



Lee County Concurrency Report



2013



Concurrency Report

Inventory and Projections 2012/2013 – 2013/2014

Prepared for Board of County Commissioners

*by Department of Community Development
with assistance from*

**County Attorney's Office
Construction and Design Division
Lee County Department of Transportation
Natural Resources Division
Parks and Recreation Department
Solid Waste Division
Utilities Division
School District of Lee County
Florida Department of Environmental Health
Florida Department of Environmental Protection
Bonita Springs Utilities
Florida Governmental Utility Authority**

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CONCURRENCY REPORT INVENTORY AND PROJECTIONS 2012/2013 - 2013/2014

SUMMARY

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

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

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

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

CONCURRENCY AND THE COMMUNITY PLANNING ACT OF 2011

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

Under the provisions of the Act, the County has the option to implement concurrency requirements on a local basis for Parks and Recreation, Schools, and Transportation. Should the County elect to implement concurrency requirements for these public facilities on a local basis, it must do so consistent with the requirements of the Act. On August 27, 2013, the Board of County Commissioners directed Staff to remove mandatory concurrency requirements for Parks and Recreation, Schools, and Transportation in THE LEE PLAN. Revisions to the concurrency

requirements will be brought to the Board in the future. In this report, the inventories for Parks and Recreation, Schools, and Transportation have been included for informational and planning purposes only.

LEVEL OF SERVICE ISSUES

Based upon growth trends during the 1990-2012 period and projecting similar trends for the 2012/2013 inventory period, the unincorporated areas of Lee County should not experience any concurrency problems during 2012/2013 with the exception of the transportation area. However, projections indicate a few potential problems in future years in the area of transportation, water and sewer treatment plant capacity and park acreage which bear careful tracking. Development orders and building permits will continue to be monitored and the databases constantly updated.

The Transportation element of this document shows fifteen (15) roadway sections (links) that do not meet the adopted County or State Level of Service (LOS) Standard based on the 2012 traffic counts. This includes twelve (12) links on State roads and three (3) County-maintained road links. Only four (4) of these fifteen (15) links are concerns for unincorporated Lee County since five (5) links are on constrained roads and six (6) links are within cities. The four (4) road links which fail to meet the adopted County or State LOS Standard based on the 2012 traffic counts and which present a LOS issue for unincorporated Lee County are on State Route 82 and U.S. 41, as explained below.

Immokalee Road (SR 82) from Gunnery Road to Alabama Road (LOS “E”). 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 was recently completed for the six-laning of SR 82 from east of Ortiz Avenue to south of Lee 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 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 recently completed construction of the Metro Parkway Extension by the Florida Department of Transportation (FDOT). This roadway provides an additional north/south parallel roadway to relieve traffic on US 41, and it should be reflected in the 2013 traffic count report. 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 will continue to be monitored, but it appears that this condition has begun to stabilize.

SOLID WASTE

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

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

The "Discarded Electronics Collection and Recycling" program includes curbside collection and currently processes about 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 is located at the Resource Recovery Facility in East Fort Myers and currently processes forty-thousand (40,000) tons of yard waste per year. The Materials Recycling Facility (MRF), expanded in 2010 to accept single stream collected recyclable material, processes an average of 300 tons of recyclable material per day. The Mandatory Business Recycling Ordinance has been in effect for several years, and all businesses are currently in compliance with this Ordinance. The Construction and Demolition Debris portion of the Mandatory Business Recycling Ordinance has resulted in the diversion of more than fifty (50) percent of the construction debris from more than eighty (80) percent of regulated projects.

The Solid Waste Division started its compost operations in December of 2009 at the Lee/Hendry Landfill site. The composting facility has a 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 in May of 2012. Debris staging sites have been identified and secured throughout the County. All unincorporated areas of Lee County are in compliance with the Solid Waste Level of Service standard set forth in THE LEE PLAN.

SURFACE WATER MANAGEMENT

In accordance with Policy 60.3 of THE LEE PLAN, surface water management studies have been completed in all of the forty-eight (48) identified drainage basins in Lee County. An updated surface water management study conducted in flood prone areas of north Lee County between US 41 and SR 31 south of the Charlotte County line and north of the Caloosahatchee River was completed last year. Based upon these studies, none of the crossings of evacuation routes are anticipated to be flooded for more than twenty-four (24) hours due to a twenty-five (25) year, three (3) day storm event. This satisfies the existing infrastructure/interim surface water management Level of Service standard for unincorporated Lee County established in LEE PLAN Policy 60.3.1.A. The Federal Emergency Management Agency (FEMA) updated the Flood Insurance Study (FIS) of Lee County that includes both the coastal surge (hurricane) and riverine flooding (rainfall) risk areas. Lee County adopted the FIS maps and updated the County's flood hazard ordinance effective August 28, 2008.

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

POTABLE WATER

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

Lee County Utilities (LCU) is currently in the process of completing the design of an expansion to the Green Meadows Water Treatment Plant (WTP). The plant and wellfield will be expanded from 9.0 MGD to 14.0 MGD. LCU anticipates construction of the expansion to commence in 2014.

SANITARY SEWER FACILITIES

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

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

PARKS AND RECREATION

Regional Parks

The combination of Federal, State, County and Municipal Regional Parks provides sufficient acreage to meet the current Level of Service standards for Regional Parks set forth in THE LEE PLAN through the year 2018 as currently projected. The “Desired Future Level of Service Standard” as set forth in THE LEE PLAN was also met for the year 2012 and will be met to year 2018 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 2018 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 2018 as currently projected.

Recreational Facilities

The non-regulatory Level of Service standard for Community Recreation Centers was not met in 2012, 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 2012. The Water/Beach Access Level of Service standard was met in 2012.

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 2012 and will continue to be met in 2013.

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 thirteen (13) 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 2012/13 are described below.

Road Segments Operating Below LOS Standards Based on 2012 Traffic Counts

Based on the traffic count data contained in the 2012 Lee County Traffic Count Report and the 2012 FDOT Traffic Counts, there are fifteen (15) roadway links (or sections of road) that were shown to operate below the adopted Level of Service standard. These roadway links include six (6) segments of Colonial Boulevard in the City of Fort Myers, one (1) segment of Estero Boulevard in the Town of Fort Myers Beach, two (2) segments of McGregor Boulevard, one (1) segment of Immokalee Road (SR 82), and five (5) segments of US 41.

Eight (8) of these links are located within incorporated areas of the County. Of the seven (7) links within unincorporated areas, three (3) links are on roadways that have been designated as constrained facilities, and the volume-to-capacity ratios on these links are well below the allowable 1.85 indicated in THE LEE PLAN for constrained roadways. As a result, the only roadway links that are of concern within unincorporated Lee County are Immokalee Road from Gunnery Road to Alabama Road, US 41 from Jamaica Bay West to Six Mile Cypress Parkway, US 41 from the Fountain Interchange in Downtown Fort Myers to North Key Drive, and US 41 from North Key Drive to Hancock Bridge Parkway.

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

Potential Problem Road Segments Based on Existing Traffic + Approved Development

Seven (7) roadway links within Lee County currently provide a satisfactory LOS but are projected to fail in the future because of potential increased traffic from approved but not yet constructed developments. The LOS on the links accessed by these developments may be degraded if capacity is not increased or new road widening projects providing alternative routes are not constructed to accommodate forecasted traffic. These roadway links include one (1) segment of Buckingham Road, one (1) segment of Daniels Parkway, one (1) segment of McGregor Boulevard, one (1) segment of Plantation Road, and three (3) segments of US 41. Traffic conditions on these links will be closely monitored to see how they are affected by the new developments that are approved to add traffic to these roadways.

INVENTORIES

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

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

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

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

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

SOLID WASTE



The Lee County Waste-To-Energy (WTE) Facility began operation in 1994, and it has operated three (3) combustion units since 2007. Its capacity 1,836 tons per day (569,619 tons per year) of processible municipal solid waste (MSW).

All of the Class I MSW from Lee and Hendry Counties is being sent to the WTE facility where the combustion residue generated is ten (10) percent of the original volume. The ash residue from all combusted MSW is

transported to the Lee/Hendry Landfill located on Church Road in Hendry County.

All non-combustible waste, primarily construction and demolition debris (C&D), is accepted at one of the C&D recycling or disposal facilities located in Lee, Hendry, and Charlotte Counties including the Lee County Recycling Facility on Buckingham Road. Construction and demolition debris comprises approximately twenty-three (23) percent by weight of the total waste stream. Ordinance 07-25 adopted on September 11, 2007 prescribes that at least fifty (50) percent of the C&D debris must be diverted from landfills. The C&D debris portion of the County's Mandatory Business Recycling Ordinance has been in effect since 2008. Over seventy-five (75) percent of covered projects that are regulated by this Ordinance have chosen to divert at least fifty (50) percent of their debris from landfills.

The Lee/Hendry Disposal Facility began operation in October 2002. A C&D landfill was opened in December 2006 by Waste Services, Inc. (WSI). This landfill is located just north of the Lee/Charlotte County-line and receives some of the Lee generated C&D material. Lee County constructed an ash monofill cell and a new Class III disposal cell at its Lee/Hendry Disposal Facility in 2008. 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 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.

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

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

The County's yard waste processing site was constructed and began operation in 2003. Each year approximately 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 (5) franchise areas.

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

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

During the past year the total volume of solid waste, including County processed recyclables, excluding C&D materials, was five (5) to seven (7) pounds per capita per day. Quantifying the amount of solid waste that is recyclable material has proven to be a difficult task, but a continuing effort by the staff of the Division of Solid Waste has allowed the quantity of private recycling and C&D material to be more accurately determined. Recycling programs, which include curbside pickup and commercial collection, account for approximately thirty-five (35) to forty-five (45) percent of the total solid waste stream, and this ranks the Lee County recycling program as the second most successful program in the State in 2012.

The Board of County Commissioners established mandatory commercial recycling in 2008 to ensure that recyclable materials generated and accumulated by multifamily properties, commercial establishments, and C&D activities are source separated from the solid waste so that such recyclable materials are not disposed (or landfilled for C&D) but are processed and recycled. More than ninety-eight (98) percent of Lee County businesses have been identified as being in compliance with the ordinance. The Division actively works with and assists those businesses that have not fulfilled the requirements of this ordinance.

A Compost Operation Facility was constructed at the Lee/Hendry Landfill in 2009. 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. Expansion of that facility has been approved by the DEP and is scheduled to commence in FY2014. After the completion of the construction and certification by the DEP Lee County will have a permitted capacity of 60,000 wet tons of biosolids per year.

For the 2013 Hurricane Season, the Division secured debris staging sites throughout Lee County. Following a storm and a local emergency order, the staging sites will be used to stockpile and process vegetative and C&D debris. Vegetative waste will be mulched and/or burned for volume reduction, then recycled to the greatest extent practicable. Residual mulch will be land applied or transported out of county for energy recovery. C&D will be segregated and processed/crushed for volume reduction, then recycled to the greatest extent practicable. Residual C&D, after recycling, will be disposed at Lee/Hendry landfill.

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

SURFACE WATER MANAGEMENT

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

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

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



The Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) partnered with Lee County to build Powell Creek Filter Marsh to clean stormwater before it enters the Caloosahatchee River. The project site is on the 77-acre Powell Creek Preserve (Conservation 2020 preserve) which located in North Fort Myers (northwest corner of Hart Rd and Connestoga Trail).

Benefits of the project includes: improved water quality; increased surface water storage; enhanced wildlife habitat; and providing recreational opportunities such as hiking and wildlife viewing.

The Briarcliff Filter Marsh Project is a 15-acre filter marsh designed to provide wetlands that will filter water from the adjacent Briarcliff Canal, thereby improving the water quality. Water enters through control structures, then flow through the marsh where plants will absorb the nutrients, and cleaner water is left behind. A steel sheet-pile weir was installed to aid in the dry season water conservation and as a mechanism to push water into the marsh.



The Ten Mile Filter Marsh - Phase II was a succession of Phase I (which was originally identified in the Surface Water Management Master Plan adopted by the county in early 1990s). The site was chosen because of the available pressure head (at the upstream Daniels Weir which allows up to 30 cubic feet per day of gravitational flow and eliminates the need of a pump) and because there was sufficient right-of-way east of the Ten Mile canal.

These filter marshes further remove pollutant nutrients from the Ten Mile Canal, which will enhance the quality of Estero Bay water.



The Lakes Park Restoration Project is located on Hendry Creek, a major tributary of Estero Bay, and represents a small but significant portion of the Estero Bay Watershed. The purpose of this project is for the construction of an approximate 40-acre marsh/flow-way in the Lakes Park waterway. This project provides surface-water runoff quality treatment from a 2,000 acre watershed while increasing wildlife habitat in the abandoned rock mine. Meandering flow-ways with shallow littoral zones improves nutrient removal, oxygen content, and native habitat. Also, this restoration produces immediate habitat and water quality benefits at Lakes Park and improves downstream conditions in Hendry Creek and the Estero Bay Aquatic Preserve.



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:

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



Tables 1, 2, 3 and 4 show data regarding the Average Daily Flows in Gallons per Day recorded for the peak month in year 2012 for facilities in these four (4) categories and the Design Capacity for each facility in Average Gallons per Day (AGPD). This format of reporting began in 2008 in the interest of providing the consumptive data in the same format, average gallons per day, as the design parameters for these plants. There is now a more direct basis of comparison between the design capacity of each plant and the reported peak month average daily flows.

Table 1, Major Regional Water Treatment Plants, shows six (6) utility companies that operate fourteen (14) water treatment plants, all of which have a capacity of one-half ($\frac{1}{2}$) 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. LCU anticipates the construction of the expansion to commence in 2014. In addition, LCU has removed the Waterway Estates WTP from service and decommissioned the facility. Potable water to serve the Waterway Estates area is being provided by LCU's North Lee County WTP.

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

FGUA completed the construction of WTP #2 with a design capacity of 1.1 MGD in 2008 and it has been in service since its completion. WTP #2 is currently planned to be expanded from 1.1 MGD to 2.0 MGD with the use of a membrane softening technology and drawing water from the Upper Floridan Aquifer. Due to the lower-than-normal water demand in Lehigh Acres presently, the plant expansion design, permitting and construction are scheduled for the fiscal year 2012/2013. FGUA WTP #3 is a booster station. It is not capable of producing any additional water but it is the tie-in point of the interconnect with the City of Fort Myers which allows FGUA the option to purchase up to 0.5 MGD of finished water. As a result, due to the addition of chlorine by FGUA, the State designates this booster station as WTP #3 and assigns it a capacity of

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

All of these major regional water treatment plants recorded flows which were within their design capacities during 2012. With the completed and proposed additions to the water treatment capacity noted above, there are no capacity problems anticipated during 2013 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 2012. The Bayshore Utilities WTP was connected to Lee County Utilities in June of 2012, so no flows have been reported for this plant in 2012. No capacity problems are anticipated for the minor regional water treatment plants during 2013 and beyond, as projected.

Table 3, Multiple User/Single Development Water Treatment Plants, lists seven (7) water treatment plants which each serve multiple customers located within a single development. Most of the developments connected to these water treatment plants are built-out and additional new customers are not anticipated. All of these single development plants recorded flows which were within their design capacities during 2012. The Saldivar Migrant Camp WTP was connected to Bonita Springs Utilities in April of 2012, so no flows have been reported for this plant in 2012. No capacity problems are anticipated for single development water treatment plants during 2013 and beyond, as projected.

Table 4, Single User Water Treatment Plants, lists thirty-four (34) 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. Two (2) of these plants (North Captiva Island Club Bath House WTP and Troyer Brothers Potato Farm WTP) reported a peak month average daily flow which exceeded the design capacity of the plant. According to the Lee County Health Department, although the average daily flow for the peak month exceeded the design capacity for these plants, since these were isolated single occurrences, they do not indicate that the water treatment plant has produced more water than was permitted. The Gulf Disposal WTP was decommissioned and connected to public water service in 2012, so no flows have been reported for this plant. 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 2013 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 2011	ACTUAL 2012	ESTIMATED 2013	PROJECTED 2014
BONITA SPRINGS UTILITIES					
- BONITA SPRINGS UTILITIES #1	9,000,000	3,714,516	4,259,032	4,500,000	4,600,000
- BONITA SPRINGS UTILITIES #2	6,600,000	4,696,774	4,886,129	5,000,000	5,100,000
1 TOTAL - BONITA SPRINGS UTILITIES	15,600,000	8,411,290	9,145,161	9,500,000	9,700,000
GASPARILLA ISLAND WATER ASSN.					
- GASPARILLA ISLAND WATER ASSN. #1	576,000	265,633	275,129	285,000	295,000
- GASPARILLA ISLAND WATER ASSN. #2	1,270,000	913,833	922,935	930,000	935,000
2 TOTAL-GASPARILLA ISLAND WATER ASSN.	1,846,000	1,179,466	1,198,064	1,215,000	1,230,000
3 GREATER PINE ISLAND WATER ASSN.	3,290,000	1,556,583	1,609,062	1,650,000	1,700,000
4 ISLAND WATER ASSN.	5,990,000	3,924,000	4,078,000	4,200,000	4,300,000
LEE COUNTY UTILITIES					
5 - WATERWAY ESTATES WTP	1,500,000	352,097	348,000	368,300	0
6 - NORTH LEE COUNTY WTP	11,600,000	4,238,892	3,516,000	5,504,200	5,973,750
7 - GREEN MEADOWS WTP	9,000,000	4,607,097	4,700,968	4,828,500	4,911,750
8 - CORKSCREW WTP	15,000,000	12,553,097	14,265,000	13,041,300	13,266,150
9 - OLGA WTP	5,000,000	2,462,161	2,361,968	1,212,200	1,233,100
10 - PINEWOODS WTP	5,300,000	3,420,000	3,235,000	4,045,500	4,115,250
TOTAL - LEE COUNTY UTILITIES	47,400,000	27,633,344	28,426,936	29,000,000	29,500,000
FLORIDA GOVERNMENTAL UTILITY AUTHORITY					
- LEHIGH UTILITIES #1	3,110,000	1,892,968	1,784,467	1,800,000	1,900,000
- LEHIGH UTILITIES #2	1,100,000	449,258	667,133	700,000	725,000
- LEHIGH UTILITIES #3 [See Note 1 below]	500,000	158,645	162,700	165,000	170,000
11 TOTAL - FLORIDA GOV UTILITY AUTHORITY	4,710,000	2,500,871	2,614,300	2,665,000	2,795,000

