



Lee County Concurrency Report



2008



Concurrency Report

Inventory and Projections 2007/2008 – 2008/2009

Prepared for Board of County Commissioners

*by Department of Community Development
with assistance from*

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Utilities Division
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October, 2008

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CONCURRENCY REPORT INVENTORY AND PROJECTIONS 2007/2008 - 2008/2009

SUMMARY

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

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

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

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

CONCURRENCY ISSUES

The current inventory as contained in this document shows in the Transportation element that twelve (12) roadway sections (links) do not meet the adopted County Level of Service based on the 2007 traffic counts. Seven (7) links are State roads (five (5) are on SR 82, one (1) is on US 41, and one is on Metro Parkway [partially in the City of Fort Myers]). The remaining five (5) links do not affect Concurrency for Lee County since three (3) links are on constrained roads, one (1) link is on I-75, and one (1) link is in the City of Bonita Springs. The Transportation Road Link Capacity Inventory below includes more details on these links.

Seven (7) State road links which fail to meet the adopted County Level of Service based on the 2007 traffic counts present a Concurrency issue at this time. Five (5) of these links are along SR 82 and there is one (1) each on Metro Parkway (partially in the City of Fort Myers) and US 41. These links are listed below.

Immokalee Road (SR 82) from Colonial Boulevard to Commerce Lakes Drive(LOS=F), from Commerce Lakes Drive to Gunnery Road (LOS=E), from Gunnery Road to Alabama Road (LOS=F), from Alabama Road to Alexander Bell Boulevard (LOS=D), and from Alexander Bell Boulevard to the Hendry County Line (LOS=D). The Level of Service established by FDOT for the first link is LOS D and for the other links it is LOS C. The State is currently conducting a six (6) lane PD & E Study on all of these SR 82 links. With the exception of vested projects (e.g. Gateway DRI Area 1 [see LDC Section 2-49(c)] and specific Lehigh Acres lots subject to the Stipulation and Settlement Agreement, and de minimus impacts [see LDC Section 2-46(o)], any other new development order applications and Concurrency renewal applications proposed to discharge traffic onto these five (5) links of SR 82 will be affected by this Level of Service condition and will be reviewed by the County for Concurrency compliance accordingly.

Metro Parkway (SR 739) from Danley Drive to Colonial Boulevard (LOS=F). The level of service standard for this link is LOS E. A portion of this State road facility is within the City of Fort Myers. The four (4) lane Plantation Road Extension is underway which may contribute to reduced traffic on this facility. With the exception of vested projects and de minimus impacts [see LDC Section 2-46(o)], any other new development order applications and Concurrency renewal applications in unincorporated Lee County proposed to discharge traffic onto this link will be affected by this Level of Service condition and will be reviewed by the County for Concurrency compliance accordingly.

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

Based upon growth trends during the 1990-2007 period, and projecting similar trends for the 2007/2008 inventory period, the unincorporated areas of Lee County should not experience any other Concurrency problems during 2007/2008. However, projections indicate a few potential problems in future years in the area of transportation, water and sewer treatment plant capacity and park acreage, which bear careful tracking. Development orders and building permits will continue to be monitored and the databases constantly updated.

SOLID WASTE

The Lee County Waste to Energy (WTE) Facility began operation in August 1994 and has been operating at the guaranteed capacity since 1999. The County received approval for an additional combustion unit and construction began in December of 2005 and it was completed in August of 2007. This increased the capacity of the WTE Facility to 1,836 tons per day. Material which cannot be burned and the ash residue from the facility are being placed in the Lee-Hendry Landfill which was placed in service in October 2002. All non-combustible waste, primarily construction and demolition debris (C&D), is accepted at one of the several private C&D recycling or disposal facilities located in Lee and Charlotte Counties. The "Discarded Electronics Collection and Recycling" program was expanded and processed about eighty-five (85) tons per month in 2007. A yard waste processing site was constructed and began operation in 2003 and the County processes about seventy-five-thousand (75,000) tons of yard waste per year. The mandatory business

recycling ordinance became effective on January 1, 2008 and to date approximately sixty-five (65) % of businesses were identified as being in compliance. The Solid Waste Division secured a five-year contract with Crowder Gulf, Joint Venture for disaster recovery services. This contract is in effect until July 31, 2011. For the 2008 Hurricane Season, debris staging sites have been identified throughout the County and secured by the Solid Waste Division. All unincorporated areas of Lee County are Concurrent with the Level of Service standard set forth in THE LEE PLAN for Solid Waste.

SURFACE WATER MANAGEMENT

In accordance with Policy 60.3 of THE LEE PLAN, surface water management studies have been completed in all of the County's forty-eight (48) drainage basins. Based upon these studies none of the crossings of evacuation routes are anticipated to be flooded for more than 24 hours. An updated surface water management study is currently being conducted in flood prone areas of north Lee County between US 41 and SR 31 south of the Charlotte County line and north of the Caloosahatchee River.

The flooding experienced in Bonita Springs in 1992 and 1995 and today has emphasized the need to review, in more detail, floodway and floodplain protection. Current permitting practices do not necessarily review the receiving river or creek's ability to convey storm water. In response, Lee County and the SFWMD worked with FEMA, in conjunction with the completed watershed studies, to adopt updated flood mapping. The preliminary study and mapping were submitted to the community in August of 2006. The Federal Emergency Management Agency (FEMA) issued Letter of Final Determination on February 28, 2008 adopting the proposed Flood Insurance Study (FIS) of Lee County that includes both the coastal surge (hurricane) and riverine flooding (rainfall) risk areas. Lee County adopted the FIS maps and updated County's flood hazard ordinance on August 28, 2008.

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

POTABLE WATER

New developments located in unincorporated areas of Lee County, which are within franchised service areas of the Public Service Commission or Lee County regulated potable water utility companies, should not experience any capacity problems provided distribution mains have been, or will be, installed to serve the development prior to issuance of occupancy permits. Each plant meets the Level of Service standard in THE LEE PLAN according to reports provided to the County by Florida Department of Environmental Health. Furthermore, new connections to smaller water treatment plants (Tables 3 and 4) will be reviewed on a case-by-case basis since some of the plants are nearing capacity when measured against the current minimum Level of Service standard set forth in THE LEE PLAN.

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

SANITARY SEWER FACILITIES

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

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

PARKS AND RECREATION

Regional Parks

The combination of Federal, State, County and Municipal regional parks provides sufficient acreage to meet the current “Regulatory Level of Service Standard” for regional parks as set forth in THE LEE PLAN for the year 2007 and beyond to year 2012 as projected. The “Desired Future Level of Service Standard” as set forth in THE LEE PLAN was met for the year 2007 and will be met to year 2012 as projected. The required acreage for regional parks is based upon serving the total (permanent plus seasonal) population of the County.

Community Parks

The required acreage for community parks is based upon the permanent population of the unincorporated area within each of the ten (10) districts. Each of the ten (10) Park Impact Fee Benefit Districts meet THE LEE PLAN's "Regulatory Level of Service Standard" for community parks for the year 2007 and will meet the standard beyond to year 2012 as projected. In addition, the Boca Grande District, Cayo Costa/Captiva/Sanibel District, Gateway District, North Fort Myers District, East Fort Myers/Alva District, Town of Fort Myers Beach District, and Estero/San Carlos/Three Oaks District meet the "Desired Future Level of Service Standard" for community parks for the year 2007 and will meet the standard through the year 2012 as projected. The "Desired Future Level of Service Standard" for Lehigh/East Lee County District and South Fort Myers District was not met in 2007 and will not be met through year 2012 as projected. The "Desired Future Level of Service Standard" for the Pine Island/Matlacha District was not met in 2007 and will not be met through the year 2012 unless the planned future Pine Island Park is developed.

SCHOOLS

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

The County, with the assistance of the School District, will annually identify available school capacity as part of its Concurrency Management Report. The report will identify total school capacity. Total school capacity includes existing capacity and the capacity created by school improvements programmed in the first three years of an adopted School District Capital Improvement Program. The County has adopted Level of Service (LOS) standards for public schools, based upon Permanent Florida Inventory School Houses (FISH) capacity. All Level of Service standards for schools are met in 2007 and will be met in 2008.

TRANSPORTATION

Beginning on January 1, 2000 Lee County returned to a link by link system for determining if the required Level of Service standard is achieved. Over the previous ten (10) years the County and State constructed many projects that addressed deficiencies throughout the County. Moreover, THE LEE PLAN and the Concurrency Management Ordinance allow a project to be approved on a deficient roadway if the Five Year Capital Improvement Program (CIP) includes a project that will improve the deficient roadway or provide another roadway which will divert traffic from the deficient roadway. The improvement project must be scheduled for construction within the first three (3) years of the CIP or the State Work Program to be considered. Concurrency problems identified during 2007/08 using the link by link analysis are described below.

Road Segments at Level of Service “F” Based on 2007 Traffic Counts

Bonita Beach Road from Old 41 Road to Imperial Street (LOS = F). The design and the right-of-way acquisition is underway for the widening of this section of road to six (6) lanes. The link is located in the City of Bonita Springs which has jurisdiction over Concurrency compliance in the municipality.

Estero Boulevard from Tropical Shores Way to Center Street (Existing LOS=F, v/c = 1.31). The road link is located within the Town of Fort Myers Beach and is addressed in their Comprehensive Plan. This is a constrained facility which is unlikely to receive a major improvement in the near future, although the County has agreed to jointly fund with the Town the design of a reconstruction of the first mile of Estero Boulevard which will include improved drainage and pedestrian features and, possibly, trolley accommodations.

Policy 7-I-2 of the Comprehensive Plan for the Town of Fort Myers Beach states: “*The peak capacity of Estero Boulevard’s congested segments is 1,300 vehicles per hour. The minimum acceptable level-of-service standard for Estero Boulevard shall be that average monthly traffic flows from 10:00 A.M. to 5:00 P.M. during each month do not exceed that level for more than four calendar months in any continuous twelve month period. Measurements from the Permanent Count Station at Denora Boulevard shall be used for this standard.*” This standard was not exceeded in 2004, 2005, 2006 and 2007 and will not be exceeded in 2008.

Immokalee Road (SR 82) from Colonial Boulevard to Commerce Lakes Drive (LOS=F) and from Gunnery Road to Alabama Road (LOS=F). The Level of Service standard established by FDOT for these two (2) links is LOS D and LOS C respectively but they are both operating at LOS F. The State is in the process of conducting a PD & E Study for six (6) laning of SR 82 from Colonial Boulevard to the Hendry County line. With the exception of vested projects and de minimus impacts, any other new development order applications and Concurrency renewal applications proposed to discharge traffic onto these two (2) links will be affected by this Level of Service condition and will be reviewed by the County for Concurrency compliance accordingly.

McGregor Boulevard (SR 867) from Winkler Road to Tanglewood Boulevard (LOS=F, v/c = 1.11) and from Tanglewood Boulevard to Colonial Boulevard (LOS=F, v/c = 1.17). This is a constrained facility which is partially located within the City of Fort Myers. The volume to capacity ratios of 1.11 and 1.17 are well below THE LEE PLAN prescribed maximum of 1.85 allowed on constrained facilities and will not have an impact on Concurrency for the upcoming year. Turn lane improvements at the McGregor Boulevard/Colonial Boulevard intersection which have been designed by the City of Fort Myers, and are a high priority for State funding, will contribute to improving capacity on this facility. The six (6) lane widening on Summerlin Road will also provide parallel improvements.

Metro Parkway (SR 739) from Danley Drive to Colonial Boulevard (LOS = F). The four (4) lane Plantation Road Extension is under way which may provide relief for this section of road. A portion of this State Road facility is in the City of Fort Myers. With the exception of vested projects and de minimus impacts, any other new development order applications and Concurrency renewal applications in unincorporated Lee County proposed to discharge traffic onto these three (3) links will be affected by this Level of Service condition and will be reviewed by the County for Concurrency compliance accordingly.

US 41 from Corkscrew Road to Sanibel Boulevard (LOS = F). This road facility is proposed to be funded by FDOT for widening to six (6) lanes in 2011/2012. The design and permitting phase, advanced by the County, is currently underway.

Other Level of Service Issues

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

Immokalee Road (SR 82) from Commerce Lakes Drive to Gunnery Road (LOS=E); from to Alabama Road to Alexander Bell Boulevard (LOS=D) and from Alexander Bell Boulevard to the Hendry County Line (LOS=D). The Level of Service standard established by FDOT for these three (3) links is LOS C and all three (3) links are operating below that specified service level. The State is in the process of conducting a PD & E Study for six (6) laning of SR 82 from Colonial Boulevard to the Hendry County line. With the exception of vested projects and de minimus impacts, any other new development order applications and Concurrency renewal applications proposed to discharge traffic onto these three (3) links will be affected by this Level of Service condition and will be reviewed by the County for Concurrency compliance accordingly.

Potential Problem Road Segments

Four (4) County road links (or sections of road) currently provide a satisfactory Level of Service but are projected to fail in the future because of potential increased traffic from developments that have been approved but have not yet been constructed. The links accessed by these projects could become a problem, if capacity is not increased or new roads or widening projects providing alternative routes are not constructed, as the approved projects continue to build and the forecast traffic level materializes. The four (4) County road links (or sections of road) that may be a problem are listed below.

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

Daniels Parkway from Six Mile Cypress Parkway to Palomino Road (Existing LOS=D, v/c=0.99). This link, which is a constrained facility, is forecast to be LOS F in the future principally due to projected traffic from commercial developments. The v/c ratio of 0.99 is well below THE LEE PLAN prescribed maximum of 1.85 allowed on constrained facilities and will not have an impact on Concurrency for the upcoming year. In the interim, traffic volumes on this link should continue to be closely monitored.

Daniels Parkway from Chamberlin Parkway to Gateway Boulevard (Existing LOS = C, Future LOS=F). This link is forecast to be LOS F in the future mainly due to commercial and residential developments in the Gateway DRI. Six (6) lane widening of this link is scheduled in 2012/2013. In the interim, traffic volumes on this link should continue to be closely monitored.

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

In addition, the following three (3) State road links currently provide a satisfactory Level of Service but are projected to fail in the future because of potential increased traffic from developments that have been approved but have not yet been constructed. The links accessed by these projects could become a problem, if capacity is not increased or new roads or widening projects providing alternative routes are not constructed, as the approved projects continue to build and the forecast traffic level materializes. The three (3) State road links (or sections of road) that may be a problem are listed below.

McGregor Boulevard (SR 867) from Pine Ridge Road to Cypress Lake Drive (Existing LOS=D, Future LOS=F). Several residential and commercial developments are the major contributors to the future traffic on this link. Completion of the six (6) lane widening project on Summerlin Road should provide parallel improvements for this link. The traffic levels on this link should continue to be closely monitored to see how they are affected by the new developments discharging traffic on to this link.

San Carlos Boulevard (SR 865) from Summerlin Road to Gladiolus Road (Existing LOS=C, Future LOS=F). Several large commercial development order projects are the major contributors to the future traffic on this link. One of the large developments recently completed the four (4) laning of the north portion of this segment from Kelly Road to Gladiolus Drive which should improve level of service conditions. The traffic volumes on this link should continue to be closely monitored.

US 41 from Old 41 Road to Corkscrew Road (Existing LOS=C, Future LOS=F). The major contributors to future traffic on this link are commercial and residential developments in the Coconut Point DRI as well as commercial development on the west side of US 41. The recently completed Sandy Lane Extension (Via Coconut Point) and the completion of Imperial Parkway/Three Oaks Extension should provide parallel improvements. The traffic levels on this link should continue to be closely monitored to see how they are affected by these parallel improvements and the new developments discharging traffic on to this link.

Pine Island Road

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

Lee Plan

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

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

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

Land Development Code

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

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

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

De Minimus Impacts

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

“LCLDC Section 2-46(o).

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

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

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

Consistent with this requirement, the following transportation facilities (five [5] road links) required monitoring based upon their failure to meet the Level of Service standards as reported in the 2006/2007-2007/2008 Concurrency Management Report. On all of the listed links, the sum of existing roadway volumes and the projected volumes (called Future Volume) from approved projects exceeds 110 percent of the maximum volume (called Capacity) at the adopted Level of Service of the affected transportation facility. As a result, de minimus impacts on these links are limited to impacts from single-family homes on existing lots. New de minimus trip impacts resulting from the issuance of certificates of occupancy on building permits for single family homes on existing lots were recorded on only two (2) of these transportation facilities during the year 2007. No de minimus trip impacts were recorded on the remaining links which required monitoring. The de minimus trips recorded on each of these links during 2007 are shown below.

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

Immokalee Road from Commerce Lakes Drive to Gunnery Road: No new de minimus trips.

Immokalee Road from Gunnery Road to Alabama Road: One (1.00) new de minimus peak hour trip.

Immokalee Road (SR 82) from Alabama Road to Alexander Bell Boulevard: No new de minimus trips.

Immokalee Road (SR 82) from Alexander Bell Boulevard to Hendry County Line: One-half (0.50) new de minimus peak hour trip.

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

INVENTORIES

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

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

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

SOLID WASTE

The Lee County Waste-To-Energy (WTE) Facility began operation on August 24, 1994 and has been operating at its guaranteed annual capacity since 1999. Permits for a third combustion unit at the Waste to Energy Facility were received in October 2003. Construction of a new, additional combustion unit began in December 2005 and was completed in August of 2007. With the completion of the expansion project the capacity for the WTE facility has increased to 1,836 tons per day (569,619 tons per year) of processible municipal solid waste (MSW).

All of the Class I MSW from Lee and Hendry Counties is now being sent to the WTE facility where the combustion residue generated is ten (10) percent of the original volume. This remaining ash residue is transported to the Lee/Hendry Landfill located on Church Road in Hendry County. All non-combustible waste, primarily construction and demolition debris (C&D), is accepted at one of the several private C&D recycling or disposal facilities located in Lee and Charlotte Counties. Construction and demolition debris comprises approximately 30% by weight of the total waste stream. Ordinance 07-25 adopted on September 11, 2007 prescribes that at least 50% of the C&D debris must be diverted from disposal stream. The requirements of the Ordinance became effective June 1, 2008. See below for additional requirements promulgated by Ordinance 07-25.

The Lee/Hendry Disposal Facility was placed in operation in October 2002. The Gulf Coast Landfill (owned and operated by Waste Management Inc.) continues to operate as a disposal site for Class III solid waste (construction and demolition debris) but this landfill is expected to reach its volume limit this year and cease acceptance of C & D material for disposal at this location. At that time, Waste Management Inc., plans to open and operate a C & D transfer/recycling facility at the Gulf Coast landfill site. A new C&D landfill was opened in December 2006 by Waste Services, Inc. (WSI). This landfill is located just north of the Lee/Charlotte county-line and receives the majority of Lee generated C&D material. Construction of an additional 25 acres of cells for MSW and ash at the Lee/Hendry Landfill was completed in 2005. The County is also performing construction activities for a new ash monofill cell and a new Class III (C&D) disposal cell at its Lee/Hendry Disposal Facility with scheduled completion by late 2008.

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

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

During the past year the total volume of solid waste, including recyclable materials, was 8-10 pounds per capita per day. A continuing effort by the staff of the Division of Solid Waste to more accurately quantify private recycling and C&D disclosed that the current figure has increased from the original weight assumed when the standards were adopted in THE LEE PLAN. Reasons for this change are as follows:

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

The Board of County Commissioners enacted Ordinance 07-25 on September 11, 2007. The purpose of this ordinance is to establish mandatory recycling to ensure that recyclable materials generated and accumulated by multifamily properties, commercial establishments, and construction and demolition activities are source separated from the solid waste so that such recyclable materials are not disposed but are processed and recycled. The mandatory business recycling Ordinance became effective January 1, 2008. Commercial businesses on minimum refuse service as defined by the solid waste division are exempt from the requirements of this article. Individual construction and demolition activities can select any service provider and negotiate prices for recycling services. Three months into implementation of the ordinance approximately 65% of Lee County businesses have been identified as being in compliance. The Division actively works with and assists those businesses that have not fulfilled the requirements of this new ordinance. An Advance Disposal Fee, ranging from \$100.00 to \$500.00 per month, depending on the business generation rate, will be charged to those businesses that make no effort to comply.

The Solid Waste Division secured a five-year contract with Crowder Gulf, Joint Venture for disaster recovery services. This contract is in effect until July 31, 2011. For the 2008 Hurricane Season, debris staging sites have been identified throughout the County and secured by the Solid Waste Division. Following a storm and a local emergency order, the staging sites will be used to stockpile and process vegetative and C&D debris. Vegetative waste will be mulched and/or burned for volume reduction, then recycled to the greatest extent practicable. Residual mulch will be land applied or transported out of county for energy recovery. C&D will be segregated and processed/crushed for volume reduction, then recycled to the greatest extent practicable. Residual C&D, after recycling, will be disposed at the WSI or Lee/Hendry landfill.

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

SURFACE WATER MANAGEMENT

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

Based upon information available from current studies, none of the crossings associated with evacuation routes located within the forty-eight (48) watershed areas are anticipated to be flooded for more than twenty-four (24) hours.

All new developments, which receive approval from the South Florida Water Management District and that comply with standards in Chapters 62-3, 62-40, and 62-302 of the Florida Statutes and Rule 40E-4 of the Florida Administrative Code, will be deemed Concurrent with the Surface Water Management Level of Service standards set forth in THE LEE PLAN.

An updated surface water management study is currently being conducted in flood prone areas of north Lee County between US 41 and SR 31 south of the Charlotte County line and north of the Caloosahatchee River. The study will use delineated watershed boundaries and detailed conveyance information to develop hydrologic and hydraulic models for the fifteen watersheds located in the project area. The results of these models will be used to identify existing level of deficiencies for flooding and propose improvements. The study is expected to be completed in 2009.

The Federal Emergency Management Agency (FEMA) issued Letter of Final Determination on February 28, 2008 adopting the proposed Flood Insurance Study (FIS) of Lee County that includes both the coastal surge (hurricane) and riverine flooding (rainfall) risk areas. Lee County adopted the FIS maps and update County's flood hazard ordinance on August 28, 2008.

POTABLE WATER

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

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

Tables 1, 2, 3 and 4 show data regarding the Maximum Daily Flows recorded in year 2007 for facilities in these four (4) categories and the Design Capacity for each facility in Average Gallons per Day (AGPD). In a number of cases, the Maximum Daily Flow recorded for a plant exceeds the Design Capacity (AGPD) [these cases are noted in the tables by *]. In each of these cases, according to the Department of Health, although the Maximum Daily Flow exceeded the Design Capacity value, the Average Daily Flow rate for the subject time period did not exceed the maximum Design Capacity, and thus did not indicate that the water treatment plant had produced more water than it was permitted to produce.

Table 1, Major Regional Water Treatment Plants, shows seven (7) utility companies that operate fifteen (15) water treatment plants, all of which have a capacity of one-half (½) million gallons per day (MGD) or more. Lee County Utilities (LCU) has substantially completed the 3.0 MGD Reverse Osmosis (R.O.) plant and associated wellfield at the Pinewoods Water Treatment Plant (WTP) facility. The completion of this project has increased the capacity of the Pinewoods facility to 5.3 MGD. LCU has completed an Expansion Process and Regulatory Evaluation of the Green Meadows WTP and wellfield. LCU proposes to design and construct a 16.0 MGD R.O. treatment facility at the Green Meadows WTP site. Raw water from existing freshwater aquifer wells and from proposed Lower Hawthorne aquifer wells will serve as a water source for this proposed new facility. LCU is currently constructing two test/production wells in the Lower Hawthorne aquifer and has submitted an application to modify the existing consumptive use permit to include the withdrawal from the Lower Hawthorne aquifer. LCU is also proposing an expansion to the North Lee County WTP and related wellfield. That proposed expansion will increase the capacity of the North Lee County WTP facility from 5.0 MGD to 10.0 MGD. These proposed improvements and increases to the capacity, coupled with the interconnection of all WTPs in the Lee County Utilities, will allow that system to reduce or eliminate the need to purchase water from neighboring utilities to meet the peak demands of the water system.

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

The Maximum Daily Flow recorded for a specific month during 2007 for four (4) Major Regional Water Treatment Plants/Systems appear to have possibly exceeded the Design Capacity. The Greater Pine Island Water Association WTP had a Maximum Daily Flow of 2,624,268 GPD recorded in the month of March, 2007 exceeding the Design Capacity value of 2,250,000 Average Gallons per Day (AGPD). However, the Average Daily Flow for the month of March, 2007 was 2,213,846 GPD

which is below the Design Capacity of 2,250,000 AGPD. The Island Water Association WTP had a Maximum Daily Flow of 5,118,000 GPD recorded in the month of April, 2007 exceeding the Design Capacity value of 4,700,000 AGPD. Moreover, the Average Daily Flow for the month of April, 2007 was 4,264,000 GPD which is below the Design Capacity of 4,700,000 AGPD. The Florida Government Utility Authority Lehigh Acres #1 WTP had a maximum Daily Flow of 3,462,000 GPD in the month of April, 2007 exceeding the Design Capacity value of 3,110,00 AGPD while the Average Daily Flow for the month of April, 2007 was 2,915,083 GPD which is below the Design Capacity of 3,110,000 AGPD. Each of these plants/systems warrant monitoring in the future.

With the completed and proposed additions to the water treatment capacity noted above, there are no capacity problems anticipated during 2008 for any of the other major regional plants and systems.

