



LEE COUNTY
SOUTHWEST FLORIDA
BOARD OF COUNTY COMMISSIONERS

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February 8, 2011

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Mr. Ray Eubanks, Administrator, Plan Review and Processing
Florida Department of Community Affairs
Bureau of State Planning
Plan Processing Section
2555 Shumard Oak Boulevard
Tallahassee, FL 32399-2100

Re: Amendment CPA2010-09
Supplemental Adoption Submission Package
2010 Capital Improvement Element Update
DCA#10-CIE1

Dear Mr. Eubanks:

For informational purposes, attached is Lee County's current Concurrency Report. This is supplemental information to what was already mailed to your office regarding DCI#10-CIE1 (CPA2010-00009 Capital Improvement Element Update).

Let us know if you have any questions or need further information.

Sincerely,
DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF PLANNING



Janet Miller
Administrative Assistant

XC: Scott Rogers, Florida Department of Community Affairs (with attachment)



Lee County Concurrency Report



2010



Concurrency Report

Inventory and Projections 2009/2010 – 2010/2011

Prepared for Board of County Commissioners

*by Department of Community Development
with assistance from*

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

August, 2010

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CONCURRENCY REPORT INVENTORY AND PROJECTIONS 2009/2010 - 2010/2011

SUMMARY

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

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

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

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

CONCURRENCY ISSUES

The current inventory as contained in this document shows in the Transportation element that thirteen (13) roadway sections (links) do not meet the adopted County or State Level of Service Standard based on the 2009 traffic counts. This includes ten (10) links on State roads and three (3) County-maintained road links. Only three (3) of these thirteen (13) links affect concurrency for unincorporated Lee County since three (3) links are on constrained roads, one (1) link is on I-75 and six (6) links are within cities. The three (3) road links which fail to meet the adopted County or State Level of Service Standard based on the 2009 traffic counts and which present a concurrency issue for unincorporated Lee County are listed below.

Immokalee Road (SR 82) from Colonial Boulevard to Gateway Boulevard (LOS "E"), and from Gunnery Road to Alabama Road (LOS "E"). The Level of Service established by FDOT for the first link is LOS "D" and for the other link it is LOS "C". The State recently completed a six (6) lane Project Development and Environment (PD & E) Study on all of the SR 82 links from Colonial Boulevard to the Hendry County line. The State has also programmed the design/permitting phase

for the section of SR 82 from Colonial Boulevard to east of Gunnery Road in Fiscal Year (FY) 2010/11 but no other phases are programmed. With the exception of vested projects (e.g. Gateway DRI Area 1 [see LDC Section 2-49(c)] and specific Lehigh Acres lots subject to the Stipulation and Settlement Agreement, and de minimus impacts [see LDC Section 2-46(o)]), any other new development order applications and concurrency renewal applications proposed to discharge traffic onto these two (2) links of SR 82 will be affected by this Level of Service condition and will be reviewed by the County for concurrency compliance accordingly.

US 41 from North Key Drive to Hancock Bridge Parkway (LOS "F"). This link is sporadically affected by behavioral patterns of the users of the toll bridges and other parallel routes. This includes the influence of the change to a one-way tolling system on the Midpoint and Cape Coral Bridges; this condition should stabilize in the future. New development order applications and concurrency renewal applications proposed to discharge traffic onto this link will be affected by this Level of Service condition and will be reviewed by the County for concurrency compliance accordingly.

Based upon growth trends during the 1990-2009 period and projecting similar trends for the 2009/2010 inventory period, the unincorporated areas of Lee County should not experience any other concurrency problems during 2009/2010. However, projections indicate a few potential problems in future years in the area of transportation, water and sewer treatment plant capacity and park acreage which bear careful tracking. Development orders and building permits will continue to be monitored and the databases constantly updated.

SOLID WASTE

The Lee County Waste to Energy (WTE) Facility began operation in August 1994 and was operating at the guaranteed capacity by 1999. The County constructed an additional combustion unit that was completed in 2007 which increased the capacity of the WTE Facility to 1,836 tons per day. Material which cannot be burned and the ash residue from the facility are being placed in the Lee-Hendry Landfill. All non-combustible waste, primarily construction and demolition debris (C&D), is accepted at one of the several private C&D recycling or disposal facilities located in Lee and Charlotte Counties.

The "Discarded Electronics Collection and Recycling" program includes curbside collection and currently processes about 1,000 tons per year. The Household Chemical Waste Drop-Off Program was placed at a permanent facility in 2008, and it allows for the drop-off of household chemical waste and discarded electronics. A yard waste processing site was constructed and began operation in 2003 and currently processes seventy-five-thousand (75,000) tons of yard waste per year. The Materials Recycling Facility (MRF) has an optical sorter that currently processes between 230 and 320 tons of recyclable material per day. The Mandatory Business Recycling Ordinance has been in effect for one year, and virtually all businesses are currently in compliance with this Ordinance. The Construction and Demolition Debris portion of the Mandatory Business Recycling Ordinance has resulted in the diversion of more than fifty percent of the construction debris from nearly sixty-five percent of regulated projects.

The Solid Waste Division started its compost operations in December of 2009 at the Lee/Hendry Landfill site. The composting facility has a permitted capacity of 19,000 wet tons of biosolids per year. The biosolids and the mulch from residential horticultural waste make up the feedstock for the compost material. The Solid Waste Division is currently engaged in marketing the compost product.

The Solid Waste Division has a five-year contract with Crowder/Gulf Joint Venture for disaster recovery services effective until July 31, 2011. For the 2010 Hurricane Season, debris staging sites have been identified and secured throughout the County. All unincorporated areas of Lee County are in compliance with the Level of Service standard set forth in THE LEE PLAN.

SURFACE WATER MANAGEMENT

In accordance with Policy 60.3 of THE LEE PLAN, surface water management studies have been completed in all of the forty-eight (48) identified drainage basins in Lee County. An updated surface water management study conducted in flood prone areas of north Lee County between US 41 and SR 31 south of the Charlotte County line and north of the Caloosahatchee River was completed in early 2010. Based upon these studies, none of the crossings of evacuation routes are anticipated to be flooded for more than twenty-four (24) hours due to a twenty-five (25) year, three (3) day storm event. This satisfies the existing infrastructure/interim surface water management Level of Service standard for unincorporated Lee County established in LEE PLAN Policy 60.3.1.A.

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

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

POTABLE WATER

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

Lee County Utilities (LCU) recently completed an Expansion Process and Regulatory Evaluation of the Green Meadows WTP and wellfield. LCU proposes to incrementally increase the capacity

of the facility. The first phase of this expansion will increase the capacity of the facility from the current 9.0 MGD to 10.0 MGD. Design of the reverse osmosis treatment plant and related appurtenances is currently underway. The construction of an expansion of LCU's North Lee County WTP is currently underway and will increase the capacity of the facility from 5.0 MGD to 10.0 MGD with an anticipated completion by mid 2011.

SANITARY SEWER FACILITIES

New developments located within the franchised service areas of the Public Service Commission or Lee County regulated sewage utility companies should not experience any capacity problems provided a collection system has been, or will be, installed to serve the development prior to issuance of occupancy permits. Each plant meets the Level of Service standard in THE LEE PLAN according to reports provided to the County by Florida Department of Environmental Protection.

New connections to the regional plants and to several of the smaller sewage treatment plants (Tables 5 and 6) will be reviewed on a case-by-case basis to ensure that the Level of Service standard is met.

Lee County Utilities (LCU) has substantially completed the expansion of the Gateway Wastewater Treatment Plant (WWTP), increasing its capacity from 1.0 MGD to 3.0 MGD. This improvement was completed in April of 2010, so it is not accounted for in the 2009 inventory presented in this report. LCU has been exploring several alternatives for expanding the capacity of the Waterway Estates WWTP. LCU has increased the capacity at the facility by reducing wastewater flow to the treatment plant through an aggressive Inflow and Infiltration program. The Board of County Commissioners has requested that LCU continue to pursue interconnecting the Waterway Estates system with neighboring utilities in order to provide capacity and eliminate the need to expand the facility on-site.

PARKS AND RECREATION

Regional Parks

The combination of Federal, State, County and Municipal regional parks provides sufficient acreage to meet the current "Regulatory Level of Service Standard" for regional parks as set forth in THE LEE PLAN for the year 2009 and beyond to year 2015 as currently projected. The "Desired Future Level of Service Standard" as set forth in THE LEE PLAN was met for the year 2009 and will be met to year 2015 as projected. The required acreage for regional parks is based upon serving the total (permanent plus seasonal) population of the County.

Community Parks

The required acreage for community parks is based upon the permanent population of the unincorporated area within each of the ten (10) districts. Each of the ten (10) Park Impact Fee Benefit Districts meet THE LEE PLAN's "Regulatory Level of Service Standard" for community parks for the year 2009 and will meet the standard beyond to year 2015 as currently projected. In addition, the Boca Grande District, Cayo Costa/Captiva/Sanibel District, Gateway District, North Fort Myers District, East Fort Myers/Alva District and Estero/San Carlos/Three Oaks District meet

the “Desired Future Level of Service Standard” for community parks for the year 2009 and will meet the standard through the year 2015 as currently projected. The “Desired Future Level of Service Standard” for Lehigh/East Lee County District and South Fort Myers District was not met in 2009 and will not be met through year 2015 as currently projected. The “Desired Future Level of Service Standard” for the Pine Island/Matlacha District was not met in 2009, but this park district is projected to meet the “Desired Future Level of Service Standard” once the two (2) acre St. James Kayak Launch site and forty (40) acre Pine Island Community Park site are developed.

SCHOOLS

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

The County, with the assistance of the School District, annually identifies available school capacity as part of its Concurrency Management Report. The report identifies total school capacity which is the sum of existing capacity and the capacity created by school improvements programmed in the first three (3) years of an adopted School District Capital Improvement Program. The County has adopted Level of Service (LOS) standards for public schools, based upon Permanent Florida Inventory School Houses (FISH) capacity. All Level of Service standards adopted in THE LEE PLAN for schools were met in 2008, 2009 and will be met in 2010.

TRANSPORTATION

Beginning on January 1, 2000 Lee County returned to a link by link system for determining if the required Level of Service standard is achieved. Over the previous ten (10) years the County and State constructed many projects that addressed deficiencies throughout the County. Moreover, THE LEE PLAN and the Concurrency Management Ordinance allow a project to be approved on a deficient roadway if the Five Year Capital Improvement Program (CIP) includes a project that will improve the deficient roadway or provide another roadway which will divert traffic from the deficient roadway. The improvement project must be scheduled for construction within the first three (3) years of the CIP or the State Work Program to be considered. Concurrency level of service issues identified during 2009/10 using the link by link analysis are described below.

Road Segments at Level of Service “F” Based on 2009 Traffic Counts

Colonial Boulevard from McGregor Boulevard to Summerlin Road (Existing LOS “F”, v/c = 1.03), from Summerlin Road to US 41 (Existing LOS “F”, v/c = 1.15), from US 41 to Fowler Street (Existing LOS “F”, v/c = 1.01), from Fowler Street to Metro Parkway (Existing LOS “F”, v/c = 1.04) and from Six Mile Cypress Parkway to I-75 (Existing LOS “F”, v/c = 1.04). These five (5) links are located within the City of Fort Myers and do not affect concurrency in unincorporated Lee County. A PD & E study is underway for the addition of express lanes to this facility, but the study is currently on hold pending completion of the 2035 Metropolitan Planning Organization update.

Additionally, six-laning construction is currently underway for the section of Colonial Boulevard from Six Mile Cypress Parkway/Ortiz Avenue to I-75.

Estero Boulevard from Tropical Shores Way to Center Street (Existing LOS "F", v/c = 1.13). This road link is located within the Town of Fort Myers Beach and is addressed in their Comprehensive Plan. This is a constrained facility which is unlikely to receive a major improvement in the near future, although the County has worked with the Town to evaluate possible reconstruction of Estero Boulevard and programmed funds for some interim improvements which include improved drainage and pedestrian features and trolley pull-offs.

Policy 7-I-2 of the Comprehensive Plan for the Town of Fort Myers Beach states: *"The peak capacity of Estero Boulevard's congested segments is 1,300 vehicles per hour. The minimum acceptable level-of-service standard for Estero Boulevard shall be that average monthly traffic flows from 10:00 A.M. to 5:00 P.M. during each month do not exceed that level for more than four calendar months in any continuous twelve month period. Measurements from the Permanent Count Station at Donora Boulevard shall be used for this standard."* This standard was not exceeded in the years from 2004 to 2009 and will not be exceeded in 2010.

McGregor Boulevard (SR 867) from Winkler Road to Tanglewood Boulevard (LOS "F", v/c = 1.11) and from Tanglewood Boulevard to Colonial Boulevard (LOS "F", v/c = 1.03). This is a constrained facility which is partially located within the City of Fort Myers. The volume to capacity ratios of 1.11 and 1.03 are well below THE LEE PLAN prescribed maximum of 1.85 allowed on constrained facilities and will not have an impact on concurrency for the upcoming year. Turn lane improvements at the McGregor Boulevard/Colonial Boulevard intersection which have been designed by the City of Fort Myers, and are a high priority for State funding, will contribute to improving capacity on this facility. The six (6) lane widening on Summerlin Road, which is under construction, will also provide parallel relief to McGregor Boulevard.

San Carlos Boulevard (SR 865) from Estero Boulevard to Main Street (LOS = F; v/c = 1.10). This is a constrained facility. The volume to capacity ratio of 1.10 is well below THE LEE PLAN prescribed maximum of 1.85 allowed on constrained facilities and will not have an impact on concurrency for the upcoming year.

US 41 from North Key Drive to Hancock Bridge Parkway (LOS = F; v/c = 1.08). The traffic volume on this link is sporadically affected by behavioral patterns of the users of the toll bridges and other parallel routes. This includes the influence of the change to a one-way tolling system on the Midpoint and Cape Coral Bridges. This condition should stabilize in the future. No new improvements are currently scheduled for this section of road. With the exception of vested projects and de minimus impacts, any other new development order applications and concurrency renewal applications proposed to discharge traffic onto this link will be affected by this Level of Service condition and will be reviewed by the County for concurrency compliance accordingly.

Other Level of Service Issues

The Florida Department of Transportation (FDOT) has established the Minimum Level of Service Standards for the Strategic Intermodal System (SIS) which includes I-75 and portions of SR 80 and

SR 82. The standard for Immokalee Road (SR 82) from Colonial Boulevard to Gateway Boulevard is LOS “D” and from Gateway Boulevard east to the Hendry County Line the standard is LOS “C”. The following links do not meet the SIS Level of Service standard but do not operate at LOS F. *Immokalee Road (SR 82) from Colonial Boulevard to Gateway Boulevard (LOS “E”) and from Gunnery Road to Alabama Road (LOS “E”)*. The Level of Service standard established by FDOT for the link from Colonial to Gateway Boulevard is LOS “D” while the Level of Service standard established by FDOT for the link from Gunnery Road to Alabama Road is LOS “C”. Both of these roadway links are shown to operate below the specified service level. The State recently completed a PD & E Study for the six (6) lane widening of SR 82 from Colonial Boulevard to the Hendry County line. The State has also programmed the design/permitting phase for the section of SR 82 from Colonial Boulevard to east of Gunnery Road in FY 2010/11, but no construction phase has been programmed at this time. For the segment from Gunnery Road to Alabama Road, no design or construction funds have been programmed at this time. As a result, with the exception of vested projects and de minimus impacts, any other new development order applications and concurrency renewal applications proposed to discharge traffic onto these two links will be affected by this Level of Service condition and will be reviewed by the County for concurrency compliance accordingly.

I-75 from Dr. Martin Luther King Boulevard (SR 82) to Lockett Road (LOS “E”). The Level of Service standard established by FDOT for this link is LOS “D”, and this link is currently operating below this Level of Service standard. It should be noted that the funding is currently available to widen this section of I-75 to six (6) lanes in FY 2010/11. Regardless, this link is located mostly within the City of Fort Myers and does not have an effect on concurrency in unincorporated Lee County.

Potential Problem Road Segments

Two (2) County road links (or sections of road) currently provide a satisfactory Level of Service but are projected to fail in the future because of potential increased traffic from developments that have been approved, but have not yet been constructed. The links accessed by these projects could become a problem if capacity is not increased or new roads or widening projects providing alternative routes are not constructed as the approved projects continue to build and the forecast traffic level materializes. The two (2) County road links that may be a problem are listed below.

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

Daniels Parkway from Six Mile Cypress Parkway to Palomino Road (Existing LOS “C”, $v/c = 0.94$; Future LOS “F”). This link, which is a constrained facility, is forecast to be LOS “F” in the future principally due to projected traffic from commercial developments. The volume to capacity (v/c) ratio of 0.93 is well below THE LEE PLAN prescribed maximum of 1.85 allowed on constrained facilities and will not have an impact on concurrency for the upcoming year. In the interim, traffic volumes on this link should continue to be closely monitored.

Pine Island Road

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

Lee Plan

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

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

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

Land Development Code

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

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

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

De Minimus Impacts

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

“LCLDC Section 2-46(o).

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

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

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

Consistent with this requirement, the following transportation facilities (five [5] road links) required monitoring based upon their failure to meet the Level of Service standards as reported in the 2008/2009-2009/2010 Concurrency Management Report. On three (3) of the listed links, the sum of existing roadway volumes and the projected volumes (called Future Volume) from approved projects exceeds 110 percent of the maximum volume (called Capacity) at the adopted Level of Service of the affected transportation facility. As a result, de minimus impacts on these links are limited to impacts from single-family homes on existing lots. New de minimus trip impacts resulting from the issuance of certificates of occupancy on building permits for single family homes on existing lots were not recorded on any of these transportation facilities during the year 2009. Two (2) of the links which required monitoring met the LOS standard in 2009. The de minimus trips, if any, recorded on each of these links during 2009 are shown below.