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

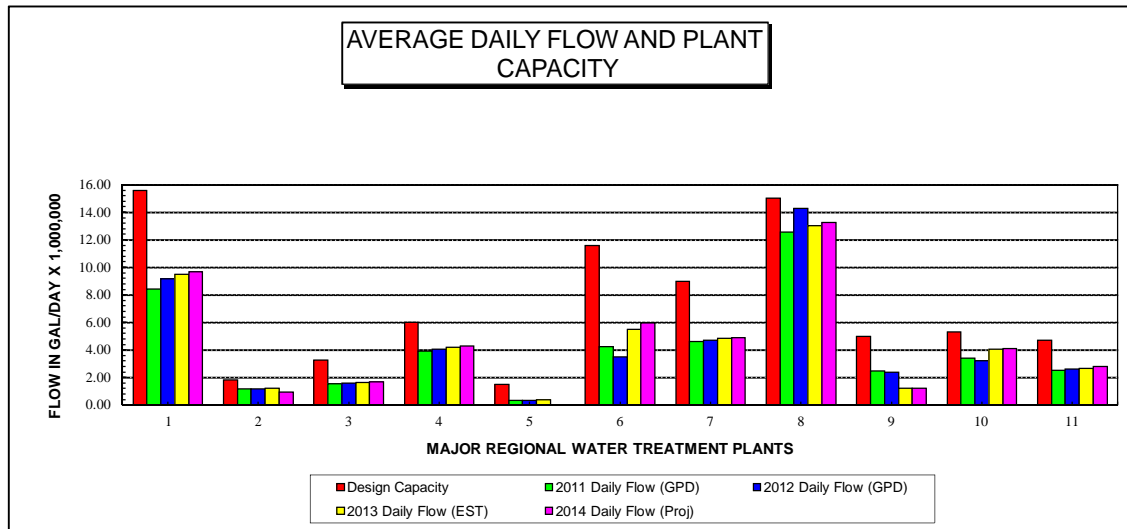


TABLE 2

MINOR REGIONAL WATER TREATMENT PLANTS

PLANT NAME	DESIGN CAPACITY AVERAGE DAILY FLOW GALLONS/DAY	AVERAGE DAILY FLOW IN PEAK MONTH GALLONS PER DAY			
		ACTUAL 2011	ACTUAL 2012	ESTIMATED 2013	PROJECTED 2014
1 BAYSHORE UTILITIES WTP ¹	225,000	44,667	N/A	N/A	N/A
2 CITRUS PARK WTP	540,000	314,709	285,806	295,000	305,000
3 LAKE FAIRWAYS WTP	200,000	113,000	110,000	115,000	120,000

¹ Connected to public water service in June 2012

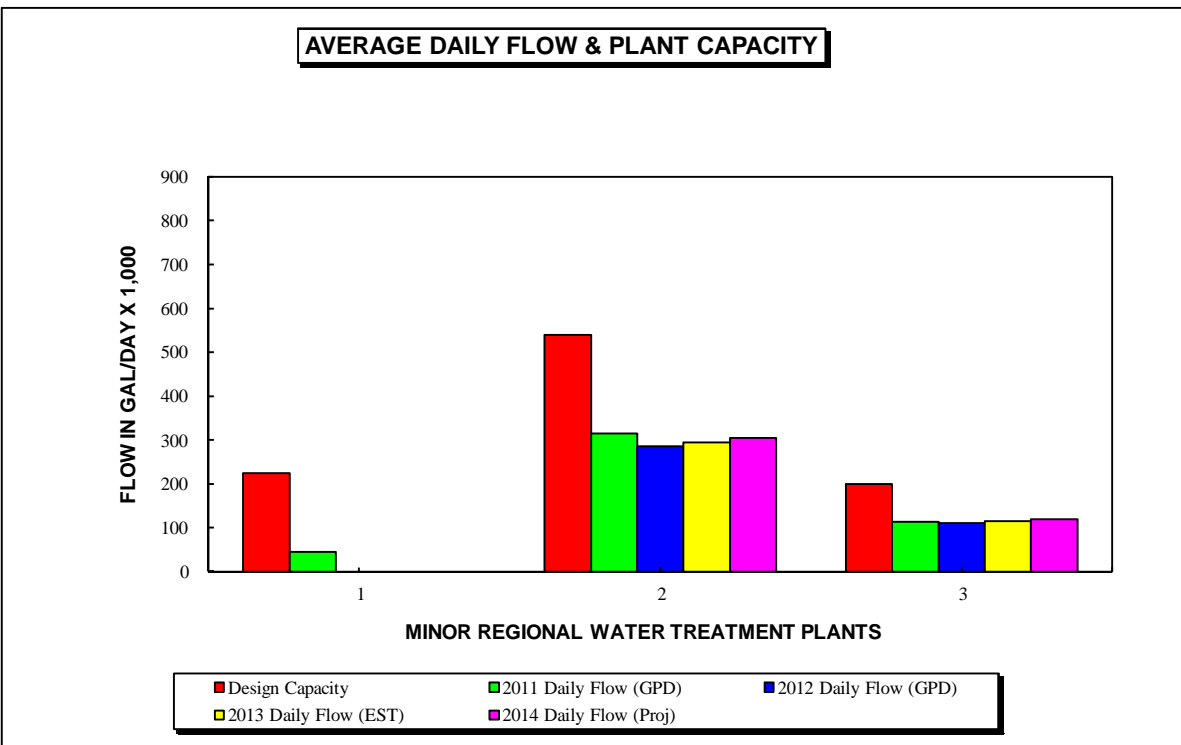


TABLE 3

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 2011	ACTUAL 2012	ESTIMATED 2013	PROJECTED 2014
CHARLESTON PARK WTP	35,000	14,317	21,062	25,000	27,500
FOUNTAIN VIEW RV PARK WTP	70,000	21,114	22,250	23,500	25,000
OAK PARK MOBILE HOME VILLAGE WTP	150,000	32,177	29,000	30,000	31,000
RAINTREE RV RESORT WTP	40,000	25,254	27,451	29,000	30,000
RIVER LAWN TERRACE WTP	7,800	2,317	1,807	2,000	2,100
SALDIVAR MIGRANT CAMP WTP ¹	160,000	55,220	N/A	N/A	N/A
USEPPA ISLAND CLUB WTP	56,000	49,057	50,497	51,500	53,000

¹ Connected to public water service in April 2012

TABLE 4

SINGLE USER WATER TREATMENT PLANTS

PLANT NAME	DESIGN CAPACITY AVERAGE DAILY FLOW GAL/DAY	AVERAGE DAILY FLOW PEAK MONTH 2012 GAL/DAY
ALVA COUNTRY DINER WTP	5,000	4,299
ALVA MIDDLE & ELEM SCHOOL WTP	20,000	4,359
ALVA VILLAGE MARKET	650	376
BARNACLE PHIL'S INC. WTP	5,000	2,010
BURNT STORE CENTRE WTP	3,000	1,532
CAYO COSTA STATE PARK WTP	10,000	465
CABBAGE KEY HIDE-A-WAY WTP	4,000	3,586
CALOOSAHATCHEE REGIONAL PARK WTP	5,000	NR
CARNECERIA MONTERREY WTP	1,105	1,051
ECO PARK WTP	1,000	39
GULF DISPOSAL WTP	3,000	NR ⁽¹⁾
GUNNERY ROAD BAPTIST CHURCH WTP	3,500	2,207
HANDY FOOD STORES #86 - ALVA WTP	9,000	597
SUNSET (fka HOLIDAY) ACRES WTP	20,000	19,929
LEE COUNTY GUN RANGE	7,200	819
LEHIGH EXPRESS SERVICE STATION	1,380	1,123
LJ'S PACKAGE AND LOUNGE, INC.	1,500	523
MANGO ISLAND CAFÉ WTP	2,000	408
MESSIAH LUTHERAN CHURCH WTP	8,500	875
BOO BOO'S SPORTS N EATS	5,000	1,205
NORTH CAPTIVA ISLAND CLUB WTP	2,000	1,543
NORTH CAPTIVA ISLAND CLUB BATH HOUSE WTP	3,300	5,530 ⁽²⁾
OLD CORKSCREW GOLF CLUB WTP	7,500	3,055
REDLANDS CHRISTIAN MIGRANT CAMP WTP	3,000	1,376
SAFETY HARBOR CLUB #12 WTP	5,000	1,955
FARM OP INC.-CORKSCREW CAMP WTP	25,000	9,267
STAR QUICK MART WTP	1,500	831
STATE ROAD 31 SHELL STATION WTP	3,000	1,665
SUNOCO OF NORTH FORT MYERS	3,000	195
SUNSEEKER'S ADULT R.V. PARK WTP	50,000	10,090
SYGENTA FLOWERS ALVA FARM WTP	5,000	4,552
TEMPLE BAPTIST CHURCH WTP	5,000	386
TROYER BROTHERS POTATO FARM	4,000	4,434 ⁽²⁾
YOUNGQUIST BROTHERS ROCK MINE	2,100	956

(1) Connected to public water.

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

NR = Not Reported for this year

SANITARY SEWER

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

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

Tables 5 and 6 show data regarding the Average Daily Flows recorded in the peak month in year 2012 for facilities in the major and minor regional sewage treatment plant categories and the Permitted Capacity for each facility in Average Gallons per Day (AGPD). The single development and single user sewage treatment plants have been removed from the report this year due to a lack of data being reported by the Department of Environmental Protection.



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

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

FGUA, which operates the sewage treatment plant in Lehigh Acres, completed the construction of a 1.0 MGD expansion of the Lehigh Acres WWTP in 2008 which increased its capacity to 3.5 MGD. That plant is now in operation and the deep injection well and associated pumping facilities are operational, so the permitted capacity within Table 5 reflects the increased capacity.

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

FGUA states that it has expanded its sanitary sewer collection system and force mains to new, large residential development communities and commercial properties. Along the way to these communities and properties, individual properties are also targeted to connect to the sanitary sewer system. The FGUA does not currently plan to expand its facilities into already developed communities that are currently served by septic systems since, they have advised, the cost to retrofit these areas would make it cost prohibitive. With regard to enforcing mandatory sewer connections in Lehigh Acres, FGUA advises that when an individual proposes to build a property (residential or commercial) they would either connect to an existing sewer system or apply for a permit to install a septic system. Under Florida Statutes 381.0065, an individual must connect to existing publicly owned sewerage systems, if available. If an individual or builder falsifies documents or fails to verify existing utilities and the County Health Department issues a permit for installation of an on-site septic tank disposal system, FGUA would not be aware and could only enforce the connection after the fact. In 2008, the FGUA completed the identification of all existing properties currently on septic systems that are not connected to existing sewer system facilities which are available to serve them. Mandatory connection of these properties is underway. For larger development projects the 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 2013 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 2012 and no capacity problems are anticipated for Minor Regional Sewage Treatment Plants during 2013 and beyond, as projected.

Based upon the flow data and capacity information shown in the accompanying Tables 5 and 6, there are no apparent sanitary sewer concurrency Level of Service problems anticipated in 2013 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 2011	ACTUAL 2012	ESTIMATED 2013	PROJECTED 2014
BONITA SPRINGS UTILITIES						
	- WATER RECLAMATION WEST WWTP	7,000,000	1,490,000	3,872,000	4,000,000	4,100,000
	- WATER RECLAMATION EAST WWTP	4,000,000	3,320,000	5,189,000	3,400,000	3,500,000
1	TOTAL - BONITA SPRINGS UTILITIES	11,000,000	4,810,000	9,061,000	7,400,000	7,600,000
CITY OF FORT MYERS						
2	- RALEIGH STREET WWTP	11,000,000	6,280,000	8,520,000	8,600,000	8,700,000
3	- SOUTH DRIVE WWTP	12,000,000	9,920,000	9,730,000	9,800,000	9,900,000
GASPARILLA ISLAND WATER ASSOC.						
4	- GASPARILLA ISLAND WATER DOM DIW	705,000	434,000	462,000	475,000	485,000
LEE COUNTY UTILITIES						
5	- GATEWAY SERVICES-DIST 1 WWTP	3,000,000	1,355,000	1,155,000	1,200,000	1,250,000
6	- FIESTA VILLAGE WWTP	5,000,000	3,475,000	3,568,000	3,650,000	3,750,000
7	- FT MYERS BEACH WWTP	6,000,000	4,000,000	4,101,000	4,200,000	4,300,000
8	- THREE OAKS WWTP	6,000,000	3,181,000	3,249,000	3,325,000	3,400,000
9	- WATERWAY ESTATES WWTP ¹	1,250,000	1,316,000	1,093,000	0	0
FLORIDA GOVERNMENTAL UTILITY AUTH						
10	- LEHIGH ACRES WWTP	3,500,000	2,347,000	2,203,000	2,225,000	2,230,000
11	- DEL PRADO (fka SUNCOAST) WWTP	4,250,000	2,429,000	2,602,000	3,850,000	3,900,000

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

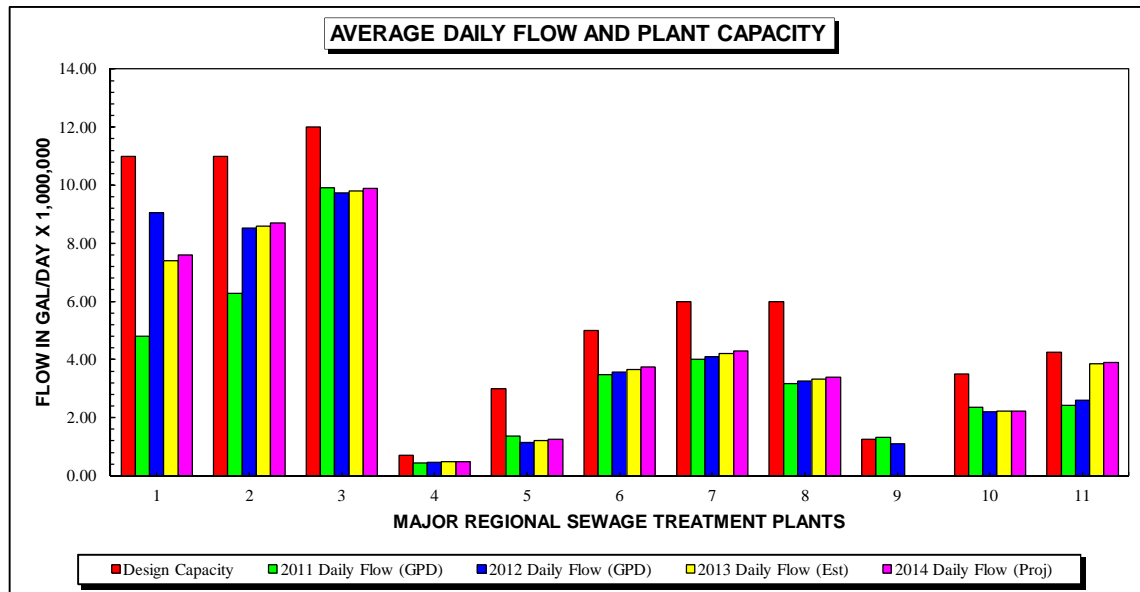
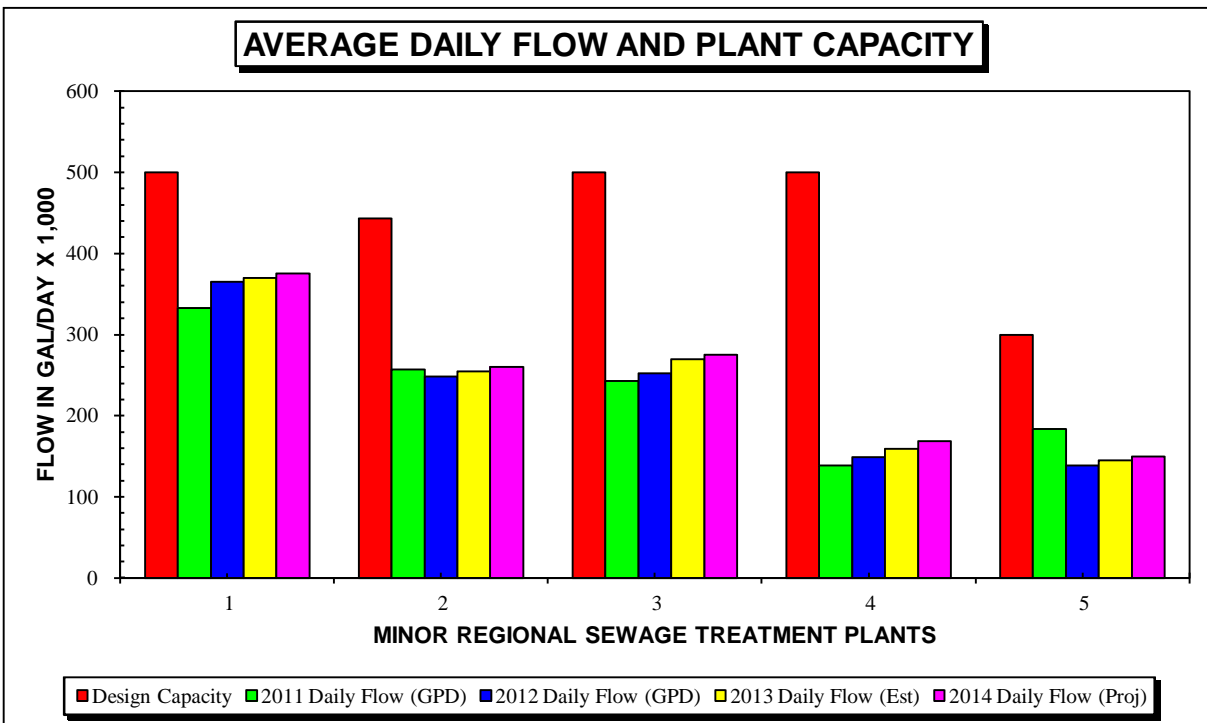


TABLE 6

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
			2011	2012	2013	2014
CHARLOTTE COUNTY UTILITIES						
1	- BURNT STORE WWTP	500,000	333,000	365,000	370,000	375,000
2	EAGLE RIDGE WWTP	443,000	257,000	248,000	255,000	260,000
3	FOREST UTILITIES WWTP	500,000	243,000	252,000	270,000	275,000
LEE COUNTY UTILITIES						
4	- PINE ISLAND WWTP	500,000	139,000	149,000	159,000	169,000
5	- SAN CARLOS WWTP	300,000	184,000	139,000	145,000	150,000



PARKS AND RECREATION

Regional Parks

Existing County Regional Park Facilities

The Lee County Regional Parks Inventory provides information on existing Regional Park facilities, as well as Regional Parks planned over the next several years as illustrated in Table 7. The table and accompanying charts include actual data from 2009 through 2012 and projections to year 2018. 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. 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 forty-four (44) percent of the existing Regional Park acreage.

Existing City Regional Parks

The City Regional Park inventory did not change in 2012. The existing City Park inventory totals 556-acres. Cities currently operate eight (8) percent of the existing Regional Park acreage.

Existing State Regional Parks

The State Regional Parks inventory did not change in 2012. The current Existing State Park inventory totals 2,776-acres. The State currently operates thirty-eight (38) percent of the existing Regional Park acreage.