Table 2, Minor Regional Water Treatment Plants, lists three (3) water treatment plants all of which have a capacity of less than one (1) million gallons per day. The Maximum Daily Flow recorded for a specific month during 2007 for one (1) Minor Regional Water Treatment Plant appears to have possibly exceeded the Design Capacity. The Lake Fairways WTP had a Maximum Daily Flow of 242,000 GPD recorded in the month of March, 2007 exceeding the Design Capacity value of 200,000 Average Gallons per Day (AGPD). However, the Average Daily Flow for the month of March, 2007 was 156,290 GPD which is below the Design Capacity of 200,000 AGPD. No capacity problems are anticipated for Minor Regional Water Treatment Plants during 2008.

Table 3, Multiple User/Single Development Water Treatment Plants, lists eight (8) water treatment plants which each serve multiple customers located within a single development. One (1) of these water treatment plants, Covered Wagon WTP was taken out of service in 2007 connecting to the Lee County Utilities distribution system. Most of the developments connected to these remaining plants are built-out and additional new customers are not anticipated. Meanwhile, the capacity of these plants will be individually reviewed if new development requests are submitted.

The Maximum Daily Flow recorded for a specific month for two (2) Multiple User/Single Development water treatment systems appeared to exceed the Design Capacity during 2007. The Charleston Park WTP had a Maximum Daily Flow of 37,000 GPD recorded in the month of July, 2007 versus the Design Capacity of 20,000 AGPD. The Average Daily Flow for the month of July, 2007 was 2,158 GPD which is well below the Design Capacity of 20,000 GPD. The Useppa Island Club WTP had a maximum Daily Flow of 78,895 GPD recorded in the month of November, 2007 exceeding the Design capacity of 56,000 AGPD. The Average Daily Flow for the month of November, 2007 was 41,758 GPD which is below the Design Capacity of 56,000 AGPD. Each of these plants/systems warrant monitoring in the future. No capacity problems are anticipated for Multiple User/Single Development Water Treatment Plants during 2008.

Table 4, Single User Water Treatment Plants, lists twenty-nine (29) water treatment plants which serve a single customer located within a single development or single facility. The developments and facilities served by these plants are mostly built-out and additional new customers are not anticipated. Nine (9) of these plants experienced reported Maximum Daily Flows which exceeded the Design Capacity of the plants but in each case the Average Daily Flow for the time period did not exceed the Design Capacity. In any case, the capacity of Single User Water Treatment Plants will be individually reviewed if new development requests are submitted.

TABLE 1
MAJOR REGIONAL WATER TREATMENT PLANTS

PLANT NAME		DESIGN	<--MAXIMUM DAILY FLOWS IN GALLONS PER DAY -->			
		CAPACITY AVE DAILY FLOW GAL/DAY	ACTUAL 2006	ACTUAL 2007	ESTIMATED 2008	PROJECTED 2009
BONITA SPRINGS UTILITIES						
	- BONITA SPRINGS UTILITIES #1	9,000,000	7,480,000	7,890,000	8,200,000	8,400,000
	- BONITA SPRINGS UTILITIES #2	6,600,000	6,060,000	6,400,000	6,500,000	6,600,000
1	TOTAL - BONITA SPRINGS UTILITIES	15,600,000	13,540,000	14,290,000	14,700,000	15,000,000
2	CITY OF FORT MYERS	13,000,000	9,259,000	9,438,000	9,500,000	9,600,000
GASPARILLA ISLAND WATER ASSN.						
	- GASPARILLA ISLAND WATER ASSN. #1	576,000	395,000	400,000	405,000	410,000
	- GASPARILLA ISLAND WATER ASSN. #2	1,270,000	1,180,000	1,092,000	1,150,000	1,200,000
3	TOTAL-GASPARILLA ISLAND WATER ASSN.	1,846,000	1,575,000	1,492,000	1,555,000	1,610,000
4	GREATER PINE ISLAND WATER ASSN.	2,250,000	2,692,292	2,624,268 *	2,250,000	2,250,000
5	ISLAND WATER ASSN.	4,700,000	5,036,000	5,118,000 *	4,600,000	4,700,000
LEE COUNTY UTILITIES						
6	- WATERWAY ESTATES WTP	1,500,000	713,000	735,000	750,000	800,000
7	- NORTH LEE COUNTY WTP	6,000,000	5,331,000	5,306,000	4,400,000	4,500,000
8	- GREEN MEADOWS WTP	9,000,000	9,502,000	7,359,000	7,500,000	7,700,000
9	- CORKSCREW WTP	15,000,000	10,159,000	12,915,000	13,300,000	13,500,000
10	- OLGA WTP	5,000,000	4,851,000	4,101,000	4,500,000	4,700,000
11	- PINEWOODS WTP	5,300,000	2,266,000	2,211,840	2,250,000	2,275,000
	TOTAL - LEE COUNTY UTILITIES	41,800,000	32,822,000	32,627,840	32,700,000	33,475,000
FLORIDA GOVERNMENT UTILITY AUTHORITY						
	- LEHIGH UTILITIES #1	3,110,000	3,109,000	3,462,000 *	3,000,000	3,100,000
	- LEHIGH UTILITIES #2	500,000	669,000	112,000	300,000	400,000
12	TOTAL - FLORIDA GOV UTILITY AUTHORITY	3,610,000	3,778,000	3,574,000	3,300,000	3,500,000

* Although the maximum daily flow exceeded the design capacity, since the average daily flow rate for the subject time period did not exceed the maximum design capacity, it did not indicate that the water treatment plant had produced more water than it was permitted for according to the Lee County Health Department (DOH).

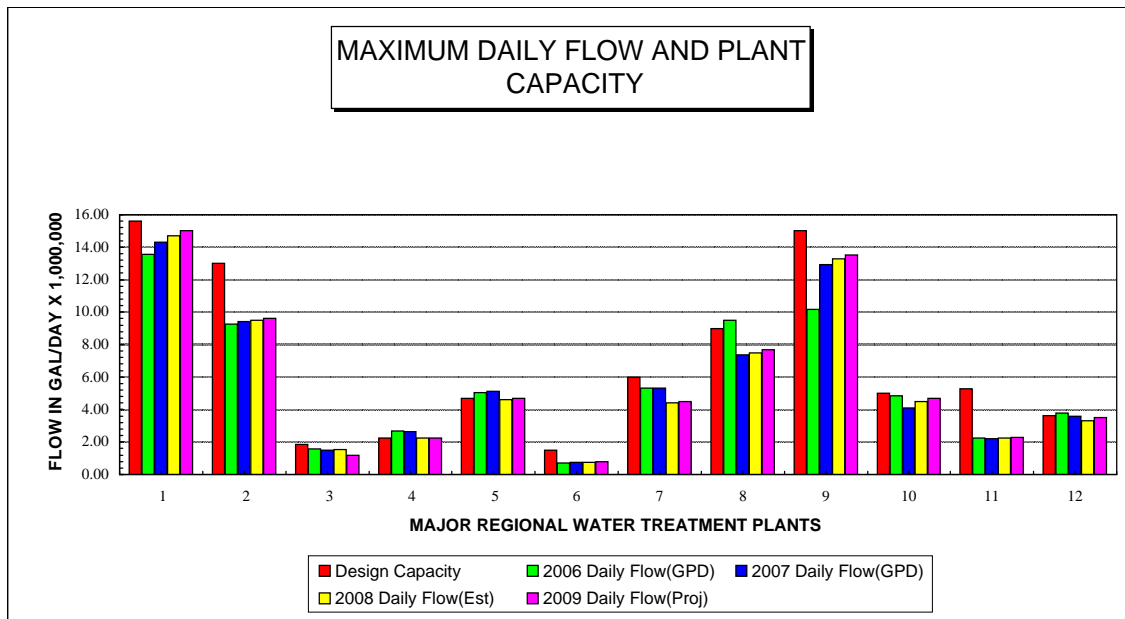


TABLE 2

MINOR REGIONAL WATER TREATMENT PLANTS

PLANT NAME	DESIGN CAPACITY AVE DAILY FLOW GAL/DAY	<- MAXIMUM DAILY FLOWS IN GALLONS PER DAY ->			
		ACTUAL 2006	ACTUAL 2007	ESTIMATED 2008	PROJECTED 2009
1 BAYSHORE UTILITIES WTP	216,000	88,600	125,000	150,000	175,000
2 CITRUS PARK WTP	540,000	633,000	463,000	465,000	465,000
3 LAKE FAIRWAYS WTP	200,000	263,000	242,000 *	180,000	180,000

* Although the maximum daily flow exceeded the design capacity, since the average daily flow rate for the subject time period did not exceed the maximum design capacity, it did not indicate that the water treatment plant had produced more water than it was permitted for according to the Lee County Health Department (DOH).

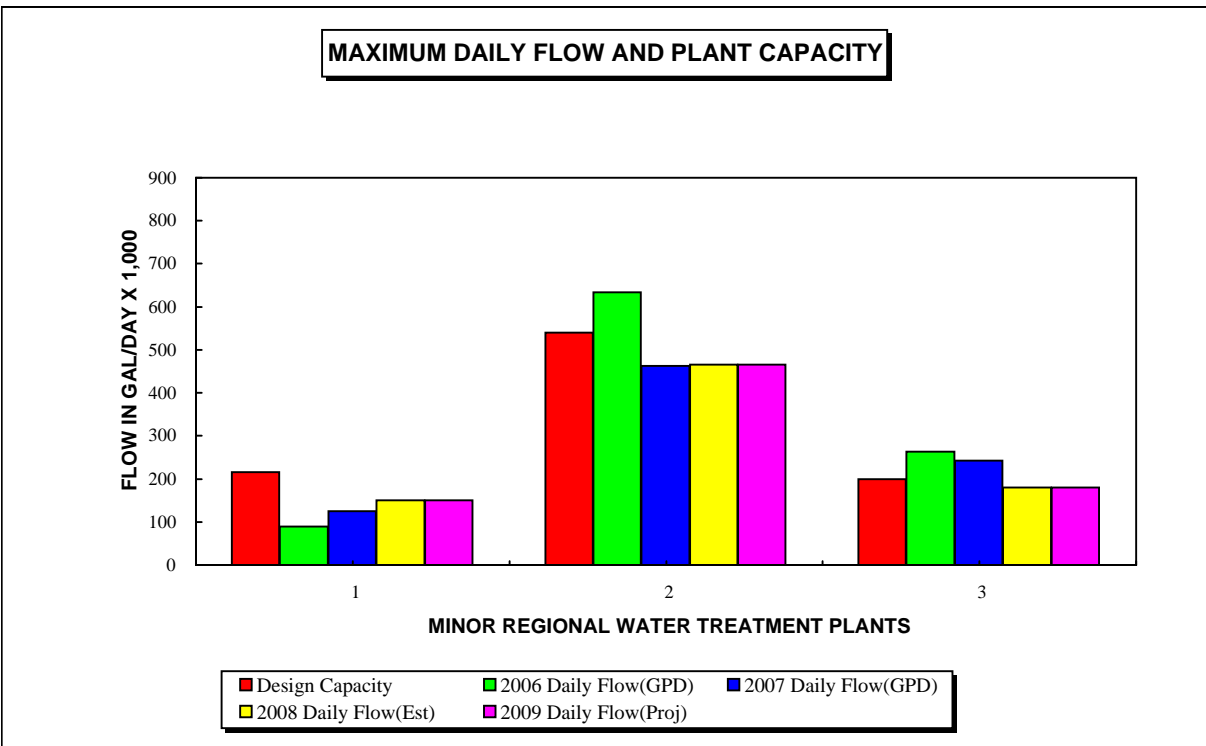


TABLE 3

MULTIPLE USER/SINGLE DEVELOPMENT WATER TREATMENT PLANTS

PLANT NAME	DESIGN CAPACITY AVE DAILY FLOW GAL/DAY	<--MAXIMUM FLOWS IN GALLONS PER DAY -->			
		ACTUAL 2006	ACTUAL 2007	ESTIMATED 2008	PROJECTED 2009
CHARLESTON PARK WTP	20,000	21,700	37,000 *	20,000	20,000
COVERED WAGON WTP	32,000	73,065	Removed from service in 2007		
FOUNTAIN VIEW RV PARK WTP	70,000	36,200	35,400	37,000	38,000
OAK PARK MOBILE HOME VILLAGE WTP	150,000	74,360	66,140	70,000	70,000
RAINTREE WTP	40,000	41,200	40,000	40,000	40,000
RIVER LAWN TERRACE WTP	7,800	8,610	4,760	7,000	7,000
SALDIVAR MIGRANT CAMP WTP	160,000	120,700	133,400	135,000	140,000
USEPPA ISLAND CLUB WTP	56,000	84,292	78,895 *	50,000	50,000

* Although the maximum daily flow exceeded the design capacity, since the average daily flow rate for the subject time period did not exceed the maximum design capacity, it did not indicate that the water treatment plant had produced more water than it was permitted for according to the Lee County Health Department (DOH).

TABLE 4

SINGLE USER WATER TREATMENT PLANTS

PLANT NAME	DESIGN CAPACITY AVE DAILY FLOW GAL/DAY	MAXIMUM 2007 DAILY FLOW GAL/DAY	
ALVA COUNTRY DINER WTP	5,000	9,110	*
ALVA MIDDLE & ELEM SCHOOL WTP	20,000	30,700	*
BARNACLE PHIL'S INC. WTP	5,000	1,961	
BP SHOP WTP	10,000	930	
BECKS FOOD STORE WTP	600	5330	*
BURNT STORE CENTRE WTP	3,000	4070	*
CAYO COSTA STATE PARK WTP	10,000	1,007	
CABBAGE KEY HIDE-A-WAY WTP	4,000	3,600	
CALOOSAHATCHEE REGIONAL PARK WTP	5,000	0	
CIRCLE K STORE #7-8805 WTP	8,000	2,897	
ECO PARK WTP	1,000	1,340	*
GULF DISPOSAL WTP	3,000	860	
GUNNERY ROAD BAPTIST CHURCH WTP	3,500	1,100	
HANDY FOOD STORES #86 - ALVA WTP	9,000	5,400	
SUNSET (fka HOLIDAY) ACRES WTP	20,000	8,410	
LEE COUNTY MOSQUITO CONTROL WTP	5,000	6400	*
MANGO ISLAND CAFÉ WTP	1,000	595	
MESSIAH LUTHERAN CHURCH WTP	8,500	14,950	*
NORTH CAPTIVA ISLAND CLUB WTP	2,000	1,440	
NORTH CAPTIVA ISLAND CLUB BATH HOUSE WTP	900	255	
OLD CORKSCREW GOLF CLUB WTP	7,500	5,000	
REDLANDS CHRISTIAN MIGRANT CAMP WTP	3,000	2,370	
SIX L'S CORKSCREW-FARM WTP	50,400	16,100	
STAR QUICK MART WTP	1,500	350	
STATE ROAD 31 SHELL STATION WTP	3,000	3,480	*
SUNSEEKER'S ADULT R.V. PARK WTP	50,000	35,000	
TEMPLE BAPTIST CHURCH WTP	5,000	9,635	*
USA CONVENIENCE INC WTP	3,000	930	
YODER BROTHERS ALVA FARM WTP	5,000	4,150	

* Although the maximum daily flow exceeded the design capacity, since the average daily flow rate for the sub time period did not exceed the maximum design capacity, it did not indicate that the water treatment plant had produced more water than it was permitted for according to the Lee County Health Department (DOH).

SANITARY SEWER

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

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

Tables 5, 6, 7 and 8 show data regarding the Maximum Daily Flows recorded in year 2007 for facilities in these four (4) categories and the Average Daily Flow Permitted Capacity for each facility in Average Gallons per Day (AGPD). In a number of cases the Maximum Daily Flow recorded for a plant exceeds the Permitted Capacity (AGPD) [these cases are noted in the tables by *]. In each of these cases, according to the Florida Department of Environmental Protection (FDEP), although the Maximum Daily Flow exceeds the Permitted Capacity, the Average Daily Flow rate did not exceed the Permitted (Average Daily) Capacity. The Permitted Capacity is based upon average flows over a period of time (usually three [3] months but in some cases as much as one [1] year).

Table 5, Major Regional Sewage Treatment Plants, shows six (6) utilities that operate the twelve (12) franchised sewage treatment plants which have a capacity greater than 700,000 gallons per day. Lee County Utilities (LCU) has substantially completed the expansion to the Three Oaks Waste Water Treatment plant (WWTP). This expansion has increased the capacity of the Three Oaks facility from 3.0 Million Gallons per Day (MGD) to 6.0 MGD. LCU began construction of the expansion of the Gateway WWTP in April 2008. This expansion will increase the capacity of the Gateway plant from 1.0 MGD to 3.0 MGD with the project expected to be completed by April 2010. In 2007, LCU completed a preliminary design of an expansion of the Waterway Estates WWTP at the existing plant site. Several alternatives to expanding the plant at its current location have emerged as potentially feasible options. The alternatives for the Waterway Estates WWTP, which included the purchase of North Fort Myers Utilities, were presented to the Board of County Commissioners for consideration in September 2008. The Board felt that it needed more time to evaluate the matter and to make a recommendation. LCU expects a decision by the Board later this year. The Florida Government Utility Authority (FGUA), which operates the sewage treatment plant in Lehigh Acres, is constructing a 1.0 MGD expansion of the Lehigh Acres WWTP which will increase the capacity to 3.5 MGD. FGUA is also planning a further expansion to this plant. In 2005, this Lehigh Acres plant was cited by the Florida Department of Environmental Protection for discharges of treated effluent into the Able Canal during the wet season of 2005. The discharge was a result of high flows through the plant due to infiltration, a lack of customers for reuse of the effluent, a lack of capacity of their on-site disposal pond and the rapid growth in Lehigh Acres over the past several years. FDEP has also had reduced the rated capacity of the plant from 2.5 MGD to 2.1 MGD but restored the Permitted Capacity to 2.5 MGD. The FGUA has agreed, in a consent order, to provide a deep injection well to dispose of the excess effluent. The County is now carefully monitoring the situation and working with FGUA to resolve issues.

In April 2007, Bonita Springs Utilities (BSU) began operating the new Water Reclamation East Wastewater Treatment Facility on a 165 acre site east of I-75 and north of East Terry Street. According to BSU, this plant is technologically advanced using a membrane-bioreactor system which combines clarification, aeration and filtration into one process that produces effluent used for irrigation. The facility's centrifuge and thermal dryer pull virtually all moisture from the wastewater, producing dry biosolid pellets and eliminating the expense of sludge hauling. The utility has contracted with a Central Florida firm to purchase, haul and market the biosolid pellets as fertilizer for the citrus, sod and vegetable growing industries. The facility will also process biosolids from BSU's original WWTP facility, located three miles away. The new facility, initially limited to 2 million gallons of wastewater a day, will be re-rated to 4 MGD upon successful demonstration that it is protective of the ground water. The facility is designed to be readily expanded to a capacity of 8 MGD, and the site can accommodate expansion to 16 MGD.

The Maximum Daily Flow recorded for a specific month during 2007 for four (4) Major Regional Sewage Treatment Plants/Systems appear to have exceeded their Permitted Capacity. Bonita Springs Utilities Water Reclamation East WWTP had a Maximum Daily Flow of 2,508,000 GPD recorded in the month of October, 2007 exceeding the Permitted Capacity value of 2,000,000 Average Gallons per Day (AGPD). However, the Average Daily Flow for the month of October, 2007 was 1,729,000 GPD which is below the Permitted Capacity of 2,000,000 AGPD. Further, this plant had a three (3) month Average Daily Flow (the basis of the Permitted Capacity for this WWTP) of 1,673,000 GPD which is below the Permitted Capacity of 2,000,000 AGPD. It should also be noted that most of the flow into the East Plant was diverted from the West Plant thereby correspondingly reducing the flow into the West Plant. The City of Fort Myers South Drive WWTP had a Maximum Daily Flow of 14,120,000 GPD recorded in the month of August, 2007 exceeding the Permitted Capacity value of 12,000,000 Average Gallons per Day (AGPD). However, the Average Daily Flow for the month of August, 2007 was 10,140,000 GPD which is below the Permitted Capacity of 12,000,000 AGPD. The Lee County Utilities Waterway Estates WWTP had a Maximum Daily Flow of 1,785,000 GPD recorded in the month of September, 2007 exceeding the Permitted Capacity value of 1,500,000 AGPD. However, the Average Daily Flow for the month of September, 2007 was 1,270,000 GPD which is below the Design Capacity of 1,500,000 AGPD. The Florida Government Utility Authority Leigh Acres WWTP had a Maximum Daily Flow of 3,222,000 GPD recorded in the month of October, 2007 exceeding the Permitted Capacity value of 2,500,000 AGPD. However, the Average Daily Flow for the month of October, 2007 was 1,808,000 GPD which is below the Permitted Capacity of 2,500,000 AGPD. It is worth notice that these high Maximum Daily Flows occurred during the wetter season of 2007 (August, September and October) which may be the possible result of excessive infiltration into the systems. In any case, the situation warrants further monitoring.

No capacity problems are anticipated for Major Regional Sewage Treatment Plants during 2008 although the Waterway Estates WWTP, as noted above, continues to operate at or near its capacity.

Table 6, Minor Regional Sewage Treatment Plants, lists the five (5) franchised sewage treatment plants which have a capacity less than 700,000 gallons per day. Charlotte County Utilities operates the treatment plant which serves Burnt Store Marina in Lee County. The Permitted Capacity of this plant was increased to 500,000 GPD during 2005.

The Maximum Daily Flow recorded for a specific month during 2007 for one (1) Minor Regional Sewage Treatment Plants/Systems appears to have exceeded the Permitted Capacity. The Lee County Utilities San Carlos WWTP had a Maximum Daily Flow of 317,000 GPD recorded in the month of January, 2007 exceeding the Permitted Capacity value of 300,000 AGPD. However, the Average Daily Flow for the month of January, 2007 was 212,000 GPD which is below the Design Capacity of 300,000 AGPD. No capacity problems are anticipated for Minor Regional Sewage Treatment Plants during 2008.

Table 7, Multiple User/Single Development Sewage Treatment Plants, lists fifty-two (52) sewage treatment facilities which serve multiple users. Six (6) of these plants were removed from service during 2007 and was connected to central systems (see Table 9 for details) . Fifteen (15) of these plants (designated in Table 7 by *) experienced Maximum Daily Flows which exceeded the Permitted Capacity but, according to FDEP data supplied to Lee County, they did not exceed the Permitted Average Daily Flow during those months. Most of the developments served by these plants are built out and will not be subject to substantial additional development. The few that are adding customers have sufficient available capacity to meet the increased demand.

Four (4) of the Multiple User/Single Development Sewage Treatment Plants (Designated in Table 7 by **) experienced Average Daily Flows which exceeded the Permitted Capacity in one or more months of 2007. When Lee County Staff identified this issue, FDEP staff stated that these matters would be addressed by their field inspectors with the plant operators during the 2008 inspections of these plants. These plants are Bocilla Island Club WWTP (exceeded during one [1] month), Covered Wagon WWTP (exceeded during eleven [11] months; intend to connect to LCU Three Oaks WWTP), Labontes Garden RV Park WWTP (exceeded during seven [7] months) and Sunset Captiva WWTP (exceeded during two [2] months). For the most part the developments served by these plants are built out, but the capacity of these Multiple User/Single Development Sewage Treatment Plants will be individually reviewed if any new development requests are submitted. No other capacity problems are expected to occur during 2008.

Table 8, Single User Sewage Treatment Plants, lists seven (7) sewage treatment plants. Two(2) of these plants (designated in Table 8 by *) experienced Maximum Daily Flows which exceeded the Permitted Capacity but, according to FDEP data supplied to Lee County, they did not exceed the Permitted Average Daily Flow during those months. The development served by Single User facilities are not normally subject to major expansion and there are not any apparent capacity problems. If any expansion plans are submitted for these facilities, capacity will be evaluated at that time.

Table 9, Sewage Treatment Plants Removed from Service, shows that there were six (6) sewage treatment plants (Briarcrest WWTP, Del Tura WWTP, Fisherman's Wharf WWTP, Heron's Glen WWTP and Laurel Oaks WWTP) removed from service and connected to central systems during 2007.

TABLE 5

MAJOR REGIONAL SEWAGE TREATMENT PLANTS

PLANT NAME		PERMITTED	<--- MAXIMUM FLOWS IN GALLONS PER DAY --->			
		CAPACITY	ACTUAL	ACTUAL	ESTIMATED	PROJECTED
		AVE DAILY FLOW	2006	2007	2008	2009
		GAL/DAY				
BONITA SPRINGS UTILITIES						
1	- WATER RECLAMATION WEST WWTP	7,000,000	5,437,000	5,999,000	6,000,000	6,500,000
2	- WATER RECLAMATION EAST WWTP	2,000,000	-----	2,508,000 *	1,700,000	1,750,000
CITY OF FORT MYERS						
3	- RALEIGH STREET WWTP	11,000,000	10,130,000	10,150,000	10,170,000	10,190,000
4	- SOUTH DRIVE WWTP	12,000,000	11,870,000	14,120,000 *	11,800,000	11,900,000
GASPARILLA ISLAND WATER ASSOC						
5	- GASPARILLA ISLAND WATER DOM DIW	705,000	422,000	580,000	600,000	620,000
LEE COUNTY UTILITIES						
6	- GATEWAY SERVICES-DIST 1 WWTP	1,000,000	746,000	798,000	820,000	850,000
7	- FIESTA VILLAGE WWTP	5,000,000	3,851,000	3,789,000	3,900,000	4,000,000
8	- FT MYERS BEACH WWTP	6,000,000	4,980,000	5,774,000	5,800,000	5,900,000
9	- THREE OAKS WWTP	6,000,000	2,723,000	2,683,000	2,900,000	3,000,000
10	- WATERWAY ESTATES WWTP	1,500,000	1,777,000	1,785,000 *	1,500,000	1,500,000
FLORIDA GOVERNMENT UTILITIES AUTH						
11	- LEHIGH ACRES WWTP	2,500,000	1,710,000	3,222,000 *	2,200,000	2,400,000
NORTH FT MYERS UTILITIES						
12	- SUNCOAST WWTP	3,500,000	1,384,000	3,330,000	2,400,000	2,700,000

* Although the maximum daily flow exceeded the permitted capacity, the average daily flow rate did not exceed the permitted average daily capacity according to the State of Florida Department of Environmental Protection (FDEP).

