907	0.45	B	954	0.47	constrained in city plan
03100	BONITA GRANDE DR	BONITA BEACH RD	E TERRY ST	2LN	E	860	C	508	0.59	C	534	0.62	
03200	BOYSCOUT RD	SUMMERLIN RD	US 41	6LN	E	2,520	E	1,764	0.70	E	1,854	0.74	
03300	BRANTLEY RD	SUMMERLIN RD	US 41	2LN	E	860	C	271	0.32	C	284	0.33	
03400	BRIARCLIFF RD	US 41	TRIPLE CROWN CT	2LN	E	860	C	170	0.20	C	178	0.21	
03500	BROADWAY RD (ALVA)	SR 80	North RIVER RD	2LN	E	860	C	284	0.33	C	298	0.35	
03700	BUCKINGHAM RD	SR 82	GUNNERY RD	2LN	E	990	E	684	0.69	E	719	0.73	
03730	BUCKINGHAM RD	GUNNERY RD	ORANGE RIVER BLVD	2LN	E	990	E	763	0.77	E	802	0.81	
03800	BUCKINGHAM RD	ORANGE RIVER BLVD	SR 80	2LN	E	990	E	718	0.73	E	976	0.99	Portico RPD
03900	BURNT STORE RD	SR 78	VAN BUREN PKWY	4LD	E	2,950	C	1,746	0.59	C	1,835	0.62	City of Cape Coral
04000	BURNT STORE RD	VAN BUREN PKWY	COUNTY LINE	2LN	E	1,140	D	776	0.68	D	815	0.71	partially located in City of Cape Coral
04200	BUS 41 (N TAMIAMI TR, SR 739)	CITY LIMITS (N END EDISON BRG)	PONDELLA RD	6LD	D	2,814	C	2,178	0.77	D	2,569	0.91	
04300	BUS 41 (N TAMIAMI TR, SR 739)	PONDELLA RD	SR 78	6LD	D	2,814	C	2,178	0.77	D	2,569	0.91	
04400	BUS 41 (N TAMIAMI TR, SR 739)	SR 78	LITTLETON RD	4LD	D	1,900	C	1,224	0.64	C	1,460	0.77	
04500	BUS 41 (N TAMIAMI TR, SR 739)	LITTLETON RD	US 41	4LD	D	1,900	C	788	0.41	C	965	0.51	
04600	CAPE CORAL BRIDGE	DEL PRADO BLVD	McGREGOR BLVD	4LB	E	4,000	D	2,860	0.72	D	3,005	0.75	
04700	CAPTIVA DR	BLIND PASS	SOUTH SEAS PLANTATION RD	2LN	E	860	C	267	0.31	C	281	0.33	constrained, old count (2010)

LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2024 100TH HIGHEST HOUR			2029 FUTURE FORECAST*			Notes
		FROM	TO		LOS <sup>(1)</sup>	CAPACITY <sup>(2)</sup>	LOS <sup>(1)</sup>	VOLUME <sup>(2)</sup>	V/C <sup>(3)</sup>	LOS <sup>(1)</sup>	VOLUME <sup>(2)</sup>	V/C <sup>(3)</sup>	
04800	CEMETERY RD	BUCKINGHAM RD	HIGGINS AVE	2LN	E	860	C	391	0.45	C	410	0.48	
04900	CHAMBERLIN PKWY	AIRPORT ENT	DANIELS PKWY	4LN	E	1,790	C	45	0.03	C	47	0.03	(4)Port Authority maintained
05000	COCONUT RD	WEST END	VIA VENETTO BLVD	2LN	E	860	C	275	0.32	C	289	0.34	(4)non-county maintained to east
05100	COLLEGE PKWY	McGREGOR BLVD	WINKLER RD	6LD	E	2,980	D	2,571	0.86	D	2,702	0.91	
05200	COLLEGE PKWY	WINKLER RD	WHISKEY CREEK DR	6LD	E	2,980	D	1,945	0.65	D	2,044	0.69	
05300	COLLEGE PKWY	WHISKEY CREEK DR	SUMMERLIN RD	6LD	E	2,980	D	1,945	0.65	D	2,044	0.69	
05400	COLLEGE PKWY	SUMMERLIN RD	US 41	6LD	E	2,980	D	1,837	0.62	D	1,930	0.65	
05500	COLONIAL BLVD	McGREGOR BLVD	SUMMERLIN RD	6LD	E	2,840	D	2,580	0.91	D	2,712	0.95	
05600	COLONIAL BLVD	SUMMERLIN RD	US 41	6LD	E	2,840	D	2,580	0.91	D	2,712	0.95	
06200	COLONIAL BLVD	DYNASTY DR	SR 82	6LD	D	3,040	C	2,817	0.93	C	2,961	0.97	(4)
06300	COLUMBUS BLVD	SR 82	MILWAUKEE BLVD	2LN	E	860	C	105	0.12	C	110	0.13	(4)
06400	CONSTITUTION BLVD	US 41	CONSTITUTION CIR	2LN	E	860	C	371	0.43	C	390	0.45	(4)
06500	CORBETT RD	SR 78 (PINE ISLAND RD)	LITTLETON RD	2LN	E	860	C	30	0.03	C	32	0.04	(4)
06600	CORKSCREW RD	US 41	THREE OAKS PKWY	4LD	E	1,900	C	1,129	0.59	C	1,187	0.62	
06700	CORKSCREW RD	THREE OAKS PKWY	W OF I-75	4LD	E	1,900	C	1,850	0.97	F	1,945	1.02	
06800	CORKSCREW RD	E OF I-75	BEN HILL GRIFFIN BLVD	4LD	E	1,900	C	1,461	0.77	C	1,536	0.81	
06900	CORKSCREW RD	BEN HILL GRIFFIN BLVD	ALICO RD	4LD	E	1,960	C	941	0.48	C	990	0.51	Corkscrew Woods/Wildblue
07000	CORKSCREW RD	ALICO RD	COUNTY LINE	2LN	E	1,140	D	710	0.62	F	1,459	1.28	Verdana Village RPD
07100	COUNTRY LAKES BLVD	LUCKETT RD	TICE ST	2LN	E	860	C	145	0.17	C	154	0.18	(4)