Existing Federal Regional Parks

The Federal Regional Park inventory did not change in 2012. The Federal Government operates 743-acres of Regional Parks in Lee County, which is ten (10) percent of the existing Regional Park acreage.

Regional Parks Planned in FY 2013/2014

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 are located in Lehigh Acres. The 13-acre Idalia Regional Park is a planned future Regional Park facility located in Olga. The Seafarer's Park (1-acre) is a future park located in the Town of Fort Myers Beach. Finally, a planned future park in the City of Cape

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

Population Figures

During the preparation of this Concurrency Report, the total seasonal resident population figures were updated utilizing: (1) new 2010 Census data; (2) the University of Florida Bureau of Economic and Business Research (BEBR) mid-range permanent population estimates; and (3) a seasonal component of eighteen (18) percent of the permanent population. This report makes projections to year 2018 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 2012 and will continue to do so at least through the year 2018 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 2012 and will continue to do so at least through the year 2018 as currently projected.

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 five (5) years due to annexations by the City of Cape Coral, the City of Fort Myers and the City of Bonita Springs. Exhibit I is a map of the County showing the Community Park Impact Fee Benefit Districts as they existed on December 31, 2012.

Table 8 identifies all of the Community Parks in unincorporated Lee County by individual district. Table 8 also breaks down which Community Parks are owned and operated by Lee County and those which are jointly operated with the Lee County School District. The table reflects 897-acres of existing Community Parks within unincorporated Lee County. Of the existing Community Parks, 813-acres (90%) are owned and operated by Lee County and 84-acres (10%) are jointly operated with the Lee County School District. The Admiral Lehigh Park is an 11-acre Community Park that is planned in the Lehigh/East Lee County district in the 2013/2014 fiscal year, and the Pine Island Community Park is a 30-acre Community Park that is planned in the Pine Island/Matlacha district in the 2013/2014 fiscal year. Additionally, future plans include the Alva Wayside Park (1-acre) and Lehigh Park-Joel Site (30-acre) in the East Fort Myers/Alva district and the St. James Kayak Launch Site (2-acres) in the Pine Island/Matlacha district.

TABLE 7

LEE COUNTY REGIONAL PARK INVENTORY

PARK NAME	LOCATION	ACRES
- EXISTING COUNTY PARKS FY 12/13 -		
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 12/13 -		
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 12/13 -		
Calusa Nature Center	Ft. Myers	105
Centennial Park	Ft. Myers	10
ECO Park	Cape Coral	365
Mound House	Ft. Myers Beach	3
Newton Park	Ft. Myers Beach	1
North Colonial Linear Park	Ft. Myers	63
Riverside Park	Ft. Myers	4
Trailhead Regional Park	Ft. Myers	5
	Subtotal	556

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

- EXISTING STATE PARKS FY 12/13 -

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 12/13 -

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 13/14-			
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

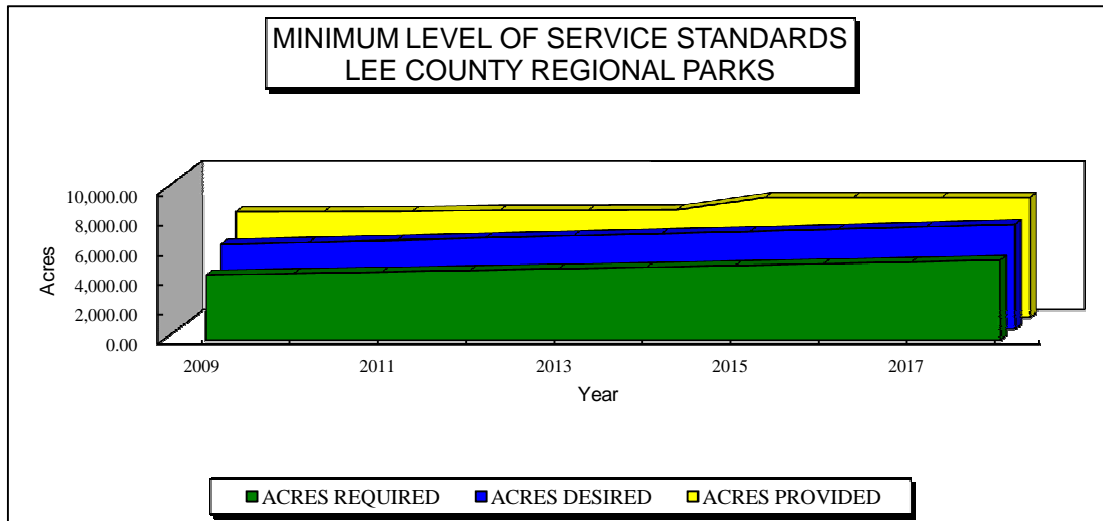
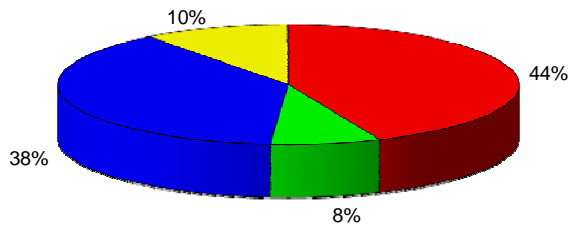


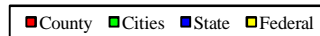
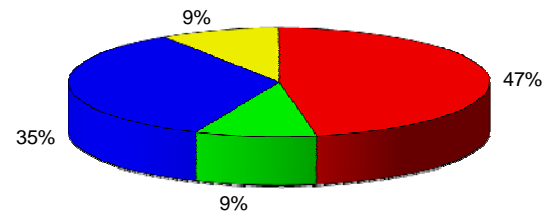
TABLE 7 (Cont'd)
LEE COUNTY REGIONAL PARK INVENTORY

SHARE BY JURISDICTION

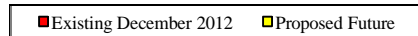
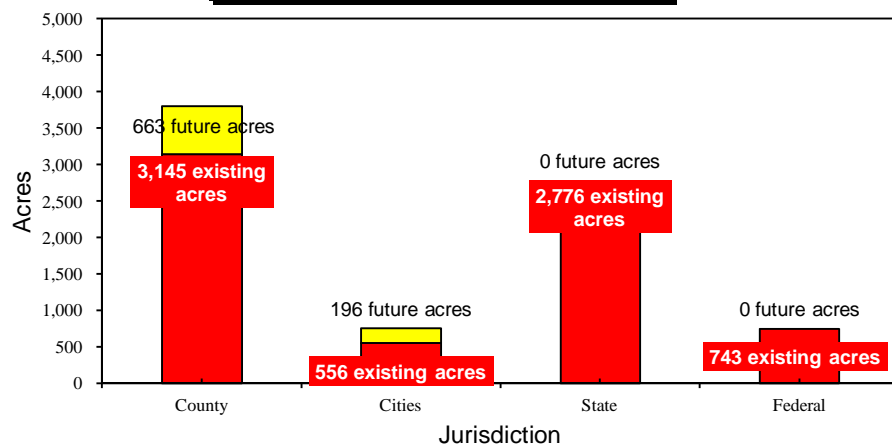
Existing December 2012



Proposed Future



EXISTING(2012) vs PROPOSED(Future)



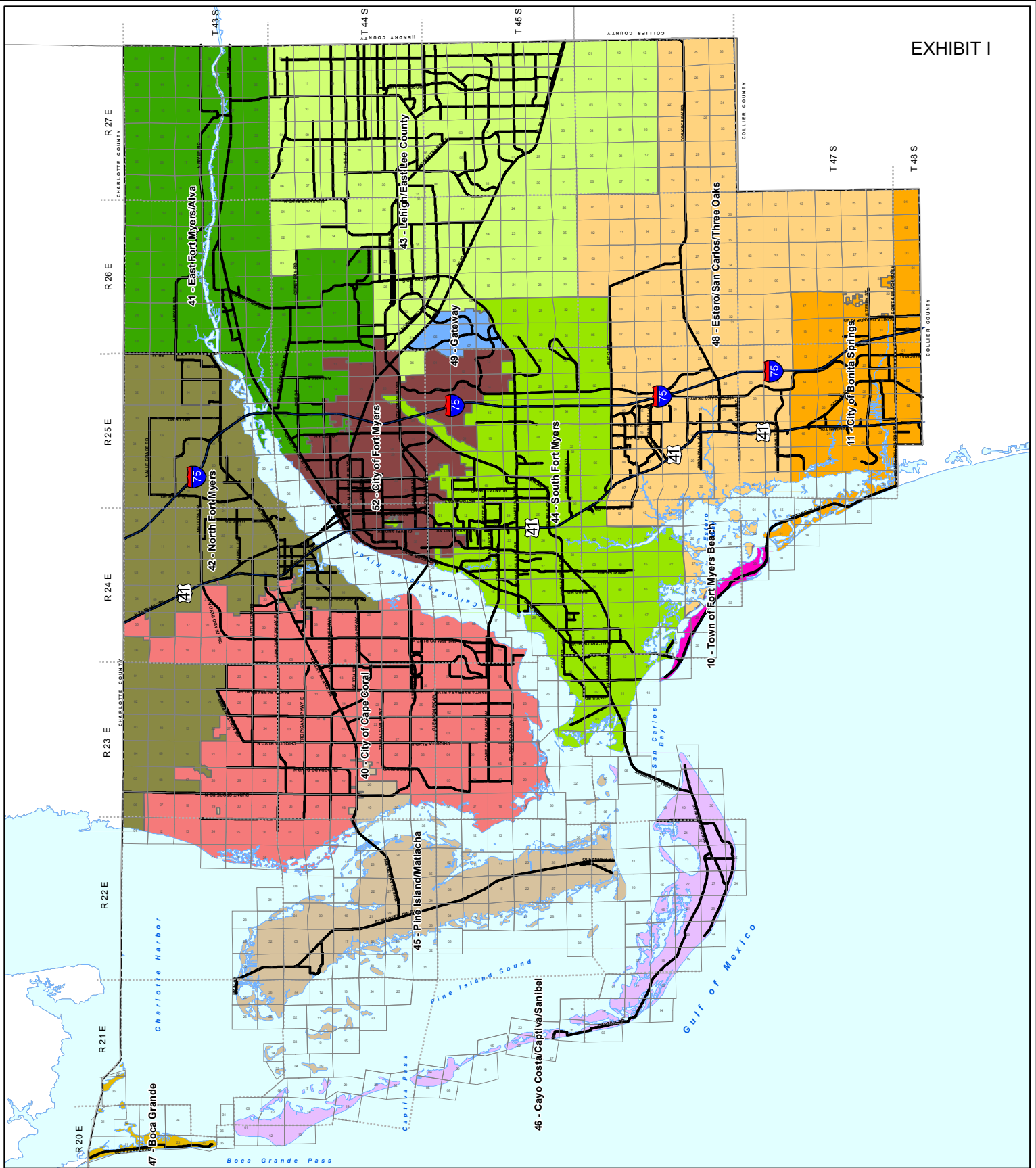
In addition to the Community Parks Inventory reflected in Table 8, a separate table is provided for each Community Park Benefit District. As part of the preparation of the tables, the permanent population figures for each Community Park Benefit District were updated based upon the 2010 US Census data and the BEBR mid-range population figures. These figures are adjusted annually by use of building permit Certificates of Occupancy, permanent occupancy rate, and population by household for each District as well as for changes in the District boundaries. Tables 9 through 17 list the acreage of existing and proposed Community Parks in nine (9) of the thirteen (13) Districts.

The Districts for the cities of Cape Coral, Fort Myers, Bonita Springs and the Town of Fort Myers Beach are not included in this report and the population in the City of Sanibel has not been included in the Cayo Costa/Captiva/Sanibel District to remain consistent with the reports of prior years. The charts accompanying the tables depict the following information for each District: 1) the “Acres Required” to satisfy the 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 2009 through 2012 and projections to year 2018. The tables also reflect park facilities that are subject to “joint use” with the Lee County School District.

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

- Boca Grande, District # 47 (Table 9) - No changes have been made since the 2006 report. The Community Park District inventory of fourteen (14) acres provided meets the Level of Service standard (1.1-acre in 2012). The “Desired” Level of Service was met in 2012 (2.7-acres) and will be met through the year 2018.
- Cayo Costa/Captiva/Sanibel, District #46 (Table 10) - No changes have been made since the 2006 report. The Community Park District inventory of six (6) acres provided meets the Level of Service standard (0.6-acre in 2012). The “Desired” Level of Service was met in 2012 (1.5-acres) and will be met through the year 2018. 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 11) – 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 (6.8-acres in 2012). The “Desired” Level of Service was also met in 2012 (17-acres) and will be met through the year 2018.
- Lehigh/East Lee County, District #43 (Table 12) - No changes have been made since the 2007 report except to update the planned acreage and completion date of the Admiral Lehigh Park. The Community Park District inventory of one-hundred-twenty (120) acres provided meets the Level of Service standard (67.7-acres in 2012). The “Desired” Level of Service was not met in 2012 (169.2-acres in 2012) and will not be met through the year 2018 even with the completion of the future Admiral Lehigh Park (11-acres).

- North Fort Myers District #42 (Table 13) – No changes have been made since the 2011 report except to update the size of the Bayshore Elementary School Park. The Community Park District inventory of one-hundred-seventy-two (172) acres provided meets the Level of Service standard (41-acres in 2012). The “Desired” Level of Service was also met in 2012 (103-acres) and will continue to be met through the year 2018.
- East Fort Myers/Alva, District #41 (Table 14) – No changes have been made since the 2011 report. The Community Park District inventory of one-hundred-seventy-five (175) acres provided meets the Level of Service standard (24.4-acres in 2012). The “Desired” Level of Service was also met in 2012 (61-acres) and will continue to be met through the year 2018.
- Pine Island/Matlacha, District #45 (Table 15) -No changes have been made since the 2009 report. The Community Park District inventory of twenty (20) acres provided meets the Level of Service standard (7.7 acres in 2012). The “Desired” Level of Service was also met in 2012 (19.3 acres), but it will not be met through the year 2018 unless the planned future Pine Island Community Park (30-acres) or the planned future St. James Kayak Launch Site (2-acres) are developed.
- South Fort Myers, District #44 (Table 16) – Based on updated information from the Parks and Recreation Department, the Cypress Lake Community Pool has been listed at 1-acre, the Cypress Lake High School Park has been listed at 4-acres, the Lexington Middle School Park has been listed at 4-acres, and the Tanglewood Elementary School Park has been listed at 4-acres. These changes bring the Community Park District inventory to two-hundred-ten (210) acres provided, and this meets the Level of Service standard (80.9-acres in 2012). The “Desired” Level of Service was also met in 2012 (202.2-acres) and will be met through the year 2018.
- Estero/San Carlos/Three Oaks, District #48 (Table 17) – Based on updated information from the Parks and Recreation Department, the San Carlos Elementary School Park has been listed at 4-acres. This brings the Community Park District inventory to one-hundred-thirty-two (132) acres provided, and this meets the Level of Service standard (47.3 acres in 2012). The “Desired” Level of Service was met in 2012 (118.2 acres) and will continue to be met through the year 2018.



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 8

LEE COUNTY COMMUNITY PARK INVENTORY

PARK NAME	COMMUNITY PARK BENEFIT DISTRICT	ACRES
- EXISTING COMMUNITY PARKS OPERATED BY LEE COUNTY		
Boca Grande Community Center	Boca Grande	4
Boca Grande Community Park	Boca Grande	10
Gateway Community Park	Gateway	31 (1)
Gateway Community Pool	Gateway	16 (1)
Lehigh Acres Senior Center	Lehigh/East Lee County	3
Lehigh Acres Community Park	Lehigh/East Lee County	20
Veterans Park/Recreation Center	Lehigh/East Lee County	82
Bayshore Soccer Complex	North Fort Myers	6
Judd Park	North Fort Myers	8
Mary Moody Park	North Fort Myers	3
Nalle Grade Park	North Fort Myers	50
N. Ft. Myers 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	813
- EXISTING COMMUNITY PARKS JOINT USE WITH SCHOOL DISTRICT		
Sanibel Elementary School/Comm. Ctr.	Cayo Costa, Captiva, Sanibel	6
Lehigh Acres Middle School	Lehigh/East Lee County	10
Veterans Park Middle School	Lehigh/East Lee County	5
Bayshore Elementary School	North Fort Myers	5
J. Colin English Elementary School	North Fort Myers	1
N. Ft. Myers Academy for the Arts	North Fort Myers	4
N. Ft. Myers High School & Pool	North Fort Myers	2
N. Ft. Myers Community Pool	North Fort Myers	1
Riverdale High School & Pool	East Fort Myers/Alva	10
Tice Elementary	East Fort Myers/Alva	1
Tice Pool	East Fort Myers/Alva	1
Pine Island Elementary School	Pine Island/Matlacha	2
Cypress Lake High School	South Fort Myers	4
Cypress Lake Community Pool	South Fort Myers	1
Lexington Middle School	South Fort Myers	4
Tanglewood Elementary School	South Fort Myers	4
Villas Elementary School	South Fort Myers	4
Estero High School	Estero/San Carlos/Three Oaks	15
San Carlos Elementary School	Estero/San Carlos/Three Oaks	4
	Subtotal	84
	Cumulative Total	897

TABLE 8 (Cont'd)

PLANNED COMMUNITY PARKS

PARK NAME	LOCATION	ACRES	
- Parks Planned FY 13/14-			
Admiral Lehigh Park	Lehigh/East Lee County	11	
Pine Island Community Park	Pine Island/Matlacha	30	
		<u>41</u>	
		Subtotal	938
		Cumulative Total	
- 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	
		<u>33</u>	
		Subtotal	971
		Cumulative Total	