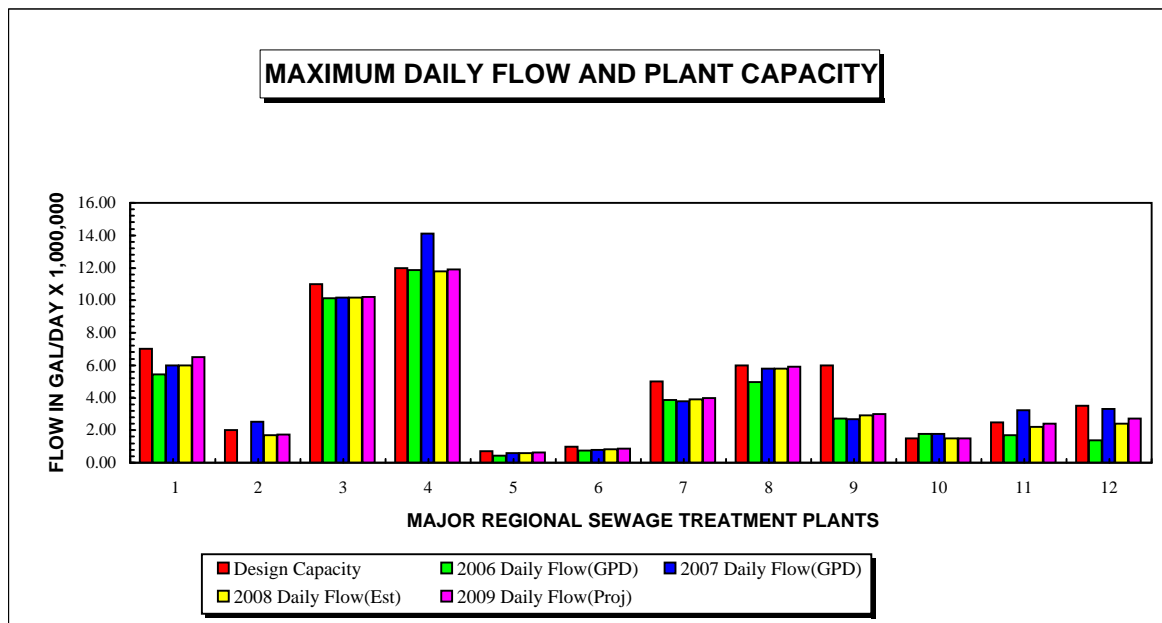


TABLE 6

MINOR REGIONAL SEWAGE TREATMENT PLANTS

PLANT NAME		PERMITTED CAPACITY AVE DAILY FLOW GAL/DAY	<----MAXIMUM FLOWS IN GALLONS PER DAY ---->			
			ACTUAL 2006	ACTUAL 2007	ESTIMATED 2008	PROJECTED 2009
CHARLOTTE COUNTY UTILITIES						
1	- BURNT STORE WWTP	500,000	306,000	248,000	250,000	250,000
2	EAGLE RIDGE WWTP	443,000	310,000	297,000	310,000	310,000
3	FOREST UTILITIES WWTP	500,000	298,000	462,000	470,000	480,000
LEE COUNTY UTILITIES						
4	- PINE ISLAND WWTP	500,000	110,000	184,000	220,000	250,000
5	- SAN CARLOS WWTP	300,000	193,000	317,000 *	250,000	270,000

* Although the maximum daily flow exceeded the permitted capacity, the average daily flow rate did not exceed the permitted average daily capacity according to the State of Florida Department of Environmental Protection (FDEP).

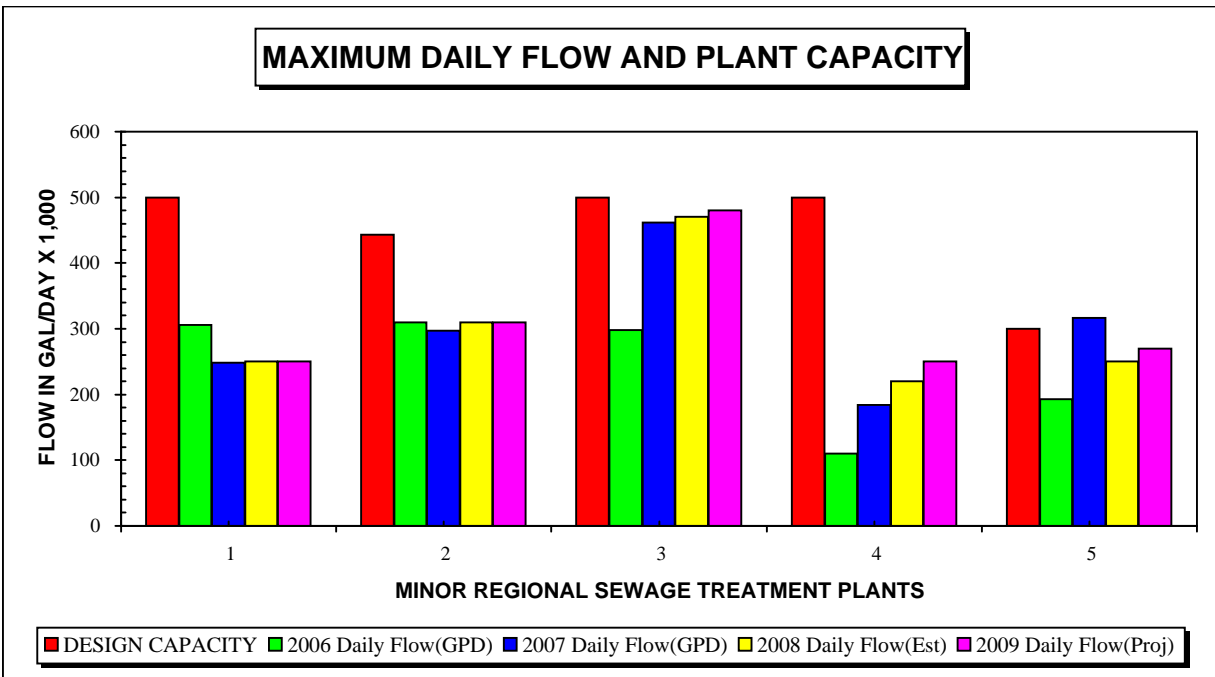


TABLE 7

MULTIPLE USER/SINGLE DEVELOPMENT SEWAGE TREATMENT PLANTS

PLANT NAME	PERMITTED CAPACITY AVE DAILY FLOW GAL/DAY	<- MAXIMUM FLOWS IN GALLONS PER DAY ->			
		ACTUAL 2006	ACTUAL 2007	ESTIMATED 2008	PROJECTED 2009
AIRPORT WOODS WWTP	20,000	8,000	22,000	9,000	10,000
BAY POINTE CONDO WWTP	40,000	32,000	20,000	32,000	32,000
BLUE CRAB KEY WWTP	25,000	9,000	16,000	13,000	13,000
BOCILLIA ISLAND WWTP	10,000	10,000	12,000 **	10,000	10,000
BRIARCREST WWTP	Connected to City of Fort Myers South WWTP in 2007				
CAPTAINS COVE WWTP	40,000	33,000	38,000	34,000	35,000
CAPTIVA SHORES CONDO WWTP	10,000	10,000	9,000	9,000	9,000
CHARLESTON PARK STP	15,000	7,900	12,000	8,000	8,000
CITRUS PARK NORTH WWTP	199,000	190,000	194,000	190,000	190,000
COVERED WAGON WWTP	15,000	66,900	37,000 **	15,000	15,000
CROSS CREEK COUNTRY CLUB	240,000	83,000	132,000	85,000	90,000
CYPRESS BEND WWTP	65,000	36,000	54,000	40,000	44,000
DEL TURA WWTP	Connected to North Fort Myers Utilities Suncoast WWTP in 2007				
FIDDLESTICKS WWTP	150,000	85,000	110,000	87,000	90,000
FISHERMAN'S WHARF WWTP	Connected to LCU Pine Island WWTP in 2007				
FORT MYERS CAMPGROUND WWTP	40,000	8,000	52,000 *	25,000	25,000
FOUNTAIN LAKES WWTP	190,000	198,000	347,000 *	190,000	190,000
FOUR WINDS MARINA	11,500	4,000	14,000 *	8,000	8,000
GLADES HAVEN (aka Jones MV) WWTP	23,000	34,100	24,000 *	23,000	23,000
GRANADA LAKES WWTP	25,000	19,000	25,000	25,000	25,000
HERON'S GLEN (aka Del Vera) WWTP	Connected to North Fort Myers Utilities Suncoast WWTP in 2007				
HIGHPOINT SD WWTP	25,000	25,000	24,000	24,000	24,000
HUNTER'S RIDGE WWTP	100,000	63,000	68,000	70,000	72,000
I-75 REST AREA WWTP	21,000	21,000	11,000	12,000	13,000
ISLE OF PINES WWTP	8,000	3,000	6,000	3,500	4,000
JAMAICA BAY WEST WWTP	Connected to Forest Utilities WWTP in 2007				
JULIA MOBILE HOME PARK WWTP	15,000	12,000	67,000 *	15,000	15,000
LABONTES GARDEN RV PARK WWTP	5,000	37,000	29,000 **	5,000	5,000
LAKE FAIRWAYS FFEC SIX WWTP	300,000	207,000	238,000	240,000	240,000
LAUREL OAKS WWTP	Connected to Forest Utilities WWTP in 2007				
OAK PARK MHV WWTP	20,000	17,300	26,000 *	18,000	18,000
PINE ISLAND COVE WWTP	50,000	46,000	48,000	48,000	48,000
PINE ISLAND KOA WWTP	35,000	23,000	32,000	333,000	34,000
PINK CITRUS TRAILER PARK WWTP	25,000	25,000	29,000 *	24,000	24,000
PIONEER VILLAGE (aka Sunburst) WWTP	45,000	64,000	28,500	30,000	31,000
RIVER TRAILS MHP WWTP	97,000	96,000	99,000 *	97,000	97,000
SAFETY HARBOR CLUB VILLAGE WWTP	12,000	5,000	9,200	9,500	9,600
SEMINOLE CAMPGROUND WWTP	10,000	9,100	8,100	9,000	9,000
SHADY ACRES MOBILE HOME WWTP	25,000	1,000	26,000 *	15,000	15,000
SHADY ACRES TRAVEL PARK #2 WWTP	25,000	19,000	25,000	20,000	20,000
SOUTH SEAS PLANTATION WWTP	264,000	99,000	271,000 *	160,000	170,000
SUNNY GROVE PARK	20,000	22,000	68,000 *	18,000	18,000
SUNSEEKERS WWTP	50,000	16,000	32,000	20,000	20,000
SUNSET CAPTIVA WWTP	25,000	35,000	120,000 **	25,000	25,000
SWAN LAKE MHP WWTP	25,000	11,000	13,000	14,000	15,000
TAHITI MOBILE VILLAGE WWTP	30,000	21,100	33,000 *	22,000	22,000

Table 7 Continued on Next Page

TABLE 7 (Continued)

MULTIPLE USER/SINGLE DEVELOPMENT SEWAGE TREATMENT PLANTS

PLANT NAME	PERMITTED CAPACITY AVE DAILY FLOW GAL/DAY	<- MAXIMUM FLOWS IN GALLONS PER DAY ->			
		ACTUAL 2006	ACTUAL 2007	ESTIMATED 2008	PROJECTED 2009
TROPIC ISLES RV RESORT WWTP	15,000	8,000	15,000	110,000	12,000
TWEEN WATERS INN WWTP	40,000	22,000	49,000 *	35,000	35,000
UPRIVER CAMPGROUNDS WWTP	Connected to North Fort Myers Utilities Suncoast WWTP in 2007				
USEPPA INN & DOCK CLUB WWTP	45,000	16,300	53,600 *	32,000	34,000
WHISPERING PINES CONDO WWTP	10,000	4,000	9,000	9,000	9,000
WOODSMOKE CAMPING RESORT WWTP	40,000	32,000	45,000 *	37,000	38,000

* Although the Maximum Daily Flow exceeded the Permitted Capacity, the average daily flow rate did not exceed the permitted average daily capacity according to the State of Florida Department of Environmental Protection (FDEP).

TABLE 8

SINGLE USER SEWAGE TREATMENT PLANTS

PLANT NAME	PERMITTED CAPACITY AVE DAILY FLOW GAL/DAY	MAXIMUM FLOW-2007 GAL/DAY
ALVA MIDDLE & ELEM SCHOOL STP	20,000	36,000 *
CREWS SANITATION WWTP	45,000	67,000 *
FONG'S CHINESE RESTAURANT STP	4,500	2,100
HUT POLYNESIAN RESTAURANT WWTP	5,000	1,000
LEE MEMORIAL HEALTH (aka Charter Glade) WWTP	22,500	9,000
PINE ISLAND ROAD (aka Twistee Treat) WWTP	25,000	24,840
MARINER HIGH SCHOOL STP	50,000	28,000

* Although the maximum daily flow exceeded the permitted capacity, the average daily flow rate did not exceed the permitted average daily capacity according to the State of Florida Department of Environmental Protection (FDEP).

TABLE 9

SEWAGE TREATMENT PLANTS REMOVED FROM SERVICE IN 2007

PLANT NAME	PERMITTED CAPACITY AVE DAILY FLOW GAL/DAY	PLANT NOW USED
BRIARCREST WWTP	30,000	CITY OF FORT MYERS SOUTH
DEL TURA WWTP	200,000	NORTH FORT MYERS UTILITIES
FISHERMAN'S WHARF CONDO WWTP	9,500	LCU PINE ISLAND WWTP
HERON'S GLEN (aka Del Vera) WWTP	250,000	NORTH FORT MYERS UTILITIES
LAUREL OAKS WWTP	25,000	CITY OF FORT MYERS SOUTH
UPRIVER CAMPGROUNDS WWTP	30,000	HIGHPOINT WWTP

PARKS AND RECREATION

Regional Parks

Existing County Regional Park Facilities

The Lee County Regional Parks Inventory, Table 10, provides information on existing Regional Park facilities, as well as regional parks planned over the next several years. The inventory of Existing County Regional Park Facilities has been changed due to updated information provided by the Parks and Recreation Division. Hickey Creek Mitigation Park in Alva was increased to 1,158 acres due to new acquisitions. Lakes Regional Park in South Fort Myers added two new tracts of land during the past year increasing the park by 44 acres to a new total of 331 acres. The name of Matlacha Park Pier and Boat Ramp in Matlacha was changed to Matlacha Regional Park and the acreage was corrected from 3 acres to 1 acre. Ten Mile Linear Park-Phase III in South Fort Myers was made operational and the acreage corrected from 20 acres to 45 acres which were added to the existing Regional Park inventory. Williams Greenway Park in Lehigh Acres (East County Water Control District Park) with 5 acres (4.8 acres rounded) was added to the existing regional parks inventory. Additional parking and updated facilities at the Punta Rassa Boat ramp were also completed this past year. The County also opened the new Six Mile Cypress Slough Interpretive Center in April of 2008. These changes result in a current Existing County Park inventory totaling 4,139 acres up from 4,019 acres reported last year. Lee County currently operates 50% of the existing Regional Park acreage.

Existing City Regional Parks

The acreage of the Calusa Nature Center in the City of Fort Myers was updated from 100 acres to 105 acres. The acreage of the Eco Park in the City of Cape Coral was updated from 11 acres to 365 acres. In the City of Fort Myers the North Colonial Linear Park with 63 acres and Riverside Regional Park with 4 acres were added to the existing Regional Park inventory. These changes result in a current Existing City Park inventory totaling 550 acres up from 124 acres reported last year. Cities currently operate 7% of the existing Regional Park acreage.

Existing State Regional Parks

Carl Johnson Park and Lover's Key Park were combined and renamed Lover's Key Carl E. Johnson State Park with the acreage adjusted to 1,616 acres. This change results in a current Existing State Park inventory totaling 2,776 acres up from 1,872 acres reported last year. The State currently operates 34% of the existing Regional Park acreage.

Existing Federal Regional Parks

No changes were made to the Federal Regional park inventory during the past year. The Federal Government currently operates 743 acres of Regional Parks which is 9% of the existing Regional Park acreage.

Regional Parks Planned in FY08/09

Jim Fleming Ecological Park in Lehigh Acres (East County Water Control District Park) with 3 acres (2.6 acres rounded) was added to the planned Regional Park inventory as the sole park planned for FY 08/09.

Planned Future Regional Parks

Idalia Regional Park (formerly named Idalia Rowing/Paddling Center) which was previously listed as a planned FY 07/08 was moved to the planned future park inventory with 13 acres. The City of Fort Myers Soccer Park, previously shown as a future park with 100 acres, was removed from the future park list at the request of the City of Fort Myers. The City of Fort Myers recently opened the Trailhead Regional Park (listed as a future [2008] park) with 5 acres. The City of Cape Coral Major Park previously listed as a planned future park with 460 acres was renamed Yellow Fever Creek Park and Preserve and listed as a future park with an adjusted acreage of 195 acres. These changes result in a planned future park inventory totaling 213 acres down from 580 planned future acres reported last year.

Population Figures

During the preparation of this Concurrency Report, the total seasonal resident population figures were updated using BEBR mid-range permanent population estimates and a seasonal component of eighteen (18) percent of the permanent population. In this Report, projections have been made to year 2012 for analysis of Regional Park Concurrency minimum levels of service. Each year these population figures will be reviewed and updated as necessary to reflect current trends.

Regional Park Level of Service

The 8,208 acres of existing Regional Parks currently operated by the County, City, State and Federal governments is sufficient to meet the "Regulatory Level of Service Standard" of six (6) acres per 1,000 total seasonal population in the County for the year 2007 and will continue to do so at least through the year 2012 as currently projected. In addition, the Regional Park acreage met the "Desired Level of Service Standard" of eight (8) acres per 1,000 total seasonal County population in 2007 and will continue to do so at least through the year 2012 as currently projected.

TABLE 10

LEE COUNTY REGIONAL PARK INVENTORY

PARK NAME	LOCATION	ACRES
- EXISTING COUNTY PARKS FY 07/08 -		
Beach Accesses & Boat Ramps	Multiple locations	6
Big Hickory Island Preserve	Bonita Beach	290
Bokeelia Boat Ramp & Cottages	Pine Island	2
Bowditch Point Park	Ft. Myers Beach	18
Bonita Beach Park	Bonita Beach	3
Bowman's Beach Park	Sanibel Island	187
Caloosahatchee Regional Park	E. Ft. Myers	765 ¹
Dog Beach	Ft. Myers Beach	28
Fisherman's CO-OP Boat ramp	Pine Island	10
Hickey Creek Mitigation Park	Alva	1,158
Imperial River Boat Ramp	Bonita Springs	8
Lakes Regional Park	S. Ft. Myers	331
Lee County Civic Center (Leased)	N. Ft. Myers	97
Lee County Sports Complex	S. Ft. Myers	50
Little Hickory Island Park	Bonita Beach	2
Lynn Hall Memorial Park	Ft. Myers Beach	5
Manatee Park	E. Ft. Myers	21 ²
Matanzas Pass Preserve	Ft. Myers Beach	59
Matlacha Regional Park	Matlacha	1
Nalle Grade Regional Park	N. Ft. Myers	25
Newton Beach Park	Ft. Myers Beach	1
Punta Rassa (Fizzile-Kontinos) Boat Ramp	Iona	11
Red Sox Minor League Complex	Ft. Myers	58
Red Sox City of Palms Stadium	Ft. Myers	13
San Carlos Bay Bunche Beach Preserve	Iona	730
Sanibel Causeway Park	Sanibel Island	20
Six Mile Cypress Slough Preserve	S. Ft. Myers	91
Terry Park	Ft. Myers	36
Turner Beach Park	Captiva Island	1
Ten Mile Linear Park-Phase I	S. Ft. Myers	32
Ten Mile Linear Park-Phase II	S. Ft. Myers	30
Ten Mile Linear Park-Phase III	S. Ft. Myers	45
Williams Greenway Park (operated by ECWCD)	Lehigh Acres	5
	Subtotal	4,139
- EXISTING CITY PARKS FY 07/08 -		
Calusa Nature Center	Ft. Myers	105
Centennial Park	Ft. Myers	10
ECO Park	Cape Coral	365
Mound House	Ft. Myers Beach	3
North Colonial Linear Park	Fort Myers	63
Riverside Park	Fort Myers	4
	Subtotal	550
- EXISTING STATE PARKS FY 07/08 -		
Cayo Costa State Park	Cayo Costa Island	850
Gasparilla State Recreation Area	Boca Grande	135
Koreshan State Historic Site	Estero	175
Lover's Key Carl E. Johnson State Park	S. of Ft. Myers Beach	1,616
	Subtotal	2,776

TABLE 10 (Cont'd)

LEE COUNTY REGIONAL PARK INVENTORY

- EXISTING FEDERAL PARKS FY 07/08 -

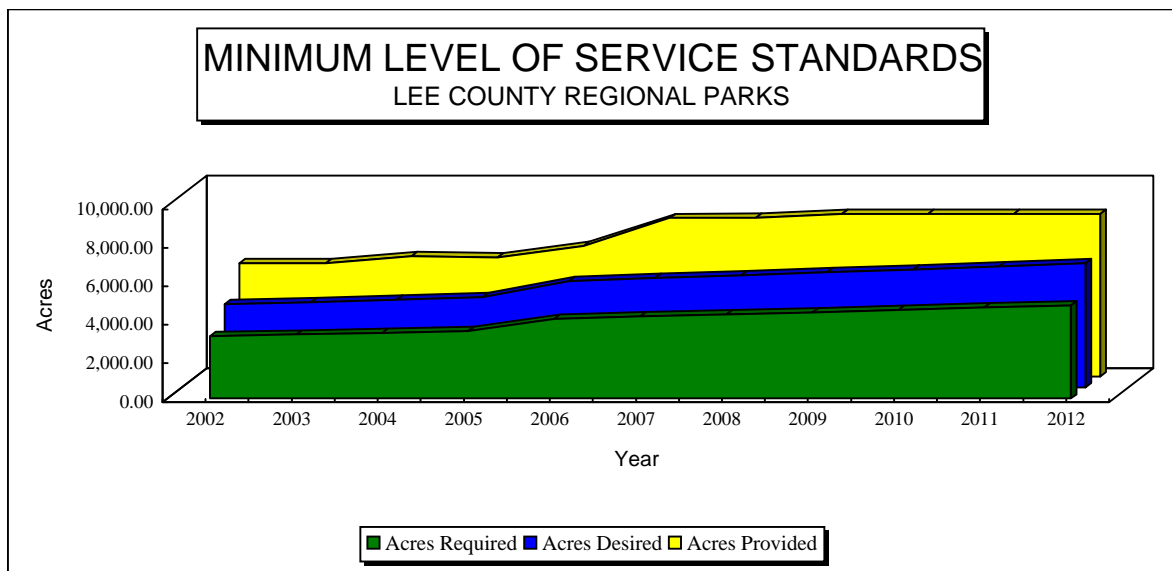
Ding Darling National Wildlife Refuge	Sanibel Island	650	
Franklin Locks Recreation Area	E. Ft. Myers	63	
Sanibel Lighthouse (operated by City of Sanibel)	Sanibel Island	30	
	Subtotal	743	
	Cumulative Total		8,208

PLANNED REGIONAL PARKS

PARK NAME	LOCATION	ACRES	
- Parks Planned FY 08/09-			
Jim Fleming Ecological Park (operated by ECWCD)	Lehigh Acres	3	
	Subtotal	3	
	Cumulative Total		8,211
- Future Parks -			
Idalia Regional Park	Olga	13	
Yellow Fever Creek Park & Preserve	Cape Coral	195	
Trailhead Regional Park	Fort Myers	5	
	Subtotal	213	
	Cumulative Total		8,424

¹ The County has a 99 year lease on the property from the State of Florida

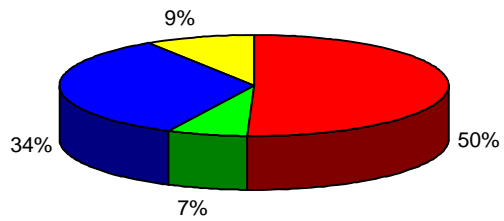
² The County has a 99 year lease on the property from Florida Power & Light



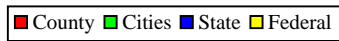
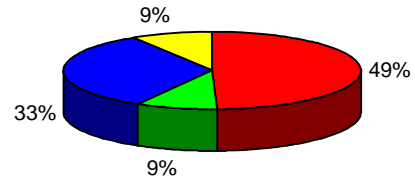
LEE COUNTY REGIONAL PARK INVENTORY

