



**PUBLIC FACILITIES
LEVEL OF SERVICE AND
CONCURRENCY
2017 REPORT
INVENTORY AND PROJECTIONS**

INTRODUCTION

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

Florida Statute 163.3164(38) defines public facilities:

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

Under comprehensive plan requirements, Florida Statute 163.3177(3)(a)3 states:

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

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

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

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

Lee Plan Policy 95.1.3 establishes regulatory standards and non-regulatory standards for public facilities:

Two classes of standards are established. “Regulatory” standards are those which apply to facilities identified in state law or inter-local agreements as being essential to support development. These consist of facilities for the provision of public schools, potable water, sanitary sewer, disposal of solid waste, and stormwater management....The second class, “non-regulatory” standards, are those which apply to other facilities for which the county desires to set standards for its own use. These consist of facilities for the provision of community and regional parks, and transportation. Compliance with non-regulatory standards will not be a requirement for continued development permitting, but will be used for facility planning purposes.”

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

PUBLIC FACILITIES LEVELS-OF SERVICE SUMMARY

LEE PLAN REGULATORY STANDARDS (SUBJECT TO CONCURRENCY)

SOLID WASTE DISPOSAL (See pages 6-10)

Required Capacity – 7 pounds per day per capita

Available Capacity – 8.6 pounds per day per capita

Available capacity meets the adopted level of service (LOS) standard.

POTABLE WATER (See pages 12-15)

Required Capacity – 250 gallons average per day per equivalent residential connection

Lee County Utilities (LCU) Available Capacity – 310 gallons (or more) average per day per equivalent residential connection (ERC)

Available capacity meets the adopted LOS standard.

SANITARY SEWER (See pages 16-18)

Required Capacity – 200 gallons average per day per dwelling unit in service area

LCU and Fort Myers Available Capacity – 257 gallons (or more) average per day per ERC

Available capacity meets the adopted LOS standard.

DRAINAGE (STORMWATER MANAGEMENT) (See page 11)

System Requirement – Prevent the flooding of designated evacuation routes on Lee Plan Map 15 from the 25-year, 3-day storm event (rainfall) for more than 24 hours.

Available capacity meets the adopted LOS standard.

PUBLIC SCHOOLS (EDUCATION) (See pages 19-24)

Table 1: Public School Enrollment and Capacity

School Type	January 2017 enrollment by zone			Projected 2017-18 total capacity by zone		
	<u>East</u>	<u>South</u>	<u>West</u>	<u>East</u>	<u>South</u>	<u>West</u>
Elementary	14,516	12,183	11,305	15,650	13,054	14,828
Middle	6,063	5,405	5,929	6,293	5,772	6,808
High	7,926	7,282	8,247	7,977	7,417	8,948

Available capacity meets the adopted LOS standard in all zones with the addition of 95 high school student seats (Riverdale) in the east zone and 300 high school student seats (Bonita Springs) in the south zone.

LEE PLAN NON-REGULATORY STANDARDS (NOT SUBJECT TO CONCURRENCY)

PARKS AND RECREATION (See pages 25-32)

Required Capacity - 4,818 acres of regional parks and 274 acres of community parks

Available Capacity - 7,553 acres of regional parks and 703 acres of community parks

Available capacity meets the adopted LOS standard.

TRANSPORTATION (ROADWAYS) (See pages 33-48)

Required to provide adequate capacity to meet the LOS standard on county maintained arterials and major collector roadway segments.

Table 2: Roadway segment 2016 Existing and 2021 Forecast LOS summary

Year	Unincorporated Lee County			Incorporated Areas		
	Constrained	Meets	Below	Constrained	Meets	Below
2016	8	184	1	14	40	0
2021	8	181	4	14	35	5

Available capacity meets the adopted LOS standard for 2016 on all but one county maintained roadway segment. Traffic volumes on eight additional county maintained roadway segments are forecast to be below the adopted LOS by 2021. Three are in unincorporated areas and five are in incorporated areas. All nine roadway segments are or will be prioritized for addition to the Capital Improvement Program (CIP).

PUBLIC FACILITIES INVENTORIES

Lee County staff compiles public facilities inventories using in-house information and from the Lee County School District (LCSD). State of Florida data is used from the Department of Environmental Protection, Department of Transportation (FDOT), Department of Health, Department of Economic Opportunity, University of Florida Bureau of Economic and Business Research, and Lee County Metropolitan Planning Organization (MPO).

Public facilities LOS standards are affected by population. Solid waste facilities are shared with Hendry County and capacity is calculated based on Lee plus Hendry County population. Regional park needs are based on seasonal population. Community parks are based on unincorporated population. Water and wastewater capacity are based on residential dwelling units connected to the system. The number of school student seats and transportation capacity usage are directly related to population. Surface water runoff increases with additional development.

The most recent countywide population survey is in the 2010 United States Census. Interim population estimates and forecasts in Table 3 below are based on University of Florida Bureau of Economic Business Research (BEBR), Florida Economic Development & Research (EDR), and MPO data.

Table 3: Population Estimates

YEAR	Lee County ^{1 2}	Hendry County ^{3 4}	Lee plus Hendry	Lee County Seasonal ⁵	Lee County Unincorporated ⁶
2014	653,485	37,895	691,380	771,112	291,595
2015	665,845	38,096	703,941	785,697	328,355
2016	680,539	38,370	718,909	803,036	338,402
2017	697,600	38,600	736,200	823,200	346,900
2018	714,700	38,800	753,500	843,300	355,400
2019	731,800	39,000	770,800	863,500	363,900
2020	748,900	39,200	788,100	883,700	372,400
2021	764,700	39,400	804,100	902,300	380,300

1 Florida EDR, (2014-2016) Total County Population 1970-2045, February 2017 http://edr.state.fl.us/Content/population-demographics/data/CountyPopulation_2016.pdf

2 Florida BEBR, Projections of Florida Population by County, 2020-2045, With Estimates for 2016, Vol. 50, Bulletin 177, April 2017

https://www.bibr.ufl.edu/sites/default/files/Research%20Reports/projections_2017.pdf

3 Op. Cit. EDR Total County Population 1970-2045

4 Op. Cit. BEBR Vol. 50, Bulletin 177, April 2017

5 Countywide seasonal population assumed at 18 percent based on historic data.

6 Based on 49.7 percent of total countywide population in 2016 EDR Historical Municipalities Population <http://edr.state.fl.us/Content/population-demographics/data/FLmupops.xls>

SOLID WASTE

Solid Waste capacity for Lee County is provided in compliance with Lee Plan Policy 95.1.3:

*(3) “Facilities for Disposal of Solid Waste: Minimum Acceptable Level of Service:
Disposal facility capacity for 7 pounds of waste (or equivalent volume) per day per capita.”*

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

What follows is a description of the IWMS Facilities and a summary of Level of Service capacity.

INTEGRATED WASTE MANAGEMENT SYSTEM FACILITIES

Buckingham Campus Resource Recovery Facility



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

Waste-to-Energy Facility

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

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

Hort Facility

The Hort Facility is an approximately 5-acre laydown area located behind the WTE Facility where vegetative waste is stored and shredded into mulch. The operations involve: the removal of plastic bags from the accepted waste, stockpiling the materials, arranging for the mulching by a contractor, and moving the finished mulch. The current area has the capacity to handle approximately 120,000 tons of hort waste per year.

Materials Recovery Facility

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

Transfer Station

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

The Transfer Station is permitted to process 1,000 tons per day (286,000 tons per year when operated 5 ½ days per week), with the potential to increase capacity to 2,500 tons per day by adding equipment and extending operating hours. It is not currently receiving waste for transfer to out-of-system disposal facilities, but could be utilized to increase system capacity by transferring waste to private or out-of-system disposal facilities.

Construction and Demolition Debris Recycling Facility

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

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



Topaz Court Household Chemical Waste Drop-Off Facility

The Solid Waste Division opened its permanently-sited Household Chemical Waste Drop Off Facility at the Topaz Court Solid Waste Annex in 2008. It allows residents to safely dispose of household chemicals and other potentially hazardous compounds. The Topaz Court facility is open to residents-only every week, Monday through Friday, 8:00 a.m. to 5:00 p.m. The Topaz Court facility is also open the first Saturday of each month from 8:00 a.m. to 12:00 p.m.

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

Hendry County Transfer Stations

The IWMS includes two transfer stations located in Hendry County. These facilities are currently permitted for 105 tons per day (30,030 tons per year operating 5 ½ days per week), but have been noted by Lee County's consultants to have a practical capacity of 400 tons per day for single-shift operations (114,400 tons per year operating 5 ½ days per week).

Lee-Hendry Landfill

The Lee-Hendry Landfill (LHLF) is part of the Lee/Hendry Regional Solid Waste Disposal Facility located at 5500 Church Road in Hendry County. The LHLF is an 1800-acre site that includes three separate disposal areas – a Class I Ash Monofill, a Class III Landfill, and a Class I Landfill. In addition, biosolids and mulched horticultural waste are processed at the Compost Facility.



- The Class I Ash Monofill is used for disposal of ash residue from the WTE Facility and some biosolids that are not processed at the compost facility;
- The Class I Landfill is used for disposal of all other solid waste when the WTE Facility is not able to process it;
- The Class III Landfill may be used for disposal of bulky materials that are not expected to produce leachate that poses a threat to public health or the environment, such as yard trash, construction and demolition debris, processed tires, asbestos, carpet, plastic, or furniture other than appliances.

The Class I Ash Monofill includes 36-acres of lined cell area with 1.9 million cubic yards of capacity remaining. At an in-place density of 2,000 lb/cy, the capacity is 2.0 million tons, or 11 years at current ash disposal rates. The build-out site plan for the LHLF does not include future expansion of the ash monofill.

As of February 2017, approximately 12 acres of lined cell area has not received final approval of its cover system from FDEP and may not yet accept waste, but are included in this capacity estimate.

The Class I Landfill includes 38 acres of lined cell area with approximately 1.1 million cubic yards remaining. At an in-place density of 1,800 lb/cy, the capacity remaining is 1.0 million tons, or over 20 years capacity at current disposal rates. Currently, MSW is disposed of at the Class I Landfill when the WTE Facility is undergoing maintenance; more frequent diversions will reduce capacity accordingly. The build-out site plan for the LHLF was designed for an additional 52.6 acres of Class I capacity.

The Class III Landfill includes 25-acres of lined cell area with approximately 1.7 million cubic yards of capacity remaining. At an in-place density of 1,600 lb/cy, the capacity remaining is 1.36 million tons, or approximately 15 years capacity at current disposal rates. The build-out site plan for the LHLF was designed for an additional 128 acres of Class III Landfill capacity.

The Compost Facility was constructed at the LHLF in 2009 and was expanded in 2015. Biosolids from the City of Fort Myers, Cape Coral, Lee County Utilities Division, and mulch ground from the Buckingham Campus Hort Waste Processing Facility serve as feedstock for the compost. The expanded Compost Facility has a permitted capacity of 60,000 wet tons of biosolids per year. The biosolids are mixed with horticultural waste at an approximately 2:1 ratio to generate compost. The Compost Facility capacity may be expanded through permit modification.⁷

LEVEL OF SERVICE SUMMARY

Table 4 below shows the capacity of the core IWMS Facilities. Table 5 shows the historical level of service demand for the previous three years based on population in Table 3 and actual tonnages received.

At the total available system capacity of 1,134,667 tons per year, the Lee County IWMS would be capable of providing a 7.0 lb/capita/day level of service to a full-time combined Lee and Hendry County population of 888,000. Per Table 3, the combined population is not anticipated to exceed this level within the 5-year planning period (through FY21). Please refer to the Master Plan for additional information on IWMS capacity.⁸

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

⁷ Facility capacity is per TetraTech Basis of Design Report (Draft March 2017) for RRF, MRF, Buckingham Transfer Station, and LHLF

⁸ Op. Cit. TetraTech Basis of Design Report (Draft March 2017)

Table 4: Core Facility Capacity⁹

Combined Lee County and Hendry County Estimated Population¹⁰, 2016:		718,909
Facility	Capacity (tons per year)	Capacity (lb/capita/year)
Buckingham Campus WTE	628,667	4.8
Buckingham MRF	100,000	0.7
Buckingham Campus – Hort Facility¹¹	120,000	0.9
Buckingham Transfer Station	286,000	2.2
Total Available	1,134,667	8.6
Required Capacity (lb/capita/day)		7.0

Table 5: Historic Level of Service Demand

Waste Type	FY16 Demand (lb/capita/day)	FY15 Demand (lb/capita/day)	FY14 Demand (lb/capita/day)
MSW	4.17	4.07	3.91
Recyclables	0.65	0.64	0.61
Hort Waste	0.86	0.85	0.79
Total	5.7	5.6	5.3

9 Ibid TetraTech Basis of Design Report (Draft March 2017)

10 Op. Cit. BEBR Projections of Florida Population by County, 2020-2045, With Estimates for 2016, Vol. 50, Bulletin 177, April 2017

11 Hort Facility capacity based on estimated equipment throughput

SURFACE WATER MANAGEMENT

LOS standards for surface water management are contained in Lee Plan Policy 95.1.3:

4. Stormwater Management Facilities:

Minimum Acceptable Level of Service:

- (a) *Existing Infrastructure/Interim Standard* - The existing surface water management system in the unincorporated areas of the county will be sufficient to prevent the flooding of designated evacuation routes (see Map 15) from the 25-year, 3-day storm event (rainfall) for more than 24 hours.

In accordance with the Lee Plan Policy 60.3 and Policy 95.1.3, surface water management studies were completed on the 48 identified drainage basins in Lee County. These studies evaluated water levels along streams, creeks, and drainage canals resulting from the 25-year, 3-day storm event in order to determine flood risk of the evacuation routes.

These studies indicated that no evacuation routes located within the 48 watershed areas are expected to be flooded for more than 24 hours, thereby satisfying Lee Plan Policy 60.3.1.A and Policy 95.1.3., existing infrastructure/interim surface water management level of service standard for unincorporated Lee County.

Lee County Division of Natural Resources (LCDNR) is committed to maintaining and improving the stormwater drainage system to meet or exceed the adopted LOS by carrying out multiple projects in the CIP. The selected list of ongoing stormwater management projects includes Nalle Grade Stormwater Park, Prairie Pines Preserve Hydrologic Restoration, Gator Slough and Yellow Fever Creek Interconnect, North Fort Myers Water Quality Improvement and Flood Protection Study, and Spanish Creek Restoration. Project benefits include improvement of drainage conditions (flood protection) and regional water quality, and enhancement of wildlife habitat and recreational opportunities. Detailed information on the completed and active CIP projects can be found on the LCDNR website.¹²



All new developments that receive approval from the South Florida Water Management District and comply with standards in Florida Administrative Code Chapter 62-330 will be deemed concurrent with the surface water management level of service standards set forth in the Lee Plan.

¹² <https://www.leegov.com/naturalresources>

POTABLE WATER

LOS standards for potable water are found in Lee Plan Policy 95.1.3:

(1) "Potable Water Facilities:

Minimum Acceptable Level of Service:

Within certificated, franchised, or designated service areas only: supply and treatment capacity of 250 gallons per day per Equivalent Residential Connection (ERC) for the peak month, except that facilities serving only mobile home residential structures must have a capacity of 187.5 gallons per day, and facilities serving only travel trailer residential structures must have a capacity of 150 gallons per day. Where a private water utility has provided an alternate standard for application within its certificated or franchised area, and that standard has been adopted into this comprehensive plan, that will be the standard to be used for concurrency management in the respective certificated or franchised area."