07200	CRYSTAL DR	US 41	METRO PKWY	2LN	E	860	D	778	0.90	D	817	0.95	
07300	CRYSTAL DR	METRO PKWY	PLANTATION RD	2LN	E	860	C	475	0.55	C	500	0.58	
07400	CYPRESS LAKE DR	McGREGOR BLVD	SOUTH POINT BLVD	4LD	E	1,940	D	1,136	0.59	D	1,194	0.62	
07500	CYPRESS LAKE DR	SOUTH POINT BLVD	WINKLER RD	4LD	E	1,940	D	1,446	0.75	D	1,520	0.78	
07600	CYPRESS LAKE DR	WINKLER RD	SUMMERLIN RD	4LD	E	1,940	D	1,446	0.75	D	1,520	0.78	
07700	CYPRESS LAKE DR	SUMMERLIN RD	US 41	6LD	E	2,940	D	2,108	0.72	D	2,216	0.75	
07800	DANIELS PKWY	US 41	METRO PKWY	6LD	E	2,680	D	2,307	0.86	D	2,425	0.90	(4)unincorporated Lee County
07900	DANIELS PKWY	METRO PKWY	SIX MILE PKWY	6LD	E	2,680	F	3,226	1.20	F	3,390	1.26	unincorporated Lee County; constrained
08000	DANIELS PKWY	SIX MILE PKWY	PALOMINO LN	6LD	E	3,040	E	3,029	1.00	F	3,184	1.05	unincorporated Lee Co; constrained; Dan Falls
08100	DANIELS PKWY	PALOMINO LN	I-75	6LD	E	3,040	E	3,029	1.00	F	3,184	1.05	unincorporated Lee County; constrained
08200	DANIELS PKWY	I-75	TREELINE AVE	6LD	E	3,260	E	2,978	0.91	E	3,130	0.96	unincorporated Lee County
08300	DANIELS PKWY	TREELINE AVE	CHAMBERLIN PKWY	6LD	E	3,260	E	2,978	0.91	E	3,130	0.96	unincorporated Lee County
08400	DANIELS PKWY	CHAMBERLIN PKWY	GATEWAY BLVD	6LD	E	3,260	E	3,113	0.95	F	3,272	1.00	unincorporated Lee County
08500	DANIELS PKWY	GATEWAY BLVD	SR 82	4LD	E	2,160	F	2,717	1.26	F	2,856	1.32	unincorporated Lee County; Timber Creek RPD
08600	DANLEY DR	US 41	METRO PKWY	2LN	E	860	C	454	0.53	C	477	0.55	
08700	DAVIS RD	McGREGOR BLVD	IONA RD	2LN	E	860	C	17	0.02	C	18	0.02	(4)
08800	DEL PRADO BLVD	CAPE CORAL PKWY	SE 46TH ST	6LD	E	2,660	D	2,062	0.78	D	2,167	0.81	
08900	DEL PRADO BLVD	SE 46TH ST	CORONADO PKWY	6LD	E	2,660	D	2,062	0.78	D	2,167	0.81	
09000	DEL PRADO BLVD	CORONADO PKWY	CORNWALLIS PKWY	6LD	E	2,660	D	2,062	0.78	D	2,167	0.81	
09100	DEL PRADO BLVD	CORNWALLIS PKWY	CORAL POINT DR	6LD	E	2,660	E	2,571	0.97	F	2,702	1.02	
09200	DEL PRADO BLVD	CORAL POINT DR	HANCOCK B. PKWY	6LD	E	2,800	D	1,974	0.71	D	2,074	0.74	
09300	DEL PRADO BLVD	HANCOCK B. PKWY	SR 78	6LD	E	2,800	C	1,722	0.62	C	1,810	0.65	(4)
09400	DEL PRADO BLVD	US 41	SLATER RD	2LN	E	860	D	578	0.67	D	643	0.75	Crane Landing Golf Course Community
09700	EAST 21ST ST	JOEL BLVD	GRANT AVE	2LN	E	860	C	30	0.03	C	32	0.04	(4)
09800	ESTERO BLVD	BIG CARLOS PASS BRIDGE	PESCADORA AVE	2LN	E	726	A	274	0.38	A	288	0.40	constrained
09900	ESTERO BLVD	PESCADORA AVE	VOORHIS ST	2LN	E	726	D	648	0.89	D	681	0.94	(4); constrained
10000	ESTERO BLVD	VOORHIS ST	TROPICAL SHORES WAY	2LN	E	726	D	648	0.89	D	681	0.94	(4); constrained
10100	ESTERO BLVD	TROPICAL SHORES WAY	CENTER ST	2LN	E	671	F	722	1.08	F	759	1.13	constrained (4)
14400	ESTERO PKWY	US 41	THREE OAKS PKWY	4LD	E	2,000	B	921	0.46	B	968	0.48	non-county maint; T and T DRI/W Cyp Vw CPD

LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2024 100TH HIGHEST HOUR			2029 FUTURE FORECAST*			Notes
		FROM	TO		LOS <sup>(1)</sup>	CAPACITY <sup>(2)</sup>	LOS <sup>(1)</sup>	VOLUME <sup>(2)</sup>	V/C <sup>(3)</sup>	LOS <sup>(1)</sup>	VOLUME <sup>(2)</sup>	V/C <sup>(3)</sup>	
14450	ESTERO PKWY	THREE OAKS PKWY	BEN HILL GRIFFIN PKWY	4LD	E	2,000	B	1,040	0.52	B	1,093	0.55	(4)
10200	EVERGREEN RD	US 41	BUS 41	2LN	E	860	C	103	0.12	C	108	0.13	(4)
10300	FIDDLESTICKS BLVD	GUARDHOUSE	DANIELS PKWY	2LN	E	860	C	252	0.29	C	265	0.31	
10400	FOWLER ST	US 41	N AIRPORT RD	6LD	E	2,300	D	1,281	0.56	D	1,346	0.59	
10500	FOWLER ST	N AIRPORT RD	COLONIAL BLVD	6LD	E	2,300	D	1,547	0.67	D	1,625	0.71	