SHARE BY JURISDICTION

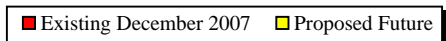
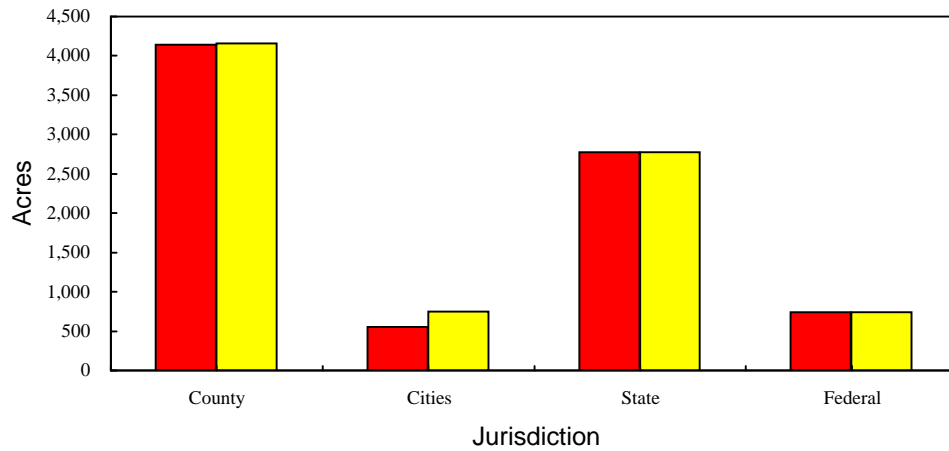
Existing December 2007



Proposed Future



EXISTING(2007) vs PROPOSED(Future)



Community Parks

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

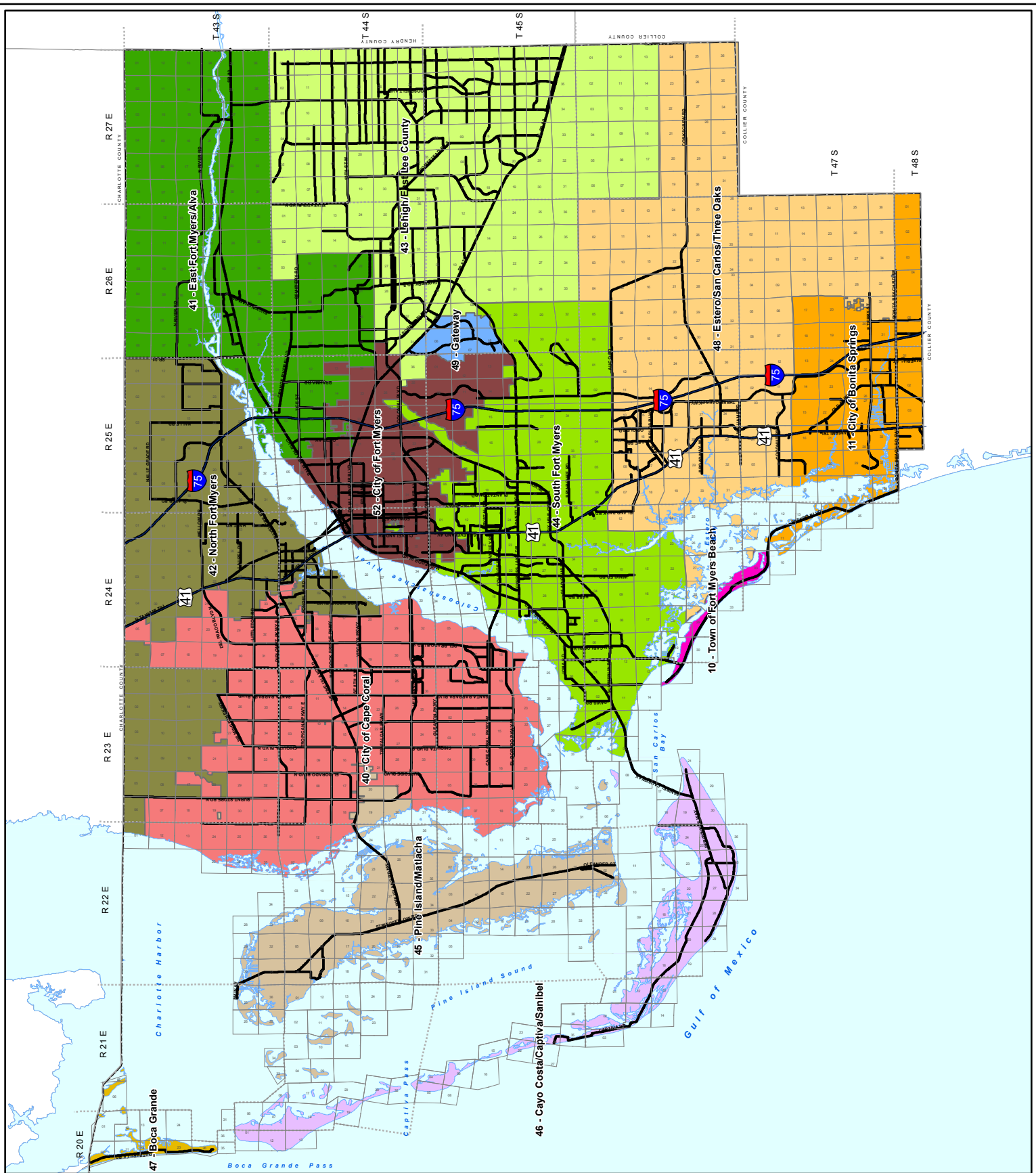
In July of 2005, the Community Park Impact Fee Districts were revised and renamed. These districts are self-amending and have been modified over the past two years due to annexations by the City of Cape Coral, the City of Fort Myers and the City of Bonita Springs. Exhibit 1 is a map of the County showing the Community Park Impact Fee Benefit Districts as they existed on December 31, 2007. The accompanying tables have been revised to locate parks in their appropriate districts. As part of the preparation of this report, the permanent population figures for each Community Park Benefit District were updated based upon BEBR mid-range population figures. These figures are adjusted annually by use of building permit Certificates of Occupancy, permanent occupancy rate, and population by household for each District as well as for changes in the District boundaries. Table 11 through Table 20 list the acreage of existing and proposed Community Parks in ten (10) of the thirteen (13) Districts. The Districts for the cities of Cape Coral, Fort Myers and Bonita Springs are not included in this report and the population in the City of Sanibel has not been included in the Cayo Costa/Captiva/Sanibel District to remain consistent with the reports of prior years. The charts accompanying the tables visually depict the following for each District: 1) the “Acreage Required” to satisfy the “Regulatory Level of Service Standard”; 2) the “Acreage Required” to meet the “Desired Future Level of Service Standard”; and 3) the “Acres Provided” or proposed to be provided. The tables and charts include actual data from 2002 through 2007 and projections to year 2012. The tables also indicate those park facilities that are “joint use” with the Lee County School District and Florida Gulf Coast University.

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

- Boca Grande, District # 47 (Table 11) - No changes have been made to the list of parks since it was revised for the 2006 report. With a total Community Park District inventory of fourteen (14) acres provided, the “Regulatory” standard (1.0 acre in 2007) and the “Desired” standard (2.4 acres in 2007) were met in 2007 and will continue to be met through the year 2012.
- Cayo Costa/Captiva/Sanibel, District #46 (Table 12) - No changes have been made to the list of parks since the 2006 report. With a total Community Park District inventory of six (6) acres provided, the “Regulatory” standard (0.3 acre in 2007) and the “Desired” standard (0.9 acres in 2007) were met in 2007 and will continue to be met through the year 2012.
- Gateway, District #49 (Table 13) - No changes have been made to the list of parks since the 2006 report. With a total Community Park District inventory of thirty-one (31) acres provided, the “Regulatory” standard (7.3 acres in 2007) and the “Desired” standard (18.4 acres in 2007) were met in 2007 and will continue to be met through the year 2012.
- Lehigh/East Lee County, District #43 (Table 14) - No changes have been made to the list of parks since the 2007 report. There were some minor changes in the district boundary where the City of Bonita Springs annexed property on the eastern boundary of the City in 2007. With a total Community Park District inventory of one-hundred-twenty (120) acres provided, the

“Regulatory” standard (62.5 acres in 2007) was met in 2007 and will continue to be met through the year 2010. The “Desired” standard (155.2 acres in 2007) was not met in 2007 and will not be met through the year 2012 (even with the completion of the future 14 acre Admiral Lehigh Park) as projected.

- North Fort Myers District #42 (Table 15) - No changes have been made to the list of parks since the 2007 report. With a total Community Park District inventory of one-hundred-sixty-six (166) acres provided, the “Regulatory” standard (48.2 acres in 2007) and the “Desired” standard (120.6 acres in 2007) were met in 2007 and will continue to be met through the year 2012.
- East Fort Myers/Alva, District #41 (Table 16) - The district boundary was modified for annexations by the City of Fort Myers during 2007. The existing inventory was updated to adjust the Schandler Park acreage to 9.5 acres to reflect new acquisitions. The proposed Lehigh Park-Joel Site was added as a planned future park with 29.5 acres. With a total Community Park District inventory of one-hundred-seventy-four -and-one-half (174.5) acres provided, the “Regulatory” standard (25.1 acres in 2007) and the “Desired” standard (62.7 acres in 2007) were met in 2007 and will continue to be met through the year 2012.
- Pine Island/Matlacha, District (Table 17) -Matlacha Community Park acreage was corrected from 7 acres to 10 acres. The future planned 40 acre Pine Island Community Park is estimated to be completed in late 2009. With a total Community Park District inventory of twenty (20) acres provided, the “Regulatory” standard (8.6 acres in 2007) was met in 2007 and will continue to be met through the year 2012. The “Desired” standard (21.4 acres in 2007) was not met in 2007 and will not be met through the year 2012 unless the planned future Pine Island Community Park (40 acres) is developed.
- South Fort Myers, District #44 (Table 18) - No changes have been made to the list of parks since the 2007 report. With a total existing Community Park District inventory of one-hundred-fifty-four (154) acres provided, the “Regulatory” standard (87.9 acres in 2007) was met in 2007 and will continue to be met through the year 2012. The “Desired” standard (219.8 acres in 2007) was not met in 2007 and will not be met through the year 2012 even with the planned Wa-Ke Hatchee Park (44 acres) being developed.
- Town of Fort Myers Beach, District #50 (Table 19) - No changes have been made to the list of parks since the 2007 report. With a total existing Community Park District inventory of sixteen and one-half (16.5) acres provided, the “Regulatory” standard (5.6 acres in 2007) and the “Desired” standard (14.0 acres in 2007) were met in 2007 and will continue to be met through year 2012 as projected. The Comprehensive Plan for the Town of Fort Myers Beach states that the Bay Oaks Community Park provides all of the Town’s requirements for community parks, except for a swimming pool. The Bay Oaks Community Park Pool has been added to the inventory since the Town Comprehensive Plan was adopted in 1999.
- Estero/San Carlos/Three Oaks, District #48 (Table 20) - No changes have been made to the list of parks since the 2007 report. With a total Community Park District inventory of one-hundred-thirty-three (133) acres provided, the “Regulatory” standard (44.5 acres in 2007) and the “Desired” standard (111.3 acres in 2007) were met in 2007 and will continue to be met through the year 2012.



Map Generated: April 2008
Map self amends with annexations

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



LEE COUNTY COMMUNITY PARK BENEFIT DISTRICTS

Park Impact Fee Benefit District

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

TABLE 11
District # 47
Boca Grande Community Park Benefit District

PARK NAME	LOCATION	ACRES
- EXISTING PARKS FY 07/08 -		
Boca Grande Community Center	Boca Grande	4
Boca Grande Community Park	Boca Grande	<u>10</u>
	Cumulative Total	14
- No Future Parks Planned -		
	Cumulative Total	14

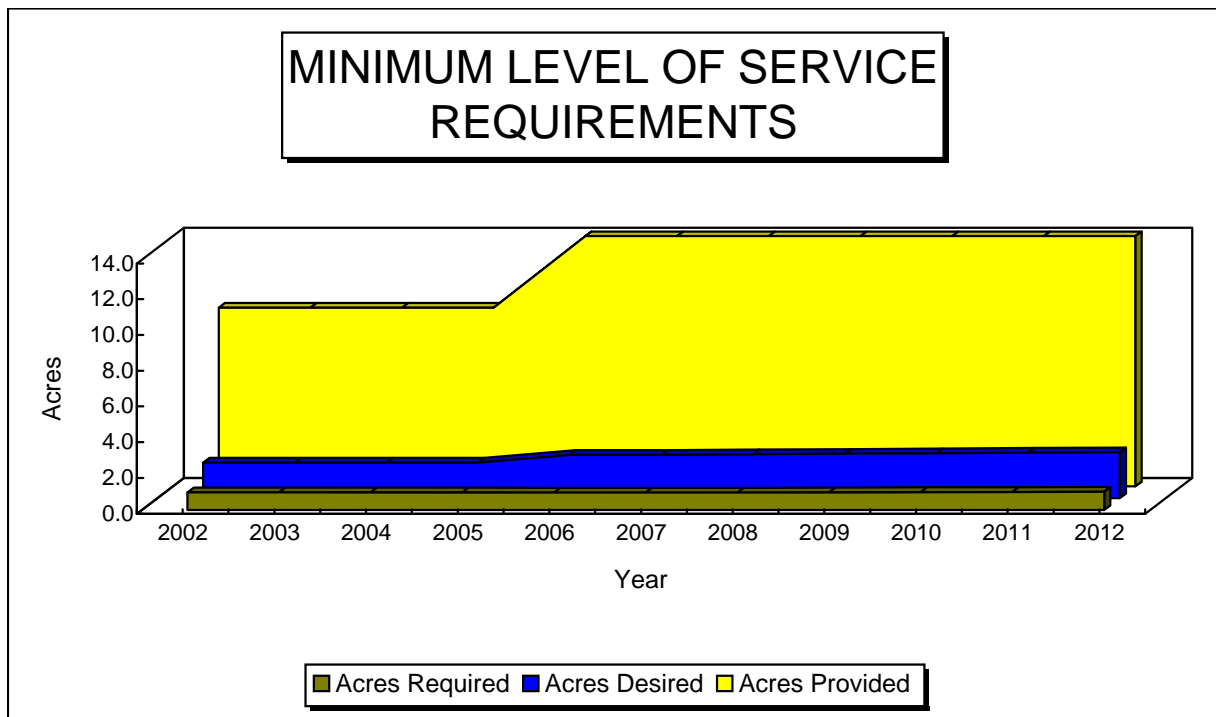


TABLE 12
District # 46
Cayo Costa, Captiva, Sanibel Community Park Benefit District
(UNINCORPORATED AREA ONLY)

PARK NAME	LOCATION	ACRES
- EXISTING PARKS FY 07/08 -		
Sanibel Elementary School/Comm. Ctr.	Sanibel	6 *
	Cumulative Total	6
- No Future Parks Planned -		
	Cumulative Total	6

* Joint use acreage with the Lee County School District

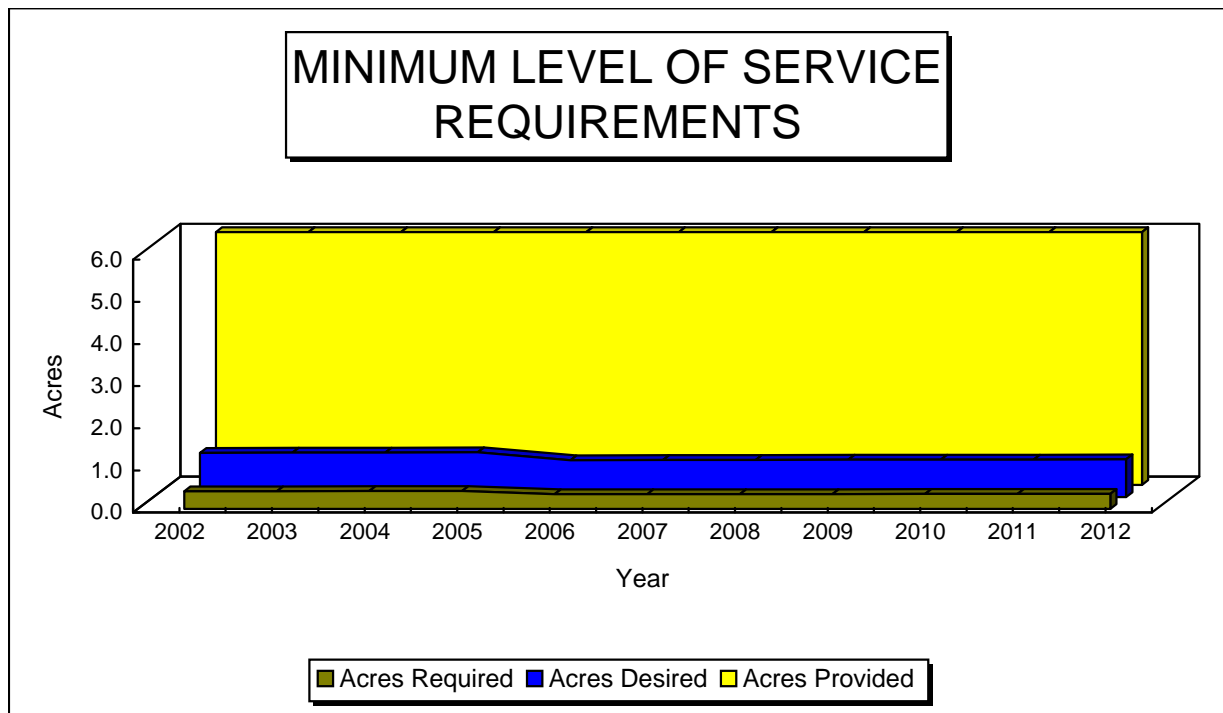


TABLE 13
District # 49
Gateway Community Park Benefit District

PARK NAME	LOCATION	ACRES
- EXISTING PARKS FY 07/08 -		
Gateway Community Park	Gateway	<u>31</u>
	Cumulative Total	31
- No Future Parks Planned -		
	Cumulative Total	31

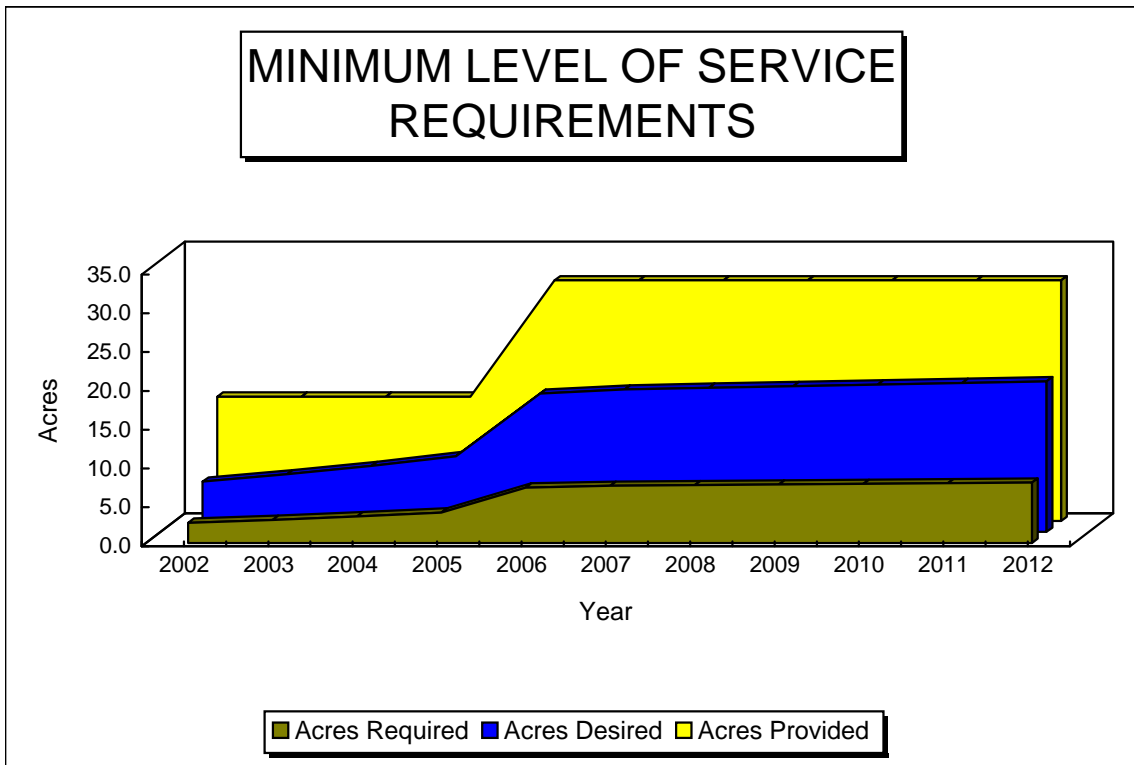


TABLE 14
District # 43
Lehigh/East Lee County Community Park Benefit District

PARK NAME	LOCATION	ACRES
- EXISTING PARKS FY 07/08 -		
Lehigh Acres Senior Center	Lehigh Acres	3
Lehigh Acres CommunityPark	Lehigh Acres	20
Lehigh Acres Middle School	Lehigh Acres	10 *
Veterans Park Middle School	Lehigh Acres	5 *
Veterans Park/Recreation Center	Lehigh Acres	<u>82</u>
Cumulative Total		120
- Future Parks Planned -		
Admiral Lehigh Park	Lehigh Acres	14
Cumulative Total		134

* Joint use acreage with the Lee County School District

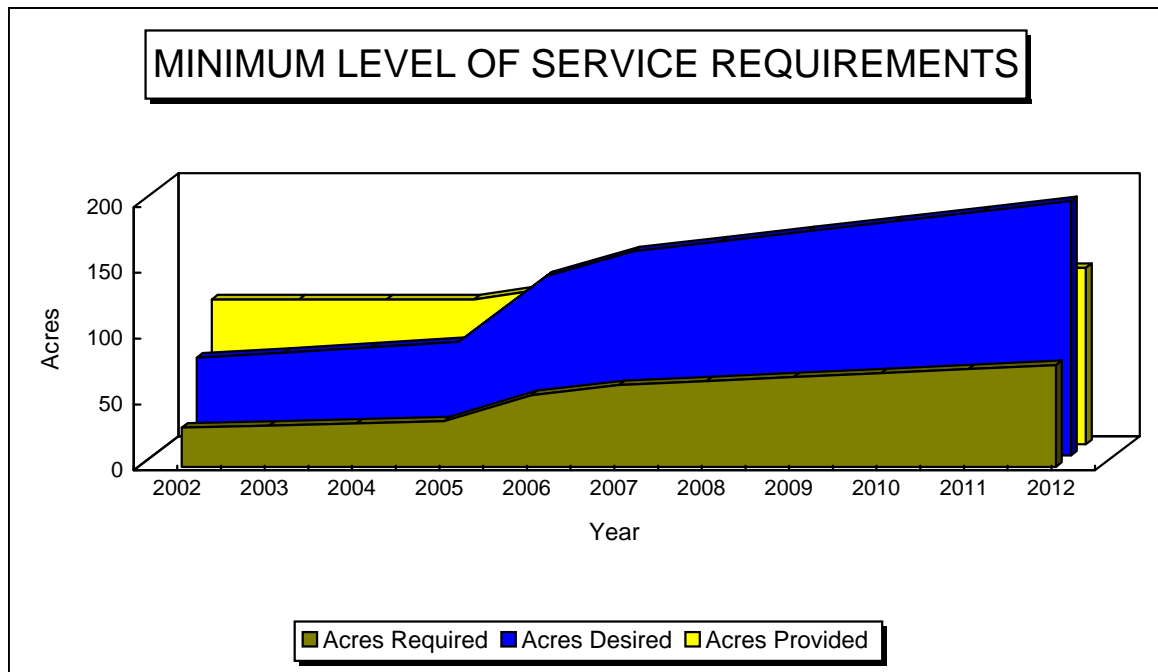


TABLE 15
District # 42
North Fort Myers Community Park Benefit District

PARK NAME	LOCATION	ACRES
- EXISTING PARKS FY 07/08 -		
Bayshore Elementary School	N. Ft. Myers	8 *
Bayshore Soccer Fields	N. Ft. Myers	5
J. Colin English Elementary School	N. Ft. Myers	1 *
Judd Park	N. Ft. Myers	8
Nalle Grade Park	N. Ft. Myers	50
N. Ft. Myers Senior Center	N. Ft. Myers	1
N. Ft. Myers Community Park	N. Ft. Myers	84
N. Ft. Myers Swimming Pool	N. Ft. Myers	1
N. Ft. Myers Academy Elementary School	N. Ft. Myers	5 *
N. Ft. Myers High School	N. Ft. Myers	2 *
N. Ft. Myers Pool	N. Ft. Myers	<u>1 *</u>
Cumulative Total		166