(1) Gateway Services District

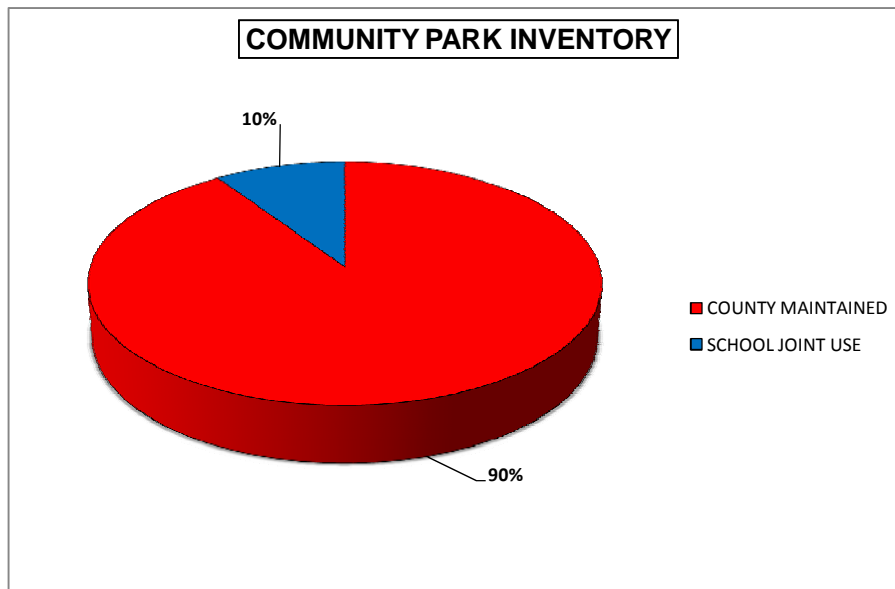


TABLE 9
District # 47
Boca Grande Community Park Benefit District

PARK NAME	LOCATION	ACRES	
- EXISTING PARKS FY 12/13 -			
Boca Grande Community Center	Boca Grande	4	
Boca Grande Community Park	Boca Grande	<u>10</u>	
	Subtotal		14
- No Future Parks Planned -			
	Cumulative Total		14

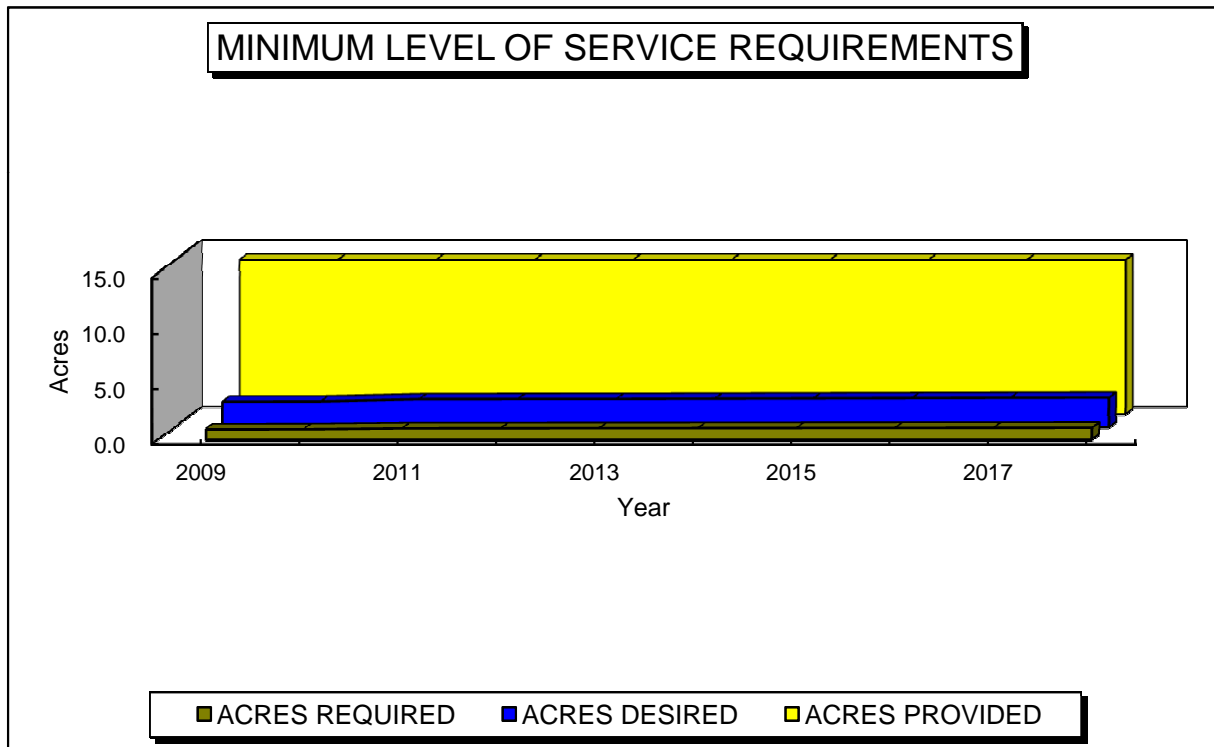


TABLE 10
District # 46
Cayo Costa, Captiva, Sanibel Community Park Benefit District
(UNINCORPORATED AREA ONLY)

PARK NAME	LOCATION	ACRES
- EXISTING PARKS FY 12/13 -		
Sanibel Elem. School/Comm. Rec Ctr.	Sanibel	<u>6</u> *
	Subtotal	6
- No Future Parks Planned -		
	Cumulative Total	6

* Joint use acreage with the Lee County School District

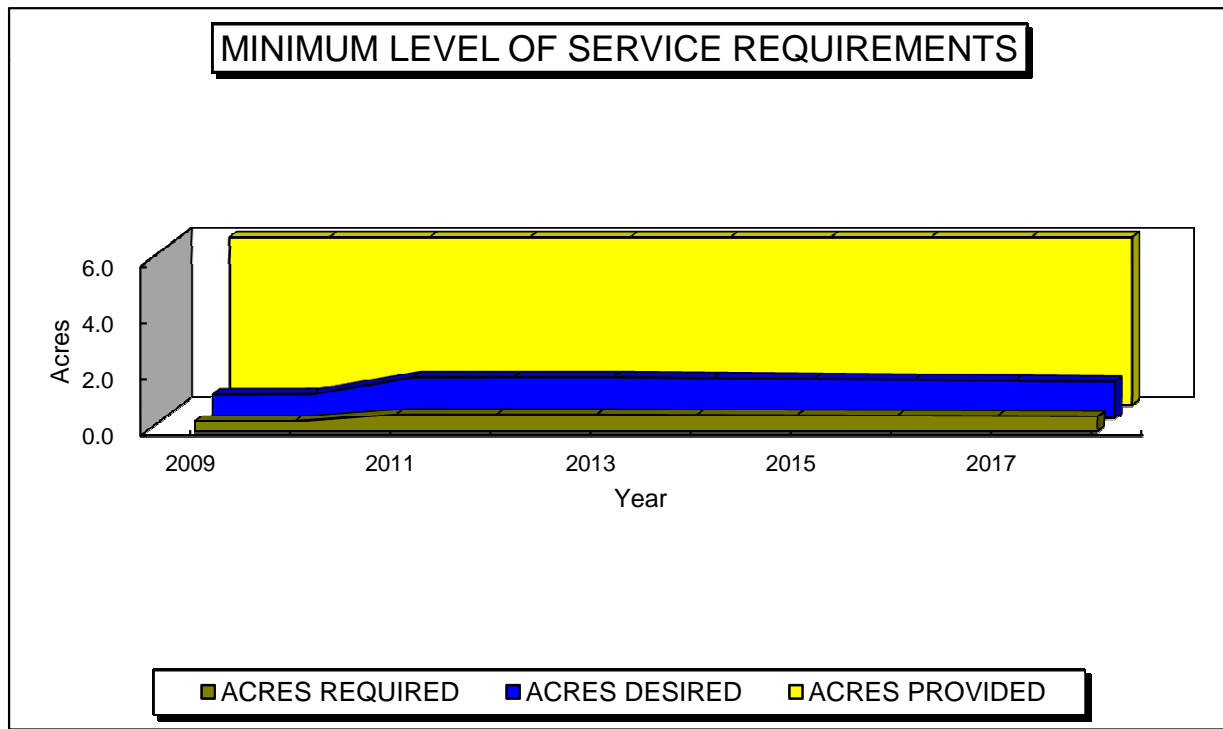


TABLE 11
District # 49
Gateway Community Park Benefit District

PARK NAME	LOCATION	ACRES
- EXISTING PARKS FY 12/13 -		
Gateway Community Park	Gateway	31 *
Gateway Community Pool	Gateway	<u>16 *</u>
	Subtotal	47
- No Future Parks Planned -		
	Cumulative Total	47

* Gateway Services District

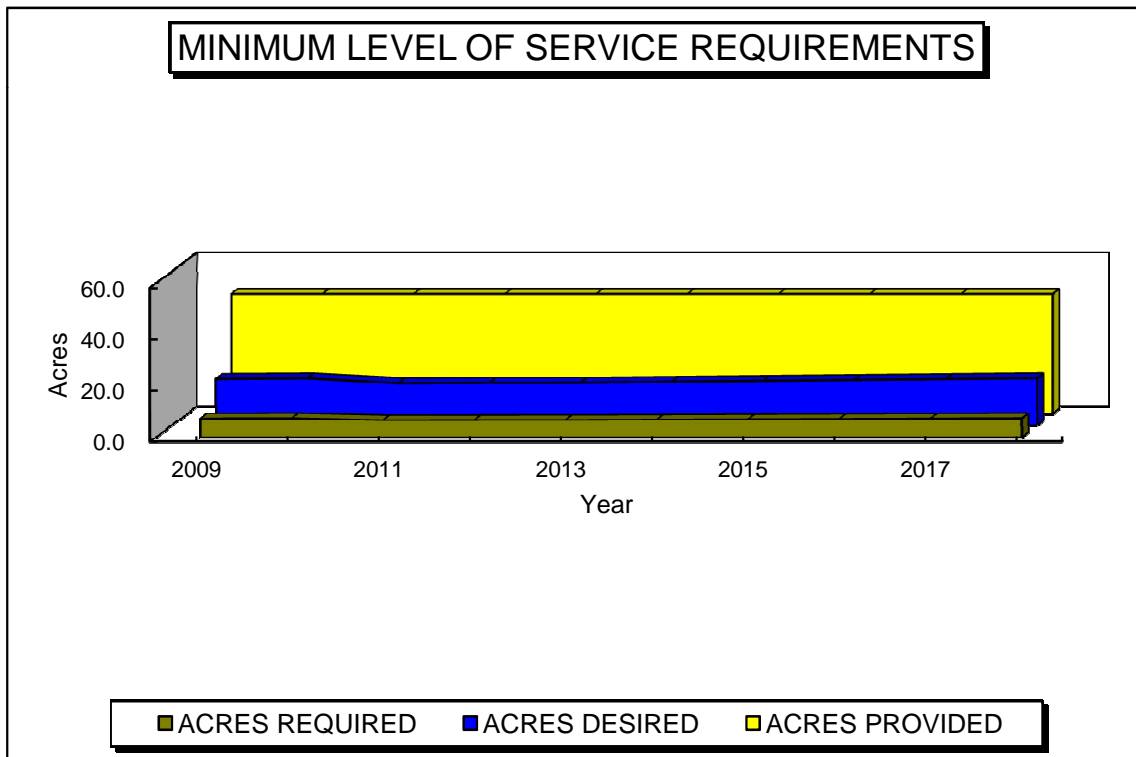


TABLE 12
District # 43
Lehigh/East Lee County Community Park Benefit District

PARK NAME	LOCATION	ACRES
- EXISTING PARKS FY 12/13 -		
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 13/14)	Lehigh Acres	11
	Cumulative Total	131

* Joint use acreage with the Lee County School District

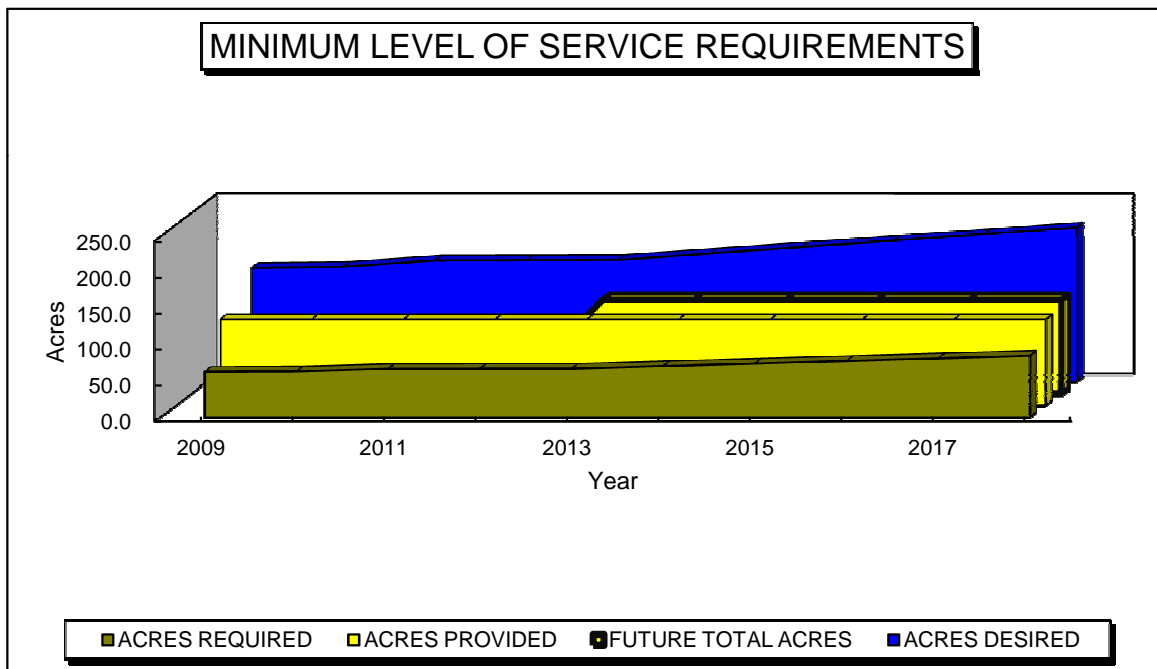


TABLE 13
District # 42
North Fort Myers Community Park Benefit District

PARK NAME	LOCATION	ACRES
- EXISTING PARKS FY 12/13 -		
Bayshore Elementary School	N. Ft. Myers	5 *
Bayshore Soccer Complex	N. Ft. Myers	6
J. Colin English Elementary School	N. Ft. Myers	1 *
Judd Park	N. Ft. Myers	8
Mary Moody Park	N. Ft. Myers	3
Nalle Grade Park	N. Ft. Myers	50
N. Ft. Myers 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	4 *
N. Ft. Myers High School & Pool	N. Ft. Myers	2 *
N. Ft. Myers Community Pool	N. Ft. Myers	1 *
Waterway Estates Park	N. Ft. Myers	<u>6</u>
Subtotal		172
- No Future Parks Planned -		
Cumulative Total		172

* Joint use acreage with the Lee County School District

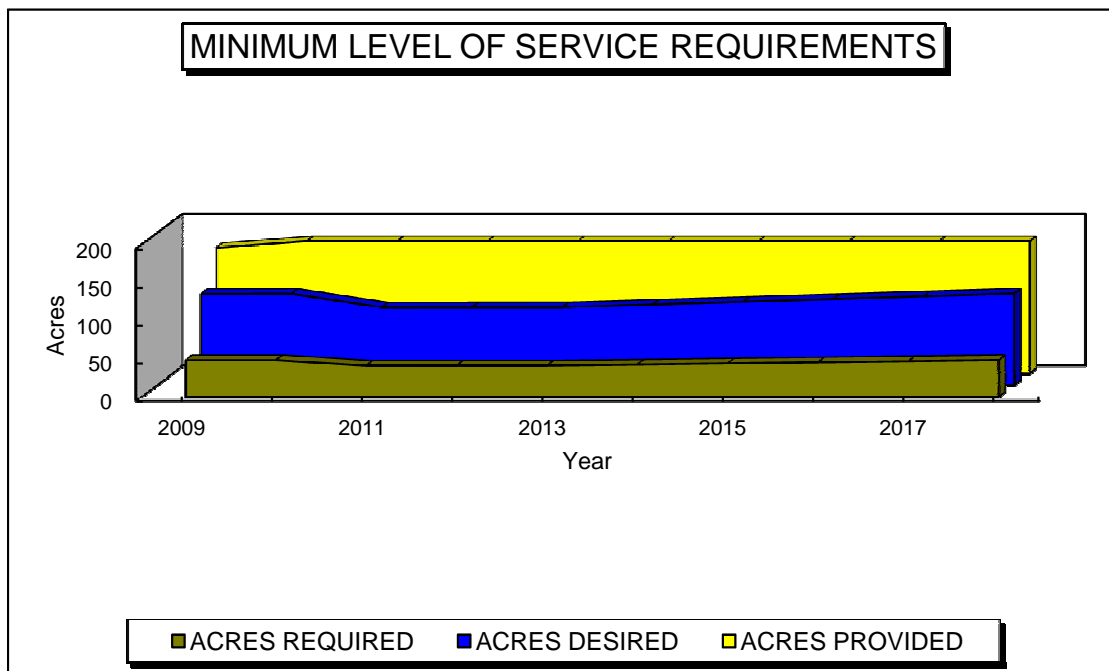


TABLE 14
District # 41
East Fort Myers/Alva Community Park Benefit District

PARK NAME	LOCATION	ACRES
- EXISTING PARKS FY 12/13 -		
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 *
	Subtotal	175
- Future Parks Planned -		
Alva Wayside Park	Alva	1
Lehigh Park-Joel Site	Lehigh Acres	30
	Subtotal	31
	Cumulative Total	206

* Joint use acreage with the Lee County School District

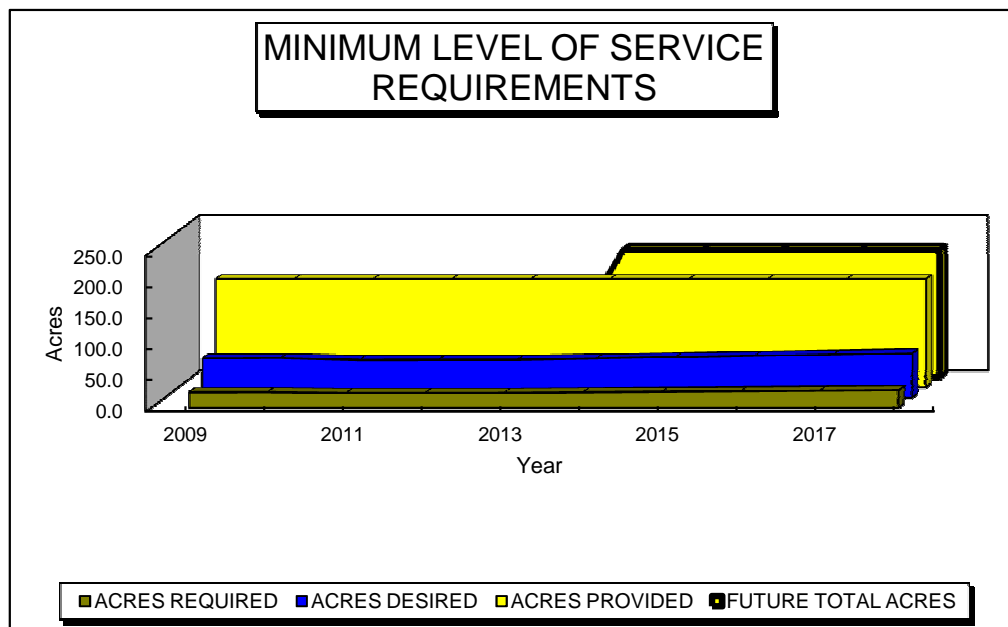


TABLE 15
District # 45
Pine Island/Matlacha Community Park Benefit District

PARK NAME	LOCATION	ACRES	
- EXISTING PARKS FY 12/13 -			
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 (FY 13/14)	Pine Island	<u>30</u>	
	Subtotal		32
	Cumulative Total		52