10800	GASPARILLA BLVD	FIFTH ST	COUNTY LINE	2LN	E	860	C	329	0.38	C	346	0.40	constrained
	GATEWAY BLVD	DANIELS PKWY	GATEWAY LAKES BLVD	4LD	E	1,790	C	782	0.44	C	822	0.46	
	GATEWAY BLVD	GATEWAY LAKES BLVD	SR82	2LN	E	860	E	782	0.91	E	822	0.96	
10900	GLADIOLUS DR	McGREGOR BLVD	PINE RIDGE RD	4LD	E	1,840	C	658	0.36	C	692	0.38	
11000	GLADIOLUS DR	PINE RIDGE RD	BASS RD	4LD	E	1,840	C	1,140	0.62	C	1,198	0.65	
11100	GLADIOLUS DR	BASS RD	WINKLER RD	6LD	E	2,780	C	1,140	0.41	C	1,198	0.43	
11200	GLADIOLUS DR	WINKLER RD	SUMMERLIN RD	6LD	E	2,780	B	1,140	0.41	B	1,198	0.43	
11300	GLADIOLUS DR	SUMMERLIN RD	US 41	6LD	E	2,780	C	2,348	0.84	C	2,468	0.89	
11400	GREENBRIAR BLVD	RICHMOND AVE	JOEL BLVD	2LN	E	860	C	135	0.16	C	141	0.16	
11500	GUNNERY RD	SR 82	LEE BLVD	4LD	E	1,920	B	1,589	0.83	B	1,670	0.87	
11600	GUNNERY RD	LEE BLVD	BUCKINGHAM RD	2LN	E	1,020	C	992	0.97	F	1,043	1.02	
11700	HANCOCK BRIDGE PKWY	DEL PRADO BLVD	NE 24TH AVE	4LD	E	1,880	B	1,130	0.60	B	1,188	0.63	
11800	HANCOCK BRIDGE PKWY	NE 24TH AVE	ORANGE GROVE BLVD	4LD	E	1,880	B	1,083	0.58	B	1,138	0.61	
11900	HANCOCK BRIDGE PKWY	ORANGE GROVE BLVD	MOODY RD	4LD	E	1,880	B	1,348	0.72	B	1,417	0.75	
12000	HANCOCK BRIDGE PKWY	MOODY RD	US 41	4LD	E	1,880	B	1,287	0.68	B	1,353	0.72	
12100	HART RD	SR 78	TUCKER LANE	2LN	E	860	C	294	0.34	C	309	0.36	(4)
12200	HICKORY BLVD	BONITA BEACH RD	McLAUGHLIN BLVD	2LN	E	890	D	374	0.42	D	393	0.44	constrained
12300	HICKORY BLVD	McLAUGHLIN BLVD	MELODY LANE	2LN	E	890	D	374	0.42	D	393	0.44	constrained
12400	HICKORY BLVD	MELODY LANE	ESTERO BLVD	2LN	E	890	D	374	0.42	D	393	0.44	constrained
12480	HOMESTEAD RD	SR 82	MILWAUKEE BLVD	2LN	E	1,010	D	583	0.58	D	613	0.61	
12490	HOMESTEAD RD	MILWAUKEE BLVD	SUNRISE BLVD	2LN	E	1,010	D	583	0.58	D	613	0.61	
12500	HOMESTEAD RD	SUNRISE BLVD	LEELAND HEIGHTS	4LN	E	1,960	C	583	0.30	C	613	0.31	
12600	HOMESTEAD RD	LEELAND HEIGHTS	LEE BLVD	4LN	E	1,960	D	1,491	0.76	D	1,567	0.80	
31800	I-75	BONITA BEACH RD	CORKSCREW RD	6LF	D	6080/7585	D	5,987	0.98	D	6,777	0.75	
31900	I-75	CORKSCREW RD	ALICO RD	6LF	D	6,080	D	5,576	0.92	F	6,440	1.06	
32000	I-75	ALICO RD	DANIELS PKWY	6LF	D	6080/8090	F	6,438	1.06	F	7,425	1.22	
32100	I-75	DANIELS PKWY	COLONIAL BLVD	6LF	D	6,080	E	6,090	1.00	F	7,069	1.16	
	I-75	COLONIAL BLVD	DR MLK JR BLVD (SR 82)	6LF	D	7,080	C	5,473	0.77	D	6,090	0.86	
32300	I-75	DR MLK JR BLVD (SR 82)	LUCKETT RD	6LF	D	6,080	D	6,040	0.99	F	6,915	1.14	
32400	I-75	LUCKETT RD	SR 80	6LF	D	7,080	C	5,833	0.82	D	6,618	0.93	
32500	I-75	SR 80	SR 78	8LF	D	8,090	B	4,471	0.55	C	5,074	0.63	
32600	I-75	SR 78	COUNTY LINE	6LF	D	6,080	B	3,499	0.58	C	3,946	0.65	
12700	IDLEWILD ST	METRO PKWY	RANCHETTE RD	2LN	E	860	C	213	0.25	C	224	0.26	(4)
13000	IMMOKALEE RD (SR 82)	E OF COLONIAL BLVD	GATEWAY BLVD	6LD	D	2,814	D	2,655	0.94	F	3,211	1.14	
13100	IMMOKALEE RD (SR 82)	GATEWAY BLVD	GUNNERY RD	6LD	D	2,814	C	1,966	0.70	C	2,406	0.86	Timber Creek RPD
13200	IMMOKALEE RD (SR 82)	GUNNERY RD	ALABAMA RD	6LD	D	2,814	C	2,419	0.86	F	2,896	1.03	
13300	IMMOKALEE RD (SR 82)	ALABAMA RD	BELL BLVD	4LD	D	1,900	C	1,134	0.60	C	1,376	0.72	
13400	IMMOKALEE RD (SR 82)	BELL BLVD	COUNTY LINE	4LD	D	1,900	C	862	0.45	C	1,020	0.54	
13500	IMPERIAL PKWY	COLLIER COUNTY LINE	BONITA BEACH RD	4LD	E	1,920	B	1,740	0.91	B	1,829	0.95	
13550	IMPERIAL PKWY	E TERRY ST	COCONUT RD	4LD	E	1,920	B	1,352	0.70	B	1,421	0.74	City of Bonita Springs/Village of Estero
13600	IONA RD	DAVIS RD	McGREGOR BLVD	2LN	E	860	C	404	0.47	C	447	0.52	Watrous Plantation
13700	ISLAND PARK RD	PARK RD	US 41	2LN	E	860	C	97	0.11	C	144	0.17	(4)Coves of Estero Bay
