

2012

LEE COUNTY CONCURRENCY REPORT



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CONCURRENCY REPORT INVENTORY AND PROJECTIONS 2011/2012 - 2012/2013

SUMMARY

This report has been prepared in accordance with the requirements of Chapter 2 of the Lee County Land Development Code (Concurrency Management System Section 2-50). The Land Development Code (LDC) requires the annual publication of an inventory of the maximum, utilized and available capacity of public facilities for which minimum Level of Service (LOS) standards are prescribed in the Lee County Comprehensive Land Use Plan (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 Sewer | |

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

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

CONCURRENCY AND THE COMMUNITY PLANNING ACT OF 2011

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

Under the provisions of the Act, the County has the option to implement concurrency requirements on a local basis for Parks and Recreation, Schools, and Transportation. Should the County elect to implement concurrency requirements for these public facilities on a local basis, it must do so consistent with the requirements of the Act. The County is currently going through the Evaluation and Appraisal Report (EAR) process to update the comprehensive land use plan, and

these updates incorporate the concurrency recommendations for Parks and Recreation, Schools, and Transportation. Future concurrency reports will reflect the outcome of the EAR process, and these public facilities will be inventoried according to Board direction. In this report, concurrency for these public facilities can no longer be implemented as a regulatory tool, so the inventories for Parks and Recreation, Schools, and Transportation have been included for informational and planning purposes only.

LEVEL OF SERVICE ISSUES

The Transportation element of this document shows fifteen (15) roadway sections (links) that do not meet the adopted County or State Level of Service (LOS) Standard based on the 2011 traffic counts. This includes thirteen (13) links on State roads and two (2) County-maintained road links. Only five (5) of these fifteen (15) links are concerns for unincorporated Lee County since three (3) links are on constrained roads and seven (7) links are within cities. The five (5) road links which fail to meet the adopted County or State LOS Standard based on the 2011 traffic counts and which present a LOS issue for unincorporated Lee County are on State Route 82 and U.S. 41, explained below.

Immokalee Road (SR 82) from Gunnery Road to Alabama Road (LOS “D”). The LOS standard established by FDOT for this link is LOS “C”. The State completed a six (6) lane Project Development and Engineering (PD & E) Study on all of the SR 82 links from Colonial Boulevard to the Hendry County line in 2010. Construction is currently underway for the six-laning of SR 82 from Ortiz Avenue to Gateway Boulevard, but there are no widening phases currently programmed for the failing section of SR 82.

US 41 from Jamaica Bay West to Six Mile Cypress Parkway (LOS “F”), from Daniels Parkway to College Parkway, from the Fountain Interchange to North Key Drive (LOS “F”), and from North Key Drive to Hancock Bridge Parkway (LOS “F”). The link of US 41 from Jamaica Bay West to Six Mile Cypress Parkway will benefit greatly from the construction of the Metro Parkway Extension by the Florida Department of Transportation (FDOT). This roadway will provide an additional north/south parallel roadway to relieve traffic on US 41. This improvement is slated to be completed in the Fall of 2012. The link of US 41 from Daniels Parkway to College Parkway has been affected by the recently completed construction on Summerlin Road along with residual effects from diverting traffic from Metro Parkway, so the traffic conditions on this link should stabilize in the near future. The sections of US 41 from the Fountain Interchange in Downtown Fort Myers to Pondella Road are sporadically affected by behavioral patterns of the users of the toll bridges and other parallel routes. This includes the influence of the change to a one-way tolling system on the Midpoint and Cape Coral Bridges; this condition should stabilize in the future.

Based upon growth trends during the 1990-2011 period and projecting similar trends for the 2011/2012 inventory period, the unincorporated areas of Lee County should not experience any other concurrency problems during 2011/2012. 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 was operating at its guaranteed capacity by 1999. The County constructed an additional combustion unit that was completed in 2007 which increased the capacity of the WTE Facility to 1,836 tons per day. Waste material which cannot be burned or recycled and the ash residue from the facility are placed in the Lee-Hendry Landfill. Construction and demolition debris (C&D), is accepted at the County's newly constructed Construction and Demolition Debris Recycling Facility (start-up in May of 2011) and also by private C&D recycling or disposal facilities located in Lee and Charlotte Counties.

The "Discarded Electronics Collection and Recycling" program includes curbside collection and currently processes about 1,000 tons per year. The Household Chemical Waste Drop-Off Program was placed at a permanent facility in 2008. It provides for the drop-off of household chemical waste and discarded electronics. A yard waste processing site was constructed and began operation in 2003 and currently processes forty-thousand (40,000) tons of yard waste per year. The Materials Recycling Facility (MRF), expanded in 2010 to accept single stream collected recyclable material, processes an average of 250 tons of recyclable material per day. The Mandatory Business Recycling Ordinance has been in effect for two years, and all businesses are currently in compliance with this Ordinance. The Construction and Demolition Debris portion of the Mandatory Business Recycling Ordinance has resulted in the diversion of more than fifty percent of the construction debris from nearly seventy-five percent of regulated projects.

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

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

SURFACE WATER MANAGEMENT

In accordance with Objective 60.3 of THE LEE PLAN, surface water management studies have been completed in all of the forty-eight (48) identified drainage basins in Lee County. An updated surface water management study conducted in flood prone areas of north Lee County between US 41 and SR 31 south of the Charlotte County line and north of the Caloosahatchee River was completed last year. Based upon these studies, none of the crossings of evacuation routes are anticipated to be flooded for more than twenty-four (24) hours due to a twenty-five (25) year, three (3) day storm event. This satisfies the existing infrastructure/interim surface water management Level of Service standard for unincorporated Lee County established in LEE PLAN Policy 60.3.1.A. The Federal Emergency Management Agency (FEMA) updated the Flood Insurance Study (FIS) of Lee County that includes both the coastal surge (hurricane) and riverine

flooding (rainfall) risk areas. Lee County adopted the FIS maps and updated the County's flood hazard ordinance effective August 28, 2008.

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

POTABLE WATER

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

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

SANITARY SEWER FACILITIES

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

LCU has completed the construction of the infrastructure necessary to divert all of the wastewater flow currently received and treated by LCU's Waterway Estates Wastewater Treatment Plant (WWTP) to the Florida Governmental Utility Authority (FGUA) Del Prado WWTP. All flows will be diverted from the Waterway Estates WWTP to the FGUA Del Prado WWTP by October 2012. The Waterway Estates WWTP is scheduled for decommissioning by July 2013. In the future, LCU plans to divert the wastewater flow currently received and treated by the San Carlos WWTP to LCU's Three Oaks WWTP. LCU will be initiating the design of the infrastructure required for this flow diversion in October 2012.

PARKS AND RECREATION

Regional Parks

The combination of Federal, State, County and Municipal Regional Parks provides sufficient acreage to meet the current Level of Service standards for Regional Parks set forth in THE LEE PLAN through the year 2017 as currently projected. The “Desired Future Level of Service Standard” as set forth in THE LEE PLAN was also met for the year 2011 and will be met to year 2017 as projected. The required acreage for Regional Parks is based upon serving the total (permanent plus seasonal) population of the County.

Community Parks

The required acreage for Community Parks is based upon the permanent population of the unincorporated area within each of the ten (10) Community Park districts. Every Park Impact Fee Benefit District meets THE LEE PLAN’s Level of Service Standard for Community Parks through the year 2017 as currently projected. In addition, the Boca Grande District, Cayo Costa/Captiva/Sanibel District, Gateway District, North Fort Myers District, East Fort Myers/Alva District and Estero/San Carlos/Three Oaks District meet the “Desired Future Level of Service Standard” for Community Parks through the year 2017 as currently projected.

Recreational Facilities

New to the report this year is an inventory of the Recreational Facilities in accordance with a comprehensive plan amendment adopted by the Board of County Commissioners in June 2011. The non-regulatory Level of Service standard for Community Recreation Centers was not met in 2011, but this standard is projected to be met by 2013 with the opening of the North Fort Myers Community Recreation Center. Likewise, the Level of Service standard for Boat Ramps was not met in 2011. The Water/Beach Access Level of Service standard was met in 2011.

SCHOOLS

School concurrency has been included in the Lee County Annual Concurrency Management Report since 2008. School concurrency means that public school facilities needed to serve new development will be in place or under actual construction within three (3) years after the local government approves a development permit, or its functional equivalent, that results in generation of students. Pursuant to The Community Planning Act of 2011, School concurrency can no longer be implemented as a regulatory tool.

The County, with the assistance of the School District, annually identifies available school capacity as part of its Concurrency Management Report. The report identifies total school capacity which is the sum of existing capacity and the capacity created by school improvements programmed in the first three (3) years of an adopted School District Capital Improvement Program. The County has adopted Level of Service (LOS) standards for public schools, based upon Permanent Florida Inventory School Houses (FISH) capacity. All Level of Service standards adopted in THE LEE PLAN for schools were met from 2008 through 2011 and will continue to be met in 2012.

TRANSPORTATION

Beginning on January 1, 2000 Lee County returned to a link by link system for determining if the required LOS standard is achieved. Over the previous twelve (12) years the County and State constructed many projects that addressed deficiencies throughout the County. Moreover, THE LEE PLAN and the Concurrency Management Ordinance allows development 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 that will divert traffic from the deficient roadway. The road improvement project must be scheduled for construction within the first three (3) years of the CIP or the State Work Program to be considered. Transportation planning LOS issues identified during 2011/12 are described below.

Road Segments at Level of Service “F” Based on 2011 Traffic Counts

Colonial Boulevard from McGregor Boulevard to Summerlin Road (Existing LOS “F”, $v/c = 1.02$), from Summerlin Road to US 41 (Existing LOS “F”, $v/c = 1.13$), from US 41 to Fowler Street (Existing LOS “F”, $v/c = 1.02$), from Fowler Street to Metro Parkway (Existing LOS “F”, $v/c = 1.27$) and from Six Mile Cypress Parkway to I-75 (Existing LOS “F”, $v/c = 1.16$). These five (5) links are located within the City of Fort Myers. From US 41 to I-75, the roadway is under FDOT maintenance. A PD & E study was being performed in order to assess the feasibility of the addition of express lanes to this facility, but the study was cancelled in 2010 due to a lack of public support. Six-laning construction is currently underway for the section of Colonial Boulevard from Six Mile Cypress Parkway/Ortiz Avenue to I-75 extending further east to Lee Boulevard with completion slated in 2012.

McGregor Boulevard (SR 867) from Winkler Road to Tanglewood Boulevard (LOS “F”, $v/c = 1.36$) and from Tanglewood Boulevard to Colonial Boulevard (LOS “F”, $v/c = 1.28$). This is a constrained facility which is partially located within the City of Fort Myers. The volume to capacity ratios of 1.36 and 1.28 are well below THE LEE PLAN prescribed maximum of 1.85 allowed on constrained facilities and will not have an impact on concurrency for the upcoming year. Turn lane improvements at the McGregor Boulevard/Colonial Boulevard intersection which have been designed by the City of Fort Myers, and are a high priority for State funding, will contribute to improving capacity on this facility. The six (6) lane widening on Summerlin Road, which was completed in 2011, will also provide parallel relief to McGregor Boulevard.

Pine Island Road (SR 78) from Santa Barbara Boulevard to Del Prado Boulevard (LOS = F; $v/c = 1.00$). This link is located within the City of Cape Coral. No improvements are presently planned to the roadway. However, it is important to indicate that, while the volume on the roadway exceeds the capacity, the roadway link is shown to have a traffic volume nearly identical to the capacity. As a result, further monitoring of this link will be necessary in the coming years.

US 41 from Jamaica Bay West to Six Mile Cypress Parkway (LOS = F; $v/c = 1.12$), from Daniels Parkway to College Parkway (LOS = F; $v/c = 1.09$), from South Drive to Boy Scout Drive (LOS = F; $v/c = 1.03$), from Fountain Interchange to North Key Drive (LOS = F; $v/c = 1.14$), and from North Key Drive to Hancock Bridge Parkway (LOS = F; $v/c = 1.14$). FDOT is currently extending Metro Parkway from its current terminus at Six Mile Cypress Parkway to a new interchange planned at the intersection of Alico Road and US 41. The intent of this new six-lane arterial roadway is to provide parallel relief to US 41, thus improving the operating condition of

US 41 from Alico Road to Six Mile Cypress Parkway. The segments of US 41 from Daniels Parkway to Boy Scout Drive have likely experienced higher traffic volumes in the last few years as a result of the Summerlin Road six-laning that was completed in 2012. Finally, the traffic volume on US 41 between the Fountain Interchange and Hancock Bridge Parkway is sporadically affected by behavioral patterns of the users of the toll bridges and other parallel routes. This includes the influence of the change to a one-way tolling system on the Midpoint and Cape Coral Bridges. This condition should stabilize in the future. No new improvements are currently scheduled for this section of US 41.

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

Other Level of Service Issues

FDOT has established the Minimum LOS Standards for the Strategic Intermodal System (SIS) that includes I-75 and portions of SR 80 and SR 82. The standard for Immokalee Road (SR 82) from Gateway Boulevard east to the Hendry County Line is LOS “C”. The following link does not meet the SIS LOS standard but does not operate at LOS “F”.

Immokalee Road (SR 82) from Gunnery Road to Alabama Road (LOS “E”). The LOS standard established by FDOT for the link from Gunnery Road to Alabama Road is LOS “C”. This roadway link is shown to operate below the specified service level. The State recently completed a PD & E Study for the six (6) lane widening of SR 82 from Colonial Boulevard to the Hendry County line. The State also began the programmed design/permitting phase for the section of SR 82 from Colonial Boulevard to east of Gunnery Road in FY 2010/11, but no construction phase has been programmed at this time. No design or construction funds have been programmed for the segment from Gunnery Road to Alabama Road at this time.

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

Potential Problem Road Segments

Eight (8) County road links (or sections of road) currently provide a satisfactory LOS but are projected to fail in the future because of potential increased traffic from approved but not yet constructed developments. The LOS on the links accessed by these developments may be degraded if capacity is not increased or new road widening projects providing alternative routes are not constructed to accommodate forecasted traffic. The five (5) County road links are listed below.

Buckingham Road from Orange River Boulevard to Palm Beach Boulevard (Existing LOS “C”, 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, Buckingham 345, Buckingham Chase, River Pointe and Portico. No improvements are currently proposed for this facility. The traffic levels 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 Metro Parkway to Six Mile Cypress Parkway (Existing LOS “E”, $v/c = 0.88$; Future LOS “F”). This link, which is a constrained facility, is forecast to be LOS “F” in the future principally due to projected traffic from various commercial developments. The volume to capacity (v/c) ratio of 0.88 is well below THE LEE PLAN prescribed maximum of 1.85 allowed on constrained facilities. In the interim, traffic volumes will be closely monitored on this link.

Estero Boulevard from Tropical Shores Way to Center Street (Existing LOS “E”, $v/c = 0.99$, Future LOS “F”). This 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 motor vehicle capacity improvement in the near future, although the County has worked with the Town to evaluate possible reconstruction of Estero Boulevard and programmed funds for some interim improvements which include improved drainage, bicycle, pedestrian, and transit facilities.

Policy 7-I-2 of the Comprehensive Plan for the Town of Fort Myers Beach states: “*The peak capacity of Estero Boulevard’s congested segments is 1,300 vehicles per hour. The minimum acceptable level-of-service standard for Estero Boulevard shall be that average monthly traffic flows from 10:00 A.M. to 5:00 P.M. during each month do not exceed that level for more than four calendar months in any continuous twelve month period. Measurements from the Permanent Count Station at Donora Boulevard shall be used for this standard.*” This standard was not exceeded in the years from 2004 to 2011 and will not be exceeded in 2012.

McGregor Boulevard from Pine Ridge Road to Cypress Lake Drive (Existing LOS “D”; Future LOS “F”). This link is forecast to be LOS “F” in the future primarily due to projected traffic from various commercial and residential developments. The background traffic on this link has increased over the past few years due to the diversion of traffic from Summerlin Road as a result of the recent widening of this roadway. Now that the Summerlin Road construction has recently been completed, the traffic volumes on this link should stabilize. Therefore, this condition poses no immediate concern, but the traffic volumes on this link will be closely monitored.

Plantation Road from Daniels Parkway to Idlewild Street (Existing LOS “C”; Future LOS “F”). This link is forecast to be LOS “F” in the future primarily due to projected traffic from various commercial developments. The State is presently extending Metro Parkway to the south of Six Mile Cypress Parkway, thus providing a north/south arterial from Hanson Street in Fort Myers to Alico Road/US 41 in the San Carlos Park area. The presence of this new roadway is expected to alter traffic patterns along the north/south roadways in Lee County such as this section of Plantation Road. Therefore, this condition poses no immediate concern, but the traffic volumes on this link will be closely monitored.

US 41 from Alico Road to Island Park Road (Existing LOS “C”, Future LOS “F”), Island Park Road to Jamaica Bay West (Existing LOS “C”; Future LOS “F”) and from Six Mile Cypress Parkway to Daniels Parkway (Existing LOS “E”; Future LOS “F”). These links are forecast to fail in the future primarily due to permitted traffic from various commercial developments. The recently completed six-laning of Metro Parkway from Daniels Parkway to Six Mile Cypress Parkway along with the ongoing six-lane extension of Metro Parkway from Six Mile Cypress Parkway to the new interchange at Alico Road and US 41 will provide parallel relief to US 41 in

this area and will provide additional north/south capacity in this area of Lee County. The traffic volumes on these sections of US 41 will be closely monitored moving forward.

Pine Island Road

Specific references in THE LEE PLAN and the LDC affect the approval of rezoning cases and development orders on Pine Island. The Board of County Commissioners determined that the 910 peak hour, annual average two-way trips on Pine Island Road was exceeded in 2006. Residential development orders for properties that are not designated “Coastal Rural” are limited to one-third (1/3) of the density otherwise allowed on that property by THE LEE PLAN and the LDC. Further, the density stated in LDC Table 33-1052 is the maximum density permitted in the “Coastal Rural” land use category. The restrictions on rezonings that could increase traffic on Pine Island Road will be continued. The “910” rule of Policy 14.2.2 also affects the approval of development on Pine Island.

De Minimus Impacts

The Lee County Land Development Code includes guidance on what development constitutes a de minimus impact. Six (6) road links in unincorporated Lee County required monitoring based upon failure to meet the Level of Service standards as reported in the 2011 Concurrency Management Report. On four (4) of the links, the sum of existing roadway volumes and the projected volumes (Future Volume) from approved projects exceeds 110 percent of the maximum volume (Capacity) at the adopted LOS 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 not recorded on the transportation facilities in 2011. One (1) of the links that required monitoring met the LOS standard in 2011. New de minimus trips, if any, recorded on each of these links during 2011 are shown below.

Immokalee Road (SR 82) from Gunnery Road to Alabama Road: None.

US 41 from Alico Road to Island Park Road: None.

US 41 from Jamaica Bay West to Six Mile Cypress Parkway: None.

US 41 from Fountain Interchange to North Key Drive: None.

US 41 from North Key Drive to Hancock Bridge Parkway: None.

US 41 from Hancock Bridge Parkway to Pondella Road: None.

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

INVENTORIES

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

1. Florida Department of Environmental Protection
2. Florida Department of Transportation
3. Florida Department of Health's Division of Environmental Health
4. Lee County Property Appraiser's Office
5. Department of Economic Opportunity (f.k.a. Department of Community Affairs)
6. Lee County Department of Transportation
7. Lee County Division of Natural Resources
8. Lee County Division of Solid Waste
9. Lee County Division of Utilities
10. Lee County School District
11. Lee County Development Services Division.

Information contained in the databases and spreadsheets assists in monitoring Levels of Service and is beneficial in both Capital Improvement planning and the preparation of the Capital Improvement Program. The information also assists Staff in the review process for rezoning and other development permits.

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

Staff maintains the data on development within each of the nineteen (19) Year 2030 Planning Communities in unincorporated Lee County. The information will be verified and added to the base land use data for the individual districts. In addition, limited information is also maintained for the City of Sanibel Planning District, the City of Bonita Springs Planning District and the Town of Fort Myers Beach Planning District.

SOLID WASTE



The Lee County Waste-To-Energy (WTE) Facility began operation on August 24, 1994. Permits for a third combustion unit at the Waste to Energy Facility were received in October 2003. Construction of the additional combustion unit began in December 2005 and was completed in August of 2007. With the completion of the expansion project the capacity of the WTE facility 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 being sent to the WTE facility where the combustion residue generated is ten (10) percent of the original volume. The ash residue from all combusted MSW is transported to the Lee/Hendry Landfill located on Church Road in Hendry County.

All non-combustible waste, primarily construction and demolition debris (C&D), is accepted at one of the C&D recycling or disposal facilities located in Lee, Hendry, and Charlotte Counties including the Lee County Recycling Facility on Buckingham Road. Construction and demolition debris comprises approximately 15% by weight of the total waste stream. Ordinance 07-25 adopted on September 11, 2007 prescribes that at least 50% of the C&D debris must be diverted from landfills. On June 1, 2008, the Construction and Demolition Debris portion of the County's Mandatory Business Recycling Ordinance (07-25) became effective. Over 75% of covered projects that are regulated by this Ordinance have chosen to divert at least 50% of their debris from landfills.

The Lee/Hendry Disposal Facility was placed into operation in October 2002. The Gulf Coast Landfill (owned and operated by Waste Management Inc.) continued to receive C & D waste and reached its volume limit in February of 2009. A C&D landfill was opened in December 2006 by Waste Services, Inc. (WSI). This landfill is located just north of the Lee/Charlotte County-line and receives some of the Lee generated C&D material. Lee County finished constructing a new ash monofill cell and a new Class III disposal cell at its Lee/Hendry Disposal Facility in late 2008. In 2011, Lee County began operation of a new Construction & Demolition Debris Recycling Facility located at the Buckingham Road Solid Waste Complex. Concrete rubble, brick, roofing tiles, wood, ferrous and non-ferrous metal, cardboard, and select plastics from incoming construction and demolition projects will be recovered. The permitted 500 ton per day capacity of this facility will serve Lee County's growth requirements.

The County's "Discarded Electronics Collection and Recycling" program, which began in 2001, was expanded to include curbside collection in October 2005. This program is now receiving and recycling approximately one-thousand (1,000) tons per year of discarded computers and peripheral equipment, televisions, stereo equipment, etc.

In 2008 the Solid Waste Division opened its permanently sited Household Chemical Waste Drop Off Program on Topaz Court. It allows residents to safely dispose of household chemicals, and other potentially hazardous compounds. More than 75% of the material brought to the facility is recycled.

The Materials Recycling Facility (MRF), as expanded in 2010, processes all single stream collected recyclables from unincorporated Lee County and its five municipalities. A combination of air classifiers, screens, trommels, eddy currents, and magnets perform all the sorting operations. An optical sorter, programmed to recognize #1 PET material (mostly water bottles), allowed the Division to optimize operations at the MRF. The Materials Recycling Facility processes approximately 250 tons of recyclable material per day. The Solid Waste Division negotiated a two-year contract extension with its MRF operator RE Community, LLC, for continued operation through April 2013. The expanded facility is designed to process up to 600 tons/day.

A yard waste processing site was constructed and began operation in 2003. Each year approximately ninety-thousand (90,000) tons of yard waste are processed by the County. Some of the mulched yard waste is available for residents at mulch sites located in each of the five franchise areas.

The Board of County Commissioners established a Solid Waste Collection Advisory Committee in November of 2008 for the purpose of providing input and communication from the public to the Solid Waste Staff and Board concerning solid waste collection services. This advisory committee, in partnership with the Solid Waste Division, met monthly in the spring of 2009 and reviewed options developed by staff and on May 12, 2009 provided recommendations to the Board concerning solid waste collection service for new franchise hauling contracts starting in October 2010.

In 2008, the Solid Waste Division negotiated a successful contract extension for its Gasparilla Island residents with Charlotte County/Waste Management for the collection and disposal of solid waste and recyclables.

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

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

1. The annual documentation of the types and quantities of waste generated and recycled is not a science in that general methods, assumptions, and technical documentation are constantly revised as the industry evolves. Though a concerted effort to identify and quantify the recycled materials handled by private companies in Lee County has improved,

the quantities of materials leaving the County, primarily C & D, and private recycling materials, are uncertain.

2. Recycling programs, which include curbside pickup and commercial collection, account for approximately 35 to 45 percent of the total solid waste stream.

The Board of County Commissioners (BoCC) enacted Ordinance 07-25 on September 11, 2007. The purpose of this ordinance was to establish mandatory commercial recycling to ensure that recyclable materials generated and accumulated by multifamily properties, commercial establishments, and construction and demolition activities are source separated from the solid waste so that such recyclable materials are not disposed (or landfilled for C&D) but are processed and recycled. The mandatory business recycling Ordinance became effective January 1, 2008. Commercial businesses on minimum refuse service as defined by the Solid Waste Division are exempt from the requirements of this ordinance. Individual construction and demolition activities can select any service provider and negotiate prices for recycling services. More than 98% of Lee County businesses have been identified as being in compliance with the ordinance. The Division actively works with and assists those businesses that have not fulfilled the requirements of this new ordinance. An Advance Disposal Fee, ranging from \$100.00 to \$500.00 per month, depending on the business generation rate, will be charged to those businesses that make no effort to comply. By adopting Ordinance 11-27, the BoCC specifically allowed 23 Mobile Home/Recreational Vehicle (MH/RV) Parks the use of Non-Franchised collection contractors for specified recoverable material collection on November 15, 2011.

