



2018

*PUBLIC FACILITIES*

*LEVEL OF SERVICE*

*AND*

*CONCURRENCY*

*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 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 – 8.4 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 – 289 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 Available Capacity – 207 gallons (or more) average per day per ERC

LCU and Fort Myers Available Capacity – 328 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

<b>School Type</b>	<b>January 2018 enrollment by zone</b>			<b>Projected 2018-19 total capacity by zone</b>		
	<u>East</u>	<u>South</u>	<u>West</u>	<u>East</u>	<u>South</u>	<u>West</u>
<b>Elementary</b>	14,659	12,153	11,483	15,786	13,054	14,810
<b>Middle</b>	6,437	5,502	5,813	6,339	5,831	6,838
<b>High</b>	8,190	7,576	8,287	7,915	7,136	8,979

Available capacity will meet the adopted LOS standard in all zones with the addition of 352 east zone middle (Harns Marsh, Lehigh, Oak Hammock, Varsity Lakes) school portable seats, 100 east zone high school portable seats (Lehigh) with 450 permanent seats ready for the 2019/20 school year, and 500 south zone high school permanent seats (Bonita Springs).

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

### PARKS AND RECREATION (See pages 25-32)

Required Capacity - 4,944 acres of regional parks and 280 acres of community parks

Available Capacity - 7,081 acres of regional parks and 743 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: County Maintained Roadway segment 2017 Existing and 2022 Forecast LOS Summary

Year	Unincorporated Lee County			Incorporated Areas		
	Constrained	Meets	Below	Constrained	Meets	Below
2017	8	184	3	14	39	1
2022	8	181	6	14	35	5

Available capacity meets the adopted LOS standard for 2017 on all but four county maintained roadway segments. Traffic volumes on seven additional county maintained roadway segments are forecast to be below the adopted LOS by 2022. Three are in unincorporated areas and four are in incorporated areas. All eleven roadway segments are or will be considered for prioritization in the Capital Improvement Program (CIP).

## PUBLIC FACILITIES INVENTORIES

Lee County staff compiles public facilities inventories using in-house information and from The School District of Lee County (SDLC). 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.

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 <sup>1 2</sup>	Hendry County <sup>3 4</sup>	Lee plus Hendry	Lee County Seasonal <sup>5</sup>	Lee County Unincorporated <sup>6</sup>
2015	665,845	38,096	703,941	786,000	337,490
2016	680,539	38,370	718,909	803,000	342,137
2017	698,468	39,057	737,525	824,000	350,230
2018	715,100	39,400	754,500	844,000	358,600
2019	732,300	39,700	772,000	864,000	367,200
2020	749,600	40,000	789,600	884,000	375,900
2021	765,100	40,200	805,300	903,000	383,600
2022	780,500	40,400	820,900	921,000	391,400

1 Florida EDR, (2015-2017) Total County Population April 1, 1970-2045. [http://edr.state.fl.us/Content/population-demographics/data/CountyPopulation\\_2017.pdf](http://edr.state.fl.us/Content/population-demographics/data/CountyPopulation_2017.pdf)

2 Florida BEBR, Projections of Florida Population by County, 2020-2045, With Estimates for 2017, Vol. 51, Bulletin 180, January 2018 rounded to nearest 100. [https://www.bibr.ufl.edu/sites/default/files/Research%20Reports/projections\\_2018.pdf](https://www.bibr.ufl.edu/sites/default/files/Research%20Reports/projections_2018.pdf) and June 2018 Bulletin 181 [https://www.bibr.ufl.edu/sites/default/files/Research%20Reports/projections\\_2018\\_asrh.pdf](https://www.bibr.ufl.edu/sites/default/files/Research%20Reports/projections_2018_asrh.pdf).

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

4 Op. Cit. BEBR Vol. 51, Bulletin 180, January 2018.

5 Countywide seasonal population assumed at 18 percent based on historic data and rounded to nearest 1000.

6 Projection rounded to nearest 1000 based on unincorporated/countywide ratio in 2017 EDR Historical Municipalities Population. [http://edr.state.fl.us/Content/population-demographics/data/2017\\_Pop\\_Estimates.pdf](http://edr.state.fl.us/Content/population-demographics/data/2017_Pop_Estimates.pdf)



## **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; ample 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 1.9 million tons, or 13 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 April 2018, 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 25.9 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 1.6 million cubic yards of capacity remaining. At an in-place density of 1,600 lb/cy, the capacity remaining is 1.28 million tons, or approximately 19.8 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 90,000 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.<sup>7</sup>

## **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 FY22). Please refer to the Master Plan for additional information on IWMS capacity.<sup>8</sup>

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

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<sup>7</sup> Facility capacity is per TetraTech Basis of Design Report (Final January 2018) for RRF, MRF, Buckingham Transfer Station, and LHLF

<sup>8</sup> Op. Cit. TetraTech Basis of Design Report (Final January 2018)

Table 4: Core Facility Capacity<sup>9</sup>

<b>Combined Lee County and Hendry County Estimated Population<sup>10</sup>, 2017:</b>		<b>737,525</b>
<b>Facility</b>	<b>Capacity (tons per year)</b>	<b>Capacity (lb/capita/year)</b>
<b>Buckingham Campus WTE</b>	628,667	4.7
<b>Buckingham MRF</b>	100,000	0.7
<b>Buckingham Campus – Hort Facility<sup>11</sup></b>	120,000	0.9
<b>Buckingham Transfer Station</b>	286,000	2.1
<b>Total Available</b>	<b>1,134,667</b>	<b>8.4</b>
<b>Required Capacity (lb/capita/day)</b>		<b>7.0</b>

Table 5: Historic Level of Service Demand

<b>Waste Type</b>	<b>FY17 Demand (lb/capita/day)</b>	<b>FY16 Demand (lb/capita/day)</b>	<b>FY15 Demand (lb/capita/day)</b>
<b>MSW</b>	4.27	4.17	4.07
<b>Recyclables</b>	0.62	0.65	0.64
<b>Hort Waste</b>	0.74	0.86	0.85
<b>Total</b>	<b>5.6</b>	<b>5.7</b>	<b>5.6</b>

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9 Ibid TetraTech Basis of Design Report (Final January 2018)

10 Op. Cit. BEBR Projections of Florida Population by County, 2020-2045, With Estimates for 2017, Vol. 51, Bulletin 180, January 2018

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 3J) 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.

Lee County responded with a three phase effort to unprecedented rainfall events in 2017. Phase 1 included immediate removal of known impediments in waterways. During Phase 2 the county hired consultants to develop Flood Assessment Reports for the purpose of identifying impediments to storm water flow for near-term and short-term remedial efforts. Areas general covered included Lehigh Acres, North Fort Myers, Southeast Lee County, South Fort Myers, and Whiskey Creek. The assessments documented an inventory and identified existing obstructions and impediments for removal. Prioritized obstruction and impediment removal in county-maintained waterways is underway. Phase 3 will update stormwater master plans and include long-term regional cooperative efforts with cities, South Florida Water Management District, Florida Department of Transportation, Lehigh Acres Municipal Services Infrastructure District, Community Development Districts, homeowners associations and partnering agencies.

Detailed information on completed and active CIP projects can be found on the LCDNR website.<sup>12</sup>

**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.**

<sup>12</sup> <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), and Lee County Utilities (LCU)<sup>13</sup>. **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.

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

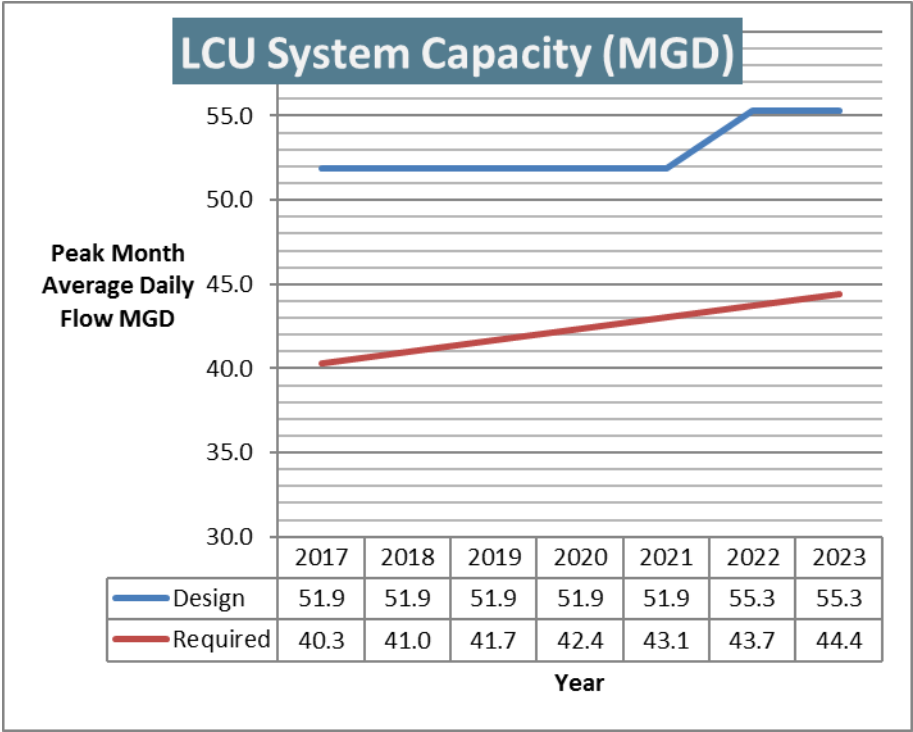


In addition to the WTP capacity listed in Table 6, FGUA has an interconnect agreement with the City of Fort Myers to purchase up to 2.0 MGD. The analysis of FGUA system demand only includes Lehigh Acres Tier 1 as identified on Lee Plan Map 1, page 8 of 8, Special Treatment Areas Lehigh Acres Community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

All five LCU WTP 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 will complete the plant and well field expansion to the Green Meadows WTP from 9.0 MGD to 14.0 MGD in 2018. 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 and existing ERC data within unincorporated Lee County system franchise areas are shown in Table 6.

Table 6: Regional WTP Central Systems serving Unincorporated Lee County

CENTRAL SYSTEM						
	EXISTING DESIGN CAPACITY (MGD)	DWELLING UNITS			DEMAND (MGD)	
		Actual	Projected		= DU x	250
		2016	2023	2040	Actual	Projected
LCU	45.9	158,611	177,652	223,893	39.7	44.4
	Available Gallons per DU	289	311	Planned Capacity		55.3
OTHER CENTRAL SYSTEMS						
BSU	15.56	47,405			11.9	
FGUA	3.1	37,464			9.4	
GIWA	1.846	1,298			0.3	
GPIA	3.29	7,629			1.9	

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 LCU<sup>14</sup>. **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.