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

For purposes of this report, central and private system WTP are divided into regional central system, multiple-user development, and single-user development categories.

This inventory reports WTP capacity compared to the number of ERC's in each central system, and the system capacity of multiple-user and single-user development WTP providing potable water service to unincorporated Lee County. The number of ERC's is based on BEBR population forecasts as applied in the MPO LRTP and as described in the population section of this report. Unless otherwise described, the analysis in Table 6 represents the conservative assumption that all existing and MPO LRTP forecast dwelling units within the franchise service area are not mobile home or travel trailer residential structures and will be connected to the system.

A regional central system treats more than 0.5 million gallons per day (MGD). Major regional systems in unincorporated Lee County include Bonita Springs Utilities (BSU), Florida Governmental Utilities Authority (FGUA), Gasparilla Island Water Association (GIWA), Greater Pine Island Water Association (GPIA), Island Water Association, and Lee County Utilities (LCU)¹³. **All systems are operating within capacity and meet the Lee Plan LOS standard for unincorporated Lee County as summarized in Table 6.** Planning and implementing additional capacity is the responsibility of each service provider. Planning and implementation of LCU facilities is within the jurisdiction of Lee County.

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

¹³ Water Franchise Areas, Lee County Utilities <https://www.leegov.com/utilities/Documents/Maps/WaterFranchise11x17.pdf>

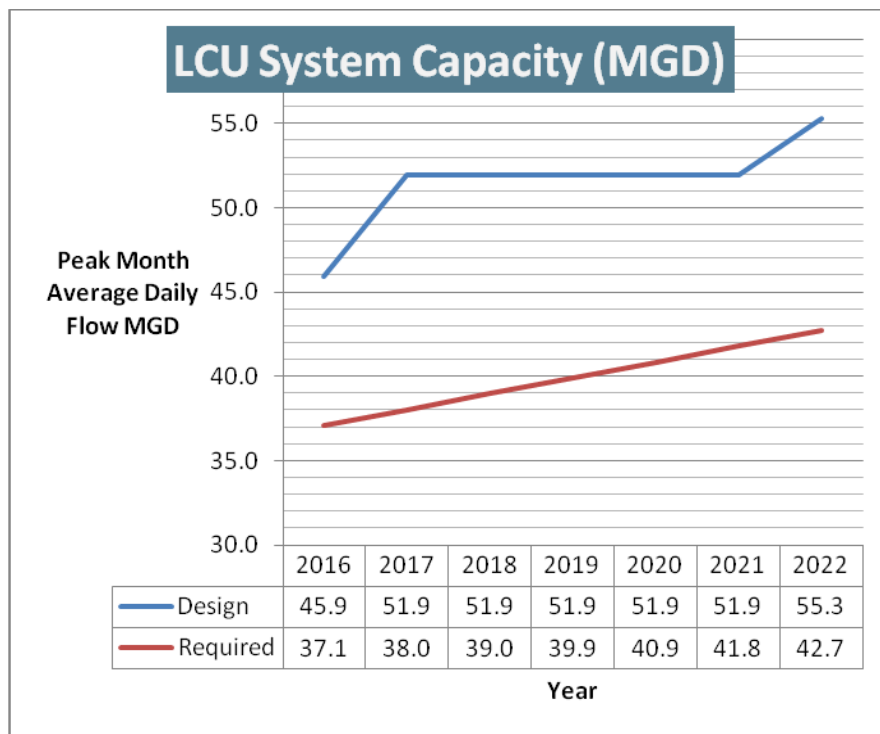
In addition to the WTP capacity listed in Table 6, FGUA has an interconnect agreement with the City of Fort Myers to purchase up to 2.0 MGD. The analysis of FGUA system demand only includes Lehigh Acres Tier 1 as identified on Lee Plan Map 1, page 8 of 8, Special Treatment Areas Lehigh Acres Community Plan Overlays. Tier 1 generally represents the portion of Lehigh Acres with existing utilities.

Island Water Association WTP data has been included in past reports and will not be included in future reports. The franchise service area for Island Water Association is entirely within the City of Sanibel and is not subject to concurrency review by Lee County.

All five LCU WTP in Table 6 are interconnected as one central system. Daily system for LCU includes the Gateway Services District (GSD). While it is a separate franchised service area, GSD purchases capacity from Lee County Utilities. LCU is constructing the plant and well field expansion to the Green Meadows WTP from 9.0 MGD to 14.0 MGD in 2017. Expansion of the North Lee County WTP from 11.6 to 15 MGD is programmed for design in FY 2018/19, and construction in FY 2020/21.

As shown in Chart 1, Lee County Utilities WTP capacity is adequate to meet the LOS standard for the five-year CIP planning period.

Chart 1: LCU Potable Water System Capacity



While Lee County is not responsible to plan or implement improvements to the BSU, GIWA, GPIA, or FGUA central systems, a comparison of WTP capacities, existing flow, and conservative ERC data projections within unincorporated Lee County system franchise areas are shown in Table 6 to meet concurrency.

Table 6: Regional WTP Central Systems serving Unincorporated Lee County

CENTRAL SYSTEM	AVERAGE DAILY FLOW MGD		MGD Required Flow Per ERC					
	EXISTING DESIGN CAPACITY	PEAK MONTH	Dwelling Units (DU)			= DU x 250		
			Actual 2016	Projected 2022	Projected 2040	Actual 2016	Projected 2022	Projected 2040
BSU								
- PLANT #1	9.00	5.80						
- PLANT #2	6.56	4.30						
BSU SYSTEM	15.56	10.10	47,405	53,170	70,463	11.9	13.3	17.6
GIWA								
- PLANT #1	0.58	0.27						
- PLANT #2	1.27	0.97						
GIWA SYSTEM	1.85	1.24	1,298	1,264	1,162	0.3	0.3	0.3
GPIA	3.29	1.60	7,629	8,436	10,856	1.9	2.1	2.7
ISLAND WATER ASSN	5.99	4.30	System is entirely within the City of Sanibel					
LCU								
- NORTH LEE COUNTY	11.60	4.63	28,470	34,089	50,946			
- GREEN MEADOWS	9.00	6.06	34,963	40,795	58,291			
- CORKSCREW	15.00	11.49	59,342	65,292	83,142			
- OLGA	5.00	2.40	13,852	17,462	28,291			
- PINEWOODS	5.30	3.25	11,659	13,321	18,308			
LCU SYSTEM	45.90	27.83	148,286	170,959	238,978	37.1	42.7	59.7
Available Capacity per ERC			310	268	192			
FGUA	3.10	2.49						
Dwelling units obtained from individual lots	Tier 1		19,387	24,334	39,173			
	Tier 2		13,174	19,956	40,303			
	Total DU		37,264	53,747	103,194	9.3	13.4	25.8

Table 7: Multiple-user/development WTP

WTP NAME	DESIGN CAPACITY AVERAGE DAILY FLOW MGD
CHARLESTON PARK	0.035
CITRUS PARK	0.540
FOUNTAIN VIEW RV PARK	0.070
LAKE FAIRWAYS	0.200
OAK PARK MOBILE HOME VILLAGE	0.150
RAINTREE RV RESORT	0.040
RIVER LAWN TERRACE	0.008
USEPPA ISLAND CLUB	0.063

Table 7 combines prior year report categories for minor regional WTP and multiple user-single development to one category called multiple-user/development. Lake Fairways WTP is the only multiple-user development WTP in unincorporated Lee County. Citrus Park WTP is entirely within the City of Bonita Springs and the Bonita Springs Utilities franchised service area and therefore is not subject to concurrency review by Lee County. Each development that built a private system multiple-user or single-development

WTP met the LOS standard in the Lee Plan and was permitted by the Florida Department of Environmental Health at the time of approval.

Any new connection to a multiple-user, single-development, or single-user private system WTP (Table 7) in unincorporated Lee County will be reviewed for available WTP capacity on a case-by-case basis, and will require a determination of availability of capacity at the time of development application. The list of single-user WTP capacities in Table 8 is provided for informational purposes.

Table 8: Single-user/development WTP Design Capacity

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

SANITARY SEWER

LOS standards for sanitary sewer are found in Lee Plan Policy 95.1.3:

(2) *“Sanitary Sewer Facilities:*

Minimum Acceptable Level of Service:

Within certificated, franchised, or designated service areas only: average treatment and disposal capacity of 200 gallons per day per Equivalent Residential Connection (ERC) for the peak month, except that facilities serving only mobile home residential structures must have a capacity of 150 gallons per day, and facilities serving only travel trailer residential structures must have a capacity of 120 gallons per day. Where a private sewer utility has provided an alternate standard for application within its certificated or franchised area, and that standard has been adopted into this comprehensive plan, that will be the standard to be used for concurrency management in the respective certificated or franchised area.”

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



This report lists central and private system WWTP. Central systems serving unincorporated areas are evaluated for meeting the LOS standard by a comparison of the available WWTP capacity to the ERC total in each system. Total ERC is estimated based on BEBR population forecasts as applied in the MPO LRTP and as described in the population section of this report. Unless otherwise stated, the analysis in Table 3 represents the conservative assumption that all existing and MPO LRTP forecast dwelling units within the franchise service area are or will be connected to the system.

Similar to potable water, major regional central systems providing service in unincorporated Lee County includes BSU, FGUA, City of Fort Myers (FM), GIWA, and LCU¹⁴. **All systems are operating within capacity and meet the LOS standard for unincorporated Lee County as summarized in Table 9.** Planning and implementing additional capacity is the responsibility of each service provider. Planning and implementation of LCU facilities is within the jurisdiction of Lee County.

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

The FM Utilities service area includes a small unincorporated enclave. LCU sends part of unincorporated area waste water to a FM WWTP consistent with an interlocal agreement.

¹⁴ Wastewater Franchise Areas, Lee County Utilities

<https://www.lee.gov/utilities/Documents/Maps/WastewaterFranchise11x17.pdf>

Similar to the potable water section, the analysis of the FGUA Lehigh Acres system demand only includes Lehigh Acres Tier 1. FGUA also manages the North Fort Myers service area and Del Prado WWTP. The LCU WWTP in Table 9 are considered interconnected as one central system for concurrency review purposes, none of the plants are actually interconnected. Daily demand as measured in ERC within the system franchise area is compared to the total system capacity in Chart 2. Subject to agreements, LCU provides service to the GSD.

ERC data projections within the system franchise area are shown in Table 9. Lee County Utilities WWTP capacity is evaluated using the interlocal agreement that effectively makes the LCU and FM central systems one combined central system. As shown in Chart 2, the combined LCU and FM central system capacity is adequate to meet the LOS standard throughout the five-year CIP planning period.

The Lee County CIP contains two projects to increase LCU central system capacity. A project called WWTP Capacity Increase for Southeast is programmed for design in FY2018/19, and construction in FY2020/21. This additional capacity is required to meet future demands of the current and proposed Three Oaks WWTP service area. Years 6-10 of the CIP include a capacity increase to the Gateway WWTP from 3 MGD to 6 MGD.

Table 9: Regional Central WWTP Systems Serving Unincorporated Lee County

WWTP NAME	AVERAGE DAILY CAPACITY MGD		MGD Required Flow Per ERC					
	EXISTING PERMITTED	PEAK MONTH	Dwelling Units (DU)			= DU x 200		
			Actual 2016	Projected 2022	Projected 2040	Actual 2016	Projected 2022	Projected 2040
BSU								
- WATER RECLAMATION WEST	7.0	5.57						
- WATER RECLAMATION EAST	4.0	5.42	47,405	53,170	70,463	9.5	10.6	14.1
BSU SYSTEM	11.0	10.99						
FM								
- RALEIGH STREET	11.0	9.60	31,329	38,413	59,663	6.3	7.7	11.9
- SOUTH DRIVE	12.0	12.14						
GIWA	0.7	0.43	1,298	1,264	1,162	0.3	0.3	0.2
LCU								
- GATEWAY SERVICES-DIST 1	3.0	1.40	24,974	29,356	42,503			
- FIESTA VILLAGE	5.0	3.64	34,842	40,668	58,147			
- FT MYERS BEACH	6.0	5.04	66,235	70,977	85,203			
- THREE OAKS	6.0	3.22	11,659	13,321	18,308			
- PINE ISLAND	0.5	0.18						
- HIGH POINT	0.025	0.011						
LCU SYSTEM	26.5	16.71	137,710	154,323	204,161	27.5	30.9	40.8
LCU/FM SYSTEM CAPACITY	43.5	35.22	169,039	192,735	263,824	33.8	38.5	52.8
Available LCU and FM Capacity per ERC		-	257	226	165			
FGUA								
- LEHIGH ACRES	3.0	2.69	37,264	53,747	103,194	7.5	10.7	20.6
- DEL PRADO (fka SUNCOAST)	4.3	5.16						

Chart 2: LCU and FM Combined Waste Water System Capacity

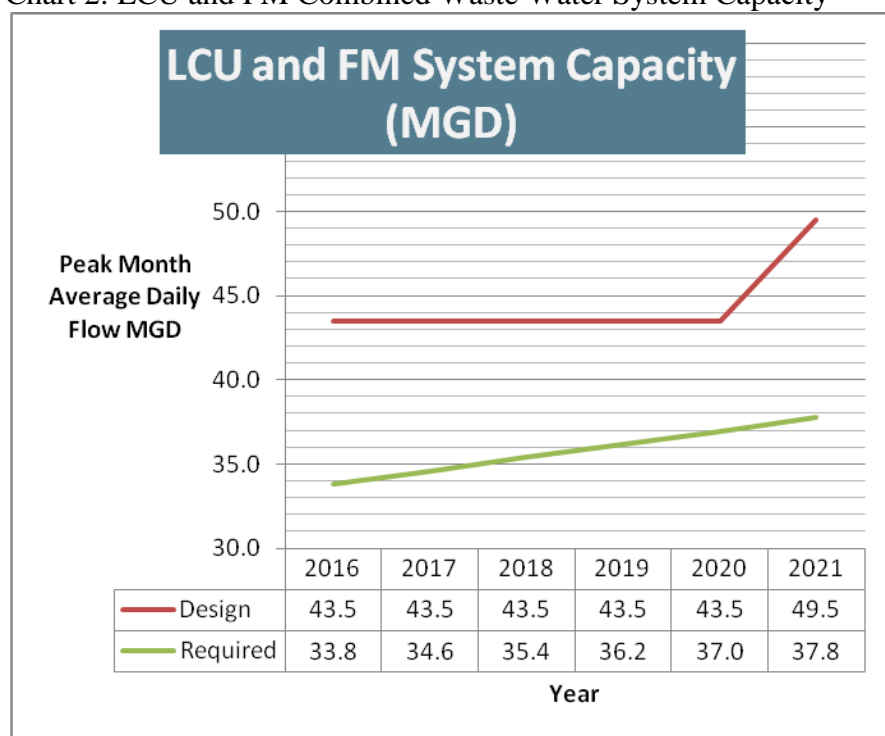


Table 10: Multiple-user/development WWTP Permitted Capacity (Gallons Per Day)