In June of 2009 the Division finalized negotiations with the City of Fort Myers for a Fourth Amended and Restated Interlocal Agreement for the disposal of the City's municipal solid waste, recycling materials, yard waste material and biosolids.

In June of 2009 the Solid Waste Division issued a Notice to Proceed to build a Compost Operation Facility at the Lee/Hendry Landfill. Construction was completed and operations at this facility began in December of 2009. A total of six fabric roofed steel frame buildings are used for the composting operations. Sludge from the City of Fort Myers, Cape Coral, and Lee County Utilities Division and mulch ground from Lee County residential horticulture serves as feedstock for the compost. Fresh compost windrows line the buildings and are turned to maintain proper temperature, moisture, and oxygen levels.

For the 2012 Hurricane Season, the Division secured debris staging sites throughout Lee County. Contracts with DRC Emergency Services, LLC, Byrd Brothers Emergency Services, and Crowder/Gulf Joint Venture, Inc. for recovery services are in place. Following a storm and a local emergency order, the staging sites will be used to stockpile and process vegetative and C&D debris. Vegetative waste will be mulched and/or burned for volume reduction, then recycled to the greatest extent practicable. Residual mulch will be land applied or transported out of county for energy recovery. C&D will be segregated and processed/crushed for volume reduction, then recycled to the greatest extent practicable. Residual C&D, after recycling, will be disposed at Lee/Hendry landfill.

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

SURFACE WATER MANAGEMENT

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

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

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

An updated surface water management plan for the flood prone areas of north Lee County was completed in early 2010. The study delineated watershed boundaries, and detailed conveyance information to develop hydrologic and hydraulic models for the fifteen (15) watersheds located between US 41 and SR 31 south of the Charlotte County line and north of the Caloosahatchee River. The results of these models are being used to identify any existing levels of deficiencies for flooding and to propose improvements.

Popash Creek Preserve Hydrologic Restoration was completed in August 2011. Popash Creek Preserve is 307.5 acre preserved managed by Lee County's Conservation 20/20. The Preserve is located northwest of the intersection of Nalle Grade Road and Nalle Road in North Fort Myers. The project goals include: historic flow restoration; flood protection (increased surface water storage); water quality improvement; and environmental enhancement for wildlife and park activities.



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

POTABLE WATER

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

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



Tables 1, 2, 3 and 4 show data regarding the Average Daily Flows in Gallons per Day recorded for the peak month in year 2011 for facilities in these four (4) categories and the Design Capacity for each facility in Average Gallons per Day (AGPD). This format of reporting began in 2008 in the interest of providing the consumptive data in the same format, average gallons per day, as the design parameters for these plants. There is now a more direct basis of comparison between the design capacity of each plant and the reported peak month average daily flows.

Table 1, Major Regional Water Treatment Plants, shows seven (7) utility companies that operate fifteen (15) water treatment plants, all of which have a capacity of one-half ($\frac{1}{2}$) million gallons per day (MGD) or more. Lee County Utilities (LCU) is currently in the process of completing the design of an expansion to the Green Meadows WTP. The plant and wellfield will be expanded from 9.0 MGD to 14.0 MGD.

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

FGUA completed the construction of WTP #2 with a design capacity of 1.1 MGD in 2008 and it has been in service since its completion. WTP #2 is currently planned to be expanded from 1.1 MGD to 2.0 MGD with the use of a membrane softening technology and drawing water from the Upper Floridan Aquifer. Due to the lower-than-normal water demand in Lehigh Acres presently, the plant expansion design, permitting and construction are scheduled for the fiscal year 2012. FGUA WTP #3 is a booster station. It is not capable of producing any additional water but it is the tie-in point of the interconnect with the City of Fort Myers which allows FGUA the option to purchase up to 0.5 MGD of finished water. As a result, due to the addition of chlorine by FGUA, the State designates this booster station as WTP #3 and assigns it a capacity of 0.5 MGD. FGUA states that it currently expands its water supply system and mains to large developer communities

and commercial properties. Along the way to these communities and properties, individual properties are also targeted to connect to the water supply system. The FGUA does not currently plan to expand its facilities into already developed communities that are currently served by wells since the expense required to retrofit these areas is cost prohibitive. Mandatory water connections for new development are being enforced in Lehigh Acres, according to FGUA, where facilities exist to provide water supply.

All of these major regional water treatment plants recorded flows which were within their design capacities during 2011. With the completed and proposed additions to the water treatment capacity noted above, there are no capacity problems anticipated during 2012 and beyond, as projected, for any of the major regional plants and systems.

Table 2, Minor Regional Water Treatment Plants, lists three (3) water treatment plants all of which have a capacity of less than one (1) million gallons per day. All of these minor regional water treatment plants recorded flows which were within their design capacities during 2011 except Lake Fairways WTP. According to the Lee County Health Department, although the average daily flow for the peak month exceeded the design capacity for this plant, this was an isolated occurrence that does not indicate that the plant produced more water than the permits allow. No capacity problems are anticipated for minor regional water treatment plants during 2012 and beyond, as projected.

Table 3, Multiple User/Single Development Water Treatment Plants, lists eight (8) water treatment plants which each serve multiple customers located within a single development. All of these single development plants recorded flows which were within their design capacities during 2011. Most of the developments connected to these water treatment plants are built-out and additional new customers are not anticipated. Regardless, no capacity problems are anticipated for single development water treatment plants during 2012 and beyond, as projected.

Table 4, Single User Water Treatment Plants, lists thirty-six (36) water treatment plants which serve a single customer located within a single development or single facility. Facilities that were decommissioned have been removed from the inventory report. The developments and facilities served by the single use plants are mostly built-out and additional new customers are not anticipated. One (1) of these plants (North Captiva Island Club Bath House WTP) reported a peak month average daily flow which exceeded the design capacity of the plant. According to the Lee County Health Department, although the average daily flow for the peak month exceeded the design capacity for this plant, since this was an isolated single occurrence, it did not indicate that the water treatment plant had produced more water than was permitted. In any case, the capacity of Single User Water Treatment Plants will be individually reviewed if new development requests are submitted.

Based upon the flow data and capacity information shown in the accompanying Tables 1 through 4, there are no apparent potable water concurrency Level of Service problems anticipated in 2012 and beyond, as projected.

TABLE 1

MAJOR REGIONAL WATER TREATMENT PLANTS

PLANT NAME	DESIGN CAPACITY AVERAGE DAILY FLOW GALLONS/DAY	AVERAGE DAILY FLOW IN PEAK MONTH GALLONS PER DAY			
		ACTUAL 2010	ACTUAL 2011	ESTIMATED 2012	PROJECTED 2013
BONITA SPRINGS UTILITIES					
- BONITA SPRINGS UTILITIES #1	9,000,000	3,490,323	3,714,516	3,800,000	3,900,000
- BONITA SPRINGS UTILITIES #2	6,600,000	4,490,645	4,696,774	4,900,000	5,000,000
1 TOTAL - BONITA SPRINGS UTILITIES	15,600,000	7,980,968	8,411,290	8,700,000	8,900,000
2 CITY OF FORT MYERS	13,000,000	6,285,467	6,449,258	6,600,000	6,750,000
GASPARILLA ISLAND WATER ASSN.					
- GASPARILLA ISLAND WATER ASSN. #1	576,000	275,433	265,633	280,000	285,000
- GASPARILLA ISLAND WATER ASSN. #2	1,270,000	965,533	913,833	970,000	975,000
3 TOTAL-GASPARILLA ISLAND WATER ASSN.	1,846,000	1,240,966	1,179,466	1,250,000	1,260,000
4 GREATER PINE ISLAND WATER ASSN.	3,290,000	1,472,778	1,556,583	1,650,000	1,750,000
5 ISLAND WATER ASSN.	5,990,000	3,812,000	3,924,000	4,100,000	4,250,000
LEE COUNTY UTILITIES					
6 - WATERWAY ESTATES WTP	1,500,000	437,290	352,097	350,000	355,000
7 - NORTH LEE COUNTY WTP	11,600,000	3,641,618	4,238,892	3,550,000	3,750,000
8 - GREEN MEADOWS WTP	9,000,000	6,279,419	4,607,097	4,700,000	5,000,000
9 - CORKSCREW WTP	15,000,000	8,358,000	12,553,097	14,250,000	14,300,000
10 - OLGA WTP	5,000,000	2,663,000	2,462,161	2,375,000	2,500,000
11 - PINEWOODS WTP	5,300,000	3,673,226	3,420,000	3,025,000	3,200,000
TOTAL - LEE COUNTY UTILITIES	47,400,000	25,052,553	27,633,344	28,250,000	29,105,000
FLORIDA GOVERNMENTAL UTILITY AUTHORITY					
- LEHIGH UTILITIES #1	3,110,000	2,042,258	1,892,968	2,100,000	2,200,000
- LEHIGH UTILITIES #2	1,100,000	459,581	449,258	500,000	550,000
- LEHIGH UTILITIES #3 [See Note 1 below]	500,000	148,903	158,645	165,000	175,000
12 TOTAL - FLORIDA GOV UTILITY AUTHORITY	4,710,000	2,650,742	2,500,871	2,765,000	2,925,000

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

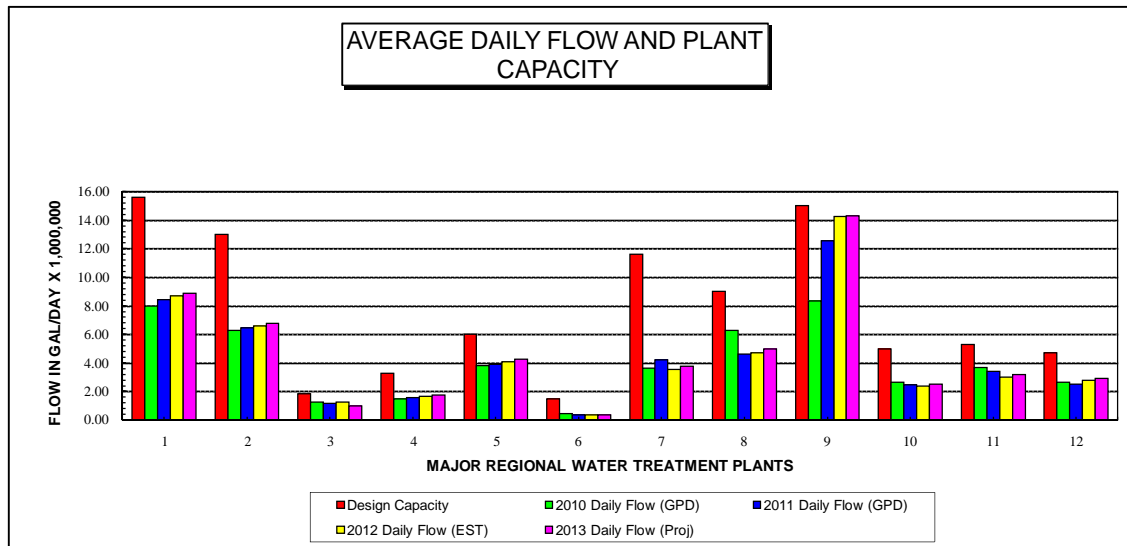


TABLE 2

MINOR REGIONAL WATER TREATMENT PLANTS

PLANT NAME	DESIGN CAPACITY AVERAGE DAILY FLOW GALLONS/DAY	AVERAGE DAILY FLOW IN PEAK MONTH GALLONS PER DAY			
		ACTUAL 2010	ACTUAL 2011	ESTIMATED 2012	PROJECTED 2013
1 BAYSHORE UTILITIES WTP	225,000	45,845	44,667	50,000	55,000
2 CITRUS PARK WTP	540,000	260,750	314,709	325,000	335,000
3 LAKE FAIRWAYS WTP (1)	200,000	206,535	113,000	125,000	130,000

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

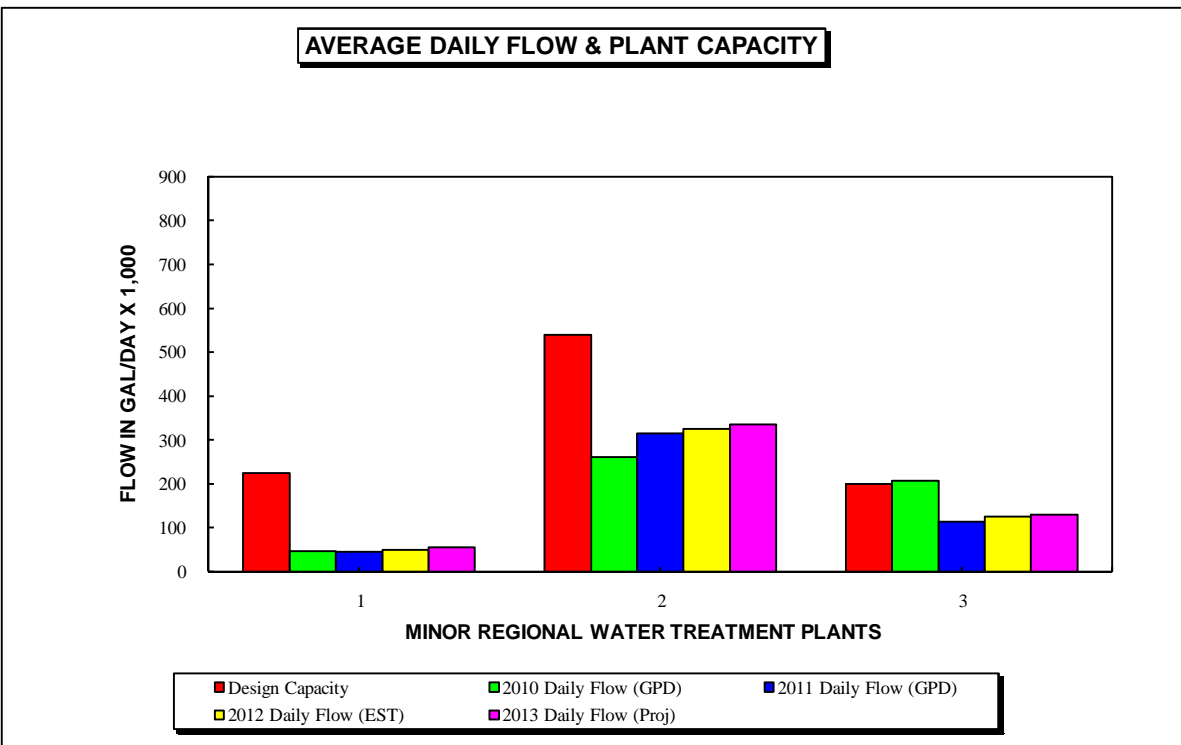


TABLE 3

MULTIPLE USER/SINGLE DEVELOPMENT WATER TREATMENT PLANTS

PLANT NAME	DESIGN CAPACITY AVERAGE DAILY FLOW GALLONS/DAY	AVERAGE DAILY FLOW IN PEAK MONTH GALLONS PER DAY			
		ACTUAL 2010	ACTUAL 2011	ESTIMATED 2012	PROJECTED 2013
CHARLESTON PARK WTP	35,000	17,187	14,317	15,000	15,500
FOUNTAIN VIEW RV PARK WTP	70,000	23,360	21,114	23,000	25,000
OAK PARK MOBILE HOME VILLAGE WTP	150,000	23,923	32,177	35,000	38,000
RAINTREE RV RESORT WTP	40,000	23,546	25,254	27,000	28,000
RIVER LAWN TERRACE WTP	7,800	2,478	2,317	2,500	2,600
SALDIVAR MIGRANT CAMP WTP	160,000	48,180	55,220	57,000	59,000
USEPPA ISLAND CLUB WTP	56,000	50,636	49,057	51,000	52,000

TABLE 4

SINGLE USER WATER TREATMENT PLANTS

PLANT NAME	DESIGN CAPACITY AVERAGE DAILY FLOW GAL/DAY	AVERAGE DAILY FLOW PEAK MONTH 2011 GAL/DAY
ALVA COUNTRY DINER WTP	5,000	3,241
ALVA MIDDLE & ELEM SCHOOL WTP	20,000	7,490
ALVA VILLAGE MARKET	650	358
BARNACLE PHIL'S INC. WTP	5,000	761
BURNT STORE CENTRE WTP	3,000	1,480
CAYO COSTA STATE PARK WTP	10,000	442
CABBAGE KEY HIDE-A-WAY WTP	4,000	3,333
CALOOSAHATCHEE REGIONAL PARK WTP	5,000	NR
CARNECERIA MONTERREY WTP	1,105	724
ECO PARK WTP	1,000	101
FIRST BAPTIST CHURCH OF ALVA WTP	4,000	NR
GULF DISPOSAL WTP	3,000	NR
GUNNERY ROAD BAPTIST CHURCH WTP	3,500	75
HANDY FOOD STORES #86 - ALVA WTP	9,000	1,041
SUNSET (fka HOLIDAY) ACRES WTP	20,000	10,290
JUDAH CHRISTIAN CENTER	1,000	NR
LEE COUNTY GUN RANGE	7,200	500
LJ'S PACKAGE AND LOUNGE, INC.	1,500	559
MANGO ISLAND CAFÉ WTP	2,000	1,681
MESSIAH LUTHERAN CHURCH WTP	8,500	959
MISSISSIPPI MATT'S	5,000	1,173
NORTH CAPTIVA ISLAND CLUB WTP	2,000	5,456
NORTH CAPTIVA ISLAND CLUB BATH HOUSE WTP	3,300	4,977 ⁽¹⁾
OLD CORKSCREW GOLF CLUB WTP	7,500	1,725
REDLANDS CHRISTIAN MIGRANT CAMP WTP	3,000	498
SAFETY HARBOR CLUB #12 WTP	5,000	2,329
SIX L'S CORKSCREW-FARM WTP	25,000	10,321
STAR QUICK MART WTP	1,500	302
STATE ROAD 31 SHELL STATION WTP	3,000	1,451
SUNOCO OF NORTH FORT MYERS	3,000	209
SUNSEEKER'S ADULT R.V. PARK WTP	50,000	11,429
SYGENTA FLOWERS ALVA FARM WTP	5,000	4,932
TEMPLE BAPTIST CHURCH WTP	5,000	396
TROYER BROTHERS POTATO FARM	4,000	2,254

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

NR = Not Reported for this year

SANITARY SEWER

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

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

Tables 5, 6, 7 and 8 show data regarding the Average Daily Flows recorded in the peak month in year 2011 for facilities in these four (4) categories and the Permitted Capacity for each facility in Average Gallons per Day (AGPD). This format of reporting began in 2008 in the interest of providing the consumptive data in the same format, average gallons per day, as the design parameters for these plants. There is now a more direct basis of comparison between the design capacity of each plant and the reported peak month average daily flows. It should be noted, however, that the Permitted Capacity is based upon average flows over a period of time (usually three [3] months but in some cases as much as one [1] year). If there appears to be capacity concerns, the report will identify the applicable capacity parameters.



Table 5, Major Regional Sewage Treatment Plants, shows five (5) utilities that operate the twelve (12) franchised sewage treatment plants which have a capacity greater than 700,000 gallons per day. Lee County Utilities (LCU) has completed the construction of the infrastructure necessary to divert all of the wastewater flow currently received and treated by LCU's Waterway Estates WWTP to the Florida Governmental Utility Authority (FGUA) Del Prado WWTP. All flows will be diverted from the Waterway Estates WWTP to the FGUA Del Prado WWTP by October 2012. The Waterway Estates WWTP is scheduled for decommissioning by July 2013. In the future, LCU plans to divert the wastewater flow currently received and treated by the San Carlos WWTP to LCU's Three Oaks WWTP. LCU will be initiating the design of the infrastructure required for this flow diversion in October 2012.

FGUA, which operates the sewage treatment plant in Lehigh Acres, completed the construction of a 1.0 MGD expansion of the Lehigh Acres WWTP in 2008 which increased its capacity to 3.5 MGD. That plant is now in operation but the permitted capacity of that plant is still limited to 2.3 MGD due to existing disposal limitations. The deep injection well and associated pumping facilities are operational, and currently under injectivity testing until June 2011 at which time additional disposal will be available and the permitted capacity will be increased to 3.5 MGD.

FGUA has an annual project aimed at reducing I&I due to some major issues with infiltration into the Lehigh Acres system in the past. The flows in each Lift Station (LS) area are monitored and areas which show dramatic spikes in flow are targeted for evaluation and rehabilitation. Evaluation and rehabilitation includes televising, smoke testing and grouting joints/laterals, lining and manhole rehabilitation. The annual I&I project is budgeted for FY 2010 through FY 2014.

FGUA states that it has expanded its sanitary sewer collection system and force mains to new, large residential development communities and commercial properties. Along the way to these communities and properties, individual properties are also targeted to connect to the sanitary sewer system. The FGUA does not currently plan to expand its facilities into already developed communities that are currently served by septic systems since, they have advised, the cost to retrofit these areas would make it cost prohibitive. With regard to enforcing mandatory sewer connections in Lehigh Acres, FGUA advises that when an individual proposes to build a property (residential or commercial) they would either connect to an existing sewer system or apply for a permit to install a septic system. Under Florida Statutes 381.0065, an individual must connect to existing publicly owned sewerage systems, if available. If an individual or builder falsifies documents or fails to verify existing utilities and the County Health Department issues a permit for installation of an on-site septic tank disposal system, FGUA would not be aware and could only enforce the connection after the fact. In 2008, the FGUA completed the identification of all existing properties currently on septic systems that are not connected to existing sewer system facilities which are available to serve them. Mandatory connection of these properties is underway. For larger development projects the developer would request a letter of availability from the FGUA before obtaining a construction permit for the project. At that time FGUA would review the proposed development location and inform the developer whether utilities and capacity are available.

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

Based on the data illustrated in Table 5, no capacity problems are anticipated for Major Regional Sewage Treatment Plants during 2012 and beyond, as projected.

Table 6, Minor Regional Sewage Treatment Plants, lists the five (5) franchised sewage treatment plants which have a capacity less than 700,000 gallons per day. Charlotte County Utilities operates the treatment plant which serves Burnt Store Marina in Lee County. All of these WWTPs operated well within their permitted capacity during 2011 and no capacity problems are anticipated for Minor Regional Sewage Treatment Plants during 2012 and beyond, as projected.

Table 7, Multiple User/Single Development Sewage Treatment Plants, lists forty-four (44) sewage treatment facilities which serve multiple users. Two (2) of these plants (designated in Table 7 by *) experienced Peak Month Average Daily Flows which appear to exceed the Permitted Capacity. According to FDEP data supplied to Lee County, these plants did not exceed the Permitted Average Daily Flow which is determined over three (3) concurrent months. FDEP notes these situations as being a "minor non-compliance issue" in their yearly inspection reports and the situations are monitored. Most of the developments served by these plants are built-out and will not be subject to additional development. No other capacity issues were noted for these types of facilities in 2011 and no capacity problems are anticipated for Multiple User/Single Development Sewage Treatment Plants in 2012 and beyond, as projected.

Table 8, Single User Sewage Treatment Plants, lists seven (7) sewage treatment plants. Four (4) of these plants [Hut Polynesian Restaurant WWTP, Joe's Texas STP, Lee Mental Health WWTP, and Pine Island Road WWTP] were closed during 2011 but could become operational again in the future. The developments served by Single User facilities are not normally subject to major expansion and there are not any apparent capacity problems. If any expansion plans are submitted for these facilities, capacity will be evaluated at that time. No capacity issues were noted for these types of facilities in 2011 and no capacity problems are anticipated for Single User Sewage Treatment Plants in 2012.

Based upon the flow data and capacity information shown in the accompanying Tables 5 through 8, there are no apparent sanitary sewer concurrency Level of Service problems anticipated in 2012 and beyond, as projected.