- No Future Parks Planned -

Cumulative Total 166

* Joint use acreage with the Lee County School District

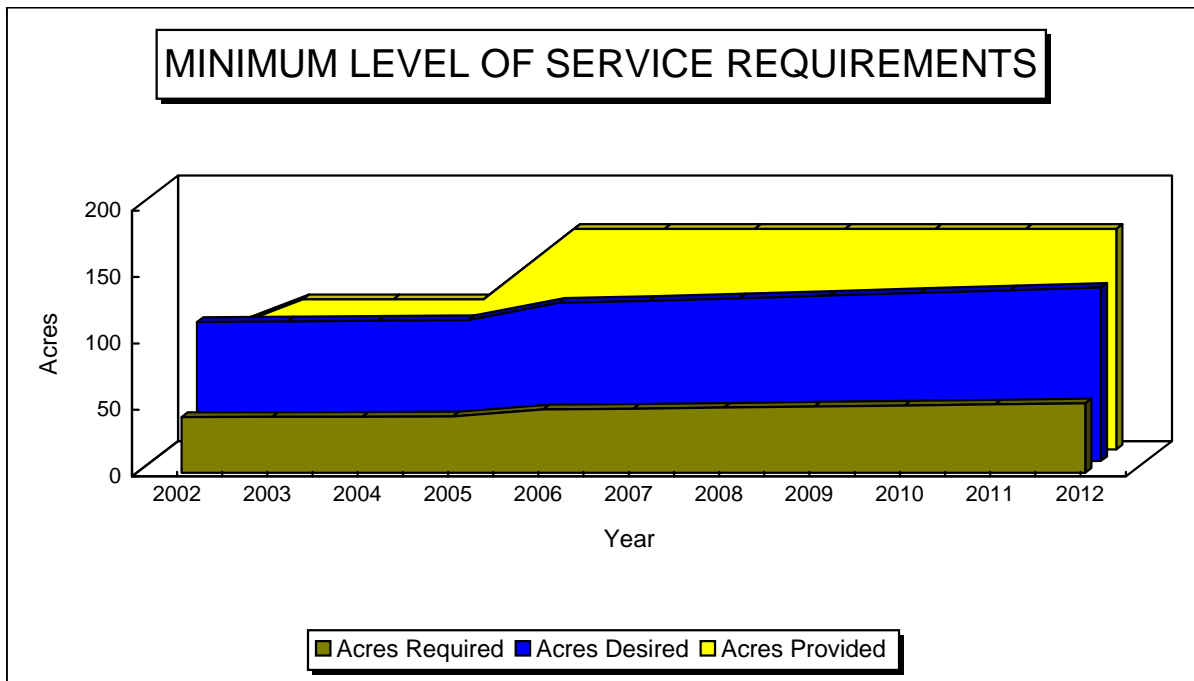


TABLE 16
District # 41
East Fort Myers/Alva Community Park Benefit District

PARK NAME	LOCATION	ACRES
- EXISTING PARKS FY 07/08 -		
Alva Community Park	Alva	10
Buckingham Community Center	Buckingham	1
Buckingham Community Park	Buckingham	135
Charleston Park Community Park	Alva	4
Olga Community Center	Olga	3
Riverdale High School & Pool	Olga	10 *
Schandler Park	Tice	9.5
Tice Elementary	Tice	1 *
Tice Pool	Tice	1 *
Cumulative Total		174.5
- Future Parks Planned -		
Lehigh Park-Joel Site	Lehigh Acres	29.5
Cumulative Total		204.0

* Joint use acreage with the Lee County School District

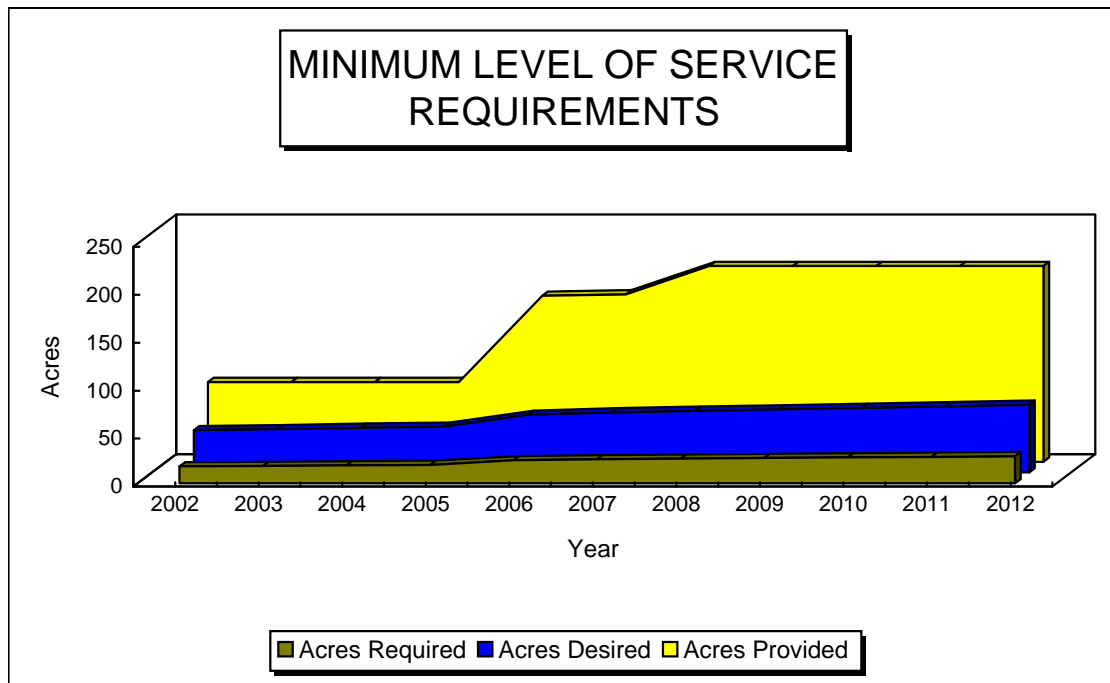


TABLE 17
District # 45
Pine Island/Matlacha Community Park Benefit District

PARK NAME	LOCATION	ACRES
- EXISTING PARKS FY 07/08 -		
Matlacha Community Park	Matlacha	10
Phillips Park and Pine Island Pool	Pine Island	8
Pine Island Elementary School	Pine Island	<u>2 *</u>
	Subtotal	20
- Future Parks -		
Pine Island Community Park	Pine Island	<u>40</u>
	Cumulative Total	60

* Joint use acreage with the Lee County School District

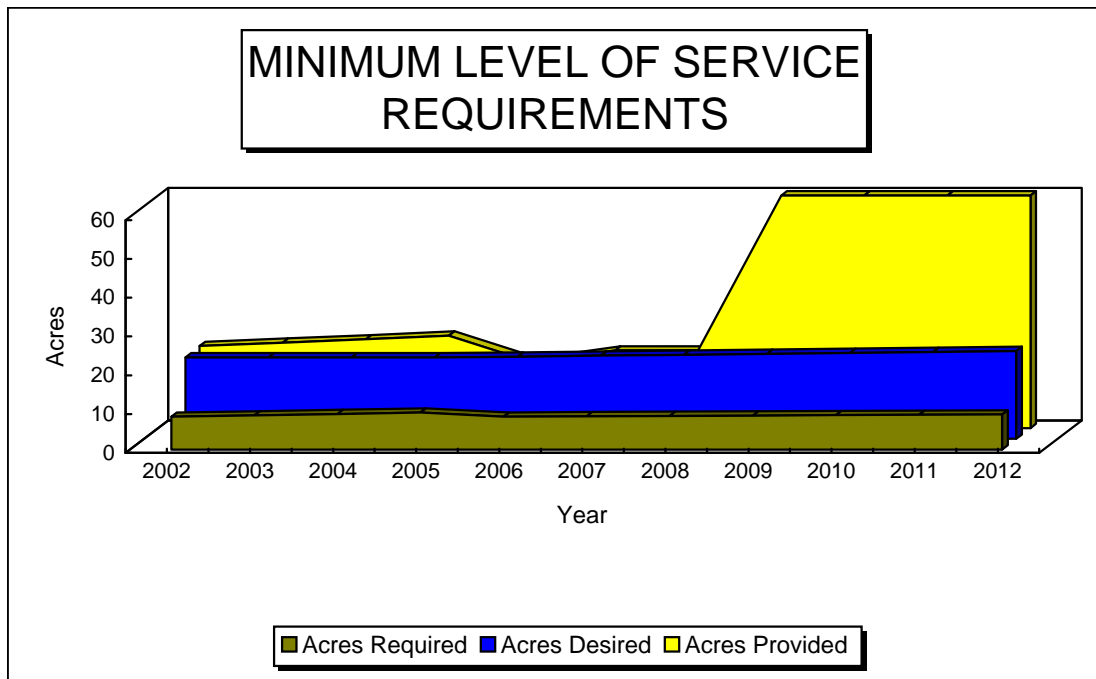


TABLE 18
District # 44
South Fort Myers Community Park Benefit District

PARK NAME	LOCATION	ACRES
- EXISTING PARKS FY 07/08 -		
Cypress Lake Community Pool	S. Ft. Myers	2
Cypress Lake High School	S. Ft. Myers	3 *
Harlem Heights Community Park	S. Ft. Myers	5
Hunter Park	S. Ft. Myers	8
Jerry Brooks Park	S. Ft. Myers	10
Kelly Road Community Park	S. Ft. Myers	42
Lexington Middle School	S. Ft. Myers	7 *
Rutenberg Park	S. Ft. Myers	40
Lee County Sports Complex	S. Ft. Myers	30
TanglewoodElementary School	S. Ft. Myers	3 *
Villas Elementary School	S. Ft. Myers	3 *
Wa-Ke Hatchee Recreation Center	S. Ft. Myers	<u>1</u>
Subtotal		154
- Parks Planned FY 08/09 -		
Wa-Ke Hatchee Park	S. Ft. Myers	<u>44</u>
Cumulative Total		198

* Joint use acreage with the Lee County School District

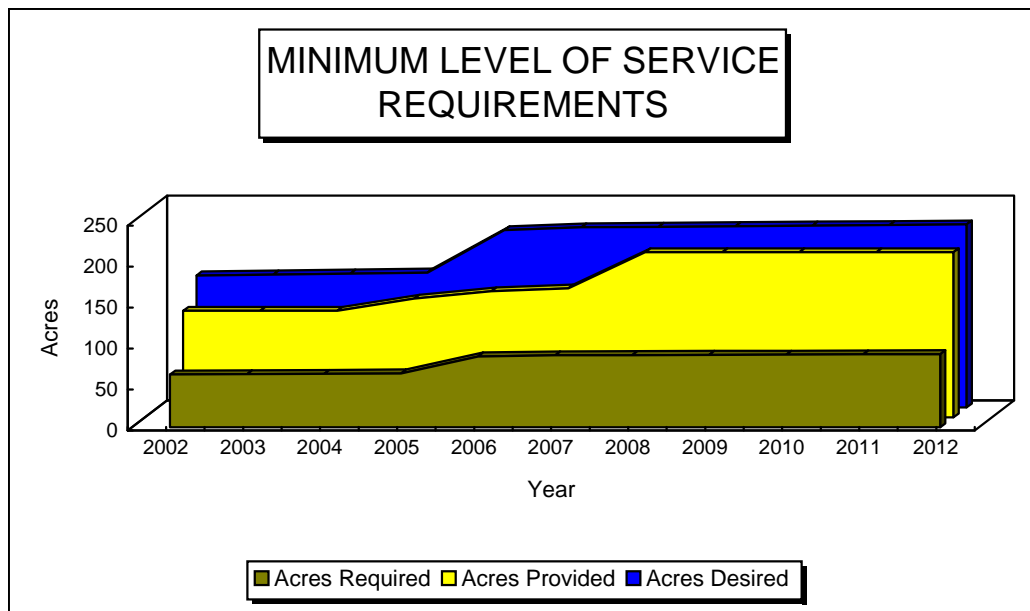


TABLE 19
District # 50
Town of Fort Myers Beach Community Park Benefit District

PARK NAME	LOCATION	ACRES
- EXISTING PARKS FY 07/08 -		
Bay Oaks Community Center and Park	Ft. Myers Beach	7.0
Bay Oaks Community Park Pool	Ft. Myers Beach	1.5
Fort Myers Beach Elementary Park	Ft. Myers Beach	<u>8 *</u>
Cumulative Total		16.5
- No Future Parks Planned -		
Cumulative Total		16.5

* Joint use acreage with the Lee County School District

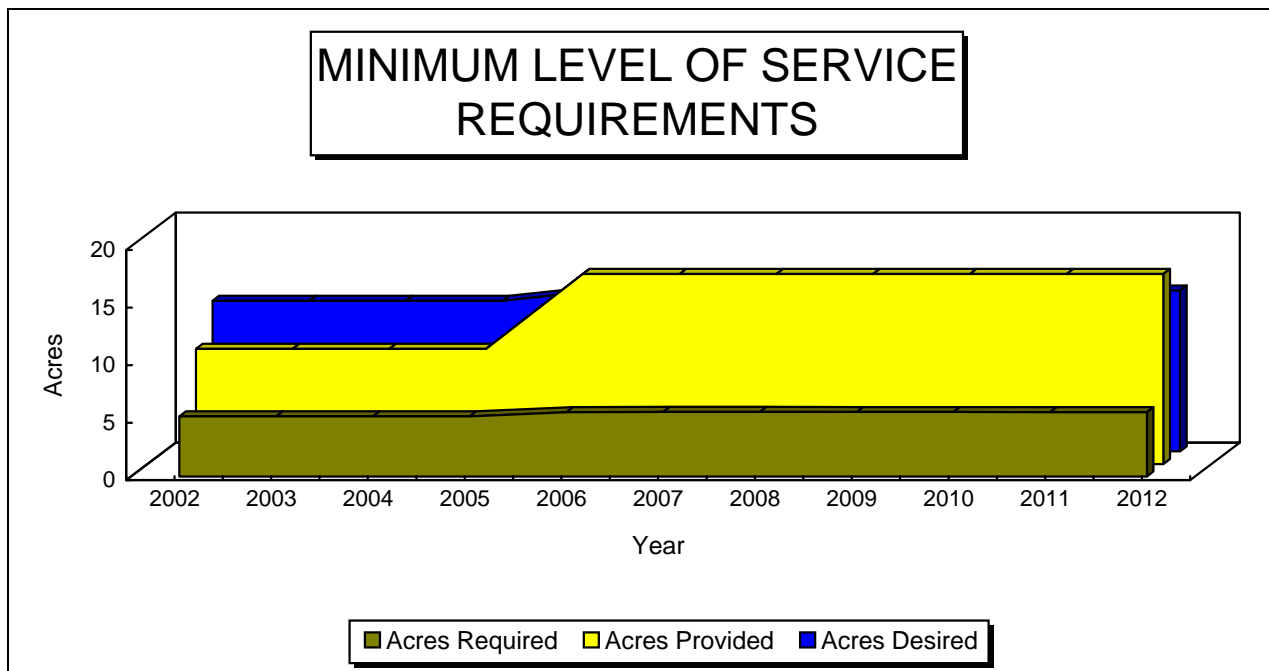
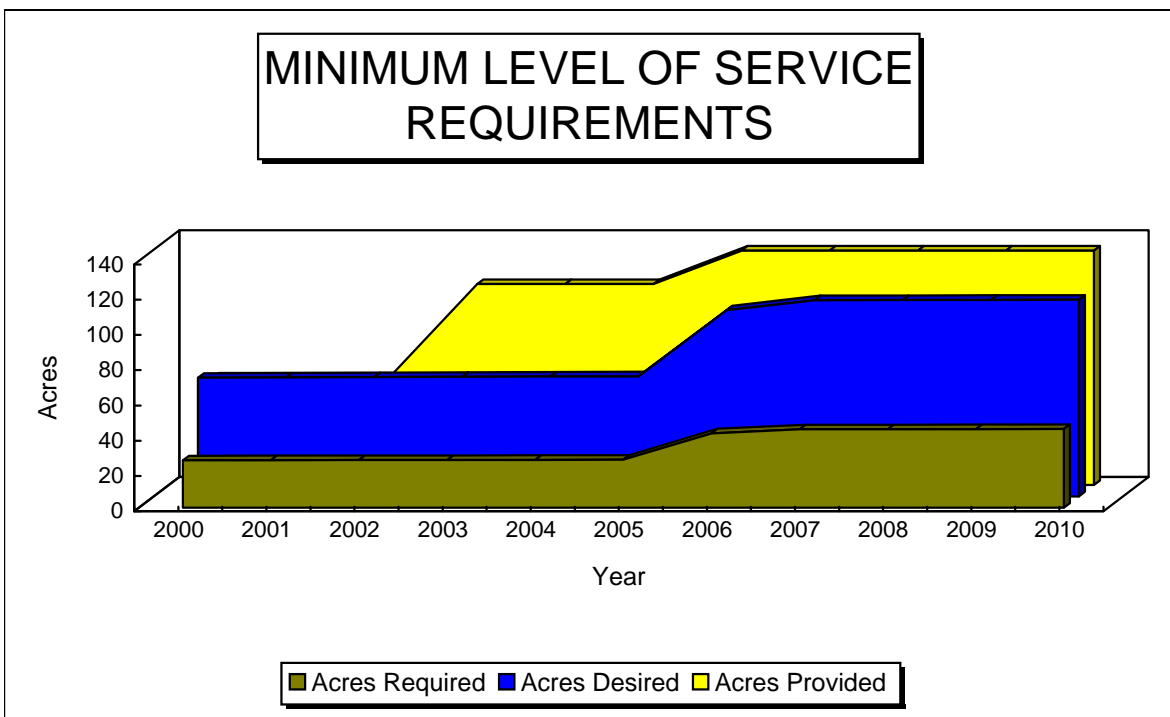


TABLE 20
District # 48
Estero/San Carlos/Three Oaks Community Park Benefit District

PARK NAME	LOCATION	ACRES
- EXISTING PARKS FY 06/07 -		
Estero Community Park & Rec Center	Estero	65
Estero High School	Estero	15 *
Florida Gulf Coast University Pool	Estero	2 **
Karl Drews Community Center and Park	San Carlos Park	3
San Carlos Elemenrary School	San Carlos Park	3 *
San Carlos Pool	San Carlos Park	1
Three Oaks Community Park	San Carlos Park	<u>44</u>
Cumulative Total		133
- No Future Parks Planned -		
Cumulative Total		133

* Joint use acreage with the Lee County School District

** Joint use acreage with Florida Gulf Coast University



SCHOOLS

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

School Concurrency means that public school facilities needed to serve new development must be in place or under actual construction within three (3) years after the local government approves a development permit, or its functional equivalent, that results in generation of students. Lee County has adopted School Concurrency Service Areas (CSA) which include three zones established by the School Board for the purpose of assigning students to schools in a geographic location where those students reside. School Concurrency Service Areas are the same as the three school choice zones (East Zone, West Zone, or South Zone) for elementary, middle, and high schools. Exhibit 2 is a map of the County showing the School Student Assignment Zones (aka School Concurrency Service Areas) as they existed in 2007 as well as a list of the schools within each zone.

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

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

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

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

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

East Zone Schools (Table 21) - The Level of Service Standard is met in 2007 since there is available capacity in East Zone Elementary Schools (1,017 seats), Middle Schools (260 seats) and High Schools (423 seats). The Standard will be met for Elementary Schools in 2008 with the addition at Treeline Elementary adding 301 seats increasing Elementary School available capacity to 1,318 seats. The Standard will be met for Middle Schools in 2008 with the completion of Oak Hammock Middle (1,251 seats) and the elimination of grades 6 - 8 at Riverdale Middle School (a reduction of 325 seats) resulting in an available capacity of 1,186 seats. The Standard will also be met for High Schools in 2008 with the addition of 199 seats at Riverdale High increasing the available capacity to 623 seats.

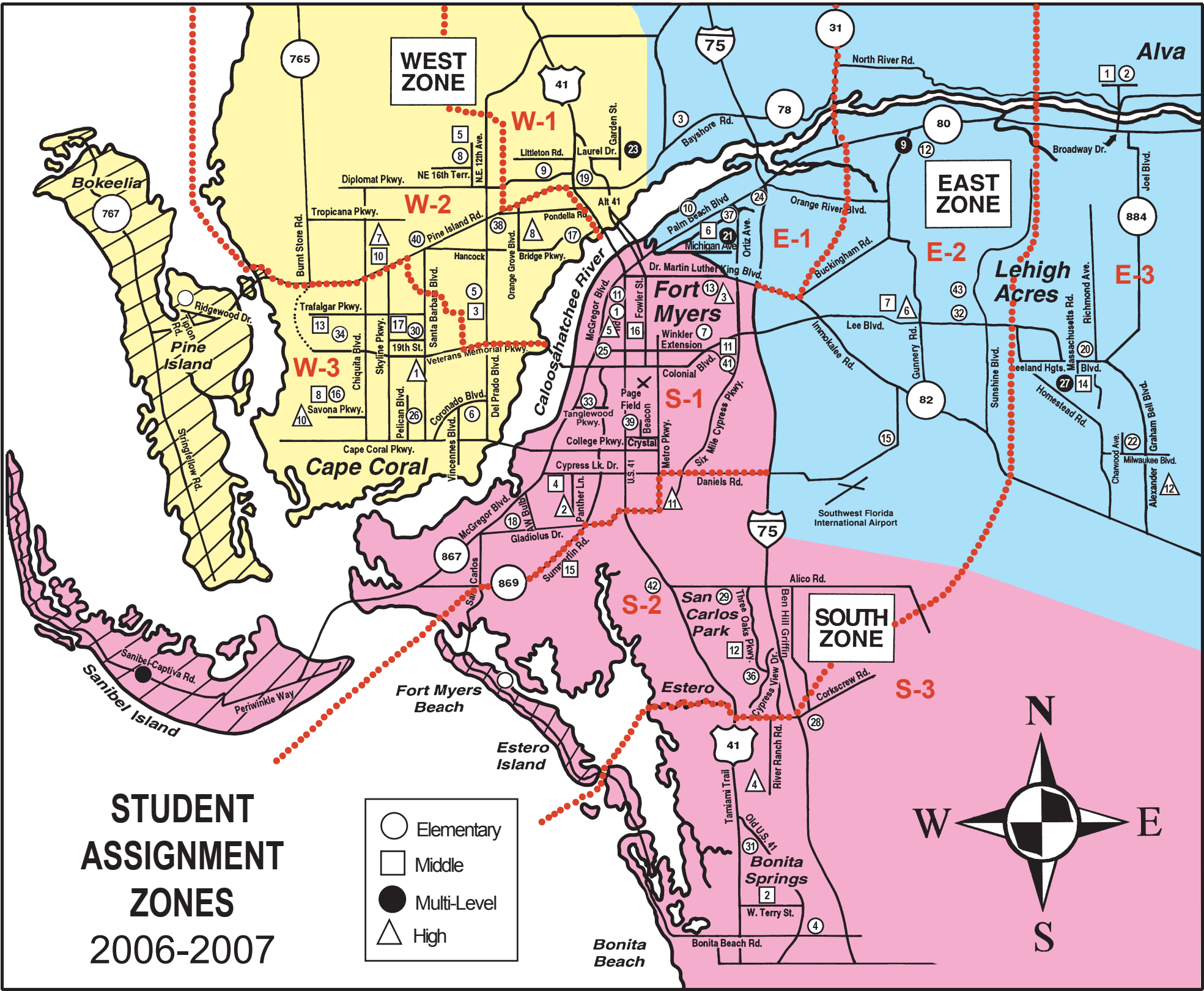
South Zone Schools (Table 22) - The Level of Service Standard is met in 2007 since there is available capacity in the South Zone Elementary Schools (1,344 seats), Middle Schools (1,091 seats) and High Schools (1,407 seats). The Standard will be met for Elementary Schools in 2008 with the completion of the expansion to Heights Elementary (611 seats) and survey changes in the South Zone capacity (a reduction of 447 seats) resulting in an available capacity of 1,508 seats. The Standard will be met for Middle Schools in 2008 with survey changes in the South Zone capacity (a reduction of 71 seats) resulting in an available capacity of 1,020 seats. The Standard will also be met for High Schools in 2008 with survey changes in the South Zone capacity (a reduction of 86 seats) resulting the available capacity to 623 seats.

West Zone Schools (Table 23) - The Level of Service Standard is met in 2007 since there is available capacity in the West Zone Elementary Schools (2,322 seats) and Middle Schools (669 seats). The High School capacity for the West Zone in 2007 shows a deficit of 1,244 seats but since there is adequate available capacity in the South Zone (1,407 seats) and the interlocal agreement provides for use of relocatable classrooms to meet the Level of Service Standard on a temporary basis, the Standard is met. The Standard will be met for Elementary Schools in 2008 with no facility changes resulting in an available capacity of 2,322 seats. The Standard will be met for Middle Schools in 2008 with no facility changes resulting in an available capacity of 669 seats. The Standard will also be met for High Schools in 2008 with opening of Island Coast High (2,006 seats) resulting in an available capacity of 762 seats.

Special Purpose Facilities (Table 24) - Although the inventory shows a deficit of 156 seats for 2007 and 2008 the Level of Service Standard is met since the available capacity in the three CSA Zones will compensate for this shortfall.

In summary, there were no School Level of Service deficiencies in 2007 and none are anticipated for 2008.