13800	JOEL BLVD	ALEX GRAHAM BELL BLVD	18TH ST	4LN	E	2,120	B	668	0.32	B	702	0.33	

LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2024 100TH HIGHEST HOUR			2029 FUTURE FORECAST*			Notes
		FROM	TO		LOS <sup>(1)</sup>	CAPACITY <sup>(2)</sup>	LOS <sup>(1)</sup>	VOLUME <sup>(2)</sup>	V/C <sup>(3)</sup>	LOS <sup>(1)</sup>	VOLUME <sup>(2)</sup>	V/C <sup>(3)</sup>	
13900	JOEL BLVD	18TH ST	SR 80	2LN	E	1,010	D	655	0.65	E	688	0.68	
14000	JOHN MORRIS RD	BUNCHE BEACH	SUMMERLIN RD	2LN	E	860	C	65	0.08	C	68	0.08	(4)
14100	JOHN MORRIS RD	SUMMERLIN RD	IONA RD	2LN	E	860	C	90	0.10	C	94	0.11	
14200	KELLY RD	McGREGOR BLVD	SAN CARLOS BLVD	2LN	E	860	C	230	0.27	C	242	0.28	(4)
14300	KELLY RD	SAN CARLOS BLVD	PINE RIDGE RD	2LN	E	860	C	230	0.27	C	242	0.28	(4)
14500	LAUREL DR	BUS 41	BREEZE DR	2LN	E	860	C	209	0.24	C	220	0.26	
14600	LEE BLVD	SR 82	ALVIN AVE	6LD	E	2,840	E	2,612	0.92	E	2,745	0.97	
14700	LEE BLVD	ALVIN AVE	GUNNERY RD	6LD	E	2,840	E	2,096	0.74	E	2,203	0.78	
14800	LEE BLVD	GUNNERY RD	HOMESTEAD RD	6LD	E	2,840	D	1,880	0.66	D	2,091	0.74	
14900	LEE BLVD	HOMESTEAD RD	WILLIAMS AVE	4LD	E	1,980	B	645	0.33	B	678	0.34	
14930	LEE BLVD	WILLIAMS AVE	LEELAND HEIGHTS	2LN	E	1,020	B	788	0.77	E	828	0.81	
15000	LEE RD	SAN CARLOS BLVD	ALICO RD	2LN	E	860	C	409	0.48	C	429	0.50	
15100	LEELAND HEIGHTS	HOMESTEAD RD	JOEL BLVD	4LN	E	1,800	B	788	0.44	B	828	0.46	
15200	LEONARD BLVD	GUNNERY RD	WESTGATE BLVD	2LN	E	860	D	769	0.89	F	909	1.06	Fairway Villages/pre-dev order res dev
15300	LITTLETON RD	CORBETT RD	US 41	2LN	E	860	D	648	0.75	D	681	0.79	
15400	LITTLETON RD	US 41	BUS 41	2LN	E	860	C	543	0.63	D	571	0.66	
15500	LUCKETT RD	ORTIZ AVE	I-75	2LN	E	880	C	441	0.50	C	492	0.56	Lockett Landing Hotel/Lockett Road C-Store
15600	LUCKETT RD	I-75	COUNTRY LAKES DR	2LN	E	860	C	500	0.58	C	525	0.61	
15700	MAPLE DR*	SUMMERLIN RD	2ND AVE	2LN	E	860	C	79	0.09	C	83	0.10	(4)
15800	McGREGOR BLVD	SANIBEL T PLAZA	HARBOR DR	4LD	E	1,960	B	1,471	0.75	B	1,546	0.79	
15900	McGREGOR BLVD	HARBOR DR	SUMMERLIN RD	4LD	E	1,960	B	1,471	0.75	B	1,546	0.79	
16000	McGREGOR BLVD	SUMMERLIN RD	KELLY RD	4LD	E	1,960	A	848	0.43	A	891	0.45	
16100	McGREGOR BLVD	KELLY RD	GLADIOLUS DR	4LD	E	1,960	A	848	0.43	A	891	0.45	
16200	McGREGOR BLVD (SR 867)	OLD McGREGOR /GLADIOLUS DR	IONA LOOP RD	4LD	D	1,900	C	1,386	0.73	C	1,486	0.78	
16300	McGREGOR BLVD (SR 867)	IONA LOOP RD	PINE RIDGE RD	4LD	D	1,900	C	1,386	0.73	C	1,486	0.78	
16400	McGREGOR BLVD (SR 867)	PINE RIDGE RD	CYPRESS LAKE DR	4LD	D	1,900	D	1,765	0.93	F	1,909	1.00	
16500	McGREGOR BLVD (SR 867)	CYPRESS LAKE DR	COLLEGE PKWY	4LD	D	1,900	D	1,765	0.93	F	1,909	1.00	
16600	McGREGOR BLVD (SR 867)	COLLEGE PKWY	WINKLER RD	2LN	D	1,166	C	757	0.65	C	817	0.70	constrained
16700	McGREGOR BLVD (SR 867)	WINKLER RD	TANGLEWOOD BLVD	2LN	D	1,224	D	1,116	0.91	D	1,208	0.99	constrained
16800	McGREGOR BLVD (SR 867)	TANGLEWOOD BLVD	COLONIAL BLVD	2LN	D	1,224	D	1,116	0.91	D	1,208	0.99	constrained
16900	METRO PKWY (SR 739)	SIX MILE PKWY	DANIELS PKWY	6LD	D	2,814	C	1,420	0.50	C	1,703	0.61	
17000	METRO PKWY (SR 739)	DANIELS PKWY	CRYSTAL DR	4LD	D	1,900	C	1,297	0.68	C	1,455	0.77	
17100	METRO PKWY (SR 739)	CRYSTAL DR	DANLEY DR	4LD	D	1,900	D	1,832	0.96	F	2,168	1.14	
17200	METRO PKWY (SR 739)	DANLEY DR	COLONIAL BLVD	4LD	D	1,900	D	1,832	0.96	F	2,168	1.14	
	MICHAEL RIPPE PKWY	US41	SIX MILES PKWY	6LD	D	2,814	C	1,812	0.64	C	2,322	0.83	
17600	MILWAUKEE BLVD	ALABAMA BLVD	BELL BLVD	2LN	E	860	C	383	0.45	C	403	0.47	
17700	MILWAUKEE BLVD	BELL BLVD	COLUMBUS BLVD	2LN	E	860	C	264	0.31	C	278	0.32	