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<sup>14</sup> 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 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

CENTRAL SYSTEM	AVERAGE		Dwelling Units (DU)		Demand Capacity	
	DAILY EXISTING PERMITTED	Actual	Projected		Actual	Projected
LCU SYSTEM	20.5	99,270	110,321	137,158	19.9	22.1
(GSD 3.0, Fiesta Village 5.0, FMB 6.0, Three Oaks 6.0, Pine Island 0.5, High Point 0.025)		207	240	Planned Capacity (SE 6.0)		26.5
FM SYSTEM	23.0	33,410	37,646	47,935	6.7	7.5
(Raleigh St 11.0, South Dr 12.0)						
LCU/FM SYSTEM CAPACITY	43.5	132,680	147,967	185,093	26.5	29.6
Available Gallons per DU		328	294	Planned Capacity		49.5
OTHER REGIONAL CENTRAL SYSTEMS						
BSU (West 7.0, East 4.0)	11.0	47405			9.5	
FGUA (Lehigh 3.0, Del Prado 4.3)	7.3	57322			7.5	
GIWA	0.7	1298			0.3	

Chart 2: LCU and FM Waste Water System Capacity

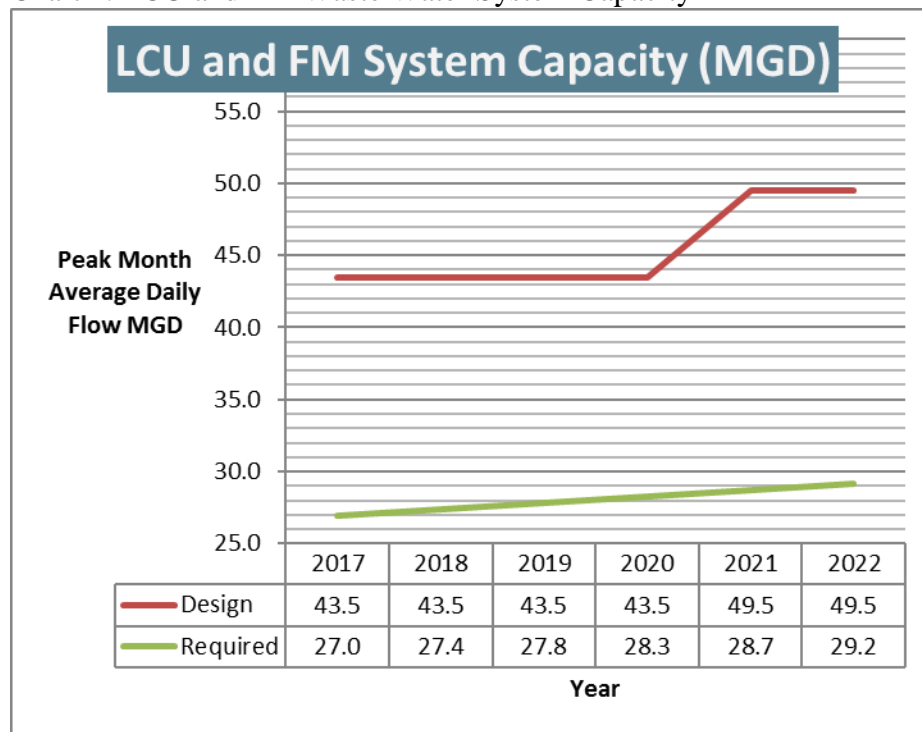


Table 10: Multiple-user/development WWTP Permitted Capacity (Gallons Per Day)

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 School District of Lee County (SDLC). SDLC provides an annual school concurrency inventory report (referred to below as “inventory”) per interlocal agreements. The inventory is included in this report as Tables 11 through 14, and lists enrollment and permanent FISH capacity for each school as of January 31, 2018. The inventory also includes projected 2018-19 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 1,127 total available capacity, a deficit in available capacity of 98 for middle school, and a deficit in available capacity of 275 for high schools on January 31, 2017 and within the available capacity for projected 2018-2019.

For middle and high schools, the deficit will be addressed by adding 132 portable seats at Harns Marsh Middle, 88 portable seats at Oak Hammock Middle, 44 portable seats at Lehigh Middle and 88 portable seats at Varsity Lakes for a total of 352 additional seats. The change in seats will provide 254 available middle school capacity for the east zone in the 2018-19 school year. For high school, 100 portable seats will be added at Lehigh Senior High leaving a deficit of 175 available capacity in the east zone for high school in the 2018-19 school year. All portables have been board approved and in the process of submitting to the Department of Education (DOE). There will be an addition of 450 permanent seats added at Lehigh Senior and ready for the 2019/20 school year to address the high school deficit.

In the south zone, Table 12 shows elementary schools with 901 total available capacity and middle schools with 329 total available capacity. High schools are shown with a January 31, 2018 deficit of 440 total seats. The inventory indicates that 500 seats are programmed at the new Bonita Springs High School opening in 2018-19, which results in 60 seats of available high school capacity for the south zone in the 2018-19 school year.

In the west zone, Table 13 shows elementary schools with 3,327 total available capacity, middle schools with 1,025 total available capacity, and 692 total available capacity for high schools.

For special purpose facilities, Table 14 lists 600 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: SDLC East Zone Schools

SUB ZONE	SCHOOL NAME	<-----TOTALS JANUARY 31, 2018----->			<-----PROJECTED 2018-19 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	626	693		693	693		
	Edgewood Academy	596	741		741	741		
	James Stephens Int'l Acad Elem.	423	1,095		1,095	1,095		
	Orange River Elementary	845	871		871	871		
	Tice Elementary	599	616		616	616		
	Survey Changes in Elementary East Zone							
	Elementary Totals	3,089	4,016	927	4,016	4,016	-	927
	James Stephens Int'l Academy Middle	-	-		-	-		
	Survey Changes in Middle East Zone							
	Middle Totals	-	-	0	-	-	-	-
	Dunbar High	1,908	1,816		1,816	1,816		
	Survey Changes in High East Zone							
	High Totals	1,908	1,816	(92)	1,816	1,816	-	(92)
E2	Gateway Elementary	752	754		754	754		
	Hams Marsh Elementary	1,039	948		948	948		
	Manatee Elementary	898	1,042		1,042	1,042		
	River Hall Elementary	1,000	1,064		1,064	1,064		
	Sunshine Elementary	1,180	1,206		1,206	1,206		
	Tortuga Preserve Elementary	1,005	1,056		1,056	1,056		
	Treeline Elementary	1,077	1,065		1,065	1,065		
	Survey Changes in Elementary East Zone							
	Elementary Totals	6,951	7,135	184	7,135	7,135	-	184
	Hams Marsh Middle	1,233	1,212		1,212	1,212		
	Oak Hammock Middle	1,398	1,342		1,342	1,342		
	Varsity Lakes Middle	1,232	1,207		1,207	1,207		
	Survey Changes in Middle East Zone							
	Middle Totals	3,863	3,761	(102)	3,761	3,761	-	(102)
	Lehigh Senior High	2,127	1,922		1,922	1,922		
	Riverdale High	2,269	2,223		2,223	2,223		
	Survey Changes in High East Zone							
	High Totals	4,396	4,145	(251)	4,145	4,145	-	(251)
E3	Alva School (K-5)	455	421		421	421		
	G. Weaver Hipps Elementary	802	830		830	830		
	Lehigh Elementary	1,243	1,200		1,200	1,200		
	Mirror Lakes Elementary	1,127	1,143		1,143	1,143		
	Veterans Park (K-5)	992	1,041		1,041	1,041		
	Survey Changes in Elementary East Zone							
	Elementary Totals	4,619	4,635	16	4,635	4,635	-	16
	Alva School (6-8)	583	559		559	559		
	Lehigh Acres Middle	1,326	1,296		1,296	1,296		
	Veteran's Park (6-8)	665	723		723	723		
	Survey Changes in Middle East Zone							
	Middle Totals	2,574	2,578	4	2,578	2,578	-	4
	East Lee County High	1,886	1,954		1,954	1,954		
	Survey Changes in High East Zone							
	High Totals	1,886	1,954	68	1,954	1,954	-	68
	Elem Totals - East	14,659	15,786	1,127	15,786	15,786	-	1,127
	Middle Totals - East	6,437	6,339	(98)	6,339	6,339	-	(98)
	High Totals - East	8,190	7,915	(275)	7,915	7,915	-	(275)
	Total East	29,286	30,040	754	30,040	30,040	0	754

Table 12: SDLC South Zone Schools

SUB ZONE	SCHOOL NAME	<-----TOTALS January 31, 2018----->			<-----PROJECTED 2018-19 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	998	1,028		1,028	1,028		
	Colonial Elementary	836	940		940	940		
	Edison Park Elementary	351	455		455	455		
	Franklin Park Elementary	478	579		579	579		
	Heights Elementary	1,190	1,306		1,306	1,306		
	Orangewood Elementary	578	632		632	632		
	Ray Pottorf Elementary	707	864		864	864		
	Tanglewood Elementary	745	786		786	786		
	Villas Elementary	856	881		881	881		
	Survey Changes in Elementary South Zone							
	Elementary Totals	6,739	7,471	732	7,471	7,471	-	732
	Cypress Lake Middle	855	886		886	886		
	Fort Myers Middle	523	856		856	856		
	P.L. Dunbar Middle	982	1,011		1,011	1,011		
	Survey Changes in Middle South Zone							
	Middle Totals	2,360	2,753	393	2,753	2,753	-	393
	Cypress Lake High	1,635	1,615		1,615	1,615		
	Fort Myers High	1,966	1,864		1,864	1,864		
	Survey Changes in High South Zone							
	High Totals	3,601	3,479	(122)	3,479	3,479	-	(122)
S2	Rayma Page Elementary	827	846		846	846		
	San Carlos Park Elementary	970	1,026		1,026	1,026		
	Three Oaks Elementary	918	875		875	875		
	Survey Changes in Elementary South Zone							
	Elementary Totals	2,715	2,747	32	2,747	2,747	-	32
	Lexington Middle	1,104	1,031		1,031	1,031		
	Three Oaks Middle	1,032	1,006		1,006	1,006		
	Survey Changes in Middle South Zone							
	Middle Totals	2,136	2,037	(99)	2,037	2,037	-	(99)
	South Fort Myers High	1,982	2,020		2,020	2,020		
	Survey Changes in High South Zone							
	High Totals	1,982	2,020	38	2,020	2,020	-	38
S3	Bonita Springs Elementary	515	468		468	468		
	Pinewoods Elementary	1,117	1,078		1,078	1,078		
	Spring Creek Elementary	761	807		807	807		
	Survey Changes in Elementary South Zone							
	Elementary Totals	2,393	2,353	(40)	2,353	2,353	-	(40)
	Bonita Springs Middle	913	910		910	910		
	Survey Changes in Middle South Zone							
	Middle Totals	913	910	(3)	910	910	-	(3)
	Bonita Springs High	248	300		300	800	500	
	Estero High	1,745	1,637		1,637	1,637		
	Survey Changes in High South Zone							
	High Totals	1,993	1,637	(356)	1,937	2,437	500	144
S4	Fort Myers Beach Elementary	108	220		220	220		
	Survey Changes in Elementary South Zone							
	Elementary Totals	108	220	112	220	220	-	112
S5	Sanibel School (K-5)	198	263		263	263		
	Survey Changes in Elementary South Zone							
	Elementary Totals	198	263	65	263	263	-	65
	Sanibel School (6-8)	93	131		131	131		
	Survey Changes in Middle South Zone							
	Middle Totals	93	131	38	131	131	-	38
	Elem Totals - South	12,153	13,054	901	13,054	13,054	-	901
	Middle Totals - South	5,502	5,831	329	5,831	5,831	-	329
	High Totals - South	7,576	7,136	(440)	7,436	7,936	500	60
	Total South	25,231	26,021	790	26,321	26,821	500	1,290