WWTP NAME/LOCATION	AVERAGE DAILY FLOW	WWTP NAME/LOCATION	AVERAGE DAILY FLOW
AIRPORT WOODS	20,000	JULIA MOBILE HOME PARK	15,000
ALVA MIDDLE & ELEM SCHOOL	20,000	LABONTES GARDEN RV PARK	5,000
BAY POINTE CONDO	40,000	LAKE FAIRWAYS FFEC SIX	300,000
BLUE CRAB KEY	25,000	OAK PARK MHV	20,000
BOCILLIA ISLAND	10,000	PINE ISLAND COVE	50,000
CAPTAINS COVE	40,000	PINE ISLAND KOA	35,000
CAPTIVA SHORES CONDO	10,000	PINK CITRUS TRAILER PARK	25,000
CHARLESTON PARK	15,000	PIONEER VILLAGE (aka Sunburst)	45,000
CHARLOTTE COUNTY BURNT STORE	500,000	RIVER TRAILS MHP	97,000
CITRUS PARK NORTH	199,000	SAFETY HARBOR CLUB VILLAGE	12,000
COVERED WAGON	15,000	SEMINOLE CAMPGROUND	10,000
CROSS CREEK COUNTRY CLUB	240,000	SHADY ACRES MOBILE HOME	25,000
CYPRESS BEND	65,000	SHADY ACRES TRAVEL PARK #2	25,000
EAGLE RIDGE	443,000	SOUTH SEAS PLANTATION	264,000
FIDDLESTICKS	150,000	SUNNY GROVE PARK	20,000
FOREST UTILITIES	500,000	SUNSEEKERS	50,000
FORT MYERS CAMPGROUND	40,000	SUNSET CAPTIVA	25,000
FOUNTAIN LAKES	190,000	SWAN LAKE MHP	25,000
FOUR WINDS MARINA	11,500	TAHITI MOBILE VILLAGE	30,000
GLADES HAVEN (aka Jones MV)	23,000	TROPIC ISLES RV RESORT	15,000
GRANADA LAKES	25,000	TWEEN WATERS INN	40,000
HUNTER'S RIDGE	100,000	USEPPA INN & DOCK CLUB	45,000
ISLE OF PINES	8,000	WHISPERING PINES CONDO	10,000
		WOODSMOKE CAMPING RESORT	40,000

SCHOOLS

School level of service is defined in Lee Plan Policy 67.1.1 and Policy 95.1.3(6):

POLICY 67.1.1: *The County adopts the following Level of Service (LOS) standards for public schools, based upon Permanent Florida Inventory School Houses (FISH) capacity.*

- a. Elementary Schools: 100% of Permanent FISH Capacity as adjusted by the School Board annually to account for measurable programmatic changes.*
- b. Middle Schools: 100% of Permanent FISH Capacity as adjusted by the School Board annually to account for measurable programmatic changes.*
- c. High Schools: 100% of Permanent FISH Capacity as adjusted by the School Board annually to account for measurable programmatic changes.*
- d. Special Purpose Facilities: 100% of Permanent FISH Capacity as adjusted by the School Board annually to account for measurable programmatic changes.*

For purposes of this subsection, a “measurable programmatic change” means a change to the operation of a school and measurable capacity impacts including, but not limited to, double sessions, floating teachers, year-round schools and special educational programs.



Relocatable classrooms may be utilized to maintain the LOS on a temporary basis when construction to increase capacity is planned and in process. The temporary capacity provided by relocatables may not exceed 20% of the Permanent FISH Capacity and may be used for a period not to exceed three years.

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

POLICY 95.1.3(6) Public School Facilities

The following Level of Service (LOS) standards for public schools are based upon Permanent Florida Inventory School Houses (FISH) capacity.

- (a) Elementary Schools: 100% of Permanent FISH Capacity as adjusted by the School Board annually to account for measurable programmatic changes.*
- (b) Middle Schools: 100% of Permanent FISH Capacity as adjusted by the School Board annually to account for measurable programmatic changes.*
- (c) High Schools: 100% of Permanent FISH Capacity as adjusted by the School Board annually to account for measurable programmatic changes.*
- (d) Special Purpose Facilities: 100% of Permanent FISH Capacity as adjusted by the School Board annually to account for measurable programmatic changes.*

Planning and provision of school capacity is under the jurisdiction of the Lee County School District. The Lee County School District provides an annual school concurrency inventory report (referred to below as “inventory”) per interlocal agreements. The inventory is included as Tables 20 through 23, and lists enrollment and permanent FISH capacity for each school as of January 23, 2017. The inventory also includes projected 2017-18 totals that list FISH capacity for each school, and the total change in seats. A total change in seats reflects a funded capital improvement. Each table reports total seats available and available capacity by school type for sub zones, and a zone total.

In the east zone, Table 11 shows elementary schools with 1,134 total available capacity, middle schools with 230 total available capacity, and a deficit in available capacity of 51 on January 23, 2017 for high schools. The inventory indicates that 95 seats are programmed at Riverdale High School. This change in seats will provide 51 seats of available high school capacity for the east zone in the 2017-18 school year.

In the south zone, Table 12 shows elementary schools with 871 total available capacity, middle schools with 387 total available capacity, and a deficit in available capacity of 165 on January 23, 2017 for high schools. The inventory indicates that 300 seats are programmed at a new Bonita Springs High School opening in 2017-18 to provide 135 seats of available high school capacity for the south zone in 2017-18 school year.

In the west zone, Table 13 shows elementary schools with 3,523 total available capacity, middle schools with 387 total available capacity, and 701 total available capacity for high schools.

For special purpose facilities, Table 14 lists 800 total available capacity.

Exhibit I, Lee County School Benefits Districts, depicts the school choice east zone, south zone, and west zone concurrency service areas outlined in the inventory. The inventory indicates that there is available capacity for elementary, middle and high schools in the east, south, and west zones, and for special purpose facilities.

The reported available capacity meets the public schools LOS standard.

Table 11: LCSD East Zone Schools

SUB_ZONE	SCHOOL NAME	<-----TOTALS JANUARY 23, 2017----->			<-----PROJECTED 2017-18 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	627	693		693	693		
	Edgewood Academy	553	741		741	741		
	James Stephens Int'l Acad Elem.	355	985		985	985		
	Orange River Elementary	837	871		871	871		
	Tice Elementary	608	616		616	616		
	Survey Changes in Elementary East Zone							
	Elementary Totals	2,980	3,906	926	3,906	3,906	-	926
	James Stephens Int'l Academy Middle	-	-		-	-		
	Survey Changes in Middle East Zone							
	Middle Totals	-	-	0	-	-	-	-
	Dunbar High	1,799	1,840		1,840	1,840		
	Survey Changes in High East Zone							
	High Totals	1,799	1,840	41	1,840	1,840	-	41
E2	Gateway Elementary	731	754		754	754		
	Hams Marsh Elementary	1,010	948		948	948		
	Manatee Elementary	921	1,042		1,042	1,042		
	River Hall Elementary	1,012	1,064		1,064	1,064		
	Sunshine Elementary	1,195	1,188		1,188	1,188		
	Tortuga Preserve Elementary	1,009	1,056		1,056	1,056		
	Treeline Elementary	1,063	1,065		1,065	1,065		
	Survey Changes in Elementary East Zone							
	Elementary Totals	6,941	7,117	176	7,117	7,117	-	176
	Hams Marsh Middle	1,139	1,192		1,192	1,192		
	Oak Hammock Middle	1,334	1,342		1,342	1,342		
	Varsity Lakes Middle	1,155	1,187		1,187	1,187		
	Survey Changes in Middle East Zone							
	Middle Totals	3,628	3,721	93	3,721	3,721	-	93
	Lehigh Senior High	2,004	1,922		1,922	1,922		
	Riverdale High	2,103	2,166		2,166	2,261	95	
	Survey Changes in High East Zone							
	High Totals	4,107	4,088	(19)	4,088	4,183	95	76
E3	Alva School (K-5)	444	421		421	421		
	G. Weaver Higgs Elementary	811	830		830	830		
	Lehigh Elementary	1,193	1,200		1,200	1,200		
	Mirror Lakes Elementary	1,182	1,143		1,143	1,143		
	Veterans Park (K-5)	965	1,033		1,033	1,033		
	Survey Changes in Elementary East Zone							
	Elementary Totals	4,595	4,627	32	4,627	4,627	-	32
	Alva School (6-8)	563	559		559	559		
	Lehigh Acres Middle	1,222	1,296		1,296	1,296		
	Veteran's Park (6-8)	650	717		717	717		
	Survey Changes in Middle East Zone							
	Middle Totals	2,435	2,572	137	2,572	2,572	-	137
	East Lee County High [1]	2,020	1,954		1,954	1,954		
	Survey Changes in High East Zone							
	High Totals	2,020	1,954	(66)	1,954	1,954	-	(66)
	Elem Totals - East	14,516	15,650	1,134	15,650	15,650	-	1,134
	Middle Totals - East	6,063	6,293	230	6,293	6,293	-	230
	High Totals - East	7,926	7,882	(44)	7,882	7,977	95	51
	Total East	28,505	29,825	1,320	29,825	29,920	95	1,415

Table 12: LCSD South Zone Schools

SUB ZONE	SCHOOL NAME	<-----TOTALS January 23, 2017----->			<-----PROJECTED 2017-18 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	969	1,028		1,028	1,028		
	Colonial Elementary	806	940		940	940		
	Edison Park Elementary	358	455		455	455		
	Franklin Park Elementary	472	579		579	579		
	Heights Elementary	1,196	1,306		1,306	1,306		
	Orangewood Elementary	574	632		632	632		
	Ray Pottorf Elementary	710	864		864	864		
	Tanglewood Elementary	784	786		786	786		
	Villas Elementary	861	881		881	881		
	Survey Changes in Elementary South Zone							
	Elementary Totals	6,730	7,471	741	7,471	7,471	-	741
	Cypress Lake Middle	824	846		846	846		
	Fort Myers Middle	551	856		856	856		
	P.L. Dunbar Middle	936	1,011		1,011	1,011		
	Survey Changes in Middle South Zone							
	Middle Totals	2,311	2,713	402	2,713	2,713	-	402
	Cypress Lake High	1,608	1,615		1,615	1,615		
	Fort Myers High	1,920	1,864		1,864	1,864		
	Survey Changes in High South Zone							
	High Totals	3,528	3,479	(49)	3,479	3,479	-	(49)
S2	Rayma Page Elementary	839	846		846	846		
	San Carlos Park Elementary	994	1,026		1,026	1,026		
	Three Oaks Elementary	927	875		875	875		
	Survey Changes in Elementary South Zone							
	Elementary Totals	2,760	2,747	(13)	2,747	2,747	-	(13)
	Lexington Middle	1,081	1,031		1,031	1,031		
	Three Oaks Middle	1,001	1,006		1,006	1,006		
	Survey Changes in Middle South Zone							
	Middle Totals	2,082	2,037	(45)	2,037	2,037	-	(45)
	South Fort Myers High	1,947	2,020		2,020	2,020		
	Survey Changes in High South Zone							
	High Totals	1,947	2,020	73	2,020	2,020	-	73
S3	Bonita Springs Elementary	514	468		468	468		
	Pinewoods Elementary	1,106	1,078		1,078	1,078		
	Spring Creek Elementary	750	807		807	807		
	Survey Changes in Elementary South Zone							
	Elementary Totals	2,370	2,353	(17)	2,353	2,353	-	(17)
	Bonita Springs Middle	908	891		891	891		
	Survey Changes in Middle South Zone							
	Middle Totals	908	891	(17)	891	891	-	(17)
	Bonita Springs High (opening 17-18)	-	-		-	300	300	
	Estero High	1,807	1,618		1,618	1,618		
	Survey Changes in High South Zone							
	High Totals	1,807	1,618	(189)	1,618	1,918	300	111
S4	Fort Myers Beach Elementary	121	220		220	220		
	Survey Changes in Elementary South Zone							
	Elementary Totals	121	220	99	220	220	-	99
S5	Sanibel School (K-5)	202	263		263	263		
	Survey Changes in Elementary South Zone							
	Elementary Totals	202	263	61	263	263	-	61
	Sanibel School (6-8)	104	131		131	131		
	Survey Changes in Middle South Zone							
	Middle Totals	104	131	27	131	131	-	27
	Elem Totals - South	12,183	13,054	871	13,054	13,054	-	871
	Middle Totals - South	5,405	5,772	367	5,772	5,772	-	367
	High Totals - South	7,282	7,117	(165)	7,117	7,417	300	135
	Total South	24,870	25,943	1,073	25,943	26,243	300	1,373