Immokalee Road (SR 82) from Colonial Boulevard to Gateway Boulevard: No new de minimus peak hour trips.

Immokalee Road (SR 82) from Gunnery Road to Alabama Road: No new de minimus peak hour trips.

McGregor Boulevard (SR 867) from Pine Ridge Road to Cypress Lake Drive: No new de minimus peak hour trips (link now meets 2009 LOS “E” concurrency standard).

US 41 from Corkscrew Road to Sanibel Boulevard: No new de minimus peak hour trips (link now meets 2009 LOS “E” concurrency standard).

US 41 from North Key Drive to Hancock Bridge Parkway: No new de minimus peak hour trips.

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

INVENTORIES

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

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

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

SOLID WASTE



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

All of the Class I MSW from Lee and Hendry Counties is now being sent to the WTE facility where the combustion residue generated is ten (10) percent of the original volume. The remaining ash residue from all combusted MSW is transported to the Lee/Hendry Landfill located on Church Road in Hendry County.

All non-combustible waste, primarily construction and demolition debris (C&D), is accepted at one of the several C&D recycling or disposal facilities located in Lee, Hendry, and Charlotte Counties and the Lee County Solid Waste Facility on Buckingham Road. Construction and demolition debris comprises approximately 25 % by weight of the total waste stream. Ordinance 07-25 adopted on September 11, 2007 prescribes that at least 50% of the C&D debris must be diverted from landfills. On June 1, 2008, the Construction and Demolition Debris portion of the County's Mandatory Business Recycling Ordinance (07-25) became effective. Over 65% of covered projects that are regulated by this program have chosen to divert at least 50% of their debris from landfills.

The Lee/Hendry Disposal Facility was placed into operation in October 2002. The Gulf Coast Landfill (owned and operated by Waste Management Inc.) continued to receive C & D waste and reached its volume limit in February of 2009 and then began closure activities. A C&D landfill was opened in December 2006 by Waste Services, Inc. (WSI). This landfill is located just north of the Lee/Charlotte County-line and receives some of the Lee generated C&D material. Lee County finished constructing a new ash monofill cell and a new Class III disposal cell at its Lee/Hendry Disposal Facility in late 2008.

The County's "Discarded Electronics Collection and Recycling" program, which began in 2001, was expanded to include curbside collection in October 2005. This program is now receiving and recycling approximately eighty-five (85) tons per month and one-thousand (1,000) tons per year of discarded computers and peripheral equipment, televisions, stereo equipment, etc.

In 2007 the Solid Waste Division purchased and retrofitted a building centrally located on 6441 Topaz Court, off Metro Parkway, to house its Household Chemical Waste Drop Off Program. Operation and acceptance of household chemical waste and discarded electronics began April 2,

2008. It allows residents to safely dispose of household chemicals, poisons, and other potentially hazardous compounds. Approximately 75% of the materials brought to the facility are recycled.

The Materials Recycling Facility (MRF) received an optical sorter at its commingled sorting line during the fall of 2008. The optical sorter is programmed to recognize #1 PET material (mostly water bottles) and has allowed the Division to optimize operations at the MRF. The Materials Recycling Facility processes between 230 and 320 tons of recyclable material per day. The Solid Waste Division negotiated a contract extension with its MRF operator, FCR Inc., for continued operation through April 2011. The MRF is currently undergoing a 25,000 sq. ft. expansion providing an larger tipping floor and space for equipment to process “single stream” collected recyclable materials. The expanded facility is designed to process up to 600 tons/day.

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

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

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

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

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

1. The annual documentation of the types and quantities of waste generated and recycled is not a science in that general methods, assumptions, and technical documentation are constantly revised as the industry evolves. Though a concerted effort to identify and quantify the recycled materials handled by private companies in Lee County has improved, the quantities of materials leaving the County, primarily C & D, and private recycling materials, are uncertain.
2. Recycling programs, which include curbside pickup and commercial collection, account for approximately 35 to 45 percent of the total solid waste stream.

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

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

In June of 2009 the Solid Waste Division issued a Notice to Proceed to build a Compost Operation Facility at the Lee/Hendry Landfill. A total of six fabric roofed steel frame buildings are used for the composting operations. Sludge from the City of Fort Myers and Lee County Utilities Division and mulch ground from Lee County residential horticulture serves as feedstock for the compost. Fresh compost windrows line the buildings and are turned to maintain proper temperature, moisture, and O₂ levels. Monthly testing for Nitrogen, Phosphorus, Potassium, and metals is performed. Operations at this facility began in December of 2009.

For the 2010 Hurricane Season, the Division secured debris staging sites throughout Lee County. A contract with Crowder/Gulf Joint Venture for recovery services is in place. Following a storm and a local emergency order, the staging sites will be used to stockpile and process vegetative and C&D debris. Vegetative waste will be mulched and/or burned for volume reduction, then recycled to the greatest extent practicable. Residual mulch will be land applied or transported out of county for energy recovery. C&D will be segregated and processed/crushed for volume reduction, then recycled to the greatest extent practicable. Residual C&D, after recycling, will be disposed at Lee/Hendry landfill.

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

SURFACE WATER MANAGEMENT

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

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



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

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

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

POTABLE WATER

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

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



Tables 1, 2, 3 and 4 show data regarding the Average Daily Flows in Gallons per Day recorded for the peak month in year 2009 for facilities in these four (4) categories and the Design Capacity for each facility in Average Gallons per Day (AGPD). This format of reporting began last year in the interest of providing the consumptive data in the same format, average gallons per day, as the design parameters for these plants. There is now a more direct basis of comparison between the design capacity of each plant and the reported peak month average daily flows.

Table 1, Major Regional Water Treatment Plants, shows seven (7) utility companies that operate fifteen (15) water treatment plants, all of which have a capacity of one-half ($\frac{1}{2}$) million gallons per day (MGD) or more. Lee County Utilities (LCU) has completed an Expansion Process and Regulatory Evaluation of the Green Meadows WTP and wellfield. LCU proposes to design and construct a 16.0 MGD R.O. treatment facility at the Green Meadows WTP site. Raw water from existing freshwater aquifer wells and from proposed Lower Hawthorne aquifer wells will serve as a water source for this proposed new facility. LCU has constructed two (2) test/production wells in the Lower Hawthorne aquifer and has submitted an application to modify the existing consumptive use permit to include the withdrawal from the Lower Hawthorne aquifer. LCU is also proposing an expansion to the North Lee County WTP and related wellfield. That proposed expansion will increase the capacity of the North Lee County WTP facility from 6.0 MGD to 10.0 MGD.

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

FGUA completed the construction of WTP #2 with a design capacity of 1.1 MGD in 2008 and it has been in service since its completion. WTP #2 is currently planned to be expanded from 1.1 MGD to 2.0 MGD with the use of a membrane softening technology and drawing water from the Upper

Floridan Aquifer. Due to the low water demand in Lehigh Acres, the plant expansion design, permitting and construction are scheduled for the fiscal year 2012. FGUA WTP #3 is a booster station. It is not capable of producing any additional water but it is the tie in point of the interconnect with the City of Fort Myers which allows FGUA the option to purchase up to 0.5 MGD of finished water. As a result, due to the addition of chlorine by FGUA, the State designates this booster station as WTP #3 and assigns it a capacity of 0.5 MGD. FGUA states that it currently expands its water supply system and mains to large developer communities and commercial properties. Along the way to these communities and properties, individual properties are also targeted to connect to the water supply system. The FGUA does not currently plan to expand its facilities into already developed communities that are currently served by wells since the expense required to retrofit these areas is cost prohibitive. Mandatory water connections for new development are being enforced in Lehigh Acres, according to FGUA, where facilities exist to provide water supply.

All of these major regional water treatment plants recorded flows which were within their design capacities during 2009. With the completed and proposed additions to the water treatment capacity noted above, there are no capacity problems anticipated during 2010 and beyond, as projected, for any of the major regional plants and systems.

Table 2, Minor Regional Water Treatment Plants, lists three (3) water treatment plants all of which have a capacity of less than one (1) million gallons per day. All of these minor regional water treatment plants recorded flows which were within their design capacities during 2009. No capacity problems are anticipated for minor regional water treatment plants during 2010 and beyond, as projected.

Table 3, Multiple User/Single Development Water Treatment Plants, lists eight (8) water treatment plants which each serve multiple customers located within a single development. All of these single development plants recorded flows which were within their design capacities during 2009 with the exception of the Useppa Island Club WTP. According to the Lee County Health Department, although the average daily flow for the peak month exceeded the design capacity, this was an isolated occurrence that does not indicate that the plant produced more water than the permits allow. Most of the developments connected to these water treatment plants are built-out and additional new customers are not anticipated. Regardless, no capacity problems are anticipated for single development water treatment plants during 2010 and beyond, as projected.

Table 4, Single User Water Treatment Plants, lists thirty-four (34) water treatment plants which serve a single customer located within a single development or single facility. Facilities that were decommissioned in 2008 have been removed from the inventory report. One (1) plant (Circle K Store #7-8805 WTP) was decommissioned during 2009 and was connected to a central system. Additionally, flows were reported for three (3) plants that were not included in the inventory in 2008. These facilities are either new or they are associated with businesses that have closed and reopened in the last year. Regardless, the data from these three (3) facilities (Alva Village Market WTP, Judah Christian Center WTP, and LJ's Package & Lounge, Inc. WTP) have been added to the inventory for this year. The developments and facilities served by the single use plants are mostly built-out and additional new customers are not anticipated. Three (3) of these plants (Carneceria Monterrey WTP, North Captiva Island Club, and North Captiva Island Club Bath House WTP)

reported a peak month average daily flow which exceeded the Design Capacity of the plant. According to the Lee County Health Department, although the average daily flow for the peak month exceeded the design capacity, since this was an isolated single occurrence, it did not indicate that the water treatment plant had produced more water than was permitted. In any case, the capacity of Single User Water Treatment Plants will be individually reviewed if new development requests are submitted.

Based upon the flow data and capacity information shown in the accompanying Tables 1 through 4, there are no apparent potable water concurrency level of service problems anticipated in 2010 and beyond, as projected.

TABLE 1

MAJOR REGIONAL WATER TREATMENT PLANTS

PLANT NAME	DESIGN CAPACITY AVERAGE DAILY FLOW GALLONS/DAY	AVERAGE DAILY FLOW IN PEAK MONTH GALLONS PER DAY			
		ACTUAL 2008	ACTUAL 2009	ESTIMATED 2010	PROJECTED 2011
BONITA SPRINGS UTILITIES					
- BONITA SPRINGS UTILITIES #1	9,000,000	3,732,903	4,182,903	4,500,000	4,600,000
- BONITA SPRINGS UTILITIES #2	6,600,000	4,742,581	5,089,355	5,400,000	5,500,000
1 TOTAL - BONITA SPRINGS UTILITIES	15,600,000	8,475,484	9,272,258	9,900,000	10,100,000
2 CITY OF FORT MYERS					
GASPARILLA ISLAND WATER ASSN.					
- GASPARILLA ISLAND WATER ASSN. #1	576,000	276,548	269,839	275,000	285,000
- GASPARILLA ISLAND WATER ASSN. #2	1,270,000	1,025,806	948,097	970,000	1,000,000
3 TOTAL-GASPARILLA ISLAND WATER ASSN.	1,846,000	1,302,354	1,217,936	1,245,000	1,285,000
4 GREATER PINE ISLAND WATER ASSN.					
5 ISLAND WATER ASSN.					
LEE COUNTY UTILITIES					
6 - WATERWAY ESTATES WTP	1,500,000	733,355	536,226	494,000	407,000
7 - NORTH LEE COUNTY WTP	6,000,000	3,801,000	2,508,935	4,360,000	3,887,000
8 - GREEN MEADOWS WTP	9,000,000	7,202,000	6,073,839	7,110,000	6,327,000
9 - CORKSCREW WTP	15,000,000	10,644,870	12,003,387	9,463,000	11,299,000
10 - OLGA WTP	5,000,000	1,102,129	2,946,419	3,014,000	2,712,000
11 - PINEWOODS WTP	5,300,000	3,679,323	4,453,129	4,159,000	4,068,000
TOTAL - LEE COUNTY UTILITIES	41,800,000	27,162,677	28,521,935	28,600,000	28,700,000
FLORIDA GOVERNMENTAL UTILITY AUTHORITY					
- LEHIGH UTILITIES #1	3,110,000	2,376,677	1,520,321	1,700,000	1,800,000
- LEHIGH UTILITIES #2	1,100,000	109,613	759,214	800,000	850,000
- LEHIGH UTILITIES #3 [See Note 1 below]	500,000	98,000	168,357	180,000	200,000
12 TOTAL - FLORIDA GOV UTILITY AUTHORITY	4,710,000	2,584,290	2,447,892	2,680,000	2,850,000

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

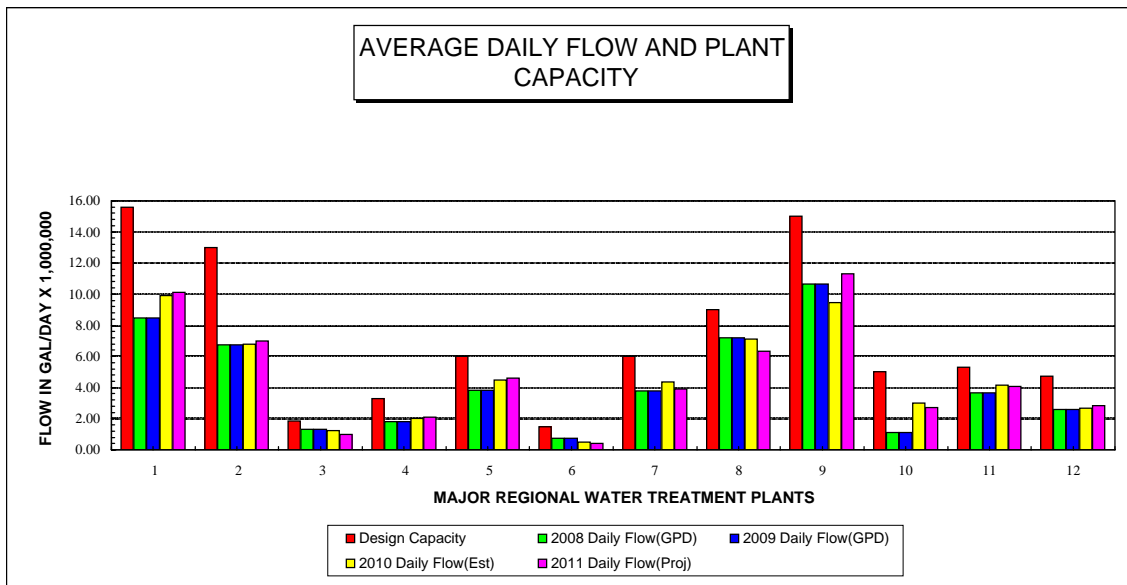


TABLE 2

MINOR REGIONAL WATER TREATMENT PLANTS

PLANT NAME	DESIGN CAPACITY AVERAGE DAILY FLOW GALLONS/DAY	AVERAGE DAILY FLOW IN PEAK MONTH GALLONS PER DAY			
		ACTUAL 2008	ACTUAL 2009	ESTIMATED 2010	PROJECTED 2011
1 BAYSHORE UTILITIES WTP	225,000	77,536	50,825	60,000	65,000
2 CITRUS PARK WTP	500,000	313,258	415,225	420,000	425,000
3 LAKE FAIRWAYS WTP	200,000	130,484	145,684	150,000	155,000

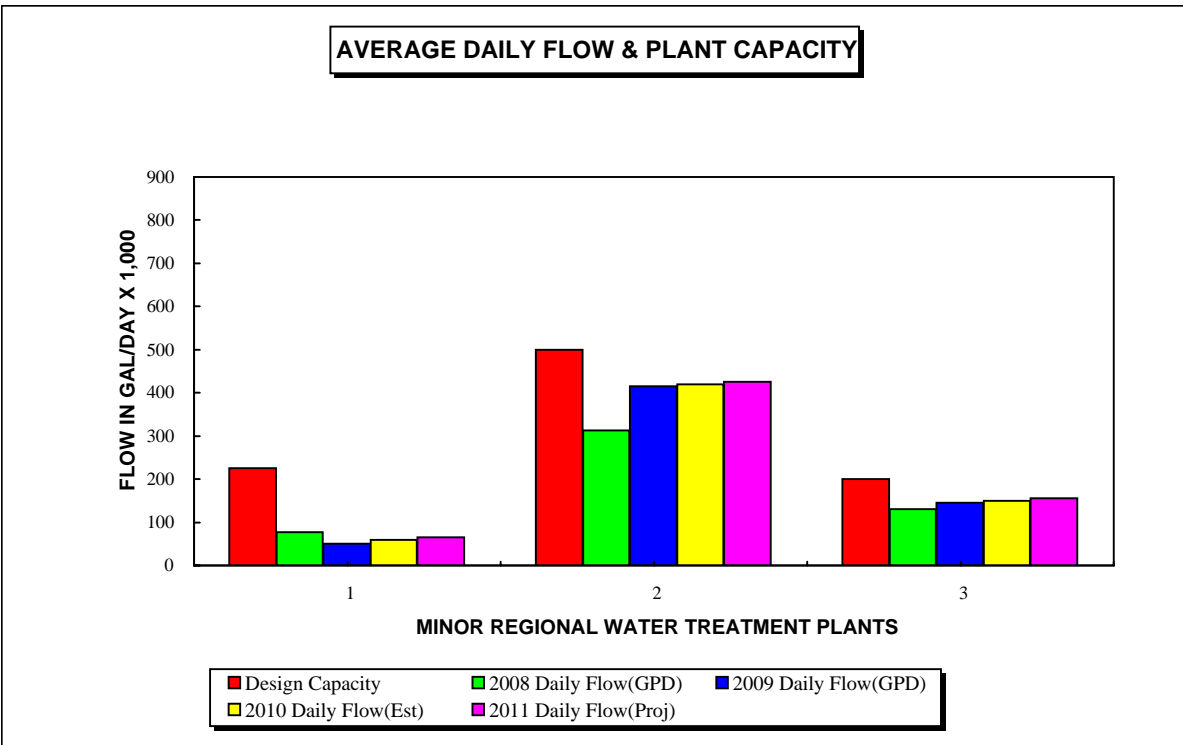


TABLE 3

MULTIPLE USER/SINGLE DEVELOPMENT WATER TREATMENT PLANTS

PLANT NAME	DESIGN CAPACITY AVERAGE DAILY FLOW GALLONS/DAY	AVERAGE DAILY FLOW IN PEAK MONTH GALLONS PER DAY			
		ACTUAL 2008	ACTUAL 2009	ESTIMATED 2010	PROJECTED 2011
CHARLESTON PARK WTP	35,000	7,487	15,319	16,000	16,500
FOUNTAIN VIEW RV PARK WTP	70,000	23,387	24,575	26,000	27,000
GULF COAST CENTER	288,000	59,165	53,117	55,000	57,000
OAK PARK MOBILE HOME VILLAGE WTP	150,000	29,710	38,256	40,000	42,000
RAINTREE RV RESORT WTP	40,000	25,077	24,935	26,000	27,000
RIVER LAWN TERRACE WTP	7,800	4,118	6,678	6,700	6,800
SALDIVAR MIGRANT CAMP WTP	160,000	68,964	47,986	55,000	60,000
USEPPA ISLAND CLUB WTP (1)	56,000	45,460	56,356	52,000	53,000