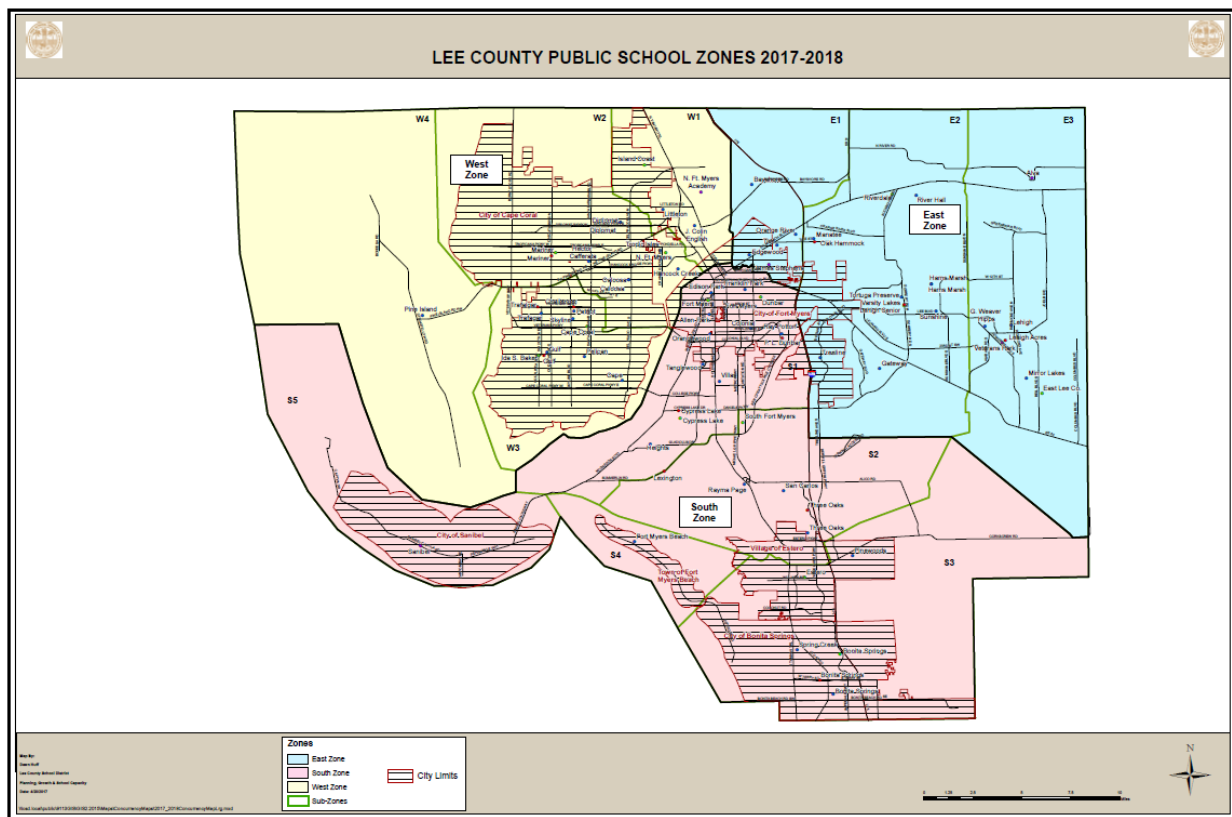
Table 13: SDLC West Zone Schools

SUB ZONE	SCHOOL NAME	<-----TOTALS January 31, 2018----->			<-----PROJECTED 2018-19 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	438	637		637	637		
	Littleton Elementary	536	756		756	756		
	North Fort Myers Academy (K-5)	555	845		845	845		
	Survey Changes in Elementary West Zone							
	Elementary Totals	1,529	2,238	709	2,238	2,238	-	709
	North Fort Myers Academy (6-8)	555	435		435	435		
	Survey Changes in Middle West Zone							
	Middle Totals	555	435	(120)	435	435	-	(120)
	Island Coast High	1,581	1,956		1,956	1,956		
	Survey Changes in High West Zone							
	High Totals	1,581	1,956	375	1,956	1,956	-	375
W2	Caloosa Elementary	932	1,085		1,085	1,085		
	Diplomat Elementary	974	1,086		1,086	1,086		
	Hancock Creek Elementary	879	1,044		1,044	1,044		
	Hector A Cafferata Jr Elementary	667	898		898	898		
	Tropic Isles Elementary	972	1,051		1,051	1,051		
	Survey Changes in Elementary West Zone							
	Elementary Totals	4,424	5,164	740	5,164	5,164	-	740
	Caloosa Middle	824	1,043		1,043	1,043		
	Diplomat Middle	832	984		984	984		
	Mariner Middle	873	1,164		1,164	1,164		
	Survey Changes in Middle West Zone							
	Middle Totals	2,529	3,191	662	3,191	3,191	-	662
	Mariner High	1,509	1,638		1,638	1,638		
	North Fort Myers High	1,859	1,713		1,713	1,713		
	Survey Changes in High West Zone							
	High Totals	3,368	3,351	(17)	3,351	3,351	-	(17)
W3	Cape Elementary	694	898		898	898		
	Gulf Elementary	1,072	1,275		1,275	1,275		
	Patriot Elementary	734	1,046		1,046	1,046		
	Pelican Elementary	961	1,388		1,388	1,388		
	Skyline Elementary	1,041	1,412		1,412	1,412		
	Trafalgar Elementary	794	998		998	998		
	Survey Changes in Elementary West Zone							
	Elementary Totals	5,296	7,017	1,721	7,017	7,017	-	1,721
	Challenger Middle	1,041	1,229		1,229	1,229		
	Gulf Middle	788	921		921	921		
	Trafalgar Middle	900	1,062		1,062	1,062		
	Survey Changes in Middle West Zone							
	Middle Totals	2,729	3,212	483	3,212	3,212	-	483
	Cape Coral High	1,560	1,781		1,781	1,781		
	Ida Baker High	1,778	1,891		1,891	1,891		
	Survey Changes in High West Zone							
	High Totals	3,338	3,672	334	3,672	3,672	-	334
W4	Pine Island Elementary	234	391		391	391		
	Survey Changes in Elementary West Zone							
	Elementary Totals	234	391	157	391	391	-	157
	Elem Totals - West	11,483	14,810	3,327	14,810	14,810	-	3,327
	Middle Totals - West	5,813	6,838	1,025	6,838	6,838	-	1,025
	High Totals - West	8,287	8,979	692	8,979	8,979	-	692
	Total West	25,583	30,627	5,044	30,627	30,627	-	5,044

Table 14: SDLC 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 Acdmy (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 2017 for all of Lee County.



### **Existing Lee County Parks and Recreation Regional Parks**

The existing Lee County Parks and Recreation regional park inventory decreased in 2017, and totals 3,104 acres. Much of this is attributed to the removal of Big Hickory Island Preserve, which does not meet all of the characteristics of a regional park as defined in the Lee Plan. Despite this decrease, this park land still represents roughly 44% of the existing regional park acreage when considering all jurisdictions.

### **Existing City/Town/Village Regional Parks**

The existing city/town/village regional park inventory decreased in 2017, and totals 679 acres. Much of this is attributed to the removal of the Calusa Nature Center and Planetarium, which is a privately operated facility. These areas represent approximately 9% of the existing regional park acreage when considering all jurisdictions.

### **Existing State Regional Parks**

The state regional park inventory decreased in 2017, and totals 2,616 acres. Despite this decrease, this park land still represents approximately 37% of the existing regional park acreage.

### **Existing Federal Regional Parks**

The federal regional park inventory decreased in 2017 due to the removal of park land associated with W. P. Franklin North Campground/South Recreation Area. At 683 acres, federal park land represents approximately 10% 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. However, the total acreage of proposed park land decreased slightly due to revised figures from two of the jurisdictions.