TABLE 5

MAJOR REGIONAL SEWAGE TREATMENT PLANTS

PLANT NAME		PERMITTED CAPACITY AVERAGE DAILY FLOW GALLONS/DAY	AVERAGE DAILY FLOW IN PEAK MONTH GALLONS PER DAY			
			ACTUAL 2010	ACTUAL 2011	ESTIMATED 2012	PROJECTED 2013
BONITA SPRINGS UTILITIES						
	- WATER RECLAMATION WEST WWTP	7,000,000	2,712,000	1,490,000	1,800,000	1,900,000
	- WATER RECLAMATION EAST WWTP	4,000,000	2,461,000	3,320,000	3,200,000	3,300,000
1	TOTAL - BONITA SPRINGS UTILITIES	11,000,000	5,173,000	4,810,000	5,000,000	5,200,000
CITY OF FORT MYERS						
2	- RALEIGH STREET WWTP	11,000,000	5,060,000	6,280,000	7,000,000	7,100,000
3	- SOUTH DRIVE WWTP	12,000,000	9,760,000	9,920,000	10,100,000	10,200,000
GASPARILLA ISLAND WATER ASSOC.						
4	- GASPARILLA ISLAND WATER DOM DIW	705,000	489,000	434,000	440,000	450,000
LEE COUNTY UTILITIES						
5	- GATEWAY SERVICES-DIST 1 WWTP	3,000,000	909,000	1,355,000	1,050,000	1,200,000
6	- FIESTA VILLAGE WWTP	5,000,000	3,860,000	3,475,000	3,500,000	3,600,000
7	- FT MYERS BEACH WWTP	6,000,000	5,041,000	4,000,000	4,100,000	4,200,000
8	- THREE OAKS WWTP	6,000,000	2,789,000	3,181,000	3,400,000	3,500,000
9	- WATERWAY ESTATES WWTP	1,250,000	1,163,000	1,316,000	1,200,000	1,250,000
FLORIDA GOVERNMENTAL UTILITY AUTH						
10	- LEHIGH ACRES WWTP	2,300,000	2,864,000	2,347,000	2,300,000	2,300,000
11	- DEL PRADO (fka SUNCOAST) WWTP	3,500,000	2,303,000	2,429,000	2,500,000	2,600,000

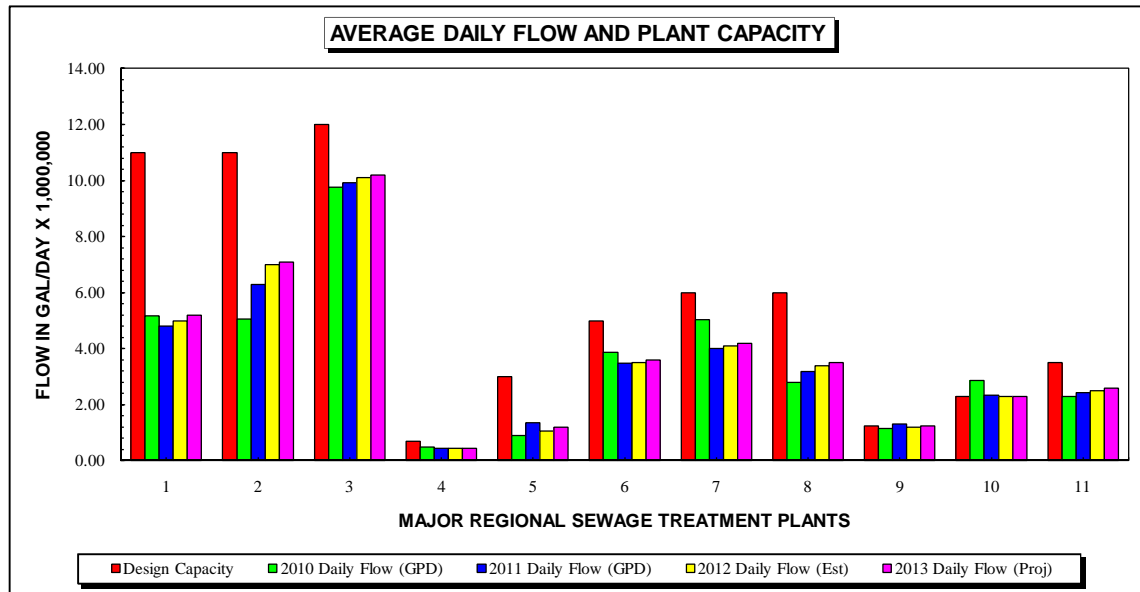


TABLE 6

MINOR REGIONAL SEWAGE TREATMENT PLANTS

PLANT NAME		PERMITTED CAPACITY AVERAGE DAILY FLOW GALLONS/DAY	AVERAGE DAILY FLOW IN PEAK MONTH GALLONS PER DAY			
			ACTUAL	ACTUAL	ESTIMATED	PROJECTED
			2010	2011	2012	2013
CHARLOTTE COUNTY UTILITIES						
1	- BURNT STORE WWTP	500,000	304,000	333,000	350,000	365,000
2	EAGLE RIDGE WWTP	443,000	263,000	257,000	260,000	270,000
3	FOREST UTILITIES WWTP	500,000	428,000	243,000	275,000	300,000
LEE COUNTY UTILITIES						
4	- PINE ISLAND WWTP	500,000	118,000	139,000	150,000	155,000
5	- SAN CARLOS WWTP	300,000	155,000	184,000	190,000	195,000

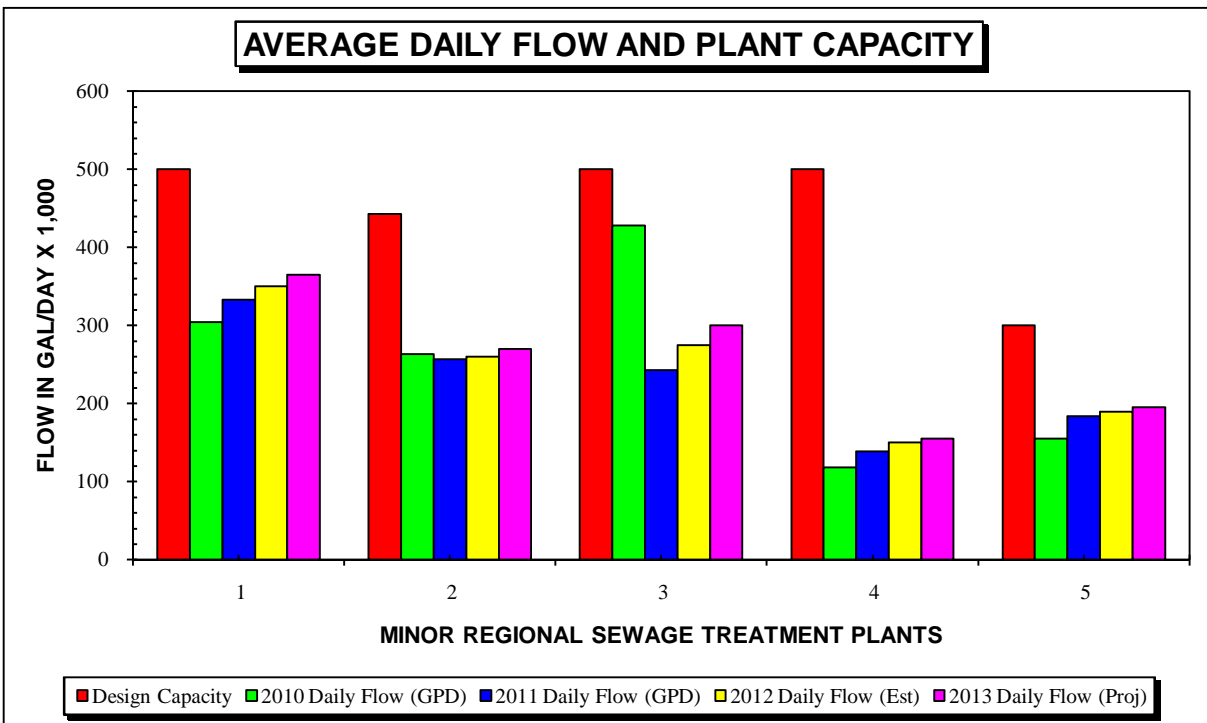


TABLE 7

MULTIPLE USER/SINGLE DEVELOPMENT SEWAGE TREATMENT PLANTS

PLANT NAME	PERMITTED CAPACITY AVERAGE	AVERAGE DAILY FLOW IN PEAK MONTH GALLONS PER DAY			
	DAILY FLOW/ GALLONS/DAY	ACTUAL 2010	ACTUAL 2011	ESTIMATED 2012	PROJECTED 2013
AIRPORT WOODS WWTP	20,000	27,000	15,000	15,500	16,000
BAY POINTE CONDO WWTP	40,000	CLOSED	--	--	--
BLUE CRAB KEY WWTP	25,000	20,000	20,000	20,500	21,000
BOCILLIA ISLAND WWTP	10,000	10,000	9,000	10,000	10,000
CAPTAINS COVE WWTP	40,000	32,000	35,000	35,500	36,000
CAPTIVA SHORES CONDO WWTP	10,000	4,300	4,000	4,500	5,000
CHARLESTON PARK STP	15,000	18,000	13,000	15,000	15,000
CITRUS PARK NORTH WWTP	199,000	182,000	184,000	185,000	186,000
COVERED WAGON WWTP	15,000	25,000	29,000 *	15,000	15,000
CROSS CREEK COUNTRY CLUB	240,000	164,000	192,000	195,000	198,000
CYPRESS BEND WWTP	65,000	36,000	34,000	35,000	36,000
FIDDLESTICKS WWTP	150,000	89,000	70,000	72,500	75,000
FORT MYERS CAMPGROUND WWTP	40,000	30,000	32,000	33,000	35,000
FOUNTAIN LAKES WWTP	190,000	172,000	173,000	175,000	177,000
FOUR WINDS MARINA WWTP	11,500	5,000	4,000	5,000	6,000
GLADES HAVEN (aka Jones MV) WWTP	23,000	CLOSED	--	--	--
GRANADA LAKES WWTP	25,000	14,000	13,000	14,000	15,000
HIGHPOINT SD WWTP	25,000	17,000	17,000	17,000	17,000
HUNTER'S RIDGE WWTP	100,000	75,000	65,000	70,000	75,000
ISLE OF PINES WWTP	8,000	11,000	1,600	2,000	3,000
JULIA MOBILE HOME PARK WWTP	15,000	10,000	9,600	10,000	11,000
LABONTES GARDEN RV PARK WWTP	5,000	4,900	4,000	4,200	4,500
LAKE FAIRWAYS FFEC SIX WWTP	300,000	114,000	124,000	130,000	135,000
OAK PARK MHV WWTP	20,000	CLOSED	--	--	--
PINE ISLAND COVE WWTP	50,000	45,000	28,000	30,000	35,000
PINE ISLAND KOA WWTP	35,000	28,000	58,000 *	29,000	30,000
PINK CITRUS TRAILER PARK WWTP	25,000	18,000	19,000	20,000	21,000
PIONEER VILLAGE (aka Sunburst) WWTP	45,000	CLOSED	--	--	--
RIVER TRAILS MHP WWTP	97,000	136,000	80,000	82,500	85,000
SAFETY HARBOR CLUB VILLAGE WWTP	12,000	4,000	3,000	3,500	4,000
SEMINOLE CAMPGROUND WWTP	10,000	15,000	5,000	6,000	7,000
SHADY ACRES MOBILE HOME WWTP	25,000	15,000	2,000	5,000	7,000
SHADY ACRES TRAVEL PARK #2 WWTP	25,000	6,000	5,000	6,000	7,000
SOUTH SEAS PLANTATION WWTP	264,000	132,000	164,000	170,000	175,000
SUNNY GROVE PARK WWTP	20,000	12,000	12,000	13,000	14,000
SUNSEEKERS WWTP	50,000	CLOSED	--	--	--
SUNSET CAPTIVA WWTP	25,000	20,000	23,000	23,500	24,000
SWAN LAKE MHP WWTP	25,000	10,000	13,000	14,000	15,000
TAHITI MOBILE VILLAGE WWTP	30,000	23,000	23,000	24,000	25,000
TROPIC ISLES RV RESORT WWTP	15,000	13,000	9,000	10,000	11,000
TWEEN WATERS INN WWTP	40,000	41,000	33,000	34,000	35,000
USEPPA INN & DOCK CLUB WWTP	45,000	17,100	NR	--	--
WHISPERING PINES CONDO WWTP	10,000	4,000	5,000	5,500	6,000
WOODSMOKE CAMPING RESORT WWTP	40,000	32,000	21,000	24,000	27,000

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

TABLE 8

SINGLE USER SEWAGE TREATMENT PLANTS

PLANT NAME	PERMITTED CAPACITY AVERAGE DAILY FLOW GAL/DAY	AVERAGE DAILY FLOW PEAK MONTH 2011 GAL/DAY
ALVA MIDDLE & ELEM SCHOOL STP	20,000	17,000
HUT POLYNESIAN RESTAURANT WWTP	5,000	CLOSED
JOE TEXAS (fka Fong's Chinese Restaurant) STP	4,500	CLOSED
LEE MENTAL HEALTH (aka Charter Glade) WWTP	22,500	CLOSED
PINE ISLAND ROAD (aka Twistee Treat) WWTP	25,000	CLOSED
MARINER HIGH SCHOOL STP	50,000	16,000

PARKS AND RECREATION

Regional Parks

Existing County Regional Park Facilities

The Lee County Regional Parks Inventory provides information on existing Regional Park facilities, as well as Regional Parks planned over the next several years as illustrated in Table 9. The table and accompanying charts include actual data from 2008 through 2011 and projections to year 2017. The inventory of Existing County Regional Park Facilities has been changed in recent years due to updated information provided by the Parks and Recreation Department and includes Conservation 20/20 lands dedicated for park use. The JetBlue Park (92-acres) was added to the



County Regional Park inventory since the last report. The resultant Existing County Regional Park inventory totals 3,145-acres up, from the 3,053-acres reported last year. Lee County operates 44% of the existing Regional Park

acreage.

Existing City Regional Parks

The City Regional Park inventory did not change in 2011. The existing City Park inventory totals 556-acres. Cities currently operate 8% of the existing Regional Park acreage.

Existing State Regional Parks

The State Regional Parks inventory did not change in 2011. The current Existing State Park inventory totals 2,776-acres. The State currently operates 38% of the existing Regional Park acreage.

Existing Federal Regional Parks

The Federal Regional Park inventory did not change in 2011. The Federal Government operates 743-acres of Regional Parks in Lee County, which is 10% of the existing Regional Park acreage.

Regional Parks Planned in FY 2012/2013

There is one (1) new Regional Park facility planned in the next fiscal year. The facility slated to open is the Lee County Sports Complex Phase II (15-acres) in South Fort Myers. As a result, the total new Regional Park acreage to be added to the inventory will be 15-acres.

Planned Future Regional Parks

Based on updates from the Parks and Recreation Department, five (5) additional future Regional Parks will be added to the inventory. The 75-acre Able Canal Greenway and the 560-acre Harnes

Marsh Park & Preserve in Lehigh Acres, previously listed as planned parks in FY 11/12, were moved to the planned future Regional Park inventory. The 13-acre Idalia Regional Park is a planned future Regional Park facility located in Olga. The Seafarer's Park (1-acre) in the Town of Fort Myers Beach was previously listed in the FY 11/12 planned inventory, and it has been moved to the planned future Regional Park inventory. Finally, a planned future park in the City of Cape Coral named Yellow Fever Creek Park and Preserve is listed as a future Regional Park with an acreage of 195-acres. These changes result in a planned future Regional Park inventory totaling 844-acres.

Population Figures

During the preparation of this Concurrency Report, the total seasonal resident population figures were updated utilizing: (1) new 2010 Census data, (2) the University of Florida Bureau of Economic and Business Research (BEBR) mid-range permanent population estimates, and (3) a seasonal component of eighteen (18) percent of the permanent population. This report makes projections to year 2017 for analysis of forecasted Regional Park concurrency minimum levels of service. These population figures will be reviewed and updated as necessary to reflect current trends and new census data.

Regional Park Level of Service

The 7,220 acres of existing Regional Parks currently operated by the County, City, State and Federal governments is sufficient to meet the "Level of Service Standard" of six (6) acres per 1,000 total seasonal population in the County for the year 2011 and will continue to do so at least through the year 2017 as currently projected. The Regional Park acreage also met the "Desired Level of Service Standard" of eight (8) acres per 1,000 total seasonal County population in 2011 and will continue to do so at least through the year 2017 as currently projected.

TABLE 9

LEE COUNTY REGIONAL PARK INVENTORY

PARK NAME	LOCATION	ACRES
- EXISTING COUNTY PARKS FY 11/12 -		
Alva Boat Ramp	Alva	1
Beach Accesses (multiple)	Multiple locations	6
Big Hickory Island Preserve	Bonita Beach	290
Lavender's Landing/Bokeelia Boat Ramp & Cottages	Pine Island	2
Bowditch Point Park	Ft. Myers Beach	18
Bonita Beach Access #1	Bonita Beach	1
Bonita Beach Park	Bonita Beach	3
Bowman's Beach Park	Sanibel Island	187
Caloosahatchee Regional Park	E. Ft. Myers	765 (1)
Crescent Beach Family Park	Ft. Myers Beach	2
Davis Boat Ramp	Alva	1
Dog Beach	Ft. Myers Beach	28
Florida Gulf Coast University Pool	Estero	2 (3)
Hickey Creek Mitigation Park	Alva	780
Imperial River Boat Ramp	Bonita Springs	8
JetBlue Park	S. Ft. Myers	92
Lakes Regional Park	S. Ft. Myers	331
Lee County Civic Center	N. Ft. Myers	97
Lee County Sports Complex	S. Ft. Myers	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 Beach Access	Ft. Myers Beach	1
North Shore Park	N. Ft. Myers	4
Pine Island Commercial Marina Boat Ramp	Pine Island	10
Punta Rassa (Frizzell Kontinos) Boat Ramp	Iona	11
Red Sox Minor League Complex (5 Plex)	Ft. Myers	58
Red Sox City of Palms Stadium	Ft. Myers	13
Royal Palm Park	Ft. Myers	1
Russell Boat Ramp	E. Ft. Myers	1
San Carlos Bay Bunche Beach Preserve	Iona	2
Sanibel Causeway Park	Sanibel Island	20
Six Mile Cypress Slough Preserve	S. Ft. Myers	91
Terry Park	Ft. Myers	36
Tropical Point Park	Pine Island	1
Turner Beach Park	Captiva Island	1
John Yarbrough Linear Park	S. Ft. Myers	107
	Subtotal	3,134
- EXISTING COUNTY (ECWCD OPERATED) PARKS FY 11/12 -		
Jim Fleming Ecological Park	Lehigh Acres	3
Lake Camille/Charley Matheny Park & Lake Denise	Lehigh Acres	3
Williams Greenway Park	Lehigh Acres	5
	Subtotal	11
- EXISTING CITY PARKS FY 11/12 -		
Calusa Nature Center	Ft. Myers	105
Centennial Park	Ft. Myers	10
ECO Park	Cape Coral	365
Mound House	Ft. Myers Beach	3
Newton Park	Ft. Myers Beach	1
North Colonial Linear Park	Ft. Myers	63
Riverside Park	Ft. Myers	4
Trailhead Regional Park	Ft. Myers	5
	Subtotal	556

TABLE 9 (Cont'd)
LEE COUNTY REGIONAL PARK INVENTORY

- EXISTING STATE PARKS FY 11/12 -

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

- EXISTING FEDERAL PARKS FY 11/12 -

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	7,220

PLANNED REGIONAL PARKS

PARK NAME	LOCATION	ACRES	
- Parks Planned FY 12/13-			
Lee County Sports Complex Phase II	S. Ft. Myers	15	
	Subtotal	15	
	Cumulative Total		7,235
- Future Parks -			
Able Canal Greenway	Lehigh Acres	75	
Harnes Marsh Park & Preserve	Lehigh Acres	560	
Idalia Regional Park	Olga	13	
Seafarer's Park	Ft. Myers Beach	1	
Yellow Fever Creek Park & Preserve	Cape Coral	195	
	Subtotal	844	
	Cumulative Total		8,079

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

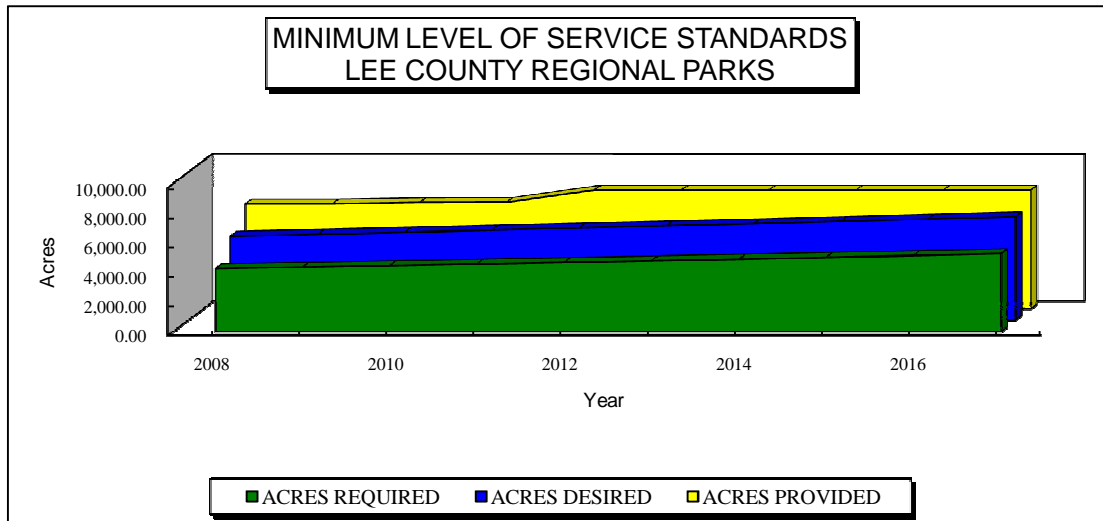
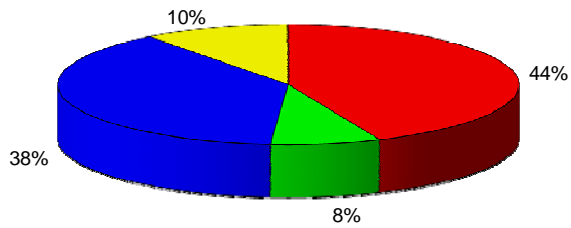


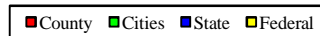
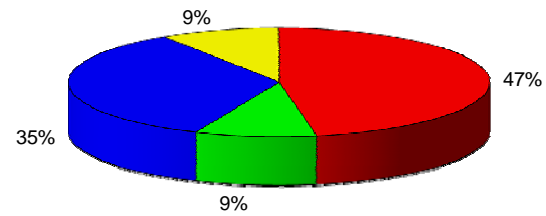
TABLE 9 (Cont'd)
LEE COUNTY REGIONAL PARK INVENTORY

SHARE BY JURISDICTION

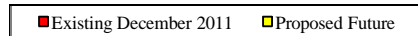
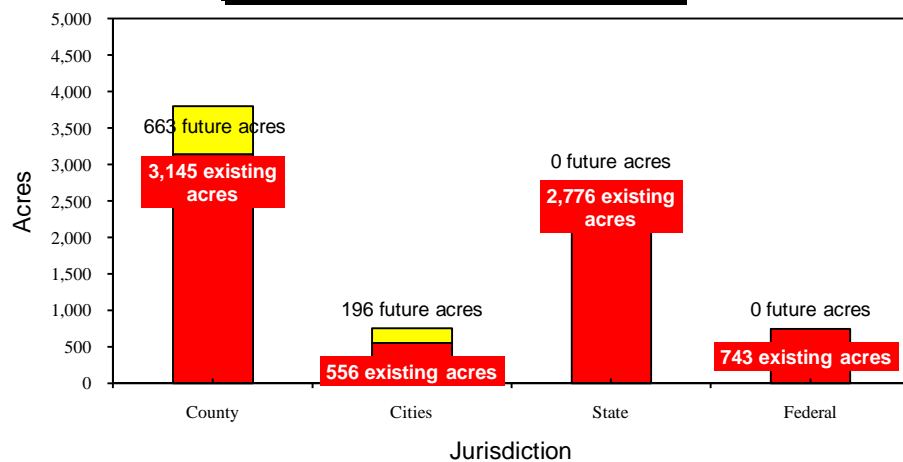
Existing December 2011



Proposed Future



EXISTING(2011) vs PROPOSED(Future)



Community Parks

The 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 is two (2) acres per 1,000 permanent population and has been in effect since September 30, 1998.

In July 2005, Community Park Impact Fee Districts were revised and renamed. These districts have been further modified over the past four (4) years due to annexations by the City of Cape Coral, the City of Fort Myers and the City of Bonita Springs. Exhibit I is a map of the County showing the Community Park Impact Fee Benefit Districts as they existed on December 31, 2011.

Table 10 identifies all of the Community Parks in unincorporated Lee County by individual district. Table 10 also breaks down which Community Parks are owned and operated by Lee County and those which are jointly operated with the Lee County School District. The table reflects 900-acres of existing Community Parks within unincorporated Lee County. Of the existing Community Parks, 812-acres (90%) are owned and operated by Lee County and 88-acres (10%) are jointly operated with the Lee County School District. The Admiral Lehigh Park is a 14-acre Community Park that is planned in the Lehigh/East Lee County district in the 2012/2013 fiscal year. Additionally, future plans indicate the Alva Wayside Park (1-acre) and Lehigh Park-Joel Site (30-acre) in the East Fort Myers/Alva district and the Pine Island Community Park (40-acre) and St. James Kayak Launch Site (2-acres) in the Pine Island/Matlacha district.