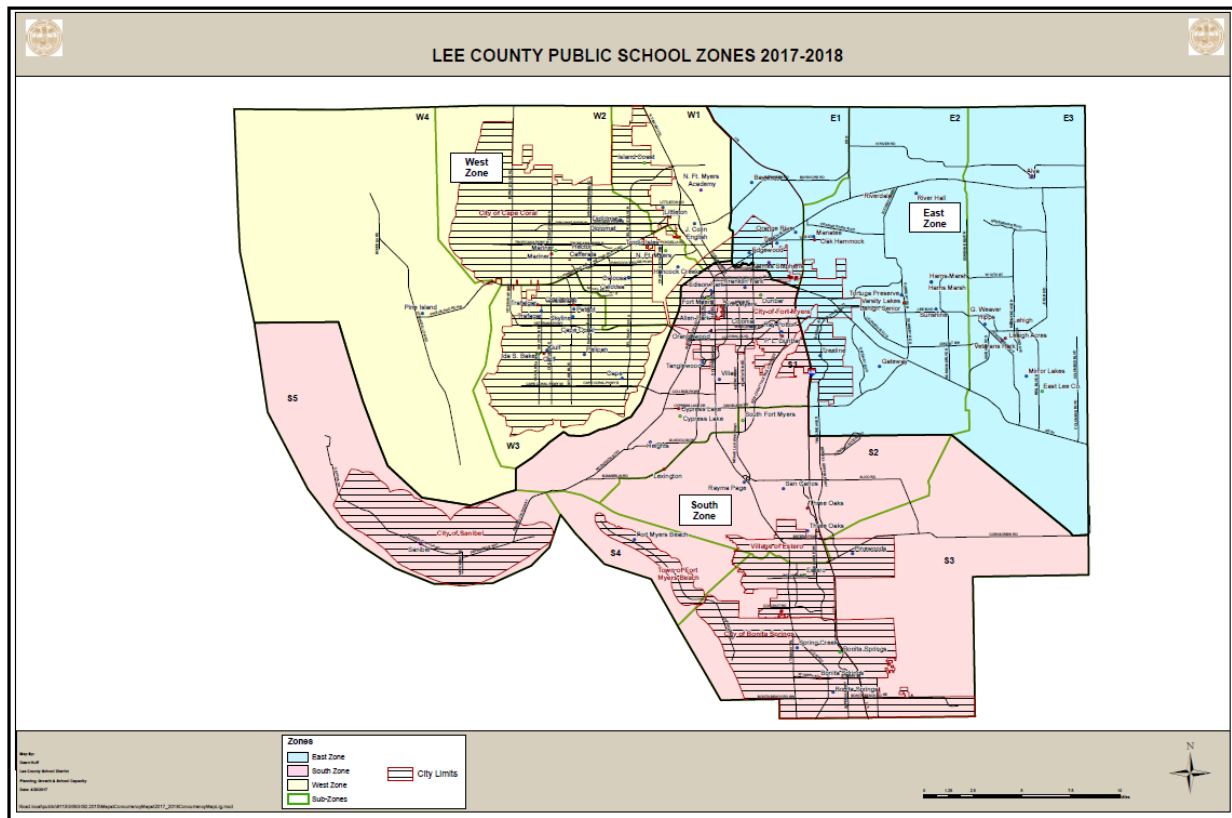
Table 13: LCSD West Zone Schools

SUB_ZONE	SCHOOL NAME	<-----TOTALS January 23, 2017----->			<-----PROJECTED 2017-18 TOTALS----->			
		PK-12 ENROLLMENT	PERMANENT FISH CAPACITY	TOTAL SEATS AVAILABLE	FORMER FISH CAPACITY	PERMANENT FISH CAPACITY	TOTAL CHANGE IN SEATS	AVAILABLE CAPACITY
W1	J. Colin English Elementary	464	637		637	637		
	Littleton Elementary	531	756		756	756		
	North Fort Myers Academy (K-5)	552	863		863	863		
	Survey Changes in Elementary West Zone							
	Elementary Totals	1,547	2,256	709	2,256	2,256	-	709
	North Fort Myers Academy (6-8)	563	405		405	405		
	Survey Changes in Middle West Zone							
	Middle Totals	563	405	(158)	405	405	-	(158)
	Island Coast High	1,631	1,956		1,956	1,956		
	Survey Changes in High West Zone							
	High Totals	1,631	1,956	325	1,956	1,956	-	325
W2	Caloosa Elementary	932	1,085		1,085	1,085		
	Diplomat Elementary	938	1,086		1,086	1,086		
	Hancock Creek Elementary	869	1,044		1,044	1,044		
	Hector A Cafferata Jr Elementary	672	898		898	898		
	Tropic Isles Elementary	977	1,051		1,051	1,051		
	Survey Changes in Elementary West Zone							
	Elementary Totals	4,388	5,164	776	5,164	5,164	-	776
	Caloosa Middle	885	1,043		1,043	1,043		
	Diplomat Middle	832	984		984	984		
	Mariner Middle	894	1,164		1,164	1,164		
	Survey Changes in Middle West Zone							
	Middle Totals	2,611	3,191	580	3,191	3,191	-	580
	Mariner High	1,497	1,638		1,638	1,638		
	North Fort Myers High	1,722	1,713		1,713	1,713		
	Survey Changes in High West Zone							
	High Totals	3,219	3,351	132	3,351	3,351	-	132
W3	Cape Elementary	724	898		898	898		
	Gulf Elementary	1,041	1,275		1,275	1,275		
	Patriot Elementary	703	1,046		1,046	1,046		
	Pelican Elementary	929	1,388		1,388	1,388		
	Skyline Elementary	939	1,412		1,412	1,412		
	Trafalgar Elementary	799	998		998	998		
	Survey Changes in Elementary West Zone							
	Elementary Totals	5,135	7,017	1,882	7,017	7,017	-	1,882
	Challenger Middle	1,048	1,229		1,229	1,229		
	Gulf Middle	798	921		921	921		
	Trafalgar Middle	909	1,062		1,062	1,062		
	Survey Changes in Middle West Zone							
	Middle Totals	2,755	3,212	457	3,212	3,212	-	457
	Cape Coral High	1,601	1,750		1,750	1,750		
	Ida Baker High	1,796	1,891		1,891	1,891		
	Survey Changes in High West Zone							
	High Totals	3,397	3,641	244	3,641	3,641	-	244
W4	Pine Island Elementary	235	391		391	391		
	Survey Changes in Elementary West Zone							
	Elementary Totals	235	391	156	391	391	-	156
	Elem Totals - West	11,305	14,828	3,523	14,828	14,828	-	3,523
	Middle Totals - West	5,929	6,808	879	6,808	6,808	-	879
	High Totals - West	8,247	8,948	701	8,948	8,948	-	701
	Total South	25,481	30,584	5,103	30,584	30,584	-	5,103

Table 14: LCSD Special Purpose Facilities

SCHOOL NAME	<-----TOTALS January 23, 2017----->			<-----PROJECTED 2017-18 TOTALS----->			
	PK-12 ENROLLMENT	PERMANENT FISH CAPACITY	TOTAL SEATS AVAILABLE	FORMER FISH CAPACITY	PERMANENT FISH CAPACITY	TOTAL CHANGE IN SEATS	AVAILABLE CAPACITY
Buckingham Exceptional Center	88	115		115	115		
Dunbar Community School [1]							
Success Acadmy (ALC mdl & hgh) & LAMP	237	945		945	945		
ALC West (Closed)		-		-	-		
Royal Palm Exceptional Center	165	230		230	230		
Fort Myers Institute of Technology [1]							
Cape Coral Institute of Technology [1]							
SW Florida Public Service Academy [2]							
Special Facilities Totals	490	1,290	800	1,290	1,290		800
[1] Adult facility							
[2] Former Michigan K-8 converted to adult facility							

Exhibit I: School Benefit Districts map (also see Lee Plan Map 24)



PARKS AND RECREATION

LOS standards for parks and recreation are found in Lee Plan Policy 95.1.3:

POLICY 95.1.3.

(6) Parks and Recreation Facilities:

Minimum Level of Service:

(a) Regional Parks - 6 acres of developed regional park land open for public use per 1000 total seasonal county population.

(b) Community Parks - 0.8 acres of developed standard community parks open for public use per 1000 permanent population, unincorporated county only.



Regional Parks

The Lee County Existing Regional Park Inventory provides information on existing regional parks, as well as ones planned over the next several years, as illustrated in Table 15 and Chart 3. This includes actual data from 2016 and projections to year 2021 for all of Lee County.

Existing Lee County Parks and Recreation Regional Parks

The existing Lee County Parks and Recreation regional park inventory increased in 2016, and totals 3,306 acres. This is roughly 44% of the existing regional park acreage when

considering all jurisdictions.

Existing Lehigh Acres Municipal Services Improvement District Regional Parks

The Lehigh Acres Municipal Services Improvement District (LA-MSID) was formerly known as the East County Water Control District. The existing LA-MSID regional park inventory totals 11 acres, a small fraction of the existing regional park acreage.

Existing City/Town/Village Regional Parks

The existing city/town/village regional park inventory increased in 2016, and totals 747 acres. Much of this is attributed to the addition of four facilities. These areas represent approximately 10% of the existing regional park acreage when considering all jurisdictions.

Existing State Regional Parks

The state regional park inventory did not change in 2016, and remains at 2,776 acres. This represents approximately 37% of the existing regional park acreage.

Existing Federal Regional Parks

The federal regional park inventory decreased in 2016 due to the reclassification of Lighthouse Beach as a city facility. At 713 acres, federal park land represents approximately 9% of the existing regional park acreage.

Planned Regional Parks

There are no new regional parks planned in the next fiscal year or in the CIP. As a result, there is no new regional park acreage to be added to the inventory for next year.

Chart 3: Existing and Planned Regional Parks by Jurisdiction

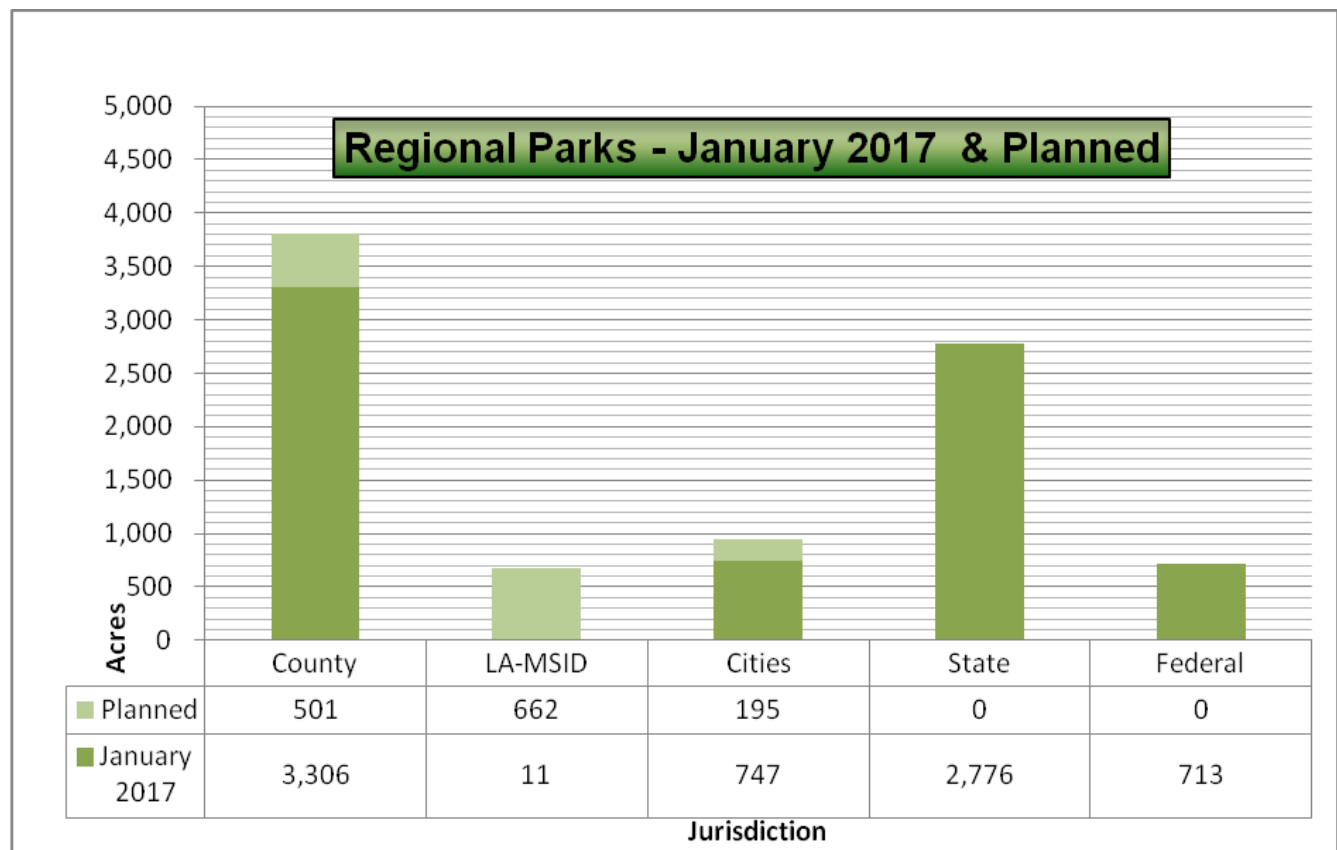


Table 15: Lee County Existing Regional Park Inventory January 2017

PARK NAME	(LOCATION)	ACRES
LEE COUNTY PARKS AND RECREATION		
Alva Boat Ramp	Alva	1
Beach Accesses	Countywide	6
Big Hickory Island Preserve	Bonita Springs	290
Bowditch Point Park	Fort Myers Beach	18
Bonita Beach Access 1	Bonita Springs	1
Bonita Beach Park	Bonita Springs	3
Bowman's Beach Park	Sanibel Island	187
Caloosahatchee Regional Park (1)	North Olga	765
Causeway Islands Park	Iona-McGregor	20
CenturyLink Sports Complex	South Fort Myers	95
City of Palms Park	Fort Myers	13
Crescent Beach Family Park	Fort Myers Beach	2
Davis Boat Ramp	Alva	1
Dog Beach	Bonita Springs	28
Estero Park	Estero	65
FGCU/Lee County Aquatics Center (2)	San Carlos	2
Hickey Creek Mitigation Park	Alva	780
Imperial River Boat Ramp	Bonita Springs	8
JetBlue Park	South Fort Myers	106
John Yarbrough Linear Park	South Fort Myers	107
Lakes Park	South Fort Myers	331
Lavender's Landing	Pine Island	2
Lee Civic Center	North Fort Myers	97
Little Hickory Island Beach Park	Bonita Springs	2
Lynn Hall Memorial Park	Fort Myers Beach	5
Manatee Park (3)	Caloosahatchee Shores	21
Matanzas Pass Preserve	Fort Myers Beach	59
Nalle Grade Park	North Fort Myers	75
North Shore Park	North Fort Myers	4
Pine Island Commercial Marina	Pine Island	10
Player Development Complex	Fort Myers	58
Punta Rassa (Frizzell Kontinos) Boat Ramp	Iona-McGregor	11
Royal Palm Park	Fort Myers	1
Russell Park	Caloosahatchee Shores/Tice	1
San Carlos Bay Bunche Beach Preserve	Iona-McGregor	2
Six Mile Cypress Slough Preserve	South Fort Myers	91
Terry Park	Fort Myers	36
Tropical Point Park	Pine Island	1
Turner Beach	Captiva Island	1
(1) The County has a lease on the property from the State of Florida.	Subtotal	3,306
(2) Joint use acreage with Florida Gulf Coast University (3) The County has a lease on the property from Florida Power & Light.		

Table 15 (continued): Lee County Existing Regional Park Inventory January 2017

PARK NAME	LOCATION	ACRES
LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DISTRICT		
Barbara Farrell Park	Lehigh Acres	5
Charley Matheny Park	Lehigh Acres	3
Jim Fleming Ecological Park	Lehigh Acres	3
	Subtotal	11
CITY/TOWN/VILLAGE		
Bonita Nature Place	Bonita Springs	30
Calusa Nature Center and Planetarium	Fort Myers	105
Centennial Park	Fort Myers	12
Four Mile Cove Ecological Preserve	Cape Coral	365
Lighthouse Beach	Sanibel Island	32
Mound House	Fort Myers Beach	3
Newton Park	Fort Myers Beach	1
North Colonial Linear Park	Fort Myers	63
Riverside Park	Fort Myers	4
Rotary Park	Cape Coral	97
Shady Oaks Park	Fort Myers	32
Trailhead Park	Fort Myers	3
	Subtotal	747
STATE		
Cayo Costa State Park	Pine Island/Cayo Costa	850
Gasparilla Island State Park	Boca Grande	135
Koreshan State Historic Site	Estero	175
Lovers Key Carl E. Johnson State Park	Bonita Springs	1,616
	Subtotal	2,776
FEDERAL		
J.N. "Ding" Darling National Wildlife Refuge	Sanibel Island	650
W. P. Franklin Locks	Caloosahatchee Shores	63
	Subtotal	713
Cumulative Total January 2017 Existing Regional Parks		7,553
PLANNED REGIONAL PARKS		
Able Canal Greenway	Lehigh Acres	75
Harns Marsh	Lehigh Acres	587
Idalia Property	Olga	13
Seafarer Property	Fort Myers Beach	1
WildBlue Property	Southeast Lee County	487
Yellow Fever Creek Park	Cape Coral	195
	Subtotal	1,358
Cumulative Total Existing Plus Planned Regional Parks		8,911