Chart 3: Existing and Planned Regional Parks by Jurisdiction

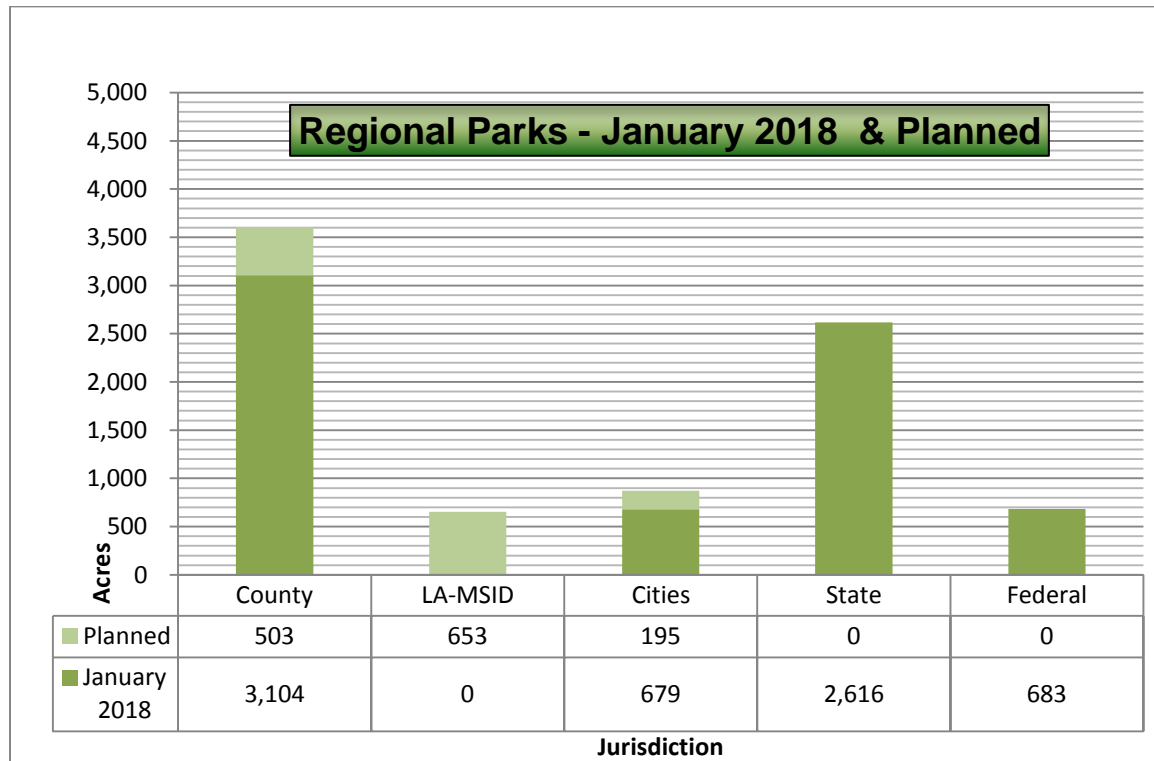


Table 15: Lee County Existing Regional Park Inventory January 2018

LEE COUNTY			
PARK NAME	PLANNING COMMUNITY	ACRES	
Alison Hagerup Beach Park	Captiva	0.2	(1)
Alva Boat Ramp	Northeast Lee County	1.5	
Andy Rosse Lane Accesses	Captiva	0.3	
Boca Grande Beach Accesses	Boca Grande	8.5	
Boca Grande Docks	Boca Grande	0.2	(1)
Boca Grande Pier	Boca Grande	0.1	
Bonita Beach Accesses 2-9	Bonita Springs	2.5	
Bonita Beach Access 1	Bonita Springs	1.0	
Bonita Beach Park	Bonita Springs	4.3	
Bowditch Point Park	Fort Myers Beach	17.9	
Bowman's Beach Park	Sanibel	176.8	

Table 15 (cont.) PARK NAME	PLANNING COMMUNITY	ACRES
Caloosahatchee Regional Park	Northeast Lee County	762.8 (1)
Causeway Islands Park	Iona/McGregor & Sanibel	53.2
CenturyLink Sports Complex	South Fort Myers	93.4
City of Palms Park	Fort Myers	13.3
Crescent Beach Family Park	Fort Myers Beach	2.2
Davis Boat Ramp	Fort Myers Shores	0.8
Dog Beach	Bonita Springs	11.5
Estero Park and Recreation Center	Estero	63.0
Fort Myers Beach Accesses 37-43	Fort Myers Beach	0.4 (1)
Frizzell Kontinos Boat Ramp (Punta Rassa)	Iona/McGregor	11.0
Hickey Creek Mitigation Park	Fort Myers Shores and Northeast Lee County	780.0
Imperial River Boat Ramp	Bonita Springs	8.2
JetBlue Park	Gateway/Airport	106.1
John Yarbrough Linear Park	Fort Myers and South Fort Myers	55.9
Lakes Park	South Fort Myers	331.1
Lavender's Landing	Pine Island	2.1
Lee Civic Center	Bayshore	98.9
Lee County/FGCU Aquatics Center	San Carlos	1.5 (2)
Little Hickory Island Beach Park (Bonita Beach Access 10)	Bonita Springs	1.8
Lynn Hall Memorial Park/Fort Myers Beach Pier	Fort Myers Beach	5.0
Main Street Parking Lot	Iona/McGregor	0.9
Manatee Park	Fort Myers Shores	21.5 (1)
Matanzas Bridge Fishing Pier	Iona/McGregor	0.2
Matanzas Pass Preserve	Fort Myers Beach	58.0
Nalle Grade Park	Bayshore	75.9
North Shore Park (Howard and Biddy Lang Sunset Point)	Fort Myers and North Fort Myers	4.5 (1)
Pine Island Commercial Marina	Pine Island	15.0
Pineland Monument Park	Pine Island	0.1
Player Development Complex	Fort Myers	140.2 (1)
Royal Palm Park	Fort Myers Shores	0.9
Russell Park	Fort Myers Shores	0.2
San Carlos Bay Bunche Beach Preserve	Iona/McGregor	2.9
San Carlos Island Maritime Property	Iona/McGregor	5.8
Six Mile Cypress Slough Preserve	Daniels Parkway	124.7
Terry Park	Fort Myers	35.3
Tropical Point Park	Pine Island	0.9
Turner Beach	Captiva	1.2
(1) Easement, partial easement, property lease or partial property lease	Subtotal	<u>3,103.7</u>
(2) Joint use acreage with Florida Gulf Coast University		

PARK NAME	PLANNING COMMUNITY	ACRES
CITY/TOWN/VILLAGE		
Bonita Nature Place	Bonita Springs	30.0
Centennial Park	Fort Myers	12.0
Four Mile Cove Ecological Preserve	Cape Coral	365.0
Lighthouse Beach	Sanibel	31.0
Mound House	Fort Myers Beach	3.0
Newton Park	Fort Myers Beach	0.8
North Colonial Linear Park	Fort Myers	63.0
Riverside Park	Fort Myers	4.0
Rotary Park	Cape Coral	97.0
Sam Fleishman Park	Fort Myers	11.5
Shady Oaks Park	Fort Myers	32.2
Skatium	Fort Myers	5.8
STARS Complex	Fort Myers	20.0
Trailhead Park	Fort Myers	3.3
	Subtotal	678.6
STATE		
Cayo Costa State Park	Captiva	850.0
Gasparilla Island State Park	Boca Grande	127.2
Koreshan State Historic Site	Estero	196.2
Lovers Key Carl E. Johnson State Park	Bonita Springs	1,442.4
	Subtotal	2,615.8
FEDERAL		
J.N. "Ding" Darling National Wildlife Refuge	Sanibel	650.0
W. P. Franklin North Campground/South Recreation Area	Fort Myers Shores and Northeast Lee County	32.7
	Subtotal	682.7
Cumulative Total January 2018 Existing Regional Parks		7,080.8
PLANNED REGIONAL PARKS		
PARK NAME	PLANNING COMMUNITY	ACRES
Able Canal Greenway	Lehigh Acres	75.0
Harns Marsh	Lehigh Acres	578.0
Idalia Property	Fort Myers Shores	14.8
Seafarer Property	Fort Myers Beach	0.7
WildBlue Property	San Carlos & Southeast Lee County	487.4
Yellow Fever Creek Park	Cape Coral	195.0
	Subtotal	1,350.9
Cumulative Total Existing Plus Planned Regional Parks		8,431.7

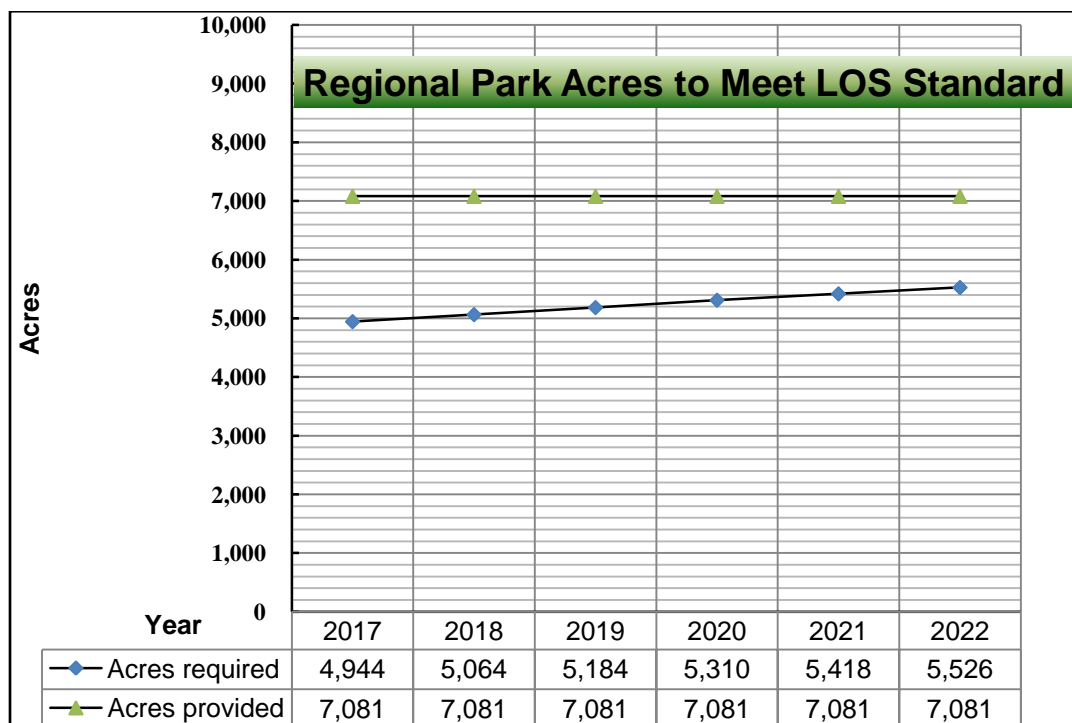
### Regional Park Level of Service

The inventory indicates a total of 7,081 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:

824,000 [seasonal county population] \* (6 acres/1,000) = 4,944 acres.

**The existing inventory meets the regional park level of service standard in the county for the year 2017 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 School District of Lee County (SDLC). The table includes actual data from 2017. Of the existing 743 acres, 90% (667 acres) are owned and operated by Lee County, while the remaining 10% (76 acres) are jointly operated with SDLC.