* Joint use acreage with the Lee County School District

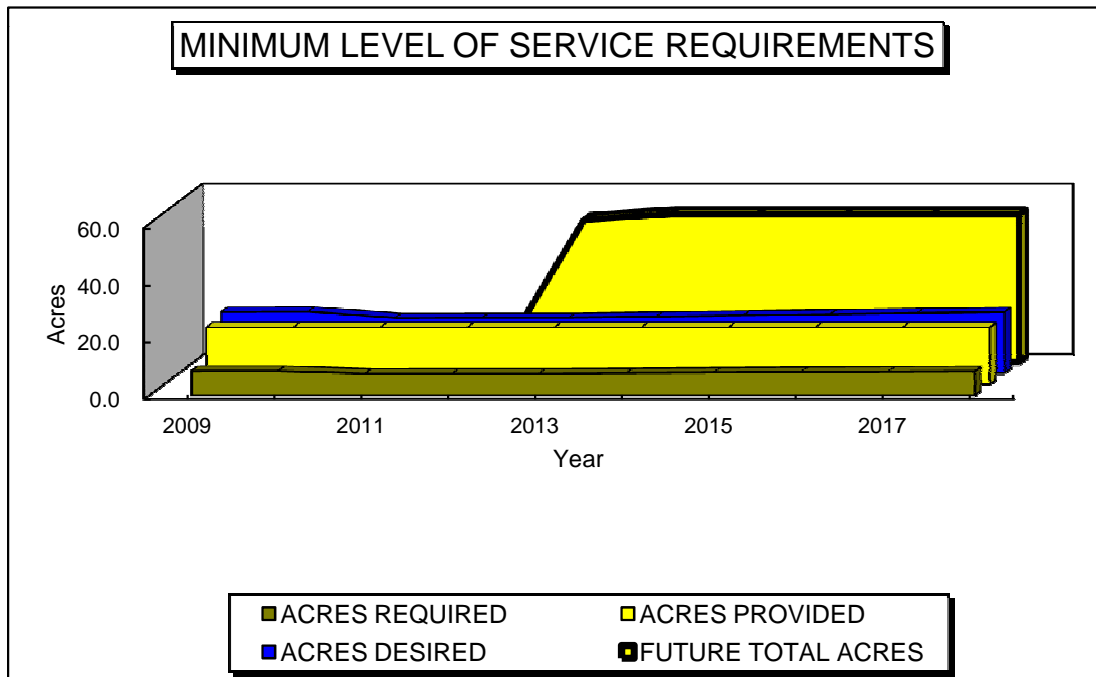


TABLE 16
District # 44
South Fort Myers Community Park Benefit District

PARK NAME	LOCATION	ACRES
- EXISTING PARKS FY 12/13 -		
Cypress Lake Community Pool	S. Ft. Myers	1 *
Cypress Lake High School	S. Ft. Myers	4 *
Harlem Heights Community Park	S. Ft. Myers	5
Hunter Park	S. Ft. Myers	8
Jerry Brooks Park	S. Ft. Myers	10
JetBlue Park Community Soccer Fields	S. Ft. Myers	14
Kelly Road Community Park	S. Ft. Myers	42
Lexington Middle School	S. Ft. Myers	4 *
Rutenberg Park	S. Ft. Myers	40
Lee County Sports Complex (Softball)	S. Ft. Myers	30
Tanglewood Elementary School	S. Ft. Myers	4 *
Villas Elementary School	S. Ft. Myers	3 *
Wa-Ke Hatchee Park	S. Ft. Myers	44
Wa-Ke Hatchee Recreation Center	S. Ft. Myers	<u>1</u>
Subtotal		210
- No Future Planned Parks-		
Cumulative Total		210

* Joint use acreage with the Lee County School District

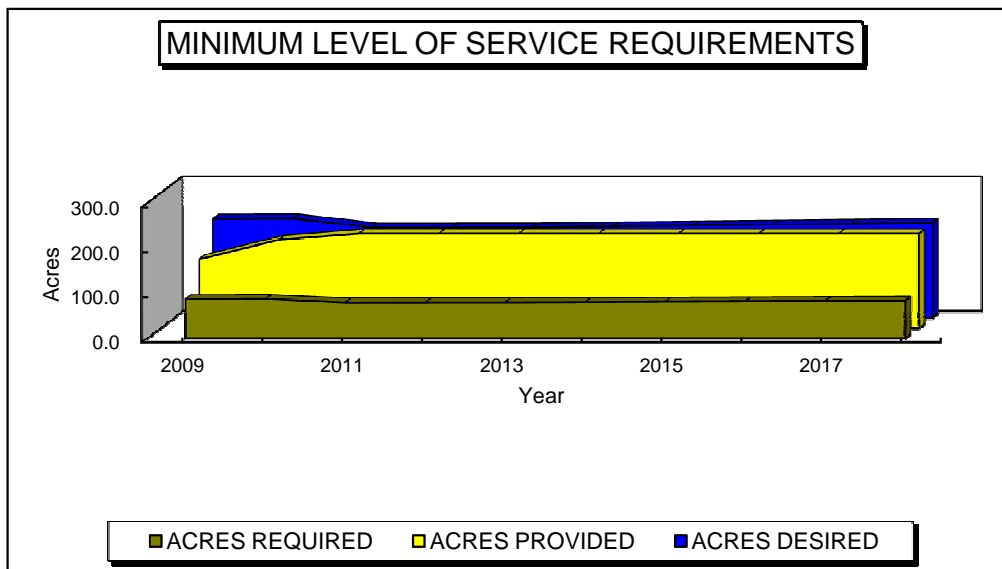
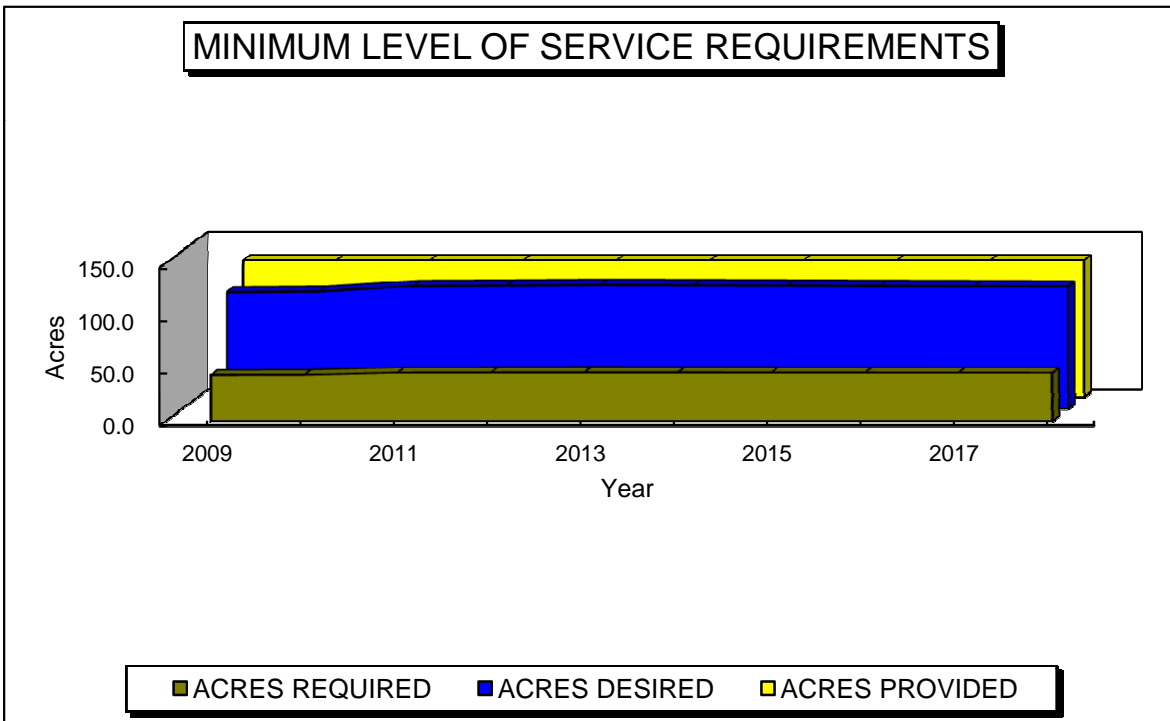


TABLE 17
District # 48
Estero/San Carlos/Three Oaks Community Park Benefit District

PARK NAME	LOCATION	ACRES
- EXISTING PARKS FY 12/13 -		
Estero Community Park & Rec Center	Estero	65
Estero High School	Estero	15 *
Karl Drews Community Center and Park	San Carlos Park	3
San Carlos Elementary School	San Carlos Park	4 *
San Carlos Pool	San Carlos Park	1
Three Oaks Community Park	San Carlos Park	<u>44</u>
Subtotal		132
- No Future Parks Planned -		
Cumulative Total		132

* Joint use acreage with the Lee County School District



Recreational Facilities

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

Community Recreation Centers

For Community Recreation Centers, the non-regulatory standard is four (4) recreation centers of 25,000 square feet or more within unincorporated Lee County. Table 18 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 2012. 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 18 indicates the inventory for the boat ramp lanes in Lee County. Based on the information indicated within Table 18, there are presently 41 boat ramp lanes in Lee County. This includes boat ramps owned and operated by Lee County, incorporated Cities, the State, the Federal government, and commercial ventures.

In order to assess whether the Level of Service standard for boat ramp lanes has been met, the seasonal population data utilized in the Regional Parks inventory was reviewed. The population in Lee County (including seasonal residents) in 2012 was 783,545. Based on a standard of one (1) boat ramp lane per 12,500 people, the non-regulatory Level of Service standard for boat ramps is 62 boat ramp lanes with adequate parking. The inventory indicated within Table 18 reflects a total of 41 boat ramp lanes, so the Level of Service standard for boat ramps was not met in 2012.

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 2012.

TABLE 18

LEE COUNTY RECREATIONAL FACILITIES INVENTORY

COMMUNITY RECREATION CENTER INVENTORY

FACILITY NAME	SIZE OF FACILITY
- EXISTING COMMUNITY RECREATION CENTERS	
Estero Recreation Center	37,000 sq. ft.
Veteran's Recreation Center	30,000 sq. ft.
Wa-Ke Hatchee Recreation Center	30,000 sq. ft.
- 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 = 783,545

SCHOOLS

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



under the interlocal agreement and State statutes regarding school concurrency. Ordinance 08-19 was adopted on August 26, 2008 to implement school concurrency by incorporating schools into the County concurrency management system set forth in the Land Development Code.

School concurrency means that public school facilities needed to serve new development must be in place or under actual construction within three (3) years after the local government approves a development permit, or its functional equivalent, that results in generation of students. Lee County has adopted School Concurrency Service Areas (CSA) which include three (3) zones established by the School Board for the purpose of assigning students to schools in a geographic location where those students reside. School Concurrency Service Areas are the same as the three (3) school choice zones (East Zone, South Zone, or West Zone) for elementary, middle, and high schools. Exhibit II is a map of the County showing the School Student Assignment Zones (aka School Concurrency Service Areas) as they existed in 2012 as well as a list of the schools within each zone.

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

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

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

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

The Lee County School Capacity Inventory for each CSA is shown in Table 19 (East Zone), Table 20 (South Zone), Table 21 (West Zone) and Table 22 (Special Purpose Facilities). The status of each CSA is as shown below:

East Zone Schools (Table 19) - The Level of Service Standard was met in 2012 with 2,464 available seats in Elementary Schools, 2,144 available seats in Middle Schools, and 789 available seats in High Schools. The Level of Service Standard will be met in 2013 since there is available capacity in East Zone Elementary Schools (2,180 seats), Middle Schools (2,144 seats) and High Schools (789 seats).

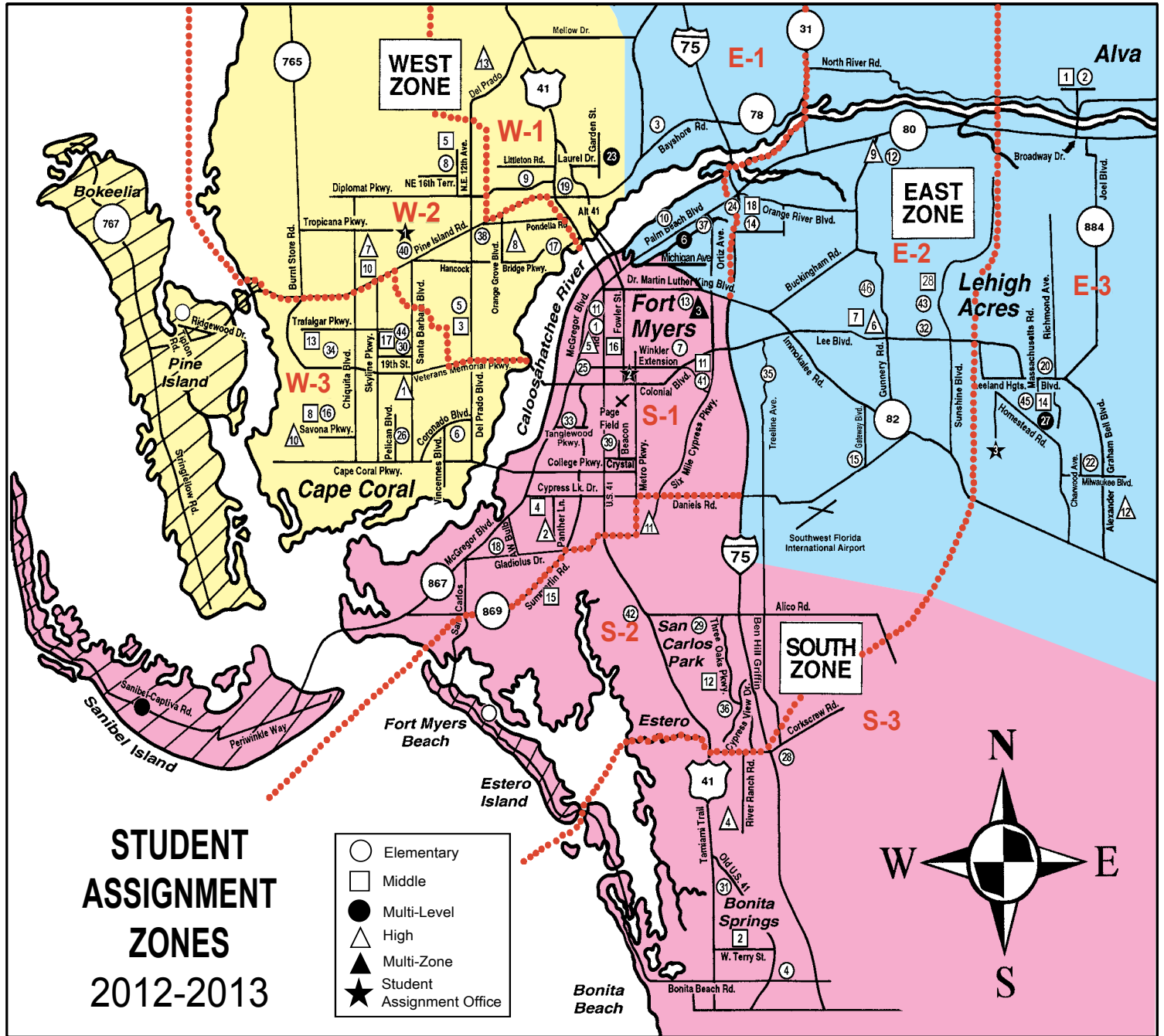
South Zone Schools (Table 20) - The Level of Service Standard was met in 2012 with 1,614 available seats in Elementary Schools, 909 available seats in Middle Schools and 296 available seats in High Schools. The Level of Service Standard will be met in 2013 since there is available capacity in the South Zone Elementary Schools (1,337 seats), Middle Schools (923 seats) and High Schools (296 seats).

West Zone Schools (Table 21) - The Level of Service Standard was met in 2012 with 3,756 available seats in Elementary Schools, 1,010 available seats in Middle Schools and 1,071 available seats in High Schools. The Level of Service Standard will be met in 2013 since there is available capacity in the West Zone Elementary Schools (3,179 seats), Middle Schools (938 seats) and High Schools (1,071 seats).

Special Purpose Facilities (Table 22) - The Level of Service Standard was met in 2012 with 622 available seats, and it will be met in 2013 since there is available capacity of 612 seats.

In summary, there were no school Level of Service deficiencies in 2012 and none are anticipated for 2013.