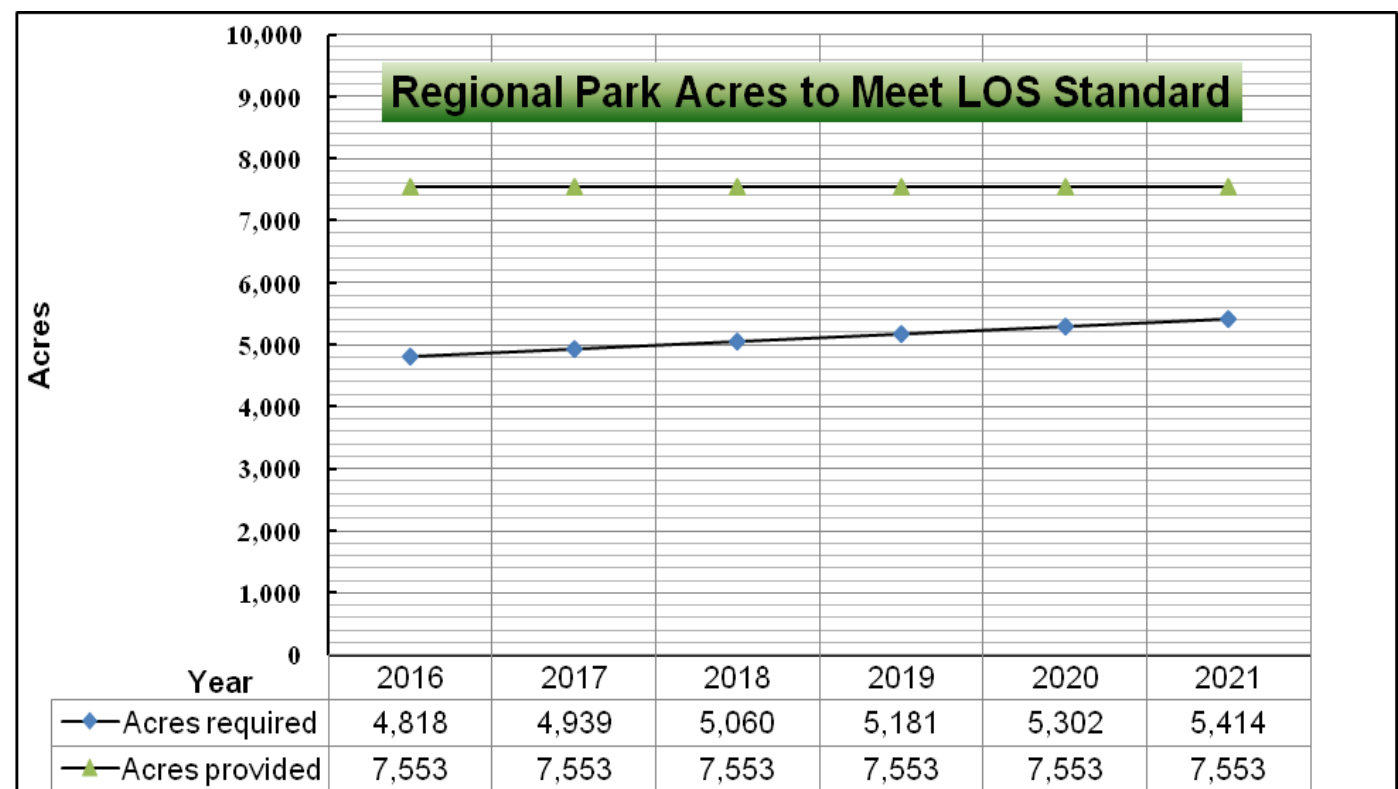
Regional Park Level of Service

The inventory indicates a total of 7,553 acres of existing regional parks operated by local, state and federal governments. The capacity needed to meet *The Lee Plan* non-regulatory level of service standard of 6 acres per 1,000 total seasonal county population is equal to:

803,082 [seasonal county population] * (6 acres/1,000) = 4,818 acres.

The existing inventory meets the regional park level of service standard in the county for the year 2016 and will continue to do so at least through the next five years of the CIP as illustrated in Chart 4.

Chart 4: Regional Park Acres Required Versus Provided to Meet LOS Standard



Community Parks

Table 16 identifies all of the existing and proposed community parks in unincorporated Lee County. In addition, it specifies which of these community parks are owned and operated by Lee County, and which are jointly operated with the Lee County School District. The table includes actual data from 2016 and projections to year 2021. Of the existing 703 acres, 91% (643 acres) are owned and operated by Lee County, while the remaining 9% (60 acres) are jointly operated with the Lee County School District.

Table 16: Lee County Existing Community Park Inventory January 2017

PARK NAME	LOCATION	ACRES
UNINCORPORATED LEE COUNTY		
Alva Community Park	Alva	10
Bat House Park	Matlacha	1
Boca Grande Community Park	Boca Grande	14
Brooks Park	Page Park	10
Buckingham Community Center	Buckingham	1
Buckingham Community Park	Buckingham	135
Charleston Park	Alva	4
Harlem Heights Community Park	Harlem Heights	5
Hunter Park	South Fort Myers/Pine Manor	8
Judd Park	North Fort Myers	8
Karl Drews Community Center/San Carlos Community Pool	San Carlos Park	4
Kelly Road Soccer Complex	Iona-McGregor/Harlem Heights	42
Lehigh Acres Community Park	Lehigh Acres	20
Lehigh Acres Senior Citizen Center	Lehigh Acres	3
Lehigh Acres Trailhead Park	Lehigh Acres	11
Mary Moody Park	North Fort Myers	3
Matlacha Community Park	Matlacha	11
North Fort Myers Community Park	North Fort Myers	84
North Fort Myers Community Pool	North Fort Myers	1
Olga Community Park	Olga	3
Phillips Park	Pine Island	8
Pinewood Trails Park	Pine Island	30
Rutenberg Park	South Fort Myers	40
Schandler Hall Park	Caloosahatchee Shores/Tice	10
Three Oaks Park	San Carlos Park	44
Veterans Park	Lehigh Acres	82
Wa-Ke Hatchee Park	Iona-McGregor	45
Waterway Park	North Fort Myers	6
	Subtotal	60

Table 16 (continued): Lee County Existing Community Park Inventory January 2017

JOINT USE WITH SCHOOL DISTRICT		
Bayshore Elementary School	North Fort Myers	11
Cypress Lake High School	South Fort Myers	4
J. Colin English Elementary School	North Fort Myers	1
Lehigh Acres Middle School	Lehigh Acres	10
Lexington Middle School	Iona-McGregor	4
N Fort Myers Academy for the Arts	North Fort Myers	4
Pine Island Elementary School	Pine Island	2
Riverdale High School	Caloosahatchee Shores	10
San Carlos Park Elementary School	San Carlos Park	4
Tice Community Pool	Caloosahatchee Shores	1
Veterans Park Academy for the Arts	Lehigh Acres	5
Villas Elementary School	South Fort Myers	4
	Subtotal	643
Lee County and School District Cumulative Total		703
PLANNED COMMUNITY PARKS		
Alva Wayside Property	Alva	1
Brooks Park Expansion	Page Park	3
Joel Boulevard Property	Alva	30
St. James City Property	Pine Island	2
	Subtotal	36
Existing and Planned Cumulative Total		739

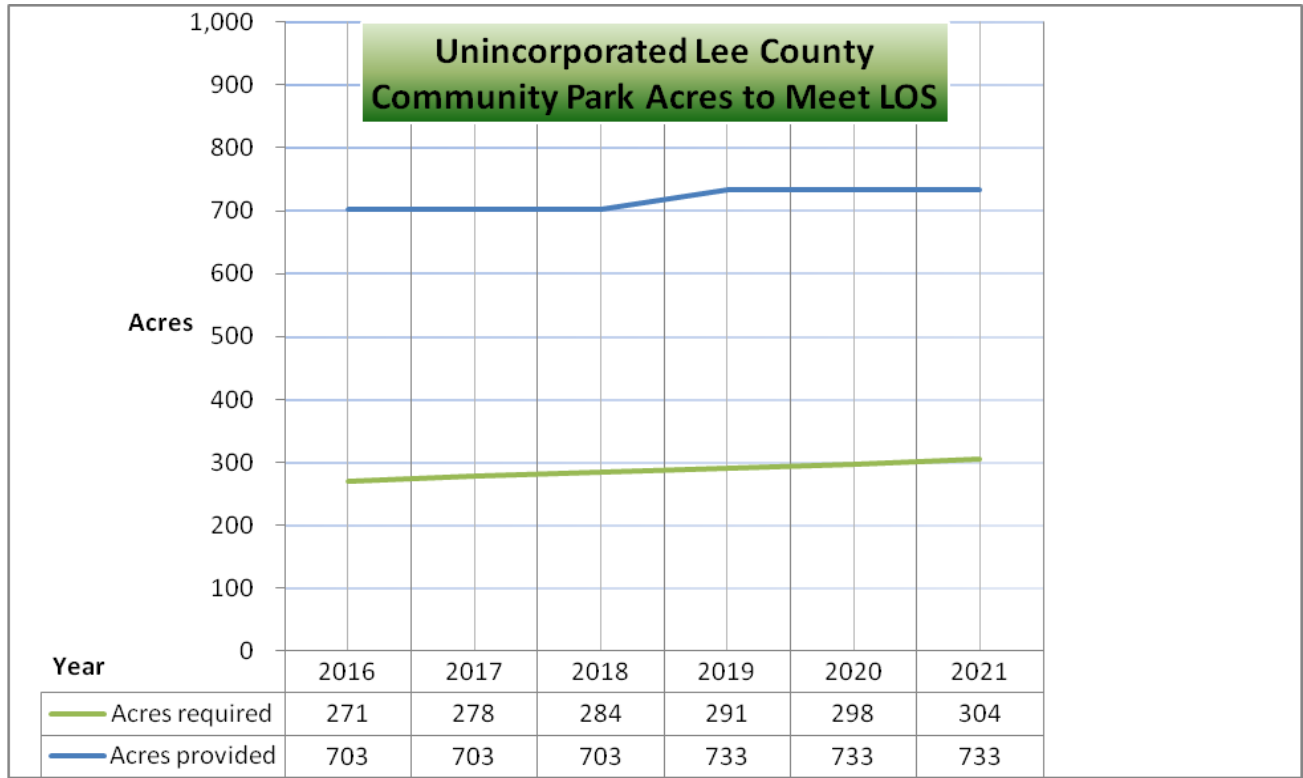
Community Park Level of Service

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

$$338,402 \text{ [permanent county population/unincorporated areas only]} * (0.8 \text{ acres}/1,000) = 271 \text{ acres.}$$

The existing inventory meets the community park level of service standard in the county for the year 2016 and will continue to do so at least through the next five years of the CIP as shown in Chart 5.

Chart 5: Unincorporated Lee County Community Park Acres Required Vs. Provided to Meet LOS Standard



TRANSPORTATION

LOS standards for transportation are found in Lee Plan Policy 95.1.3:

POLICY 95.1.3.7. Roadway Facilities:

LOS “E” is the standard LOS for principal and minor arterials, and major collectors on county-maintained transportation facilities. Level of service standards for the State Highway System during peak travel hours are D in urbanized areas and C outside urbanized areas.

Due to scenic, historic, environmental, aesthetic, and right-of-way characteristics and considerations, Lee County has determined that certain roadway segments will not be widened. Therefore, reduced peak hour levels of service will be accepted on those constrained roads within unincorporated Lee County as a trade-off for the preservation of the scenic, historic, environmental, and aesthetic character of the community. These constrained roads are defined in Table 2(a). (Amended by Ordinance No. 16-07)

Level of Service Calculations

Determination of LOS for roadways is based on quantitative calculations and qualitative comparisons developed by the Transportation Research Board in the 2010 Highway Capacity Manual (HCM). Capacity conceptually is the maximum number of vehicles or persons that can pass a point in a given amount of time under normal conditions.¹⁵ There are different HCM methodologies for calculating capacity and LOS for different types of transportation facilities including roadway segments, intersections, transit facilities, pedestrian facilities, and bicycle facilities. The methodologies consider traffic volumes, geometry, and traffic control. LOS is based on a qualitative comparison of travel conditions using the letters “A” through “F”.



Lee Plan Policy 37.1.1 further defines the LOS standard: “For minimum acceptable levels of service determination, the peak season, peak hour and peak direction conditions will be defined as the 100th highest volume hour of the year in the predominant traffic flow direction.”

Determination of roadway LOS is complex and can be influenced by a number of variables. HCM roadway segment LOS qualitative characteristics are in Table 17.

¹⁵ Florida Quality of Service Manual 2013, Florida Department of Transportation

Table 17 Roadway Segment LOS Qualitative Characteristics ¹⁶

LOS	Urban highways with regular stop conditions (interrupted flow).	Freeways or highways outside urbanized areas with no regular stop conditions (uninterrupted flow).
A	Average travel speed approximately 90% or more of free flow conditions. Many vehicles do not stop.	Complete free flow conditions. Unrestricted maneuverability.
B	Average travel speed 70% of free flow. Slightly restricted maneuverability and average travel speeds. Good signal progression or short cycle lengths.	Free flow conditions. Slightly restricted maneuverability. Minor disruptions are easily absorbed.
C	Average travel speed 50% of free flow. Stable operations with more restricted maneuverability. Fair signal progression or longer cycle lengths. Occasional cycle failures (wait through two or more red lights).	Slightly reduced travel speeds. Minor disruptions are noticeable but absorbed. Two-lane roads have noticeable platoons, stable flow susceptible to congestion with turning traffic and slow moving vehicles.
D	Average travel speed 40% of free flow. Noticeable congestion. Delay is sensitive to changes in flow and many vehicles stop due to unfavorable signal progression and long cycle lengths. Noticeable cycle failures.	Traffic congestion, reduced travel speeds and severely restricted maneuverability. Two-lane roads have unstable flow and passing is difficult. Turning vehicles and distractions cause shock waves in the traffic stream.
E	Average travel speed 33% of free flow. Unstable operations near or at capacity with noticeable congestion. Poor signal progression and long cycle lengths. Frequent cycle failures.	Unstable operations near or at capacity. Minor disruptions cause queues to form. Two-lane roads have unstable flow and passing is virtually impossible.
F	Average travel speed 25% or less of free flow. Unstable operation unacceptable to most drivers. High levels of congestion. Poor signal progression and long cycle lengths with noticeable cycle failures.	Highly unstable operations with forced or breakdown flow.

HCM LOS calculation methods are incorporated into the Florida Department of Transportation (FDOT) publication, Quality Level of Service (QLOS) Handbook (2013). The QLOS Handbook includes the methodology for calculation of LOS. The qualitative characteristics summarized in Table 17 are translated into threshold traffic volumes between each LOS condition. Those threshold traffic volumes are called service volumes. FDOT calculates service volumes for average, referred to as generalized, conditions statewide. FDOT also provides computer software for the complex calculation of roadway segment service volumes and LOS.

¹⁶ Highway Capacity Manual 2010 Transportation Research Board

Roadway segments with no regular stop conditions are considered uninterrupted flow conditions. A regular stop condition is a two-mile or less spacing of traffic signals or stop signs. Service volumes in uninterrupted flow conditions vary depending on the number of lanes, presence of a median, and presence of left turn lanes. LOS A, B, C, D and E generalized service volumes are somewhat evenly distributed.

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



Lee County uses the FDOT methodology and computer software supplemented with local data to calculate link specific service volumes for Lee County roadways. Analysis tables with roadway link information (road type, LOS standard, capacity, service volumes, traffic volume projections, K and D factors, 100th highest hour volume calculations) for Lee County roadways are found on the county website page titled Traffic Study Resources.¹⁷ The 100th highest hour volume in the peak direction is compared to the maximum service volume at the adopted level of service to determine existing LOS. If the traffic volume

exceeds the maximum service volume at the adopted level of service, then the road segment is an existing transportation deficiency. Roadway segments with a constrained designation are noted in the inventory. Reduced peak hour LOS is acceptable on constrained road segments.

Future estimated LOS in Tables 18 through 20 adds the higher of one percent per year growth projections, or estimated traffic volume from approved development order traffic impact statements to the 2016 100th highest hour volume. Roadway segments that are forecast to not meet the LOS standard as a result of traffic growth for approved development are considered future transportation deficiencies.

Road segments with the note “old count” have not been counted since 2006. The Lee County Traffic Count data includes 69 road segments that were counted both in 2006 (or 2007) and 2016. The average roadway segment traffic volume increase across that ten year time period was 7.1 percent. EDR data lists Lee County population at 574,310 in 2006 and 680,539 in 2016 population. This represents a population increase in the same time period of 18.5 percent¹⁸. On road segments with the note “old count projection”, the forecast traffic volume was increased by an additional 7.1 percent to reflect average traffic volume increases between 2006 and 2016.