Table 16: Lee County Existing Community Park Inventory January 2018

PARK NAME	PLANNING COMMUNITY	ACRES
<b>UNINCORPORATED LEE COUNTY</b>		
Alva Community Park and Center	Northeast Lee County	8.9
Bat House Park	Pine Island	0.2
Boca Grande Ball Field	Boca Grande	29.2
Boca Grande Community Park and Center	Boca Grande	3.9
Brooks Park	South Fort Myers	10.0
Buckingham Community Center	Buckingham	5.2
Buckingham Community Park	Buckingham	136.9
Charleston Park	Northeast Lee County	4.3
Harlem Heights Community Park	Iona/McGregor	5.1
Hunter Park	South Fort Myers	7.9
Judd Park	North Fort Myers	9.4
Karl Drews Community Center and House/San Carlos Community Pool	San Carlos	4.1
Kelly Road Soccer Complex	Iona/McGregor	37.4
Lehigh Acres Community Park and Pool	Lehigh Acres	19.9
Lehigh Acres Senior Citizen Center	Lehigh Acres	1.0
Lehigh Acres Trailhead Park	Lehigh Acres	11.2
Mary Moody Park	North Fort Myers	2.5
Matlacha Community Park and Center	Pine Island	10.8
Miramar Park	Fort Myers Shores	0.7
North Fort Myers Community Park and Recreation Center	North Fort Myers	83.7
North Fort Myers Community Pool	North Fort Myers	3.2
Olga Community Park and Center	Fort Myers Shores	2.7
Phillips Park/Pine Island Community Pool	Pine Island	6.0
Pinewood Trails Park	Pine Island	30.1
Rutenberg Community Park	South Fort Myers	38.2
Schandler Hall Park	Fort Myers Shores	10.7
Shores Nature Trail Park	Fort Myers Shores	3.9
Three Oaks Park	San Carlos	44.3
Veterans Park and Recreation Center	Lehigh Acres	81.6
Wa-Ke Hatchee Park and Recreation Center	Iona/McGregor	47.9
Waterway Park	North Fort Myers	6.4
Subtotal		667.3

Table 16 (continued): Lee County Existing Community Park Inventory January 2018

JOINT USE WITH SDLC		
Bayshore Elementary School/Soccer Complex	North Fort Myers	16.5
Cypress Lake High School and Pool	South Fort Myers	7.6
J. Colin English Elementary School	North Fort Myers	0.3
Lehigh Acres Middle School	Lehigh Acres	11.7
Lexington Middle School	Iona/McGregor	3.5
North Fort Myers Academy for the Arts	North Fort Myers	5.4
North Fort Myers High School and Pool	North Fort Myers	5.0
Pine Island Elementary School	Pine Island	2.6
Riverdale High School and Pool	Fort Myers Shores	8.0
San Carlos Park Elementary School	San Carlos	5.4
Tice Community Pool	Fort Myers	1.5
Veterans Park Academy for the Arts	Lehigh Acres	4.1
Villas Elementary School	South Fort Myers	4.2
	Subtotal	75.8
	Lee County and SDLC Cumulative Total	743.1

PLANNED COMMUNITY PARKS		
PARK NAME	PLANNING COMMUNITY	ACRES
Alva Wayside Property	Northeast Lee County	1.6
Brooks Park Expansion	South Fort Myers	2.8
Joel Agri-Eco Park	Northeast Lee County	29.5
St. James City Property	Pine Island	2.0
	Subtotal	35.9
	Existing and Planned Cumulative Total	779.0

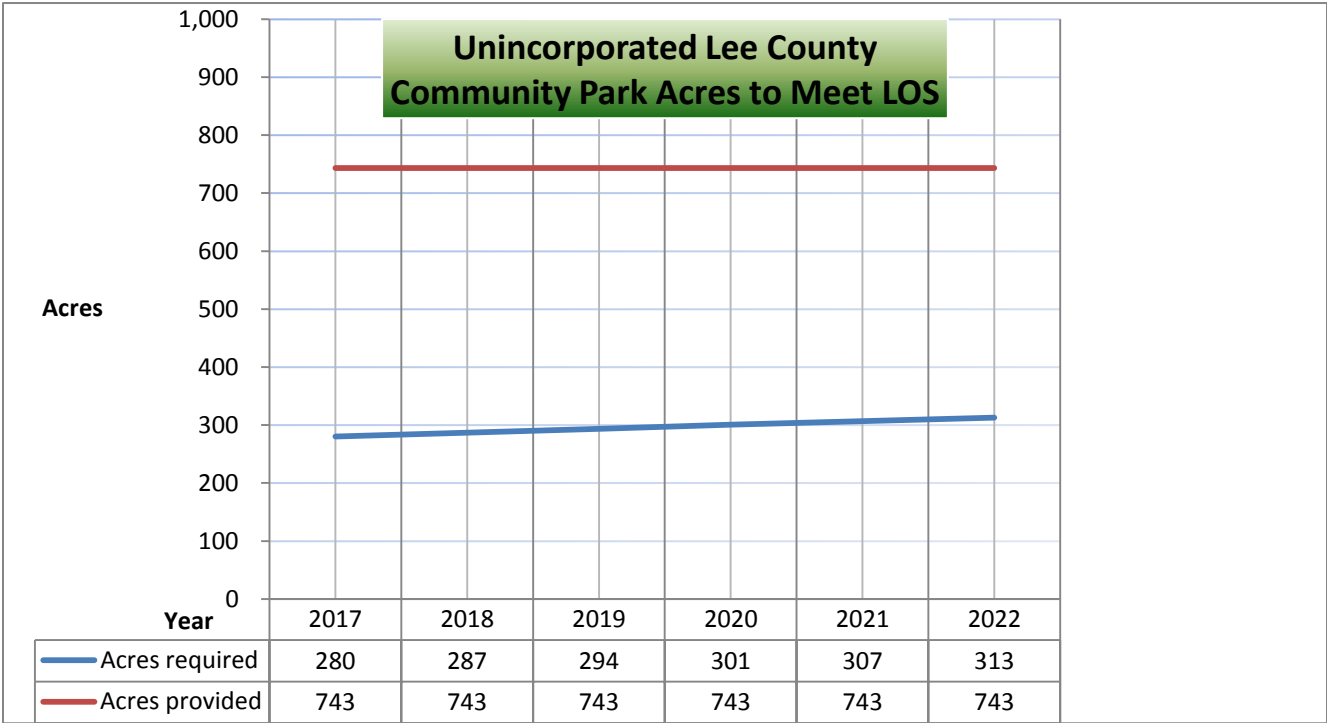
#### Community Park Level of Service

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:

350,230 [permanent county population/unincorporated areas only] \* (0.8 acres/1,000) = 280 acres.

**The existing inventory meets the community park level of service standard in the county for the year 2017 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.<sup>15</sup> 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 100<sup>th</sup> 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.

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<sup>15</sup> Florida Quality of Service Manual 2013, Florida Department of Transportation

Table 17 Roadway Segment LOS Qualitative Characteristics <sup>16</sup>

LOS	Urban highways with regular stop conditions (interrupted flow).	Freeways or highways outside urbanized areas with no regular stop conditions (uninterrupted flow).
<b>A</b>	Average travel speed approximately 90% or more of free flow conditions. Many vehicles do not stop.	Complete free flow conditions. Unrestricted maneuverability.
<b>B</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.
<b>C</b>	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.
<b>D</b>	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.
<b>E</b>	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.
<b>F</b>	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.

<sup>16</sup> 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, 100<sup>th</sup> highest hour volume calculations) for Lee County roadways are found on the county website page titled Traffic Study Resources.<sup>17</sup>

The 100<sup>th</sup> highest hour volume in the peak direction is compared to the maximum service volume at the adopted LOS standard. If traffic volume exceeds the maximum service volume at the adopted LOS standard, then the road segment is 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.

The vehicle-to-capacity (v/c) ratio is the traffic volume divided by the capacity for a roadway segment. V/c is a relative measure of increasing congestion as the ratio approaches 1.0.

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 2017 100<sup>th</sup> 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. The v/c ratio is noted when the calculated 100<sup>th</sup> highest hour volume exceeds 80 percent of capacity.

Road segments with the note “old count” have not had a traffic count for ten years. The 2017 Public Facilities Level of Service and Concurrency Report describes the methodology to estimate future traffic volumes for segments with an old count.

**This report identifies that in 2017 a total of four county maintained roadway segments operated below the adopted LOS standard. Three were in unincorporated areas. Table 18 identifies Homestead Road from Sunrise Boulevard to Leeland Heights Boulevard and Ortiz Avenue from SR 82 to Lockett Road, and Table 19 identifies Crystal Drive from US 41 to Metro Parkway. The fourth is in the City of Fort Myers where Table 20 identifies Colonial Boulevard from Summerlin Road to US 41. Crystal Drive, Homestead Road, Ortiz Avenue, and Colonial Boulevard are each identified with a planned improvement in Tables 22 through 24.**

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

Homestead Road from Sunrise Boulevard to Leeland Heights Boulevard is under four-laning construction addressing the existing deficiency. Forecast traffic volumes in Tables 18 and 19 may result in unacceptable LOS on three additional segments in incorporated areas by the year 2022, specifically on Daniels Parkway from I-75 to Treeline Avenue, Buckingham Road from Orange River Blvd to SR 80, and Del Prado Boulevard from US 41 to Slater Road. Daniels Parkway from I-75 to Treeline Avenue is primarily the interchange with I-75. In 2017 the roadway segment had a v/c ratio of 0.99. Most of the roadway segment is within FDOT jurisdiction and any improvements will be coordinated with future I-75/Daniels Parkway interchange improvements. Forecast traffic volume increases on Daniels Parkway may be offset or reduced by the Alico Connector indicated in Table 23. Buckingham Road and Del Prado Boulevard from US 41 to Slater Road 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 for the cities, Table 20 indicates that four additional County-maintained roadway segments are forecast to operate below acceptable LOS standards in incorporated areas by 2022. Two are on Corkscrew Road in the Village of Estero. One is Colonial Boulevard from McGregor Boulevard to Summerlin Road in the City of Fort Myers. An alternatives analysis is identified in Table 23 for Colonial Boulevard from McGregor Boulevard to US 41. The other segment is in the City of Cape Coral, Veterans Parkway from Chiquita Boulevard to Skyline Boulevard. Both Colonial Boulevard and Veterans Parkway roadway segments had traffic volumes approaching capacity in 2017. The forecast increase is due to estimated population growth.

The two roadway segments in the Village of Estero are Corkscrew Road from Three Oaks Parkway to west of I-75 and Corkscrew Road from Ben Hill Griffin Parkway to Wildcat Run Drive. Traffic volume forecasts in the Estero area have been recently analyzed 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 and 20. Corkscrew Road also has forecast deficiencies in the Village of Estero and EEPCO studies. Improvements to Corkscrew Road from Three Oaks Parkway to west of I-75 will be coordinated with FDOT planned major interchange improvements at I-75 and Corkscrew Road interchange. Corkscrew Road from Ben Hill Griffin Parkway to Wildcat Run Drive is identified as a planned improvement in Table 24.