THE SCHOOL DISTRICT OF LEE COUNTY



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

<div><div>WEST ZONE</div><div>Elementary Schools</div><div><div>Caloosa (U)</div><div>Cape</div><div>Diplomat (U)</div><div>Gulf</div><div>Hancock Creek</div><div>Hector A. Cafferata, Jr. (U)</div><div>J. Colin English (U)</div><div>Littleton (U)</div><div>NFM Academy for the Arts (K-8) (A) (U)</div><div>Pelican</div><div>Skyline</div><div>Trafalgar (U)</div><div>Tropic Isles</div></div><div><div>Middle Schools</div><div><div>Caloosa</div><div>Challenger</div><div>Diplomat</div><div>Gulf</div><div>Mariner</div><div>NFM Academy for the Arts (K-8) (A) (U)</div><div>Trafalgar</div></div><div><div>High Schools</div><div><div>Cape Coral (IB)</div><div>Ida S. Baker (C)</div><div>Mariner</div><div>North Fort Myers (A)</div></div></div></div></div>	<div><div>SOUTH ZONE</div><div>Elementary Schools</div><div><div>Allen Park</div><div>Bonita Springs (A)</div><div>Colonial (U)</div><div>Edison Park (A)</div><div>Franklin Park (T)(U)</div><div>Heights</div><div>Orangewood</div><div>Pinewoods</div><div>Ray V. Pottorf</div><div>Rayma C. Page</div><div>San Carlos Park (U) (A)</div><div>Spring Creek (U)</div><div>Tanglewood Riverside</div><div>Three Oaks</div><div>Villas</div></div><div><div>Middle Schools</div><div><div>Bonita Springs</div><div>Cypress Lake (A)</div><div>Fort Myers Middle Academy (U) (T) ...</div><div>Lexington</div><div>Paul Laurence Dunbar</div><div>Three Oaks (U)</div></div><div><div>High Schools</div><div><div>Cypress Lake (A)</div><div>Dunbar (T)</div><div>Estero</div><div>Fort Myers (IB)</div><div>South Fort Myers (C)</div></div></div></div></div>	<div><div>EAST ZONE</div><div>Elementary Schools</div><div><div>Alva</div><div>Bayshore (U)</div><div>Edgewood Academy (U)</div><div>Gateway</div><div>Harns Marsh</div><div>Lehigh</div><div>Michigan International (K-8) (IB)...</div><div>Mirror Lakes</div><div>Orange River</div><div>River Hall</div><div>Sunshine</div><div>Tice</div><div>Veterans Park (K-8) (A) (U)</div></div><div><div>Middle Schools</div><div><div>Alva</div><div>Lee (IB)</div><div>Lehigh Acres (U)</div><div>Michigan International (K-8) ...</div><div>Riverdale (6th only)</div><div>Varsity Lakes</div><div>Veterans Park (K-8) (A) (U)</div></div><div><div>High Schools</div><div><div>East Lee County (9th & 10th only) (C) ...</div><div>Lehigh Senior (A)</div><div>Riverdale (IB)</div></div></div></div></div>
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(A) Arts Program

(C) Comprehensive Program

(IB) International Baccalaureate

(T) Technology Program

(U) This school has a uniform clothing policy

TABLE 21
SCHOOL CONCURRENCY INVENTORY
EAST ZONE SCHOOLS

SUB ZONE	SCHOOL NAME	<-----TOTALS DECEMBER 20, 2007----->			<-----PROJECTED 2008 - 2009 TOTALS----->			
		PK-12 ENROLLMENT	PERMANENT FISH CAPACITY	TOTAL SEATS AVAILABLE	FORMER FISH CAPACITY	PERMANENT FISH CAPACITY	TOTAL CHANGE IN SEATS	AVAILABLE CAPACITY
E1	Bayshore Elementary	624	693	69	693	693	-	
	Edgewood Academy	491	741	250	741	741	-	
	Manatee Elementary	765	1,042	277	1,042	1,042	-	
	Michigan International Academy (K-5)	345	442	97	442	442	-	
	Orange River Elementary	841	817	(24)	817	817	-	
	Tice Elementary	590	587	(3)	587	587	-	
	Elementary Totals	3,656	4,322	666	4,322	4,322	-	666
	Lee Middle	596	926	330	926	926	-	
	Michigan International Acad (6-8)	170	221	51	221	221	-	
	Oak Hammock Middle				-	1,251	1,251	
	Middle Totals	766	1,147	381	1,147	2,398	1,251	1,632
E2	Gateway Elementary	785	758	(27)	758	758	-	
	Harns Marsh Elementary	882	912	30	912	912	-	
	River Hall Elementary	836	1,046	210	1,046	1,046	-	
	Sunshine Elementary	1,148	1,191	43	1,191	1,191	-	
	Treeline Elementary [1]	642	758	116	758	1,059	301	
	Elementary Totals	4,293	4,665	372	4,665	4,966	301	673
	Riverdale Middle [2]	304	325	21	325	-	(325)	
	Varsity Lakes Middle	1,013	1,024	11	1,024	1,024	-	
	Middle Totals	1,317	1,349	32	1,349	1,024	(325)	(293)
	Lehigh Senior High	1,678	1,732	54	1,732	1,732	-	
	Riverdale High	1,719	1,728	9	1,728	1,927	199	
	High Totals	3,397	3,460	63	3,460	3,659	199	262
E3	Alva Elementary	450	391	(59)	391	391	-	
	Lehigh Elementary	949	764	(185)	764	764	-	
	Mirror Lakes Elementary	1,084	1,061	(23)	1,061	1,061	-	
	Veterans Park (K-5)	932	1,178	246	1,178	1,178	-	
	Elementary Totals	3,415	3,394	(21)	3,394	3,394	-	(21)
	Alva Middle	604	513	(91)	513	513	-	
	Lehigh Acres Middle	1,083	1,057	(26)	1,057	1,057	-	
	Veteran's Park (6-8)	625	589	(36)	589	589	-	
	Middle Totals	2,312	2,159	(153)	2,159	2,159	-	(153)
	East Lee County High	1,586	1,946	360	1,946	1,946	-	
	High Totals	1,586	1,946	360	1,946	1,946	-	360
Elem Totals - East		11,364	12,381	1,017	12,381	12,682	301	1,318
Middle Totals - East		4,395	4,655	260	4,655	5,581	926	1,186
High Totals - East		4,983	5,406	423	5,406	5,605	199	622
Total East		20,742	22,442	1,700	22,442	23,868	1,426	3,126

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

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

TABLE 22
SCHOOL CONCURRENCY INVENTORY
SOUTH ZONE SCHOOLS

SUB ZONE	SCHOOL NAME	<-----TOTALS DECEMBER 20, 2007----->			<-----PROJECTED 2008 - 2009 TOTALS----->			
		PK-12 ENROLLMENT	PERMANENT FISH CAPACITY	TOTAL SEATS AVAILABLE	FORMER FISH CAPACITY	PERMANENT FISH CAPACITY	TOTAL CHANGE IN SEATS	AVAILABLE CAPACITY
S1	Allen Park Elementary	885	1,056	171	1,056	1,056	-	
	Colonial Elementary	739	965	226	965	965	-	
	Edison Park Elementary	389	449	60	449	449	-	
	Franklin Park Elementary	518	579	61	579	579	-	
	Heights Elementary [1]	630	695	65	695	1,306	611	
	Orangewood Elementary	668	637	(31)	637	637	-	
	Ray Pottorf Elementary	648	882	234	882	882	-	
	Tanglewood/Riverside Elementary [2]	706	803	97	803	803	-	
	Villas Elementary	859	943	84	943	943	-	
	Survey Changes in Elementary South Zone						(447)	
	Elementary Totals	6,042	7,009	967	7,009	7,620	164	1,131
	Cypress Lake Middle	746	880	134	880	880	-	
	Fort Myers Middle	633	857	224	857	857	-	
	P.L. Dunbar Middle	955	1,013	58	1,013	1,013	-	
	Survey Chanages in Middle South Zone						(71)	
	Middle Totals	2,334	2,751	417	2,751	2,751	(71)	346
	Cypress Lake High	1,358	1,642	284	1,642	1,642	-	
	Dunbar High	799	1,123	324	1,123	1,123	-	
	Fort Myers High	1,832	1,868	36	1,868	1,868	-	
	Survey Changes in High South Zone						(86)	
	High Totals	3,989	4,633	644	4,633	4,633	(86)	558
S2	Rayma Page Elementary	680	836	156	836	836	-	
	San Carlos Park Elementary	888	1,062	174	1,062	1,062	-	
	Three Oaks Elementary	772	738	(34)	738	738	301	
	Elementary Totals	2,340	2,636	296	2,636	2,636	0	296
	Lexington Middle	844	1,031	187	1,031	1,031	(325)	
	Three Oaks Middle	789	985	196	985	985	-	
	Middle Totals	1,633	2,016	383	2,016	2,016	0	383
	South Fort Myers High	1,272	1,924	652	1,924	1,924	0	
	High Totals	1,272	1,924	652	1,924	1,924	0	652
S3	Bonita Springs Elementary	429	405	(24)	405	405	-	
	Pinewoods Elementary	966	1,044	78	1,044	1,044	-	
	Spring Creek Elementary	766	753	(13)	753	753	-	
	Elementary Totals	2,161	2,202	41	2,202	2,202	-	41
	Bonita Springs Middle	605	888	283	888	888	-	
	Middle Totals	605	888	283	888	888	-	283
S4	Fort Myers Beach Elementary	174	200	26	200	200	-	
	Elementary Totals	174	200	26	200	200	-	26
S5	Sanibel School (K-5)	249	263	14	263	263	-	
	Elementary Totals	249	263	14	263	263	-	14
	Sanibel School (6-8)	124	132	8	132	132	-	
	Middle Totals	124	132	8	132	132	-	8
Elem Totals - South		10,966	12,310	1,344	12,310	12,921	164	1,508
Middle Totals - South		4,696	5,787	1,091	5,663	5,787	(71)	1,020
High Totals - South		6,788	8,195	1,407	8,195	8,195	0	1,321
Total South		22,450	26,293	3,843	26,169	26,904	93	3,850

[1] New, expanded facility opened April 2008.

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

TABLE 23
SCHOOL CONCURRENCY INVENTORY
WEST ZONE SCHOOLS

SUB ZONE	SCHOOL NAME	<-----TOTALS DECEMBER 20, 2007----->			<-----PROJECTED 2008 - 2009 TOTALS----->			
		PK-12 ENROLLMENT	PERMANENT FISH CAPACITY	TOTAL SEATS AVAILABLE	FORMER FISH CAPACITY	PERMANENT FISH CAPACITY	TOTAL CHANGE IN SEATS	AVAILABLE CAPACITY
W1	J. Colin English Elementary	470	601	131	601	601	-	
	Littleton Elementary	710	738	28	738	738	-	
	North Fort Myers Academy (K-5)	554	876	322	876	876	-	
	Elementary Totals	1,734	2,215	481	2,215	2,215	-	481
	North Fort Myers Academy (6-8)	460	438	(22)	438	438	-	
	Middle Totals	460	438	(22)	438	438	-	(22)
	Island Coast High [1]	407	-	(407)	-	2,006	2,006	
	High Totals	407	-	(407)	-	2,006	2,006	1,599
W2	Caloosa Elementary	1,059	1,075	16	1,075	1,075	-	
	Diplomat Elementary	940	1,086	146	1,086	1,086	-	
	Hancock Creek Elementary	907	1,044	137	1,044	1,044	-	
	Hector A Cafferata Jr Elementary	760	883	123	883	883	-	
	Tropic Isles Elementary	958	1,051	93	1,051	1,051	-	
	Elementary Totals	4,624	5,139	515	5,139	5,139	-	515
	Caloosa Middle	900	1,005	105	1,005	1,005	-	
	Diplomat Middle	877	973	96	973	973	-	
	Mariner Middle	927	1,141	214	1,141	1,141	-	
	Middle Totals	2,704	3,120	416	3,120	3,120	-	416
	Mariner High	1,938	1,635	(303)	1,635	1,635	-	
	North Fort Myers High	2,015	1,763	(252)	1,763	1,763	-	
	High Totals	3,953	3,398	(555)	3,398	3,398	-	(555)
W3	Cape Elementary	793	898	105	898	898	-	
	Gulf Elementary	1,277	1,347	70	1,347	1,347	-	
	Patriot Elementary	748	1,046	298	1,046	1,046	-	
	Pelican Elementary	1,092	1,362	270	1,362	1,362	-	
	Skyline Elementary	1,042	1,380	338	1,380	1,380	-	
	Trafalgar Elementary	864	1,036	172	1,036	1,036	-	
	Elementary Totals	5,816	7,069	1,253	7,069	7,069	-	1,253
	Challenger Middle	869	1,230	361	1,230	1,230	-	
	Gulf Middle	986	943	(43)	943	943	-	
	Trafalgar Middle	1,077	1,034	(43)	1,034	1,034	-	
	Middle Totals	2,932	3,208	276	3,208	3,208	-	276
	Cape Coral High	1,940	1,759	(181)	1,759	1,759	-	
	Ida Baker High	2,042	1,940	(102)	1,940	1,940	-	
	High Totals	3,982	3,699	(283)	3,699	3,699	-	(283)
W4	Pine Island Elementary	318	391	73	391	391	-	
	Elementary Totals	318	391	73	391	391	-	73
Elem Totals - West		12,492	14,814	2,322	14,814	14,814	-	2,322
Middle Totals - West		6,096	6,765	669	6,765	6,765	-	669
High Totals - West		8,342	7,098	(1,244)	7,098	9,104	2,006	762
Total South		26,930	28,677	1,747	28,677	30,683	2,006	3,753

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

TABLE 24

**SCHOOL CONCURRENCY INVENTORY
SPECIAL PURPOSE FACILITIES**

		<-----TOTALS DECEMBER 20, 2007----->			<-----PROJECTED 2008 - 2009 TOTALS----->			
	SCHOOL NAME	PK-12 ENROLLMENT	PERMANENT FISH CAPACITY	TOTAL SEATS AVAILABLE	FORMER FISH CAPACITY	PERMANENT FISH CAPACITY	TOTAL CHANGE IN SEATS	AVAILABLE CAPACITY
	Buckingham Exceptional Center	100	100	-	100	100	-	
	Dunbar Community School [1]		-	-	-	-	-	
	New Directions (ALCs & LAMP)	530	645	115	645	645		
	ALC West	165	-	(165)	-	-		
	Royal Palm Exceptional Center	194	230	36	230	230		
	High Tech Central [1]	82	-	(82)	-	-		
	High Tech North [1]	60	-	(60)	-	-	-	
	Special Facilities Totals	1,031	875	(156)	975	975	-	(156)

[1] Adult facility.

TRANSPORTATION

Road Capacity Inventory

Lee County examines each individual roadway link to determine the ability of the road system to provide the minimum Level of Service (LOS) standard established in THE LEE PLAN on an “Existing” basis (2007 100th Highest Hour column in Road Link Volumes Table) and a short-term projected “Future” basis (Estimated 2008 100th Highest Hour column in Road Links Volume Table) as well as a “Forecast” basis (Future Forecast Volume column in Road Links Table). The “Existing” Level of Service is based upon the 2007 Traffic Count Report prepared by Lee County Department of Transportation. At the beginning of 2008, there were two (2) segments (three links) of the County road system that provided a Level of Service below the established standard on an “Existing” basis. These County road segments are listed below.

			LOS		
ROAD	FROM	TO	STD	2007	Comment
Bonita Beach Road	Old 41 Road	Imperial Street	E	F	6 Ln under design; ROW acquisition underway
Estero Boulevard	Tropical Shores Way	Center Street	E	F	Constrained Facility ⁽¹⁾ ; v/c=1.31.

⁽¹⁾ This is a constrained facility in the Town of Fort Myers Beach. Policy 7-1-2 of the Comprehensive Plan for the Town of Fort Myers Beach states: “The peak capacity of Estero Boulevard congested segments is 1,300 vehicles per hour.” This standard was not exceeded in 2007 and will not be exceeded in 2008. The County has proposed to jointly fund with the Town of Fort Myers Beach a reconstruction of the first mile of Estero Boulevard which will include improved drainage and pedestrian features and, possibly, trolley accommodations.

The Florida Department of Transportation has established the Minimum Level of Service (LOS) Standards for the Strategic Intermodal System (SIS) which includes the Interstate System and portions of SR 80 and SR 82. The standard for the three (3) road sections on Palm Beach Boulevard (SR 80) from I-75 east to Werner Drive is LOS “D” and for the two (2) road sections from Werner Drive to the Hendry County Line is LOS “C”. In 2007 these standards were met on all five (5) of these roadway sections and are projected to be met in 2008. The standard for Immokalee Road (SR 82) in unincorporated Lee County from Lee Boulevard east to Commerce Lakes Drive is LOS “D” and from Commerce Lakes Drive to the Hendry County Line is LOS “C”. The following nine (9) roadway links on the State system failed to meet the adopted SIS standard or other established LOS standard on an “Existing” basis in 2007.

			LOS		Planned Improvement
ROAD	FROM	TO	STD	2007	
Immokalee Road (SR 82)	Colonial Boulevard (SR 884)	Commerce Lakes Drive	D	F	PD&E study underway.
Immokalee Road (SR 82)	Commerce Lakes Drive	Gunnery Road	C	E	PD&E study underway.
Immokalee Road (SR 82)	Gunnery Road	Alabama Road	C	F	PD&E study underway.
Immokalee Road (SR 82)	Alabama Road	Alex Bell Boulevard	C	D	PD&E study underway.
Immokalee Road (SR 82)	Alexander Bell Boulevard	Hendry County Line	C	D	PD&E study underway.
McGregor Boulevard (SR 867) [2 links]	Winkler Road	Colonial Blvd.	E	F	Constrained Facility v/c=1.11 & 1.17. ⁽¹⁾ Summerlin Rd 6 Ln underway.
Metro Parkway	Danley Drive	Colonial Boulevard	E	F	4 Ln Plantation Rd Extension underway.
US 41	Corkscrew Road	Sanibel Boulevard	E	F	6 Ln proposed to be funded in 2010/11 by FDOT.

- ⁽¹⁾ This is a constrained facility which is partially in the City of Fort Myers. The volume to capacity (v/c) ratio on McGregor Boulevard from Winkler Road to Tanglewood Boulevard is 1.14, and from Tanglewood Boulevard to Colonial Boulevard is 1.14. These volume to capacity ratios are well below the maximum of 1.85 allowed on constrained facilities. The design of a turn lane improvement at the primary bottleneck point (McGregor/Colonial intersection) has been completed by the City of Fort Myers. The ROW/Construction phase remains a high priority for State funding.

The current SIS standard on I-75 from the Collier County Line to Bayshore Road (SR 78) is LOS “D” and from Bayshore Road (SR 78) to the Charlotte County Line is LOS “C”. FDOT has started the construction of the six (6) lane widening of I-75 from Colonial Boulevard in Lee County south to Golden Gate Parkway in Collier County as one design/build/finance project. In addition, the Southwest Florida Expressway Authority is studying the widening of I-75 to ten (10) lanes with possibly up to six (6) toll lanes. The following table shows one (1) section of I-75 which falls below the LOS D standard.

			LOS		Planned Parallel Improvement
ROAD	FROM	TO	STD	2007	
I-75	ML King Boulevard	Luckett Road	D	E	

The following four (4) County roadway links meet the established LOS standard now but may not meet it in the future as projects that have been approved continue to develop. These links could become a problem if the approved projects are constructed and the capacity is not increased or road projects providing alternative routes are not constructed.

ROAD	FROM	TO	LOS				Planned Improvement
			2006	2007	2008	Future	
Buckingham Road	Orange River Boulevard	Palm Beach Boulevard	E	D	D	F	
Daniels Parkway	Six Mile Cypress Parkway	Palomino Road	E	D	F	F	Constrained Facility; v/c = 0.99.
Daniels Parkway	Chamberlin Parkway	Gateway Boulevard	E	C	F	F	6 Ln construction scheduled in 2012/13
Six Mile Cypress Parkway	Daniels Parkway	Winkler Avenue	E	E	F	F	4 Ln design/ROW complete.

Several residential developments including Buckingham Estates, River Pointe and Portico Phases 1, 2 and 3 are the major contributors to the future traffic forecast on the Buckingham Road link. Several commercial development projects including Daniels Falls Shopping Center, Tamiami Pines office complex, Parker Business Center office complex and Bella Vista Shops mixed use retail and office are the major contributors to the future traffic forecast on the Daniels Parkway, Six Mile Cypress to Palomino Road link. Gateway commercial and residential projects are the major contributors to future traffic on the Daniels Parkway, Chamberlin Parkway to Gateway Boulevard link. The projects which are the major contributors to future traffic on the Six Mile Cypress Parkway link are the Daniels Cypress Center office development, Carissa Commercial Park with office and retail uses and the Forest Ridge residential condominium development.

The following three (3) State roadway links meet the LOS standard now but may not meet it in the future as projects that have been approved continue to develop. These links could become a problem if the approved projects are constructed and the capacity is not increased or road projects providing alternative routes are not constructed.

ROAD	FROM	TO	LOS				Planned Improvement
			STD	2007	2008	Future	
McGregor Boulevard (SR 867)	Pine Ridge Road	Cypress Lake Drive	E	D	D	F	Summerlin Road 6 Ln construction 4recently completed.
San Carlos Boulevard (SR 865)	Summerlin Road	Gladiolus Road	E	C	C	F	4 Ln of section north of Kelly Road recently completed.
US 41	Old 41Road	Corkscrew Road	E	C	D	F	Three Oaks Ext & Sandy Lane Ext recently completed as parallel improvements.

The Lucaya and Lake McGregor Drive RPD residential developments as well as the Deep Lagoon Boat Club and McGregor Boulevard Spa Center commercial developments are the major contributors to the future traffic on the McGregor Boulevard link. The Drug Store at Gulf Point, Osaka Restaurant, San Carlos Center Phase 1 (which includes a Target Super Store), Palm Pavillion mixed use retail and office, and the Southwest Florida Dental Group office commercial developments are the major contributors to the future traffic on the San Carlos Boulevard link. The Coconut Point Mall Super Target Store, Coconut Point outparcel developments (including Commercial Bank of Naples, Florida Gulf Bank, CNL Bank, Wachovia Bank, Friday's Restaurant, the Hyatt Hotel and The Verizon Store) as well as Coconut Point residential developments including Rapello, Ravenna, Mirasol and The Residence plus other commercial developments (including The WCI Office Building, Paradise Shops Phase I retail development, the Mobile Station, Cedarwood Retail at Estero, Bank of America at Estero, Orion Bank at Coconut Crossing and the West Bay Club Orchid Bay high rise residential development) are the major contributors to the future traffic on the US 41 link.

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

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

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

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

Pine Island Road

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

Lee Plan

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

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

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

Land Development Code

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

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

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

Constrained Roads

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

A maximum volume-to-capacity (v/c) ratio of 1.85 is established for the constrained roads identified in Table 2(a) that lie in the unincorporated area. No permits will be issued by Lee County that cause the maximum volume-to-capacity ratio to be exceeded or that affect the maximum volume-to-capacity ratio once exceeded. Permits will only be issued when capacity enhancements and operational improvements are identified and committed for implementation that will maintain the volume-to-capacity ratio on the constrained segment at or below 1.85.

Based on traffic counts for 2007, the highest volume to capacity ratio on a constrained facility was 1.31 on Estero Boulevard between Tropical Shores Way and Center Street in the Town of Fort Myers Beach. McGregor Boulevard from Tanglewood Boulevard to Colonial Boulevard had a volume to capacity ratio of 1.17 and from Winkler Road to Tanglewood Boulevard McGregor Boulevard had a volume to capacity ratio of 1.11. Daniels Parkway from Six Mile Cypress Parkway to Palomino Lane had a volume to capacity ratio of 0.99 and Estero Boulevard from Voorhis Street to Tropical Shores way in the Town of Fort Myers Beach had a volume to Capacity ratio of 0.99. All other constrained facilities had a volume to capacity ratio lower than the previously identified facilities and less than 0.90. None of these facilities should approach a volume to capacity ratio of 1.85 during the year 2008.

Estero Boulevard

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

Data from the 2007 Traffic Counts (PCS #44) shows that the monthly averages were as follows:

MONTH	Average Vehicles/Hour	MONTH	Average Vehicles/Hour	MONTH	Average Vehicles/Hour
January	1203	February	1138	March	999
April	1048	May	1032	June	1038
July	1001	August	905	September	878
October	1010	November	1150	December	1022

Based upon traffic counts for 2007, this standard of 1,300 vehicles per hour was not exceeded in any month in 2007, and will not be exceeded in 2008 during any four (4) calendar months.

De Minimus Impacts

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

“LCLDC Section 2-46(o).

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

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

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

Consistent with this requirement, the following transportation facilities (road links) required monitoring based upon their failure to meet the Level of Service standards as reported in the 2006/2007-2007-2008 Concurrency Management Report.

			Future Volume (VPH) (⁽¹⁾)	Capacity (VPH) (⁽²⁾)	Future Volume/ Capacity (%)	De Minimus Trips 2007 (VPH)	
Immokalee Road (SR 82)	Colonial Boulevard	Commerce Lakes Drive	1106	630 LOS D	176% ⁽³⁾	0	⁽³⁾ Exceeds 110%
Immokalee Road (SR 82)	Commerce Lakes Drive	Gunnery Road	710	390 LOS D	182% ⁽³⁾	1	⁽³⁾ Exceeds 110%
Immokalee Road (SR 82)	Gunnery Road	Alabama Road	1278	420 LOS C	304% ⁽³⁾	0	⁽³⁾ Exceeds 110%
Immokalee Road (SR 82)	Alabama Road	Alex Bell Boulevard	636	420 LOS C	151% ⁽³⁾	0	⁽³⁾ Exceeds 110%
Immokalee Road (SR 82)	Alex Bell Boulevard	Hendry County Line	659	420 LOS C	157% ⁽³⁾	0.5	⁽³⁾ Exceeds 110%

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

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

⁽³⁾ Exceeds the 110% criterion.

On all of the listed links, the sum of existing roadway volumes and the projected volumes (called Future Volume) from approved projects exceeds 110 percent of the maximum volume (called Capacity) at the adopted Level of Service of the affected transportation facility. As a result, de minimus impacts on these links are limited to impacts from single-family homes on existing lots. New de minimus trip impacts resulting from the issuance of certificates of occupancy on building permits for single family homes on existing lots were recorded on only two (2) of these transportation facilities during the year 2007. No de minimus trip impacts were recorded on the remaining links which required monitoring.