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

TABLE 4

SINGLE USER WATER TREATMENT PLANTS

PLANT NAME	DESIGN CAPACITY AVERAGE DAILY FLOW GALLONS/DAY	AVERAGE DAILY FLOW PEAK MONTH 2009 GAL/DAY
ALVA COUNTRY DINER WTP	5,000	2,975
ALVA MIDDLE & ELEM SCHOOL WTP	20,000	5,255
ALVA VILLAGE MARKET	650	342
BARNACLE PHIL'S INC. WTP	5,000	750
BURNT STORE CENTRE WTP	3,000	1,790
CAYO COSTA STATE PARK WTP	10,000	324
CABBAGE KEY HIDE-A-WAY WTP	4,000	3,831
CALOOSAHATCHEE REGIONAL PARK WTP	5,000	NR
CARNECERIA MONTERREY WTP	1,105	1,506 (1)
CIRCLE K STORE #7-8805 WTP	8,000	NR (2)
ECO PARK WTP	1,000	74
FIRST BAPTIST CHURCH OF ALVA WTP	4,000	NR
GULF DISPOSAL WTP	3,000	2,204
GUNNERY ROAD BAPTIST CHURCH WTP	3,500	167
HANDY FOOD STORES #86 - ALVA WTP	9,000	970
SUNSET (fka HOLIDAY) ACRES WTP	20,000	8,050
JUDAH CHRISTIAN CENTER	1,000	461
LEE COUNTY MOSQUITO CONTROL WTP	5,000	2,392
LJ'S PACKAGE AND LOUNGE, INC.	1,500	767
MANGO ISLAND CAFÉ WTP	2,000	973
MESSIAH LUTHERAN CHURCH WTP	8,500	1,048
NORTH CAPTIVA ISLAND CLUB WTP	2,000	2,905 (1)
NORTH CAPTIVA ISLAND CLUB BATH HOUSE WTP	900	1,340 (1)
OLD CORKSCREW GOLF CLUB WTP	7,500	4,823
REDLANDS CHRISTIAN MIGRANT CAMP WTP	3,000	1,080
MISSY'S PLACE (fka RJ BONES BBQ AND SEAFOOD) WTP	5,000	1,308
SAFETY HARBOR CLUB #12 WTP	5,000	2,677
SIX L'S CORKSCREW-FARM WTP	50,400	13,294
STAR QUICK MART WTP	1,500	265
STATE ROAD 31 SHELL STATION WTP	3,000	738
SUNSEEKER'S ADULT R.V. PARK WTP	50,000	12,283
SYGENTA FLOWERS ALVA FARM WTP	5,000	1,527
TEMPLE BAPTIST CHURCH WTP	5,000	400
USA CONVENIENCE INC WTP	3,000	1,262

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

(2) This facility was connected to City of Cape Coral Utilities and is no longer reported.

NR = Not Reported for this year

SANITARY SEWER

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

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

Tables 5, 6, 7 and 8 show data regarding the Average Daily Flows recorded in the peak month in year 2009 for facilities in these four (4) categories and the Permitted Capacity for each facility in Average Gallons per Day (AGPD). This format of reporting began last year in the interest of providing the consumptive data in the same format, average gallons per day, as the design parameters for these plants.

There is now a more direct basis of comparison between the design capacity of each plant and the reported peak month average daily flows.

It should be noted, however, that the Permitted Capacity is based upon average flows over a period of time (usually three [3] months but in some cases as much as one [1] year). If there appears to be capacity concerns, the report will identify the applicable capacity parameters.



Table 5, Major Regional Sewage Treatment Plants, shows six (6) utilities that operate the twelve (12) franchised sewage treatment plants which have a capacity greater than 700,000 gallons per day. Lee County Utilities (LCU) began construction of the expansion of the Gateway WWTP in April 2008, and it was substantially completed in April 2010. This expansion has increased the capacity of the Gateway plant from 1.0 MGD to 3.0 MGD. However, it should be noted that the inventory indicated within Table 5 reflects the 2009 capacity (1.0 MGD) prior to the completion of the facility expansion. LCU has been exploring several alternatives for expanding the capacity of the Waterway Estates WWTP. Subsequently, LCU has increased the capacity at the facility by reducing wastewater flow to the treatment plant through an aggressive Inflow and Infiltration program. The Board of County Commissioners has requested that LCU continue to pursue interconnecting the Waterway Estates WWTP with neighboring utilities in order to provide capacity and eliminate the need to expand the facility on-site.

The Florida Government Utility Authority (FGUA), which operates the sewage treatment plant in Lehigh Acres, completed the construction of a 1.0 MGD expansion of the Lehigh Acres WWTP in 2008 which increased its capacity to 3.5 MGD. That plant is now in operation but the permitted capacity of that plant is still limited to 2.3 MGD due to existing disposal limitations. The deep injection well and associated pumping facilities are operational, and currently under injectivity testing until June 2011 at which time additional disposal will be available and the permitted capacity will be increased to 3.5 MGD. On 2/11/2009 FGUA sent a request to the Florida Department of

Environmental Protection (FDEP) to close out consent order No. 05-0329-36-DW (Infiltration and Inflow [I&I] project, Deep Injection Well & In-kind Penalty Project). All items listed in the consent order have been completed and the FDEP has closed the consent order satisfactorily.

During the months of July, August, and September of 2009 the FGUA Lehigh Acres WWTP experienced abnormally high flows peaking at an average daily flow of 2,299,000 GPD in the month of September. The revised permitted capacity of this plant is 2.3 MGD based upon the available reuse disposal. The permitted capacity has dropped from 2.5 MGD due to a decrease of effluent disposal availability at the Admiral Lehigh Golf Course. The golf course has sold a portion of the property and decreased the number of holes which has impacted the available area for reuse. For the year 2009 the average annual daily flow for this WWTP was 1,577,000 GPD which is well within the permitted capacity. The referenced months of the high flows experienced excessive rainfall in the Lehigh Acres area, according to FGUA. The spikes in the flow indicate infiltration and inflow (I&I) in the collection system. FGUA has an annual project aimed at reducing I&I. The flows in each Lift Station (LS) area are monitored and areas which show dramatic spikes in flow are targeted for evaluation and rehabilitation. In FY 2009 the FGUA has targeted LS areas No. 1, 7, 10, 11, 14 and 15. Evaluation and rehabilitation includes televising, smoke testing and grouting joints/laterals, lining and manhole rehabilitation. The annual I&I project is budgeted for FY 2010 - 2014.

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

In April 2007, Bonita Springs Utilities (BSU) began operating the new Water Reclamation East Wastewater Treatment Facility on a 165 acre site east of I-75 and north of East Terry Street. The facility produces biosolid pellets as fertilizer and also processes biosolids from BSU's original West WWTP facility, located three miles away. The new East facility was designated the American Society of Civil Engineers 2008 Florida Project of the Year. These two BSU waste water facilities are now interconnected and the flow data presented in Table 5 for these BSU facilities was

determined to be the highest average daily flow recorded for the peak month for the system as a whole (peak average daily demand) rather than that of each individual WWTP within that system.

Based on the data illustrated in Table 5, no capacity problems are anticipated for Major Regional Sewage Treatment Plants during 2010 and beyond, as projected.

Table 6, Minor Regional Sewage Treatment Plants, lists the five (5) franchised sewage treatment plants which have a capacity less than 700,000 gallons per day. Charlotte County Utilities operates the treatment plant which serves Burnt Store Marina in Lee County. All of these WWTPs operated well within their permitted capacity during 2009 and no capacity problems are anticipated for Minor Regional Sewage Treatment Plants during 2010 and beyond, as projected.

Table 7, Multiple User/Single Development Sewage Treatment Plants, lists forty-four (44) sewage treatment facilities which serve multiple users. Seven (7) of these plants (designated in Table 7 by *) experienced Peak Month Average Daily Flows which appear to exceed the Permitted Capacity. According to FDEP data supplied to Lee County, these plants did not exceed the Permitted Average Daily Flow which is determined over three (3) concurrent months. FDEP notes these situations as being a “minor non-compliance issue” in their yearly inspection reports and the situations are monitored. Most of the developments served by these plants are built out and will not be subject to additional development. No other capacity issues were noted for these types of facilities in 2009 and no capacity problems are anticipated for Multiple User/Single Development Sewage Treatment Plants in 2010 and beyond, as projected.

Table 8, Single User Sewage Treatment Plants, lists seven (7) sewage treatment plants. One (1) of these plants [Pine Island Road (aka Twistee Treat) WWTP] was closed during 2009 but could become operational again in the future. The developments served by Single User facilities are not normally subject to major expansion and there are not any apparent capacity problems. If any expansion plans are submitted for these facilities, capacity will be evaluated at that time. No capacity issues were noted for these types of facilities in 2009 and no capacity problems are anticipated for Single User Sewage Treatment Plants in 2010.

There were not any sewage treatment plants that were reported as being removed from service in 2009.

Based upon the flow data and capacity information shown in the accompanying Tables 5 through 8, there are no apparent sanitary sewer concurrency level of service problems anticipated in 2010 and beyond, as projected.

TABLE 5

MAJOR REGIONAL SEWAGE TREATMENT PLANTS

PLANT NAME	PERMITTED CAPACITY AVERAGE DAILY FLOW GALLONS/DAY	AVERAGE DAILY FLOW IN PEAK MONTH GALLONS PER DAY			
		ACTUAL 2008	ACTUAL 2009	ESTIMATED 2010	PROJECTED 2011
BONITA SPRINGS UTILITIES					
- WATER RECLAMATION WEST WWTP	7,000,000	3,799,000	2,107,000	2,200,000	2,300,000
- WATER RECLAMATION EAST WWTP	4,000,000	1,141,000	2,731,000	2,800,000	2,900,000
1 TOTAL - BONITA SPRINGS UTILITIES	11,000,000	4,940,000	4,838,000	5,000,000	5,200,000
CITY OF FORT MYERS					
2 - RALEIGH STREET WWTP	11,000,000	9,570,000	6,710,000	7,000,000	7,100,000
3 - SOUTH DRIVE WWTP	12,000,000	12,040,000	9,130,000	10,000,000	10,100,000
GASPARILLA ISLAND WATER ASSOC.					
4 - GASPARILLA ISLAND WATER DOM DIW	705,000	441,000	428,000	440,000	450,000
LEE COUNTY UTILITIES					
5 - GATEWAY SERVICES-DIST 1 WWTP	1,000,000	651,000	628,000	640,000	645,000
6 - FIESTA VILLAGE WWTP	5,000,000	2,937,000	3,633,000	3,800,000	3,900,000
7 - FT MYERS BEACH WWTP	6,000,000	5,161,000	4,543,000	4,750,000	4,900,000
8 - THREE OAKS WWTP	6,000,000	2,759,000	2,574,000	2,700,000	2,800,000
9 - WATERWAY ESTATES WWTP	1,500,000	1,350,000	1,133,000	1,200,000	1,250,000
FLORIDA GOVERNMENTAL UTILITY AUTH					
10 - LEHIGH ACRES WWTP	2,300,000	3,090,000	2,299,000	2,300,000	2,300,000
NORTH FT MYERS UTILITIES					
11 - SUNCOAST WWTP	3,500,000	2,327,000	1,949,000	2,100,000	2,200,000

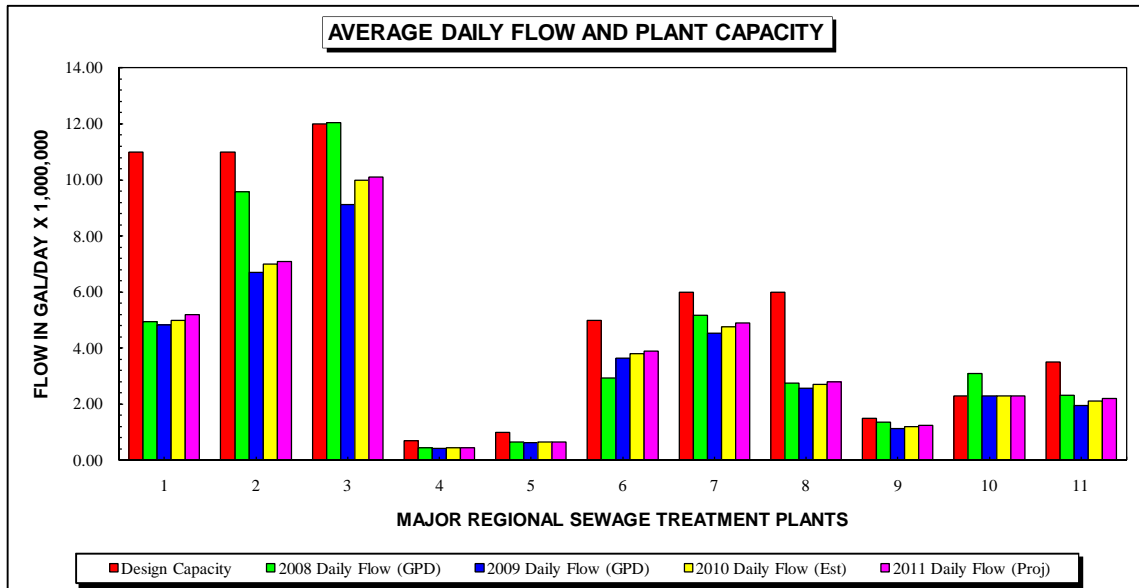


TABLE 6

MINOR REGIONAL SEWAGE TREATMENT PLANTS

PLANT NAME	PERMITTED CAPACITY AVERAGE DAILY FLOW GALLONS/DAY	AVERAGE DAILY FLOW IN PEAK MONTH GALLONS PER DAY			
		ACTUAL	ACTUAL	ESTIMATED	PROJECTED
		2008	2009	2010	2011
CHARLOTTE COUNTY UTILITIES					
1 - BURNT STORE WWTP	500,000	310,000	326,000	330,000	335,000
2 EAGLE RIDGE WWTP	443,000	248,000	253,000	260,000	270,000
3 FOREST UTILITIES WWTP	500,000	425,000	379,000	390,000	400,000
LEE COUNTY UTILITIES					
4 - PINE ISLAND WWTP	500,000	122,000	112,000	115,000	120,000
5 - SAN CARLOS WWTP	300,000	204,000	135,000	140,000	150,000