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 listed in Table 21 for informational purposes as an excerpt from the FDOT District 1 LOS Report. The MPO and FDOT

evaluate future state highway system needs in the LRTP. <sup>18</sup> 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		2017		2022		
NAME	FROM	TO	TYPE	LOS	MAX	LOS	EXIST ING	LOS	FUTURE	
ALABAMA RD	SR 82	MILWAUKEE BLVD	2LN	E	990	C	387	C	406	
	MILWAUKEE BLVD	HOMESTEAD RD	2LN	E	990	C	424	D	445	
ALEX- ANDER BELL BLVD	SR 82	MILWAUKEE BLVD	2LN	E	990	D	545	D	572	
	MILWAUKEE BLVD	LEELAND HEIGHTS	2LN	E	990	D	545	D	638	Shadow Lakes
ALICO RD	US 41	DUSTY RD	4LD	E	1,980	B	1,035	B	1,106	
	DUSTY RD	LEE RD	6LD	E	2,960	B	1,035	B	1,396	Alico Business Park
	LEE RD	THREE OAKS PKWY	6LD	E	2,960	B	1,035	B	1,283	Three Oaks Regional Center
	THREE OAKS PKWY	I-75	6LD	E	2,960	B	2,285	B	2,401	v/c = 0.77/0.81
	I-75	BEN HILL GRIFFIN BLVD	6LD	E	2,960	B	1,154	B	1,301	
	BEN HILL GRIFFIN BLVD	AIRPORT HAUL RD	2LN/ 4LD	E	1,100/ 1,840	C	366	C	770	4 Ln constr 2018
	AIRPORT HAUL RD	GREEN MEADOW DR	2LN	E	1,100	C	366	C	384	
	GREEN MEADOW DR	CORKSCREW RD	2LN	E	1,100	B	131	B	224	
BEN HILL GRIFFIN PKWY	ESTERO PKWY	FGCU ENTRANCE	4LD	E	2,000	B	1,169	B	1,228	
	FGCU ENTRANCE	COLLEGE CLUB DR	4LD	E	2,000	B	1,169	B	1,275	
	COLLEGE CLUB DR	ALICO RD	6LD	E	3,000	B	1,101	B	1,193	
	ALICO RD	TERMINAL ACCESS RD	4LD	E	1,980	A	1,033	A	1,086	
BUCKING- HAM RD	SR 82	GUNNERY RD	2LN	E	990	D	442	D	465	
	GUNNERY RD	ORANGE RIVER BLVD	2LN	E	990	D	490	D	515	
	ORANGE RIVER BLVD	SR 80	2LN	E	990	D	509	F	1,178	v/c = 0.51/1.19 Buckingham 345 & Portico
COLLEGE PKWY	McGREGOR BLVD	WINKLER RD	6LD	E	2,980	D	2,292	D	2,409	v/c = 0.77/0.81
	WINKLER RD	WHISKEY CREEK DR	6LD	E	2,980	D	1,998	D	2,099	
	WHISKEY CREEK DR	SUMMERLIN RD	6LD	E	2,980	D	1,998	D	2,099	
	SUMMERLIN RD	US 41	6LD	E	2,980	D	1,772	D	1,862	
CORK- SCREW RD	BELLA TERRA BLVD	ALICO RD	2LN	E	1,140	B	235	E	628	Corkscrew Shores
	ALICO RD	6 L's FARMS RD	2LN	E	1,140	B	246	C	552	The Place
	6 L's FARMS RD	COUNTY LINE	2LN	E	1,140	B	182	C	509	

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

ROADWAY LINK				100TH HIGHEST HOUR DIRECTIONAL VOLUMES						
				STANDARD		2017		2022		
NAME	FROM	TO	TYPE	LOS	MAX	LOS	EXIST ING	LOS	FUTURE	NOTES
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	1,472	D	1,547	
	SUMMERLIN RD	US 41	6LD	E	2,940	D	2,008	D	2,112	
DANIELS PKWY	US 41	METRO PKWY	6LD	E	2,680	D	2,316	D	2,434	v/c = 0.86/0.91
	METRO PKWY	SIX MILE PKWY	6LD	E	2,680	D	2,109	D	2,520	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	3,222	F	3,386	Constrained
	I-75	TREELINE AVE	6LD	E	3,260	B	3,234	F	3,339	Alico Connector as reliever v/c = 0.99/1.02
	TREELINE AVE	CHAMBERLIN PKWY	6LD	E	3,260	B	2,656	B	2,791	v/c = 0.82/0.85
	CHAMBERLIN PKWY	GATEWAY BLVD	6LD	E	3,260	B	2,589	B	2,721	v/c = 0.79/0.83
	GATEWAY BLVD	SR 82	4LD	E	2,160	B	1,853	B	1,997	v/c = 0.86/0.92 SKY Walk
DEL PRADO BLVD	US 41	SLATER RD	2LN	E	860	C	406	F	912	v/c = 0.47/1.06 Crane Landing
GATEWAY BLVD	DANIELS PKWY	GATEWAY LAKES BLVD	4LD	E	1,960	C	958	C	1006	DRI monitoring report count
	GATEWAY LAKES BLVD	SR 82	2LN	E	860	C	525	C	552	DRI monitoring report count
GLAD- IOLUS DR	McGREGOR BLVD	PINE RIDGE RD	4LD	E	1,840	C	581	C	611	
	PINE RIDGE RD	BASS RD	4LD	E	1,840	C	1,195	C	1,330	
	BASS RD	WINKLER RD	6LD	E	2,780	C	1,195	C	1,256	
	WINKLER RD	SUMMERLIN RD	6LD	E	2,780	C	1,195	C	1,256	
	SUMMERLIN RD	US 41	6LD	E	2,780	B	2,037	C	2,141	
GUNNERY RD	SR 82	23RD ST SW	4LD	E	1,920	B	965	B	1,060	
	23RD ST SW	LEE BLVD	4LD	E	1,920	B	965	B	1,014	
	LEE BLVD	BUCKINGHAM RD	2LN	E	1,020	C	799	C	934	
HANCOCK BRIDGE PKWY	NE 24TH AVE	ORANGE GROVE BLVD	4LD	E	1,880	B	1,286	B	1,352	
	ORANGE GROVE BLVD	MOODY RD	4LD	E	1,880	B	1,435	B	1,509	v/c = 0.76/0.80
	MOODY RD	US 41	4LD	E	1,880	B	1,435	B	1,509	v/c = 0.76/0.80
HOME- STEAD RD	SR 82	MILWAUKEE BLVD	2LN	E	1,010	D	637	E	807	
	MILWAUKEE BLVD	SUNRISE BLVD	2LN	E	1,010	D	637	E	670	
	SUNRISE BLVD	LEELAND HEIGHTS	2LN/ 4LD	E	1,010/ 2,960	F	1,580	D	1,661	4 lane under construction
	LEELAND HEIGHTS	LEE BLVD	4LN	E	2,960	D	1,580	D	1,676	
JOEL BLVD	BELL BLVD	18TH ST	4LN	E	2,120	B	768	B	978	Joel Blvd CPD
	18TH ST	SR 80	2LN	E	1,010	D	501	D	527	
LEE BLVD	SR 82	ALVIN AVE	6LD	E	2,840	B	2,623	B	2,757	Alico Connector as reliever v/c = 0.92/0.97
	ALVIN AVE	GUNNERY RD	6LD	E	2,840	B	2,091	B	2,270	
	GUNNERY RD	HOMESTEAD RD	6LD	E	2,840	B	1,680	B	1,767	
	HOMESTEAD RD	WILLIAMS AVE	4LD	E	1,980	B	649	B	683	
	WILLIAMS AVE	LEELAND HEIGHTS	2LN	E	1,020	B	649	B	683	

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

ROADWAY LINK				100TH HIGHEST HOUR DIRECTIONAL VOLUMES						NOTES
				STANDARD		2017		2022		
NAME	FROM	TO	TYPE	LOS	MAX	LOS	EXIST ING	LOS	FUTURE	
LEELAND HEIGHTS	HOMESTEAD RD	JOEL BLVD	4LN	E	1,800	B	832	B	867	
LITTLETON RD	CORBETT RD	US 41	2LN	E	860	C	451	C	474	
	US 41	BUS 41	2LN	E	860	C	417	C	439	
LUCKETT RD	ORTIZ AVE	I-75	2LN	E	880	B	357	B	432	4 Ln design & ROW
Mc-GREGOR BLVD	SANIBEL T PLAZA	HARBOR DR	4LD	E	1,960	B	1,154	B	1,213	
	HARBOR DR	SUMMERLIN RD	4LD	E	1,960	B	1,192	B	1,253	
	SUMMERLIN RD	KELLY RD	4LD	E	1,960	A	951	A	1,009	
	KELLY RD	GLADIOLUS DR	4LD	E	1,960	A	951	A	1,000	
N RIVER RD	SR 31	FRANKLIN LOCK RD	2LN	E	1,140	A	166	B	285	
	FRANKLIN LOCK RD	BROADWAY RD	2LN	E	1,140	A	80	B	225	
	BROADWAY RD	COUNTY LINE	2LN	E	1,140	A	80	A	113	
ORANGE RIVER BLVD	SR 80	STALEY RD	2LN	E	1,000	C	417	C	438	
	STALEY RD	BUCKINGHAM RD	2LN	E	1,000	C	391	C	425	
ORTIZ AVE	SR 82	LUCKETT RD	2LN	E	900	F	1,046	F	1,099	v/c = 1.16/1.22 4 Ln design & ROW
	LUCKETT RD	SR 80	2LN	E	900	B	375	B	394	4 Ln design & ROW
PINE ISLAND RD	STRINGFELLOW RD	BURNT STORE RD	2LN	E	950	E	610	E	660	Constrained
PONDELLA RD	SR 78	ORANGE GROVE BLVD	4LD	E	1,890	B	840	B	883	
	ORANGE GROVE BLVD	US 41	4LD	E	1,890	B	1,286	B	1,361	
	US 41	BUS 41	4LD	E	1,890	B	1,018	B	1,070	
SANIBEL CAUSEWAY	SANIBEL SHORELINE	TOLL PLAZA	2LN	E	1,140	E	979	E	1,029	v/c = 0.86/0.90
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	1,073	B	1,276	
SLATER RD	SR 78	NALLE GRADE RD	2LN	E	1,010	C	388	C	407	
STRING-FELLOW RD	1ST AVE	BERKSHIRE RD	2LN	E	1,060	B	307	D	664	Constrained
	BERKSHIRE RD	PINE ISLAND RD	2LN	E	1,060	B	307	C	440	Constrained
	PINE ISLAND RD	PINELAND RD	2LN	E	1,060	C	580	C	681	Constrained
	PINELAND RD	MAIN ST	2LN	E	1,060	C	580	C	677	
SUM-MERLIN RD	McGREGOR BLVD	KELLY COVE RD	4LD	E	1,980	A	1,231	A	1,294	
	KELLY COVE RD	SAN CARLOS BLVD	4LD	E	1,980	A	1,231	A	1,294	
	SAN CARLOS BLVD	PINE RIDGE RD	6LD	E	3,000	A	1,924	A	2,154	
	PINE RIDGE RD	BASS RD	6LD	E	3,000	A	1,924	A	2,022	
	BASS RD	GLADIOLUS DR	6LD	E	3,000	A	1,924	A	2,022	
	GLADIOLUS DR	CYPRESS LAKE DR	4LD	E	1,900	B	1,369	B	1,470	
	CYPRESS LAKE DR	COLLEGE PKWY	6LD	E	2,880	B	1,707	B	1,794	
	COLLEGE PKWY	PARK MEADOW DR	6LD	E	2,880	B	1,781	B	1,871	
	PARK MEADOW DR	BOY SCOUT	6LD	E	2,880	B	1,781	B	1,871	