ROAD LINK VOLUMES													
Peak Direction of Flow													
ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2007 100th HIGHEST HR		EST 2008 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
A & W BULB RD	GLADIOLUS DR	McGREGOR BL	2LU	E	860	C	281	C	284	C	321		00100
ALABAMA RD	IMMOKALEE RD (SR 82)	MILWAUKEE BL	2LN	E	990	C	254	C	268	C	268		00200
ALABAMA RD	MILWAUKEE BL	HOMESTEAD RD	2LN	E	990	D	462	D	470	D	470		00300
ALEX BELL BL	IMMOKALEE RD (SR 82)	MILWAUKEE BL	2LN	E	990	B	152	B	188	D	391		00400
ALEX BELL BL	MILWAUKEE BL	JOEL BL	2LN	E	990	D	424	D	447	D	578		00500
ALICO RD	US 41	LEE RD	6LD	E	2,920	B	1,123	B	1,199	B	1,486		00600
ALICO RD	LEE RD	THREE OAKS PKWY	6LD	E	2,920	B	1,213	B	1,410	B	1,698		00700
ALICO RD	THREE OAKS PKWY	I-75	6LD	E	2,920	N/A	N/A	N/A	N/A	N/A	N/A		00800
ALICO RD	I-75	BEN HILL GRIFFIN PKWY	6LD	E	2,920	N/A	N/A	N/A	N/A	N/A	N/A		00900
ALICO RD	BEN HILL GRIFFIN BL	GREEN MEADOW DR	2LN	E	920	C	398	C	398	C	433		01000
ALICO RD	GREEN MEADOW DR	CORKSCREW RD (CR 850)	2LN	E	920	B	127	B	127	B	127		01050
ARROYAL ST	BONITA BCH RD	PENNSYLVANIA AVE	2LN	E	860	C	293	C	299	C	321		01100
BABCOCK RD	US 41	ROCKEFELLER CIR	2LN	E	860	B	36	B	37	B	38		01200
BALLARD RD	MARSH AVE	ORTIZ AVE	2LN	E	860	C	231	C	231	C	231		01300
BARRETT RD	PONDELLA RD	PINE ISLAND RD	2LN	E	860	C	129	C	129	C	129		01400
BASS RD	SUMMERLIN RD	GLADIOLUS DR	4LD	E	1,800	C	413	C	504	C	845	Part 4 Ln, remainder part of Gladiolus project underway.	01500
BAYSHORE RD (SR78)	BUSINESS 41	HART RD	4LD	E	1,990	D	1,642	D	1,645	D	1,708		01600
BAYSHORE RD (SR78)	HART RD	SLATER RD	4LD	E	1,990	D	1,338	D	1,396	D	1,589		01700
BAYSHORE RD (SR78)	SLATER RD	I-75	4LD	E	1,950	B	1,280	B	1,360	B	1,498		01800
BAYSHORE RD (SR78)	I-75	NALLE RD	2LN	E	1,080	D	560	D	567	D	573		01900

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2007 100th HIGHEST HR		EST 2008 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
BAYSHORE RD (SR78)	NALLE RD	SR 31	2LN	E	1,080	D	560	D	567	D	572		02000
BEN HILL GRIFFIN PKWY	CORKSCREW RD	FGCU ENTRANCE	4LD	E	2,190	B	1,198	B	1,221	B	1,273		02100
BEN HILL GRIFFIN PKWY	FGCU ENTRANCE DR	COLLEGE CLUB DR	4LD	E	2,190	B	1,198	B	1,205	B	1,418		02200
BEN HILL GRIFFIN PKWY	COLLEGE CLUB DR	ALICO RD	6LD	E	2,920	B	1,226	B	1,238	B	1,489		02250
BEN HILL GRIFFIN PKWY	ALICO RD	TERMINAL ACCESS RD	4LD	E	1,950	B	1,059	B	1,123	B	1,187		26950
BETH STACEY BL	23rd ST	HOMESTEAD RD	2LU	E	860	C	345	C	387	E	746		02300
BONITA BEACH RD	HICKORY BL	VANDERBILT RD	4LD	E	1,940	C	606	C	636	C	702		02400
BONITA BEACH RD	VANDERBILT RD	US 41	4LD	E	1,940	N/A	N/A	N/A	N/A	N/A	N/A		02500
BONITA BEACH RD	US 41	OLD 41	4LD	E	1,870	C	1,216	C	1,262	C	1,381	6 Ln design underway.	02600
BONITA BEACH RD	OLD 41	IMPERIAL ST	4LD	E	1,870	F	2,001	F	2,030	F	2,074	6 Ln under design, ROW acquisition underway.	02700
BONITA BEACH RD	IMPERIAL ST	I-75	6LD	E	2,800	C	1,866	C	1,891	C	1,937		02800
BONITA BEACH RD	I-75	BONITA GRANDE DR	4LD	E	1,920	B	980	B	1,017	B	1,372		02900
BONITA GRANDE DR	COLLIER COUNTY LINE	BONITA BEACH RD	2LU	E	860	C	199	C	210	C	252		03000
BONITA GRANDE DR	BONITA BEACH RD	EAST TERRY ST	2LU	E	860	C	376	C	377	C	406		03100
BOY SCOUT DR	SUMMERLIN RD	US 41	6LD	E	2,710	D	1,397	D	1,397	D	1,400		03200
BRANTLEY RD	SUMMERLIN RD	US 41	2LU	E	860	C	173	C	236	C	318		03300
BRIARCLIFF DR	US 41	TRIPLE CROWN CT	2LU	E	860	C	297	C	301	C	313		03400
BROADWAY (ALVA)	PALM BEACH BL (SR 80)	NORTH RIVER RD	2LU	E	860	C	248	C	248	C	248		03500
BROADWAY (ESTERO)	LOGAN AVE	US 41	2LU	E	860	C	185	C	190	C	236		03600
BUCKINGHAM RD	IMMOKALEE RD (SR 82)	GUNNERY RD	2LU	E	1,010	D	384	D	447	D	503		03700

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2007 100th HIGHEST HR		EST 2008 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
BUCKINGHAM RD	GUNNERY RD	ORANGE RIVER BL	2LU	E	1,010	D	384	D	385	D	385		03730
BUCKINGHAM RD	ORANGE RIVER BL	PALM BEACH BL (SR 80)	2LU	E	1,010	D	519	D	532	F	1,226		03800
BURNT STORE RD	PINE ISLAND RD (SR 78)	DIPLOMAT PKWY	2LU	E	1,010	D	580	D	580	D	606	4 Ln under design.	03900
BURNT STORE RD	DIPLOMAT PKWY	CHARLOTTE COUNTY LINE	2LU	E	1,010	C	305	C	306	D	399		04000
BUS 41 (SR 739)	SR 80	FT MYERS CITY LIMIT	6LD	E	4,170	C	2,300	C	2,300	C	2,300		04100
BUS 41 (SR 739)	FORT MYERS CITY LIMIT	PONDELLA RD	6LD	D	2,960	C	2,234	C	2,235	C	2,237		04200
BUS 41 (SR 739)	PONDELLA RD	PINE ISLAND RD	6LD	D	2,960	C	1,738	C	1,738	C	1,750		04300
BUS 41 (SR 739)	PINE ISLAND RD	LITTLETON RD	4LD	D	1,950	B	1,239	B	1,239	B	1,290		04400
BUS 41 (SR 739)	LITTLETON RD	US 41	2LU	D	910	B	548	B	548	B	548	4 Ln Design underway by FDOT.	04500
CAPE CORAL BR RD	DEL PRADO BL	MCGREGOR BL	4L	E	4,000	C	2,342	C	2,342	C	2,342	Intersection improvement at Del Prado in 2008; 1-way tolling trial underway.	04600
CAPTIVA RD	BLIND PASS	SOUTH SEAS PLANTATION	2LU	E	860	C	372	C	384	C	392	Constrained v/c = 0.44.	04700
CEMETERY RD	BUCKINGHAM RD	HIGGINS AVE	2LU	E	860	C	273	C	284	C	284		04800
CHAMBERLIN PKWY	AIRPORT ENT	DANIELS PKWY	4LD	E	1,950	B	120	B	120	B	120	Port Authority maintained.	04900
COCONUT RD	SPRING CREEK RD	US 41	2LN	E	860	D	479	D	634	E	780	Widening & realignment at US41 intersection underway by developer.	05000
COCONUT RD	US 41	THREE OAKS PKWY	4LD	E	1,800	C	798	C	843	C	903	Privately maintained.	05030
COLLEGE PKWY	MCGREGOR BL	WINKLER RD	6LD	E	3,060	C	1,893	C	1,939	C	1,976		05100
COLLEGE PKWY	WINKLER RD	WHISKEY CREEK DR	6LD	E	3,060	C	2,122	C	2,224	C	2,396		05200

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2007 100th HIGHEST HR		EST 2008 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
COLLEGE PKWY	WHISKEY CREEK DR	SUMMERLIN RD	6LD	E	3,060	C	2,484	C	2,484	C	2,494		05300
COLLEGE PKWY	SUMMERLIN RD	US 41	6LD	E	3,060	C	1,737	C	1,794	C	1,851		05400
COLONIAL BL	McGREGOR BL	SUMMERLIN RD	6LD	E	2,890	D	2,598	D	2,598	D	2,598		05500
COLONIAL BL	SUMMERLIN RD	US 41	6LD	E	2,890	D	2,725	D	2,725	D	2,725		05600
COLONIAL BL (SR 884)	US 41	FOWLER ST	6LD	E	2,890	D	2,254	D	2,254	D	2,254		05700
COLONIAL BL (SR 884)	FOWLER ST	METRO PKWY	6LD	E	2,890	D	2,634	D	2,634	D	2,634		05800
COLONIAL BL (SR 884)	METRO PRWY	WINKLER AVE	6LD	E	3,160	B	2,533	B	2,533	B	2,533		05900
COLONIAL BL (SR 884)	WINKLER AVE	SIX MILE CYPRESS PKWY	6LD	E	3,160	E	3,130	E	3,130	E	3,130		06000
COLONIAL BL (SR 884)	SIX MILE CYPRESS DR	I-75	6LD	E	3,160	F	3,416	F	3,416	F	3,416	6 Ln funded in 2008/09.	06100
COLONIAL BL	I-75	IMMOKALEE RD (SR 82)	6LD	D	2,920	B	1,914	B	1,914	B	1,914	6 Ln Funded in 2008/09.	06200
COLUMBUS BL	SR 82	MILWAUKEE BL	2LU	E	860	B	103	C	139	C	142		06300
CONSTITUTION BL	US 41	CONSTITUTION CIR	2LU	E	860	C	293	C	294	C	304		06400
CORBETT RD	PINE ISLAND RD	LITTLETON RD	2LU	E	860	B	20	B	20	B	20		06500
CORKSCREW RD	US 41	THREE OAKS PKWY	4LD	E	2,080	C	886	C	924	C	1,244		06600
CORKSCREW RD	THREE OAKS PKWY	I-75	4LD	E	2,080	N/A	N/A	N/A	N/A	N/A	N/A	Estero Pkwy Ext underway.	06700
CORKSCREW RD	I-75	BEN HILL GRIFFIN BL	4LD	E	2,080	C	687	C	714	C	805	Estero Pkwy Ext underway.	06800
CORKSCREW RD	BEN HILL GRIFFIN BL	WILDCAT RUN DR	2LN	E	1,010	B	208	B	214	C	261		06900
CORKSCREW RD	WILDCAT RUN DR	COLLIER COUNTY LINE	2LN	E	1,010	B	208	C	252	E	649		07000
COUNTRY LAKES DR	LUCKETT RD	TICE ST	2LU	E	860	C	184	C	257	D	435		07100
CRYSTAL DR	US 41	METRO PKWY	2LU	E	860	D	469	D	477	D	542		07200
CRYSTAL DR	METRO PKWY	PLANTATION RD	2LU	E	860	C	181	C	231	C	291		07300
CYPRESS LAKE DR	McGREGOR B	SO POINTE BL	4LD	E	1,920	D	947	D	960	D	1,028		07400

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2007 100th HIGHEST HR		EST 2008 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
CYPRESS LAKE DR	SOUTH POINTE BL	WINKLER RD	4LD	E	1,920	D	1,275	D	1,275	D	1,275		07500
CYPRESS LAKE DR	WINKLER RD	SUMMERLIN RD	4LD	E	1,920	E	1,516	E	1,516	E	1,516		07600
CYPRESS LAKE DR	SUMMERLIN RD	US 41	6LD	E	2,890	D	1,906	D	1,912	D	2,013		07700
DANIELS PKWY	US 41	METRO PKWY	6LD	E	2,740	E	2,117	E	2,130	E	2,157		07800
DANIELS PKWY	METRO PKWY	SIX MILE CYPRESS PKWY	6LD	E	2,740	E	2,269	E	2,374	E	2,690	Constrained v/c = 0.83.	07900
DANIELS PKWY	SIX MILE CYPRESS PKWY	PALOMINO RD	6LD	E	3,050	D	3,022	F	3,131	F	3,359	Constrained v/c = 0.99.	08000
DANIELS PKWY	PALOMINO RD	I-75	6LD	E	3,050	C	2,563	C	2,594	C	2,689	Constrained v/c = 0.84.	08100
DANIELS PKWY	I-75	TREELINE AVE	6LD	E	3,380	A	2,550	A	2,641	A	2,759		08200
DANIELS PKWY	TREELINE AVE	CHAMBERLIN PKWY	6LD	E	3,380	A	2,111	A	2,112	A	2,120		08300
DANIELS PKWY	CHAMBERLIN PKWY	GATEWAY BL	4LD	E	2,250	C	2,132	F	2,289	F	2,532	6 Ln construction scheduled in 2012/13.	08400
DANIELS PKWY	GATEWAY BL	IMMOKALEE RD (SR82)	4LD	E	2,250	B	1,231	B	1,370	B	1,574		08500
DANLEY RD	US 41	METRO PKWY	2LU	E	860	C	365	C	403	D	450		08600
DAVIS RD	MCGREGOR BL	IONA RD	2LU	E	860	C	124	C	124	C	138		08700
DEL PRADO BL	CAPE CORAL PKWY	SE 46th ST	6LD	E	3,000	D	1,341	D	1,341	D	1,341	Intersection improvements at Cape Coral Pkwy in 2008.	08800
DEL PRADO BL	SE 46th ST	CORONADO PKWY	6LD	E	3,000	D	1,364	D	1,364	D	1,364		08900
DEL PRADO BL	CORONADO PKWY	CORNWALLIS PKWY	6LD	E	3,000	D	2,076	D	2,076	D	2,076		09000
DEL PRADO BL	CORNWALLIS PKWY	CORAL POINT DR	6LD	E	3,000	D	2,222	D	2,222	D	2,222		09100
DEL PRADO BL	CORAL POINT DR	HANCOCK BR PKWY	6LD	E	3,000	D	1,798	D	1,798	D	1,798		09200
DEL PRADO BL	HANCOCK BR PKWY	SR 78	6LD	E	3,010	C	1,283	C	1,283	C	1,283		09300
DEL PRADO BL	US 41	SLATER RD	2LU	E	920	c	250	C	251	C	582		09400
DR ML KING BL (SR 82)	CRANFORD AVE	HIGHLAND AVE	4LD	D	1,960	D	1,810	D	1,810	D	1,810		09470

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				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
DR ML KING BL (SR 82)	HIGHLAND AVE	MICHIGAN LINK	4LD	D	1,960	D	1,810	D	1,810	D	1,810		09480
DR ML KINK BL (SR 82)	MICHIGAN LINK	ORTIZ AVE	4LD	D	1,960	D	1,810	D	1,810	D	1,810		09490
DR ML KING BL (SR 82)	ORTIZ AV	I-75	6LD	D	2,920	B	1,821	B	1,851	B	1,878	6 Ln scheduled by CFM & FDOT in 2008/09.	09500
EAST TERRY ST	OLD 41	IMPERIAL PKWY	4LD	E	1,800	C	419	C	429	C	435	4 Ln under construction by City of BS.	09580
EAST TERRY ST	IMPERIAL PKWY	BONITA GRANDE DR	2LU	E	860	C	419	D	470	E	653		09600
EAST 21st ST	JOEL BL	GRANT AVE	2LU	E	860	B	36	B	36	B	36		09700
ESTERO BL	BIG CARLOS PASS	AVENIDA PESCADORA	2LN	E	726	A	360	A	370	A	388	Constrained v/c = 0.50.	09800
ESTERO BL	AVENIDA PESCADORA	VOORHIS ST	2LN	E	726	C	617	C	634	D	649	Constrained v/c = 0.85.	09900
ESTERO BL	VOORHIS ST	TROPICAL SHORES WAY	2LD	E	671	E	661	E	661	E	661	Constrained v/c = 0.99.	10000
ESTERO BL	TROPICAL SHORES WAY	CENTER ST	2LD	E	671	F	879	F	1,008	F	1,135	Constrained v/c = 1.31. Reconstruction proposed in 2010.	10100
EVERGREEN RD	US 41	BUS 41	2LU	E	860	B	100	B	100	B	100		10200
FIDDLESTICKS BL	GUARDHOUSE	DANIELS PKWY	2LD	E	860	C	350	C	361	C	402		10300
FOWLER ST	US 41	N AIRPORT RD	6LD	E	2,850	D	1,110	D	1,111	D	1,112		10400
FOWLER ST	N AIRPORT RD	COLONIAL BL	6LD	E	2,850	D	1,223	D	1,223	D	1,223		10500
FOWLER ST	COLONIAL BL	WINKLER AVE	4LD	E	1,910	D	1,093	D	1,093	D	1,093		10600
FOWLER ST	WINKLER AVE	HANSON ST	4LD	E	1,910	D	1,440	D	1,440	D	1,440		10700
FOWLER ST (SR 739)	HANSON ST	DR ML KING BL (SR 82)	4LD	E	1,910	D	1,147	D	1,147	D	1,147		10730
GASPARILLA BL	FIFTH ST	CHARLOTTE COUNTY LINE	2LU	E	860	C	189	C	193	C	193	Constrained v/c = 0.22.	10800
GLADIOLUS DR	MCGREGOR BL	PINE RIDGE RD	4LD	E	1,940	C	544	C	545	C	603		10900
GLADIOLUS DR	PINE RIDGE RD	BASS RD	4LD	E	1,950	B	728	B	748	B	827	4 Ln under construction.	11000
GLADIOLUS DR	BASS RD	WINKLER RD	6LD	E	2,920	B	680	B	735	B	792	6 Ln under construction.	11100

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				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
GLADIOLUS DR	WINKLER RD	SUMMERLIN RD	6LD	E	2,920	B	728	B	734	B	747		11200
GLADIOLUS RD	SUMMERLIN RD	US 41	6LD	E	2,980	D	1,768	D	1,769	D	1,884		11300
GREENBRIAR BL	RICHMOND AVE	JOEL BL	2LU	E	860	B	56	B	81	B	81		11400
GUNNERY RD	IMMOKALEE RD (SR 82)	LEE BL	4LD	E	1,950	B	958	B	1,008	B	1,032		11500
GUNNERY RD	LEE BL	BUCKINGHAM RD	2LU	E	950	C	712	C	731	C	744		11600
HANCOCK BRIDGE PKWY	DEL PRADO BL	NE 24th AVE	4LD	E	2,070	B	1,079	B	1,079	B	1,079		11700
HANCOCK BR PKWY	NE 24th AVE	ORANGE GROVE BL	4LD	E	2,070	C	1,394	C	1,411	C	1,440		11800
HANCOCK BR PKWY	ORANGE GROVE BL	MOODY RD	4LD	E	2,070	B	1,203	B	1,208	B	1,336		11900
HANCOCK BR PKWY	MOODY RD	U.S. 41	4LD	E	2,070	B	1,283	B	1,289	B	1,335		12000
HART RD	BAYSHORE RD (SR 78)	TUCKER LN	2LU	E	860	C	291	C	295	C	295		12100
HICKORY BL	BONITA BEACH RD	McLAUGHLIN BL	2LU	E	850	D	581	D	583	D	584	Constrained v/c = 0.68.	12200
HICKORY BL	McLAUGHLIN BL	MELODY LN	2LU	E	850	C	484	C	486	C	491	Constrained v/c = 0.57.	12300
HICKORY BL	MELODY LN	BIG CARLOS PASS	2LU	E	850	C	351	C	351	C	351	Constrained v/c = 0.41.	12400
HOMESTEAD RD	IMMOKALEE RD (SR 82)	MILWAUKEE BL	2LN	E	990	D	513	D	519	D	519		12480
HOMESTEAD RD	MILWAUKEE BL	SUNRISE BL	2LN	E	990	D	513	D	513	E	663		12490
HOMESTEAD RD	SUNRISE BL	LEE LAND HEIGHTS BL	2LN	E	990	D	513	D	528	E	825	4 Ln from S of Sunrise to Leland Hts under design.	12500
HOMESTEAD RD	LEE LAND HEIGHTS BL	LEE BL	4LN	E	1,920	C	1,218	C	1,232	C	1,563		12600
IDLEWILD ST	METRO PKWY	RANCHETTE RD	2LU	E	860	C	296	C	297	C	297		12700
IMMOKALEE RD (SR 82)	I-75	BUCKINGHAM RD	6LD	D	2,920	B	1,480	B	1,480	B	1,480	6 Ln scheduled by City in 2009.	12800
IMMOKALEE RD (SR 82)	BUCKINGHAM RD	COLONIAL BL	6LD	D	2,920	B	1,098	B	1,102	B	1,102	6 Ln scheduled by City in 2009.	12900
IMMOKALEE RD (SR 82)	COLONIAL BL	COMMERCE LAKES DR	2LN	D	630	F	1,083	F	1,096	F	1,106	PD&E, study underway.	13000

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				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
IMMOKALEE RD (SR 82)	COMMERCE LAKES DR	GUNNERY RD	2LN	C	390	E	698	E	710	E	710	PD&E, study underway.	13100
IMMOKALEE RD (SR 82)	GUNNERY RD	ALABAMA RD	2LN	C	420	F	1,269	F	1,278	F	1,278	PD&E, study underway.	13200
IMMOKALEE RD (SR 82)	ALABAMA RD	ALEX BELL BL	2LN	C	420	D	601	D	611	D	636	PD&E, study underway.	13300
IMMOKALEE RD (SR 82)	ALEX BELL BL	HENDRY COUNTY LINE	2LN	C	420	D	601	D	613	D	659	PD&E, study underway.	13400
IMPERIAL PKWY	COLLIER COUNTY LINE	BONITA BEACH RD	4LD	E	1,950	B	862	B	895	B	962		13500
IONA RD	DAVIS RD	McGREGOR BL	2LU	E	860	N/A	N/A	N/A	N/A	N/A	N/A		13600
ISLAND PARK RD	PARK RD	US 41	2LU	E	860	C	373	C	387	D	560		13700
JOEL BL	LEELAND HEIGHTS BL	18th ST	4LN	E	2,250	B	763	B	805	B	837		13800
JOEL BL	18th ST	PALM BEACH BL (SR 80)	2LN	E	1,010	D	384	D	393	D	393		13900
JOHN MORRIS RD	BUNCHE BCH RD	SUMMERLIN RD	2LU	E	860	B	65	B	65	B	83		14000
JOHN MORRIS RD	SUMMERLIN RD	IONA RD	2LU	E	860	C	243	C	243	C	251		14100
KELLY RD	McGREGOR BL	SAN CARLOS BL	2LU	E	860	C	200	C	222	C	257		14200
KELLY RD	SAN CARLOS BL	PINE RIDGE RD	2LU	E	860	C	144	C	144	C	144		14300
ESTERO PKWY	US 41	THREE OAKS PKWY	4LD	E	2,780	A	345	A	352	A	697		14400
LAUREL DR	BUS 41	BREEZE DR	2LU	E	860	D	470	D	470	D	470		14500
LEE BL	IMMOKALEE RD (SR 82)	ALVIN AVE	6LD	E	3,140	B	2,266	B	2,266	B	2,370		14600
LEE BL	ALVIN AVE	GUNNERY RD	6LD	E	3,140	B	1,027	B	1,098	B	1,215		14700
LEE BL	GUNNERY RD	HOMESTEAD RD	6LD	E	3,140	B	1,758	B	2,128	C	2,656		14800
LEE BL	HOMESTEAD RD	WILLIAMS AVE	4LD	E	1,950	B	584	B	584	B	627		14900
LEE BL	WILLIAMS AVE	LEELAND HEIGHTS BL	2LD	E	1,040	C	584	C	584	C	595		14930
LEE RD	SAN CARLOS BL	ALICO RD	2LU	E	860	C	339	C	343	C	343		15000
LEELAND HEIGHTS BL	HOMESTEAD RD	ALEX BELL BL	4LN	E	2,080	C	910	C	914	C	915		15100
LEONARD BL	GUNNERY RD	LEE BL	2LN	E	860	N/A	N/A	N/A	N/A	N/A	N/A		15200
LITTLETON RD	CORBETT RD	US 41	2LU	E	860	C	313	C	313	C	313		15300
LITTLETON RD	US 41	BUSINESS 41	2LN	E	860	C	406	C	406	C	408		15400