In addition to the Community Parks Inventory reflected in Table 10, a separate table is provided for each Community Park Benefit District. As part of the preparation of the tables, the permanent population figures for each Community Park Benefit District were updated based upon the 2010 US Census data and the BEBR mid-range population figures. These figures are adjusted annually by use of building permit Certificates of Occupancy, permanent occupancy rate, and population by household for each District as well as for changes in the District boundaries. Tables 11 through 19 list the acreage of existing and proposed Community Parks in nine (9) of the thirteen (13) Districts.

The Districts for the cities of Cape Coral, Fort Myers, Bonita Springs and the Town of Fort Myers Beach are not included in this report and the population in the City of Sanibel has not been included in the Cayo Costa/Captiva/Sanibel District to remain consistent with the reports of prior years. The charts accompanying the tables depict the following information for each District: 1) the “Acres Required” to satisfy the Level of Service Standard; 2) the “Acres Required” to meet Desired Future Levels of Service; and 3) the “Acres Provided.” In any instance where a future Community Park is planned in a district, the graph shows “Future Acres” in relation to the required, desired, and provided Community Park acreage. The “Future Acres” depicts the total acres in the Community Park district if the parks planned in that district are developed. The tables and charts include actual data from 2008 through 2011 and projections to year 2017. The tables also reflect park facilities that are subject to “joint use” with the Lee County School District.

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

- Boca Grande, District # 47 (Table 11) - No changes have been made since the 2006 report. The Community Park District inventory of fourteen (14) acres provided meets the Level of Service

standard (1.1-acre in 2011). The “Desired” Level of Service was met in 2010 (2.7-acres in 2011) and will be met through the year 2017.

- Cayo Costa/Captiva/Sanibel, District #46 (Table 12) - No changes have been made since the 2006 report. The Community Park District inventory of six (6) acres provided meets the Level of Service standard (0.6-acre in 2011). The “Desired” Level of Service was met in 2011 (1.5-acres in 2011) and will be met through the year 2017. It is important to note that the Sanibel Recreation Center and park has been deemed adequate to meet the community park demands of the Captiva Residents.
- Gateway, District #49 (Table 13) – No changes have been made since the 2010 report. The Community Park District inventory of forty-seven (47) acres provided meets the Level of Service standard (6.7-acres in 2011). The “Desired” Level of Service was also met in 2011 (16.9-acres in 2011) and will be met through the year 2017.
- Lehigh/East Lee County, District #43 (Table 14) - No changes have been made since the 2007 report except to update the planned completion of the Admiral Lehigh Park. The Community Park District inventory of one-hundred-twenty (120) acres provided meets the Level of Service standard (67.5-acres in 2011). The “Desired” Level of Service was not met in 2011 (168.8-acres in 2011) and will not be met through the year 2017 even with the completion of the future Admiral Lehigh Park (14-acres).
- North Fort Myers District #42 (Table 15) – No changes have been made since the 2011 report. The Community Park District inventory of one-hundred-seventy-five (175) acres provided meets the Level of Service standard (41-acres in 2011). The “Desired” Level of Service was also met in 2011 (103-acres in 2011) and will continue to be met through the year 2017.
- East Fort Myers/Alva, District #41 (Table 16) – No changes have been made since the 2011 report. The Community Park District inventory of one-hundred-seventy-five (175) acres provided meets the Level of Service standard (24.4-acres in 2011). The “Desired” Level of Service was also met in 2011 (60.9-acres in 2011) and will continue to be met through the year 2017.
- Pine Island/Matlacha, District #45 (Table 17) -No changes have been made since the 2009 report. The Community Park District inventory of twenty (20) acres provided meets the Level of Service standard (7.7 acres in 2011). The “Desired” Level of Service was also met in 2011 (19.3 acres in 2011), but it will not be met through the year 2017 unless the planned future Pine Island Community Park (40-acres) or the planned future St. James Kayak Launch Site (2-acres) are developed.
- South Fort Myers, District #44 (Table 18) – Based on updated information from the Parks and Recreation Department, the JetBlue Park Community Soccer Fields facility (14-acres) was opened in the last year, so it has been moved to the existing Community Park inventory. The Community Park District inventory of two-hundred-twelve (212) acres provided meets the Level of Service standard (80.8-acres in 2011). The “Desired” Level of Service was also met in 2011 (201.9-acres in 2011) and will be met through the year 2017.

- Estero/San Carlos/Three Oaks, District #48 (Table 19) - No changes have been made since the 2007 report. The Community Park District inventory of one-hundred-thirty-one (131) acres provided meets the Level of Service standard (47.1 acres in 2011). The “Desired” Level of Service was met in 2011 (117.8 acres in 2011) and will continue to be met through the year 2017.

Recreational Facilities

The Board adopted Recreational Facilities standards in June of 2011 via a Comprehensive Plan Amendment (CPA2010-00019). This amendment established three (3) non-regulatory standards for recreational facilities including Community Recreation Centers, Boat Ramps, and Water/Beach Access. Table 20 was created to indicate the inventory of the Recreational Facilities.

Community Recreation Centers

For Community Recreation Centers, the non-regulatory standard is four (4) recreation centers of 25,000 square feet or more within unincorporated Lee County. Table 20 indicates that there presently are three (3) Community Recreational Center facilities that meet the standard set forth in THE LEE PLAN. Therefore, the non-regulatory Level of Service standard for Community Recreation Centers was not met in 2011. The 33,000 square foot North Fort Myers Community Recreation Center is slated for completion in 2013 on the site of the North Fort Myers Community Park. Therefore, the Community Recreation Center non-regulatory Level of Service standard will be met in 2013.

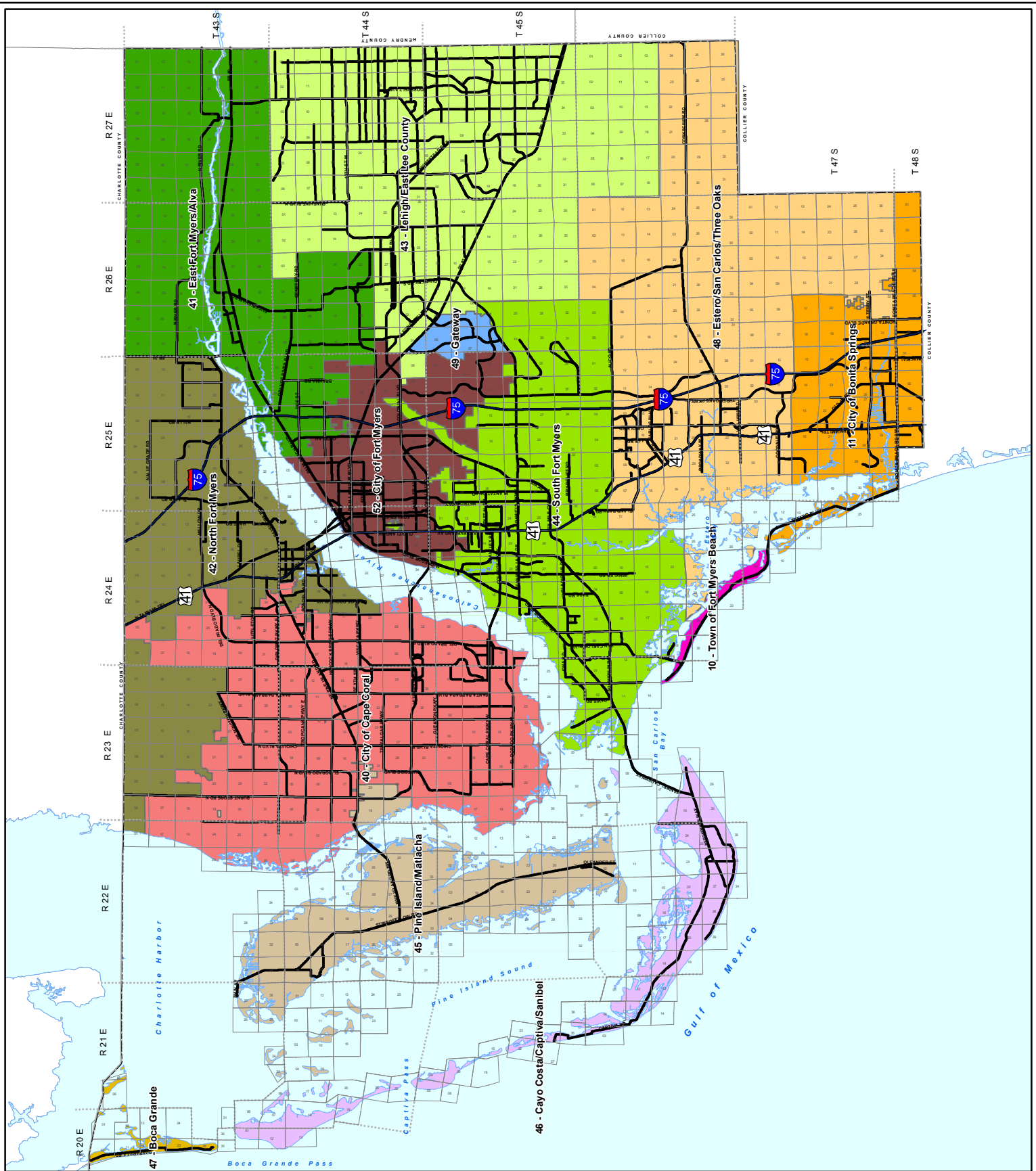
Boat Ramps

For Boat Ramps, the non-regulatory standard is one (1) boat ramp lane with adequate parking per 12,500 people based on seasonal population. Table 20 indicates the inventory for the boat ramp lanes in Lee County. Based on the information indicated within Table 20, there are presently 41 boat ramp lanes in Lee County. This includes boat ramps owned and operated by Lee County, incorporated Cities, the State, the Federal government, and commercial ventures.

In order to assess whether the Level of Service standard for boat ramp lanes has been met, the seasonal population data utilized in the Regional Parks inventory was reviewed. The seasonal population in Lee County in 2011 was 765,740 people. Based on a standard of one (1) boat ramp lane per 12,500 people, the non-regulatory Level of Service standard for boat ramps is 62 boat ramp lanes with adequate parking. The inventory indicated within Table 20 reflects a total of 41 boat ramp lanes, so the Level of Service standard for boat ramps was not met in 2011.

Water/Beach Access

For Water/Beach Access, the non-regulatory Level of Service standard is to retain the current inventory, and develop or redevelop these facilities through the County. This Level of Service standard was met in 2011.



Map Generated: March 2009
Map self amends with annexations

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



LEE COUNTY COMMUNITY PARK BENEFIT DISTRICTS

Park Impact Fee Benefit District

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

TABLE 10

LEE COUNTY COMMUNITY PARK INVENTORY

PARK NAME	COMMUNITY PARK BENEFIT DISTRICT	ACRES
- EXISTING COMMUNITY PARKS OPERATED BY LEE COUNTY		
Boca Grande Community Center	Boca Grande	4
Boca Grande Community Park	Boca Grande	10
Gateway Community Park	Gateway	31 (1)
Gateway Community Pool	Gateway	16 (1)
Lehigh Acres Senior Center	Lehigh/East Lee County	3
Lehigh Acres Community Park	Lehigh/East Lee County	20
Veterans Park/Recreation Center	Lehigh/East Lee County	82
Bayshore Soccer Fields	North Fort Myers	5
Judd Park	North Fort Myers	8
Mary Moody Park	North Fort Myers	3
Nalle Grade Park	North Fort Myers	50
N. Ft. Myers Senior Center	North Fort Myers	1
N. Ft. Myers Community Park	North Fort Myers	84
N. Ft. Myers Swimming Pool	North Fort Myers	1
Waterway Estates Park	North Fort Myers	6
Alva Community Park	East Fort Myers/Alva	10
Buckingham Community Center	East Fort Myers/Alva	1
Buckingham Community Park	East Fort Myers/Alva	135
Charleston Park Community Park	East Fort Myers/Alva	4
Olga Community Center	East Fort Myers/Alva	3
Schandler Park	East Fort Myers/Alva	10
Matlacha Community Park	Pine Island/Matlacha	10
Phillips Park and Pine Island Pool	Pine Island/Matlacha	8
Harlem Heights Community Park	South Fort Myers	5
Hunter Park	South Fort Myers	8
Jerry Brooks Park	South Fort Myers	10
JetBlue Park Community Soccer Fields	South Fort Myers	14
Kelly Road Community Park	South Fort Myers	42
Rutenberg Park	South Fort Myers	40
Lee County Sports Complex (Softball)	South Fort Myers	30
Wa-Ke Hatchee Park	South Fort Myers	44
Wa-Ke Hatchee Recreation Center	South Fort Myers	1
Estero Community Park & Rec Center	Estero/San Carlos/Three Oaks	65
Karl Drews Community Center and Park	Estero/San Carlos/Three Oaks	3
San Carlos Pool	Estero/San Carlos/Three Oaks	1
Three Oaks Community Park	Estero/San Carlos/Three Oaks	44
	Subtotal	812
- EXISTING COMMUNITY PARKS JOINT USE WITH SCHOOL DISTRICT		
Sanibel Elementary School/Comm. Ctr.	Cayo Costa, Captiva, Sanibel	6
Lehigh Acres Middle School	Lehigh/East Lee County	10
Veterans Park Middle School	Lehigh/East Lee County	5
Bayshore Elementary School	North Fort Myers	8
J. Colin English Elementary School	North Fort Myers	1
N. Ft. Myers Academy for the Arts	North Fort Myers	5
N. Ft. Myers High School	North Fort Myers	2
N. Ft. Myers Pool	North Fort Myers	1
Riverdale High School & Pool	East Fort Myers/Alva	10
Tice Elementary	East Fort Myers/Alva	1
Tice Pool	East Fort Myers/Alva	1
Pine Island Elementary School	Pine Island/Matlacha	2
Cypress Lake High School	South Fort Myers	3
Cypress Lake Community Pool	South Fort Myers	2
Lexington Middle School	South Fort Myers	7
Tanglewood Elementary School	South Fort Myers	3
Villas Elementary School	South Fort Myers	3
Estero High School	Estero/San Carlos/Three Oaks	15
San Carlos Elementary School	Estero/San Carlos/Three Oaks	3
	Subtotal	88
	Cumulative Total	900

TABLE 10 (Cont'd)

PLANNED COMMUNITY PARKS

PARK NAME	LOCATION	ACRES	
- Parks Planned FY 12/13-			
Admiral Lehigh Park	Lehigh/East Lee County	14	
		Subtotal	14
		Cumulative Total	914
- Future Parks -			
Alva Wayside Park	East Fort Myers/Alva	1	
Lehigh Park-Joel Site	East Fort Myers/Alva	30	
St. James Kayak Launch Site	Pine Island/Matlacha	2	
Pine Island Community Park	Pine Island/Matlacha	40	
		Subtotal	73
		Cumulative Total	987

(1) Gateway Services District

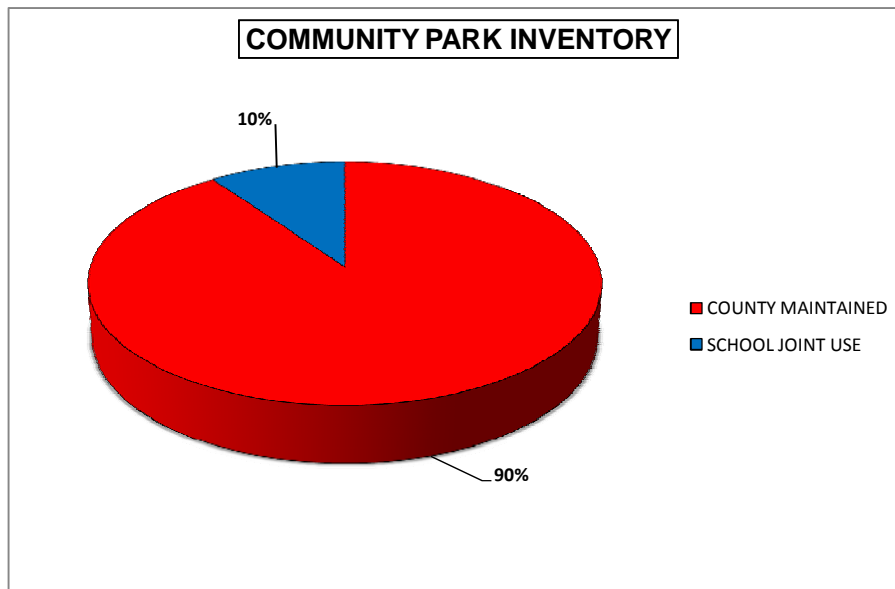


TABLE 11
District # 47
Boca Grande Community Park Benefit District

PARK NAME	LOCATION	ACRES	
- EXISTING PARKS FY 11/12 -			
Boca Grande Community Center	Boca Grande	4	
Boca Grande Community Park	Boca Grande	<u>10</u>	
	Subtotal		14
- No Future Parks Planned -			
	Cumulative Total		14

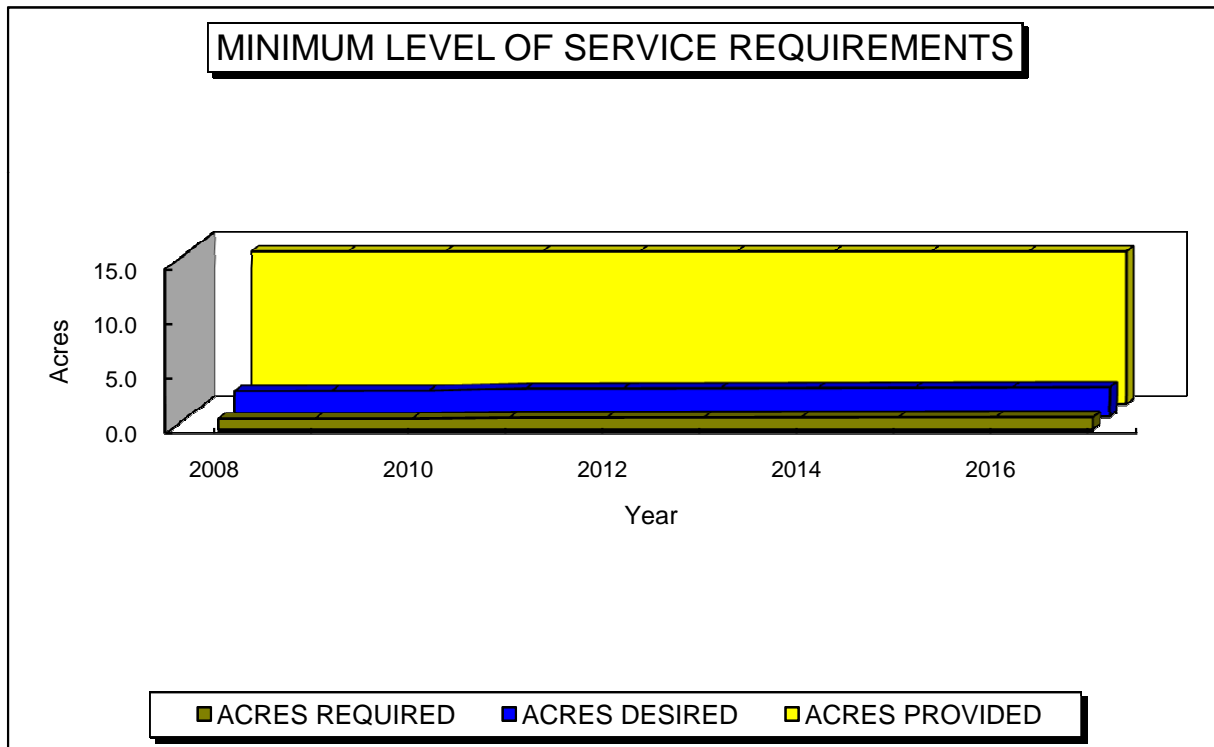


TABLE 12
District # 46
Cayo Costa, Captiva, Sanibel Community Park Benefit District
(UNINCORPORATED AREA ONLY)

PARK NAME	LOCATION	ACRES
- EXISTING PARKS FY 11/12 -		
Sanibel Elem. School/Comm. Rec Ctr.	Sanibel	<u>6</u> *
	Subtotal	6
- No Future Parks Planned -		
	Cumulative Total	6

* Joint use acreage with the Lee County School District

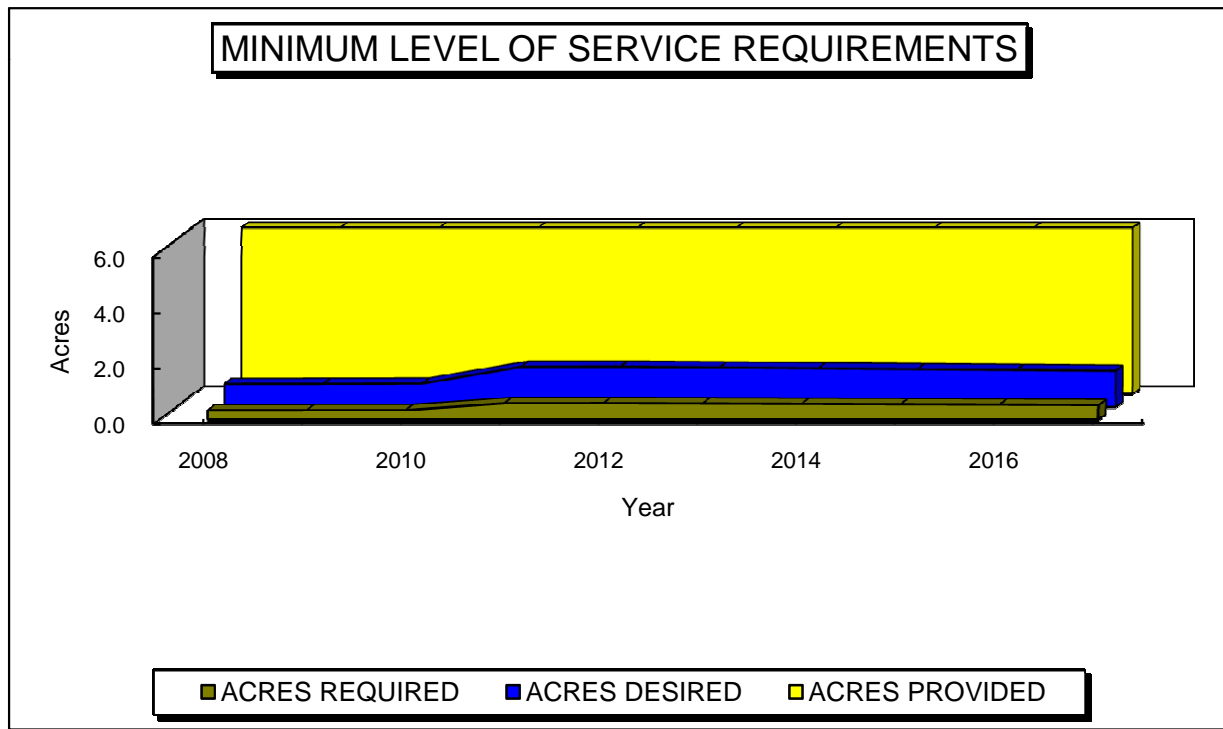


TABLE 13
District # 49
Gateway Community Park Benefit District

PARK NAME	LOCATION	ACRES
- EXISTING PARKS FY 11/12 -		
Gateway Community Park	Gateway	31 *
Gateway Community Pool	Gateway	<u>16 *</u>
	Subtotal	47
- No Future Parks Planned -		
	Cumulative Total	47