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		SOUTH ZONE Student Assignment Office		EAST ZONE Student Assignment Office	
Cape Coral.....	1	Fort Myers.....	2	Lehigh Acres.....	3
Elementary Schools		Elementary Schools		Elementary Schools	
Caloosa (U)	5	Allen Park.....	1	Alva	2
Cape.....	6	Bonita Springs (U) (A)	4	Bayshore (U)	3
Diplomat (U)	8	Colonial (U).....	7	Edgewood Academy (A) (U)	10
Gulf	16	Edison Park (A).....	11	G. Weaver Hipps	45
Hancock Creek	17	Franklin Park (T)(U)	13	Gateway	15
Hector A. Cafferata, Jr. (U).....	40	Heights (IB).....	18	Harns Marsh	43
J. Colin English (U) (IB in progress).....	19	Orangewood.....	25	James Stephens Academy (U)	
Littleton (U)	9	Pinewoods	28	(IB in progress) (K-8)	6
NFM Academy for the Arts (K-8) (A) (U).....	23	Ray V. Pottorf	41	Lehigh	20
Patriot	44	Rayma C. Page (U)	42	Manatee.....	14
Pelican.....	26	San Carlos Park (U) (A)	29	Mirror Lakes (U)	22
Skyline	30	Spring Creek (U)	31	Orange River	24
Trafalgar (U)	34	Tanglewood Riverside.....	33	River Hall (U)	12
Tropic Isles.....	38	Three Oaks.....	36	Sunshine	32
Middle Schools		Villas	39	Tice (FL).....	37
Caloosa	3	Middle Schools		Tortuga Preserve (STEM) (U)	46
Challenger	17	Bonita Springs (A).....	2	Treeline (U).....	35
Diplomat.....	5	Cypress Lake (A)	4	Veterans Park (K-8) (A) (U).....	27
Gulf	8	Fort Myers Middle Academy (U) (T)	16	Middle Schools	
Mariner (IB in progress)	10	Lexington (IB)	15	Alva	1
NFM Academy for the Arts (K-8) (A) (U).....	23	Paul Laurence Dunbar.....	11	Harns Marsh (STEM) (U)	28
Trafalgar.....	13	Three Oaks (U).....	12	James Stephens Academy (U)	
High Schools		High Schools		(IB in progress) (K-8)	6
Cape Coral (IB)	1	Cypress Lake (A)	2	Lehigh Acres (U).....	14
Ida S. Baker (C)	10	Dunbar Zone Magnet (T)	3	Oak Hammock (U)	18
Island Coast	13	Estero.....	4	Varsity Lakes (U).....	7
Mariner	7	Fort Myers (IB).....	5	Veterans Park (K-8) (A) (U).....	27
North Fort Myers (A)	8	South Fort Myers (C).....	11	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 19
SCHOOL CONCURRENCY INVENTORY
EAST ZONE SCHOOLS

SUB ZONE	SCHOOL NAME	<-----TOTALS JANUARY 18, 2013----->			<-----PROJECTED 2013-14 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	614	693		693	678	(15)	
	Edgewood Academy	451	741		741	710	(31)	
	James Stephens Int'l Acad Elem.	351	681		681	681	-	
	Orange River Elementary	811	871		871	858	(13)	
	Tice Elementary	468	785		785	766	(19)	
	Survey Changes in Elementary East Zone	-	-	-	-	-	(78)	
	Elementary Totals	2,695	3,771	1,076	3,771	3,693	(78)	998
	James Stephens Int'l Academy Middle	369	336		336	336	-	
	Survey Changes in Middle East Zone				-	-	-	
	Middle Totals	369	336	(33)	336	336	-	(33)
	Dunbar High	920	1,102	-	1,102	2,002	900	
	Survey Changes in High East Zone	-	-	-	-	-	900	
	High Totals	920	1,102	182	1,102	2,002	900	1,082
E2	Gateway Elementary	693	754		754	732	(22)	
	Harns Marsh Elementary	909	948		948	948	-	
	Manatee Elementary	863	1,042		1,042	1,042	-	
	River Hall Elementary	909	1,064		1,064	1,038	(26)	
	Sunshine Elementary	1,107	1,152		1,152	1,130	(22)	
	Torguga Preserve Elementary	707	1,068		1,068	1,068	-	
	Treeline Elementary	1,008	1,065		1,065	1,065	-	
	Survey Changes in Elementary East Zone						(70)	
	Elementary Totals	6,196	7,093	897	7,093	7,023	(70)	827
	Harns Marsh Middle	859	1,367		1,367	1,367	-	
	Oak Hammock Middle	1,064	1,342		1,342	1,342	-	
	Varsity Lakes Middle	971	1,187		1,187	1,187	-	
	Survey Changes in Middle East Zone						-	
	Middle Totals	2,035	3,896	1,861	3,896	3,896	0	1,861
	Lehigh Senior High	1,805	1,922		1,922	2,097	175	
	Riverdale High	1,949	2,128		2,128	2,328	200	
	Survey Changes in High East Zone						375	
	High Totals	3,754	4,050	296	4,050	4,425	375	671
E3	Alva Elementary	403	391		391	391	-	
	G. Weaver Hipps Elementary	738	794		794	794	-	
	Lehigh Elementary	1,033	1,092		1,092	1,092	-	
	Mirror Lakes Elementary	1,058	1,089		1,089	1,035	(54)	
	Veterans Park (K-5)	816	1,173		1,173	1,091	(82)	
	Survey Changes in Elementary East Zone						(136)	
	Elementary Totals	4,048	4,539	491	4,539	4,403	(136)	355
	Alva Middle	526	619		619	629	10	
	Lehigh Acres Middle	1,056	1,296		1,296	1,296	-	
	Veteran's Park (6-8)	594	577		577	537	(40)	
	Survey Changes in Middle East Zone						(30)	
	Middle Totals	2,176	2,492	316	2,492	2,462	(30)	286
	East Lee County High	1,643	1,954		1,954	1,954	-	
	Survey Changes in High East Zone						-	
	High Totals	1,643	1,954	311	1,954	1,954		311
	Elem Totals - East	12,939	15,403	2,464	15,403	15,119		2,180
	Middle Totals - East	4,580	6,724	2,144	6,724	6,694		2,144
	High Totals - East	6,317	7,106	789	7,106	8,381		789
	Total East	23,836	29,233	5,397	29,233	30,194		5,113

TABLE 20
SCHOOL CONCURRENCY INVENTORY
SOUTH ZONE SCHOOLS

SUB ZONE	SCHOOL NAME	<-----TOTALS JANUARY 18, 2013----->			<-----PROJECTED 2013-14 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	944	1,028		1,028	1,028	-	
	Colonial Elementary	768	940		940	886	(54)	
	Edison Park Elementary	367	455		455	455	-	
	Franklin Park Elementary	456	579		579	566	(13)	
	Heights Elementary	1,084	1,306		1,306	1,306	-	
	Orangewood Elementary	598	632		632	520	(112)	
	Ray Pottorf Elementary	648	864		864	864	-	
	Tanglewood/Riverside Elementary [1]	733	786		786	786	-	
	Villas Elementary	814	881		881	878	(3)	
	Survey Changes in Elementary South Zone	-	-	-	-	-	(182)	
	Elementary Totals	6,412	7,471	1,059	7,471	7,289	(182)	877
	Cypress Lake Middle	744	846		846	890	44	
	Fort Myers Middle	483	856		856	834	(22)	
	P.L. Dunbar Middle	937	1,011		1,011	1,011	-	
	Survey Changes in Middle South Zone	-	-	-	-	-	22	
	Middle Totals	2,164	2,713	549	2,713	2,735	22	571
	Cypress Lake High	1,508	1,615		1,615	1,615	-	
	Fort Myers High	1,872	1,864		1,864	1,864	-	
	Survey Changes in High South Zone	-	-	-	-	-	-	
	High Totals	3,380	3,479	99	3,479	3,479	-	99
S2	Rayma Page Elementary	790	846		846	846	-	
	San Carlos Park Elementary	899	1,026		1,026	1,018	(8)	
	Three Oaks Elementary	809	731		731	659	(72)	
	Survey Changes in Elementary South Zone						(80)	
	Elementary Totals	2,498	2,603	105	2,603	2,523	(80)	25
	Lexington Middle	921	1,031		1,031	1,031	-	
	Three Oaks Middle	909	986		986	986	-	
	Survey Changes in Middle South Zone						-	
	Middle Totals	1,830	2,017	187	2,017	2,017	-	187
	South Fort Myers High	1,782	1,973		1,973	1,973	-	
	Survey Changes in High South Zone						-	
	High Totals	1,782	1,973	191	1,973	1,973	-	191
S3	Bonita Springs Elementary	419	454		454	454	-	
	Pinewoods Elementary	931	1,078		1,078	1,078	-	
	Spring Creek Elementary	672	807		807	799	(8)	
	Survey Changes in Elementary South Zone						(8)	
	Elementary Totals	2,022	2,339	317	2,339	2,331	(8)	309
	Bonita Springs Middle	737	891		891	886	(5)	
	Survey Changes in Middle South Zone						(5)	
	Middle Totals	737	891	154	891	886	(5)	149
	Estero High	1,612	1,618		1,618	1,618	-	
	Survey Changes in High South Zone						-	
	High Totals	1,612	1,618	6	1,618	1,618	-	6
S4	Fort Myers Beach Elementary	127	220		220	220	-	
	Survey Changes in Elementary South Zone							
	Elementary Totals	127	220	93	220	220		93
S5	Sanibel School (K-5)	224	264		264	257	(7)	
	Survey Changes in Elementary South Zone						(7)	
	Elementary Totals	224	264	40	264	257	(7)	33
	Sanibel School (6-8)	111	130		130	127	(3)	
	Survey Changes in Middle South Zone						(3)	
	Middle Totals	111	130	19	130	127	(3)	16
Elem Totals - South		11,283	12,897	1,614	12,897	12,620		1,337
Middle Totals - South		4,842	5,751	909	5,751	5,765		923
High Totals - South		6,774	7,070	296	7,070	7,070		296
Total South		22,899	25,718	2,819	25,718	25,455		2,556

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

TABLE 21
SCHOOL CONCURRENCY INVENTORY
WEST ZONE SCHOOLS

		<-----TOTALS JANUARY 18, 2013----->			<-----PROJECTED 2013-14 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	394	637		637	627	(10)	
	Littleton Elementary	501	756		756	730	(26)	
	North Fort Myers Academy (K-5)	506	850		850	806	(44)	
	Survey Changes in Elementary West Zone				-		(80)	
	Elementary Totals	1,401	2,243	842	2,243	2,163	(80)	762
	North Fort Myers Academy (6-8)	471	418		418	397	(21)	
	Survey Changes in Middle West Zone				-	-	(21)	
	Middle Totals	471	418	(53)	418	397	(21)	(74)
	Island Coast High	1,578	1,956		1,956	1,956	-	
	Survey Changes in High West Zone						-	
	High Totals	1,578	1,956	378	1,956	1,956	-	378
W2	Caloosa Elementary	909	1,085		1,085	1,056	(29)	
	Diplomat Elementary	910	1,086		1,086	980	(106)	
	Hancock Creek Elementary	831	1,044		1,044	1,063	19	
	Hector A Cafferata Jr Elementary	748	883		883	844	(39)	
	Tropic Isles Elementary	956	1,051		1,051	1,022	(29)	
	Survey Changes in Elementary West Zone						(184)	
	Elementary Totals	4,354	5,149	795	5,149	4,965	(184)	611
	Caloosa Middle	911	1,043		1,043	1,043	-	
	Diplomat Middle	824	984		984	984	-	
	Mariner Middle	899	1,164		1,164	1,118	(46)	
	Survey Changes in Middle West Zone						(46)	
	Middle Totals	2,634	3,191	557	3,191	3,145	(46)	511
	Mariner High	1,454	1,638		1,638	1,638	-	
	North Fort Myers High	1,611	1,713		1,713	1,713	-	
	Survey Changes in High West Zone						-	
	High Totals	3,065	3,351	286	3,351	3,351	-	286
W3	Cape Elementary	736	898		898	879	(19)	
	Gulf Elementary	1,049	1,275		1,275	1,311	36	
	Patriot Elementary	667	1,046		1,046	992	(54)	
	Pelican Elementary	919	1,388		1,388	1,352	(36)	
	Skyline Elementary	850	1,412		1,412	1,241	(171)	
	Trafalgar Elementary	831	998		998	983	(15)	
	Survey Changes in Elementary West Zone						(259)	
	Elementary Totals	5,052	7,017	1,965	7,017	6,758	(259)	1,706
	Challenger Middle	1,074	1,229		1,229	1,229	-	
	Gulf Middle	777	921		921	916	(5)	
	Trafalgar Middle	855	1,062		1,062	1,062	-	
	Survey Changes in Middle West Zone						(5)	
	Middle Totals	2,706	3,212	506	3,212	3,207	(5)	501
	Cape Coral High	1,551	1,750		1,750	1,750	-	
	Ida Baker High	1,683	1,891		1,891	1,891	-	
	Survey Changes in High West Zone						-	
	High Totals	3,234	3,641	407	3,641	3,641	-	407
W4	Pine Island Elementary	237	391		391	337	(54)	
	Survey Changes in Elementary West Zone						(54)	
	Elementary Totals	237	391	154	391	337	(54)	100
Elem Totals - West		11,044	14,800	3,756	14,800	14,223		3,179
Middle Totals - West		5,811	6,821	1,010	6,821	6,749		938
High Totals - West		7,877	8,948	1,071	8,948	8,948		1,071
Total South		24,732	30,569	5,837	30,569	29,920		5,188

TABLE 22

**SCHOOL CONCURRENCY INVENTORY
SPECIAL PURPOSE FACILITIES**

		<-----TOTALS JANUARY 18, 2013----->			<-----PROJECTED 2013-14 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	99	115		115	115	-	
	Dunbar Community School [1]	-	-		-	-	-	
	New Directions (ALCs & LAMP)	323	680		680	680	-	
	ALC West [2]	95	265		265	265	-	
	Royal Palm Exceptional Center	151	230		230	220	(10)	
	Fort Myers Institute of Technology [1]	-	-		-	-	-	
	Cape Coral Institute of Technology [1]	-	-		-	-	-	
	SW Florida Public Service Academy [3]	-	-		-	-	-	
	Special Facilities Totals	668	1,290	622	1,290	1,280	(10)	612

[1] Adult facility

[2] Alternative Center housed in portable facility

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

TRANSPORTATION

Road Capacity Inventory

Lee County examines each individual roadway link to determine the ability of the road system to provide the minimum Level of Service (LOS) standard established in THE LEE PLAN on an “Existing” basis (2012 100th Highest Hour column in Road Link Volumes Table) and a short-term projected “Future” basis (Estimated 2013 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 2012 Traffic Count Report prepared by Lee County DOT (LCDOT) and the traffic counts supplied by the Florida DOT (FDOT). At the beginning of 2013, there were three (3) 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	2012	
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.
Estero Boulevard	Tropical Shores Way	Center Street	E	F	Constrained Facility ⁽¹⁾ ; v/c=1.07; Interim improvements under design.

⁽¹⁾ This is a constrained facility in the Town of Fort Myers Beach. Policy 7-I-2 of the Comprehensive Plan for the Town of Fort Myers Beach states: “The peak capacity of Estero Boulevard congested segments is 1,300 vehicles per hour.” This standard was not exceeded in 2012 and is not projected to be exceeded in 2013. The County has worked with the Town of Fort Myers Beach to evaluate possible reconstruction of Estero Boulevard and has programmed funds for some interim improvements which include improved drainage and pedestrian features and trolley pull-offs.

The FDOT 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 twelve (12) roadway links on the State system did not meet the adopted SIS standard or other established LOS standard on an “Existing” basis in 2012.

ROAD	FROM	TO	LOS		Planned Improvement
			STD	2012	
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. No improvements planned.
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=1.26.
McGregor Boulevard (SR 867)	Tanglewood Boulevard	Colonial Boulevard	E	F	Constrained Facility ⁽¹⁾ ; v/c=1.35.
US 41	Jamaica Bay West	Six Mile Cypress Parkway	E	F	Metro Parkway Extension completed in 2012.
US 41	Daniels Parkway	College Parkway	E	F	Constrained Facility ⁽²⁾ ; v/c=1.15
US 41	South Drive	Boy Scout Drive	E	F	Constrained Facility ⁽²⁾ ; v/c=1.08
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 ratios are well below the maximum of 1.85 allowed on constrained facilities.

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

The current SIS standard on I-75 from the Collier County Line to Bayshore Road (SR 78) is LOS “D” and from Bayshore Road (SR 78) to the Charlotte County Line is LOS “C”. FDOT has substantially completed the six (6) lane widening of I-75 from Palm Beach Boulevard (SR 80) in Lee County south to Golden Gate Parkway in Collier County. No segments on I-75 were shown to operate below the adopted Level of Service Standard in 2012.

The following seven (7) 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	2012	2013	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 = 0.92.
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	Roundabout to be constructed at Crystal Drive in 2014.
US 41	Alico Road	Island Park Road	E	C	C	F	Metro Parkway Extension completed.
US 41	Island Park Road	Jamaica Bay West	E	C	C	F	Metro Parkway Extension completed.
US 41	Six Mile Cypress Parkway	Daniels Parkway	E	E	E	F	Metro Parkway Extension completed.

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 0.92, well within the range of acceptable v/c ratios.

A mixture of residential and commercial developments such as Deep Lagoon Marina, Town and River Place, and Lake McGregor Drive RPD are contributing 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 2012, the highest volume-to-capacity ratio on a constrained facility was 1.35 on McGregor Boulevard from Tanglewood Boulevard to Colonial Boulevard. McGregor Boulevard from Winkler Road to Tanglewood Boulevard had a volume-to-capacity ratio of 1.26. Estero Boulevard from Tropical Shores Way to Center Street had a volume-to-capacity ratio of 1.07 in 2012. US 41 from Daniels Parkway to College Parkway had a volume-to-capacity ratio of 1.15 while the link from South Drive to Boy Scout Road had a volume-to-capacity ratio of 1.08. 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 2013.

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 2012 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	1,147	February	1,086	March	932
April	1,054	May	950	June	897
July	947	August	834	September	803
October	950	November	1,114	December	1,005

The standard of 1,300 vehicles per hour was not exceeded in any month in 2012, and will likely not be exceeded in 2013 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 2012 Concurrency Management Report.

			Future Volume (VPH) ⁽¹⁾	Capacity (VPH) ⁽²⁾	Future Volume/ Capacity (%)	De Minimus Trips 2012 (VPH)	
Immokalee Road (SR 82)	Gunnery Rd	Alabama Rd	1,338	980 LOS “C”	137% ⁽³⁾	0	⁽³⁾ Exceeds 110%
US 41	Jamaica Bay West	Six Mile Cypress Pkwy	3,280	2,980 LOS “E”	110% ⁽³⁾	0	⁽³⁾ Equals 110%
US 41	Fountain Interchange	North Key Dr	2,358	2,280 LOS “E”	103%	0	Below 110%
US 41	North Key Dr	Hancock Bridge Pkwy	2,391	2,280 LOS “E”	105%	0	Below 110%

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

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

⁽³⁾ Exceeds the 110% criterion.

On two (2) 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 2012.