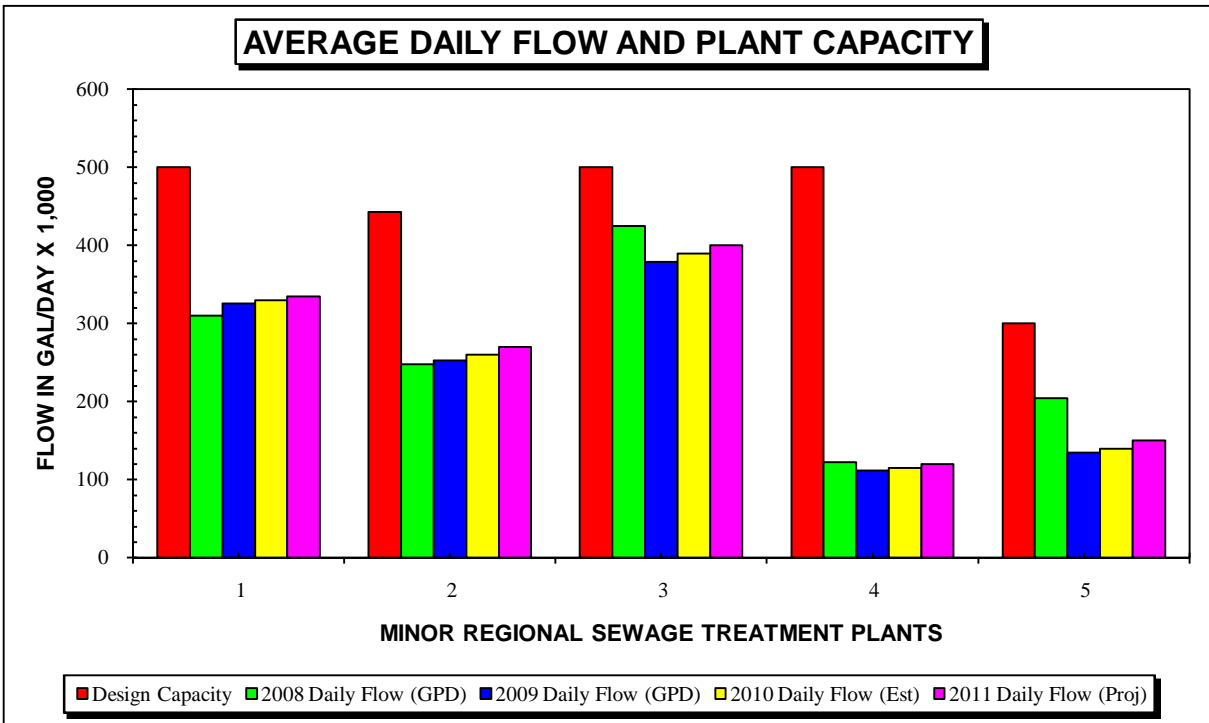


TABLE 7

MULTIPLE USER/SINGLE DEVELOPMENT SEWAGE TREATMENT PLANTS

PLANT NAME	PERMITTED CAPACITY AVERAGE DAILY FLOW GALLONS/DAY	AVERAGE DAILY FLOW IN PEAK MONTH GALLONS PER DAY			
		ACTUAL 2008	ACTUAL 2009	ESTIMATED 2010	PROJECTED 2011
AIRPORT WOODS WWTP	20,000	14,000	11,000	12,000	13,000
BAY POINTE CONDO WWTP	40,000	15,000	N/R		
BLUE CRAB KEY WWTP	25,000	9,000	15,000	16,000	17,000
BOCILLIA ISLAND WWTP	10,000	10,000	10,000	10,000	10,000
CAPTAINS COVE WWTP	40,000	29,000	34,000	35,000	36,000
CAPTIVA SHORES CONDO WWTP	10,000	5,000	4,000	5,000	5,000
CHARLESTON PARK STP	15,000	7,000	19,000 *	15,000	15,000
CITRUS PARK NORTH WWTP	199,000	194,000	185,000	186,000	187,000
COVERED WAGON WWTP	15,000	24,000	24,000 *	15,000	15,000
CROSS CREEK COUNTRY CLUB	240,000	106,000	147,000	150,000	155,000
CYPRESS BEND WWTP	65,000	32,000	21,000	24,000	25,000
FIDDLESTICKS WWTP	150,000	88,000	85,000	87,000	89,000
FORT MYERS CAMPGROUND WWTP	40,000	22,000	42,000 *	40,000	40,000
FOUNTAIN LAKES WWTP	190,000	164,000	164,000	165,000	170,000
FOUR WINDS MARINA WWTP	11,500	15,000	29,000 *	11,500	11,500
GLADES HAVEN (aka Jones MV) WWTP	23,000	29,000	12,800	13,000	15,000
GRANADA LAKES WWTP	25,000	11,000	14,000	15,000	16,000
HIGHPOINT SD WWTP	25,000	20,000	15,500	16,000	17,000
HUNTER'S RIDGE WWTP	100,000	66,000	63,000	65,000	67,000
ISLE OF PINES WWTP	8,000	2,000	2,000	2,000	2,000
JULIA MOBILE HOME PARK WWTP	15,000	14,000	15,000	15,000	15,000
LABONTES GARDEN RV PARK WWTP	5,000	4,000	4,800	5,000	5,000
LAKE FAIRWAYS FFEC SIX WWTP	300,000	149,000	118,000	125,000	130,000
OAK PARK MHV WWTP	20,000	15,000	17,000	17,000	17,000
PINE ISLAND COVE WWTP	50,000	38,000	44,000	45,000	46,000
PINE ISLAND KOA WWTP	35,000	18,000	41,000 *	25,000	27,000
PINK CITRUS TRAILER PARK WWTP	25,000	25,000	20,000	21,000	22,000
PIONEER VILLAGE (aka Sunburst) WWTP	45,000	N/R	N/R		
RIVER TRAILS MHP WWTP	97,000	105,000	99,000 *	97,000	97,000
SAFETY HARBOR CLUB VILLAGE WWTP	12,000	3,000	4,000	5,000	5,000
SEMINOLE CAMPGROUND WWTP	10,000	6,500	8,000	8,500	8,500
SHADY ACRES MOBILE HOME WWTP	25,000	3,000	1,700	3,000	4,000
SHADY ACRES TRAVEL PARK #2 WWTP	25,000	15,000	16,000	17,000	18,000
SOUTH SEAS PLANTATION WWTP	264,000	139,000	125,000	130,000	135,000
SUNNY GROVE PARK WWTP	20,000	11,000	11,000	11,000	11,000
SUNSEEKERS WWTP	50,000	19,000	21,000	23,000	25,000
SUNSET CAPTIVA WWTP	25,000	74,000	43,000 *	25,000	25,000
SWAN LAKE MHP WWTP	25,000	9,000	10,000	11,000	12,000
TAHITI MOBILE VILLAGE WWTP	30,000	22,000	23,000	24,000	25,000
TROPIC ISLES RV RESORT WWTP	15,000	10,000	11,000	12,000	13,000
TWEEN WATERS INN WWTP	40,000	27,000	22,000	23,000	24,000
USEPPA INN & DOCK CLUB WWTP	45,000	20,700	17,100	18,000	19,000
WHISPERING PINES CONDO WWTP	10,000	4,000	4,000	4,000	4,000
WOODSMOKE CAMPING RESORT WWTP	40,000	36,000	39,000	39,000	39,000

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

TABLE 8

SINGLE USER SEWAGE TREATMENT PLANTS

PLANT NAME	PERMITTED CAPACITY AVERAGE DAILY FLOW GAL/DAY	AVERAGE DAILY FLOW PEAK MONTH 2009 GAL/DAY
ALVA MIDDLE & ELEM SCHOOL STP	20,000	14,000
CREWS SANITATION WWTP	45,000	40,000
HUT POLYNESIAN RESTAURANT WWTP	5,000	1,000
JOE TEXAS (fka Fong's Chinese Restaurant) STP	4,500	1,000
LEE MENTAL HEALTH (aka Charter Glade) WWTP	22,500	23,000
PINE ISLAND ROAD (aka Twistee Treat) WWTP	25,000	CLOSED
MARINER HIGH SCHOOL STP	50,000	14,000

PARKS AND RECREATION

Regional Parks

Existing County Regional Park Facilities

The Lee County Regional Parks Inventory, Table 9, provides information on existing Regional Park facilities, as well as regional parks planned over the next several years. The table and accompanying charts include actual data from 2006 through 2009 and projections to year 2015. The inventory of Existing County Regional Park Facilities has been changed due to updated information provided by the Parks and Recreation Department and includes Conservation 20/20 lands that are actually dedicated as a park use. The Alva Boat Ramp (1-acre rounded), the Bonita Beach Access #1 (1-acre rounded), the Davis Boat Ramp (1-acre rounded) and the Russell Boat Ramp (1-acre rounded) were all added to the County Regional Park inventory. Additionally, the three (3) acre Lake Camille/Charlie Matheny and Lake Denise Park was added to the County Regional Park Inventory. These



changes result in a current Existing County Regional Park inventory totaling 3,045-acres up from 3,038-acres reported last year. Lee County currently operates 43% of the existing Regional Park acreage.

Existing City Regional Parks

The Existing City Regional Park inventory was updated to reflect the one (1) acre Newton Park on Fort Myers Beach. This change results in a current Existing City Park inventory totaling 556 acres up from 555 acres reported last year. Cities currently operate 8% of the existing Regional Park acreage.

Existing State Regional Parks

There were no changes to the State Regional Parks inventory in 2009. The current Existing State Park inventory totals 2,776 acres. The State currently operates 39% of the existing Regional Park acreage.

Existing Federal Regional Parks

No changes were made to the Federal Regional park inventory in 2009. The Federal Government currently operates 743 acres of Regional Parks which is 10% of the existing Regional Park acreage.

Regional Parks Planned in FY 2009/2010

There are no new regional Parks planned in FY 2010/2011.

Planned Future Regional Parks

Based on updates from the Parks and Recreation Department, additional future Regional Parks have been added to the inventory. The Able Canal Greenway is a 75-acre future Regional Park planned for Lehigh Acres. The 13-acre Idalia Regional Park, which was previously listed as a planned park in FY 07/08, was moved to the planned future park inventory. Additionally, a new 560-acre Regional facility called the Harnes Marsh Park and Preserve is slated for Lehigh Acres in the future park inventory. Finally, the City of Cape Coral Major Park previously listed as a planned future park with 460 acres was renamed Yellow Fever Creek Park and Preserve and listed as a future park with an adjusted acreage of 195 acres. These changes result in a planned future Regional Park inventory totaling 843 acres, up from 208 planned future acres reported last year.

Population Figures

During the preparation of this Concurrency Report, the total seasonal resident population figures were updated using University of Florida Bureau of Economic and Business Research (BEBR) mid-range permanent population estimates and a seasonal component of eighteen (18) percent of the permanent population. In this report, projections have been made to year 2015 for analysis of Regional Park concurrency minimum levels of service. Each year these population figures will be reviewed and updated as necessary to reflect current trends and new census data.

Regional Park Level of Service

The 7,120 acres of existing Regional Parks currently operated by the County, City, State and Federal governments is sufficient to meet the “Regulatory Level of Service Standard” of six (6) acres per 1,000 total seasonal population in the County for the year 2009 and will continue to do so at least through the year 2015 as currently projected. In addition, the Regional Park acreage met the “Desired Level of Service Standard” of eight (8) acres per 1,000 total seasonal County population in 2009 and will continue to do so at least through the year 2015 as currently projected.

TABLE 9

LEE COUNTY REGIONAL PARK INVENTORY

PARK NAME	LOCATION	ACRES
- EXISTING COUNTY PARKS FY 09/10 -		
Alva Boat Ramp	Alva	1
Beach Accesses	Multiple locations	6
Big Hickory Island Preserve	Bonita Beach	290
Bokeelia Boat Ramp & Cottages	Pine Island	2
Bowditch Point Park	Ft. Myers Beach	18
Bonita Beach Access #1	Bonita Beach	1
Bonita Beach Park	Bonita Beach	3
Bowman's Beach Park	Sanibel Island	187
Caloosahatchee Regional Park	E. Ft. Myers	765 (1)
Davis Boat Ramp	Alva	1
Dog Beach	Ft. Myers Beach	28
Pine Island Commercial Marina Boat Ramp	Pine Island	10
Florida Gulf Coast University Pool	Estero	2 (3)
Hickey Creek Mitigation Park	Alva	780
Imperial River Boat Ramp	Bonita Springs	8
Jim Fleming Ecological Park (operated by ECWCD)	Lehigh Acres	3
Lake Camille/Charley Matheny Park & Lake Denise (operated by ECWCD)	Lehigh Acres	3
Lakes Regional Park	S. Ft. Myers	331
Lee County Civic Center	N. Ft. Myers	97
Lee County Sports Complex	S. Ft. Myers	50
Little Hickory Island Park	Bonita Beach	2
Lynn Hall Memorial Park	Ft. Myers Beach	5
Manatee Park	E. Ft. Myers	21 (2)
Matanzas Pass Preserve	Ft. Myers Beach	59
Matlacha Regional Park	Matlacha	1
Nalle Grade Regional Park	N. Ft. Myers	25
Newton Beach Park	Ft. Myers Beach	1
Punta Rassa (Frizele-Kontinos) Boat Ramp	Iona	11
Red Sox Minor League Complex (5 Plex)	Ft. Myers	58
Red Sox City of Palms Stadium	Ft. Myers	13
Russell Boat Ramp	E. Ft. Myers	1
San Carlos Bay Bunche Beach Preserve	Iona	2
Sanibel Causeway Park	Sanibel Island	20
Six Mile Cypress Slough Preserve	S. Ft. Myers	91
Terry Park	Ft. Myers	36
Turner Beach Park	Captiva Island	1
John Yarbrough Linear Park	S. Ft. Myers	107
Williams Greenway Park (operated by ECWCD)	Lehigh Acres	5
	Subtotal	<u>3,045</u>
- EXISTING CITY PARKS FY 09/10 -		
Calusa Nature Center	Ft. Myers	105
Centennial Park	Ft. Myers	10
ECO Park	Cape Coral	365
Mound House	Ft. Myers Beach	3
Newton Park	Ft. Myers Beach	1
North Colonial Linear Park	Ft. Myers	63
Riverside Park	Ft. Myers	4
Trailhead Regional Park	Ft. Myers	5
	Subtotal	<u>556</u>

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

- EXISTING STATE PARKS FY 09/10 -

Cayo Costa State Park	Cayo Costa Island	850	
Gasparilla State Recreation Area	Boca Grande	135	
Koreshan State Historic Site	Estero	175	
Lover's Key Carl E. Johnson State Park	S. of Ft. Myers Beach	1,616	
	Subtotal	<u>2,776</u>	

- EXISTING FEDERAL PARKS FY 09/10 -

Ding Darling National Wildlife Refuge	Sanibel Island	650	
Franklin Locks Recreation Area	E. Ft. Myers	63	
Sanibel Lighthouse (operated by City of Sanibel)	Sanibel Island	<u>30</u>	
	Subtotal	743	
	Cumulative Total		7,120

PLANNED REGIONAL PARKS

PARK NAME	LOCATION	ACRES	
- Parks Planned FY 10/11-			
None planned		<u>0</u>	
	Subtotal	0	
	Cumulative Total		7,120
- Future Parks -			
Able Canal Greenway	Lehigh Acres	75	
Idalia Regional Park	Olga	13	
Harnes Marsh Park & Preserve	Lehigh Acres	560	
Yellow Fever Creek Park & Preserve	Cape Coral	<u>195</u>	
	Subtotal	843	
	Cumulative Total		7,963

- (1) The County has a 99 year lease on the property from the State of Florida
- (2) The County has a 99 year lease on the property from Florida Power & Light
- (3) Joint use acreage with Florida Gulf Coast University

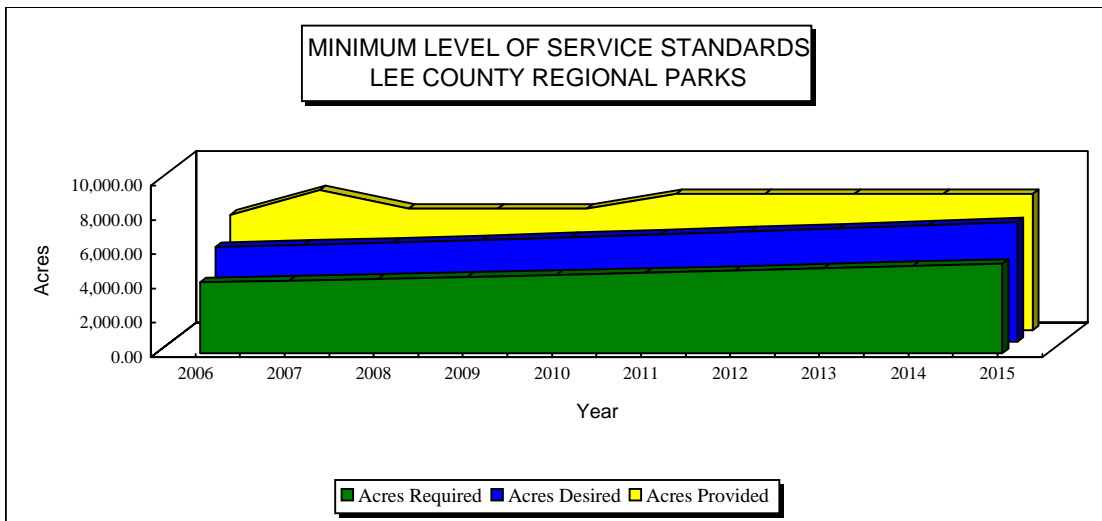
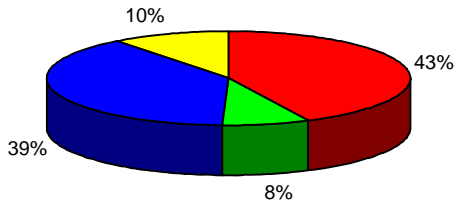


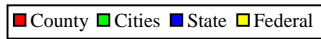
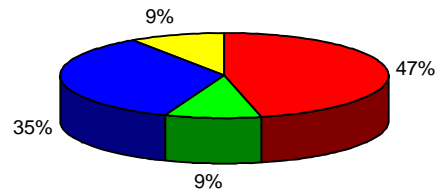
TABLE 9 (Cont'd)
LEE COUNTY REGIONAL PARK INVENTORY

SHARE BY JURISDICTION

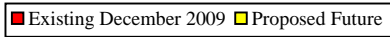
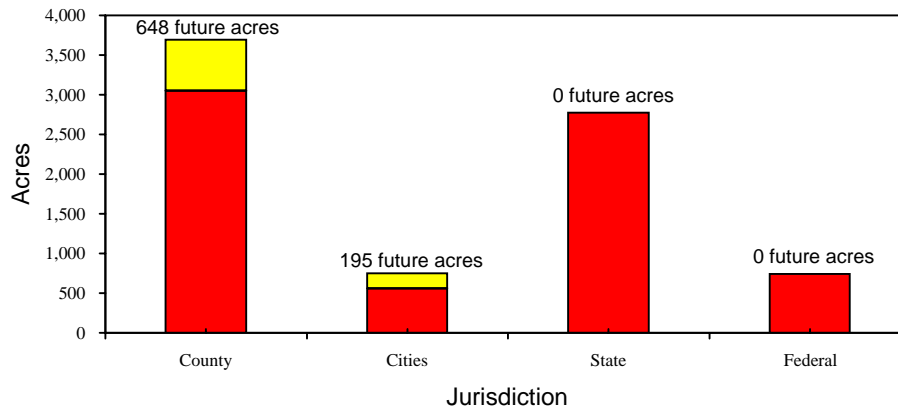
Existing December 2009