¹⁷ <https://www.leegov.com/dcd/infraplanning/traffic>

¹⁸ Florida Office of Economic and Demographic Research http://edr.state.fl.us/Content/population-demographics/data/CountyPopulation_2016.pdf

The relative percentage increase in traffic volume to increase in population can be calculated as a ratio:

$$7.1 \text{ (traffic volume increase)} / 18.5 \text{ (population increase)} = 0.38 \text{ relative to population.}$$

Table 3 indicates a population increase of 12.6 percent from 2016 to 2021. A forecast one percent per year traffic volume growth over five years is a 5.1 percent increase. As a ratio:

$$5.1 \text{ (traffic volume increase)} / 12.6 \text{ (population increase)} = 0.40 \text{ relative to estimated population increase.}$$

Tables 18 through 20 indicate that all county maintained arterial and major collector roadways operated at an acceptable LOS in 2016 except one, Ortiz Avenue from SR 82 to Luckett Road.

Forecast traffic volumes in Tables 18 and 19 may result in unacceptable LOS in incorporated areas by the year 2021 on Buckingham Road from Orange River Blvd to SR 80, Del Prado Boulevard from US 41 to Slater Road, and Plantation Road from Daniels Parkway to Idlewild Street. The forecast on Plantation Road is based on increased traffic volume which may be offset or reduced by the planned 6-laning of Metro Parkway indicated in Table 21. Buckingham Road and Del Prado Boulevard are currently operating at approximately 50 percent of capacity. Approved development traffic volume estimates at build out increase the forecast traffic volume to just over capacity.



Similarly, Table 20 indicates that five roadway segments are forecast to operate below acceptable LOS standards in incorporated areas by 2021. In the City of Fort Myers, Colonial Boulevard from McGregor Boulevard to Summerlin Road, and Summerlin Road to US 41, operates at near capacity. In the City of Cape Coral, Veterans Parkway from Chiquita Boulevard to Skyline Boulevard is approaching capacity. The 5.1 percent forecast in traffic volumes due to population growth will put both road segments over capacity.

Table 20 also indicates that two segments in the Village of Estero are forecast to operate below an acceptable LOS due to approved developments. They are Corkscrew Road from west of I-75 to Three Oaks Parkway and Corkscrew Road from Ben Hill Griffin Parkway to Wildcat Run Drive. Traffic volume forecasts in the Estero area are being analyzed further as part of several traffic studies: the I-75/Corkscrew Road Preliminary Development and Environmental (PD&E) Study, the Lee County Environmental Enhancement Community Protection Overlay (EEPCO) Study, and the Village of Estero Area-Wide Traffic study. Traffic counts from the EEPCO study are used where noted to calculate existing volumes in Tables 18, 19, and 20.

Regulation of land use is under the jurisdiction of the respective municipality. Lee County does not have an inventory of estimated development trips for land uses approved by municipalities. Responsibilities for inventory and funding vary subject to municipal regulations and any applicable interlocal agreements. Interstate 75 interchanges are under the jurisdiction of FDOT. I-75 interchanges with Bonita Beach Road, Colonial Boulevard, and Corkscrew Road are within municipalities and are not listed in Tables 20 or 21.

Existing conditions on the state highway system in unincorporated Lee County are reported in Table 21 for informational purposes. The MPO and FDOT evaluate future state highway system needs in the LRTP.¹⁹ Modifications and capacity improvements to the state highway system are under the jurisdiction of FDOT.

Table 18: Existing and Future Roadway LOS on County-Maintained Arterials in Unincorporated Areas

ROADWAY LINK				100TH HIGHEST HOUR DIRECTIONAL VOLUMES						NOTES
				STANDARD		2016		2021		
NAME	FROM	TO	TYPE	LOS	MAX	LOS	EXIST ING	LOS	FUTURE	
ALABAMA RD	SR 82	MILWAUKEE BLVD	2LN	E	990	C	434	D	456	
	MILWAUKEE BLVD	HOMESTEAD RD	2LN	E	990	D	472	D	496	
ALEXANDER BELL	SR 82	MILWAUKEE BLVD	2LN	E	990	C	424	C	446	
	MILWAUKEE BLVD	LEELAND HEIGHTS	2LN	E	990	C	424	D	557	Shadow Lakes
ALICO RD	US 41	DUSTY RD	4LD	E	1,980	B	1,159	B	1,218	
	DUSTY RD	LEE RD	6LD	E	2,960	B	1,159	B	1,445	Alico Business Park
	LEE RD	THREE OAKS PKWY	6LD	E	2,960	B	1,159	B	1,353	Three Oaks Regional Center
	THREE OAKS PKWY	I-75	6LD	E	2,960	B	2,245	B	2,360	EEPCO Study
	I-75	BEN HILL GRIFFIN BLVD	6LD	E	2,960	B	1,175	B	1,345	EEPCO Study
	BEN HILL GRIFFIN BLVD	AIRPORT HAUL RD	2LN/ 4LD	E	1,100/ 1,840	C	384	C	873	4 Ln constr 2018, EEPCO Study
	AIRPORT HAUL RD	GREEN MEADOW DR	2LN	E	1,100	C	384	E	477	EEPCO Study
	GREEN MEADOW DR	CORKSCREW RD	2LN	E	1,100	B	131	B	224	EEPCO Study
	ESTERO PKWY	FGCU ENTRANCE	4LD	E	2,000	B	1,158	B	1,158	EEPCO Study
	FGCU ENTRANCE	COLLEGE CLUB DR	4LD	E	2,000	B	1,158	B	1,230	EEPCO Study
BEN HILL GRIFFIN PKWY	COLLEGE CLUB DR	ALICO RD	6LD	E	3,000	B	1,582	B	1,713	EEPCO Study
	ALICO RD	TERMINAL ACCESS RD	4LD	E	1,980	A	1,003	A	1,054	EEPCO Study
	SR 82	GUNNERY RD	2LN	E	990	C	421	D	442	
	GUNNERY RD	ORANGE RIVER BLVD	2LN	E	990	D	479	D	503	
BUCKING- HAM RD	ORANGE RIVER BLVD	SR 80	2LN	E	990	D	513	F	1,064	Buckingham 345 & Portico
	McGREGOR BLVD	WINKLER RD	6LD	E	2,980	D	2,292	D	2,409	
COLLEGE PKWY	WINKLER RD	WHISKEY CREEK DR	6LD	E	2,980	D	2,041	D	2,145	
	WHISKEY CREEK DR	SUMMERLIN RD	6LD	E	2,980	D	2,041	D	2,145	
	SUMMERLIN RD	US 41	6LD	E	2,980	D	1,866	D	1,961	
	CORK- SCREW RD	BELLA TERRA BLVD	ALICO RD	2LN	E	1,140	D	235	E	677
ALICO RD		6 L's FARMS RD	2LN	E	1,140	D	246	E	552	EEPCO Study, The Place
6 L's FARMS RD		COUNTY LINE	2LN	E	1,140	D	189	D	205	EEPCO Study

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Table 18 (cont.): Existing and Future Roadway LOS on County-Maintained Arterials in Unincorporated Areas

ROADWAY LINK				100TH HIGHEST HOUR DIRECTIONAL VOLUMES						NOTES
				STANDARD		2016		2021		
NAME	FROM	TO	TYPE	LOS	MAX	LOS	EXIST ING	LOS	FUTURE	
CYPRESS LAKE DR	McGREGOR BLVD	SOUTH POINT BLVD	4LD	E	1,940	D	1,249	D	1,313	
	SOUTH POINT BLVD	WINKLER RD	4LD	E	1,940	D	1,249	D	1,313	
	WINKLER RD	SUMMERLIN RD	4LD	E	1,940	D	1,315	D	1,382	
	SUMMERLIN RD	US 41	6LD	E	2,940	D	2,101	D	2,208	
DANIELS PKWY	US 41	METRO PKWY	6LD	E	2,680	D	2,291	D	2,408	
	METRO PKWY	SIX MILE PKWY	6LD	E	2,680	D	2,109	D	2,381	Constrained
	SIX MILE PKWY	PALOMINO LN	6LD	E	3,040	F	3,060	F	3,359	Constrained
	PALOMINO LN	I-75	6LD	E	3,040	F	3,060	F	3,216	Constrained
	I-75	TREELINE AVE	6LD	E	3,260	B	2,656	B	2,791	
	TREELINE AVE	CHAMBERLIN PKWY	6LD	E	3,260	B	2,656	B	2,791	
	CHAMBERLIN PKWY	GATEWAY BLVD	6LD	E	3,260	B	2,589	B	2,721	
	GATEWAY BLVD	SR 82	4LD	E	2,160	B	1,928	B	2,108	SKY Walk
DEL PRADO BLVD	US 41	SLATER RD	2LN	E	860	C	380	F	878	old count, Crane Landing
GLADIOLUS DR	McGREGOR BLVD	PINE RIDGE RD	4LD	E	1,840	C	634	C	666	
	PINE RIDGE RD	BASS RD	4LD	E	1,840	C	1,233	C	1,337	
	BASS RD	WINKLER RD	6LD	E	2,780	C	1,233	C	1,296	
	WINKLER RD	SUMMERLIN RD	6LD	E	2,780	C	1,233	C	1,296	
	SUMMERLIN RD	US 41	6LD	E	2,780	B	2,026	C	2,171	
GUNNERY RD	SR 82	23RD ST SW	4LD	E	1,920	B	1,017	B	1,086	
	23RD ST SW	LEE BLVD	4LD	E	1,920	B	1,017	B	1,086	
	LEE BLVD	BUCKINGHAM RD	2LN	E	1,020	C	763	C	896	
HANCOCK BRIDGE PKWY	NE 24TH AVE	ORANGE GROVE BLVD	4LD	E	1,880	B	1,397	B	1,468	
	ORANGE GROVE BLVD	MOODY RD	4LD	E	1,880	B	1,382	B	1,452	
	MOODY RD	US 41	4LD	E	1,880	B	1,382	B	1,452	
HOMESTE AD RD	SR 82	MILWAUKEE BLVD	2LN	E	1,010	D	506	E	532	
	MILWAUKEE BLVD	SUNRISE BLVD	2LN	E	1,010	D	506	E	532	
	SUNRISE BLVD	LEELAND HEIGHTS	4LN	E	2,960	D	1,239	D	1,302	4 lane under construction
	LEELAND HEIGHTS	LEE BLVD	4LN	E	2,960	D	1,239	D	1,302	
JOEL BLVD	BELL BLVD	18TH ST	4LN	E	2,120	B	622	B	831	Joel Blvd CPD
	18TH ST	SR 80	2LN	E	1,010	C	377	C	396	
LEE BLVD	SR 82	ALVIN AVE	6LD	E	2,840	B	2,552	B	2,682	
	ALVIN AVE	GUNNERY RD	6LD	E	2,840	B	2,064	B	2,184	
	GUNNERY RD	HOMESTEAD RD	6LD	E	2,840	B	2,364	B	2,485	
	HOMESTEAD RD	WILLIAMS AVE	4LD	E	1,980	B	649	B	682	
	WILLIAMS AVE	LEELAND HEIGHTS	2LN	E	1,020	B	649	B	682	
LEELAND HEIGHTS	HOMESTEAD RD	JOEL BLVD	4LN	E	1,800	B	832	B	853	
LITTLETO N RD	CORBETT RD	US 41	2LN	E	860	C	393	C	413	
	US 41	BUS 41	2LN	E	860	C	431	C	453	
LUCKETT RD	ORTIZ AVE	I-75	2LN	E	880	B	357	B	439	4 Ln design & ROW

Table 18 (cont.): Existing and Future Roadway LOS on County-Maintained Arterials in Unincorporated Areas

ROADWAY LINK				100TH HIGHEST HOUR DIRECTIONAL VOLUMES						NOTES
				STANDARD		2016		2021		
NAME	FROM	TO	TYPE	LOS	MAX	LOS	EXIST ING	LOS	FUTURE	
McGREGOR BLVD	SANIBEL T PLAZA	HARBOR DR	4LD	E	1,960	B	1,141	B	1,199	
	HARBOR DR	SUMMERLIN RD	4LD	E	1,960	B	1,071	B	1,126	
	SUMMERLIN RD	KELLY RD	4LD	E	1,960	A	964	A	1,013	
	KELLY RD	GLADIOLUS DR	4LD	E	1,960	A	964	A	1,013	
N RIVER RD	SR 31	FRANKLIN LOCK RD	2LN	E	1,140	A	126	B	246	
	FRANKLIN LOCK RD	BROADWAY RD	2LN	E	1,140	A	119	B	264	
	BROADWAY RD	COUNTY LINE	2LN	E	1,140	A	119	A	152	
ORANGE RIVER BLVD	SR 80	STALEY RD	2LN	E	1,000	C	411	C	432	
	STALEY RD	BUCKINGHAM RD	2LN	E	1,000	C	344	C	381	
ORTIZ AVE	COLONIAL BLVD	SR 82	2LN	E	900	C	839	C	882	
	SR 82	LUCKETT RD	2LN	E	900	F	1,046	F	1,099	4 Ln design & ROW
	LUCKETT RD	SR 80	2LN	E	900	B	392	B	412	4 Ln design & ROW
PINE ISLAND RD	STRINGFELLOW RD	BURNT STORE RD	2LN	E	950	E	592	E	692	Constrained
PONDELLA RD	SR 78	ORANGE GROVE BLVD	4LD	E	1,890	B	1,043	B	1,096	
	ORANGE GROVE BLVD	US 41	4LD	E	1,890	B	1,294	B	1,369	
	US 41	BUS 41	4LD	E	1,890	B	1,139	B	1,197	
SANIBEL CAUSE- WAY	SANIBEL SHORELINE	TOLL PLAZA	2LN	E	1,140	E	902	E	948	
SIX MILE CYPRESS	METRO PKWY	DANIELS PKWY	4LD	E	2,000	B	1,378	B	1,448	
	DANIELS PKWY	WINKLER EXT.	4LD	E	1,900	B	1,040	B	1,167	
SLATER RD	SR 78	NALLE GRADE RD	2LN	E	1,010	C	430	C	452	
STRING- FELLOW RD	1ST AVE	BERKSHIRE RD	2LN	E	1,060	B	236	D	597	Constrained
	BERKSHIRE RD	PINE ISLAND RD	2LN	E	1,060	B	236	C	365	Constrained
	PINE ISLAND RD	PINELAND RD	2LN	E	1,060	C	411	C	529	Constrained
	PINELAND RD	MAIN ST	2LN	E	1,060	C	411	C	505	
SUMMERLIN RD	McGREGOR BLVD	KELLY COVE RD	4LD	E	1,980	A	1,257	A	1,321	
	KELLY COVE RD	SAN CARLOS BLVD	4LD	E	1,980	A	1,257	A	1,321	
	SAN CARLOS BLVD	PINE RIDGE RD	6LD	E	3,000	A	1,854	A	1,965	
	PINE RIDGE RD	BASS RD	6LD	E	3,000	A	1,854	A	1,949	
	BASS RD	GLADIOLUS DR	6LD	E	3,000	A	1,854	A	1,950	
	GLADIOLUS DR	CYPRESS LAKE DR	4LD	E	1,900	B	1,229	B	1,340	
	CYPRESS LAKE DR	COLLEGE PKWY	6LD	E	2,880	B	1,224	B	1,286	
	COLLEGE PKWY	PARK MEADOW DR	6LD	E	2,880	B	1,940	B	2,039	
	PARK MEADOW DR	BOY SCOUT	6LD	E	2,880	B	1,940	B	2,039	
SUNSHINE BLVD	SR 82	23RD ST SW	2LN	E	1,010	C	387	C	407	
	23RD ST SW	LEE BLVD	2LN	E	1,010	C	387	C	407	
	LEE BLVD	W 12TH ST	2LN	E	1,010	D	521	D	548	
	W 12TH ST	W 75TH ST	2LN	E	860	D	643	D	676	