17800	MOODY RD	HANCOCK B. PKWY	PONDELLA RD	2LN	E	860	C	184	0.21	C	193	0.22	(4)
17900	NALLE GRADE RD	SLATER RD	NALLE RD	2LN	E	860	C	82	0.10	C	86	0.10	(4)
18000	NALLE RD	SR 78	NALLE GRADE RD	2LN	E	860	C	136	0.16	C	143	0.17	(4)
18100	NEAL RD	ORANGE RIVER BLVD	BUCKINGHAM RD	2LN	E	860	C	174	0.20	C	183	0.21	
18200	NORTH RIVER RD	SR 31	FRANKLIN LOCK RD	2LN	E	1,140	B	258	0.23	B	378	0.33	The Broadlands
18300	NORTH RIVER RD	FRANKLIN LOCK RD	BROADWAY RD	2LN	E	1,140	B	258	0.23	B	369	0.32	River Run Estates
18400	NORTH RIVER RD	BROADWAY RD	COUNTY LINE	2LN	E	1,140	B	216	0.19	B	227	0.20	
18900	OLGA RD*	SR 80 W	SR 80 E	2LN	E	860	C	84	0.10	C	88	0.10	(4)
19100	ORANGE GROVE BLVD	CLUB ENTR.	HANCOCK B. PKWY	2LN	E	860	C	534	0.62	D	561	0.65	
19200	ORANGE GROVE BLVD	HANCOCK B. PKWY	PONDELLA RD	4LN	E	1,790	C	534	0.30	D	561	0.31	
19300	ORANGE RIVER BLVD	SR 80	STALEY RD	2LN	E	1,000	E	638	0.64	E	671	0.67	

LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2024 100TH HIGHEST HOUR			2029 FUTURE FORECAST*			Notes
		FROM	TO		LOS <sup>(1)</sup>	CAPACITY <sup>(2)</sup>	LOS <sup>(1)</sup>	VOLUME <sup>(2)</sup>	V/C <sup>(3)</sup>	LOS <sup>(1)</sup>	VOLUME <sup>(2)</sup>	V/C <sup>(3)</sup>	
19400	ORANGE RIVER BLVD	STALEY RD	BUCKINGHAM RD	2LN	E	1,000	E	658	0.66	E	692	0.69	
19500	ORIOLE RD	SAN CARLOS BLVD	ALICO RD	2LN	E	860	C	135	0.16	C	141	0.16	
19600	ORTIZ AVE	COLONIAL BLVD	SR 82	4LD	E	1,960	C	953	0.49	C	1,002	0.51	City of Fort Myers
19700	ORTIZ AVE	SR 82	LUCKETT RD	2LN	E	900	E	859	0.95	F	902	1.00	partially located in City of Fort Myers
19800	ORTIZ AVE	LUCKETT RD	SR 80	2LN	E	900	B	409	0.45	B	430	0.48	<sup>(4)</sup>
19900	PALM BEACH BLVD (SR 80)	PROSPECT AVE	ORTIZ AVE	4LD	D	1,880	D	1,275	0.68	D	1,444	0.77	
20000	PALM BEACH BLVD (SR 80)	ORTIZ AVE	I-75	6LD	D	2,814	C	1,407	0.50	C	1,579	0.56	
20100	PALM BEACH BLVD (SR 80)	I-75	SR 31	6LD	D	2,814	C	1,807	0.64	C	2,049	0.73	
20200	PALM BEACH BLVD (SR 80)	SR 31	BUCKINGHAM RD	4LD	D	1,900	F	2,401	1.26	F	2,826	1.49	
20300	PALM BEACH BLVD (SR 80)	BUCKINGHAM RD	WERNER DR	4LD	D	1,942	C	1,757	0.90	F	2,158	1.11	River Hall Country Club Phase II
20330	PALM BEACH BLVD (SR 80)	WERNER DR	JOEL BLVD	4LD	C	2,390	B	1,568	0.66	C	1,907	0.80	
20400	PALM BEACH BLVD (SR 80)	JOEL BLVD	HENDRY CO. LINE	4LD	C	2,390	B	1,359	0.57	B	1,662	0.70	
20500	PALOMINO LN	DANIELS PKWY	PENZANCE BLVD	2LN	E	860	C	412	0.48	C	474	0.55	The Springs at Daniels Road
20600	PARK MEADOWS DR	SUMMERLIN RD	US 41	2LN	E	860	C	203	0.24	C	213	0.25	
20800	PENZANCE BLVD	RANCHETTE RD	SIX MILE PKWY	2LN	E	860	C	150	0.17	C	158	0.18	
20900	PINE ISLAND RD	STRINGFELLOW RD	BURNT STORE RD	2LN	E	950	E	711	0.75	E	747	0.79	constrained
21400	PINE ISLAND RD (SR 78)	CITY LIMITS E OF BARRETT RD	US 41	4LD	D	1,900	D	1,868	0.98	F	2,242	1.18	
21500	PINE ISLAND RD (SR 78)	US 41	BUS 41	4LD	D	1,900	D	1,601	0.84	D	1,802	0.95	
21600	PINE RIDGE RD	SAN CARLOS BLVD	SUMMERLIN RD	2LN	E	860	C	479	0.56	C	549	0.64	
21700	PINE RIDGE RD	SUMMERLIN RD	GLADIOLUS DR	2LN	E	860	C	294	0.34	C	486	0.57	Heritage Isles
21800	PINE RIDGE RD	GLADIOLUS DR	MCGREGOR BLVD	2LN	E	860	C	294	0.34	C	309	0.36	
21900	PLANTATION RD	SIX MILE PKWY	DANIELS PKWY	2LN	E	860	C	393	0.46	C	413	0.48	
22000	PLANTATION RD	DANIELS PKWY	IDLEWILD ST	2LN	E	860	D	723	0.84	D	760	0.88	
22050	PLANTATION RD	IDLEWILD ST	COLONIAL BLVD	4LN	E	1,790	C	846	0.47	C	889	0.50	
22100	PONDELLA RD	SR 78	ORANGE GROVE BLVD	4LD	E	1,890	B	1,188	0.63	B	1,249	0.66	
22200	PONDELLA RD	ORANGE GROVE BLVD	US 41	4LD	E	1,890	B	1,286	0.68	B	1,351	0.71	