Proposed Future



EXISTING(2009) vs PROPOSED(Future)



Community Parks

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

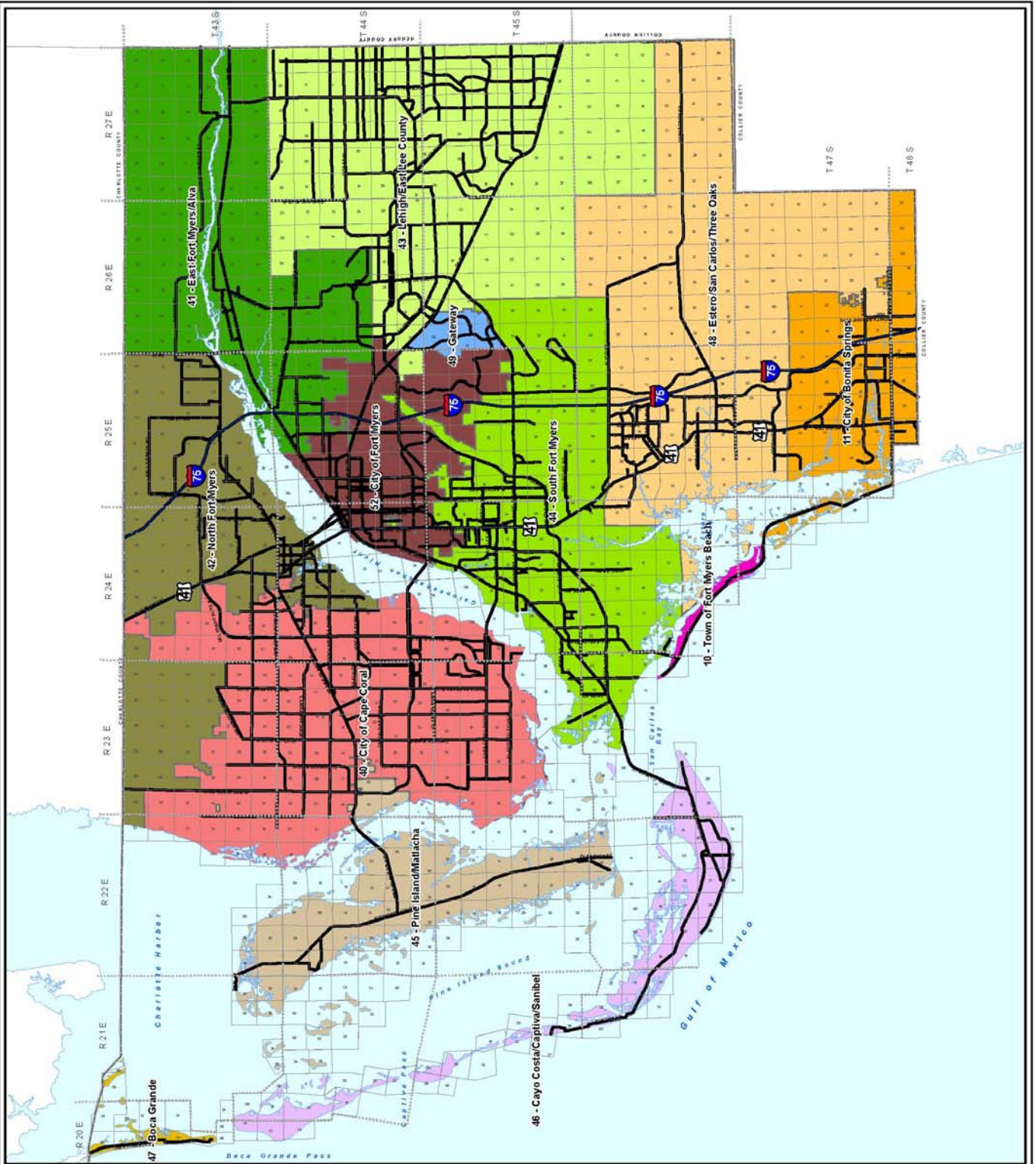
In July of 2005, the Community Park Impact Fee Districts were revised and renamed. These districts have been modified over the past three years due to annexations by the City of Cape Coral, the City of Fort Myers and the City of Bonita Springs. Exhibit I is a map of the County showing the Community Park Impact Fee Benefit Districts as they existed on December 31, 2009. The accompanying tables have been revised to locate parks in their appropriate districts. As part of the preparation of this report, the permanent population figures for each Community Park Benefit District were updated based upon BEBR mid-range population figures. These figures are adjusted annually by use of building permit Certificates of Occupancy, permanent occupancy rate, and population by household for each District as well as for changes in the District boundaries. Tables 10 through 18 list the acreage of existing and proposed community parks in nine (9) of the thirteen (13) Districts. The Districts for the cities of Cape Coral, Fort Myers, Bonita Springs and the Town of Fort Myers Beach are not included in this report and the population in the City of Sanibel has not been included in the Cayo Costa/Captiva/Sanibel District to remain consistent with the reports of prior years. The charts accompanying the tables visually depict the following for each District: 1) the “Acreage Required” to satisfy the “Regulatory Level of Service Standard”; 2) the “Acreage Required” to meet the “Desired Future Level of Service Standard”; and 3) the “Acres Provided” or proposed to be provided. In any instance where a future park is planned in a community, there is a separate graphical depiction indicating the “Future Acres Provided.” The tables and charts include actual data from 2006 through 2009 and projections to year 2015. The tables also indicate those park facilities that are “joint use” with the Lee County School District.

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

- Boca Grande, District # 47 (Table 10) - No changes have been made to the list of parks since it was revised for the 2006 report. With a total Community Park District inventory of fourteen (14) acres provided, the “Regulatory” standard (1.0-acre in 2009) and the “Desired” standard (2.4 acres in 2009) were met in 2009 and will continue to be met through the year 2015.
- Cayo Costa/Captiva/Sanibel, District #46 (Table 11) - No changes have been made to the list of parks since the 2006 report. With a total Community Park District inventory of six (6) acres provided, the “Regulatory” standard (0.4-acre in 2009) and the “Desired” standard (0.9-acres in 2009) were met in 2009 and will continue to be met through the year 2015.
- Gateway, District #49 (Table 12) - Based on updated information from the Parks and Recreation Department, the 16-acre Gateway Community Pool was added to this list in this year’s report. With a total Community Park District inventory of forty-seven (47) acres provided, the “Regulatory” standard (7.4-acres in 2009) and the “Desired” standard (18.5-acres in 2009) were met in 2009 and will continue to be met through the year 2015.

- Lehigh/East Lee County, District #43 (Table 13) - No changes have been made to the list of parks since the 2007 report. With a total Community Park District inventory of one-hundred-twenty (120) acres provided, the “Regulatory” standard (63.4 acres in 2009) was met in 2009 and will continue to be met through the year 2015. The “Desired” standard (158.5 acres in 2009) was not met in 2009 and will not be met through the year 2015 even with the completion of the future Admiral Lehigh Park (14-acres).
- North Fort Myers District #42 (Table 14) - No changes have been made to the list of parks since the 2007 report. With a total Community Park District inventory of one-hundred-sixty-six (166) acres provided, the “Regulatory” standard (48.3 acres in 2009) and the “Desired” standard (120.6 acres in 2009) were met in 2009 and will continue to be met through the year 2015.
- East Fort Myers/Alva, District #41 (Table 15) - The district boundary was modified for annexations by the City of Fort Myers during 2007. With a total Community Park District inventory of one-hundred-seventy-five (175) acres provided, the “Regulatory” standard (25.4 acres in 2009) and the “Desired” standard (63.4 acres in 2009) were met in 2009 and will continue to be met through the year 2015.
- Pine Island/Matlacha, District #45 (Table 16) -No changes have been made to the list of parks in this district since the 2009 report. With a total Community Park District inventory of twenty (20) acres provided, the “Regulatory” standard (8.6 acres in 2009) was met in 2009 and will continue to be met through the year 2015. However, the “Desired” standard (21.6 acres in 2009) was not met in 2009 and will not be met through the year 2015 unless the planned future Pine Island Community Park (40 acres) is developed.
- South Fort Myers, District #44 (Table 17) - No changes have been made to the list of parks since the 2007 report. With a total existing Community Park District inventory of one-hundred-fifty-four (154) acres provided, the “Regulatory” standard (88.6 acres in 2009) was met in 2009 and will continue to be met through the year 2015. The “Desired” standard (221.5 acres in 2009) was not met in 2008 and will not be met through the year 2014 even with the planned Wa-Ke Hatchee Park (44 acres) being developed.
- Estero/San Carlos/Three Oaks, District #48 (Table 18) - No changes have been made to the list of parks since the 2007 report. With a total Community Park District inventory of one-hundred-thirty-one (131) acres provided, the “Regulatory” standard (44.8 acres in 2009) and the “Desired” standard (111.3 acres in 2008) were met in 2008 and will continue to be met through the year 2014.

EXHIBIT I



LEE COUNTY COMMUNITY PARK BENEFIT DISTRICTS

Park Impact Fee Benefit District

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

Map Generated: March 2009
Map self amends with annexations

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



TABLE 10
 District # 47
 Boca Grande Community Park Benefit District

PARK NAME	LOCATION	ACRES	
- EXISTING PARKS FY 09/10 -			
Boca Grande Community Center	Boca Grande	4	
Boca Grande Community Park	Boca Grande	10	
	Cumulative Total		14
- No Future Parks Planned -			
	Cumulative Total		14

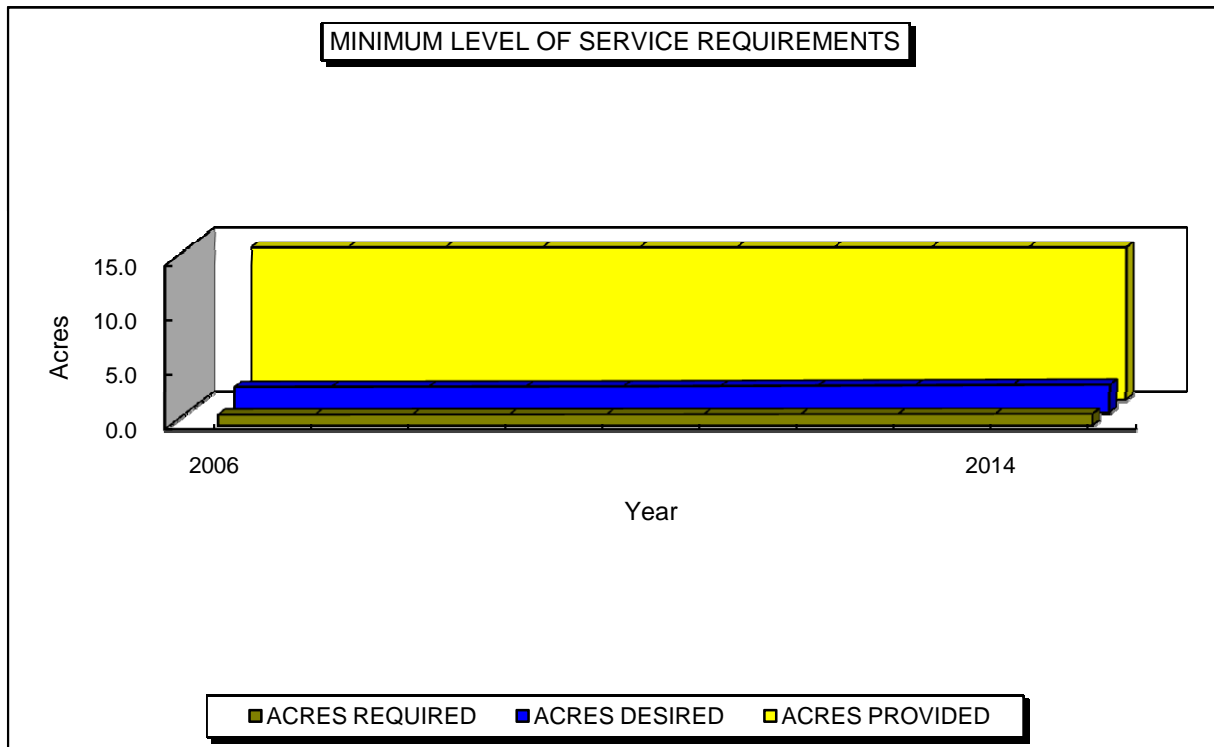


TABLE 11
 District # 46
 Cayo Costa, Captiva, Sanibel Community Park Benefit District
 (UNINCORPORATED AREA ONLY)

PARK NAME	LOCATION	ACRES
- EXISTING PARKS FY 09/10 -		
Sanibel Elementary School/Comm. Ctr.	Sanibel	6 *
	Cumulative Total	6
- No Future Parks Planned -		
	Cumulative Total	6

* Joint use acreage with the Lee County School District

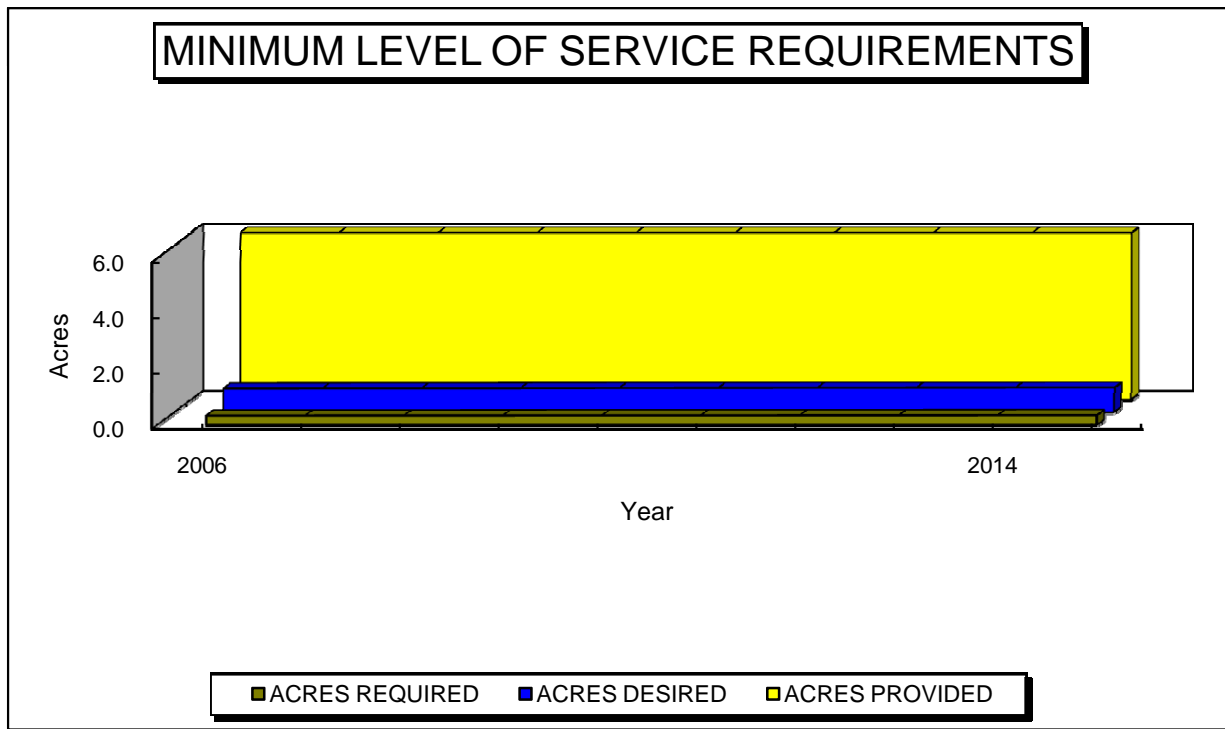


TABLE 12
 District # 49
 Gateway Community Park Benefit District

PARK NAME	LOCATION	ACRES
- EXISTING PARKS FY 09/10 -		
Gateway Community Park	Gateway	31
Gateway Community Pool	Gateway	<u>16</u>
	Cumulative Total	47
- No Future Parks Planned -		
	Cumulative Total	47