* Gateway Services District

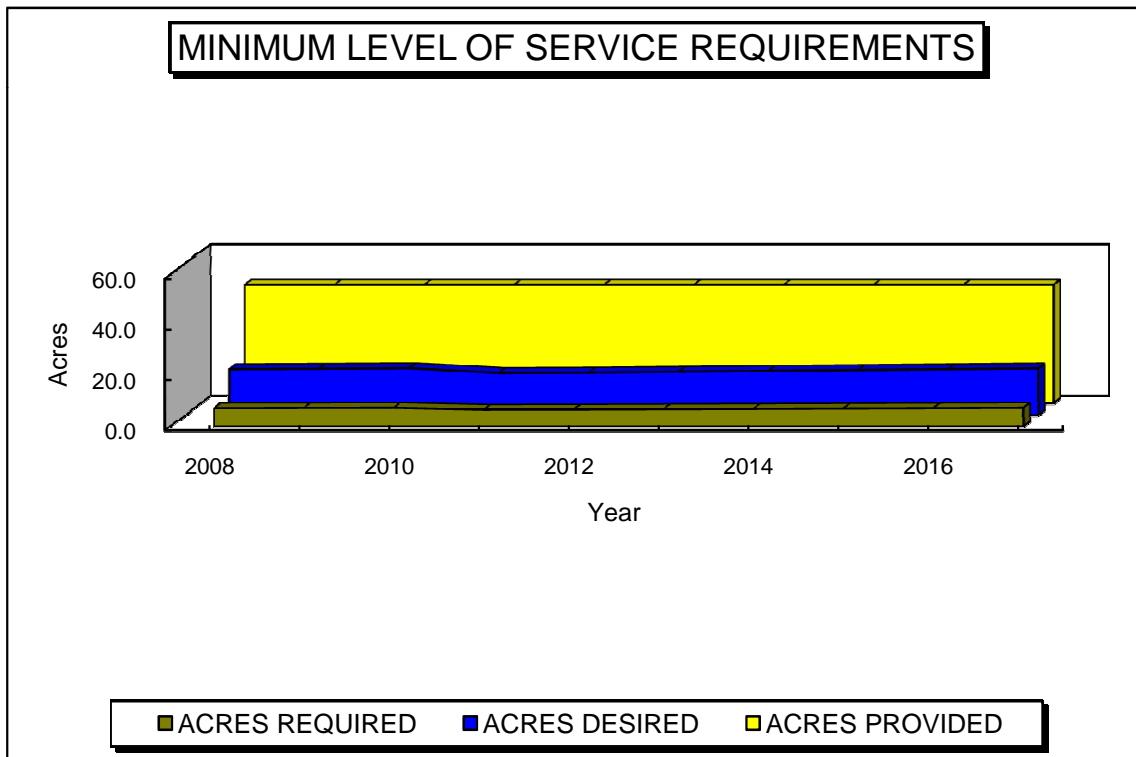


TABLE 14
District # 43
Lehigh/East Lee County Community Park Benefit District

PARK NAME	LOCATION	ACRES
- EXISTING PARKS FY 11/12 -		
Lehigh Acres Senior Center	Lehigh Acres	3
Lehigh Acres Community Park	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>
	Subtotal	120
- Future Parks Planned -		
Admiral Lehigh Park (FY 12/13)	Lehigh Acres	14
	Cumulative Total	134

* Joint use acreage with the Lee County School District

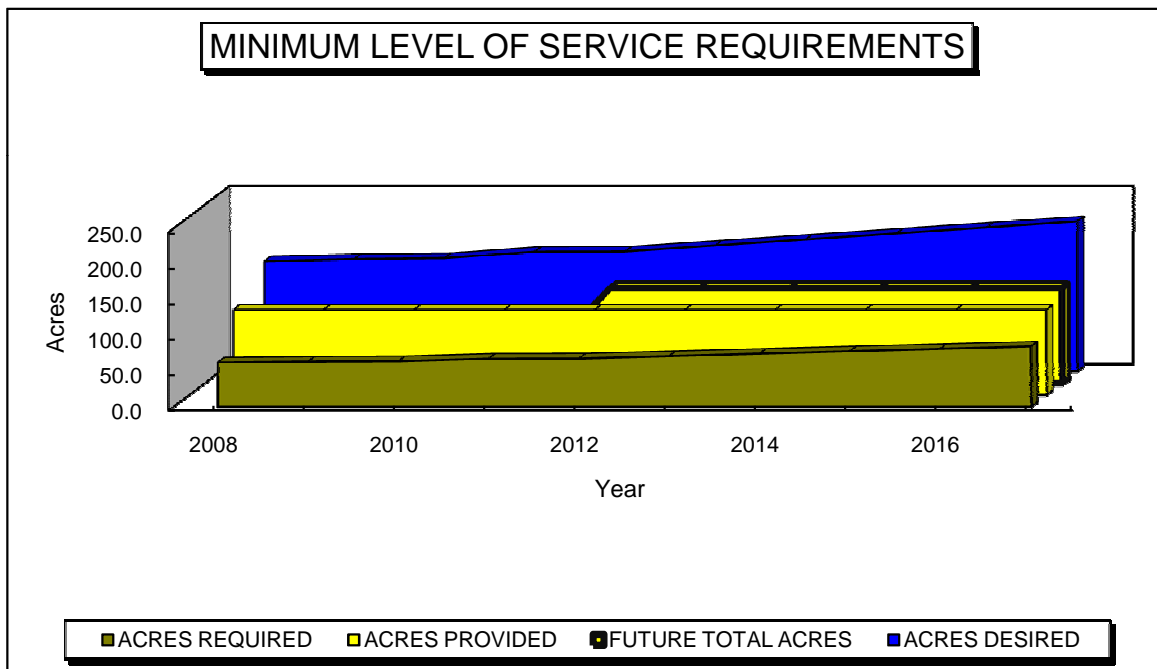


TABLE 15
District # 42
North Fort Myers Community Park Benefit District

PARK NAME	LOCATION	ACRES
- EXISTING PARKS FY 11/12 -		
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
Mary Moody Park	N. Ft. Myers	3
Nalle Grade Park	N. Ft. Myers	50
N. Ft. Myers Senior Center	N. Ft. Myers	1
N. Ft. Myers Community Park	N. Ft. Myers	84
N. Ft. Myers Swimming Pool	N. Ft. Myers	1
N. Ft. Myers Academy for the Arts	N. Ft. Myers	5 *
N. Ft. Myers High School	N. Ft. Myers	2 *
N. Ft. Myers Pool	N. Ft. Myers	1 *
Waterway Estates Park	N. Ft. Myers	<u>6</u>
Subtotal		175
- No Future Parks Planned -		
Cumulative Total		175

* Joint use acreage with the Lee County School District

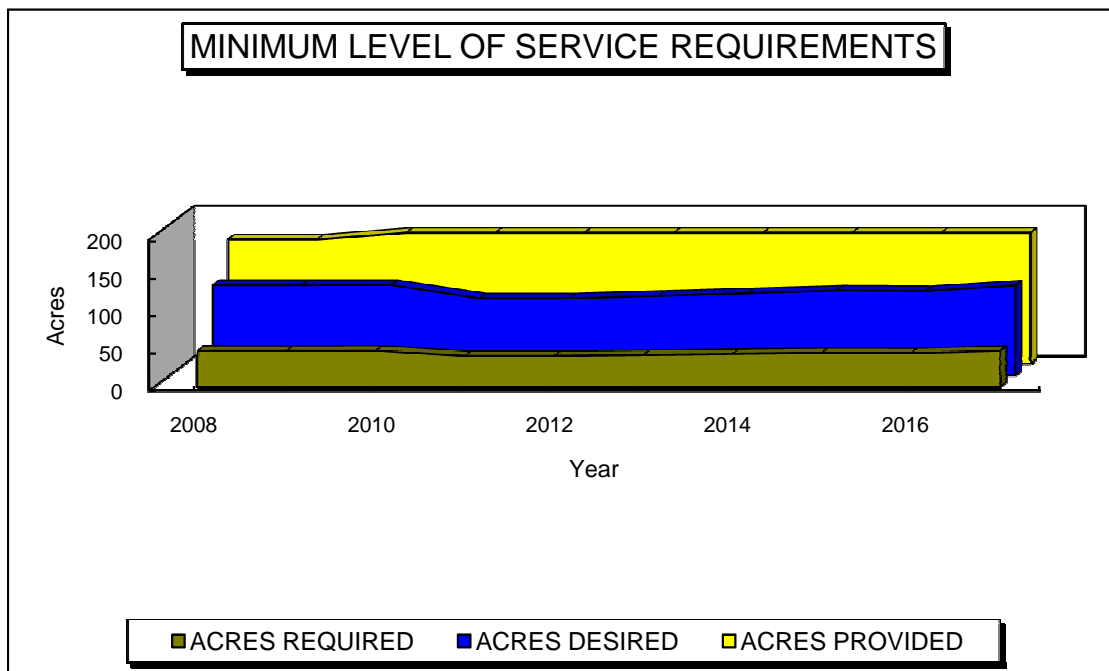


TABLE 16
District # 41
East Fort Myers/Alva Community Park Benefit District

PARK NAME	LOCATION	ACRES
- EXISTING PARKS FY 11/12 -		
Alva Community Park	Alva	10
Buckingham Community Center	Buckingham	1
Buckingham Community Park	Buckingham	135
Charleston Park Community Park	Alva	4
Olga Community Center & Park	Olga	3
Riverdale High School & Pool	Olga	10 *
Schandler Park	Tice	10
Tice Elementary	Tice	1 *
Tice Pool	Tice	1 *
		<hr/>
	Subtotal	175
- Future Parks Planned -		
Alva Wayside Park	Alva	1
Lehigh Park-Joel Site	Lehigh Acres	30
		<hr/>
	Subtotal	31
	Cumulative Total	206

* Joint use acreage with the Lee County School District

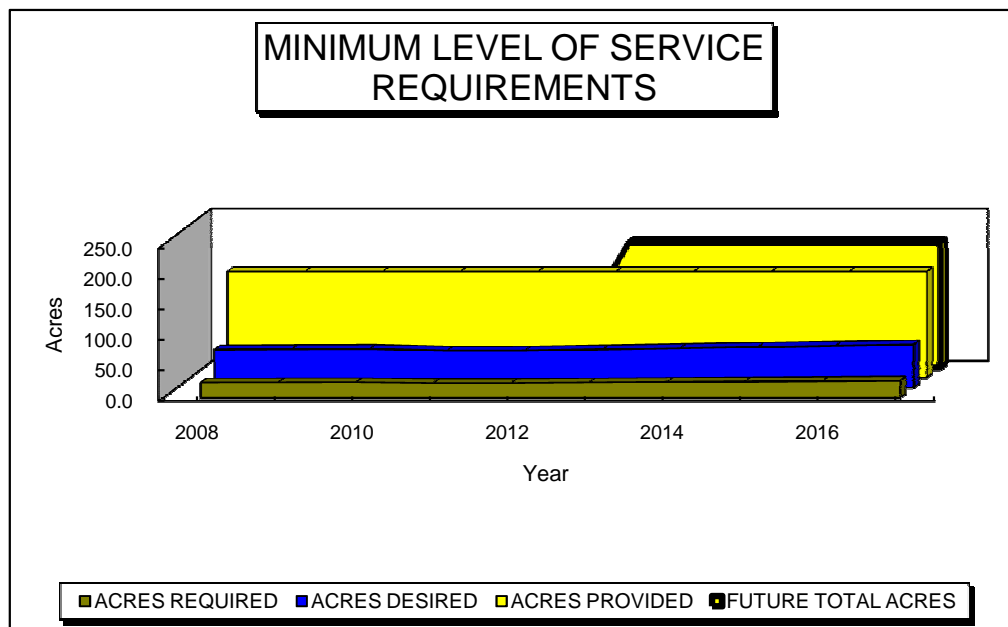


TABLE 17
District # 45
Pine Island/Matlacha Community Park Benefit District

PARK NAME	LOCATION	ACRES	
- EXISTING PARKS FY 11/12 -			
Matlacha Community Park	Matlacha	10	
Phillips Park and Pine Island Pool	Pine Island	8	
Pine Island Elementary School	Pine Island	<u>2</u> *	
	Subtotal		20
- Future Parks -			
St. James Kayak Launch Site	Pine Island	2	
Pine Island Community Park	Pine Island	<u>40</u>	
	Subtotal	42	
	Cumulative Total		62

* Joint use acreage with the Lee County School District

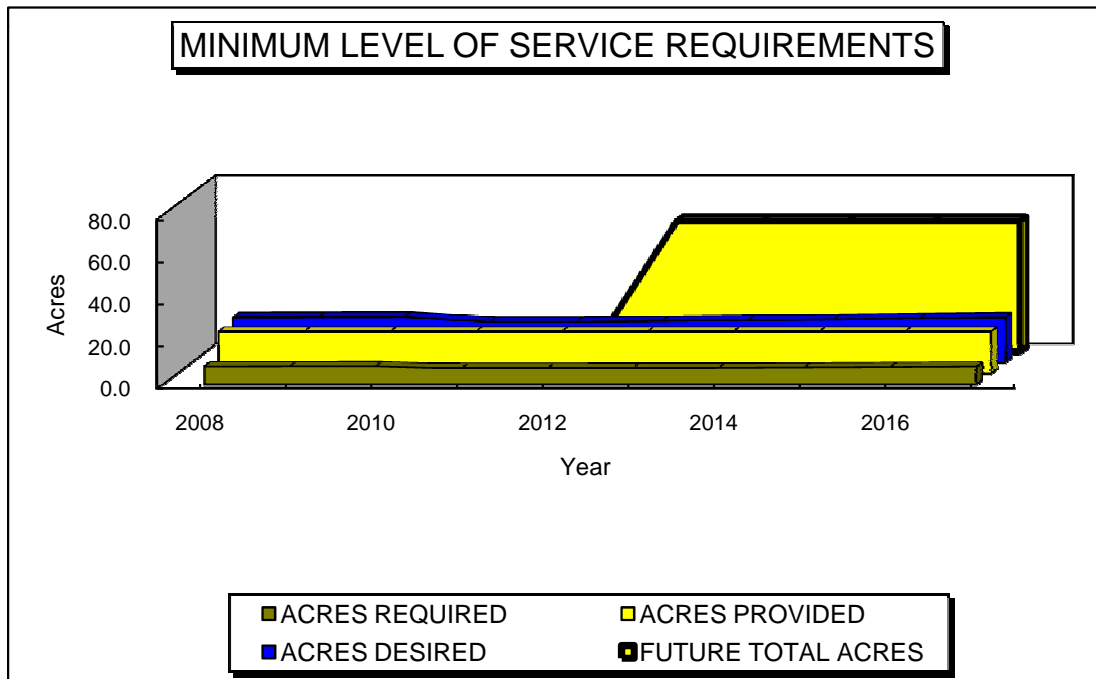


TABLE 18
District # 44
South Fort Myers Community Park Benefit District

PARK NAME	LOCATION	ACRES
- EXISTING PARKS FY 11/12 -		
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
JetBlue Park Community Soccer Fields	S. Ft. Myers	14
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 (Softball)	S. Ft. Myers	30
Tanglewood Elementary School	S. Ft. Myers	3 *
Villas Elementary School	S. Ft. Myers	3 *
Wa-Ke Hatchee Park	S. Ft. Myers	44
Wa-Ke Hatchee Recreation Center	S. Ft. Myers	<u>1</u>
Subtotal		212
- No Future Planned Parks-		
Cumulative Total		212

* Joint use acreage with the Lee County School District

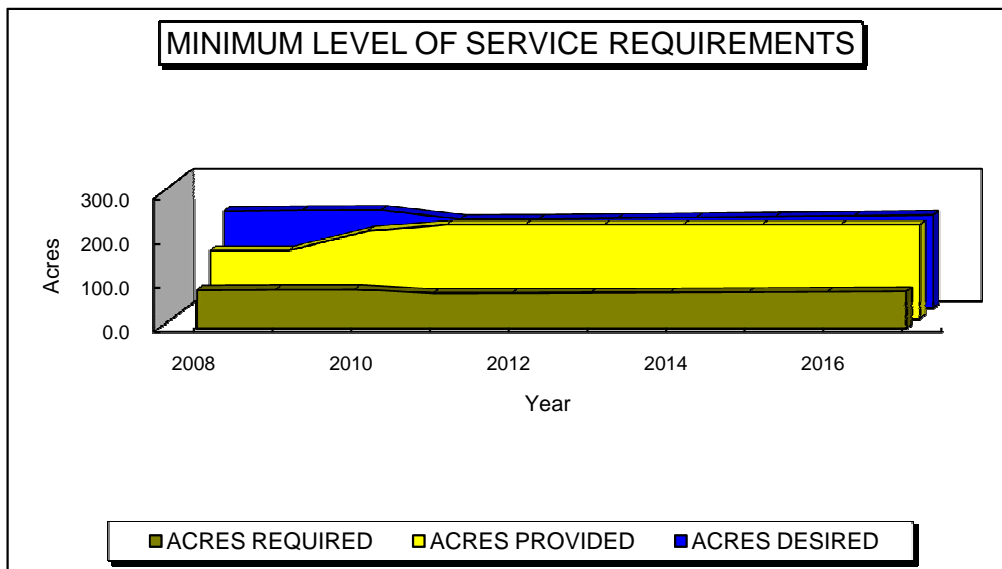


TABLE 19
District # 48
Estero/San Carlos/Three Oaks Community Park Benefit District

PARK NAME	LOCATION	ACRES
- EXISTING PARKS FY 11/12 -		
Estero Community Park & Rec Center	Estero	65
Estero High School	Estero	15 *
Karl Drews Community Center and Park	San Carlos Park	3
San Carlos Elementary School	San Carlos Park	3 *
San Carlos Pool	San Carlos Park	1
Three Oaks Community Park	San Carlos Park	<u>44</u>
Subtotal		131
- No Future Parks Planned -		
Cumulative Total		131

* Joint use acreage with the Lee County School District

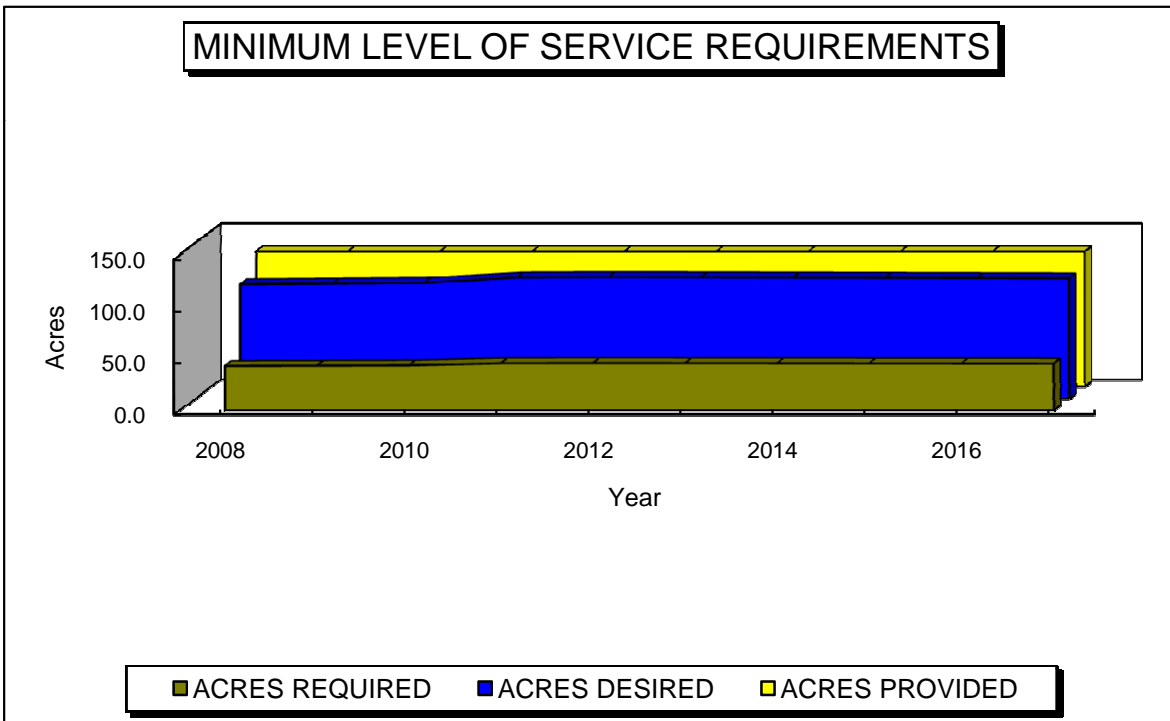


TABLE 20

LEE COUNTY RECREATIONAL FACILITIES INVENTORY

COMMUNITY RECREATION CENTER INVENTORY

FACILITY NAME	SIZE OF FACILITY
- EXISTING COMMUNITY RECREATION CENTERS	
Estero Recreation Center	37,000 sq. ft.
Veteran's Recreation Center	30,000 sq. ft.
Wa-Ke Hatchee Recreation Center	30,000 sq. ft.
- PLANNED COMMUNITY RECREATION CENTERS	
North Fort Myers Recreation Center	33,000 sq. ft.

Total Existing Community Recreation Centers = 3

BOAT RAMP INVENTORY

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

Population Served (12,500 population * Total) = 512,500

Current Seasonal Population = 765,740

SCHOOLS

Lee County and the School Board had entered into an interlocal agreement for public educational facility planning siting on August 20, 2002. That interlocal agreement was later amended on January 11, 2005. The County and the School Board subsequently entered into another interlocal agreement regarding the implementation of the statutory requirements for a Countywide, uniform School Concurrency Program on March 18, 2008. The interlocal was found to be consistent with state statutes by the Department of



Community Affairs. The County has amended THE LEE PLAN to effectuate its obligations under the interlocal agreement and State statutes regarding school concurrency. Ordinance 08-19 was adopted on August 26, 2008 to implement school concurrency by incorporating schools into the County concurrency management system set forth in the Land Development Code. Changes to the ordinance are anticipated in response to recently adopted legislation (HB 7207).

School concurrency means that public school facilities needed to serve new development must be in place or under actual construction within three (3) years after the local government approves a development permit, or its functional equivalent, that results in generation of students. Lee County has adopted School Concurrency Service Areas (CSA) which include three (3) zones established by the School Board for the purpose of assigning students to schools in a geographic location where those students reside. School Concurrency Service Areas are the same as the three (3) school choice zones (East Zone, South Zone, or West Zone) for elementary, middle, and high schools. Exhibit II is a map of the County showing the School Student Assignment Zones (aka School Concurrency Service Areas) as they existed in 2011 as well as a list of the schools within each zone.

The County, with the assistance of the School District, identifies available school capacity as part of its annual Concurrency Management Report. The report identifies total school capacity, which is the sum of existing capacity and the capacity created by school improvements programmed in the first three (3) years of an adopted School District Capital Improvement Program.

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

Concurrency for new development will be measured against FISH Capacity in the three (3) Student Assignment Zones (East Zone, South Zone, and West Zone). All proposed residential development activity (local development order requests) will be reviewed against the available total capacity by school type as identified in the Annual Concurrency Report for the specific CSA in which the proposed development is located. If capacity is available, a concurrency certificate may be issued, valid for three (3) years. If capacity is not available in the CSA where the

development is proposed, then the County will examine if the contiguous CSAs have capacity. If capacity is not available in the CSA in which the proposed development is located or in a contiguous CSA, the developer may provide mitigation acceptable to the School District and the County in order to mitigate the impact of that development. A concurrency certificate may be renewed for an additional three (3) year period and may be extended a maximum of two (2) additional periods of two (2) years each consistent with the existing provisions of the Land Development Code applicable to Development Orders.

The Lee County School Capacity Inventory for each CSA is shown in Table 20 (East Zone), Table 21 (South Zone), Table 22 (West Zone) and Table 23 (Special Purpose Facilities). The status of each CSA is as shown below:

East Zone Schools (Table 21) - The Level of Service Standard was met in 2011 with 1,523 available seats in Elementary Schools and 722 available seats in High Schools. The Middle School capacity for the East Zone shows a deficit of 209 seats, but since there is adequate capacity available in the South Zone (1,035 available 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 Level of Service Standard will be met in 2012 since there is available capacity in East Zone Elementary Schools (2,311 seats), Middle Schools (921 seats) and High Schools (697 seats).