22300	PONDELLA RD	US 41	BUS 41	4LD	E	1,890	B	1,566	0.83	B	1,646	0.87	
22400	PRITCHETT PKWY	SR 78	RICH RD	2LN	E	860	C	78	0.09	D	658	0.77	Stoneybrook North (4)
22500	RANCHETTE RD	PENZANCE BLVD	IDLEWILD ST	2LN	E	860	C	105	0.12	C	110	0.13	<sup>(4)</sup>
22600	RICH RD	SLATER RD	PRITCHETT PKWY	2LN	E	860	C	62	0.07	C	65	0.08	<sup>(4)</sup>
22700	RICHMOND AVE	LEELAND HEIGHTS	E 12TH ST	2LN	E	860	C	140	0.16	C	147	0.17	pre-development order res development
22800	RICHMOND AVE	E 12TH ST	GREENBRIAR BLVD	2LN	E	860	C	140	0.16	C	147	0.17	
23230	SAN CARLOS BLVD	US 41	THREE OAKS PKWY	2LN	E	860	C	327	0.38	C	343	0.40	
23000	SAN CARLOS BLVD (SR 865)	MANTANZAS PASS BRIDGE	MAIN ST	2LD	D	1,900	C	1,140	0.60	C	1,233	0.65	constrained
23100	SAN CARLOS BLVD (SR 865)	MAIN ST	SUMMERLIN RD	4LD	D	1,900	C	1,140	0.60	C	1,233	0.65	
23180	SAN CARLOS BLVD (SR 865)	SUMMERLIN RD	KELLY RD	2LD	D	1,180	C	694	0.59	C	752	0.64	
23200	SAN CARLOS BLVD (SR 865)	KELLY RD	GLADIOLUS DR	4LD	D	1,180	C	694	0.59	C	752	0.64	
23260	SANIBEL BLVD	US 41	LEE RD	2LN	E	860	C	409	0.48	C	429	0.50	
23300	SANIBEL CAUSEWAY	SANIBEL SHORELINE	TOLL PLAZA	2LN	E	1,140	F	1,222	1.07	F	1,284	1.13	
23400	SHELL POINT BLVD	MCGREGOR BLVD	PALM ACRES	2LN	E	860	C	279	0.32	C	293	0.34	
23500	SIX MILE PKWY (SR 739)	US 41	METRO PKWY	4LD	D	1,900	F	2,154	1.13	F	2,411	1.27	
23600	SIX MILE CYPRESS	METRO PKWY	DANIELS PKWY	4LD	E	2,000	B	1,649	0.82	B	1,733	0.87	unincorporated Lee County
23700	SIX MILE CYPRESS	DANIELS PKWY	WINKLER EXT.	4LD	E	1,900	B	1,067	0.56	B	1,434	0.75	unincorporated Lee Co; Cr Mnr RPD/Ok Vill RPD
23800	SIX MILE CYPRESS	WINKLER EXT.	CHALLENGER BLVD	4LD	E	1,900	B	1,145	0.60	B	1,203	0.63	incorporated Lee County
23900	SIX MILE CYPRESS	CHALLENGER BLVD	COLONIAL BLVD	6LD	E	2,860	A	1,145	0.40	A	1,203	0.42	incorporated Lee County
24000	SLATER RD	SR 78	NALLE GRADE RD	2LN	E	1,010	D	553	0.55	D	582	0.58	
24100	SOUTH POINTE BLVD	CYPRESS LAKE DR	COLLEGE PKWY	2LD	E	910	C	538	0.59	D	566	0.62	
24200	SR 31 (ARCADIA RD)	SR 80	SR 78	2LN	D	1,224	C	1,035	0.85	F	1,292	1.09	

LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2024 100TH HIGHEST HOUR			2029 FUTURE FORECAST*			Notes
		FROM	TO		LOS <sup>(1)</sup>	CAPACITY <sup>(2)</sup>	LOS <sup>(1)</sup>	VOLUME <sup>(2)</sup>	V/C <sup>(3)</sup>	LOS <sup>(1)</sup>	VOLUME <sup>(2)</sup>	V/C <sup>(3)</sup>	
24300	SR 31 (ARCADIA RD)	SR 78	COUNTY LINE	2LN	C	730/1942	E	1,115	1.53	B	1,468	0.76	Babcock MPD
24400	STALEY RD	TICE	ORANGE RIVER BLVD	2LN	E	860	C	332	0.39	C	348	0.40	
24500	STRINGFELLOW RD	1ST AVE	BERKSHIRE RD	2LN	E	1,060	C	341	0.32	C	438	0.41	constrained; Tr Cove at Ch Est/Turtle Cy Subd
24600	STRINGFELLOW RD	BERKSHIRE RD	PINE ISLAND RD	2LN	E	1,060	D	733	0.69	D	909	0.86	constrained; Villages of Pine Island
24700	STRINGFELLOW RD	PINE ISLAND RD	PINELAND RD	2LN	E	1,060	C	489	0.46	C	514	0.48	constrained
24800	STRINGFELLOW RD	PINELAND RD	MAIN ST	2LN	E	1,060	C	489	0.46	C	514	0.48	constrained
24900	SUMMERLIN RD	McGREGOR BLVD	KELLY COVE RD	4LD	E	1,980	A	1,346	0.68	A	1,415	0.71	unincorporated Lee County
25000	SUMMERLIN RD	KELLY COVE RD	SAN CARLOS BLVD	4LD	E	1,980	A	1,346	0.68	A	1,415	0.71	unincorporated Lee County
25100	SUMMERLIN RD	SAN CARLOS BLVD	PINE RIDGE RD	6LD	E	3,000	A	1,923	0.64	A	2,021	0.67	unincorporated Lee County
25200	SUMMERLIN RD	PINE RIDGE RD	BASS RD	6LD	E	3,000	A	1,923	0.64	A	2,021	0.67	unincorporated Lee County
25300	SUMMERLIN RD	BASS RD	GLADIOLUS DR	6LD	E	3,000	A	1,923	0.64	A	2,021	0.67	unincorporated Lee County