Table 18 (cont.): Existing and Future Roadway LOS on County-Maintained Arterials in Unincorporated Areas

ROADWAY LINK				100TH HIGHEST HOUR DIRECTIONAL VOLUMES						NOTES
				STANDARD		2016		2021		
NAME	FROM	TO	TYPE	LOS	MAX	LOS	EXIST ING	LOS	FUTURE	
THREE OAKS PKWY	ESTERO PKWY	SAN CARLOS BLVD	4LD	E	1,940	B	1,120	B	1,221	
	SAN CARLOS BLVD	ALICO RD	4LD	E	1,940	B	665	B	838	
TREELINE AVE	TERMINAL ACCESS RD	DANIELS PKWY	4LD	E	1,980	B	1,455	B	1,673	Harley Davidson
	DANIELS PKWY	AMBERWOOD RD	4LD	E	1,980	A	754	A	792	
WINKLER RD	SUMMERLIN RD	GLADIOLUS DR	4LD	E	1,520	D	469	D	495	
	GLADIOLUS DR	BRANDYWINE CIR	2LN	E	880	B	593	B	625	
	BRANDYWINE CIR	CYPRESS LAKE DR	2LN	E	880	B	666	B	700	
	CYPRESS LAKE DR	COLLEGE PKWY	4LD	E	1,780	D	669	D	756	old count projection
	COLLEGE PKWY	McGREGOR BLVD	2LN	E	800	B	350	B	395	old count projection
F				= Does not meet the County adopted LOS standard (NOTE: Below LOS standard is acceptable on constrained roads)						

Table 19: Existing and Future Roadway LOS on County-Maintained Collectors in Unincorporated Areas

ROADWAY LINK				100TH HIGHEST HOUR DIRECTIONAL VOLUMES						
				STANDARD		2016		2021		
NAME	FROM	TO	TYPE	LOS	MAX	LOS	EXIST ING	LOS	FUTURE	NOTES
A & W BULB RD	GLADIOLUS DR	McGREGOR BLVD	2LN	E	860	C	345	C	363	
BARRETT RD	PONDELLA RD	PINE ISLAND RD	2LN	E	860	C	103	C	116	old count projection
BASS RD	SUMMERLIN RD	GLADIOLUS DR	4LN	E	1,790	C	590	C	912	
BETH STACEY BLVD	23RD ST	HOMESTEAD RD	2LN	E	860	C	377	D	579	
BRANTLEY RD	SUMMERLIN RD	US 41	2LN	E	860	C	236	C	248	
BRIARCLIFF RD	US 41	TRIPLE CROWN CT	2LN	E	860	C	149	C	171	
BROADWAY RD (ALVA)	SR 80	N. RIVER RD	2LN	E	860	C	181	C	204	old count projection
BROADWAY RD (FT MYERS)	CARRELL RD	HANSON ST	2LN	E	860	C	341	C	385	old count projection
CAPTIVA DR	BLIND PASS	SOUTH SEAS	2LN	E	860	C	267	C	302	Constrained, old count
CEMETERY RD	BUCKINGHAM RD	HIGGINS AVE	2LN	E	860	C	284	C	298	
CHAMBERLIN PKWY	AIRPORT ENT	DANIELS PKWY	4LN	E	1,790	C	105	C	150	Port Authority maintained
CONSTITUTION BLVD	US 41	CONSTITUTION CIR	2LN	E	860	C	217	C	245	old count projection
COUNTRY LAKES BLVD	LUCKETT RD	TICE ST	2LN	E	860	C	143	C	162	old count projection
CRYSTAL DR	US 41	METRO PKWY	2LN	E	860	C	510	C	536	
	METRO PKWY	PLANTATION RD	2LN	E	860	C	265	C	279	
DANLEY DR	US 41	METRO PKWY	2LN	E	860	C	366	C	385	
DAVIS RD	McGREGOR BLVD	IONA RD	2LN	E	860	C	15	C	17	old count projection
EAST 21ST ST	JOEL BLVD	GRANT AVE	2LN	E	860	C	21	C	22	
FIDDLESTICKS BLVD	GUARDHOUSE	DANIELS PKWY	2LN	E	860	C	369	C	401	
GASPARILLA BLVD	FIFTH ST	COUNTY LINE	2LN	E	860	C	226	C	240	Constrained
GREENBRIAR BLVD	RICHMOND AVE	JOEL BLVD	2LN	E	860	C	59	C	68	
HART RD	SR 78	TUCKER LANE	2LN	E	860	C	341	C	385	old count projection
IDLEWILD ST	METRO PKWY	RANCHETTE RD	2LN	E	860	C	196	C	206	
IONA RD	DAVIS RD	McGREGOR BLVD	2LN	E	860	C	359	C	436	
ISLAND PARK RD	PARK RD	US 41	2LN	E	860	C	80	C	260	
	SUMMERLIN RD	IONA RD	2LN	E	860	C	101	C	106	
KELLY RD	McGREGOR BLVD	SAN CARLOS BLVD	2LN	E	860	C	298	C	337	old count projection
	SAN CARLOS BLVD	PINE RIDGE RD	2LN	E	860	C	106	C	120	old count projection
LAUREL DR	BUS 41	BREEZE DR	2LN	E	860	C	206	C	217	
LEE RD	SAN CARLOS BLVD	ALICO RD	2LN	E	860	C	544	C	614	old count projection
LEONARD BLVD	GUNNERY RD	WESTGATE BLVD	2LN	E	860	C	433	C	485	
LUCKETT RD	I-75	COUNTRY LAKES DR	2LN	E	860	C	318	C	334	
MILWAUKEE BLVD	ALABAMA BLVD	BELL BLVD	2LN	E	860	C	195	C	205	
	BELL BLVD	COLUMBUS BLVD	2LN	E	860	C	195	C	209	
MOODY RD	HANCOCK B. PKWY	PONDELLA RD	2LN	E	860	C	182	C	206	old count projection
NALLE GRADE RD	SLATER RD	NALLE RD	2LN	E	860	C	53	C	56	
NALLE RD	SR 78	NALLE GRADE RD	2LN	E	860	C	145	C	164	old count projection
NEAL RD	ORANGE RIVER BLVD	BUCKINGHAM RD	2LN	E	860	C	124	C	130	

Table 19 (cont.): Existing and Future Roadway LOS on County-Maintained Collectors in Unincorporated Areas

ROADWAY LINK				100TH HIGHEST HOUR DIRECTIONAL VOLUMES						
				STANDARD		2016		2021		NOTES
NAME	FROM	TO	TYPE	LOS	MAX	LOS	EXIST ING	LOS	FUTURE	
ORANGE GROVE BLVD	CLUB ENTR.	4 LANE END	2LN	E	860	C	393	C	488	
	4 LANE END	HANCOCK B. PKWY	4LN	E	1,790	C	393	C	488	
	HANCOCK B. PKWY	PONDELLA RD	4LN	E	1,790	C	406	C	427	
ORIOLE RD	SAN CARLOS BLVD	ALICO RD	2LN	E	860	C	151	C	159	
PALOMINO LN	DANIELS PKWY	PENZANCE BLVD	2LN	E	860	C	454	C	477	
PARK MEADOWS DR	SUMMERLIN RD	US 41	2LN	E	860	C	205	C	215	
PENZANCE BLVD	RANCHETTE RD	SIX MILE PKWY	2LN	E	860	C	124	C	140	
PINE RIDGE RD	SAN CARLOS BLVD	SUMMERLIN RD	2LN	E	860	C	537	D	583	
	SUMMERLIN RD	GLADIOLUS DR	2LN	E	860	C	289	C	494	Heritage Isle
	GLADIOLUS DR	McGREGOR BLVD	2LN	E	860	C	289	C	304	
PLANTATION RD	SIX MILE PKWY	DANIELS PKWY	2LN	E	860	C	371	C	490	Intermed Park
	DANIELS PKWY	IDLEWILD ST	2LN	E	860	D	824	F	866	FDOT Metro Pkwy 6-laning
	IDLEWILD ST	COLONIAL BLVD	4LN	E	1,790	C	906	C	952	
PRITCHETT PKWY	SR 78	RICH RD	2LN	E	860	C	73	C	467	old count, Stoneybrook North
RICH RD	SLATER RD	PRITCHETT PKWY	2LN	E	860	C	55	C	62	old count projection
RICHMOND AVE	LEELAND HEIGHTS	E 12TH ST	2LN	E	860	C	67	C	78	
	E 12TH ST	GREENBRIAR BLVD	2LN	E	860	C	67	C	70	
SAN CARLOS BLVD	US 41	THREE OAKS PKWY	2LN	E	860	C	446	C	469	
SANIBEL BLVD	US 41	LEE RD	2LN	E	860	C	452	C	475	
SHELL POINT BLVD	McGREGOR BLVD	PALM ACRES	2LN	E	860	C	228	C	240	
SOUTH POINTE BLVD	CYPRESS LAKE DR	COLLEGE PKWY	2LD	E	910	C	512	C	538	
STALEY RD	TICE	ORANGE RIVER BLVD	2LN	E	860	C	182	C	207	
SW 23RD ST	GUNNERY RD	SUNSHINE BLVD	2LN	E	860	D	608	D	639	
TICE ST	SR 80	ORTIZ AVE	2LN	E	860	C	163	C	171	
	ORTIZ AVE	STALEY RD	2LN	E	860	C	184	D	697	Elementary U.
WESTGATE BLVD	SW 23RD ST	LEE BLVD	2LN	E	860	C	433	C	485	
WHISKEY CREEK DR	COLLEGE PKWY	SAUTERN DR	2LD	E	910	C	320	C	336	
	SAUTERN DR	McGREGOR BLVD	2LD	E	910	C	320	C	336	
WILLIAMS AVE	LEE BLVD	W. 6TH ST	2LN	E	860	D	630	D	676	
WINKLER RD	STOCKBRIDGE DR	SUMMERLIN RD	2LN	E	860	C	461	D	566	old count
WOODLAND BLVD	US 41	AUSTIN ST	2LN	E	860	C	266	C	300	old count projection
W. 6TH ST	WILLIAMS AVE	JOEL BLVD	2LN	E	860	C	146	C	165	old count projection
W. 12TH ST	GUNNERY RD	SUNSHINE BLVD	2LN	E	860	C	246	C	259	
	SUNSHINE BLVD	WILLIAMS AVE	2LN	E	860	C	76	C	86	old count projection
	WILLIAMS AVE	JOEL BLVD	2LN	E	860	C	92	C	104	old count projection
W. 14TH ST	SUNSHINE BLVD	RICHMOND AVE	2LN	E	860	C	48	C	54	old count projection
F	= Does not meet the County adopted LOS standard (NOTE: Below LOS standard is acceptable on constrained roads)									

NOTE: Babcock Road, Columbus Boulevard, Evergreen Road, John Morris Road, Maple Drive, Olga Road, Ranchette Road, and Sunrise Boulevard are minor collectors and are not subject to LOS standards. Broadway, Coconut Road, River Ranch Road, and Williams Road are now maintained by the Village of Estero and have been removed from this report.

Table 20: County-Maintained Roadways in Incorporated Areas. Existing and Future LOS

ROADWAY LINK				100TH HIGHEST HOUR DIRECTIONAL VOLUMES						
				STANDARD		2016		2021		NOTES
NAME	FROM	TO	TYPE	LOS	MAX	LOS	EXIST ING	LOS	FUTURE	
BEN HILL GRIFFIN PKWY	CORKSCREW RD	ESTERO PKWY	4LD	E	2,000	B	1,024	B	1,228	EEPCO Study
BONITA BEACH RD	HICKORY BLVD	VANDERBILT DR	4LD	E	1,900	C	690	C	725	Constrained In City Plan
	VANDERBILT DR	US 41	4LD	E	1,900	C	1,594	C	1,675	Constrained In City Plan
	US 41	OLD 41	4LD	E	1,860	C	1,167	C	1,318	Constrained, old count projection
	OLD 41	IMPERIAL ST	6LD	E	2,800	C	1,884	C	1,980	Constrained In City Plan
	IMPERIAL ST	W OF I-75	6LD	E	2,800	C	1,466	C	1,540	Constrained In City Plan
	E OF I-75	BONITA GRAND DR	4LD	E	2,020	B	508	B	534	Constrained In City Plan
	BONITA GRANDE DR	BELLO BLVD	4LD	E	2,020	B	508	B	534	Constrained In City Plan
BONITA GRANDE DR	BONITA BEACH RD	E TERRY ST	2LN	E	860	E	692	E	782	old count projection
BOYSCOUT RD	SUMMERLIN RD	US 41	6LN	E	2,520	E	1,801	E	1,893	
BURNT STORE RD	SR 78	VAN BUREN PKWY	4LD	E	2,950	A	746	A	784	
	VAN BUREN PKWY	COUNTY LINE	2LN	E	1,140	C	415	C	512	
CAPE CORAL BRIDGE	DEL PRADO BLVD	McGREGOR BLVD	4LB	E	4,000	C	2,643	D	2,778	
COLONIAL BLVD	McGREGOR BLVD	SUMMERLIN RD	6LD	E	2,840	D	2,628	F	2,968	old count projection, programmed alt. analysis
	SUMMERLIN RD	US 41	6LD	E	2,840	D	2,788	F	2,930	
	DYNASTY DR	SR 82	6LD	D	3,040	C	2,375	C	2,496	
CORBETT RD	SR 78 (PINE ISLAND RD)	LITTLETON RD	2LN	E	860	C	22	C	226	old count, added VA clinic
CORKSCREW RD	US 41	THREE OAKS PKWY	4LD	E	1,900	C	955	C	1,220	Galleria at Corkscrew
	THREE OAKS PKWY	W OF I-75	4LD	E	1,900	C	1,768	F	2,025	Estero Crossing
	E OF I-75	BEN HILL GRIFFIN PKWY	4LD	E	1,900	C	1,136	C	1,194	
	BEN HILL GRIFFIN PKWY	WILDCAT RUN DR	2LD	E	1,200	C	839	F	1,281	EEPCO Study
	WILDCAT RUN DR	BELLA TERRA BLVD	2LD	E	1,200	B	696	C	1,138	EEPCO Study
	CAPE CORAL PKWY	SE 46TH ST	6LD	E	2,660	C	1,404	C	1,586	old count projection
DEL PRADO BLVD	SE 46TH ST	CORONADO PKWY	6LD	E	2,660	C	1,404	C	1,586	old count projection
	CORONADO PKWY	CORNWALLIS PKWY	6LD	E	2,660	D	1,783	D	1,874	
	CORNWALLIS PKWY	CORAL POINT DR	6LD	E	2,660	D	1,923	D	2,021	
	CORAL POINT DR	HANCOCK B. PKWY	6LD	E	2,800	C	2,102	C	2,209	
	HANCOCK B. PKWY	SR 78	6LD	E	2,800	C	1,882	C	1,978	
	BIG CARLOS PASS BRIDGE	PESCADORA AVE	2LN	E	726	A	493	A	518	Constrained
ESTERO BLVD	PESCADORA AVE	VOORHIS ST	2LN	E	726	A	538	A	565	Constrained
	VOORHIS ST	TROPICAL SHORES WAY	2LN	E	726	B	538	B	565	Constrained
	TROPICAL SHORES WAY	CENTER ST	2LN	E	671	F	716	F	809	Constrained, old count
	US 41	THREE OAKS PKWY	4LD	E	2,000	B	589	B	876	East & West Cypress View
ESTERO PKWY	THREE OAKS PKWY	BEN HILL GRIFFIN PKWY	4LD	E	2,000	B	589	B	619	
	US 41	N AIRPORT RD	6LD	E	2,300	D	966	D	1,015	
FOWLER ST	N AIRPORT RD	COLONIAL BLVD	6LD	E	2,300	D	1,570	D	1,650	