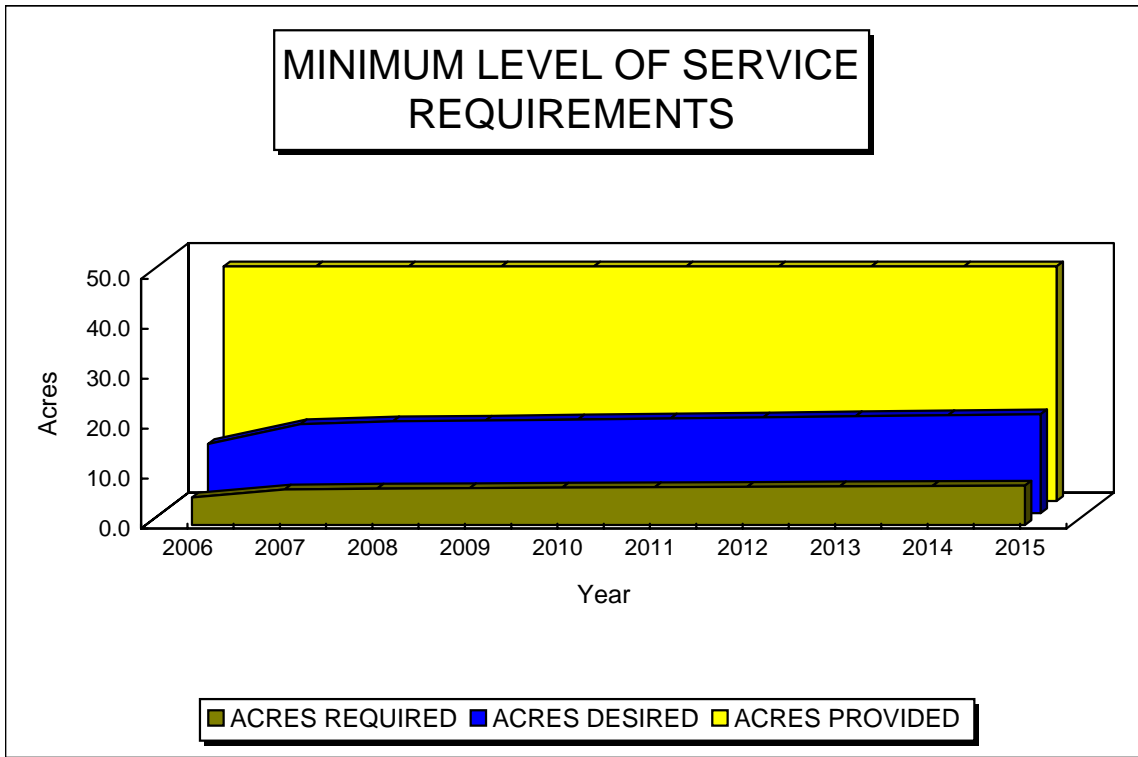


TABLE 13
 District # 43
 Lehigh/East Lee County Community Park Benefit District

PARK NAME	LOCATION	ACRES
- EXISTING PARKS FY 09/10 -		
Lehigh Acres Senior Center	Lehigh Acres	3
Lehigh Acres CommunityPark	Lehigh Acres	20
Lehigh Acres Middle School	Lehigh Acres	10 *
Veterans Park Middle School	Lehigh Acres	5 *
Veterans Park/Recreation Center	Lehigh Acres	<u>82</u>
	Cumulative Total	120
- Future Parks Planned -		
Admiral Lehigh Park	Lehigh Acres	14
	Cumulative Total	134

* Joint use acreage with the Lee County School District

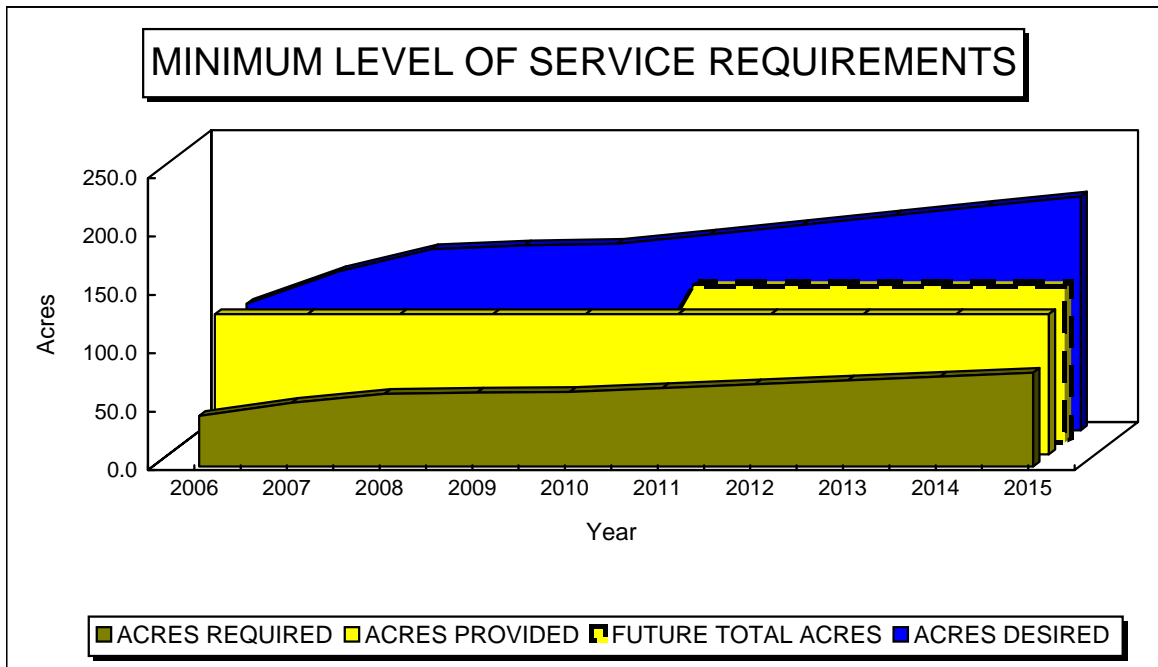


TABLE 14
 District # 42
 North Fort Myers Community Park Benefit District

PARK NAME	LOCATION	ACRES
- EXISTING PARKS FY 09/10 -		
Bayshore Elementary School	N. Ft. Myers	8 *
Bayshore Soccer Fields	N. Ft. Myers	5
J. Colin English Elementary School	N. Ft. Myers	1 *
Judd Park	N. Ft. Myers	8
Nalle Grade Park	N. Ft. Myers	50
N. Ft. Myers Senior Center	N. Ft. Myers	1
N. Ft. Myers Community Park	N. Ft. Myers	84
N. Ft. Myers Swimming Pool	N. Ft. Myers	1
N. Ft. Myers Academy for the Arts	N. Ft. Myers	5 *
N. Ft. Myers High School	N. Ft. Myers	2 *
N. Ft. Myers Pool	N. Ft. Myers	1 *
Cumulative Total		166
- No Future Parks Planned -		
Cumulative Total		166

* Joint use acreage with the Lee County School District

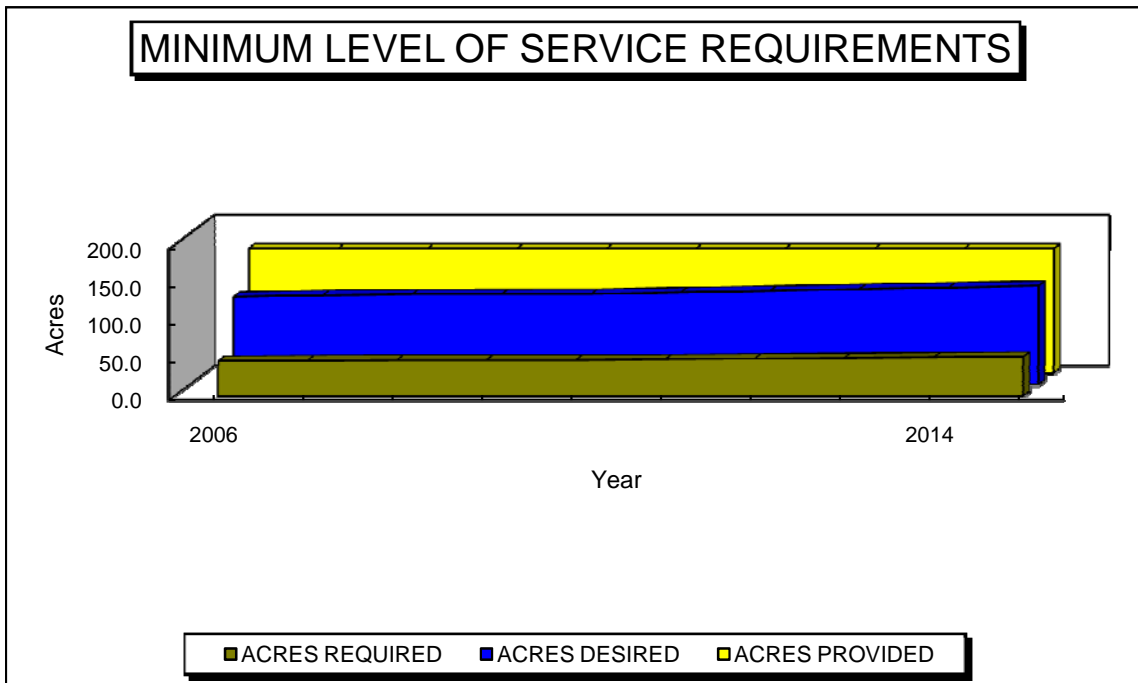


TABLE 15

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

PARK NAME	LOCATION	ACRES
- EXISTING PARKS FY 09/10 -		
Alva Community Park	Alva	10
Buckingham Community Center	Buckingham	1
Buckingham Community Park	Buckingham	135
Charleston Park Community Park	Alva	4
Olga Community Center	Olga	3
Riverdale High School & Pool	Olga	10 *
Schandler Park	Tice	10
Tice Elementary	Tice	1 *
Tice Pool	Tice	1 *
Cumulative Total		175
- Future Parks Planned -		
Lehigh Park-Joel Site	Lehigh Acres	30
Cumulative Total		205

* Joint use acreage with the Lee County School District

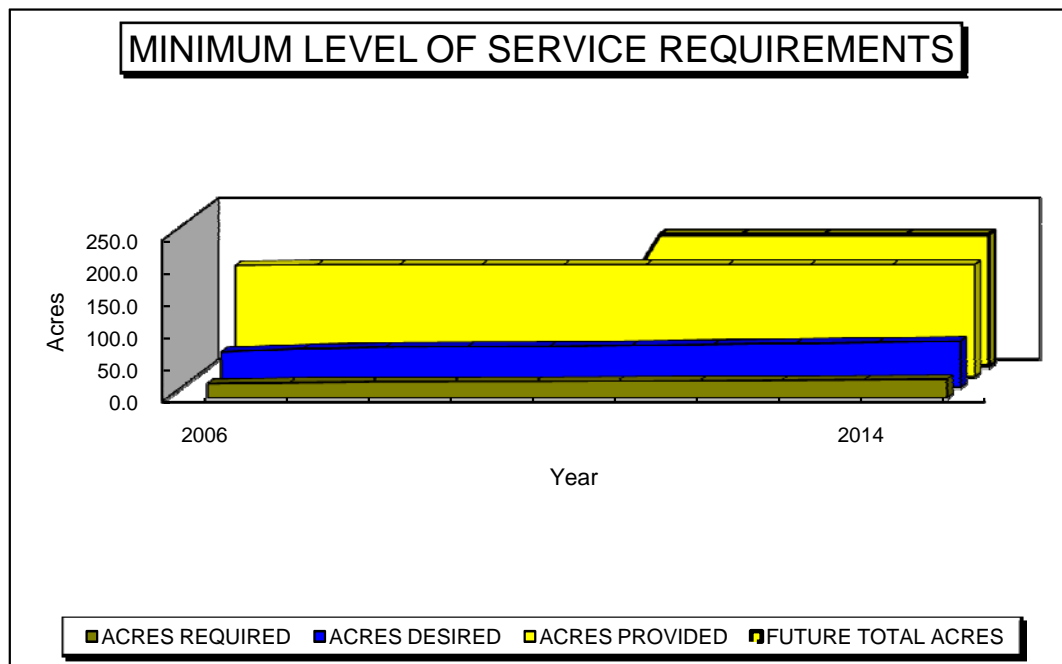


TABLE 16

District # 45
 Pine Island/Matlacha Community Park Benefit District

PARK NAME	LOCATION	ACRES
- EXISTING PARKS FY 09/10 -		
Matlacha Community Park	Matlacha	10
Phillips Park and Pine Island Pool	Pine Island	8
Pine Island Elementary School	Pine Island	<u>2</u> *
	Subtotal	20
- Future Parks -		
St. James Kayak Launch Site	Pine Island	2
Pine Island Community Park	Pine Island	<u>40</u>
	Subtotal	42
	Cumulative Total	62

* Joint use acreage with the Lee County School District

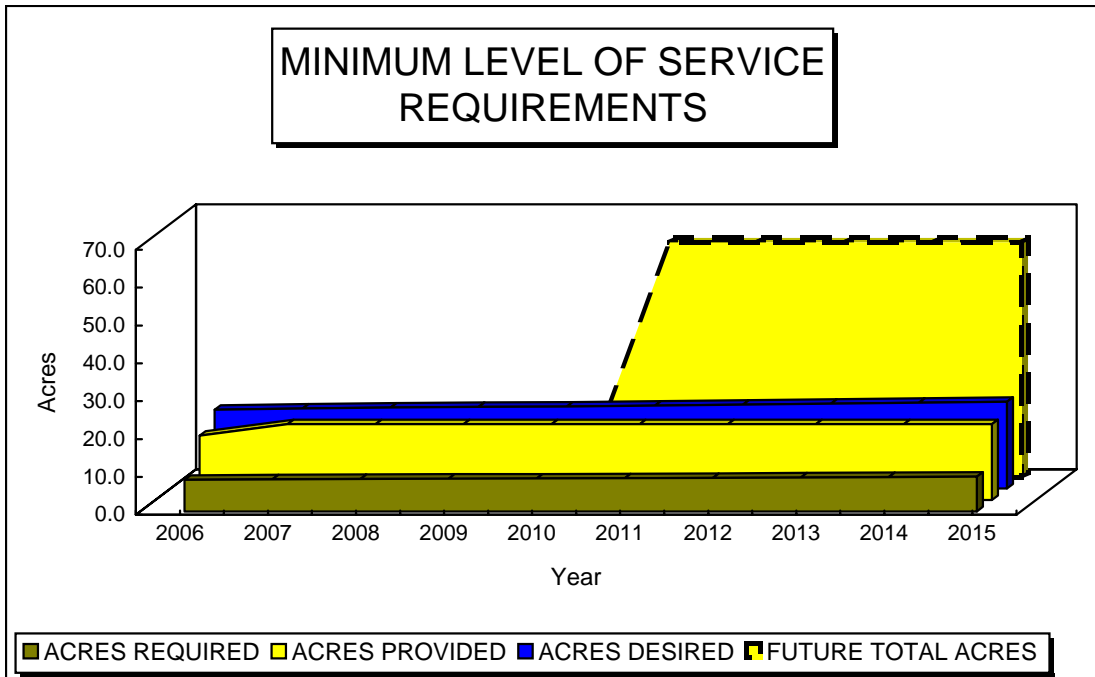


TABLE 17

District # 44
 South Fort Myers Community Park Benefit District

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

* Joint use acreage with the Lee County School District

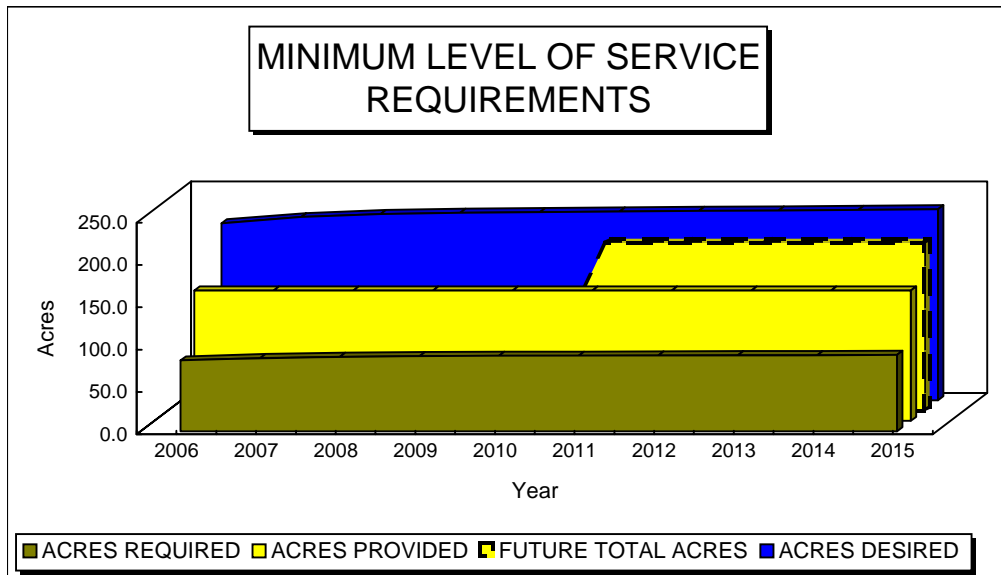
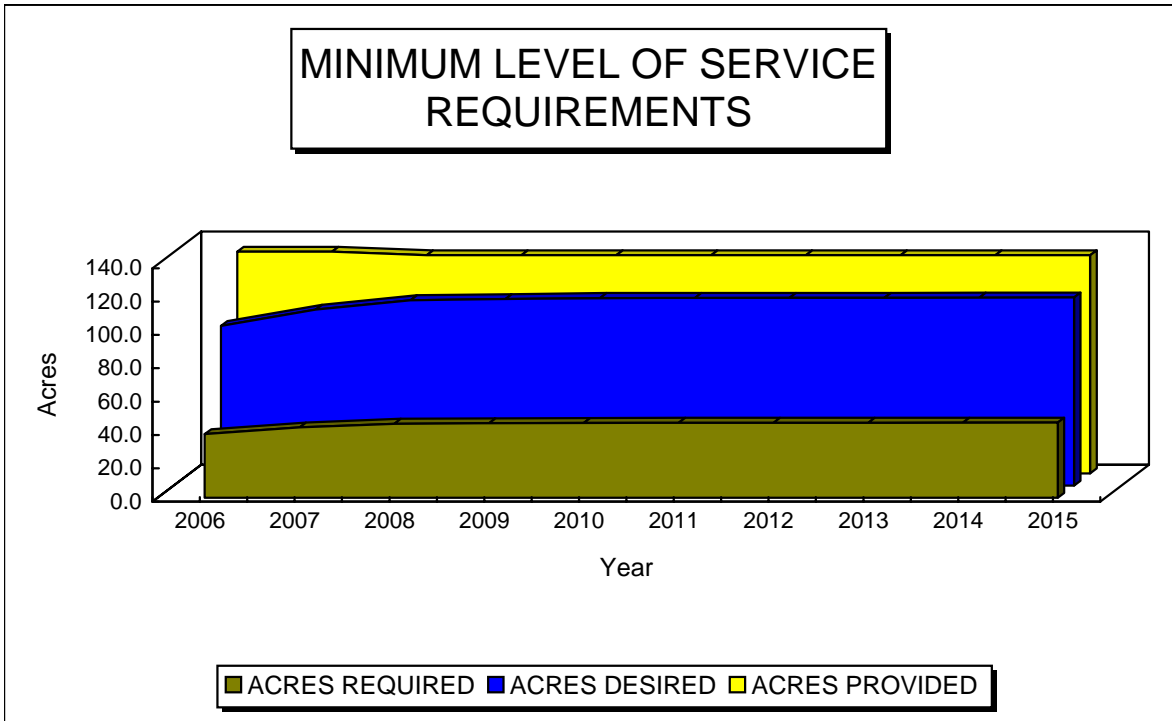


TABLE 18
 District # 48
 Estero/San Carlos/Three Oaks Community Park Benefit District

PARK NAME	LOCATION	ACRES
- EXISTING PARKS FY 09/10 -		
Estero Community Park & Rec Center	Estero	65
Estero High School	Estero	15 *
Karl Drews Community Center and Park	San Carlos Park	3
San Carlos Elementary School	San Carlos Park	3 *
San Carlos Pool	San Carlos Park	1
Three Oaks Community Park	San Carlos Park	<u>44</u>
Cumulative Total		131
- No Future Parks Planned -		
Cumulative Total		131

* Joint use acreage with the Lee County School District



SCHOOLS

The 2005 Amendments to the Florida Growth Management Act required local governments to enact School Concurrency Programs to become effective in 2008. Lee County and the School Board had previously entered into an interlocal agreement for public educational facility planning siting on August 20, 2002. That interlocal agreement was amended on January 11, 2005. The County and the School Board subsequently entered into another interlocal agreement regarding the implementation of the statutory requirements for a Countywide, uniform



School Concurrency Program on March 18, 2008. That interlocal was found to be consistent with state statutes by the Department of Community Affairs. The County has amended THE LEE PLAN to effectuate its obligations under the interlocal agreement and State statutes regarding school concurrency. Ordinance 08-19 was adopted on August 26, 2008 to implement school concurrency by incorporating schools into the county concurrency management regulations set forth in the Land Development Code.