25400	SUMMERLIN RD	GLADIOLUS DR	CYPRESS LAKE DR	4LD	E	1,900	C	1,621	0.85	C	1,704	0.90	(4)unincorporated Lee County
25500	SUMMERLIN RD	CYPRESS LAKE DR	COLLEGE PKWY	6LD	E	2,880	B	1,873	0.65	B	1,969	0.68	unincorporated Lee County
25600	SUMMERLIN RD	COLLEGE PKWY	PARK MEADOW DR	6LD	E	2,880	B	2,006	0.70	B	2,109	0.73	unincorporated Lee County
25700	SUMMERLIN RD	PARK MEADOW DR	BOY SCOUT	6LD	E	2,880	B	2,006	0.70	B	2,109	0.73	unincorporated Lee County
25800	SUMMERLIN RD	BOY SCOUT	MATHEWS DR	4LD	E	1,820	D	1,161	0.64	D	1,220	0.67	
25900	SUMMERLIN RD	MATHEWS DR	COLONIAL BLVD	4LD	E	1,820	D	1,161	0.64	D	1,220	0.67	
26000	SUNRISE BLVD	BELL BLVD	COLUMBUS BLVD	2LN	E	860	C	45	0.05	C	53	0.06	old count
26100	SUNSHINE BLVD	SR 82	23RD ST SW	2LN	E	1,010	D	608	0.60	D	639	0.63	
26150	SUNSHINE BLVD	23RD ST SW	LEE BLVD	2LN	E	1,010	D	608	0.60	D	639	0.63	
26200	SUNSHINE BLVD	LEE BLVD	W 12TH ST	2LN	E	1,010	E	778	0.77	E	839	0.83	
26300	SUNSHINE BLVD	W 12TH ST	W 75TH ST	2LN	E	860	E	778	0.90	F	863	1.00	
26500	THREE OAKS PKWY	COCONUT RD	ESTERO PKWY	4LD	E	1,940	B	1,360	0.70	B	1,430	0.74	
26600	THREE OAKS PKWY	ESTERO PKWY	SAN CARLOS BLVD	4LD	E	1,940	B	1,033	0.53	B	1,086	0.56	
26700	THREE OAKS PKWY	SAN CARLOS BLVD	ALICO RD	4LD	E	1,940	E	1,033	0.53	B	1,086	0.56	
26800	TICE ST	SR 80	ORTIZ AVE	2LN	E	860	C	244	0.28	C	257	0.30	
26900	TICE ST	ORTIZ AVE	STALEY RD	2LN	E	860	C	244	0.28	C	257	0.30	
27000	TREELINE AVE	TERMINAL ACCESS RD	DANIELS PKWY	4LD	E	1,980	A	1,202	0.61	A	1,344	0.68	unincorporated Lee County; Treeline 28 IPD
27030	TREELINE AVE	DANIELS PKWY	AMBERWOOD RD	4LD	E	1,980	A	1,016	0.51	A	1,068	0.54	
27070	TREELINE AVE	AMBERWOOD RD	COLONIAL BLVD	4LD	E	1,980	A	1,056	0.53	A	1,110	0.56	
29800	US 41 (S TAMIAMI TR)	OLD 41	CORKSCREW RD	6LD	D	2,814	D	2,765	0.98	F	2,990	1.06	
29900	US 41 (S TAMIAMI TR)	CORKSCREW RD	SANIBEL BLVD	6LD	D	2,814	D	2,498	0.89	F	2,911	1.03	
30000	US 41 (S TAMIAMI TR)	SANIBEL BLVD	ALICO RD	6LD	D	2,814	D	2,803	1.00	F	3,191	1.13	
30100	US 41 (S TAMIAMI TR)	ALICO RD	ISLAND PARK RD	6LD	D	2,814	D	2,803	1.00	F	3,191	1.13	Island Park Commercial Center
30200	US 41 (S TAMIAMI TR)	ISLAND PARK RD	BRIARCLIFF RD	6LD	D	2,814	F	3,263	1.16	F	3,530	1.25	
30300	US 41 (S TAMIAMI TR)	BRIARCLIFF RD	SIX MILE PKWY	6LD	D	2,814	F	3,263	1.16	F	3,530	1.25	
30400	US 41 (S TAMIAMI TR)	SIX MILE PKWY	DANIELS PKWY	6LD	D	2,814	D	2,644	0.94	F	2,861	1.02	
30500	US 41 (CLEVELAND AVE)	DANIELS PKWY	COLLEGE PKWY	6LD	D	2,814	F	2,847	1.01	F	3,080	1.09	SR 739 6-In design/right-of-way programmed
30600	US 41 (CLEVELAND AVE)	COLLEGE PKWY	SOUTH AIRPORT RD	6LD	D	2,814	F	2,847	1.01	F	3,080	1.09	SR 739 6-In design/right-of-way programmed
30700	US 41 (CLEVELAND AVE)	SOUTH AIRPORT RD	BOY SCOUT RD	6LD	D	2,814	D	2,575	0.92	D	2,785	0.99	SR 739 6-In design/right-of-way programmed
30800	US 41 (CLEVELAND AVE)	BOY SCOUT RD	NORTH AIRPORT RD	6LD	D	2,814	D	2,575	0.92	D	2,785	0.99	SR 739 6-In design/right-of-way programmed
30810	US 41 (CLEVELAND AVE)	NORTH AIRPORT RD	COLONIAL BLVD	6LD	D	2,814	D	2,575	0.92	D	2,785	0.99	
30900	US 41 (CLEVELAND AVE)	CITY LIMITS	N. KEY DR	4LD	D	1,880	F	2,146	1.14	F	2,324	1.24	
31000	US 41 (CLEVELAND AVE)	N. KEY DR	HANCOCK B. PKWY	4LD	D	1,880	F	2,146	1.14	F	2,324	1.24	
31100	US 41 (CLEVELAND AVE)	HANCOCK B. PKWY	PONDELLA RD	4LD	D	1,880	F	2,146	1.14	F	2,324	1.24	
31200	US 41 (CLEVELAND AVE)	PONDELLA RD	SR 78	4LD	D	1,900	C	1,444	0.76	C	1,563	0.82	
31300	US 41 (CLEVELAND AVE)	SR 78	LITTLETON RD	4LD	D	1,900	C	1,444	0.76	C	1,563	0.82	Diplomat Property RPD/CPD