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				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
LUCKETT RD	ORTIZ AVE	I-75	2LN	E	910	E	659	E	674	E	747	4 Ln design & ROW acquisition underway.	15500
LUCKETT RD	I-75	COUNTRY LAKES DR	2LN	E	860	C	217	C	227	C	264		15600
MAPLE DR	SUMMERLIN RD	2nd AVE	2LU	E	860	C	216	C	216	C	216		15700
McGREGOR BL	TOLL PLAZA	JONATHAN HBR DR	4LD	E	2,050	B	1,062	B	1,066	B	1,096		15800
McGREGOR BL	JONATHAN HBR DR	SUMMERLIN RD	4LD	E	2,050	N/A	N/A	N/A	N/A	N/A	N/A		15900
McGREGOR BL	SUMMERLIN RD	KELLY RD	4LD	E	2,050	N/A	N/A	N/A	N/A	N/A	N/A		16000
McGREGOR BL	KELLY RD	SAN CARLOS BL	4LD	E	2,050	B	1,203	B	1,275	B	1,398		16100
McGREGOR BL (SR 867)	GLADIOLUS DR	IONA LOOP	4LD	E	1,990	C	1,165	C	1,186	C	1,215		16200
McGREGOR BL (SR 867)	IONA LOOP	PINE RIDGE RD	4LD	E	1,990	C	1,400	C	1,401	C	1,507		16300
McGREGOR BL (SR 867)	PINE RIDGE RD	CYPRESS LAKE DR	4LD	E	1,990	D	1,896	D	1,926	F	2,034		16400
McGREGOR BL (SR 867)	CYPRESS LAKE DR	COLLEGE PKWY	4LD	E	1,990	C	1,646	C	1,649	C	1,649		16500
McGREGOR BL (SR 867)	COLLEGE PKWY	WINKLER RD	2LN	E	1,070	C	810	C	819	C	837	Constrained v/c = 0.76.	16600
McGREGOR BL (SR 867)	WINKLER RD	TANGLEWOOD BL	2LN	E	1,070	F	1,185	F	1,185	F	1,185	Constrained v/c = 1.11. Summerlin 6 Ln underway.	16700
McGREGOR BL (SR 867)	TANGLEWOOD BL	COLONIAL BL	2LN	E	1,070	F	1,249	F	1,250	F	1,250	Constrained v/c = 1.17.	16800
METRO PKWY (SR 739)	SIX MILE CYPRESS PKWY	DANIELS PKWY	6LD	E	2,920	A	524	A	656	B	893	6 Ln funded by FDOT in 2008/09.	16900
METRO PKWY (SR 739)	DANIELS PKWY	CRYSTAL DR	4LD	E	1,960	C	1,453	C	1,499	C	1,590		17000
METRO PKWY (SR 739)	CRYSTAL DR	DANLEY DR	4LD	E	1,960	B	1,324	B	1,324	B	1,378		17100
METRO PKWY (SR 739)	DANLEY DR	COLONIAL BL	4LD	E	1,960	F	1,977	F	1,984	F	2,048	4Ln Plantation Ext underway.	17200
METRO PKWY (SR 739)	COLONIAL BL	WINKLER RD	4LD	E	1,830	C	974	C	974	C	974		17300
METRO PKWY (SR 739)	WINKLER RD	WAREHOUSE ST	4LD	E	1,830	C	855	C	855	C	855		17400

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				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
METRO PKWY (SR 739)	WAREHOUSE ST	HANSON ST	2LN	E	930	C	667	C	670	C	746		17500
MILWAUKEE BL	HOMESTEAD	ALEX BELL BL	2LU	E	860	C	159	C	177	C	177		17600
MILWAUKEE BL	ALEX BELL BL	COLUMBUS BL	2LU	E	860	C	205	C	221	D	482		17700
MOODY RD	HANCOCK BR PKWY	PONDELLA RD	2LU	E	860	C	159	C	159	C	159		17800
NALLE GRADE RD	SLATER RD	NALLE RD	2LU	E	860	B	54	B	55	B	55		17900
NALLE RD	BAYSHORE RD	NALLE GRADE RD	2LU	E	860	C	121	C	122	C	122		18000
NEAL RD	ORANGE RIVER BL	BUCKINGHAM RD	2LU	E	860	B	116	B	116	B	116		18100
NORTH RIVER RD	SR 31	FRANKLIN LOCK RD	2LN	E	1,010	B	135	B	136	B	136		18200
NORTH RIVER RD	FRANKLIN LOCK RD	BROADWAY	2LN	E	1,010	B	77	B	79	B	117		18300
NORTH RIVER RD	BROADWAY	HENDRY COUNTY LINE	2LN	E	1,010	B	87	B	88	B	101		18400
OLD 41 RD	COLLIER COUNTY LINE	BONITA BEACH RD	2LN	E	980	C	769	C	775	C	845		18500
OLD 41 RD	BONITA BEACH RD	WEST TERRY ST	2LN	E	1,080	C	1,011	C	1,018	C	1,022		18600
OLD 41 RD	WEST TERRY ST	ROSEMARY ST	4LD	E	1,950	B	1,299	B	1,301	B	1,312		18700
OLD 41 RD	ROSEMARY ST	US 41	4LD	E	1,950	B	729	B	902	B	1,465	4 Ln under construction by City of BS.	18800
OLGA RD	SR 80 W	SR 80 E	2LU	E	860	B	86	B	86	B	86		18900
ORANGE GROVE BL	LOCKMOOR CC	INLET DR	2LU	E	860	C	419	C	419	D	476		19000
ORANGE GROVE BL	INLET DR	HANCOCK BR PKWY	4LD	E	1,330	B	419	B	420	B	551		19100
ORANGE GROVE BL	HANCOCK BR PKWY	PONDELLA RD	4LD	E	1,330	B	515	B	518	B	538		19200
ORANGE RIVER BL	PALM BEACH BL	STALEY RD	2LU	E	1,010	D	420	D	421	D	475		19300
ORANGE RIVER BL	STALEY RD	BUCKINGHAM RD	2LU	E	1,010	D	377	D	378	D	437		19400
ORIOLE RD	SAN CARLOS BL	ALICO RD	2LU	E	860	C	129	C	131	C	131		19500
ORTIZ AVE	COLONIAL BL	DR ML KING BL (SR 82)	2LN	E	950	C	760	C	760	C	760		19600

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2007 100th HIGHEST HR		EST 2008 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
ORTIZ AVE	DR ML KING BL (SR 82)	TICE ST	2LN	E	950	C	798	C	798	C	801	4 Ln design & ROW acquisition underway.	19700
ORTIZ AVE	TICE ST	PALM BEACH BL (SR 80)	2LN	E	950	B	409	B	409	B	428	4 Ln design & ROW acquisition underway.	19800
PALM BEACH BL (SR 80)	PROSPECT AVE	ORTIZ AVE	4LD	E	2,030	C	1,516	C	1,517	C	1,517		19900
PALM BEACH BL (SR 80)	ORTIZ AVE	I-75	6LD	E	3,040	B	811	B	823	B	834		20000
PALM BEACH BL (SR 80)	I-75	SR 31	6LD	D	3,080	N/A	N/A	N/A	N/A	N/A	N/A		20100
PALM BEACH BL (SR 80)	SR 31	BUCKINGHAM RD	4LD	D	2,050	A	1,661	A	1,680	B	1,862		20200
PALM BEACH BL (SR 80)	BUCKINGHAM RD	WERNER DR	4LD	D	2,050	A	1,106	A	1,111	B	1,977		20300
PALM BEACH BL (SR 80)	WERNER DR	JOEL BL	4LD	C	2,130	A	729	A	730	A	730		20330
PALM BEACH BL (SR 80)	JOEL BLVD	HENDRY COUNTY LINE	4LD	C	2,130	A	729	A	732	A	868		20400
PALOMINO RD	DANIELS PKWY	PENZANCE BL	2LU	E	860	C	220	C	220	C	240		20500
PARK MEADOW DR	SUMMERLIN RD	US 41	2LU	E	860	C	137	C	143	C	149		20600
PENNSYLVANIA AVE	ARROYAL ST	OLD 41	2LU	E	860	C	238	C	240	C	243		20700
PENZANCE BL	RANCHETTE RD	SIX MILE CYPRESS PKWY	2LU	E	860	C	131	C	133	C	197		20800
PINE ISLAND RD	STRINGFELLOW BL	BURNT STORE RD	2LN	E	1,010	E	549	E	550	E	557	Constrained in part, v/c = 0.54.	20900
PINE ISLAND RD (SR 78)	BURNT STORE RD	CHIUQUITA BL	2LN	C	940	B	744	B	747	B	749		21000
PINE ISLAND RD (SR 78)	CHIUQUITA BL	SANTA BARBARA BL	4LD	C	1,900	B	1,432	B	1,432	B	1,432		21100
PINE ISLAND RD (SR 78)	SANTA BARBARA BL	DEL PRADO BL	4LD	C	2,010	C	1,869	C	1,871	C	1,880		21200
PINE ISLAND RD (SR 78)	DEL PRADO BL	BARRETT RD	4LD	E	2,100	B	1,131	B	1,132	B	1,132		21300
PINE ISLAND RD (SR 78)	BARRETT RD	US 41	4LD	E	2,100	B	1,056	B	1,073	B	1,094		21400

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2007 100th HIGHEST HR		EST 2008 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
PINE ISLAND RD (SR 78)	US 41	BUSINESS 41	4LD	E	1,990	D	1,420	D	1,451	D	1,482		21500
PINE RIDGE RD	SAN CARLOS BL	SUMMERLIN RD	2LU	E	860	D	465	D	465	D	540		21600
PINE RIDGE RD	SUMMERLIN RD	GLADIOLUS BL	2LU	E	860	C	253	C	276	D	469		21700
PINE RIDGE RD	GLADIOLUS DR	McGREGOR BL	2LU	E	860	C	276	C	276	C	276		21800
PLANTATION RD	SIX MILE CYPRESS PKWY	DANIELS PKWY	2LU	E	860	C	239	C	320	E	756	Metro 6 Ln scheduled by FDOT in 2008/09.	21900
PLANTATION RD	DANIELS PKWY	IDLEWILD ST	2LU	E	860	C	290	C	314	C	379		22000
PONDELLA RD	PINE ISLAND RD (SR 78)	ORANGE GROVE BL	4LD	E	2,010	C	592	C	592	C	594		22100
PONDELLA RD	ORANGE GROVE BL	US 41	4LD	E	2,010	C	1,128	C	1,202	C	1,279		22200
PONDELLA RD	US 41	BUSINESS 41	4LD	E	2,010	C	900	C	902	C	904	Hancock Br Pkwy Ext corridor study underway.	22300
PRICHETT PKWY	BAYSHORE RD	RICH RD	2LU	E	860	B	90	B	91	B	91		22400
RANCHETTE RD	PENZANCE BL	IDLEWILD ST	2LU	E	860	B	114	B	114	B	114		22500
RICH RD	SLATER RD	PRITCHETT PKWY	2LU	E	860	B	54	B	54	B	54		22600
RICHMOND AVE	LEELAND HEIGHTS BL	E 12th ST	2LU	E	860	B	84	B	95	B	114		22700
RICHMOND AVE	E 12th ST	GREENBRIAR BL	2LU	E	860	B	61	B	76	B	76		22800
RIVER RANCH RD	WILLIAMS RD	CORKSCREW RD	2LU	E	860	C	154	C	154	C	203		22900
SAN CARLOS BL (SR 865)	ESTERO BL	MAIN ST	2LB	E	1,080	E	918	E	918	E	947	Constrained in part, v/c = 0.85.	23000
SAN CARLOS BL (SR 865)	MAIN ST	SUMMERLIN RD	4LD	E	1,980	B	983	B	983	B	1,089		23100
SAN CARLOS BL (SR 865)	SUMMERLIN RD	GLADIOUS RD	2LN	E	1,000	C	704	C	942	F	1,035	4 Ln north of Kelly Road recently completed.	23200
SAN CARLOS BL (SCP)	US 41	THREE OAKS PKWY	2LN	E	860	C	257	C	265	C	265		23230
SANIBEL BL	US 41	LEE BL	2LN	E	860	D	489	D	490	D	490		23260
SANIBEL CAUSEWAY	SANIBEL CAUSEWAY	TOLL PLAZA	2LN	E	930	N/A	N/A	N/A	N/A	N/A	N/A		23300

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2007 100th HIGHEST HR		EST 2008 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
SHELL POINT BL	McGREGOR BL	PALM ACRES	2LN	E	860	C	291	C	291	C	305		23400
SIX MILE CYPRESS PKWY (SR 739)	US 41	METRO PKWY	4LD	E	2,020	B	1,375	B	1,392	B	1,423		23500
SIX MILE CYPRESS PKWY	METRO PKWY	DANIELS PKWY	4LD	E	2,020	B	1,089	B	1,254	B	1,561		23600
SIX MILE CYPRESS PKWY	DANIELS PKWY	WINKLER AVE	2LN	E	1,010	E	955	F	1,060	F	1,288		23700
SIX MILE CYPRESS PKWY	WINKLER AVE	CHALLENGER BL	4LD	E	1,830	A	814	A	814	A	814		23800
SIX MILE CYPRESS PKWY	CHALLENGER BL	COLONIAL BL	6LD	E	2,740	A	760	A	760	A	760		23900
SLATER RD	BAYSHORE RD (SR 78)	NALLE GRADE RD	2LU	E	970	C	291	C	318	C	344		24000
SOUTH POINTE BL	CYPRESS LAKE DR	COLLEGE PKWY	2LD	E	900	C	437	D	491	D	545		24100
SR 31	PALM BEACH BL	BAYSHORE RD (SR78)	2LN	E	1,010	D	478	D	479	D	479		24200
SR 31	BAYSHORE RD (SR 78)	CHARLOTTE COUNTY LINE	2LN	E	1,010	C	309	C	309	C	317		24300
STALEY RD	ORANGE RIVER BL	LUCKETT RD	2LU	E	860	C	208	C	211	C	211		24400
STRINGFELLO W RD	FIRST AVE	BERKSHIRE RD	2LN	E	1,010	C	280	C	292	E	594		24500
STRINGFELLO W RD	BERKSHIRE RD	PINE ISLAND RD	2LN	E	1,010	E	592	E	610	E	691		24600
STRINGFELLO W RD	PINE ISLAND RD	PINELAND RD	2LN	E	1,010	D	511	D	519	E	636		24700
STRINGFELLO W RD	PINELAND RD	MAIN ST	2LN	E	1,010	C	192	C	206	C	291		24800
SUMMERLIN RD	McGREGOR BL	KELLY COVE RD	4LD	E	2,050	B	952	B	952	B	1,065		24900
SUMMERLIN RD	KELLY COVE RD	SAN CARLOS BL	4LD	E	2,050	N/A	N/A	N/A	N/A	N/A	N/A		25000

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2007 100th HIGHEST HR		EST 2008 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
SUMMERLIN RD	SAN CARLOS BL	PINE RIDGE RD	6LD	E	3,040	N/A	N/A	N/A	N/A	N/A	N/A		25100
SUMMERLIN RD	PINE RIDGE RD	BASS RD	6LD	E	3,040	N/A	N/A	N/A	N/A	N/A	N/A		25200
SUMMERLIN RD	BASS RD	GLADIOLUS DR	6LD	E	3,040	N/A	N/A	N/A	N/A	N/A	N/A		25300
SUMMERLIN RD	GLADIOLUS DR	CYPRESS LAKE DR	4LD	E	1,960	N/A	N/A	N/A	N/A	N/A	N/A		25400
SUMMERLIN RD	CYPRESS LAKE DR	COLLEGE PKWY	6LD	E	3,040	B	1,330	B	1,340	B	1,350	6 Ln under construction.	25500
SUMMERLIN RD	COLLEGE PKWY	PARK MEADOW DR	6LD	E	3,040	B	1,724	B	1,724	B	1,724	6 Ln under construction.	25600
SUMMERLIN RD	PARK MEADOW DR	BOY SCOUT DR	6LD	E	3,040	B	1,753	B	1,753	B	1,753	6 Ln under construction.	25700
SUMMERLIN RD	BOY SCOUT DR	MATTHEWS DR	4LD	E	1,890	E	1,177	E	1,177	E	1,177		25800
SUMMERLIN RD	MATTHEWS DR	COLONIAL BL	4LD	E	1,890	E	1,177	E	1,177	E	1,177		25900
SUNRISE BL	ALEX BELL BL	COLUMBUS AVE	2LU	E	860	B	42	B	57	B	76		26000
SUNSHINE BL	IMMOKALEE RD (SR82)	LEE BL	2LN	E	960	C	297	D	374	D	403		26100
SUNSHINE BL	LEE BL	W 12th ST	2LN	E	960	D	481	D	517	D	540		26200
SUNSHINE BL	W 12th ST	W 75th ST	2LN	E	960	C	292	C	325	D	420		26300
SW 23rd ST	GUNNERY RD	SUNSHINE BL	2LU	E	860	D	471	D	528	E	729		26400
THREE OAKS PKWY	COCONUT RD	CORKSCREW RD	4LD	E	1,950	B	721	B	785	B	1,023		26500
THREE OAKS PKWY	CORKSCREW RD	SAN CARLOS BL	4LD	E	1,950	B	927	B	944	B	1,303	4 Ln under construction.	26600
THREE OAKS PKWY	SAN CARLOS BL	ALICO RD	4LD	E	1,950	B	510	B	513	B	565	4 Ln under construction.	26700
TICE ST	PALM BEACH BL (SR 80)	ORTIZ AVE	2LU	E	860	C	164	C	164	C	165		26800
TICE ST	ORTIZ AVE	STALEY RD	2LU	E	860	C	164	C	165	D	623		26900
TREELINE AVE	TERMINAL ACCESS ROAD	DANIELS PKWY	4LD	E	1,950	B	1,325	B	1,541	C	1,796		27000
TREELINE AVE	DANIELS PKWY	AMBERWOOD RD	4LD	E	1,950	A	317	A	323	A	329		27030
TREELINE AVE	AMBERWOOD RD	COLONIAL BL	4LD	E	1,950	A	317	A	317	A	317		27070
VANDERBILT BL	COLLIER COUNTY LINE	BONITA BEACH RD	2LN	E	950	C	287	C	287	C	291		27100
VETERANS MEM PKWY	SR78	CHIQUEITA BL	4LD	D	2,100	B	1,034	B	1,034	B	1,034		27200
VETERANS MEM PKWY	CHIQUEITA BL	SKYLINE DR	4LD	D	2,100	C	1,518	C	1,518	C	1,518		27300

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2007 100th HIGHEST HR		EST 2008 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
VETERANS MEM PKWY	SKYLINE DR	SANTA BARBARA BL	6LD	D	3,160	B	2,059	B	2,059	B	2,089		27400
VETERANS MEM PKWY	SANTA BARBARA BL	COUNTRY CLUB BL	6LD	D	3,160	C	2,733	C	2,733	C	2,733		27500
VETERANS MEM PKWY	COUNTRY CLUB BL	MIDPOINT BR TOLL PLAZA	6LD	D	3,160	C	2,954	C	2,954	C	2,954		27600
VETERANS MEM PKWY	MIDPOINT BR TOLL PLAZA	McGREGOR BL	4LB	D	2,940	D	2,475	D	2,475	D	2,475		27700
WEST TERRY ST	US 41	OLD 41	2LU	E	900	A	733	A	755	B	874		27800
WHISKEY CREEK DR	COLLEGE PKWY	TREDEGAR DR	2LD	E	900	C	392	C	392	C	405		27900
WHISKEY CREEK DR	TREDAGAR DR	McGREGOR BL	2LD	E	900	C	392	C	392	C	392		28000
WILLIAMS RD	US 41	RIVER RANCH RD	2LU	E	860	C	190	C	223	C	262		28100
WILLIAMS AVE	LEE BL	W 6th ST	2LN	E	860	D	570	D	632	E	756		28200
WINKLER RD	STOCKBRIDGE	SUMMERLIN RD	2LN	E	860	C	394	D	443	E	769		28300
WINKLER RD	SUMMERLIN RD	GLADIOLUS DR	4LD	E	1,950	N/A	N/A	N/A	N/A	N/A	N/A		28400
WINKLER RD	GLADIOLUS DR	BRANDYWINE CIR	2LN	E	900	B	538	B	583	B	635		28500
WINKLER RD	BRANDYWINE CIR	CYPRESS LAKE DR	2LN	E	900	B	602	B	602	B	602		28600
WINKLER RD	CYPRESS LAKE DR	COLLEGE PKWY	4LD	E	1,610	D	774	D	775	D	925		28700
WINKLER RD	COLLEGE PKWY	McGREGOR BL	2LN	E	810	B	377	B	381	B	408		28800
WOODLAND BL	US 41	CHATHAM ST	2LU	E	860	C	336	C	336	C	336		28900
W 6th ST	WILLIAMS AVE	JOEL BL	2LU	E	860	C	137	C	137	C	137		29000
W 12th ST	GUNNERY RD	SUNSHINE BL	2LU	E	860	N/A	N/A	N/A	N/A	N/A	N/A		29100
W 12th ST	SUNSHINE BL	WILLIAMS AVE	2LU	E	860	B	104	B	105	B	105		29200
W 12th ST	WILLIAMS AVE	JOEL BL	2LU	E	860	B	104	B	105	B	105		29300
W 14th ST	SUNSHINE BL	RICHMOND AVE	2LU	E	860	B	52	B	53	B	53		29400
US 41	COLLIER COUNTY LINE	BONITA BEACH RD	6LD	E	2,920	B	1,712	B	1,752	B	1,848		29500
US 41	BONITA BEACH RD	WEST TERRY ST	6LD	E	2,920	B	2,229	B	2,255	B	2,323		29600
US 41	WEST TERRY ST	OLD 41	6LD	E	2,920	B	2,183	B	2,183	B	2,238		29700

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2007 100th HIGHEST HR		EST 2008 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
US 41	OLD 41	CORKSCREW RD	6LD	E	2,920	C	2,759	D	2,911	F	3,195	Three Oaks Ext & Sandy Lane Ext recently completed.	29800
US 41	CORKSCREW RD	SANIBEL BL	4LD	E	2,110	F	2,126	F	2,188	F	2,319	6 Ln funded in 2010/11 by FDOT.	29900
US 41	SANIBEL BL	ALICO RD	6LD	E	3,170	B	2,147	B	2,286	B	2,671		30000
US 41	ALICO RD	ISLAND PARK RD	6LD	E	3,170	C	2,868	C	2,868	C	3,035		30100
US 41	ISLAND PARK RD	JAMAICA BAY WEST	6LD	E	3,170	C	2,945	C	3,025	D	3,164		30200
US 41	JAMAICA BAY WEST	SIX MILE CYPRESS PKWY	6LD	E	3,170	B	2,339	B	2,381	B	2,423		30300
US 41	SIX MILE CYPRESS PKWY	DANIELS PKWY	6LD	E	2,690	E	1,823	E	1,833	E	2,046	Metro 6 Ln funded by FDOT in 2008/09.	30400
US 41	DANIELS PKWY	COLLEGE PKWY	6LD	E	2,690	E	2,066	E	2,066	E	2,074	Constrained v/c=0.77.	30500
US 41	COLLEGE PKWY	SOUTH RD	6LD	E	2,690	E	2,291	E	2,293	E	2,316	Constrained v/c=0.85.	30600
US 41	SOUTH DR	BOY SCOUT RD	6LD	E	2,690	E	1,937	E	1,937	E	1,939	Constrained v/c=0.72.	30700
US 41	BOY SCOUT DR	NORTH AIRPORT RD	6LD	E	2,690	E	1,575	E	1,576	E	1,578	Constrained v/c=0.59.	30800
US 41	NORTH AIRPORT RD	COLONIAL BL	6LD	E	2,690	E	1,830	E	1,830	E	1,830		30810
US 41	FOUNTAIN INTERCHANGE	NORTH KEY DR	4LD	E	2,820	C	2,100	C	2,100	C	2,100		30900
US 41	NORTH KEY DR	HANCOCK BRIDGE PKWY	4LD	E	2,820	N/A	N/A	N/A	N/A	N/A	N/A		31000
US 41	HANCOCK BRIDGE PKWY	PONDELLA RD	4LD	E	1,920	D	1,480	D	1,480	D	1,480		31100
US 41	PONDELLA RD	PINE ISLAND RD (SR 78)	4LD	E	1,920	D	1,190	D	1,240	D	1,290		31200
US 41	PINE ISLAND RD (SR 78)	LITTLETON RD	4LD	E	2,000	B	1,136	B	1,155	B	1,174		31300
US 41	LITTLETON RD	BUSINESS 41	4LD	E	2,000	A	828	A	828	B	1,137		31400
US 41	BUSINESS 41	DEL PRADO BL	4LD	E	2,000	A	828	A	829	A	829		31500
US 41	DEL PRADO BL	CHARLOTTE COUNTY LINE	4LD	E	2,000	A	701	A	712	A	828		31600

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2007 100th HIGHEST HR		EST 2008 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
I-75	COLLIER COUNTY LINE	BONITA BEACH RD	6LD	D	5,280	C	3,657	C	3,657	C	3,657	6 Ln under construction and parallel improvements.	31700
I-75	BONITA BEACH RD	CORKSCREW RD	6LD	D	5,280	C	3,725	C	3,725	C	3,725	6 Ln under construction and parallel improvements.	31800
I-75	CORKSCREW RD	ALICO RD	6LD	D	5,280	C	3,291	C	3,291	C	3,291	6 Ln under construction and parallel improvements.	31900
I-75	ALICO RD	DANIELS PKWY	6LD	D	5,280	C	3,611	C	3,611	C	3,611	6 Ln under construction and parallel improvements.	32000
I-75	DANIELS PKWY	COLONIAL BL	6LD	D	5,280	C	3,428	C	3,428	C	3,428	6 Ln under construction and parallel improvements.	32100
I-75	COLONIAL BL	DR ML KING BL (SR 82)	4LD	D	3,420	D	3,337	D	3,337	D	3,337	6 Ln scheduled by FDOT in 2012/13.	32200
I-75	DR ML KING BL (SR 82)	LUCKETT RD	4LD	D	3,420	E	3,565	E	3,565	E	3,565		32300
I-75	LUCKETT RD	PALM BEACH BL (SR 80)	4LD	D	3,420	D	3,360	D	3,360	D	3,360		32400
I-75	PALM BEACH BL (SR 80)	BAYSHORE RD (SR 78)	4LD	D	3,420	C	2,857	C	2,857	C	2,857		32500
I-75	BAYSHORE RD (SR 78)	CHARLOTTE COUNTY LINE	4LD	C	2,890	B	1,897	B	1,897	B	1,897		32600

Orange = Road Links within incorporated areas of Fort Myers, Fort Myers Beach, Bonita Springs or Cape Coral.

Blue = Road Links maintained by the City of Bonita Springs.

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

N/A = Traffic Counts not available on this link. For Concurrency determination use data from 2007 Concurrency Report.

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

Funding is by Lee County unless noted otherwise.

v/c ratio = 2007 100th Highest Hour/Capacity at the Performance Standard.