Table 20 (cont.): County-Maintained Roadways in Incorporated Areas. Existing and Future LOS

ROADWAY LINK				100TH HIGHEST HOUR DIRECTIONAL VOLUMES						
				STANDARD				STANDARD		NOTES
NAME	FROM	TO	TYPE	LOS	MAX	LOS	EXIST ING	LOS	FUTURE	
HANCOCK BRIDGE PKWY	DEL PRADO BLVD	NE 24TH AVE	4LD	E	1,880	B	990	B	1,040	
HICKORY BLVD	BONITA BEACH RD	McLAUGHLIN BLVD	2LN	E	890	D	386	D	406	Constrained
	McLAUGHLIN BLVD	MELODY LANE	2LN	E	890	D	386	D	406	Constrained
	MELODY LANE	ESTERO BLVD	2LN	E	890	D	386	D	406	Constrained
IMPERIAL PKWY	COUNTY LINE	BONITA BEACH RD	4LD	E	1,920	B	978	B	1,028	
	E TERRY ST	COCONUT RD	4LD	E	1,920	B	828	B	870	
SIX MILE CYPRESS	WINKLER EXT.	CHALLENGER BLVD	4LD	E	1,900	B	981	B	1,031	
	CHALLENGER BLVD	COLONIAL BLVD	6LD	E	2,860	A	981	A	1,031	
SUMMERLIN RD	BOY SCOUT	MATHEWS DR	4LD	E	1,820	D	1,157	D	1,216	
	MATHEWS DR	COLONIAL BLVD	4LD	E	1,820	D	1,157	D	1,216	
THREE OAKS PKWY	COCONUT RD	ESTERO PKWY	4LD	E	1,940	B	1,106	B	1,289	
TREELINE AVE	AMBERWOOD RD	COLONIAL BLVD	4LD	E	1,980	A	754	A	792	
VETERANS MEM. PKWY	SR 78	CHIQUITA	4LD	D	2,040	A	811	A	852	
	CHIQUITA	SKYLINE	4LD	D	2,040	B	1,810	F	2,044	old count projection
	SKYLINE	SANTA BARBARA BLVD	6LD	D	3,080	A	2,058	A	2,163	
	SANTA BARBARA BLVD	COUNTRY CLUB BLVD	6LD	D	3,080	B	2,692	B	2,829	
	COUNTRY CLUB BLVD	MIDPOINT BRDG TOLL P	6LD	D	3,080	B	2,714	B	2,852	
	MIDPOINT BRDG TOLL P	McGREGOR BLVD	4LB	D	4,000	C	2,645	D	2,780	
F	= Does not meet the County adopted LOS standard (NOTE: Below LOS standard is acceptable on constrained roads)									

Table 21: FDOT Maintained Existing and Future Roadway LOS²⁰ in Unincorporated Areas

NAME	ROADWAY LINK			100th HIGHEST HOUR DIRECTIONAL VOLUME				NOTES
	FROM	TO	TYPE	LOS	MAX	2016	EXIST	
BUS 41 (N TAMiami TR)	CITY LIMITS (N END EDISON BRIDGE)	SR 78	6LD	D	3,171	C	1,575	
	SR 78	LITTLETON RD	4LD	D	2,100	C	985	
	LITTLETON RD	US 41	4LD	D	2,100	C	537	
I-75	BONITA BEACH RD	CORKSCREW RD	6LF	D	5,500	D	5,255	
	CORKSCREW RD	ALICO RD	6LF	D	5,500	D	5,255	
	ALICO RD	DANIELS PKWY	6LF	D	6,500	D	5,326	
	DANIELS PKWY	COLONIAL BLVD	6LF	D	5,500	D	4,706	
	M.L.K.(SR 82)	LUCKETT RD	6LF	D	5,500	D	4,628	
	LUCKETT RD	SR 80	6LF	D	5,500	C	4,419	
	SR 80	SR 78	6LF	D	5,500	C	3,608	
	SR 78	COUNTY LINE	6LF	D	5,500	B	2,715	
McGREGOR BLVD (SR 867)	OLD MCGREGOR BLVD/GLADIOLUS DR	A&W BULB RD	4LD	D	2,100	C	1,660	
	A&W BULB RD	COLLEGE PKWY	4LD	D	2,100	C	1,836	
	COLLEGE PKWY	WINKLER RD	2LN	D	924	C	815	Constrained
	WINKLER RD	CITY LIMITS (S OF COLONIAL BLVD)	2LN	D	924	F	1,194	Constrained
MICHAEL G RIPPE PKWY (SR 739)	US 41	ALICO RD	4LD	D	2,100	C	1,225	
	ALICO RD	SIX MILE PKWY	6LD	D	3,171	C	1,225	
METRO PKWY (SR 739)	SIX MILE PKWY	DANIELS PKWY	6LD	D	3,171	C	1,199	
	DANIELS PKWY	CRYSTAL DR	4LD	D	2,100	C	1,359	
	CRYSTAL DR	IDLEWILD ST	4LD	D	2,100	C	1,798	
	IDLEWILD ST	COLONIAL BLVD	4LD	D	2,100	C	1,746	
IMMOKALE E RD (SR 82)	E OF COLONIAL BLVD	GATEWAY BLVD	2LN/ 6LD	D	970/ 3,020	F	1,545	widening to 6 lanes is under construction 6 lane constr 2022 6 lane constr 2018
	GATEWAY BLVD	GRIFFIN DR/RAY AVE	2LN/ 6LD	D	970/ 3,020	F	990	
	GRIFFIN DR/RAY AVE	DANIELS PKWY/GUNNERY RD	2LN/ 6LD	D	970/ 3,020	C	901	
	DANIELS PKWY/GUNNERY RD	HOMESTEAD RD	2LN	D	1,190	F	1,649	
	HOMESTEAD RD	ALABAMA RD	2LN/ 6LD	D	1,190/ 3,020	F	1,649	4 lane constr 2018
	ALABAMA RD	BELL BLVD	2LN/ 4LD	D	1,190/ 2,000	C	534	
	BELL BLVD	COUNTY LINE	2LN/ 4LD	D	1,190/ 2,000	C	597	
SAN CARLOS BLVD (SR 865)	MANTANZAS PASS BRIDGE	MAIN ST	2LN	D	880	F	1,096	Constrained
	MAIN ST	SUMMERLIN RD	4LD	D	2,100	C	1,096	PD&E Study
	SUMMERLIN RD	KELLY RD	2LD	D	970	D	921	
	KELLY RD	GLADIOLUS DR/OLD MCGREGOR BLVD	4LD	D	2,100	C	921	
SIX MILE PKWY (SR 739)	US 41	METRO PKWY	4LD	D	2,100	C	1,902	

20 FDOT 2016 District 1 LOS Spreadsheet <http://www.fdot.gov/planning/systems/programs/sm/los/districts/district1/default.shtm>

Table 21 (cont.): FDOT Maintained Existing and Future Roadway LOS²¹ in Unincorporated Areas

ROADWAY LINK				100th HIGHEST HOUR DIRECTIONAL VOLUME				
				STANDARD		2016		NOTES
NAME	FROM	TO	TYPE	LOS	MAX	LOS	EXIST	
SR 31 (ARCADIA RD)	SR 80	N OF SR 78 (OLD RODEO DR)	2LN	D	924	C	561	PD&E/SEIR Study
	N OF SR 78 (OLD RODEO DR)	NORTH RIVER RD	2LN	C	850	C	471	
	NORTH RIVER RD	COUNTY LINE	2LN	C	850	B	339	
SR 78 (PINE ISLAND RD)	CITY LIMITS E OF BARRETT RD	US 41	4LD	D	2,100	C	1,580	
	US 41	BUS 41	4LD	D	2,100	C	1,722	
SR 78 (BAYSHORE RD)	NEW POST RD/HART RD	NEW POST RD/HART RD	4LD	D	2,100	C	1,722	
	HART RD	SLATER RD (W OF WILLOW STREAM RD)	4LD	D	2,100	C	1,731	
	SLATER RD (W OF WILLOW STREAM RD)	E OF I-75 (W OF PRITCHETT PKWY)	4LD	D	2,100	C	1,285	
	E OF I-75 (W OF PRITCHETT PKWY)	OLD BAYSHORE RD	2LN	D	924	C	639	
	OLD BAYSHORE RD	SR 31	2LN	D	924	C	447	
SR 80 (PALM BEACH BLVD)	PROSPECT AVE	FIGUERA AVE (W. OF ORTIZ AVE)	4LD	D	2,100	C	1,063	
	FIGUERA AVE (W. OF ORTIZ AVE)	I-75	6LD	D	3,171	C	1,195	
	I-75	SR 31	6LD	D	3,171	C	1,887	
	SR 31	BUCKINGHAM RD	4LD	D	2,100	C	1,818	
	BUCKINGHAM RD	W OF WERNER DR	4LD	D	3,240	C	1,220	
	W OF WERNER DR	HICKEY CREEK RD	4LD	C	2,120	B	1,220	
	HICKEY CREEK RD	BROADWAY ST	4LD	C	2,120	B	1,039	
	BROADWAY ST	JOEL BLVD	4LD	C	1,607	B	1,039	
	JOEL BLVD	HENDRY CO. LINE	4LD	C	2,120	B	815	
US 41 (S TAMiami TRAIL)	ESTERO PKWY	SAN CARLOS BLVD	6LD	D	3,171	C	1,998	
	SANIBEL BLVD	ISLAND PARK RD	6LD	D	3,171	C	2,524	
	ISLAND PARK RD	BRIARCLIFF RD	6LD	D	3,171	D	3,208	
	BRIARCLIFF RD	GLADIOLUS DR/SIX MILE PKWY	6LD	D	3,171	F	3,208	
	GLADIOLUS DR/SIX MILE PKWY	DANIELS PKWY	6LD	D	3,171	C	2,807	
US 41 (CLEVE-LAND AVE)	DANIELS PKWY	PINE DR	6LD	D	3,171	C	2,678	SR 739 6 laning Design & ROW programmed
	PINE DR	BOY SCOUT RD	6LD	D	3,171	C	2,934	
	BOY SCOUT RD	CITY LIMIT N. OF NORTH AIRPORT RD	6LD	D	3,171	C	2,683	
	CITY LIMITS N. END OF BRIDGE	PONDELLA RD	4LD	D	2,100	F	2,597	
	PONDELLA RD	LITTLETON RD	4LD	D	2,100	C	1,534	
US 41 (N TAMiami TRAIL)	LITTLETON RD	DEL PRADO BLVD	4LD	D	2,100	C	1,251	
	DEL PRADO BLVD	DRAKER ST (SUN SEEKERS RV PARK)	4LD	D	2,100	C	1,619	
	DRAKER ST (SUN SEEKERS RV PARK)	CHARLOTTE CO. LINE	4LD	D	2,100	C	1,094	
F	= Does not meet the adopted State LOS Standard [Note: Below LOS standard is acceptable on constrained links]							

21 Ibid FDOT 2016 District 1 LOS Spreadsheet

Projects considered for the CIP are evaluated based on priorities in Lee Plan Policy 95.1.1, which includes consideration of LOS and status in the year 2040 MPO LRTP. Table 22 includes projects programmed in the CIP that are fully funded through construction. Table 23 includes projects that are funded for either design or right-of-way acquisition, however, construction is not fully funded.

Table 24 includes candidate CIP projects to address existing and projected transportation deficiencies on county roads. Del Prado Boulevard east of US 41, Plantation Road from Daniels Pkwy to Idlewild St, and Veterans Parkway from Chiquita to Skyline will be considered in development of the next priority list.

Table 22: Programmed CIP Projects Through Construction

Road	From	To	Stage(s)	Funded Fiscal Year	Comment
Estero Boulevard	Big Carlos Pass Bridge	Matanzas Pass Bridge	Design Construction	Current year through 2020/2021	Constrained road; Operational improvements in six phases
Burnt Store Road 4L	SR 78 (Pine Island Rd)	Van Buren Pkwy	Design Right-of-Way Construction	Current year through 2018/2019	Three phases MPO LRTP
Homestead Road 4L	Sunrise	Alabama	Construction	2015/2016	Addresses projected deficiency
Alico Road 4L	Ben Hill Griffin Pkwy	Airport Haul Road	Right-of-Way Construction	2016/2017	In MPO LRTP
Three Oaks Parkway Extension North	N. of Alico Rd	Daniels Parkway	Design Right-of-Way Construction	Current year 2016/2017 2020/2021	I-75 reliever
Ortiz Avenue 4L	Colonial Blvd	SR 82	Design Construction	2017/2018 2020/2021	I-75 reliever, City of Fort Myers

Table 23: Partially Programmed CIP projects

Road	From	To	Stage(s)	Funded Fiscal Year	Priority	Comment
Big Carlos Pass bridge replacement			PD&E Design Construction	Current year 2017/2018 2020/2021	#1	construction partially funded
Hickory Boulevard bridge replacements			Design	2017/2018	#2	
Lehigh Acres Paving program			Construction	2017/2018 2021/2022	#3	
Littleton Road 4L	Corbett Rd	US 41	Design	2020/2021	#4	In MPO LRTP
Colonial Boulevard Alt. Analysis	McGregor Blvd	US 41	Study	2018/2019	#9	City of Fort Myers
Alico Connector	Alico Rd	SR 82	Right-of-Way	2019/2020	#10	Daniels Parkway LOS reliever
Cape Coral Bridge WB span replacement			Design	2020/2021		Toll funded

Table 24: Unprogrammed CIP Candidate Project Priorities

Road	From	To	Priority	Comment
<u>Tier 1</u>				
Ortiz Avenue 4L	SR 82	Luckett Rd	#5	Addresses projected deficiency
Luckett Road 4L	Ortiz Ave	I-75	#6	
Burnt Store Road 4L	Van Buren Pkwy	Charlotte County line	#7	
<u>Tier 2</u>				
Ortiz Avenue 4L	Luckett Rd	SR 80 (Palm Beach Blvd)	#8	
Corkscrew Road 4L	Ben Hill Griffin Pkwy	Bella Terra Blvd	#11	EEPCO evaluation
Corkscrew Road 4L	Bella Terra Blvd	Alico Rd	#12	EEPCO evaluation
Crystal Drive 2L	Plantation Rd	Six Mile Cypress Pkwy	#16	
Corkscrew Road 6L	Three Oaks Pkwy	I-75	#17	
<u>Tier 3</u>				
Homestead Rd 4L	Milwaukee Blvd	Sunrise Blvd	#19	
Buckingham Rd 4L	Orange River Blvd	SR 80 (Palm Beach Blvd)	#21	
Bonita Beach Rd 6L	US 41	Old 41	#22	
Crystal Drive 3L	US 41	Metro Pkwy	#24	

NOTE: Unprogrammed priorities #13, 14, 15, 18, 20, and 23 are bridge replacements.