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

ROADWAY LINK				100TH HIGHEST HOUR DIRECTIONAL VOLUMES						NOTES
				STANDARD		2017		2022		
NAME	FROM	TO	TYPE	LOS	MAX	LOS	EXIST ING	LOS	FUTURE	
SUNSHINE BLVD	SR 82	23RD ST SW	2LN	E	1,010	C	314	C	330	
	23RD ST SW	LEE BLVD	2LN	E	1,010	C	314	C	330	
	LEE BLVD	W 12TH ST	2LN	E	1,010	D	633	D	666	
	W 12TH ST	W 75TH ST	2LN	E	860	D	633	D	666	
THREE OAKS PKWY	ESTERO PKWY	SAN CARLOS BLVD	4LD	E	1,940	B	1,127	B	1,236	
	SAN CARLOS BLVD	ALICO RD	4LD	E	1,940	B	715	B	1,058	
TREELINE AVE	TERMINAL ACCESS RD	DANIELS PKWY	4LD	E	1,980	A	1,385	B	1,623	v/c = 0.70/0.82 Harley Davidson
	DANIELS PKWY	AMBERWOOD RD	4LD	E	1,980	A	760	A	799	
WINKLER RD	SUMMERLIN RD	GLADIOLUS DR	4LD	E	1,520	C	348	C	366	
	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	759	D	798	old count projection
	COLLEGE PKWY	McGREGOR BLVD	2LN	E	800	B	350	B	395	old count projection
0.8< v/c <0.9		= 100 <sup>th</sup> hour directional volume v/c ratio between 80 and 90 percent of capacity								
0.9< v/c <1.0		= 100 <sup>th</sup> hour directional volume v/c ratio between 90 and 100 percent of capacity								
F		= Does not meet the County adopted LOS standard (NOTE: Below LOS standard is acceptable on constrained roads)								

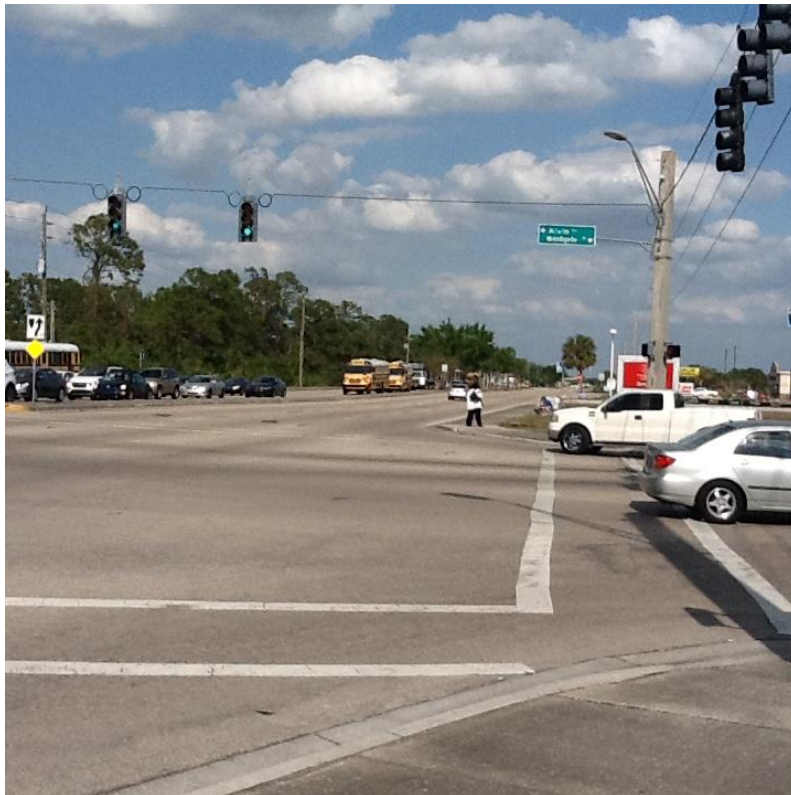


Table 19: Existing and Future Roadway LOS on County-Maintained Collectors in Unincorporated Areas

ROADWAY LINK				100TH HIGHEST HOUR DIRECTIONAL VOLUMES						
				STANDARD		2017		2022		
NAME	FROM	TO	TYPE	LOS	MAX	LOS	EXIST ING	LOS	FUTURE	NOTES
A & W BULB RD	GLADIOLUS DR	McGREGOR BLVD	2LN	E	860	C	358	C	376	
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	612	C	870	
BETH STACEY BLVD	23RD ST	HOMESTEAD RD	2LN	E	860	C	408	D	610	
BRANTLEY RD	SUMMERLIN RD	US 41	2LN	E	860	C	249	C	262	
BRIARCLIFF RD	US 41	TRIPLE CROWN CT	2LN	E	860	C	148	C	169	
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	217	C	228	
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	F	889	F	935	v/c = 1.03/1.09
	METRO PKWY	PLANTATION RD	2LN	E	860	C	345	C	362	
DANLEY DR	US 41	METRO PKWY	2LN	E	860	C	346	C	377	
DAVIS RD	McGREGOR BLVD	IONA RD	2LN	E	860	C	15	C	29	old count projection
EAST 21ST ST	JOEL BLVD	GRANT AVE	2LN	E	860	C	20	C	21	
FIDDLESTICKS BLVD	GUARDHOUSE	DANIELS PKWY	2LN	E	860	C	321	C	354	
GASPARILLA BLVD	FIFTH ST	COUNTY LINE	2LN	E	860	C	264	C	292	Constrained
GREENBRIAR BLVD	RICHMOND AVE	JOEL BLVD	2LN	E	860	C	60	C	68	
HART RD	SR 78	TUCKER LANE	2LN	E	860	C	347	C	364	
IDLEWILD ST	METRO PKWY	RANCHETTE RD	2LN	E	860	C	196	C	206	
IONA RD	DAVIS RD	McGREGOR BLVD	2LN	E	860	C	366	C	445	
ISLAND PARK RD	PARK RD	US 41	2LN	E	860	C	89	C	261	
JOHN MORRIS RD	SUMMERLIN RD	IONA RD	2LN	E	860	C	250	C	263	
KELLY RD	McGREGOR BLVD	SAN CARLOS BLVD	2LN	E	860	C	255	C	268	
	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	324	C	340	
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	655	C	711	v/c = 0.76/0.83
LUCKETT RD	I-75	COUNTRY LAKES DR	2LN	E	860	C	318	C	334	old count projection
MILWAUKEE BLVD	ALABAMA BLVD	BELL BLVD	2LN	E	860	C	201	C	212	
	BELL BLVD	COLUMBUS BLVD	2LN	E	860	C	201	C	214	
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	73	C	77	
NALLE RD	SR 78	NALLE GRADE RD	2LN	E	860	C	141	C	161	old count projection
NEAL RD	ORANGE RIVER BLVD	BUCKINGHAM RD	2LN	E	860	C	130	C	136	

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

ROADWAY LINK				100TH HIGHEST HOUR DIRECTIONAL VOLUMES						
				STANDARD		2017		2022		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	old count
	4 LANE END	HANCOCK B. PKWY	4LN	E	1,790	C	393	C	488	old count
	HANCOCK B. PKWY	PONDELLA RD	4LN	E	1,790	C	506	C	532	
ORIOLE RD	SAN CARLOS BLVD	ALICO RD	2LN	E	860	C	139	C	146	
PALOMINO LN	DANIELS PKWY	PENZANCE BLVD	2LN	E	860	C	393	C	416	
PARK MEADOWS DR	SUMMERLIN RD	US 41	2LN	E	860	C	206	C	216	
PENZANCE BLVD	RANCHETTE RD	SIX MILE PKWY	2LN	E	860	C	124	C	136	
PINE RIDGE RD	SAN CARLOS BLVD	SUMMERLIN RD	2LN	E	860	C	593	D	639	
	SUMMERLIN RD	GLADIOLUS DR	2LN	E	860	C	282	C	541	Heritage Isle
	GLADIOLUS DR	McGREGOR BLVD	2LN	E	860	C	262	C	276	
PLANTATION RD	SIX MILE PKWY	DANIELS PKWY	2LN	E	860	C	350	C	479	Intermed Park
	DANIELS PKWY	IDLEWILD ST	2LN	E	860	D	723	D	760	v/c = 0.83/0.88 FDOT Metro Pkwy 6-laning
	IDLEWILD ST	COLONIAL BLVD	4LN	E	1,790	C	760	C	799	
PRITCHETT PKWY	SR 78	RICH RD	2LN	E	860	C	73	C	541	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	74	C	86	
	E 12TH ST	GREENBRIAR BLVD	2LN	E	860	C	74	C	78	
SAN CARLOS BLVD	US 41	THREE OAKS PKWY	2LN	E	860	C	421	C	443	
SANIBEL BLVD	US 41	LEE RD	2LN	E	860	C	340	C	357	
SHELL POINT BLVD	McGREGOR BLVD	PALM ACRES	2LN	E	860	C	269	C	283	
SOUTH POINTE BLVD	CYPRESS LAKE DR	COLLEGE PKWY	2LD	E	910	C	565	C	594	
STALEY RD	TICE	ORANGE RIVER BLVD	2LN	E	860	C	189	C	215	
SW 23RD ST	GUNNERY RD	SUNSHINE BLVD	2LN	E	860	D	655	D	688	v/c = 0.76/0.80
TICE ST	SR 80	ORTIZ AVE	2LN	E	860	C	163	C	171	old count
	ORTIZ AVE	STALEY RD	2LN	E	860	C	198	D	711	Elementary U.
WESTGATE BLVD	SW 23RD ST	LEE BLVD	2LN	E	860	C	618	C	674	
WHISKEY CREEK DR	COLLEGE PKWY	SAUTERN DR	2LD	E	910	C	340	C	357	
	SAUTERN DR	McGREGOR BLVD	2LD	E	910	C	340	C	357	
WILLIAMS AVE	LEE BLVD	W. 6TH ST	2LN	E	860	D	763	D	802	v/c = 0.89/0.93
WINKLER RD	STOCKBRIDGE DR	SUMMERLIN RD	2LN	E	860	C	461	D	537	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	196	C	206	old count projection
W. 12TH ST	GUNNERY RD	SUNSHINE BLVD	2LN	E	860	C	239	C	252	
	SUNSHINE BLVD	WILLIAMS AVE	2LN	E	860	C	76	C	168	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
0.8< v/c <0.9	= 100 <sup>th</sup> hour directional volume v/c ratio between 80 and 90 percent of capacity									
0.9< v/c <1.0	= 100 <sup>th</sup> hour directional volume v/c ratio between 90 and 100 percent of capacity									
F	= Does not meet the County adopted LOS standard (NOTE: Below LOS standard is acceptable on constrained roads)									