School concurrency means that public school facilities needed to serve new development must be in place or under actual construction within three (3) years after the local government approves a development permit, or its functional equivalent, that results in generation of students. Lee County has adopted School Concurrency Service Areas (CSA) which include three (3) zones established by the School Board for the purpose of assigning students to schools in a geographic location where those students reside. School Concurrency Service Areas are the same as the three (3) school choice zones (East Zone, South Zone, or West Zone) for elementary, middle, and high schools. Exhibit II is a map of the County showing the School Student Assignment Zones (aka School Concurrency Service Areas) as they existed in 2009 as well as a list of the schools within each zone.

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

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

Concurrency for new development will be measured against FISH Capacity in the three (3) Student Assignment Zones (East Zone, South Zone, and West Zone). All proposed residential development activity (local development order requests) will be reviewed against the available total capacity by school type as identified in the Annual Concurrency Report for the specific CSA in which the proposed development is located. If capacity is available, a concurrency certificate may be issued,

valid for three (3) years. If capacity is not available in the CSA where the development is proposed, then the County will examine if the contiguous CSAs have capacity. If capacity is not available in the CSA in which the proposed development is located or in a contiguous CSA, the developer may provide mitigation acceptable to the School District and the County in order to mitigate the impact of that development. If appropriate mitigation can not be agreed to, no concurrency certificate will be issued. A concurrency certificate may be renewed for an additional three (3) year period and may be extended a maximum of two (2) additional periods of two (2) years each consistent with the existing provisions of the Land Development Code applicable to Development Orders.

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

East Zone Schools (Table 19) - The Level of Service Standard was met in 2009 with 2,490 available seats in Elementary Schools, 372 available seats in Middle Schools and 1,477 available seats in High Schools. The Level of Service Standard will be met in 2010 since there is available capacity in East Zone Elementary Schools (1,734 seats), Middle Schools (223 seats) and High Schools (1,253 seats).

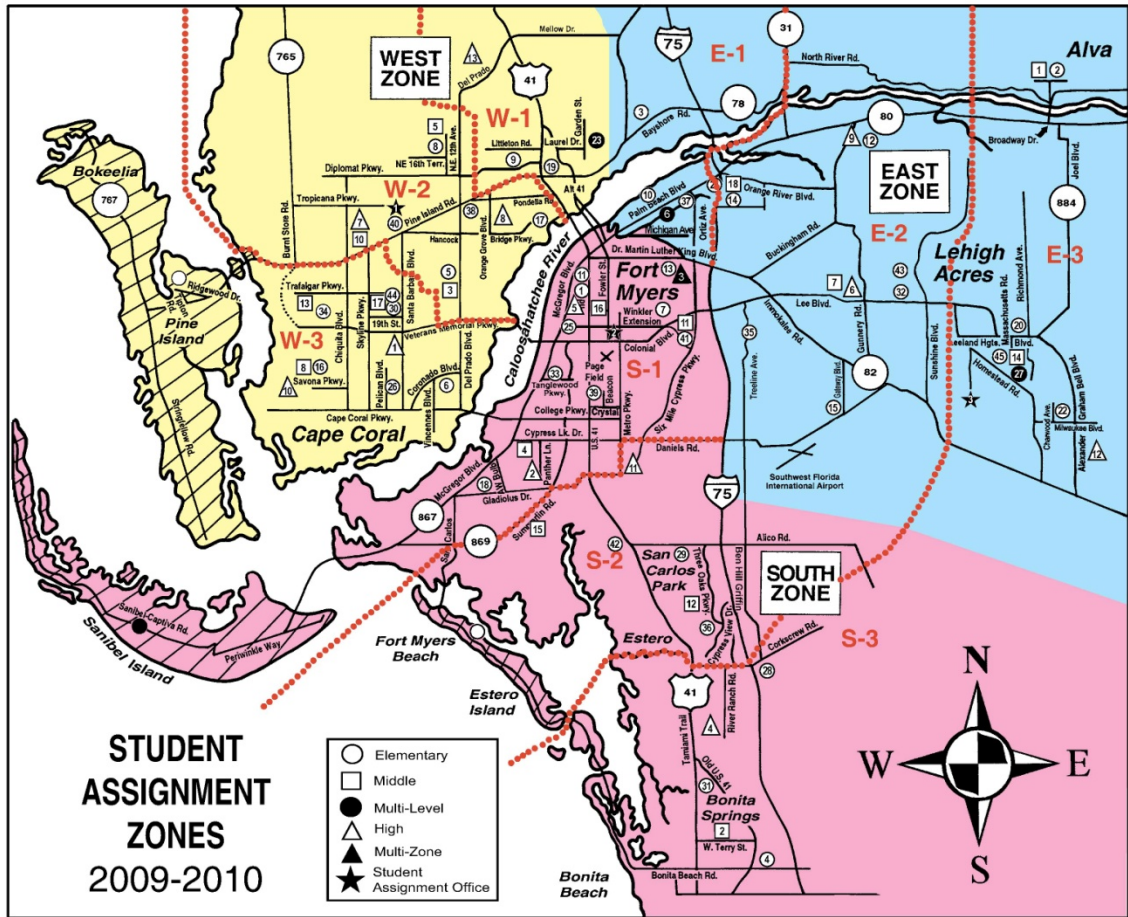
South Zone Schools (Table 20) - The Level of Service Standard was met in 2009 with 1,628 available seats in Elementary Schools, 1,054 available seats in Middle Schools and 697 available seats in High Schools. The Level of Service Standard will be met in 2010 since there is available capacity in the South Zone Elementary Schools (1,628 seats), Middle Schools (1,054 seats) and High Schools (697 seats).

West Zone Schools (Table 21) - The Level of Service Standard was met in 2009 with 3,180 available seats in Elementary Schools, 900 available seats in Middle Schools and 993 available seats in High Schools. The Level of Service Standard will be met in 2010 since there is available capacity in the West Zone Elementary Schools (3,180 seats), Middle Schools (900 students) and High Schools (993 seats).

Special Purpose Facilities (Table 22) - The Level of Service Standard was met in 2009 with 268 available seats, and it will be met in 2010 since there is available capacity of 268 seats.

In summary, there were no school Level of Service deficiencies in 2009 and none are anticipated for 2010.

EXHIBIT II THE SCHOOL DISTRICT OF LEE COUNTY



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

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

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

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

(A) Arts Program; (C) Comprehensive Program; (IB) International Baccalaureate; (IB*) International Baccalaureate in the process; (T) Technology Program; (U) this school has a uniform clothing policy; (U*) Voluntary Uniform

TABLE 19
SCHOOL CONCURRENCY INVENTORY
EAST ZONE SCHOOLS

SUB ZONE	SCHOOL NAME	<-----TOTALS JANUARY 7, 2010----->			<-----PROJECTED 2010-11 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	560	693		693	621	(72)	
	Edgewood Academy	406	741		741	713	(28)	
	James Stephens Int'l Acad Elem. [1]	306	428		428	428	-	
	Orange River Elementary	772	817		817	765	(52)	
	Tice Elementary	498	587		587	561	(26)	
	Survey Changes in Elementary East Zone	-	-	-	-	-	(178)	
	Elementary Totals	2,542	3,266	724	3,266	3,088	(178)	546
	James Stephens Int'l Academy Middle [1]	356	534		534	534	-	
	Survey Changes in Middle East Zone	-	-	-	-	-	-	
	Middle Totals	356	534	178	534	534	-	178
	Dunbar High	769	1,186	-	1,186	983	(203)	
	Survey Changes in High East Zone	-	-	-	-	-	(203)	
	High Totals	769	1,186	417	1,186	983	(203)	(620)
	E2	Gateway Elementary	688	758		758	680	(78)
Harns Marsh Elementary		928	912		912	872	(40)	
Manatee Elementary		788	1,042		1,042	1,042	-	
River Hall Elementary		888	1,046		1,046	1,010	(36)	
Sunshine Elementary		1,109	1,191		1,191	1,090	(101)	
Treeline Elementary		865	1,034		1,034	1,034	-	
Survey Changes in Elementary East Zone		-	-	-	-	-	(255)	
Elementary Totals		5,266	5,983	717	5,983	5,728	-255	462
Oak Hammock Middle		1,182	1,224		1,224	1,224	0	
Varsity Lakes Middle		937	1,044		1,044	995	(49)	
Survey Changes in Middle East Zone		-	-	-	-	-	(49)	
Middle Totals		2,119	2,268	149	2,268	2,219	(49)	100
Lehigh Senior High		1,373	1,733		1,733	1,713	(20)	
Riverdale High		1,595	1,927		1,927	1,926	(1)	
Survey Changes in High East Zone	-	-	-	-	-	(21)		
High Totals	2,968	3,660	692	3,660	3,639	(21)	671	
E3	Alva Elementary	396	391		391	391	-	
	G. Weaver Hipps Elementary	541	758		758	758		
	Lehigh Elementary	827	1,220		1,220	1,056	(164)	
	Mirror Lakes Elementary	951	1,061		1,061	1,000	(61)	
	Veterans Park (K-5)	844	1,178		1,178	1,080	(98)	
	Survey Changes in Elementary East Zone	-	-	-	-	-	(323)	
	Elementary Totals	3,559	4,608	1,049	4,608	4,285	(323)	726
	Alva Middle	559	514		514	514	-	
	Lehigh Acres Middle	998	1,058		1,058	1,007	(51)	
	Veteran's Park (6-8)	559	589		589	540	(49)	
	Survey Changes in Middle East Zone	-	-	-	-	-	(100)	
	Middle Totals	2,116	2,161	45	2,161	2,061	(100)	(55)
	East Lee County High	1,579	1,947		1,947	1,947	-	
	High Totals	1,579	1,947	368	1,947	1,947	-	368
Elem Totals - East		11,367	13,857	2,490	13,857	13,101	(756)	1,734
Middle Totals - East		4,591	4,963	372	4,963	4,814	(149)	223
High Totals - East		3,737	6,793	1,477	6,793	6,569	(224)	1,253
Total East		19,695	25,613	5,918	25,613	24,484	(1,129)	3,210

[1] Former Lee Middle School, remodeled into K-8. Michigan K-8 students transferred to this facility. Michigan being converted to adult facility.

TABLE 20
SCHOOL CONCURRENCY INVENTORY
SOUTH ZONE SCHOOLS

SUB ZONE	SCHOOL NAME	<-----TOTALS JANUARY 7, 2010----->			<-----PROJECTED 2010 - 2011 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	930	1,028		1,028	1,028	-	
	Colonial Elementary	765	922		922	922	-	
	Edison Park Elementary	387	449		449	449	-	
	Franklin Park Elementary	488	579		579	579	-	
	Heights Elementary	902	1,306		1,306	1,306	-	
	Orangewood Elementary	714	614		614	614	-	
	Ray Pottorf Elementary	611	864		864	864	-	
	Tanglewood/Riverside Elementary [1]	730	786		786	786	-	
	Villas Elementary	802	881		881	881	-	
	Survey Changes in Elementary South Zone	-	-	-	-	-	-	-
	Elementary Totals	6,329	7,429	1,100	7,429	7,429	0	1,100
	Cypress Lake Middle	726	805		805	805	-	
	Fort Myers Middle	535	858		858	858	-	
	P.L. Dunbar Middle	887	1,013		1,013	1,013	-	
	Survey Changes in Middle South Zone	-	-	-	-	-	-	-
Middle Totals	2,148	2,676	528	2,676	2,676	0	528	
Cypress Lake High	1,586	1,619		1,619	1,619	-		
Fort Myers High	1,757	1,859		1,859	1,859	-		
Survey Changes in High South Zone	-	-	-	-	-	-	-	
High Totals	3,343	3,478	135	3,478	3,478	0	135	
S2	Rayma Page Elementary	718	846		846	846	-	
	San Carlos Park Elementary	842	1,026		1,026	1,026	-	
	Three Oaks Elementary	734	731		731	731	-	
	Elementary Totals	2,294	2,603	309	2,603	2,603	0	309
	Lexington Middle	937	1,034		1,034	1,034	-	
	Three Oaks Middle	798	986		986	986	-	
	Middle Totals	1,735	2,020	285	2,020	2,020	0	285
South Fort Myers High	1,498	1,910		1,910	1,910	-		
High Totals	1,498	1,910	412	1,910	1,910	0	412	
S3	Bonita Springs Elementary	457	396		396	396	-	
	Pinewoods Elementary	902	1,060		1,060	1,060	-	
	Spring Creek Elementary	712	753		753	753	-	
	Elementary Totals	2,071	2,209	138	2,209	2,209	0	138
	Bonita Springs Middle	639	888		888	888	-	
	Middle Totals	639	888	249	888	888	0	249
Estero High	1,486	1,636		1,636	1,636	-		
High Totals	1,486	1,636	150	1,636	1,636	0	150	
S4	Fort Myers Beach Elementary	149	200		200	200	-	
	Elementary Totals	149	200	51	200	200	0	51
S5	Sanibel School (K-5)	247	277		277	277	-	
	Elementary Totals	247	277	30	277	277	0	30
	Sanibel School (6-8)	126	118		118	118	-	
	Middle Totals	126	118	(8)	118	118	0	(8)
Elem Totals - South		11,090	12,718	1,628	12,718	12,718	0	1,628
Middle Totals - South		4,648	5,702	1,054	5,702	5,702	0	1,054
High Totals - South		6,327	7,024	697	7,024	7,024	0	697
Total South		22,065	25,444	3,379	25,444	25,444	0	3,379

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

TABLE 21
SCHOOL CONCURRENCY INVENTORY
WEST ZONE SCHOOLS

SUB ZONE	SCHOOL NAME	<-----TOTALS JANUARY 7, 2010----->			<-----PROJECTED 2010 - 2011 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	309	591		591	591	-	
	Littleton Elementary	587	738		738	738	-	
	North Fort Myers Academy (K-5)	563	920		920	920	-	
	Survey Changes in Elementary West Zone				-	-	-	
	Elementary Totals	1,459	2,249	790	2,249	2,249	0	790
	North Fort Myers Academy (6-8)	437	395		395	395	-	
	Survey Changes in Middle West Zone				-	-	-	
	Middle Totals	437	395	(42)	395	395	0	(42)
	Island Coast High	1,571	1,957		1,957	1,957	-	
	High Totals	1,571	1,957	386	1,957	1,957	0	386
W2	Caloosa Elementary	980	1,075		1,075	1,075	-	
	Diplomat Elementary	905	1,086		1,086	1,086	-	
	Hancock Creek Elementary	872	1,044		1,044	1,044	-	
	Hector A Cafferata Jr Elementary	733	883		883	883	-	
	Tropic Isles Elementary	911	1,051		1,051	1,051	-	
	Elementary Totals	4,401	5,139	738	5,139	5,139	0	738
	Caloosa Middle	878	1,013		1,013	1,013	-	
	Diplomat Middle	852	974		974	974	-	
	Mariner Middle	926	1,141		1,141	1,141	-	
	Middle Totals	2,656	3,128	472	3,128	3,128	0	472
	Mariner High	1,430	1,636		1,636	1,636	-	
	North Fort Myers High	1,553	1,763		1,763	1,763	-	
	High Totals	2,983	3,399	416	3,399	3,399	0	416
W3	Cape Elementary	757	898		898	898	-	
	Gulf Elementary	1,157	1,347		1,347	1,347	-	
	Patriot Elementary	747	1,046		1,046	1,046	-	
	Pelican Elementary	1,060	1,352		1,352	1,352	-	
	Skyline Elementary	967	1,380		1,380	1,380	-	
	Trafalgar Elementary	816	1,036		1,036	1,036	-	
	Elementary Totals	5,504	7,059	1,555	7,059	7,059	0	1,555
	Challenger Middle	1,038	1,230		1,230	1,230	-	
	Gulf Middle	798	943		943	943	-	
	Trafalgar Middle	850	983		983	983	-	
	Middle Totals	2,686	3,156	470	3,156	3,156	0	470
	Cape Coral High	1,604	1,759		1,759	1,759	-	
	Ida Baker High	1,862	1,898		1,898	1,898	-	
High Totals	3,466	3,657	191	3,657	3,657	0	191	
W4	Pine Island Elementary	294	391		391	391	-	
	Elementary Totals	294	391	97	391	391	0	97
Elem Totals - West		11,658	14,838	3,180	14,838	14,838	0	3,180
Middle Totals - West		5,779	6,679	900	6,679	6,679	0	900
High Totals - West		8,020	9,013	993	9,013	9,013	0	993
Total South		25,457	30,530	5,073	30,530	30,530	0	5,073

TABLE 22

**SCHOOL CONCURRENCY INVENTORY
SPECIAL PURPOSE FACILITIES**

	SCHOOL NAME	<-----TOTALS JANUARY 7, 2010----->			<-----PROJECTED 2010 - 2011 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	111	100		100	100	-	
	Dunbar Community School [1]		-	-	-	-	-	
	New Directions (ALCs & LAMP)	476	645		645	645		
	ALC West [2]	137	265		265	265		
	Royal Palm Exceptional Center	156	230		230	230		
	High Tech Central [1]	51			-	-		
	High Tech North [1]	41			-	-	-	
	Public Service Academy [3]	-			-	-	-	
	Special Facilities Totals	972	1,240	268	1,240	1,240	0	268

[1] Adult facility.