Lee County is in compliance with the de minimus impact requirements in effect in 2012. 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		2012 100th HIGHEST HR		EST 2013 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	373	B	405	2 Ln improvements underway	00100
ALABAMA RD	IMMOKALEE RD (SR 82)	MILWAUKEE BL	2LN	E	990	B	275	B	278	B	278		00200
ALABAMA RD	MILWAUKEE BL	HOMESTEAD RD	2LN	E	990	C	481	C	482	C	482		00300
ALEX BELL BL	IMMOKALEE RD (SR 82)	MILWAUKEE BL	2LN	E	990	A	92	A	95	B	291		00400
ALEX BELL BL	MILWAUKEE BL	JOEL BL	2LN	E	990	C	412	C	415	C	559		00500
ALICO RD	US 41	DUSTY RD	4LD	E	1,940	B	1,053	B	1,053	B	1,053		00590
ALICO RD	DUSTY RD	LEE RD	6LD	E	2,940	B	1,053	B	1,076	B	1,439		00600
ALICO RD*	LEE RD	THREE OAKS PKWY	6LD	E	2,940	B	1,101	B	1,101	B	1,355		00700
ALICO RD	THREE OAKS PKWY	I-75	6LD	E	2,940	B	1,413	B	1,413	B	1,413		00800
ALICO RD	I-75	BEN HILL GRIFFIN PKWY	6LD	E	2,940	B	1,230	B	1,230	B	1,486	I-75 Connector construction 2012/13	00900
ALICO RD	BEN HILL GRIFFIN PKWY	GREEN MEADOW DR	2LN	E	1,050	B	194	B	194	C	516	4 Ln design underway to Airport	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	B	55	A	55	B	161		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	800		01500
BAYSHORE RD (SR78)	BUSINESS 41	HART RD	4LD	E	2,060	B	1,537	B	1,537	C	1,616		01600
BAYSHORE RD (SR78)	HART RD	SLATER RD	4LD	E	2,060	B	1,213	B	1,214	B	1,347		01700
BAYSHORE RD (SR78)	SLATER RD	I-75	4LD	E	2,060	B	899	B	915	B	950		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	C	432	C	432	C	501		02000
BEN HILL GRIFFIN PKWY	CORKSCREW RD	FGCU ENTRANCE	4LD	E	1,960	B	897	B	897	B	926		02100
BEN HILL GRIFFIN PKWY	FGCU ENTRANCE	COLLEGE CLUB DR	4LD	E	1,960	B	897	B	903	B	1,138		02200
BEN HILL GRIFFIN PKWY	COLLEGE CLUB DR	ALICO RD	6LD	E	2,960	B	930	B	953	B	1,114		02250
BEN HILL GRIFFIN PKWY	ALICO RD	TERMINAL ACCESS RD	4LD	E	2,020	B	1,405	B	1,405	B	1,405	I-75 Connector construction 2012/13	26950
BETH STACEY BL*	23rd ST	HOMESTEAD RD	2LU	E	860	B	319	B	319	C	552		02300
BONITA BEACH RD	HICKORY BL	VANDERBILT RD	4LD	E	1,900	C	465	C	465	C	465		02400
BONITA BEACH RD	VANDERBILT RD	US 41	4LD	E	1,900	D	1,515	D	1,515	D	1,515		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	1,594	D	1,594	D	1,594	6 Ln construction underway	02700
BONITA BEACH RD	IMPERIAL ST	I-75	6LD	E	2,940	D	1,407	D	1,407	D	1,407		02800

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2012 100th HIGHEST HR		EST 2013 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
BONITA BEACH RD	I-75	BONITA GRANDE DR	4LD	E	2,040	B	420	B	420	B	420		02900
BONITA BEACH RD	BONITA GRANDE DR	LOGAN BLVD EXT	4LD	E	2,040	B	420	B	420	B	420		02950
BOY SCOUT DR	SUMMERLIN RD	US 41	6LD	E	2,410	E	996	E	996	E	999		03200
BRANTLEY RD*	SUMMERLIN RD	US 41	2LU	E	860	B	116	B	116	B	134		03300
BRIARCLIFF DR*	US 41	TRIPLE CROWN CT	2LU	E	860	B	201	B	201	B	223		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	167	B	179		03600
BUCKINGHAM RD	IMMOKALEE RD (SR 82)	GUNNERY RD	2LU	E	970	B	313	B	315	C	346		03700
BUCKINGHAM RD	GUNNERY RD	ORANGE RIVER BL	2LU	E	970	C	371	C	372	C	372		03730
BUCKINGHAM RD	ORANGE RIVER BL	PALM BEACH BL (SR 80)	2LU	E	970	C	481	C	481	F	1,184		03800
BURNT STORE RD	PINE ISLAND RD (SR 78)	DIPLOMAT PKWY	2LU	E	1,190	C	649	C	649	C	675	4 Ln design & ROW acquisition underway	03900
BURNT STORE RD	DIPLOMAT PKWY	CHARLOTTE COUNTY LINE	2LU	E	1,190	B	310	B	310	C	482		04000
BUS 41 (SR 739)	FORT MYERS CITY LIMIT	PONDELLA RD	6LD	D	2,800	D	1,822	D	1,822	D	1,822		04200
BUS 41 (SR 739)	PONDELLA RD	PINE ISLAND RD (SR 78)	6LD	D	2,800	C	1,267	C	1,267	C	1,279		04300
BUS 41 (SR 739)	PINE ISLAND RD (SR 78)	LITTLETON RD	4LD	D	1,840	C	740	C	780	C	831		04400
BUS 41 (SR 739)	LITTLETON RD	US 41	2LU	D	1,050	B	369	B	369	B	426	4 Ln design underway by FDOT	04500
CAPE CORAL BR RD	DEL PRADO BL	MCGREGOR BL	4L	E	4,000	C	2,551	C	2,551	C	2,551	Toll Plaza under construction	04600
CAPTIVA RD*	BLIND PASS	SOUTH SEAS PLANTATION	2LU	E	860	B	265	B	267	B	267	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	84	B	84	B	129	Port Authority maintained	04900
COCONUT RD*	SPRING CREEK RD	US 41	2LN	E	860	B	350	B	498	C	591	No count since 2007	05000
COCONUT RD*	US 41	THREE OAKS PKWY	4LD	E	1,830	B	444	B	444	B	467		05030
COLLEGE PKWY*	MCGREGOR BL	WINKLER RD	6LD	E	2,810	E	1,831	E	1,831	E	1,831		05100
COLLEGE PKWY	WINKLER RD	WHISKEY CREEK DR	6LD	E	2,810	E	2,318	E	2,318	E	2,401		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	1,535	E	1,535	E	1,558		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	2,859	F	2,859	F	2,859		05600
COLONIAL BL (SR 884)	US 41	FOWLER ST	6LD	E	2,580	F	2,805	F	2,805	F	2,805		05700
COLONIAL BL (SR 884)	FOWLER ST	METRO PKWY	6LD	E	2,580	F	3,485	F	3,485	F	3,485	N. Airport Rd. Ext. in 2012/13	05800
COLONIAL BL (SR 884)	METRO PKWY	WINKLER AVE	6LD	E	3,320	D	3,057	D	3,057	D	3,059		05900
COLONIAL BL (SR 884)	WINKLER AVE	SIX MILE CYPRESS PKWY	6LD	E	3,320	F	3,835	F	3,835	F	3,835		06000
COLONIAL BL (SR 884)	SIX MILE CYPRESS PKWY	I-75	6LD	E	3,320	F	4,053	F	4,053	F	4,053		06100
COLONIAL BL	I-75	IMMOKALEE RD (SR 82)	6LD	D	2,960	B	1,939	B	1,939	B	1,939		06200

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2012 100th HIGHEST HR		EST 2013 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
COLUMBUS BL*	SR 82	MILWAUKEE BL	2LU	E	860	B	84	B	87	B	90		06300
CONSTITUTION BL*	US 41	CONSTITUTION CIR	2LU	E	860	B	216	B	217	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	834	D	1,099		06600
CORKSCREW RD	THREE OAKS PKWY	I-75	4LD	E	1,920	D	1,670	D	1,670	F	2,505		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	2LD	E	1,060	A	130	A	131	B	178	2LD construction completed in 2012	06900
CORKSCREW RD*	WILDCAT RUN DR	COLLIER COUNTY LINE	2LN	E	1,060	A	130	B	168	C	390		07000
COUNTRY LAKES	LUCKETT RD	TICE ST	2LU	E	860	B	143	B	143	B	246		07100
CRYSTAL DR	US 41	METRO PKWY	2LU	E	860	C	584	C	584	C	650		07200
CRYSTAL DR	METRO PKWY	PLANTATION RD	2LU	E	860	B	313	B	313	B	323		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	1,329	D	1,329	D	1,332		07500
CYPRESS LAKE DR	WINKLER RD	SUMMERLIN RD	4LD	E	2,010	D	1,342	D	1,342	D	1,342		07600
CYPRESS LAKE DR	SUMMERLIN RD	US 41	6LD	E	3,040	D	1,525	D	1,528	D	1,623		07700
DANIELS PKWY	US 41	METRO PKWY	6LD	E	2,680	E	2,086	E	2,086	E	2,121		07800
DANIELS PKWY	METRO PKWY	SIX MILE CYPRESS PKWY	6LD	E	2,680	E	2,459	E	2,459	F	2,801	Constrained v/c = 0.92	07900
DANIELS PKWY	SIX MILE CYPRESS PKWY	PALOMINO RD	6LD	E	3,200	C	2,728	C	2,728	C	2,991	Constrained v/c = 0.85	08000
DANIELS PKWY	PALOMINO RD	I-75	6LD	E	3,200	C	2,972	C	2,975	C	3,009	Constrained v/c = 0.93	08100
DANIELS PKWY	I-75	TREELINE AVE	6LD	E	3,300	B	2,717	B	2,717	B	2,750	I-75 Connector construction 2012/13	08200
DANIELS PKWY*	TREELINE AVE	CHAMBERLIN PKWY	6LD	E	3,300	B	2,355	B	2,356	B	2,364		08300
DANIELS PKWY*	CHAMBERLIN PKWY	GATEWAY BL	6LD	E	3,300	B	1,875	B	1,883	B	1,895		08400
DANIELS PKWY	GATEWAY BL	IMMOKALEE RD (SR82)	4LD	E	2,180	B	1,528	B	1,531	B	1,637		08500
DANLEY RD*	US 41	METRO PKWY	2LU	E	860	B	266	B	287	B	310		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	1,785	D	1,785	D	1,785		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	1,951	D	1,951	D	1,951		09200
DEL PRADO BL	HANCOCK BR PKWY	SR 78	6LD	E	2,780	D	1,717	D	1,717	D	1,717		09300
DEL PRADO BL	US 41	SLATER RD	2LU	E	920	C	281	C	284	D	782		09400
DR ML KING BL (SR 82)	CRANFORD AVE	HIGHLAND AVE	4LD	D	1,920	C	1,672	C	1,672	C	1,672		09470
DR ML KING BL (SR 82)	HIGHLAND AVE	MICHIGAN LINK	4LD	D	1,920	C	1,672	C	1,672	C	1,672		09480
DR ML KINK BL (SR 82)	MICHIGAN LINK	ORTIZ AVE	4LD	D	1,920	C	1,672	C	1,672	C	1,672		09490

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2012 100th HIGHEST HR		EST 2013 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
DR ML KING BL (SR 82)	ORTIZ AVE	I-75	6LD	D	2,900	C	1,646	C	1,648	C	1,648	6 Ln construction completed in 2012	09500
EAST 21st ST*	JOEL BL	GRANT AVE	2LU	E	860	B	24	B	24	B	24		09700
ESTERO BL*	BIG CARLOS PASS	AVENIDA PESCADORA	2LN	E	726	A	418	A	418	A	418	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	E	641	E	641	E	659	Constrained v/c = 0.96; Design underway	10000
ESTERO BL*	TROPICAL SHORES WAY	CENTER ST	2LD	E	671	F	716	F	716	F	788	Constrained v/c = 1.07; Design underway	10100
ESTERO PKWY*	US 41	THREE OAKS PKWY	4LD	E	2,000	B	372	B	378	B	643		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	334	B	366		10300
FOWLER ST	US 41	N AIRPORT RD	6LD	E	2,560	D	1,094	D	1,094	D	1,096		10400
FOWLER ST	N AIRPORT RD	COLONIAL BL	6LD	E	2,560	E	1,262	E	1,262	E	1,262		10500
FOWLER ST	COLONIAL BL	WINKLER AVE	4LD	E	1,680	D	1,009	D	1,009	D	1,009		10600
FOWLER ST	WINKLER AVE	HANSON ST	4LD	E	1,680	D	1,006	D	1,006	D	1,006		10700
FOWLER ST (SR 739)	HANSON ST	DR ML KING BL (SR 82)	4LD	E	1,680	D	1,127	D	1,127	D	1,127		10730
GASPARILLA BL	FIFTH ST	CHARLOTTE COUNTY LINE	2LU	E	860	B	171	B	174	B	185	Constrained v/c = 0.20	10800
GLADIOLUS DR	MCGREGOR BL	PINE RIDGE RD	4LD	E	1,840	C	537	C	538	C	596		10900
GLADIOLUS DR	PINE RIDGE RD	BASS RD	4LD	E	1,840	C	842	C	856	C	944		11000
GLADIOLUS DR*	BASS RD	WINKLER RD	6LD	E	2,760	C	1,106	C	1,109	C	1,177		11100
GLADIOLUS DR*	WINKLER RD	SUMMERLIN RD	6LD	E	3,060	C	942	C	942	C	951		11200
GLADIOLUS RD	SUMMERLIN RD	US 41	6LD	E	3,060	C	1,897	C	1,897	C	2,042		11300
GREENBRIAR BL*	RICHMOND AVE	JOEL BL	2LU	E	860	B	68	B	71	B	71		11400
GUNNERY RD	IMMOKALEE RD (SR 82)	LEE BL	4LD	E	2,020	C	1,001	C	1,009	C	1,059		11500
GUNNERY RD	LEE BL	BUCKINGHAM RD	2LU	E	1,000	C	753	C	758	C	887		11600
HANCOCK BRIDGE PKWY	DEL PRADO BL	NE 24th AVE	4LD	E	2,020	B	991	B	991	B	991		11700
HANCOCK BRIDGE PKWY	NE 24th AVE	ORANGE GROVE BL	4LD	E	2,020	C	1,328	C	1,328	C	1,341		11800
HANCOCK BRIDGE PKWY*	ORANGE GROVE BL	MOODY RD	4LD	E	2,020	C	1,337	C	1,337	C	1,500		11900
HANCOCK BRIDGE PKWY	MOODY RD	U.S. 41	4LD	E	2,020	B	1,116	B	1,117	C	1,256		12000
HART RD*	BAYSHORE RD (SR 78)	LAUREL DR	2LU	E	860	B	274	B	274	B	274		12100
HICKORY BL	BONITA BEACH RD	McLAUGHLIN BL	2LU	E	820	C	465	C	465	C	465	Constrained v/c = 0.57	12200

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2012 100th HIGHEST HR		EST 2013 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
HICKORY BL	McLAUGHLIN BL	MELODY LN	2LU	E	820	C	316	C	318	C	323	Constrained v/c = 0.39	12300
HICKORY BL	MELODY LN	BIG CARLOS PASS	2LU	E	820	B	267	B	267	B	267	Constrained v/c = 0.33	12400
HOMESTEAD RD*	IMMOKALEE RD (SR 82)	MILWAUKEE BL	2LN	E	990	C	469	C	470	C	475		12480
HOMESTEAD RD*	MILWAUKEE BL	SUNRISE BL	2LN	E	990	C	469	C	469	D	615		12490
HOMESTEAD RD	SUNRISE BL	LEELAND HEIGHTS BL	2LN	E	990	C	473	C	475	D	769	4 Ln construction in 2015/16	12500
HOMESTEAD RD	LEELAND HEIGHTS BL	LEE BL	4LN	E	1,800	E	1,217	E	1,219	E	1,559		12600
IDLEWILD ST*	METRO PKWY	PLANTATION RD	2LU	E	860	B	189	B	189	B	191		12700
IMMOKALEE RD (SR 82)	I-75	BUCKINGHAM RD	6LD	D	2,960	B	1,381	B	1,381	B	1,381	6 Ln construction completed in 2012	12800
IMMOKALEE RD (SR 82)	BUCKINGHAM RD	COLONIAL BL	6LD	D	2,960	B	1,157	B	1,158	B	1,158	6 Ln construction completed in 2012	12900
IMMOKALEE RD (SR 82)	COLONIAL BL	GATEWAY BL	2LN	D	1,420	B	1,074	B	1,076	B	1,098		13000
IMMOKALEE RD (SR 82)	GATEWAY BL	GUNNERY RD	2LN	C	710	D	711	D	711	D	715		13100
IMMOKALEE RD (SR 82)	GUNNERY RD	ALABAMA RD	2LN	C	980	E	1,337	E	1,338	E	1,338		13200
IMMOKALEE RD (SR 82)	ALABAMA RD	ALEX BELL BL	2LN	C	970	B	401	B	401	B	426		13300
IMMOKALEE RD (SR 82)	ALEX BELL BL	HENDRY COUNTY LINE	2LN	C	970	B	422	B	424	B	482		13400
IMPERIAL PKWY	COLLIER COUNTY LINE	BONITA BEACH RD	4LD	E	1,940	B	764	B	764	B	764		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	457	B	457	B	457		13550
IONA RD*	DAVIS RD	McGREGOR BL	2LU	E	860	B	377	B	381	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	B	612	B	616	B	825		13800
JOEL BL	18th ST	PALM BEACH BL (SR 80)	2LN	E	990	C	351	C	353	C	353		13900
JOHN MORRIS RD*	BUNCHE BCH	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	204	B	210		14100
KELLY RD*	McGREGOR BL	SAN CARLOS BL	2LU	E	860	B	189	B	192	B	198		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	1,830		14600
LEE BL	ALVIN AVE	GUNNERY RD	6LD	E	2,940	B	1,724	B	1,726	B	1,837		14700
LEE BL*	GUNNERY RD	HOMESTEAD RD	6LD	E	2,940	B	1,539	B	1,586	B	1,718		14800
LEE BL	HOMESTEAD RD	WILLIAMS AVE	4LD	E	2,160	C	562	C	562	C	591		14900
LEE BL	WILLIAMS AVE	LEELAND HEIGHTS BL	2LD	E	1,060	C	562	C	562	C	588		14930
LEE RD*	SAN CARLOS BL	ALICO RD	2LU	E	860	B	295	B	295	B	322		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