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

ROADWAY LINK				100TH HIGHEST HOUR DIRECTIONAL VOLUMES						
				STANDARD		2017		2022		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	1,169	B	1,571	
BONITA BEACH RD	HICKORY BLVD	VANDERBILT DR	4LD	E	1,900	C	696	C	731	Constrained In City Plan
	VANDERBILT DR	US 41	4LD	E	1,900	C	1,553	C	1,611	v/c = 0.81/0.85 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	1,888	C	1,984	Constrained In City Plan
	IMPERIAL ST	W OF I-75	6LD	E	2,800	C	1,855	C	1,950	Constrained In City Plan
	E OF I-75	BONITA GRAND DR	4LD	E	2,020	B	576	B	605	Constrained In City Plan
	BONITA GRANDE DR	BELLO BLVD	4LD	E	2,020	B	576	B	605	Constrained In City Plan
	BONITA GRANDE DR	BONITA BEACH RD	E TERRY ST	2LN	E	860	D	692	E	782
BOYSCOUT RD	SUMMERLIN RD	US 41	6LN	E	2,520	E	1,819	E	1,912	
BURNT STORE RD	SR 78	VAN BUREN PKWY	2LN/ 4LD	E	1,140/ 2,950	D	809	A	851	4L under constr
	VAN BUREN PKWY	COUNTY LINE	2LN	E	1,140	C	453	C	551	
CAPE CORAL BRIDGE	DEL PRADO BLVD	McGREGOR BLVD	4LB	E	4,000	C	2,673	D	2,810	
COLONIAL BLVD	McGREGOR BLVD	SUMMERLIN RD	6LD	E	2,840	D	2,628	F	2,968	v/c = 1.00/1.06 old count projection, programmed alt. analysis
	SUMMERLIN RD	US 41	6LD	E	2,840	F	2,869	F	3,016	
	DYNASTY DR	SR 82	6LD	D	3,040	B	2,216	C	2,329	
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	840	C	1,105	Galleria at Corkscrew
	THREE OAKS PKWY	W OF I-75	4LD	E	1,900	C	1,810	F	2,067	v/c = 0.95/1.09 Estero Crossing
	E OF I-75	BEN HILL GRIFFIN PKWY	4LD	E	1,900	C	1,115	C	1,172	
	BEN HILL GRIFFIN PKWY	WILDCAT RUN DR	2LD	E	1,200	C	903	F	1,296	v/c = 0.75/1.08
	WILDCAT RUN DR	BELLA TERRA BLVD	2LD	E	1,200	B	696	C	1,089	v/c = 0.58/0.91
DEL PRADO BLVD	CAPE CORAL PKWY	SE 46TH ST	6LD	E	2,660	C	1,404	C	1,586	old count projection
	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	1,987	D	2,089	
	CORNWALLIS PKWY	CORAL POINT DR	6LD	E	2,660	D	2,003	D	2,105	v/c = 0.75/0.80
	CORAL POINT DR	HANCOCK B. PKWY	6LD	E	2,800	D	2,003	D	2,105	
	HANCOCK B. PKWY	SR 78	6LD	E	2,800	C	1,527	C	1,604	
ESTERO BLVD	BIG CARLOS PASS BRIDGE	PESCADORA AVE	2LN	E	726	A	512	A	538	Constrained
	PESCADORA AVE	VOORHIS ST	2LN	E	726	B	590	C	620	Constrained
	VOORHIS ST	TROPICAL SHORES WAY	2LN	E	726	B	590	C	620	Constrained
	TROPICAL SHORES WAY	CENTER ST	2LN	E	671	F	716	F	809	Constrained, old count
ESTERO PKWY	US 41	THREE OAKS PKWY	4LD	E	2,000	B	801	B	1,094	East & West Cypress View
	THREE OAKS PKWY	BEN HILL GRIFFIN PKWY	4LD	E	2,000	B	964	B	1,013	

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

ROADWAY LINK				100TH HIGHEST HOUR DIRECTIONAL VOLUMES						
				STANDARD		2017		2022		NOTES
NAME	FROM	TO	TYPE	LOS	MAX	LOS	EXIST ING	LOS	FUTURE	
FOWLER ST	US 41	N AIRPORT RD	6LD	E	2,300	D	1,245	D	1,308	
	N AIRPORT RD	COLONIAL BLVD	6LD	E	2,300	D	1,269	D	1,334	
HANCOCK BRIDGE PKWY	DEL PRADO BLVD	NE 24TH AVE	4LD	E	1,880	B	1,093	B	1,149	
HICKORY BLVD	BONITA BEACH RD	McLAUGHLIN BLVD	2LN	E	890	D	397	D	418	Constrained
	McLAUGHLIN BLVD	MELODY LANE	2LN	E	890	D	397	D	418	Constrained
	MELODY LANE	ESTERO BLVD	2LN	E	890	D	397	D	418	Constrained
IMPERIAL PKWY	COUNTY LINE	BONITA BEACH RD	4LD	E	1,920	B	1,009	B	1,060	
	E TERRY ST	COCONUT RD	4LD	E	1,920	B	896	B	941	
ORTIZ AVE	COLONIAL BLVD	SR 82	2LN	E	900	C	839	C	882	v/c = 0.93/0.98 4 Ln constr 20/21
SIX MILE CYPRESS	WINKLER EXT.	CHALLENGER BLVD	4LD	E	1,900	B	1,026	B	1,078	
	CHALLENGER BLVD	COLONIAL BLVD	6LD	E	2,860	A	1,026	A	1,078	
SUMMERLIN RD	BOY SCOUT	MATHEWS DR	4LD	E	1,820	D	1,175	D	1,235	
	MATHEWS DR	COLONIAL BLVD	4LD	E	1,820	D	1,175	D	1,235	
THREE OAKS PKWY	COCONUT RD	ESTERO PKWY	4LD	E	1,940	B	1,273	B	1,476	
TREELINE AVE	AMBERWOOD RD	COLONIAL BLVD	4LD	E	1,980	A	760	A	799	
VETERANS MEM. PKWY	SR 78	CHIQUITA	4LD	D	2,040	A	865	A	909	
										v/c = 0.89/1.00 old count projection
	CHIQUITA	SKYLINE	4LD	D	2,040	B	1,810	F	2,044	
	SKYLINE	SANTA BARBARA BLVD	6LD	D	3,080	A	2,179	B	2,290	
	SANTA BARBARA BLVD	COUNTRY CLUB BLVD	6LD	D	3,080	B	2,784	B	2,926	
	COUNTRY CLUB BLVD	MIDPOINT BRDG TOLL P	6LD	D	3,080	B	2,897	B	3,045	
	MIDPOINT BRDG TOLL P	McGREGOR BLVD	4LB	D	4,000	C	2,673	D	2,810	

0.8 < v/c < 0.9

= 100<sup>th</sup> hour directional volume v/c ratio between 80 and 90 percent of capacity

0.9 < v/c < 1.0

= 100<sup>th</sup> hour directional volume v/c ratio between 90 and 100 percent of capacity

= Does not meet the County adopted LOS standard (NOTE: Below LOS standard is acceptable on constrained roads)

F



Table 21: FDOT Maintained Existing and Future Roadway LOS<sup>19</sup> 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
	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	6 lane constr 2018
	ALABAMA RD	BELL BLVD	2LN/ 4LD	D	1,190/ 2,000	C	534	4 lane construction 2018
	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	

19 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 LOS<sup>20</sup> 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]							

20 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 considered in the current year budgeting process. Roadway segments with existing or forecast LOS deficiencies will be considered in future CIP priorities.

Table 22: Programmed CIP Projects Through Construction

Road	From	To	Stage(s)	Funded Fiscal Year	Comment
<b>Homestead Road 4L</b>	Sunrise	Alabama	Construction	Current year	Table 18 LOS “F”
<b>Alico Road 4L</b>	Ben Hill Griffin Pkwy	Airport Haul Road	Construction	Current year	
<b>Burnt Store Road 4L</b>	SR 78 (Pine Island Rd)	Van Buren Pkwy	Construction	Current year through 2018/2019	Three phases
<b>Estero Boulevard</b>	Big Carlos Pass Bridge	Matanzas Pass Bridge	Design Construction	Current year through 2020/2021	Operational improvements in six phases
<b>Three Oaks Parkway Extension North</b>	N. of Alico Rd	Daniels Parkway	Design Right-of-Way Construction	Current year Current year 2019/2020	
<b>Ortiz Avenue 4L</b>	Colonial Blvd	SR 82	Design Construction	Current year 2019/2020	
<b>Littleton Road 4L</b>	Corbett Rd	US 41	Study Design Construction	Current year 2018/2019 2021/2022	



Table 23: Partially Programmed CIP projects

Road	From	To	Stage(s)	Funded Fiscal Year	Priority	Comment
<b>Big Carlos Pass bridge replacement</b>			PD&E/Design Construction	Current year 2020/2021	#2	construction partially funded
<b>Lehigh Acres Paving program</b>			Construction	2017/2018 2021/2022	#3	
<b>Alico Connector</b>	Alico Rd	SR 82	Right-of-Way	2019/2020	#9	Daniels Parkway LOS reliever
<b>Hickory Boulevard bridge replacements</b>			Design	2020/2021	#10	
<b>Cape Coral Bridge WB span replacement</b>			Design	2020/2021		Toll funded
<b>Ortiz Avenue 4L</b>	SR 82	Luckett Rd	Design	2021/2022	#11	Table 18 LOS “F”
<b>Luckett Road 4L</b>	Ortiz Ave	I-75	Design	2021/2022	#11	
<b>Colonial Boulevard Alternatives Analysis</b>	McGregor Blvd	US 41	Study	2018/2019	#14	City of Fort Myers

Table 24: Unprogrammed CIP Candidate Project Priorities

Road	From	To	Priority	Comment
<b><u>Tier 1</u></b>				
<b>Corkscrew Road 4L</b>	Ben Hill Griffin Pkwy	Bella Terra Blvd	#7	Table 20 forecast LOS “F” in 2022
<b>Corkscrew Road 4L</b>	Bella Terra Blvd	Alico Rd	#8	
<b>Burnt Store Road 4L</b>	Van Buren Pkwy	Charlotte County line	#12	
<b><u>Tier 2</u></b>				
<b>Ortiz Avenue 4L</b>	Luckett Rd	SR 80 (Palm Beach Blvd)	#13	
<b>Corkscrew Road 6L</b>	Three Oaks Pkwy	I-75	#16	Table 20 forecast LOS “F” in 2022
<b>Homestead Rd 4L</b>	Milwaukee Blvd	Sunrise Blvd	#18	
<b>Buckingham Rd 4L</b>	Orange River Blvd	SR 80 (Palm Beach Blvd)	#20	Table 18 forecast LOS “F” in 2022
<b><u>Tier 3</u></b>				
<b>Crystal Drive 2L</b>	Plantation Rd	Six Mile Cypress Pkwy	#22	
<b>Bonita Beach Rd 6L</b>	US 41	Old 41	#23	
<b>Crystal Drive 3L</b>	US 41	Metro Pkwy	#26	Table 19 LOS “F”

NOTE: Unprogrammed priorities #15, 17, 19, 21, 24, and 25 are bridge replacements.