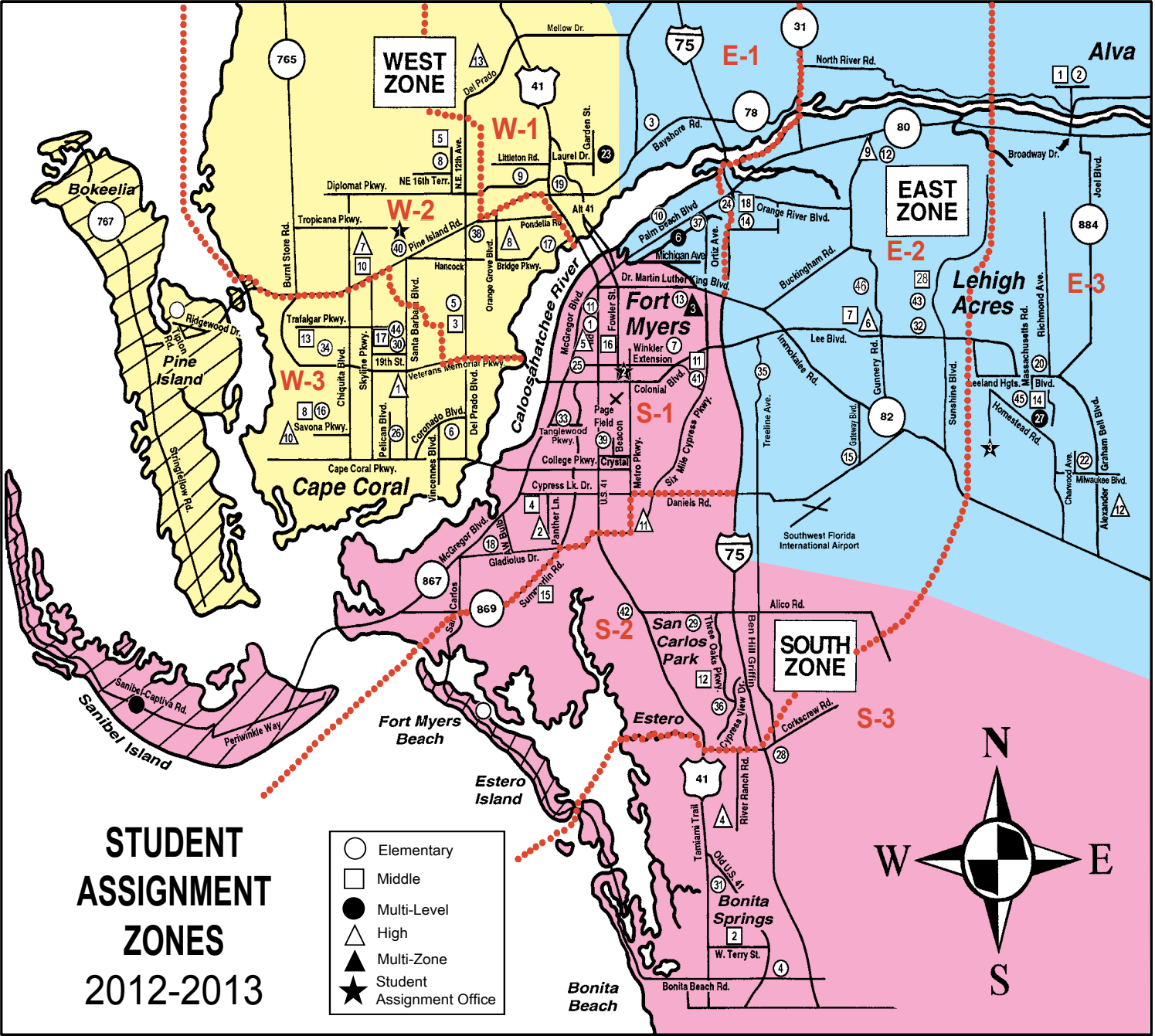
South Zone Schools (Table 22) - The Level of Service Standard was met in 2011 with 1,567 available seats in Elementary Schools, 1,035 available seats in Middle Schools and 498 available seats in High Schools. The Level of Service Standard will be met in 2012 since there is available capacity in the South Zone Elementary Schools (1,379 seats), Middle Schools (1,030 seats) and High Schools (498 seats).

West Zone Schools (Table 23) - The Level of Service Standard was met in 2011 with 3,520 available seats in Elementary Schools, 1,004 available seats in Middle Schools and 1,077 available seats in High Schools. The Level of Service Standard will be met in 2012 since there is available capacity in the West Zone Elementary Schools (2,914 seats), Middle Schools (953 students) and High Schools (1,077 seats).

Special Purpose Facilities (Table 24) - The Level of Service Standard was met in 2011 with 468 available seats, and it will be met in 2012 since there is available capacity of 458 seats.

In summary, there were no school Level of Service deficiencies in 2011 and none are anticipated for 2012.

THE SCHOOL DISTRICT OF LEE COUNTY



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

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

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

EAST ZONE Student Assignment Office	
Lehigh Acres.....	3
Elementary Schools	
Alva	2
Bayshore (U)	3
Edgewood Academy (A) (U)	10
G. Weaver Hipps	45
Gateway	15
Harns Marsh	43
James Stephens Academy (U) (IB in progress) (K-8)	6
Lehigh	20
Manatee.....	14
Mirror Lakes (U).....	22
Orange River	24
River Hall (U)	12
Sunshine	32
Tice (FL).....	37
Tortuga Preserve (STEM) (U)	46
Treeline (U).....	35
Veterans Park (K-8) (A) (U).....	27
Middle Schools	
Alva	1
Harns Marsh (STEM) (U)	28
James Stephens Academy (U) (IB in progress) (K-8)	6
Lehigh Acres (U).....	14
Oak Hammock (U)	18
Varsity Lakes (U).....	7
Veterans Park (K-8) (A) (U).....	27
High Schools	
Dunbar (T).....	3
East Lee County (C)	12
Lehigh Senior (A)	6
Riverdale (IB)	9

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

TABLE 21
SCHOOL CONCURRENCY INVENTORY
EAST ZONE SCHOOLS

SUB ZONE	SCHOOL NAME	<-----TOTALS JANUARY 19, 2012----->			<-----PROJECTED 2012-13 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	620	693		693	678	(15)	
	Edgewood Academy	541	741		741	702	(39)	
	James Stephens Int'l Acad Elem.	349	657		657	657	-	
	Orange River Elementary	818	817		817	789	(28)	
	Tice Elementary	450	587		587	606	19	
	Survey Changes in Elementary East Zone	-	-	-	-	-	(63)	
	Elementary Totals	2,778	3,495	717	3,495	3,432	(63)	654
	James Stephens Int'l Academy Middle	398	329		329	329	-	
	Survey Changes in Middle East Zone				-	-	-	
	Middle Totals	398	329	(69)	329	329	-	(69)
	Dunbar High	905	1,103	-	1,103	1,103	-	
	Survey Changes in High East Zone	-	-	-	-	-	-	
	High Totals	905	1,103	198	1,103	1,103	-	198
E2	Gateway Elementary	671	736		736	714	(22)	
	Harns Marsh Elementary	923	912		912	912	-	
	Manatee Elementary	897	1,042		1,042	1,042	-	
	River Hall Elementary	901	1,046		1,046	1,020	(26)	
	Sunshine Elementary	1,146	1,108		1,108	1,064	(44)	
	Torguga Preserve Elementary					1,034	1,034	
	Treeline Elementary	941	1,029		1,029	1,029	-	
	Survey Changes in Elementary East Zone						942	
	Elementary Totals	5,479	5,873	394	5,873	6,815	942	1,336
	Harns Marsh Middle					1,224	1,224	
	Oak Hammock Middle	1,255	1,224		1,224	1,224	-	
	Varsity Lakes Middle	1,096	1,088		1,088	1,035	(53)	
	Survey Changes in Middle East Zone						1,171	
	Middle Totals	2,351	2,312	(39)	2,312	3,483	1,171	1,132
	Lehigh Senior High	1,627	1,733		1,733	1,708	(25)	
	Riverdale High	1,790	1,915		1,915	1,915	-	
	Survey Changes in High East Zone						(25)	
	High Totals	3,417	3,648	231	3,648	3,623	(25)	206
E3	Alva Elementary	383	391		391	381	(10)	
	G. Weaver Hipps Elementary	706	758		758	758	-	
	Lehigh Elementary	1,002	1,056		1,056	1,056	-	
	Mirror Lakes Elementary	1,098	1,061		1,061	1,061	-	
	Veterans Park (K-5)	831	1,166		1,166	1,085	(81)	
	Survey Changes in Elementary East Zone						(81)	
	Elementary Totals	4,020	4,432	412	4,432	4,341	(91)	321
	Alva Middle	524	500		500	500	-	
	Lehigh Acres Middle	1,136	1,118		1,118	1,118	-	
	Veteran's Park (6-8)	642	583		583	542	(41)	
	Survey Changes in Middle East Zone						(41)	
	Middle Totals	2,302	2,201	(101)	2,201	2,160	(41)	(142)
	East Lee County High	1,661	1,954		1,954	1,954	-	
	High Totals	1,661	1,954	293	1,954	1,954	-	293
Elem Totals - East		12,277	13,800	1,523	13,800	14,588	788	2,311
Middle Totals - East		5,051	4,842	(209)	4,842	5,972	1,130	921
High Totals - East		4,322	6,705	722	6,705	6,680	(25)	697
Total East		21,650	25,347	3,697	25,347	27,240	1,893	3,929

TABLE 22

**SCHOOL CONCURRENCY INVENTORY
SOUTH ZONE SCHOOLS**

SUB ZONE	SCHOOL NAME	<-----TOTALS JANUARY 19, 2012----->			<-----PROJECTED 2012-13 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	942	1,028		1,028	1,028	-	
	Colonial Elementary	749	922		922	868	(54)	
	Edison Park Elementary	359	455		455	455	-	
	Franklin Park Elementary	510	579		579	566	(13)	
	Heights Elementary	996	1,306		1,306	1,306	-	
	Orangewood Elementary	594	614		614	586	(28)	
	Ray Pottorf Elementary	634	864		864	864	-	
	Tanglewood/Riverside Elementary [1]	717	786		786	786	-	
	Villas Elementary	791	881		881	878	(3)	
	Survey Changes in Elementary South Zone	-	-	-	-	-	-	
	Elementary Totals	6,292	7,435	1,143	7,435	7,337	(98)	1,045
	Cypress Lake Middle	737	847		847	847	-	
	Fort Myers Middle	568	857		857	857	-	
	P.L. Dunbar Middle	846	1,012		1,012	1,012	-	
	Survey Changes in Middle South Zone	-	-	-	-	-	-	
	Middle Totals	2,151	2,716	565	2,716	2,716	-	565
	Cypress Lake High	1,480	1,615		1,615	1,615	-	
	Fort Myers High	1,818	1,865		1,865	1,865	-	
	Survey Changes in High South Zone	-	-	-	-	-	-	
	High Totals	3,298	3,480	182	3,480	3,480	-	182
S2	Rayma Page Elementary	769	846		846	846	-	
	San Carlos Park Elementary	838	1,026		1,026	1,018	(8)	
	Three Oaks Elementary	794	731		731	659	(72)	
	Elementary Totals	2,401	2,603	202	2,603	2,523	(80)	122
	Lexington Middle	904	1,031		1,031	1,031	-	
	Three Oaks Middle	846	987		987	987	-	
	Middle Totals	1,750	2,018	268	2,018	2,018	-	268
	South Fort Myers High	1,766	1,973		1,973	1,973	-	
	High Totals	1,766	1,973	207	1,973	1,973	-	207
S3	Bonita Springs Elementary	453	396		396	396	-	
	Pinewoods Elementary	923	1,060		1,060	1,050	(10)	
	Spring Creek Elementary	705	735		735	735	-	
	Elementary Totals	2,081	2,191	110	2,191	2,181	(10)	100
	Bonita Springs Middle	706	891		891	886	(5)	
	Middle Totals	706	891	185	891	886	(5)	180
	Estero High	1,510	1,619		1,619	1,619	-	
	High Totals	1,510	1,619	109	1,619	1,619	-	109
S4	Fort Myers Beach Elementary	145	220		220	220	-	
	Elementary Totals	145	220	75	220	220	-	75
S5	Sanibel School (K-5)	226	263		263	263	-	
	Elementary Totals	226	263	37	263	263	-	37
	Sanibel School (6-8)	114	131		131	131	-	
	Middle Totals	114	131	17	131	131	-	17
	High Totals							
Elem Totals - South		11,145	12,712	1,567	12,712	12,524	(188)	1,379
Middle Totals - South		4,721	5,756	1,035	5,756	5,751	(5)	1,030
High Totals - South		6,574	7,072	498	7,072	7,072	-	498
Total South		22,440	25,540	3,100	25,540	25,347	(193)	2,907

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

TABLE 23
SCHOOL CONCURRENCY INVENTORY
WEST ZONE SCHOOLS

		<-----TOTALS JANUARY 19, 2012----->			<-----PROJECTED 2012-13 TOTALS----->			
SUB ZONE	SCHOOL NAME	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	388	601		601	591	(10)	
	Littleton Elementary	514	738		738	712	(26)	
	North Fort Myers Academy (K-5)	512	845		845	845	-	
	Survey Changes in Elementary West Zone				-	-	-	
	Elementary Totals	1,414	2,184	770	2,184	2,148	(36)	734
	North Fort Myers Academy (6-8)	478	423		423	423	-	
	Survey Changes in Middle West Zone				-	-	-	
	Middle Totals	478	423	(55)	423	423	-	(55)
	Island Coast High	1,597	1,956		1,956	1,956	-	
	High Totals	1,597	1,956	359	1,956	1,956	-	359
W2	Caloosa Elementary	932	1,085		1,085	1,056	(29)	
	Diplomat Elementary	918	1,086		1,086	980	(106)	
	Hancock Creek Elementary	873	1,044		1,044	1,031	(13)	
	Hector A Cafferata Jr Elementary	745	883		883	852	(31)	
	Tropic Isles Elementary	970	1,051		1,051	1,017	(179)	
	Elementary Totals	4,438	5,149	711	5,149	4,936	(213)	498
	Caloosa Middle	894	1,043		1,043	1,043	-	
	Diplomat Middle	836	985		985	985	-	
	Mariner Middle	845	1,165		1,165	1,119	(46)	
	Middle Totals	2,575	3,193	618	3,193	3,147	(46)	572
	Mariner High	1,456	1,639		1,639	1,639	-	
	North Fort Myers High	1,601	1,714		1,714	1,714	-	
	High Totals	3,057	3,353	296	3,353	3,353	-	296
W3	Cape Elementary	708	898		898	871	(27)	
	Gulf Elementary	1,099	1,275		1,275	1,275	-	
	Patriot Elementary	689	1,046		1,046	992	(54)	
	Pelican Elementary	968	1,388		1,388	1,352	(36)	
	Skyline Elementary	828	1,412		1,412	1,241	(171)	
	Trafalgar Elementary	834	998		998	983	(15)	
	Elementary Totals	5,126	7,017	1,891	7,017	6,714	(303)	1,588
	Challenger Middle	1,080	1,230		1,230	1,230	-	
	Gulf Middle	788	922		922	917	(5)	
	Trafalgar Middle	826	983		983	983	-	
	Middle Totals	2,694	3,135	441	3,135	3,130	(5)	436
	Cape Coral High	1,491	1,751		1,751	1,751	-	
	Ida Baker High	1,729	1,891		1,891	1,891	-	
	High Totals	3,220	3,642	422	3,642	3,642	-	422
W4	Pine Island Elementary	243	391		391	337	(54)	
	Elementary Totals	243	391	148	391	337	(54)	94
Elem Totals - West		11,221	14,741	3,520	14,741	14,135	(552)	2,914
Middle Totals - West		5,747	6,751	1,004	6,751	6,700	(51)	953
High Totals - West		7,874	8,951	1,077	8,951	8,951	-	1,077
Total South		24,842	30,443	5,601	30,443	29,786	(603)	4,944

TABLE 24

**SCHOOL CONCURRENCY INVENTORY
SPECIAL PURPOSE FACILITIES**

		<-----TOTALS JANUARY 19, 2012----->			<-----PROJECTED 2012-13 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	96	100		100	100	-	
	Dunbar Community School [1]		-	-	-	-	-	
	New Directions (ALCs & LAMP)	294	636		636	636	-	
	ALC West [2]	107	265		265	265	-	
	Royal Palm Exceptional Center	163	230		230	220	(10)	
	High Tech Central [1]	72			-	-	-	
	High Tech North [1]	31			-	-	-	
	Public Service Academy [3]	-			-	-	-	
	Special Facilities Totals	763	1,231	468	1,231	1,221	(10)	458

[1] Adult facility.

[2] Alternative Center housed in portable facility.

[3] Former Michigan K-8 undergoing conversion to adult facility (scheduled opening, Aug 2010)

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 (2011 100th Highest Hour column in Road Link Volumes Table) and a short-term projected “Future” basis (Estimated 2012 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 2011 Traffic Count Report prepared by Lee County DOT. At the beginning of 2012, there were two (2) links that provided a Level of Service below the established standard on an “Existing” basis. These County road segments are listed below.



ROAD	FROM	TO	LOS		Comment
			STD	2011	
Colonial Boulevard	McGregor Boulevard	Summerlin Road	E	F	In City of Fort Myers. No improvements planned.
Colonial Boulevard	Summerlin Road	US 41	E	F	In City of Fort Myers. No improvements planned.

The Florida DOT has established the Minimum 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”. The standard for Immokalee Road (SR 82) in unincorporated Lee County from Lee Boulevard east to Gateway Boulevard is LOS “D” and from Gateway Boulevard to the Hendry County Line is LOS “C”. The following thirteen (13) roadway links on the State system did not meet the adopted SIS standard or other established LOS standard on an “Existing” basis in 2011.

			LOS		
ROAD	FROM	TO	STD	2011	Planned Improvement
Colonial Boulevard (SR 884)	US 41	Fowler Street	E	F	In City of Fort Myers. No improvements planned.
Colonial Boulevard (SR 884)	Fowler Street	Metro Parkway	E	F	In City of Fort Myers. North Airport Road Extension in 2012/13.
Colonial Boulevard (SR 884)	Winkler Avenue	Six Mile Cypress Parkway	E	F	In City of Fort Myers. No improvements planned.
Colonial Boulevard (SR 884)	Six Mile Cypress Parkway	I-75	E	F	In City of Fort Myers. 6 laning underway.
Immokalee Road (SR 82)	Gunnery Road	Alabama Road	C	E	No improvements planned.
McGregor Boulevard (SR 867)	Winkler Road	Tanglewood Boulevard	E	F	Constrained Facility ⁽¹⁾ ; v/c=1.36.
McGregor Boulevard (SR 867)	Tanglewood Boulevard	Colonial Boulevard	E	F	Constrained Facility ⁽¹⁾ ; v/c=1.28.
Pine Island Road (SR 78)	Santa Barbara Boulevard	Del Prado Boulevard	E	F	City of Cape Coral. No improvements planned.
US 41	Jamaica Bay West	Six Mile Cypress Parkway	E	F	Metro Parkway Extension underway.
US 41	Daniels Parkway	College Parkway	E	F	Constrained Facility ⁽²⁾ ; v/c=1.09
US 41	South Drive	Boy Scout Drive	E	F	Constrained Facility ⁽²⁾ ; v/c=1.03
US 41	Fountain Interchange	North Key Drive	E	F	No improvements planned.
US 41	North Key Drive	Hancock Bridge Parkway	E	F	No improvements planned.

⁽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 1.36 and from Tanglewood Boulevard to Colonial Boulevard is 1.28. These volume to capacity ratios are well below the maximum of 1.85 allowed on constrained facilities.

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

The current SIS standard on I-75 from the Collier County Line to Bayshore Road (SR 78) is LOS “D” and from Bayshore Road (SR 78) to the Charlotte County Line is LOS “C”. FDOT has substantially completed the six (6) lane widening of I-75 from Martin Luther King, Jr. Boulevard (SR 82) in Lee County south to Golden Gate Parkway in Collier County. FDOT is currently constructing the six (6) lane widening of I-75 from Martin Luther King, Jr. Boulevard (SR 82) to Palm Beach Boulevard (SR 80). Based on the updated Level of Service threshold volumes utilized as a part of this report, no segments on I-75 were shown to operate below the adopted Level of Service Standard in 2011.

The following eight (8) County roadway links meet the established LOS standard now but may not meet it in the future as approved projects continue to develop. These links may not meet the adopted LOS standard if the approved projects are constructed and capacity is not increased or road improvements providing alternative routes are not constructed.

ROAD	FROM	TO	LOS				Planned Improvement
			STD	2011	2012	Future	
Buckingham Road	Orange River Boulevard	Palm Beach Boulevard (SR 80)	E	C	C	F	No improvement planned.
Daniels Parkway	Metro Parkway	Six Mile Cypress Parkway	E	E	E	F	Constrained Facility; v/c = 0.88.
Estero Boulevard	Tropical Shores Way	Center Street	E	E	E	F	Town of Fort Myers Beach. Constrained Facility; v/c = 0.99.
McGregor Boulevard (SR 867)	Pine Ridge Road	Cypress Lake Drive	E	D	D	F	No improvement planned.
Plantation Road	Daniels Parkway	Idlewild Street	E	C	C	F	No improvement planned.
US 41	Alico Road	Island Park Road	E	C	C	F	Metro Parkway Extension underway.
US 41	Island Park Road	Jamaica Bay West	E	C	C	F	Metro Parkway Extension underway.
US 41	Six Mile Cypress Parkway	Daniels Parkway	E	E	E	F	Metro Parkway Extension underway.

Several residential developments including Buckingham Estates, Buckingham 345, Buckingham Chase, River Pointe and Portico Phases 1, 2 and 3 are the major contributors to the future traffic forecast on the Buckingham Road link. Several commercial development projects including the Shoppes at Plantation and Daniels Parkway Business Center are major contributors to the future traffic forecast on the Daniels Parkway link. However, it is important to note that this link of Daniels Parkway has been designated as a “constrained” facility that permits a volume-to-capacity (v/c) ratio of 1.85, and the current projections indicate that this roadway link operates with a v/c ratio of 0.88, well within the range of acceptable v/c ratios.

The main contributor to the future traffic on the Estero Boulevard link is the Beach Deli and Luxury Apartments development. A mixture of residential and commercial developments such as Deep Lagoon Marina, Town and River Place, and Lake McGregor Drive RPD are contributing the future traffic on the McGregor Boulevard link. On Plantation Road, there are several commercial projects such as Chico’s World Headquarters and the Crystal/Plantation CPD that are contributing future traffic on this link. The major developments contributing to the future traffic conditions on the US 41 links are primarily commercial developments, and they include the Island Park Commercial Center, the Forest Office Center, Central Park, and Scanlon Lexus.

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

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

Pine Island Road

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

Lee Plan

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

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

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

Land Development Code

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

The Board of County Commissioners has determined that the 910 peak hour, annual average two-way trips on Pine Island Road were exceeded in Lee County Resolution 06-03-24. Accordingly, residential development orders for properties not designated “Coastal Rural” are limited to one-third (1/3) of the density otherwise allowed on that property by THE LEE PLAN

and the LDC. Further, the density stated in LDC Table 33-1052 is the maximum density permitted in the “Coastal Rural” land use category.

In accordance with the “810” rule in Policy 14.2.2, there have been restrictions placed on rezonings that could increase traffic on Pine Island Road. Lee County will continue this practice. The “910” rule of Policy 14.2.2 has also impacted development approvals on Pine Island.

Constrained Roads

Lee Plan Policy 37.2.2 addresses the maximum volume-to-capacity ratio allowed on constrained roads. It states:

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

Based on traffic counts for 2011, the highest volume-to-capacity ratio on a constrained facility was 1.36 on McGregor Boulevard from Winkler Road to Tanglewood Boulevard. McGregor Boulevard from Tanglewood Boulevard to Colonial Boulevard had a volume-to-capacity ratio of 1.28. US 41 from Daniels Parkway to College Parkway had a volume-to-capacity ratio of 1.09 while the link from South Drive to Boy Scout Road had a volume-to-capacity ratio of 1.03. All other constrained facilities had a volume-to-capacity ratio less than 1.00. No facility will approach a volume-to-capacity ratio of 1.85 during the year 2012.

Estero Boulevard

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

Data from the 2011 Traffic Counts (PCS #44) shows that the monthly averages were as follows:

MONTH	Average Vehicles/Hour	MONTH	Average Vehicles/Hour	MONTH	Average Vehicles/Hour
January	1,165	February	1,111	March	1,004
April	1,039	May	939	June	887
July	918	August	805	September	777
October	916	November	1,118	December	1,007

The standard of 1,300 vehicles per hour was not exceeded in any month in 2011, and will likely not be exceeded in 2012 during any four (4) calendar months.

De Minimus Impacts

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

“LCLDC Section 2-46(o).

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

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

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

Consistent with this requirement, the following transportation facilities (road links) required monitoring based upon failure to meet the LOS standard reported in the 2011 Concurrency Management Report.

			Future Volume (VPH)⁽¹⁾	Capacity (VPH)⁽²⁾	Future Volume/ Capacity (%)	De Minimus Trips 2011 (VPH)	
Immokalee Road (SR 82)	Gunnery Rd	Alabama Rd	1,339	980 LOS "C"	137% ⁽³⁾	0	⁽³⁾ Exceeds 110%
US 41	Alico Rd	Island Park Rd	3,095	2,980 LOS "E"	104%	0	Does not exceed 110%.
US 41	Jamaica Bay West	Six Mile Cypress Pkwy	3,329	2,980 LOS "E"	112% ⁽³⁾	0	⁽³⁾ Exceeds 110%
US 41	Fountain Interchange	North Key Dr	2,600	2,280 LOS "E"	114% ⁽³⁾	0	⁽³⁾ Exceeds 110%
US 41	North Key Dr	Hancock Bridge Pkwy	2,633	2,280 LOS "E"	115% ⁽³⁾	0	⁽³⁾ Exceeds 110%
US 41	Hancock Bridge Pkwy	Pondella Rd	1,832	1,940 LOS "E"	94%	0	Does not exceed 110%. Meets 2011 LOS Standard.

⁽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 four (4) links, the sum of existing roadway volumes and the projected volumes (called Future Volume) from approved projects exceeds 110 percent of the maximum volume (called Capacity) at the adopted LOS of the affected transportation facility. As a result, de minimus impacts on the links are limited to impacts from single-family homes on existing lots. New de minimus trip impacts resulting from the issuance of certificates of occupancy on building permits for single family homes on existing lots were not recorded on those transportation facilities during the year 2011.