31400	US 41 (N TAMIAMI TR)	LITTLETON RD	BUS 41	4LD	D	1,900	C	1,410	0.74	D	1,605	0.84	Coral Bay (aka Estates at Entrada RPD/CPD)

LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2024 100TH HIGHEST HOUR			2029 FUTURE FORECAST*			Notes
		FROM	TO		LOS <sup>(1)</sup>	CAPACITY <sup>(2)</sup>	LOS <sup>(1)</sup>	VOLUME <sup>(2)</sup>	V/C <sup>(3)</sup>	LOS <sup>(1)</sup>	VOLUME <sup>(2)</sup>	V/C <sup>(3)</sup>	
31500	US 41 (N TAMIAMI TR)	BUS 41	DEL PRADO BLVD	4LD	D	1,900	C	1,410	0.74	D	1,605	0.84	
31600	US 41 (N TAMIAMI TR)	DEL PRADO BLVD	CHARLOTTE CO. LINE	4LD	D	1,900	D	1,843	0.97	F	2,109	1.11	Tara Woods Phase III B, D & E Expansion
27200	VETERANS MEM. PKWY	SR 78	CHIQUITA	4LD	D	2,040	A	1,123	0.55	A	1,181	0.58	partially located in City of Cape Coral
27300	VETERANS MEM. PKWY	CHIQUITA	SKYLINE	4LD	D	2,040	B	1,407	0.69	B	1,479	0.73	City of Cape Coral
27400	VETERANS MEM. PKWY	SKYLINE	SANTA BARBARA BLVD	6LD	D	3,080	B	2,474	0.80	B	2,600	0.84	City of Cape Coral
27500	VETERANS MEM. PKWY	SANTA BARBARA BLVD	COUNTRY CLUB BLVD	6LD	D	3,080	E	3,068	1.00	F	3,172	1.03	City of Cape Coral
27600	VETERANS MEM. PKWY	COUNTRY CLUB BLVD	MIDPOINT BRDG TOLL P	6LD	D	3,080	F	3,274	1.06	F	3,441	1.12	City of Cape Coral
27700	VETERANS MEM. PKWY	MIDPOINT BRDG TOLL P	McGREGOR BLVD	4LB	D	4,000	D	2,958	0.74	D	3,109	0.78	City of Fort Myers
29000	W 6TH ST	WILLIAMS AVE	JOEL BLVD	2LN	E	860	C	198	0.23	C	209	0.24	
29100	W 12TH ST	GUNNERY RD	SUNSHINE BLVD	2LN	E	860	C	314	0.37	C	330	0.38	
29200	W 12TH ST	SUNSHINE BLVD	WILLIAMS AVE	2LN	E	860	C	91	0.11	C	105	0.12	old count projection (2010)
29300	W 12TH ST	WILLIAMS AVE	JOEL BLVD	2LN	E	860	C	110	0.13	C	116	0.13	old count projection (2010)
29400	W 14TH ST	SUNSHINE BLVD	RICHMOND AVE	2LN	E	860	C	57	0.07	C	60	0.07	old count projection (2010)
26400	SW 23RD ST	GUNNERY RD	SUNSHINE BLVD	2LN	E	860	D	769	0.89	F	904	1.05	Classic Hills (Copperhead) Golf Community(4)
15200	WESTGATE BLVD	GUNNERY RD	LEE BLVD	2LN	E	860	C	622	0.72	D	654	0.76	
27900	WHISKEY CREEK DR	COLLEGE PKWY	SAUTERN DR	2LD	E	910	C	324	0.36	C	340	0.37	
28000	WHISKEY CREEK DR	SAUTERN DR	McGREGOR BLVD	2LD	E	910	C	324	0.36	C	340	0.37	
28200	WILLIAMS AVE	LEE BLVD	W. 6TH ST	2LN	E	860	F	962	1.12	F	1,011	1.18	
28300	WINKLER RD	STOCKBRIDGE DR	SUMMERLIN RD	2LN	E	860	C	465	0.54	C	489	0.57	(4)
28400	WINKLER RD	SUMMERLIN RD	GLADIOLUS DR	4LD	E	1,520	C	297	0.20	C	312	0.21	
28500	WINKLER RD	GLADIOLUS DR	BRANDYWINE CIR	2LN	E	880	B	599	0.68	B	630	0.72	
28600	WINKLER RD	BRANDYWINE CIR	CYPRESS LAKE DR	2LN	E	880	B	599	0.68	B	630	0.72	
28700	WINKLER RD	CYPRESS LAKE DR	COLLEGE PKWY	4LD	E	1,780	D	738	0.41	D	776	0.44	
28800	WINKLER RD	COLLEGE PKWY	McGREGOR BLVD	2LN	E	800	B	393	0.49	B	413	0.52	
28900	WOODLAND BLVD	US 41	AUSTIN ST	2LN	E	860	C	272	0.32	C	286	0.33	(4)

<sup>(1)</sup> level of service; <sup>(2)</sup> directional; vehicles/hour; <sup>(3)</sup> directional volume-to-capacity ratio; <sup>(4)</sup> previous years data; <sup>(5)</sup> EEPKO Study  
 \*Future forecast on State maintained facilities are Year 2030 forecast

- County-Maintained Collector Roadway - Unincorporated Lee County
- County-Maintained Collector Roadway - Incorporated Lee County
- County-Maintained Arterial Roadway - Unincorporated Lee County
- County-Maintained Arterial Roadway - Incorporated Lee County

- County-Maintained Controlled Access Arterial Facility
- County-Maintained Expressway
- State-Maintained Arterial Roadway - Unincorporated Lee County