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2012 100th HIGHEST HR		EST 2013 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
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	432	B	432	B	434		15400
LUCKETT RD*	ORTIZ AVE	I-75	2LN	E	890	D	524	D	524	E	615	4 Ln design & ROW acquisition underway	15500
LUCKETT RD*	I-75	COUNTRY LAKES DR	2LN	E	860	B	264	B	265	B	287		15600
MAPLE DR*	SUMMERLIN RD	2nd AVE	2LU	E	860	B	77	B	78	B	78		15700
McGREGOR BL	TOLL PLAZA	JONATHAN HBR DR	4LD	E	1,960	B	797	B	797	B	852		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	538	B	602		16000
McGREGOR BL	KELLY RD	SAN CARLOS BL	4LD	E	1,960	B	957	B	958	B	981		16100
McGREGOR BL (SR 867)	GLADIOLUS DR	IONA LOOP	4LD	E	1,960	C	1,482	C	1,482	C	1,490		16200
McGREGOR BL (SR 867)	IONA LOOP	PINE RIDGE RD	4LD	E	1,960	C	1,482	C	1,484	C	1,587		16300
McGREGOR BL (SR 867)	PINE RIDGE RD	CYPRESS LAKE DR	4LD	E	1,960	D	1,935	D	1,936	F	2,049		16400
McGREGOR BL (SR 867)	CYPRESS LAKE DR	COLLEGE PKWY	4LD	E	1,960	C	1,702	C	1,702	C	1,710		16500
McGREGOR BL (SR 867)	COLLEGE PKWY	WINKLER RD	2LN	E	900	C	790	C	791	C	800	Constrained v/c = 0.88	16600
McGREGOR BL (SR 867)	WINKLER RD	TANGLEWOOD BL	2LN	E	900	F	1,138	F	1,138	F	1,138	Constrained v/c = 1.26	16700
McGREGOR BL (SR 867)	TANGLEWOOD BL	COLONIAL BL	2LN	E	900	F	1,213	F	1,214	F	1,217	Constrained v/c = 1.35	16800
METRO PKWY (SR 739)	SIX MILE CYPRESS PKWY	DANIELS PKWY	6LD	E	2,980	C	1,302	C	1,306	C	1,447		16900
METRO PKWY (SR 739)	DANIELS PKWY	CRYSTAL DR	4LD	E	1,980	C	1,300	C	1,312	C	1,385		17000
METRO PKWY (SR 739)	CRYSTAL DR	DANLEY DR	4LD	E	1,980	C	1,197	C	1,240	C	1,274		17100
METRO PKWY (SR 739)	DANLEY DR	COLONIAL BL	4LD	E	1,980	C	1,390	C	1,391	C	1,453		17200
METRO PKWY (SR 739)	COLONIAL BL	WINKLER AVE	4LD	E	1,760	C	681	C	681	C	681		17300
METRO PKWY (SR 739)	WINKLER RD	WAREHOUSE ST	4LD	E	1,760	C	562	C	562	C	562		17400
METRO PKWY (SR 739)	WAREHOUSE ST	HANSON ST	2LN	E	940	C	537	C	537	C	604		17500
MILWAUKEE BL*	HOMESTEAD	ALEX BELL BL	2LU	E	860	B	49	B	51	B	51		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	142	B	261		18200
NORTH RIVER RD*	FRANKLIN LOCK RD	BROADWAY	2LN	E	1,120	A	142	A	142	B	289		18300
NORTH RIVER RD*	BROADWAY	HENDRY COUNTY LINE	2LN	E	1,120	A	90	A	90	A	103		18400

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2012 100th HIGHEST HR		EST 2013 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
OLGA RD*	SR 80 W	SR 80 E	2LU	E	860	B	81	B	82	B	82		18900
ORANGE GROVE BL*	BIRKDALE AVE	INLET DR	2LU	E	860	B	458	B	458	B	458		19000
ORANGE GROVE BL*	INLET DR	HANCOCK BR PKWY	4LD	E	1,830	B	458	B	459	B	580		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	404	C	404	C	414		19300
ORANGE RIVER BL*	STALEY RD	BUCKINGHAM RD	2LU	E	970	B	347	B	349	C	402		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	322	C	328	C	347	4 Ln design & ROW acquisition underway	19800
PALM BEACH BL (SR 80)	PROSPECT AVE	ORTIZ AVE	4LD	E	1,980	C	1,206	C	1,206	C	1,213		19900
PALM BEACH BL (SR 80)	ORTIZ AVE	I-75	6LD	E	3,000	C	1,206	C	1,262	C	1,322		20000
PALM BEACH BL (SR 80)	I-75	SR 31	6LD	D	2,940	B	1,419	B	1,430	B	1,775		20100
PALM BEACH BL (SR 80)	SR 31	BUCKINGHAM RD	4LD	D	1,960	B	1,491	B	1,493	B	1,714		20200
PALM BEACH BL (SR 80)	BUCKINGHAM RD	WERNER DR	4LD	D	3,020	A	761	A	783	B	1,619		20300
PALM BEACH BL (SR 80)	WERNER DR	JOEL BL	4LD	C	2,350	A	583	A	583	A	649		20330
PALM BEACH BL (SR 80)	JOEL BLVD	HENDRY COUNTY LINE	4LD	C	2,350	A	583	A	584	A	720		20400
PALOMINO RD*	DANIELS PKWY	PENZANCE BL	2LU	E	860	B	208	B	209	B	228		20500
PARK MEADOW DR*	SUMMERLIN RD	US 41	2LU	E	860	B	133	B	133	B	135		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	573	D	574	D	663	Constrained in part v/c = 0.60; Bridge construction ongoing	20900
PINE ISLAND RD (SR 78)	BURNT STORE RD	CHIQUITA BL	2LN	C	940	B	616	B	621	B	626		21000
PINE ISLAND RD (SR 78)	CHIQUITA BL	SANTA BARBARA BL	4LD	C	2,020	C	1,737	C	1,737	C	1,737		21100
PINE ISLAND RD (SR 78)	SANTA BARBARA BL	DEL PRADO BL	4LD	C	2,020	C	2,000	C	2,001	C	2,004		21200
PINE ISLAND RD (SR 78)	DEL PRADO BL	BARRETT RD	4LD	E	2,020	B	1,194	B	1,195	B	1,195		21300
PINE ISLAND RD (SR 78)	BARRETT RD	US 41	4LD	E	2,020	B	1,262	B	1,262	B	1,361		21400
PINE ISLAND RD (SR 78)	US 41	BUSINESS 41	4LD	E	1,520	D	1,254	D	1,254	D	1,255		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	207	B	411		21700

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				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
PINE RIDGE RD	GLADIOLUS DR	McGREGOR BL	2LU	E	860	B	289	B	289	B	289		21800
PLANTATION RD	SIX MILE CYPRESS PKWY	DANIELS PKWY	2LU	E	860	B	193	B	228	B	466		21900
PLANTATION RD	DANIELS PKWY	IDLEWILD ST	2LU	E	860	C	591	C	644		900		22000
PLANTATION RD*	IDLEWILD ST	COLONIAL BL	4LD	E	1,830	B	473	B	473	F	473		22050
PONDELLA RD	PINE ISLAND RD (SR 78)	ORANGE GROVE BL	4LD	E	1,940	B	798	B	798	B	798		22100
PONDELLA RD	ORANGE GROVE BL	US 41	4LD	E	1,940	C	1,134	C	1,134	C	1,211		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	PRICHETT 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	71	B	90		22700
RICHMOND AVE*	E 12th ST	GREENBRIAR BL	2LU	E	860	B	56	B	63	B	63		22800
RIVER RANCH RD*	WILLIAMS RD	CORKSCREW RD	2LU	E	860	B	92	B	92	B	124		22900
SAN CARLOS BL (SR 865)	ESTERO BL	MAIN ST	2LB	E	1,120	D	1,087	D	1,087	D	1,111	Constrained in part v/c = 0.97	23000
SAN CARLOS BL (SR 865)	MAIN ST	SUMMERLIN RD	4LD	E	1,900	C	1,087	C	1,087	C	1,287		23100
SAN CARLOS BL (SR 865)	SUMMERLIN RD	KELLY RD	2LD	E	1,060	B	704	B	704	B	714		23180
SAN CARLOS BL (SR 865)	KELLY RD	GLADIOLUS RD	4LD	E	1,300	C	704	C	704	C	710		23200
SAN CARLOS BL (SCP)	US 41	THREE OAKS PKWY	2LN	E	860	B	255	B	256	B	256		23230
SANIBEL BL	US 41	LEE BL	2LN	E	860	B	479	B	487	B	499		23260
SHELL POINT BL*	McGREGOR BL	PALM ACRES	2LN	E	860	B	260	B	261	B	263		23400
SIX MILE CYPRESS PKWY (SR 739)	US 41	METRO PKWY	4LD	E	2,060	C	1,735	C	1,735	C	1,746		23500
SIX MILE CYPRESS PKWY	METRO PKWY	DANIELS PKWY	4LD	E	2,060	C	1,164	C	1,164	C	1,330		23600
SIX MILE CYPRESS PKWY	DANIELS PKWY	WINKLER AVE	4LD	E	1,960	B	735	B	792	B	915	4 Ln under construction	23700
SIX MILE CYPRESS PKWY	WINKLER AVE	CHALLENGER BL	4LD	E	1,800	D	616	D	616	D	616		23800
SIX MILE CYPRESS PKWY	CHALLENGER BL	COLONIAL BL	6LD	E	2,720	B	616	B	616	B	616		23900
SLATER RD*	BAYSHORE RD (SR 78)	NALLE GRADE RD	2LU	E	1,010	B	313	B	313	B	315		24000
SOUTH POINTE BL*	CYPRESS LAKE DR	COLLEGE PKWY	2LD	E	910	C	607	C	607	C	607		24100
SR 31	PALM BEACH BL	BAYSHORE RD (SR78)	2LN	E	1,320	B	378	B	378	B	380		24200
SR 31	BAYSHORE RD (SR 78)	CHARLOTTE COUNTY LINE	2LN	E	1,320	A	164	A	165	B	171		24300
STALEY RD*	ORANGE RIVER BL	TICE ST	2LU	E	860	B	176	B	176	B	201		24400
STRINGFELLOW RD	FIRST AVE	BERKSHIRE RD	2LN	E	1,060	B	285	B	293	D	639		24500
STRINGFELLOW RD*	BERKSHIRE RD	PINE ISLAND RD	2LN	E	1,060	C	565	C	566	D	700		24600
STRINGFELLOW RD	PINE ISLAND RD	PINELAND RD	2LN	E	1,060	C	513	C	516	D	648		24700
STRINGFELLOW RD*	PINELAND RD	MAIN ST	2LN	E	1,060	B	173	B	175	B	264		24800

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				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
SUMMERLIN RD	McGREGOR BL	KELLY COVE RD	4LD	E	2,060	B	1,147	B	1,147	B	1,230		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	1,115		25100
SUMMERLIN RD	PINE RIDGE RD	BASS RD	6LD	E	3,100	B	1,504	B	1,504	B	1,792		25200
SUMMERLIN RD	BASS RD	GLADIOLUS DR	6LD	E	3,100	B	1,504	B	1,504	B	1,629		25300
SUMMERLIN RD	GLADIOLUS DR	CYPRESS LAKE DR	4LD	E	2,060	B	1,295	B	1,299	B	1,424		25400
SUMMERLIN RD	CYPRESS LAKE DR	COLLEGE PKWY	6LD	E	3,080	B	1,190	B	1,190	B	1,190		25500
SUMMERLIN RD	COLLEGE PKWY	MAPLE DR	6LD	E	3,080	B	1,497	B	1,497	B	1,516		25600
SUMMERLIN RD	MAPLE DR	BOY SCOUT DR	6LD	E	3,080	B	1,497	B	1,497	B	1,497		25700
SUMMERLIN RD	BOY SCOUT DR	MATTHEWS DR	4LD	E	1,760	D	906	D	906	D	906		25800
SUMMERLIN RD	MATTHEWS DR	COLONIAL BL	4LD	E	1,760	D	906	D	906	D	906		25900
SUNRISE BL*	ALEX BELL BL	COLUMBUS AVE	2LU	E	860	B	42	B	44	B	63		26000
SUNSHINE BL	IMMOKALEE RD (SR82)	SW 23rd ST	2LN	E	1,030	B	319	B	326	B	334		26100
SUNSHINE BL	SW 23rd ST	LEE BL	2LN	E	1,030	B	319	B	320	B	320		26150
SUNSHINE BL	LEE BL	W 12th ST	2LN	E	1,030	C	543	C	547	C	572		26200
SUNSHINE BL*	W 12th ST	W 75th ST	2LN	E	1,030	B	248	B	250	B	344		26300
SW 23rd ST	GUNNERY RD	SUNSHINE BL	2LU	E	860	C	538	C	542	C	749		26400
TERMINAL ACCESS RD	TREELINE AVE	AIRPORT ENT	4LD	E	1,830	C	1,501	C	1,501	C	1,501	I-75 Connector construction 2012/13	26450
THREE OAKS PKWY	COCONUT RD	CORKSCREW RD	4LD	E	1,940	B	861	B	861	B	1,035		26500
THREE OAKS PKWY	CORKSCREW RD	SAN CARLOS BL	4LD	E	1,940	B	930	B	932	B	1,228		26600
THREE OAKS PKWY	SAN CARLOS BL	ALICO RD	4LD	E	1,940	B	585	B	585	B	757		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	611		26900
TREELINE AVE	TERMINAL ACCESS RD	DANIELS PKWY	4LD	E	2,020	B	1,284	B	1,293	B	1,473	I-75 Connector construction 2012/13	27000
TREELINE AVE	DANIELS PKWY	ARBORWOOD RD	4LD	E	2,020	A	487	A	487	A	490		27030
TREELINE AVE	ARBORWOOD RD	COLONIAL BL	4LD	E	2,020	A	442	A	442	A	442		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	A	664	A	664	A	664		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	1,726	B	1,726	B	1,756		27400
VETERANS MEM PKWY	SANTA BARBARA	COUNTRY CLUB BL	6LD	D	3,220	B	2,586	B	2,586	B	2,586		27500
VETERANS MEM PKWY	COUNTRY CLUB BL	MIDPOINT BR TOLL PLAZA	6LD	D	3,610	C	2,583	C	2,583	C	2,583		27600
VETERANS MEM PKWY	MIDPOINT BR TOLL PLAZA	McGREGOR BL	4LB	D	3,610	C	2,712	C	2,712	C	2,712		27700
VIA COCONUT PT*	SOUTH END	CORKSCREW RD	4LD	E	1,830	B	249	B	249	B	249		27720
WHISKEY CREEK	COLLEGE PKWY	SAUTERN DR	2LD	E	910	B	320	B	320	B	333		27900
WHISKEY CREEK	SAUTERN DR	McGREGOR BL	2LD	E	910	B	320	B	320	B	320		28000

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2012 100th HIGHEST HR		EST 2013 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
WILLIAMS RD*	US 41	RIVER RANCH RD	2LU	E	860	B	130	B	130	B	170		28100
WILLIAMS AVE	LEE BL	W 6th ST	2LN	E	860	C	581	C	586	C	670		28200
WINKLER RD*	STOCKBRIDGE	SUMMERLIN RD	2LN	E	860	B	444	B	458	C	655		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	593	C	600		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	683	D	683	D	833		28700
WINKLER RD*	COLLEGE PKWY	MCGREGOR BL	2LN	E	820	C	347	C	347	C	371		28800
WOODLAND BL*	US 41	AUSTIN 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	140		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	1,923	C	1,923	C	1,923		29500
US 41	BONITA BEACH RD	WEST TERRY ST	6LD	E	3,140	C	2,016	C	2,016	C	2,016		29600
US 41	WEST TERRY ST	OLD 41	6LD	E	3,140	C	1,821	C	1,821	C	1,821		29700
US 41	OLD 41	CORKSCREW RD	6LD	E	3,140	C	2,211	C	2,318	C	2,597		29800
US 41	CORKSCREW RD	SANIBEL BL	6LD	E	2,980	C	2,070	C	2,083	C	2,254	6 Ln under construction	29900
US 41	SANIBEL BL	ALICO RD	6LD	E	2,980	C	1,925	C	1,929	C	2,156		30000
US 41	ALICO RD	ISLAND PARK RD	6LD	E	2,980	C	2,799	C	2,800	F	2,981		30100
US 41	ISLAND PARK RD	JAMAICA BAY WEST	6LD	E	2,980	C	2,814	C	2,815	F	3,027		30200
US 41	JAMAICA BAY WEST	SIX MILE CYPRESS PKWY	6LD	E	2,980	F	3,266	F	3,280	F	3,280		30300
US 41	SIX MILE CYPRESS PKWY	DANIELS PKWY	6LD	E	2,740	E	2,590	E	2,636	F	2,858		30400
US 41	DANIELS PKWY	COLLEGE PKWY	6LD	E	2,740	F	3,155	F	3,155	F	3,167	Constrained v/c=1.15	30500
US 41	COLLEGE PKWY	SOUTH RD	6LD	E	2,740	D	2,307	D	2,307	D	2,333	Constrained v/c=0.84	30600
US 41	SOUTH DR	BOY SCOUT RD	6LD	E	2,740	F	2,953	F	2,953	F	2,955	Constrained v/c=1.08	30700
US 41	BOY SCOUT DR	NORTH AIRPORT RD	6LD	E	2,740	E	2,448	E	2,448	E	2,448	Constrained v/c=0.89	30800
US 41	NORTH AIRPORT RD	COLONIAL BL	6LD	E	2,740	E	2,519	E	2,519	E	2,519		30810
US 41	FOUNTAIN INTERCHANGE	NORTH KEY DR	4LD	E	2,280	F	2,358	F	2,358	F	2,358		30900
US 41	NORTH KEY DR	HANCOCK BRIDGE PKWY	4LD	E	2,280	F	2,358	F	2,358	F	2,391		31000
US 41	HANCOCK BRIDGE PKWY	PONDELLA RD	4LD	E	1,940	D	1,755	D	1,755	D	1,755		31100
US 41	PONDELLA RD	PINE ISLAND RD (SR 78)	4LD	E	1,940	D	1,372	D	1,372	D	1,372		31200
US 41	PINE ISLAND RD (SR 78)	LITTLETON RD	4LD	E	2,040	B	1,093	B	1,093	B	1,180		31300
US 41	LITTLETON RD	BUSINESS 41	4LD	E	2,040	B	856	B	856	B	1,221		31400
US 41	BUSINESS 41	DEL PRADO BL	4LD	E	2,040	B	1,191	B	1,207	B	1,221		31500
US 41	DEL PRADO BL	CHARLOTTE COUNTY LINE	4LD	E	2,040	B	1,191	B	1,193	B	1,283		31600

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2012 100th HIGHEST HR		EST 2013 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
I-75	COLLIER COUNTY LINE	BONITA BEACH RD	6LF	D	5,340	C	3,650	C	3,650	C	3,650		31700
I-75	BONITA BEACH RD	CORKSCREW RD	6LF	D	5,340	C	3,326	C	3,326	C	3,326		31800
I-75	CORKSCREW RD	ALICO RD	6LF	D	5,340	C	3,338	C	3,338	C	3,338		31900
I-75	ALICO RD	DANIELS PKWY	6LF	D	5,340	C	3,329	C	3,329	C	3,329		32000
I-75	DANIELS PKWY	COLONIAL BL	6LF	D	5,340	B	2,889	B	2,889	B	2,889		32100
I-75	COLONIAL BL	DR ML KING BL (SR 82)	6LF	D	5,340	B	2,633	B	2,633	B	2,633		32200
I-75	DR ML KING BL (SR 82)	LUCKETT RD	6LF	D	5,340	B	2,883	B	2,883	B	2,883		32300
I-75	LUCKETT RD	PALM BEACH BL (SR 80)	6LF	D	5,340	B	3,119	B	3,119	B	3,119		32400
I-75	PALM BEACH BL (SR 80)	BAYSHORE RD (SR 78)	6LF	D	5,340	B	2,251	B	2,251	B	2,251	6 Ln construction underway	32500
I-75	BAYSHORE RD (SR 78)	CHARLOTTE COUNTY LINE	4LF	C	2,980	B	1,561	B	1,561	B	1,561		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 2012, so the 2011 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 = 2012 100th Highest Hour/Capacity at the Performance Standard.