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

ROAD LINK VOLUMES													
Peak Direction of Flow													
ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2011 100th HIGHEST HR		EST 2012 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	B	371	B	372	B	406	2 Ln improvements underway	00100
ALABAMA RD	IMMOKALEE RD (SR 82)	MILWAUKEE BL	2LN	E	990	B	277	B	279	B	279		00200
ALABAMA RD	MILWAUKEE BL	HOMESTEAD RD	2LN	E	990	C	413	C	414	C	414		00300
ALEX BELL BL	IMMOKALEE RD (SR 82)	MILWAUKEE BL	2LN	E	990	A	97	A	98	B	295		00400
ALEX BELL BL	MILWAUKEE BL	JOEL BL	2LN	E	990	C	371	C	374	C	518		00500
ALICO RD	US 41	DUSTY RD	4LD	E	1,940	B	1,058	B	1,058	B	1,058		00590
ALICO RD	DUSTY RD	LEE RD	6LD	E	2,940	B	1,058	B	1,068	B	1,471		00600
ALICO RD*	LEE RD	THREE OAKS PKWY	6LD	E	2,940	B	1,101	B	1,103	B	1,289		00700
ALICO RD	THREE OAKS PKWY	I-75	6LD	E	2,940	B	1,340	B	1,343	B	1,343		00800
ALICO RD	I-75	BEN HILL GRIFFIN PKWY	6LD	E	2,940	B	1,240	B	1,271	B	1,531		00900
ALICO RD*	BEN HILL GRIFFIN PKWY	GREEN MEADOW DR	2LN	E	1,050	B	115	B	115	C	437	4 Ln design	01000
ALICO RD*	GREEN MEADOW DR	CORKSCREW RD (CR 850)	2LN	E	1,050	A	66	A	66	A	66		01050
BABCOCK RD	US 41	ROCKEFELLER CIR	2LN	E	860	N/A	N/A	N/A	N/A	N/A	N/A		01200
BARRETT RD*	PONDELLA RD	PINE ISLAND RD	2LN	E	860	B	103	B	103	B	104		01400
BASS RD	SUMMERLIN RD	GLADIOLUS DR	4LD	E	1,830	B	463	B	463	B	822		01500
BAYSHORE RD (SR78)	BUSINESS 41	HART RD	4LD	E	2,060	C	1,667	C	1,670	C	1,749		01600
BAYSHORE RD (SR78)	HART RD	SLATER RD	4LD	E	2,060	B	1,283	B	1,284	B	1,431		01700
BAYSHORE RD (SR78)	SLATER RD	I-75	4LD	E	2,060	B	1,023	B	1,039	B	1,218		01800
BAYSHORE RD (SR78)	I-75	NALLE RD	2LN	E	1,090	C	494	C	495	C	495		01900
BAYSHORE RD (SR78)	NALLE RD	SR 31	2LN	E	1,090	B	343	B	344	C	413		02000
BEN HILL GRIFFIN PKWY	CORKSCREW RD	FGCU ENTRANCE	4LD	E	1,960	B	873	B	873	B	902		02100
BEN HILL GRIFFIN PKWY	FGCU ENTRANCE	COLLEGE CLUB DR	4LD	E	1,960	B	873	B	876	B	1,120		02200
BEN HILL GRIFFIN PKWY	COLLEGE CLUB DR	ALICO RD	6LD	E	2,960	B	908	B	908	B	1,074		02250
BEN HILL GRIFFIN PKWY	ALICO RD	TERMINAL ACCESS RD	4LD	E	2,020	B	1,296	B	1,321	B	1,321		26950
BETH STACEY BL	23rd ST	HOMESTEAD RD	2LU	E	860	B	319	B	319	C	647		02300
BONITA BEACH RD*	HICKORY BL	VANDERBILT RD	4LD	E	1,900	C	808	C	808	C	808		02400
BONITA BEACH RD	VANDERBILT RD	US 41	4LD	E	1,900	D	1,399	D	1,399	D	1,399		02500
BONITA BEACH RD*	US 41	OLD 41	4LD	E	1,940	D	1,167	D	1,167	D	1,167	6 Ln design	02600
BONITA BEACH RD	OLD 41	IMPERIAL ST	4LD	E	1,940	D	1,601	D	1,601	D	1,601	6 Ln construction underway	02700
BONITA BEACH RD	IMPERIAL ST	I-75	6LD	E	2,940	D	1,281	D	1,281	D	1,281		02800
BONITA BEACH RD*	I-75	BONITA GRANDE DR	4LD	E	2,040	B	593	B	593	B	593		02900
BONITA BEACH RD	BONITA GRANDE DR	LOGAN BLVD EXT	4LD	E	2,040	B	414	B	414	B	414		02950

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2011 100th HIGHEST HR		EST 2012 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
BOY SCOUT DR	SUMMERLIN RD	US 41	6LD	E	2,410	E	971	E	971	E	974		03200
BRANTLEY RD*	SUMMERLIN RD	US 41	2LU	E	860	B	116	B	126	B	144		03300
BRIARCLIFF DR	US 41	TRIPLE CROWN CT	2LU	E	860	B	201	B	201	B	224		03400
BROADWAY (ALVA)	PALM BEACH BL (SR 80)	NORTH RIVER RD	2LU	E	860	B	181	B	181	B	181		03500
BROADWAY (ESTERO)	LOGAN AVE	US 41	2LU	E	860	B	161	B	161	B	202		03600
BUCKINGHAM RD	IMMOKALEE RD (SR 82)	GUNNERY RD	2LU	E	970	B	287	B	288	B	319		03700
BUCKINGHAM RD*	GUNNERY RD	ORANGE RIVER BL	2LU	E	970	A	109	A	110	A	110		03730
BUCKINGHAM RD	ORANGE RIVER BL	PALM BEACH BL (SR 80)	2LU	E	970	C	428	C	428	F	1,129		03800
BURNT STORE RD	PINE ISLAND RD (SR 78)	DIPLOMAT PKWY	2LU	E	1,190	C	563	C	563	C	589	4 Ln design & ROW acquisition underway	03900
BURNT STORE RD	DIPLOMAT PKWY	CHARLOTTE COUNTY LINE	2LU	E	1,190	B	288	B	288	B	378		04000
BUS 41 (SR 739)	FORT MYERS CITY LIMIT	PONDELLA RD	6LD	D	2,800	D	1,616	D	1,616	D	1,616		04200
BUS 41 (SR 739)	PONDELLA RD	PINE ISLAND RD (SR 78)	6LD	D	2,800	C	1,304	C	1,304	C	1,316		04300
BUS 41 (SR 739)	PINE ISLAND RD (SR 78)	LITTLETON RD	4LD	D	1,840	D	873	D	873	D	924		04400
BUS 41 (SR 739)	LITTLETON RD	US 41	2LU	D	1,050	B	448	B	448	B	462	4 Ln design underway by FDOT	04500
CAPE CORAL BR RD	DEL PRADO BL	MCGREGOR BL	4L	E	4,000	C	2,497	C	2,497	C	2,497	Toll Plaza under construction	04600
CAPTIVA RD*	BLIND PASS	SOUTH SEAS PLANTATION	2LU	E	860	B	265	B	266	B	266	Constrained v/c = 0.31	04700
CEMETERY RD*	BUCKINGHAM RD	HIGGINS AVE	2LU	E	860	B	257	B	258	B	258		04800
CHAMBERLIN PKWY	AIRPORT ENT	DANIELS PKWY	4LD	E	1,830	B	98	B	98	B	143	Port Authority maintained	04900
COCONUT RD	SPRING CREEK RD	US 41	2LN	E	860	B	350	B	498	C	647	No count since 2007	05000
COCONUT RD	US 41	THREE OAKS PKWY	4LD	E	1,830	B	444	B	444	B	463		05030
COLLEGE PKWY*	MCGREGOR BL	WINKLER RD	6LD	E	2,810	E	1,831	E	1,831	E	1,832		05100
COLLEGE PKWY	WINKLER RD	WHISKEY CREEK DR	6LD	E	2,810	E	1,812	E	1,812	E	1,895		05200
COLLEGE PKWY*	WHISKEY CREEK DR	SUMMERLIN RD	6LD	E	2,810	E	2,371	E	2,371	E	2,394		05300
COLLEGE PKWY	SUMMERLIN RD	US 41	6LD	E	2,810	E	1,597	E	1,597	E	1,620		05400
COLONIAL BL*	MCGREGOR BL	SUMMERLIN RD	6LD	E	2,580	F	2,628	F	2,628	F	2,628		05500
COLONIAL BL	SUMMERLIN RD	US 41	6LD	E	2,580	F	2,922	F	2,922	F	2,922		05600
COLONIAL BL (SR 884)	US 41	FOWLER ST	6LD	E	2,580	F	2,621	F	2,621	F	2,621		05700
COLONIAL BL (SR 884)	FOWLER ST	METRO PKWY	6LD	E	2,580	F	3,283	F	3,283	F	3,283	N. Airport Rd. Ext. in 2012/13	05800
COLONIAL BL (SR 884)	METRO PKWY	WINKLER AVE	6LD	E	3,320	C	2,148	C	2,148	C	2,150		05900
COLONIAL BL (SR 884)	WINKLER AVE	SIX MILE CYPRESS PKWY	6LD	E	3,320	F	3,442	F	3,442	F	3,442		06000
COLONIAL BL (SR 884)	SIX MILE CYPRESS PKWY	I-75	6LD	E	3,320	F	3,839	F	3,839	F	3,839	6 Ln construction underway	06100
COLONIAL BL	I-75	IMMOKALEE RD (SR 82)	6LD	D	2,960	B	1,826	B	1,826	B	1,826	6 Ln construction underway	06200
COLUMBUS BL*	SR 82	MILWAUKEE BL	2LU	E	860	B	84	B	87	B	90		06300

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2011 100th HIGHEST HR		EST 2012 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
CONSTITUTION BL*	US 41	CONSTITUTION CIR	2LU	E	860	B	216	B	216	B	228		06400
CORBETT RD*	PINE ISLAND RD	LITTLETON RD	2LU	E	860	B	22	B	22	B	22		06500
CORKSCREW RD	US 41	THREE OAKS PKWY	4LD	E	1,920	C	834	C	879	D	1,169		06600
CORKSCREW RD	THREE OAKS PKWY	I-75	4LD	E	1,920	D	1,306	D	1,306	D	1,661		06700
CORKSCREW RD*	I-75	BEN HILL GRIFFIN BL	4LD	E	1,920	C	466	C	466	C	531		06800
CORKSCREW RD	BEN HILL GRIFFIN BL	WILDCAT RUN DR	2LN	E	1,060	A	130	A	131	B	179		06900
CORKSCREW RD*	WILDCAT RUN DR	COLLIER COUNTY LINE	2LN	E	1,060	A	130	B	146	C	522		07000
COUNTRY LAKES	LUCKETT RD	TICE ST	2LU	E	860	B	143	B	143	B	248		07100
CRYSTAL DR*	US 41	METRO PKWY	2LU	E	860	C	578	C	578	C	643		07200
CRYSTAL DR	METRO PKWY	PLANTATION RD	2LU	E	860	B	305	B	315	B	325		07300
CYPRESS LAKE DR	MCGREGOR B	SO POINTE BL	4LD	E	2,010	D	890	D	890	D	945		07400
CYPRESS LAKE DR	SOUTH POINTE BL	WINKLER RD	4LD	E	2,010	D	1,271	D	1,271	D	1,274		07500
CYPRESS LAKE DR	WINKLER RD	SUMMERLIN RD	4LD	E	2,010	D	1,296	D	1,296	D	1,296		07600
CYPRESS LAKE DR	SUMMERLIN RD	US 41	6LD	E	3,040	D	1,522	D	1,522	D	1,617		07700
DANIELS PKWY	US 41	METRO PKWY	6LD	E	2,680	E	2,084	E	2,084	E	2,133		07800
DANIELS PKWY	METRO PKWY	SIX MILE CYPRESS PKWY	6LD	E	2,680	E	2,360	E	2,360	F	2,702	Constrained v/c = 0.88	07900
DANIELS PKWY	SIX MILE CYPRESS PKWY	PALOMINO RD	6LD	E	3,200	C	2,771	C	2,811	D	3,127	Constrained v/c = 0.87	08000
DANIELS PKWY	PALOMINO RD	I-75	6LD	E	3,200	C	2,820	C	2,844	C	2,904	Constrained v/c = 0.88	08100
DANIELS PKWY	I-75	TREELINE AVE	6LD	E	3,300	B	2,521	B	2,526	B	2,559		08200
DANIELS PKWY*	TREELINE AVE	CHAMBERLIN PKWY	6LD	E	3,300	B	2,355	B	2,355	B	2,363		08300
DANIELS PKWY	CHAMBERLIN PKWY	GATEWAY BL	6LD	E	3,300	B	1,875	B	1,918	B	2,159		08400
DANIELS PKWY	GATEWAY BL	IMMOKALEE RD (SR82)	4LD	E	2,180	B	1,293	B	1,326	B	1,431		08500
DANLEY RD*	US 41	METRO PKWY	2LU	E	860	B	266	B	287	B	311		08600
DAVIS RD*	MCGREGOR BL	IONA RD	2LU	E	860	B	113	B	113	B	139		08700
DEL PRADO BL*	CAPE CORAL PKWY	SE 46th ST	6LD	E	2,820	D	1,304	D	1,304	D	1,304		08800
DEL PRADO BL*	SE 46th ST	CORONADO PKWY	6LD	E	2,820	D	1,392	D	1,392	D	1,392		08900
DEL PRADO BL	CORONADO PKWY	CORNWALLIS PKWY	6LD	E	2,820	D	1,858	D	1,858	D	1,858		09000
DEL PRADO BL	CORNWALLIS PKWY	VETERANS MEM PKWY	6LD	E	2,820	E	2,381	E	2,381	E	2,381		09100
DEL PRADO BL	VETERANS MEM PKWY	CORAL POINT DR	6LD	E	2,840	D	2,396	D	2,396	D	2,396		09150
DEL PRADO BL	CORAL POINT DR	HANCOCK BR PKWY	6LD	E	2,840	D	2,168	D	2,168	D	2,168		09200
DEL PRADO BL	HANCOCK BR PKWY	SR 78	6LD	E	2,780	D	1,769	D	1,769	D	1,769		09300
DEL PRADO BL	US 41	SLATER RD	2LU	E	920	C	302	C	302	D	803		09400
DR ML KING BL (SR 82)	CRANFORD AVE	HIGHLAND AVE	4LD	D	1,920	C	1,644	C	1,644	C	1,644		09470
DR ML KING BL (SR 82)	HIGHLAND AVE	MICHIGAN LINK	4LD	D	1,920	C	1,729	C	1,729	C	1,729		09480
DR ML KING BL (SR 82)	MICHIGAN LINK	ORTIZ AVE	4LD	D	1,920	C	1,695	C	1,695	C	1,695		09490
DR ML KING BL (SR 82)	ORTIZ AVE	I-75	6LD	D	2,900	C	1,729	C	1,730	C	1,730	6 Ln construction underway	09500
EAST 21st ST*	JOEL BL	GRANT AVE	2LU	E	860	B	24	B	24	B	24		09700

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2011 100th HIGHEST HR		EST 2012 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
ESTERO BL *	BIG CARLOS PASS	AVENIDA PESCADORA	2LN	E	726	A	418	A	418	A	427	Constrained v/c = 0.58; Design underway	09800
ESTERO BL *	AVENIDA PESCADORA	VOORHIS ST	2LN	E	726	A	555	A	556	A	556	Constrained v/c = 0.76; Design underway	09900
ESTERO BL *	VOORHIS ST	TROPICAL SHORES WAY	2LD	E	671	B	555	B	555	C	573	Constrained v/c = 0.83; Design underway	10000
ESTERO BL	TROPICAL SHORES WAY	CENTER ST	2LD	E	671	E	663	E	663	F	735	Constrained v/c = 0.99; Design underway	10100
ESTERO PKWY	US 41	THREE OAKS PKWY	4LD	E	2,000	B	372	B	376	B	678		14400
ESTERO PKWY	THREE OAKS PKWY	BEN HILL GRIFFIN PKWY	4LD	E	2,000	B	529	B	529	B	529		14450
EVERGREEN RD*	US 41	BUS 41	2LU	E	860	B	100	B	100	B	100		10200
FIDDLESTICKS BL *	GUARDHOUSE	DANIELS PKWY	2LD	E	860	B	333	B	333	B	365		10300
FOWLER ST	US 41	N AIRPORT RD	6LD	E	2,560	D	1,059	D	1,074	D	1,076		10400
FOWLER ST	N AIRPORT RD	COLONIAL BL	6LD	E	2,560	E	1,224	E	1,224	E	1,224		10500
FOWLER ST	COLONIAL BL	WINKLER AVE	4LD	E	1,680	D	989	D	989	D	989		10600
FOWLER ST	WINKLER AVE	HANSON ST	4LD	E	1,680	C	964	C	964	C	964		10700
FOWLER ST (SR 739)	HANSON ST	DR ML KING BL (SR 82)	4LD	E	1,680	D	1,012	D	1,012	D	1,012		10730
GASPARILLA BL *	FIFTH ST	CHARLOTTE COUNTY LINE	2LU	E	860	B	335	B	345	B	356	Constrained v/c = 0.39	10800
GLADIOLUS DR	MCGREGOR BL	PINE RIDGE RD	4LD	E	1,840	C	520	C	520	C	578		10900
GLADIOLUS DR	PINE RIDGE RD	BASS RD	4LD	E	1,840	C	1,015	C	1,029	C	1,117		11000
GLADIOLUS DR*	BASS RD	WINKLER RD	6LD	E	2,760	C	1,106	C	1,111	C	1,182		11100
GLADIOLUS DR*	WINKLER RD	SUMMERLIN RD	6LD	E	3,060	C	942	C	942	C	951		11200
GLADIOLUS DR	SUMMERLIN RD	US 41	6LD	E	3,060	C	1,758	C	1,759	C	1,916		11300
GREENBRIAR BL	RICHMOND AVE	JOEL BL	2LU	E	860	B	68	B	74	B	74		11400
GUNNERY RD	IMMOKALEE RD (SR 82)	LEE BL	4LD	E	2,020	B	937	B	948	B	971		11500
GUNNERY RD	LEE BL	BUCKINGHAM RD	2LU	E	1,000	C	758	C	761	D	890		11600
HANCOCK BRIDGE PKWY	DEL PRADO BL	NE 24th AVE	4LD	E	2,020	B	985	B	985	B	985		11700
HANCOCK BRIDGE PKWY	NE 24th AVE	ORANGE GROVE BL	4LD	E	2,020	C	1,412	C	1,412	C	1,425		11800
HANCOCK BRIDGE PKWY*	ORANGE GROVE BL	MOODY RD	4LD	E	2,020	C	1,337	C	1,339	C	1,508		11900
HANCOCK BRIDGE PKWY	MOODY RD	U.S. 41	4LD	E	2,020	C	1,344	C	1,344	C	1,508		12000
HART RD	BAYSHORE RD (SR 78)	TUCKER LN	2LU	E	860	B	274	B	276	B	276		12100
HICKORY BL	BONITA BEACH RD	McLAUGHLIN BL	2LU	E	820	C	457	C	457	C	457	Constrained v/c = 0.56	12200
HICKORY BL	McLAUGHLIN BL	MELODY LN	2LU	E	820	C	313	C	315	C	320	Constrained v/c = 0.38	12300
HICKORY BL*	MELODY LN	BIG CARLOS PASS	2LU	E	820	C	395	C	395	C	395	Constrained v/c = 0.48	12400

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2011 100th HIGHEST HR		EST 2012 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
HOMESTEAD RD	IMMOKALEE RD (SR 82)	MILWAUKEE BL	2LN	E	990	C	469	C	471	C	471		12480
HOMESTEAD RD	MILWAUKEE BL	SUNRISE BL	2LN	E	990	C	469	C	469	D	615		12490
HOMESTEAD RD	SUNRISE BL	LEELAND HEIGHTS BL	2LN	E	990	C	469	C	470	D	764	4 Ln construction in 2015/16	12500
HOMESTEAD RD	LEELAND HEIGHTS BL	LEE BL	4LN	E	1,800	E	1,195	E	1,195	E	1,535		12600
IDLEWILD ST	METRO PKWY	RANCHETTE RD	2LU	E	860	B	189	B	189	B	191		12700
IMMOKALEE RD (SR 82)	I-75	BUCKINGHAM RD	6LD	D	2,960	B	1,510	B	1,510	B	1,510	6 Ln construction underway	12800
IMMOKALEE RD (SR 82)	BUCKINGHAM RD	COLONIAL BL	6LD	D	2,960	B	1,126	B	1,127	B	1,127	6 Ln construction underway	12900
IMMOKALEE RD (SR 82)	COLONIAL BL	GATEWAY BL	2LN	D	1,420	B	1,263	B	1,268	B	1,293		13000
IMMOKALEE RD (SR 82)	GATEWAY BL	GUNNERY RD	2LN	C	710	C	667	C	668	C	668		13100
IMMOKALEE RD (SR 82)	GUNNERY RD	ALABAMA RD	2LN	C	980	E	1,338	E	1,339	E	1,339		13200
IMMOKALEE RD (SR 82)	ALABAMA RD	ALEX BELL BL	2LN	C	970	B	461	B	462	B	487		13300
IMMOKALEE RD (SR 82)	ALEX BELL BL	HENDRY COUNTY LINE	2LN	C	970	B	467	B	469	B	527		13400
IMPERIAL PKWY*	COLLIER COUNTY LINE	BONITA BEACH RD	4LD	E	1,940	B	856	B	856	B	856		13500
IMPERIAL PKWY*	BONITA BEACH RD	EAST TERRY ST	4LD	E	1,940	B	1,018	B	1,018	B	1,018		13520
IMPERIAL PKWY	EAST TERRY ST	COCONUT RD	4LD	D	1,940	B	497	B	497	B	497		13550
IONA RD	DAVIS RD	McGREGOR BL	2LU	E	860	B	377	B	380	B	503		13600
ISLAND PARK RD	PARK RD	US 41	2LU	E	860	B	451	B	451	C	611		13700
JOEL BL	LEELAND HEIGHTS BL	18th ST	4LN	E	2,240	A	586	A	594	B	826		13800
JOEL BL	18th ST	PALM BEACH BL (SR 80)	2LN	E	990	B	342	B	344	B	344		13900
JOHN MORRIS RD*	BUNCHE BCH RD	SUMMERLIN RD	2LU	E	860	B	62	B	62	B	71		14000
JOHN MORRIS RD	SUMMERLIN RD	IONA RD	2LU	E	860	B	203	B	203	B	210		14100
KELLY RD	McGREGOR BL	SAN CARLOS BL	2LU	E	860	B	189	B	189	B	195		14200
KELLY RD*	SAN CARLOS BL	PINE RIDGE RD	2LU	E	860	B	106	B	106	B	106		14300
LAUREL DR	BUS 41	BREEZE DR	2LU	E	860	B	422	B	422	B	422		14500
LEE BL*	IMMOKALEE RD (SR 82)	ALVIN AVE	6LD	E	2,940	B	1,824	B	1,824	B	1,908		14600
LEE BL	ALVIN AVE	GUNNERY RD	6LD	E	2,940	B	1,459	B	1,504	B	1,610		14700
LEE BL	GUNNERY RD	HOMESTEAD RD	6LD	E	2,940	B	1,539	B	1,644	B	1,776		14800
LEE BL	HOMESTEAD RD	WILLIAMS AVE	4LD	E	2,160	C	500	C	500	C	533		14900
LEE BL	WILLIAMS AVE	LEELAND HEIGHTS BL	2LD	E	1,060	C	500	C	500	C	537		14930
LEE RD*	SAN CARLOS BL	ALICO RD	2LU	E	860	B	295	B	296	B	296		15000
LEELAND HEIGHTS BL	HOMESTEAD RD	ALEX BELL BL	4LN	E	1,820	B	774	B	776	C	794		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	B	446	B	446	B	447		15300
LITTLETON RD	US 41	BUSINESS 41	2LN	E	860	B	443	B	443	B	445		15400
LUCKETT RD	ORTIZ AVE	I-75	2LN	E	890	D	524	D	529	E	566	4 Ln design & ROW acquisition underway	15500

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD			2011 100th HIGHEST HR			EST 2012 100th HIGHEST HR			FORECAST FUTURE VOL			NOTES*	LINK NO.
				LOS	CAPACITY		LOS	VOLUME		LOS	VOLUME		LOS	VOLUME			
LUCKETT RD	I-75	COUNTRY LAKES DR	2LN	E	860		B	264		B	264		B	291			15600
MAPLE DR*	SUMMERLIN RD	2nd AVE	2LU	E	860		B	77		B	77		B	77			15700
McGREGOR BL	TOLL PLAZA	JONATHAN HBR DR	4LD	E	1,960		B	892		B	892		B	918			15800
McGREGOR BL*	JONATHAN HBR DR	SUMMERLIN RD	4LD	E	1,960		B	909		B	910		B	910			15900
McGREGOR BL*	SUMMERLIN RD	KELLY RD	4LD	E	1,960		B	523		B	537		B	607			16000
McGREGOR BL	KELLY RD	SAN CARLOS BL	4LD	E	1,960		B	906		B	906		B	944			16100
McGREGOR BL (SR 867)	GLADIOLUS DR	IONA LOOP	4LD	E	1,960		C	1,290		C	1,290		C	1,298			16200
McGREGOR BL (SR 867)	IONA LOOP	PINE RIDGE RD	4LD	E	1,960		C	1,381		C	1,381		C	1,487			16300
McGREGOR BL (SR 867)	PINE RIDGE RD	CYPRESS LAKE DR	4LD	E	1,960		D	1,919		D	1,919		F	2,031			16400
McGREGOR BL (SR 867)	CYPRESS LAKE DR	COLLEGE PKWY	4LD	E	1,960		C	1,641		C	1,641		C	1,649			16500
McGREGOR BL (SR 867)	COLLEGE PKWY	WINKLER RD	2LN	E	900		C	828		C	829		C	839		Constrained v/c = 0.92	16600
McGREGOR BL (SR 867)	WINKLER RD	TANGLEWOOD BL	2LN	E	900		F	1,225		F	1,225		F	1,225		Constrained v/c = 1.36; Summerlin 6 Ln completed in 2011	16700
McGREGOR BL (SR 867)	TANGLEWOOD BL	COLONIAL BL	2LN	E	900		F	1,156		F	1,156		F	1,160		Constrained v/c = 1.28	16800
METRO PKWY (SR 739)	SIX MILE CYPRESS PKWY	DANIELS PKWY	6LD	E	2,980		C	471		C	479		C	684			16900
METRO PKWY (SR 739)	DANIELS PKWY	CRYSTAL DR	4LD	E	1,980		C	1,192		C	1,210		C	1,302			17000
METRO PKWY (SR 739)	CRYSTAL DR	DANLEY DR	4LD	E	1,980		C	1,333		C	1,333		C	1,387			17100
METRO PKWY (SR 739)	DANLEY DR	COLONIAL BL	4LD	E	1,980		C	1,377		C	1,377		C	1,445			17200
METRO PKWY (SR 739)	COLONIAL BL	WINKLER AVE	4LD	E	1,760		C	799		C	799		C	799			17300
METRO PKWY (SR 739)	WINKLER RD	WAREHOUSE ST	4LD	E	1,760		C	714		C	714		C	714			17400
METRO PKWY (SR 739)	WAREHOUSE ST	HANSON ST	2LN	E	940		C	556		C	556		C	632			17500
MILWAUKEE BL*	HOMESTEAD	ALEX BELL BL	2LU	E	860		B	99		B	101		B	101			17600
MILWAUKEE BL*	ALEX BELL BL	COLUMBUS BL	2LU	E	860		B	94		B	96		B	368			17700
MOODY RD*	HANCOCK BR PKWY	PONDELLA RD	2LU	E	860		B	181		B	182		B	182			17800
NALLE GRADE RD	SLATER RD	NALLE RD	2LU	E	860		B	102		B	103		B	103			17900
NALLE RD	BAYSHORE RD	NALLE GRADE RD	2LU	E	860		B	126		B	126		B	145			18000
NEAL RD*	ORANGE RIVER BL	BUCKINGHAM RD	2LU	E	860		B	86		B	86		B	86			18100
NORTH RIVER RD	SR 31	FRANKLIN LOCK RD	2LN	E	1,120		A	142		A	143		B	262			18200
NORTH RIVER RD	FRANKLIN LOCK RD	BROADWAY	2LN	E	1,120		A	142		A	142		B	253			18300
NORTH RIVER RD	BROADWAY	HENDRY COUNTY LINE	2LN	E	1,120		A	90		A	92		A	105			18400
OLGA RD*	SR 80 W	SR 80 E	2LU	E	860		B	81		B	81		B	81			18900
ORANGE GROVE BL*	LOCHMOOR CC	INLET DR	2LU	E	860		B	458		B	458		C	515			19000

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD			2011 100th HIGHEST HR			EST 2012 100th HIGHEST HR			FORECAST FUTURE VOL			NOTES*	LINK NO.
				LOS	CAPACITY		LOS	VOLUME		LOS	VOLUME		LOS	VOLUME			
ORANGE GROVE BL*	INLET DR	HANCOCK BR PKWY	4LD	E	1,830		B	458		B	458		B	589			19100
ORANGE GROVE BL*	HANCOCK BR PKWY	PONDELLA RD	4LD	E	1,830		B	578		B	578		B	586			19200
ORANGE RIVER BL	PALM BEACH BL	STALEY RD	2LU	E	970		C	366		C	366		C	376			19300
ORANGE RIVER BL*	STALEY RD	BUCKINGHAM RD	2LU	E	970		B	347		B	347		C	403			19400
ORIOLE RD*	SAN CARLOS BL	ALICO RD	2LU	E	860		B	92		B	93		B	93			19500
ORTIZ AVE*	COLONIAL BL	DR ML KING BL (SR 82)	2LN	E	900		C	696		C	696		C	696			19600
ORTIZ AVE*	DR ML KING BL (SR 82)	LUCKETT RD	2LN	E	900		C	788		C	788		C	799		4 Ln design & ROW acquisition underway	19700
ORTIZ AVE	LUCKETT RD	PALM BEACH BL (SR 80)	2LN	E	900		C	380		C	380		C	399		4 Ln design & ROW acquisition underway	19800
PALM BEACH BL (SR 80)	PROSPECT AVE	ORTIZ AVE	4LD	E	1,980		C	1,165		C	1,165		C	1,172			19900
PALM BEACH BL (SR 80)	ORTIZ AVE	I-75	6LD	E	3,000		C	1,245		C	1,246		C	1,302			20000
PALM BEACH BL (SR 80)	I-75	SR 31	6LD	D	2,940		B	1,500		B	1,502		B	1,828			20100
PALM BEACH BL (SR 80)	SR 31	BUCKINGHAM RD	4LD	D	1,960		B	1,487		B	1,490		B	1,668			20200
PALM BEACH BL (SR 80)	BUCKINGHAM RD	WERNER DR	4LD	D	3,020		B	1,058		B	1,059		C	1,897			20300
PALM BEACH BL (SR 80)	WERNER DR	JOEL BL	4LD	C	2,350		A	766		A	766		A	832			20330
PALM BEACH BL (SR 80)	JOEL BLVD	HENDRY COUNTY LINE	4LD	C	2,350		A	690		A	690		A	827			20400
PALOMINO RD*	DANIELS PKWY	PENZANCE BL	2LU	E	860		B	208		B	211		B	231			20500
PARK MEADOW DR*	SUMMERLIN RD	US 41	2LU	E	860		B	133		B	135		B	136			20600
PENZANCE BL*	RANCHETTE RD	SIX MILE CYPRESS PKWY	2LU	E	860		B	130		B	130		B	165			20800
PINE ISLAND RD	STRINGFELLOW BL	BURNT STORE RD	2LN	E	950		D	545		D	546		D	638		Constrained in part v/c = 0.57; Bridge construction underway	20900
PINE ISLAND RD (SR 78)	BURNT STORE RD	CHIQUEITA BL	2LN	C	940		B	677		B	678		B	679			21000
PINE ISLAND RD (SR 78)	CHIQUEITA BL	SANTA BARBARA BL	4LD	C	2,020		C	1,770		C	1,770		C	1,770			21100
PINE ISLAND RD (SR 78)	SANTA BARBARA BL	DEL PRADO BL	4LD	C	2,020		F	2,026		F	2,027		F	2,036			21200
PINE ISLAND RD (SR 78)	DEL PRADO BL	BARRETT RD	4LD	E	2,020		B	1,308		B	1,309		B	1,309			21300
PINE ISLAND RD (SR 78)	BARRETT RD	US 41	4LD	E	2,020		B	1,231		B	1,231		B	1,330			21400
PINE ISLAND RD (SR 78)	US 41	BUSINESS 41	4LD	E	1,520		D	1,359		D	1,359		D	1,359			21500
PINE RIDGE RD*	SAN CARLOS BL	SUMMERLIN RD	2LU	E	860		B	458		B	458		C	568			21600
PINE RIDGE RD	SUMMERLIN RD	GLADIOLUS BL	2LU	E	860		B	207		B	213		B	417			21700
PINE RIDGE RD	GLADIOLUS DR	MCGREGOR BL	2LU	E	860		B	265		B	265		B	265			21800

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2011 100th HIGHEST HR		EST 2012 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
PLANTATION RD	SIX MILE CYPRESS PKWY	DANIELS PKWY	2LU	E	860	B	192	B	287	C	531		21900
PLANTATION RD	DANIELS PKWY	IDLEWILD ST	2LU	E	860	C	685	C	695	F	952		22000
PLANTATION RD	IDLEWILD ST	COLONIAL BL	4LD	E	1,830	B	473	B	473	B	473		22050
PONDELLA RD	PINE ISLAND RD (SR 78)	ORANGE GROVE BL	4LD	E	1,940	C	835	C	835	C	835		22100
PONDELLA RD	ORANGE GROVE BL	US 41	4LD	E	1,940	C	1,148	C	1,148	C	1,225		22200
PONDELLA RD	US 41	BUSINESS 41	4LD	E	1,940	C	1,054	C	1,054	C	1,057		22300
PRICHETT PKWY*	BAYSHORE RD	RICH RD	2LU	E	860	B	72	B	72	B	466		22400
RANCHETTE RD*	PENZANCE BL	IDLEWILD ST	2LU	E	860	B	89	B	89	B	89		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	70	B	74	B	93		22700
RICHMOND AVE*	E 12th ST	GREENBRIAR BL	2LU	E	860	B	56	B	64	B	64		22800
RIVER RANCH RD*	WILLIAMS RD	CORKSCREW RD	2LU	E	860	B	92	B	92	B	127		22900
SAN CARLOS BL (SR 865)	ESTERO BL	MAIN ST	2LB	E	1,120	C	1,040	C	1,040	D	1,064	Constrained in part w/c = 0.93	23000
SAN CARLOS BL (SR 865)	MAIN ST	SUMMERLIN RD	4LD	E	1,900	C	1,116	C	1,116	C	1,304		23100
SAN CARLOS BL (SR 865)	SUMMERLIN RD	KELLY RD	2LN	E	1,060	B	763	B	763	C	773		23180
SAN CARLOS BL (SR 865)	KELLY RD	GLADIOLUS RD	4LD	E	1,300	C	763	C	763	C	819		23200
SAN CARLOS BL (SCP)*	US 41	THREE OAKS PKWY	2LN	E	860	B	166	B	167	B	167		23230
SANIBEL BL*	US 41	LEE BL	2LN	E	860	B	359	B	359	B	371		23260
SHELL POINT BL*	MCGREGOR BL	PALM ACRES	2LN	E	860	B	260	B	266	B	282		23400
SIX MILE CYPRESS PKWY (SR 739)	US 41	METRO PKWY	4LD	E	2,060	C	1,695	C	1,695	C	1,706	Metro Pkwy 6 Ln construction underway	23500
SIX MILE CYPRESS PKWY	METRO PKWY	DANIELS PKWY	4LD	E	2,060	C	1,202	C	1,221	C	1,392		23600
SIX MILE CYPRESS PKWY	DANIELS PKWY	WINKLER AVE	4LD	E	1,960	B	729	B	786	B	909	4 Ln under construction	23700
SIX MILE CYPRESS PKWY	WINKLER AVE	CHALLENGER BL	4LD	E	1,870	B	682	B	682	B	682		23800
SIX MILE CYPRESS PKWY	CHALLENGER BL	COLONIAL BL	6LD	E	2,720	B	682	B	682	B	682		23900
SLATER RD	BAYSHORE RD (SR 78)	NALLE GRADE RD	2LU	E	1,010	B	313	B	313	B	320		24000
SOUTH POINTE BL*	CYPRESS LAKE DR	COLLEGE PKWY	2LD	E	860	C	607	C	607	C	608		24100
SR 31	PALM BEACH BL	BAYSHORE RD (SR78)	2LN	E	1,320	B	428	B	429	B	431		24200
SR 31	BAYSHORE RD (SR 78)	CHARLOTTE COUNTY LINE	2LN	E	1,320	B	216	B	217	B	225		24300
STALEY RD	ORANGE RIVER BL	LUCKETT RD	2LU	E	860	B	176	B	177	B	202		24400
STRINGFELLOW RD	FIRST AVE	BERKSHIRE RD	2LN	E	1,060	B	275	B	282	D	628		24500
STRINGFELLOW RD*	BERKSHIRE RD	PINE ISLAND RD	2LN	E	1,060	C	565	C	593	D	727		24600
STRINGFELLOW RD	PINE ISLAND RD	PINELAND RD	2LN	E	1,060	C	494	C	497	D	632		24700
STRINGFELLOW RD*	PINELAND RD	MAIN ST	2LN	E	1,060	B	173	B	175	B	265		24800

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2011 100th HIGHEST HR		EST 2012 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
SUMMERLIN RD	McGREGOR BL	KELLY COVE RD	4LD	E	2,060	B	1,088	B	1,088	B	1,171		24900
SUMMERLIN RD*	KELLY COVE RD	SAN CARLOS BL	4LD	E	2,060	B	1,055	B	1,055	B	1,055		25000
SUMMERLIN RD	SAN CARLOS BL	PINE RIDGE RD	6LD	E	3,100	A	1,000	A	1,000	A	1,122		25100
SUMMERLIN RD	PINE RIDGE RD	BASS RD	6LD	E	3,100	B	1,405	B	1,413	B	1,701		25200
SUMMERLIN RD	BASS RD	GLADIOLUS DR	6LD	E	3,100	B	1,485	B	1,485	B	1,610		25300
SUMMERLIN RD	GLADIOLUS DR	CYPRESS LAKE DR	4LD	E	2,060	B	1,020	B	1,020	B	1,145		25400
SUMMERLIN RD*	CYPRESS LAKE DR	COLLEGE PKWY	6LD	E	3,080	B	1,303	B	1,303	B	1,303		25500
SUMMERLIN RD*	COLLEGE PKWY	MAPLE DR	6LD	E	3,080	B	1,134	B	1,134	B	1,153		25600
SUMMERLIN RD*	MAPLE DR	BOY SCOUT DR	6LD	E	3,080	B	1,556	B	1,556	B	1,556		25700
SUMMERLIN RD*	BOY SCOUT DR	MATTHEWS DR	4LD	E	1,760	D	699	D	699	D	699		25800
SUMMERLIN RD*	MATTHEWS DR	COLONIAL BL	4LD	E	1,760	D	890	D	890	D	890		25900
SUNRISE BL*	ALEX BELL BL	COLUMBUS AVE	2LU	E	860	B	42	B	46	B	65		26000
SUNSHINE BL*	IMMOKALEE RD (SR82)	SW 23rd ST	2LN	E	1,030	B	310	B	321	B	328		26100
SUNSHINE BL*	SW 23rd ST	LEE BL	2LN	E	1,030	B	318	B	318	B	318		26150
SUNSHINE BL*	LEE BL	W 12th ST	2LN	E	1,030	C	457	C	459	C	485		26200
SUNSHINE BL*	W 12th ST	W 75th ST	2LN	E	1,030	B	248	B	255	B	350		26300
SW 23rd ST*	GUNNERY RD	SUNSHINE BL	2LU	E	860	B	481	B	489	C	690		26400
TERMINAL ACCESS RD	TREELINE AVE	AIRPORT ENT	4LD	E	1,830	C	1,392	C	1,392	C	1,392	I-75 Connector construction 2012/13	26450
THREE OAKS PKWY	COCONUT RD	CORKSCREW RD	4LD	E	1,940	B	741	B	741	B	924		26500
THREE OAKS PKWY	CORKSCREW RD	SAN CARLOS BL	4LD	E	1,940	B	677	B	677	B	1,032		26600
THREE OAKS PKWY	SAN CARLOS BL	ALICO RD	4LD	E	1,940	B	437	B	437	B	609		26700
TICE ST	PALM BEACH BL (SR 80)	ORTIZ AVE	2LU	E	860	B	83	B	83	B	88		26800
TICE ST*	ORTIZ AVE	STALEY RD	2LU	E	860	B	130	B	130	C	579		26900
TREELINE AVE	TERMINAL ACCESS RD	DANIELS PKWY	4LD	E	2,020	B	1,155	B	1,162	B	1,342		27000
TREELINE AVE	DANIELS PKWY	ARBORWOOD RD	4LD	E	2,020	A	515	A	515	A	518		27030
TREELINE AVE	ARBORWOOD RD	COLONIAL BL	4LD	E	2,020	A	515	A	515	A	515		27070
VETERANS MEM PKWY	SR78	SURFSIDE BL	4LD	D	2,140	A	664	A	664	A	664		27200
VETERANS MEM PKWY	SURFSIDE BL	CHIQUITA BL	4LD	E	2,140	B	848	B	848	B	848		27250
VETERANS MEM PKWY	CHIQUITA BL	SKYLINE DR	4LD	D	2,140	B	1,810	B	1,810	B	1,810		27300
VETERANS MEM PKWY*	SKYLINE DR	SANTA BARBARA BL	6LD	D	3,220	B	2,138	B	2,138	B	2,168		27400
VETERANS MEM PKWY	SANTA BARBARA	COUNTRY CLUB BL	6LD	D	3,220	B	2,549	B	2,549	B	2,549		27500
VETERANS MEM PKWY	COUNTRY CLUB BL	MIDPOINT BR TOLL PLAZA	6LD	D	3,610	C	2,703	C	2,703	C	2,703		27600
VETERANS MEM PKWY	MIDPOINT BR TOLL PLAZA	McGREGOR BL	4LB	D	3,610	C	2,425	C	2,425	C	2,425		27700
VIA COCONUT PT*	SOUTH END	CORKSCREW RD	4LD	E	1,830	B	249	B	249	B	249		27720
WHISKEY CREEK DR	COLLEGE PKWY	SAUTERN DR	2LD	E	910	B	320	B	320	B	333		27900
WHISKEY CREEK DR	SAUTERN DR	McGREGOR BL	2LD	E	910	B	320	B	320	B	320		28000
WILLIAMS RD	US 41	RIVER RANCH RD	2LU	E	860	B	130	B	130	B	169		28100

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2011 100th HIGHEST HR		EST 2012 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
WILLIAMS AVE	LEE BL	W 6th ST	2LN	E	860	C	582	C	585	C	669		28200
WINKLER RD*	STOCKBRIDGE	SUMMERLIN RD	2LN	E	860	B	444	B	451	C	702		28300
WINKLER RD	SUMMERLIN RD	GLADIOLUS DR	4LD	E	1,520	D	284	D	284	D	300		28400
WINKLER RD*	GLADIOLUS DR	BRANDYWINE CIR	2LN	E	940	B	593	B	595	C	602		28500
WINKLER RD*	BRANDYWINE CIR	CYPRESS LAKE DR	2LN	E	940	C	675	C	675	C	675		28600
WINKLER RD	CYPRESS LAKE DR	COLLEGE PKWY	4LD	E	1,800	D	654	D	654	D	804		28700
WINKLER RD*	COLLEGE PKWY	MCGREGOR BL	2LN	E	820	C	347	C	351	C	375		28800
WOODLAND BL*	US 41	CHATHAM ST	2LU	E	860	B	266	B	266	B	266		28900
W 6th ST	WILLIAMS AVE	JOEL BL	2LU	E	860	B	145	B	145	B	145		29000
W 12th ST*	GUNNERY RD	SUNSHINE BL	2LU	E	860	B	75	B	77	B	77		29100
W 12th ST*	SUNSHINE BL	WILLIAMS AVE	2LU	E	860	B	75	B	75	B	164		29200
W 12th ST*	WILLIAMS AVE	JOEL BL	2LU	E	860	B	91	B	92	B	92		29300
W 14th ST*	SUNSHINE BL	RICHMOND AVE	2LU	E	860	B	47	B	48	B	48		29400
US 41	COLLIER COUNTY LINE	BONITA BEACH RD	6LD	E	2,860	C	1,705	C	1,705	C	1,705		29500
US 41	BONITA BEACH RD	WEST TERRY ST	6LD	E	3,140	C	2,242	C	2,242	C	2,242		29600
US 41	WEST TERRY ST	OLD 41	6LD	E	3,140	C	1,780	C	1,780	C	1,780		29700
US 41	OLD 41	CORKSCREW RD	6LD	E	3,140	C	2,427	C	2,535	C	2,856		29800
US 41	CORKSCREW RD	SANIBEL BL	6LD	E	2,980	C	1,807	C	1,809	C	2,043	6 Ln under construction	29900
US 41	SANIBEL BL	ALICO RD	6LD	E	2,980	C	1,849	C	1,851	C	2,093	Metro Pkwy 6 Ln underway	30000
US 41	ALICO RD	ISLAND PARK RD	6LD	E	2,980	C	2,913	C	2,914	F	3,095	Metro Pkwy 6 Ln underway	30100
US 41	ISLAND PARK RD	JAMAICA BAY WEST	6LD	E	2,980	C	2,820	C	2,821	F	3,033	Metro Pkwy 6 Ln underway	30200
US 41	JAMAICA BAY WEST	SIX MILE CYPRESS PKWY	6LD	E	2,980	F	3,329	F	3,329	F	3,329	Metro Pkwy 6 Ln underway	30300
US 41	SIX MILE CYPRESS PKWY	DANIELS PKWY	6LD	E	2,740	E	2,543	E	2,543	F	2,811		30400
US 41	DANIELS PKWY	COLLEGE PKWY	6LD	E	2,740	F	2,982	F	2,982	F	2,994	Constrained v/c=1.09	30500
US 41	COLLEGE PKWY	SOUTH RD	6LD	E	2,740	E	2,530	E	2,530	E	2,554	Constrained v/c=0.92	30600
US 41	SOUTH DR	BOY SCOUT RD	6LD	E	2,740	F	2,820	F	2,820	F	2,822	Constrained v/c=1.03	30700
US 41	BOY SCOUT DR	NORTH AIRPORT RD	6LD	E	2,740	D	2,302	D	2,302	D	2,302	Constrained v/c=0.84	30800
US 41	NORTH AIRPORT RD	COLONIAL BL	6LD	E	2,740	E	2,549	E	2,549	E	2,549		30810
US 41	FOUNTAIN INTERCHANGE	NORTH KEY DR	4LD	E	2,280	F	2,600	F	2,600	F	2,600		30900
US 41	NORTH KEY DR	HANCOCK BRIDGE PKWY	4LD	E	2,280	F	2,600	F	2,600	F	2,633		31000
US 41	HANCOCK BRIDGE PKWY	PONDELLA RD	4LD	E	1,940	D	1,832	D	1,832	D	1,832		31100
US 41	PONDELLA RD	PINE ISLAND RD (SR 78)	4LD	E	1,940	D	1,485	D	1,485	D	1,485		31200
US 41	PINE ISLAND RD (SR 78)	LITTLETON RD	4LD	E	2,040	B	1,361	B	1,361	B	1,442		31300
US 41	LITTLETON RD	BUSINESS 41	4LD	E	2,040	B	970	B	970	B	1,279		31400
US 41	BUSINESS 41	DEL PRADO BL	4LD	E	2,040	B	1,188	B	1,189	B	1,211		31500

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2011 100th HIGHEST HR		EST 2012 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
US 41	DEL PRADO BL	CHARLOTTE COUNTY LINE	4LD	E	2,040	B	1,337	B	1,339	B	1,437		31600
I-75	COLLIER COUNTY LINE	BONITA BEACH RD	6LF	D	5,340	C	3,906	C	3,906	C	3,906		31700
I-75	BONITA BEACH RD	CORKSCREW RD	6LF	D	5,340	C	3,604	C	3,604	C	3,604		31800
I-75	CORKSCREW RD	ALICO RD	6LF	D	5,340	C	3,528	C	3,528	C	3,528		31900
I-75	ALICO RD	DANIELS PKWY	6LF	D	5,340	C	3,805	C	3,805	C	3,805		32000
I-75	DANIELS PKWY	COLONIAL BL	6LF	D	5,340	B	3,251	B	3,251	B	3,251		32100
I-75	COLONIAL BL	DR ML KING BL (SR 82)	6LF	D	5,340	C	3,553	C	3,553	C	3,553		32200
I-75	DR ML KING BL (SR 82)	LUCKETT RD	6LF	D	5,340	C	3,755	C	3,755	C	3,755	6 Ln construction underway	32300
I-75	LUCKETT RD	PALM BEACH BL (SR 80)	4LF	D	3,560	C	3,427	C	3,427	C	3,427	6 Ln construction underway	32400
I-75	PALM BEACH BL (SR 80)	BAYSHORE RD (SR 78)	4LF	D	3,560	B	2,722	B	2,722	B	2,722	6 Ln construction underway	32500
I-75	BAYSHORE RD (SR 78)	CHARLOTTE COUNTY LINE	4LF	C	2,980	C	2,264	C	2,264	C	2,264		32600

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

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

* = Road links which no traffic count was performed in 2011, so the 2010 AADT was utilized to develop the link volume.

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

Funding is by Lee County unless noted otherwise.

v/c ratio = 2011 100th Highest Hour/Capacity at the Performance Standard.