[2] Alternative Center housed in portable facility.

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

TRANSPORTATION

Road Capacity Inventory

Lee County examines each individual roadway link to determine the ability of the road system to provide the minimum Level of Service (LOS) standard established in THE LEE PLAN on an “Existing” basis (2009 100th Highest Hour column in Road Link Volumes Table) and a short-term projected “Future” basis (Estimated 2010 100th Highest Hour column in Road Links Volume Table) as well as a “Forecast” basis (Future Forecast Volume column in Road Links Table). The “Existing” Level of Service is based upon the 2009 Traffic Count Report prepared by Lee County Department of Transportation. At the beginning of



2010, there were three (3) links of the County road system that provided a Level of Service below the established standard on an “Existing” basis. These County road segments are listed below.

ROAD	FROM	TO	LOS		Comment
			STD	2009	
Colonial Boulevard	McGregor Boulevard	Summerlin Road	E	F	In City of Fort Myers. PD&E study underway for addition of express lanes.
Colonial Boulevard	Summerlin Road	US 41	E	F	In City of Fort Myers. PD&E study underway for addition of express lanes.
Estero Boulevard	Tropical Shores Way	Center Street	E	F	Constrained Facility ⁽¹⁾ ; v/c=1.13. Interim improvements in 2010/11.

⁽¹⁾ This is a constrained facility in the Town of Fort Myers Beach. Policy 7-1-2 of the Comprehensive Plan for the Town of Fort Myers Beach states: “The peak capacity of Estero Boulevard congested segments is 1,300 vehicles per hour.” This standard was not exceeded in 2009 and is not projected to be exceeded in 2010. The County has worked with the Town of Fort Myers Beach to evaluate possible reconstruction of Estero Boulevard and has programmed funds for some interim improvements which include improved drainage and pedestrian features and trolley pull-offs.

The Florida Department of Transportation has established the Minimum Level of Service (LOS) Standards for the Strategic Intermodal System (SIS) which includes the Interstate System and portions of SR 80 and SR 82. The standard for the three (3) road sections on Palm Beach Boulevard (SR 80) from I-75 east to Werner Drive is LOS “D” and for the two (2) road sections from Werner Drive to the Hendry County Line is LOS “C”. The standard for Immokalee Road (SR 82) in unincorporated Lee County from Lee Boulevard east to Gateway Boulevard is LOS “D” and from Gateway Boulevard to the Hendry County Line is LOS “C”. The following nine (9) roadway links on the State system failed to meet the adopted SIS standard or other established LOS standard on an “Existing” basis in 2009.

ROAD	FROM	TO	LOS		Planned Improvement
			STD	2009	
Colonial Boulevard (SR 884)	US 41	Fowler Street	E	F	In City of Fort Myers. PD&E study underway for addition of express lanes.
Colonial Boulevard (SR 884)	Fowler Street	Metro Parkway	E	F	In City of Fort Myers. PD&E study underway for addition of express lanes. North Airport Road Extension in 2011/12.
Colonial Boulevard (SR 884)	Six Mile Cypress Parkway	I-75	E	F	In City of Fort Myers. PD&E study underway for addition of express lanes. 6 laning underway.
Immokalee Road (SR 82)	Colonial Boulevard (SR 884)	Gateway Boulevard	D	E	6 Ln PD&E study completed by FDOT. Design funded in 2010/11.
Immokalee Road (SR 82)	Gunnery Road	Alabama Road	C	E	6 Ln PD&E study completed by FDOT.
McGregor Boulevard (SR 867)	Winkler Road	Tanglewood Boulevard	E	F	Constrained Facility ⁽¹⁾ ; v/c=1.11. Summerlin Rd 6 Ln underway.
McGregor Boulevard (SR 867)	Tanglewood Boulevard	Colonial Boulevard	E	F	Constrained Facility ⁽¹⁾ ; v/c=1.03.
San Carlos Boulevard (SR 865)	Estero Boulevard	Main Street	E	F	Constrained Facility ⁽²⁾ ; v/c=1.10.
US 41	North Key Drive	Hancock Bridge Parkway	E	F	Affected by change to one-way tolling on Midpoint Bridge; should stabilize in future.

⁽¹⁾ This is a constrained facility which is partially in the City of Fort Myers. The volume to capacity (v/c) ratio on McGregor Boulevard from Winkler Road to Tanglewood Boulevard is 1.11 and from Tanglewood Boulevard to Colonial Boulevard is 1.03. These volume to capacity ratios are well below the maximum of 1.85 allowed on constrained facilities.

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

The current SIS standard on I-75 from the Collier County Line to Bayshore Road (SR 78) is LOS “D” and from Bayshore Road (SR 78) to the Charlotte County Line is LOS “C”. FDOT has substantially completed the six (6) lane widening of I-75 from Colonial Boulevard in Lee County south to Golden Gate Parkway in Collier County as one design/build/finance project. FDOT is beginning the construction of the six (6) lane widening of I-75 from Colonial Boulevard to Martin Luther King Boulevard (SR 82) with Federal Stimulus monies. Funding is in place for the six (6) laning construction of I-75 from Martin Luther King Boulevard (SR 82) to Palm Beach Boulevard (SR 80) in Fiscal Year 2010/2011. The following table shows a single section of I-75 which falls below the LOS “D” standard.

ROAD	FROM	TO	LOS		Planned Improvement
			STD	2009	
I-75	ML King Boulevard (SR 82)	Luckett Road	D	E	In City of Fort Myers. Construction slated for FY 2010/11.

The following two (2) County roadway links meet the established LOS standard now but may not meet it in the future as projects that have been approved continue to develop. These links could become a problem if the approved development projects are constructed and the capacity is not increased or road projects providing alternative routes are not constructed.

ROAD	FROM	TO	LOS				Planned Improvement
			STD	2009	2010	Future	
Buckingham Road	Orange River Boulevard	Palm Beach Boulevard (SR 80)	E	C	C	F	
Daniels Parkway	Six Mile Cypress Parkway	Palomino Road	E	C	C	F	Constrained Facility; v/c = 0.93.

Several residential developments including Buckingham Estates, River Pointe and Portico Phases 1, 2 and 3 are the major contributors to the future traffic forecast on the Buckingham Road link. Several commercial development projects including Daniels Falls Shopping Center, Tamiami Pines office complex, Parker Business Center office complex, The Plaza @ Parker Commons and Bella Vista Shops mixed use retail and office are the major contributors to the future traffic forecast on the Daniels Parkway link. It is important to note that this link of Daniels Parkway has been designated as a “constrained” facility which permits a volume-to-capacity (v/c) ratio of 1.85, and the current projections indicate that this roadway link operates with a volume-to-capacity ratio of 0.93, well within the range of acceptable volume-to-capacity ratios.

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

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

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

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

Pine Island Road

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

Lee Plan

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

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

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

Land Development Code

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

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

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

Constrained Roads

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

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

Based on traffic counts for 2009, the highest volume-to-capacity ratio on a constrained facility was 1.13 on Estero Boulevard between Tropical Shores Way and Center Street in the Town of Fort Myers Beach. McGregor Boulevard from Winkler Road to Tanglewood Boulevard had a volume-to-capacity ratio of 1.11 while the link from Tanglewood Boulevard to Colonial Boulevard has a volume-to-capacity ratio of 1.03. San Carlos Boulevard (SR 865) from Estero Boulevard to Main Street had a volume-to-capacity ratio of 1.10. All other constrained facilities had a volume-to-capacity ratio less than 1.00. None of these facilities should approach a volume-to-capacity ratio of 1.85 during the year 2010.

Estero Boulevard

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

Data from the 2009 Traffic Counts (PCS #44) shows that the monthly averages were as follows:

MONTH	Average Vehicles/Hour	MONTH	Average Vehicles/Hour	MONTH	Average Vehicles/Hour
January	1,182	February	1,147	March	1,015
April	1,069	May	968	June	902
July	965	August	881	September	820
October	942	November	1,120	December	1,049

Based upon traffic counts for 2009, this standard of 1,300 vehicles per hour was not exceeded in any month in 2009, and will likely not be exceeded in 2010 during any four (4) calendar months.

De Minimus Impacts

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

“LCLDC Section 2-46(o).

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

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

Lee County will maintain records to ensure that the 110 percent criteria is not exceeded. Annually, Lee County will submit to the State Land Planning Agency a summary of the de minimus records along with its updated Capital Improvements Element. In the event the State Land Planning Agency determines that the 110 percent criteria has been exceeded, the County

will be notified of the exceedence and no further de minimus exceptions for the applicable roadway will be granted until the volume is reduced below the 110 percent. The County will provide proof of the reduction to the State Land Planning Agency prior to issuing further de minimus exceptions”.

Consistent with this requirement, the following transportation facilities (road links) required monitoring based upon their failure to meet the Level of Service standard as reported in the 2008/2009-2009/2010 Concurrency Management Report.

			Future Volume (VPH) ⁽¹⁾	Capacity (VPH) ⁽²⁾	Future Volume/Capacity (%)	De Minimus Trips 2009 (VPH)	
Immokalee Road (SR 82)	Colonial Boulevard	Gateway Blvd	1,113	910 LOS “D”	122% ⁽³⁾	0	⁽³⁾ Exceeds 110%
Immokalee Road (SR 82)	Gunnery Road	Alabama Road	1,083	650 LOS “C”	167% ⁽³⁾	0	⁽³⁾ Exceeds 110%
McGregor Boulevard (SR 867)	Pine Ridge Road	Cypress Lake Drive	1,876	2,050 LOS “E”	92%	0	Does not exceed 110%. Meets LOS standard in 2009.
US 41	Corkscrew Road	Sanibel Boulevard	2,155	2,960 LOS “E”	73%	0	Does not exceed 110%. Meets LOS standard in 2009.
US 41	North Key Drive	Hancock Bridge Parkway	2,461	2,270 LOS “E”	108%	0	Does not exceed 110%. Does not meet LOS standard in 2009.

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

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

⁽³⁾ Exceeds the 110% criterion.

On two (2) of the listed links, the sum of existing roadway volumes and the projected volumes (called Future Volume) from approved projects exceeds 110 percent of the maximum volume (called Capacity) at the adopted Level of Service of the affected transportation facility. As a result, de minimus impacts on these links are limited to impacts from single-family homes on existing lots. New de minimus trip impacts resulting from the issuance of certificates of occupancy on building permits for single family homes on existing lots were not recorded on any of those transportation facilities during the year 2009 as noted in the table above. No de minimus trip impacts were recorded on the McGregor Boulevard link or the US 41 links, all of which required monitoring. It should be noted that three (3) of the listed links requiring monitoring did not exceed 110% of the maximum volume at the adopted level of service in 2009 and each of those links also met the concurrency LOS standard in 2009.

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

ROAD LINK VOLUMES
Peak Direction of Flow

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2009 100th HIGHEST HR		EST 2010 100th HIGHEST HR		FORECAST FUTURE VOL		LINK NO.	NOTES*
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
A & W BULB RD	GLADIOLUS DR	MCGREGOR BL	2LU	E	860	N/A	N/A	N/A	N/A	N/A	N/A	00100	Under construction
ALABAMA RD	IMMOKALEE RD (SR 82)	MILWAUKEE BL	2LN	E	1,060	B	246	B	251	B	251	00200	
ALABAMA RD	MILWAUKEE BL	HOMESTEAD RD	2LN	E	1,060	C	389	C	390	C	390	00300	
ALEX BELL BL	IMMOKALEE RD (SR 82)	MILWAUKEE BL	2LN	E	1,180	A	82	A	84	A	84	00400	
ALEX BELL BL	MILWAUKEE BL	JOEL BL	2LN	E	1,180	B	311	B	312	B	312	00500	
ALICO RD	US 41	DUSTY RD	4LD	E	1,960	B	900	B	900	B	900	00590	
ALICO RD	DUSTY RD	LEE RD	6LD	E	2,960	B	900	B	909	B	1,307	00600	
ALICO RD	LEE RD	THREE OAKS PKWY	6LD	E	2,960	B	918	B	918	B	1,242	00700	
ALICO RD	THREE OAKS PKWY	I-75	6LD	E	2,960	B	1,314	B	1,314	B	1,314	00800	
ALICO RD	I-75	BEN HILL GRIFFIN PKWY	6LD	E	2,960	B	889	B	933	B	1,193	00900	
ALICO RD	BEN HILL GRIFFIN PKWY	GREEN MEADOW DR	2LN	E	970	B	154	B	154	B	411	01000	4 Ln design scheduled in 2012/13
ALICO RD	GREEN MEADOW DR	CORKSCREW RD (CR 850)	2LN	E	970	A	60	A	60	A	60	01050	
BABCOCK RD	US 41	ROCKEFELLER CIR	2LN	E	860	B	60	B	60	C	166	01200	
BARRETT RD	PONDELLA RD	PINE ISLAND RD	2LN	E	860	B	106	B	106	B	106	01400	
BASS RD	SUMMERLIN RD	GLADIOLUS DR	4LD	E	1,830	B	598	B	598	C	957	01500	
BAYSHORE RD (SR78)	BUSINESS 41	HART RD	4LD	E	1,950	C	1,786	C	1,786	C	1,868	01600	
BAYSHORE RD (SR78)	HART RD	SLATER RD	4LD	E	1,950	B	1,452	B	1,453	C	1,604	01700	
BAYSHORE RD (SR78)	SLATER RD	I-75	4LD	E	1,950	B	877	B	893	B	1,050	01800	
BAYSHORE RD (SR78)	I-75	NALLE RD	2LN	E	1,060	D	655	D	657	D	657	01900	
BAYSHORE RD (SR78)	NALLE RD	SR 31	2LN	E	1,060	D	655	D	655	D	724	02000	
BEN HILL GRIFFIN PKWY	CORKSCREW RD	FGCU ENTRANCE	4LD	E	1,960	B	929	B	929	B	958	02100	
BEN HILL GRIFFIN PKWY	FGCU ENTRANCE	COLLEGE CLUB DR	4LD	E	1,960	B	929	B	934	B	1,192	02200	
BEN HILL GRIFFIN PKWY	COLLEGE CLUB DR	ALICO RD	6LD	E	2,960	B	756	B	756	B	922	02250	
BEN HILL GRIFFIN PKWY	ALICO RD	TERMINAL ACCESS RD	4LD	E	2,060	B	1,270	B	1,305	B	1,305	26950	
BETH STACEY BL	23rd ST	HOMESTEAD RD	2LU	E	860	C	272	C	275	C	603	02300	
BONITA BEACH RD	HICKORY BL	VANDERBILT RD	4LD	E	1,910	C	529	C	529	C	529	02400	
BONITA BEACH RD	VANDERBILT RD	US 41	4LD	E	1,910	D	1,404	D	1,404	D	1,404	02500	
BONITA BEACH RD	US 41	OLD 41	4LD	E	1,890	D	1,155	D	1,155	D	1,155	02600	6 Ln design underway.
BONITA BEACH RD	OLD 41	IMPERIAL ST	4LD	E	1,890	D	1,478	D	1,478	D	1,478	02700	6 Ln design, ROW acquisition underway; construction funded in 2012/13.
BONITA BEACH RD	IMPERIAL ST	I-75	6LD	E	2,850	D	1,372	D	1,372	D	1,372	02800	
BONITA BEACH RD	I-75	BONITA GRANDE DR	4LD	E	2,010	B	646	B	646	C	646	02900	

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2009 100th HIGHEST HR		EST 2010 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
BONITA BEACH RD	BONITA GRANDE DR	LOGAN BLVD EXT	4LD	E	1,970	B	646	B	646	B	646	4 Ln construction underway	02950
BOY SCOUT DR	SUMMERLIN RD	US 41	6LD	E	2,460	N/A	N/A	N/A	N/A	N/A	N/A	Construction at Summerlin Rd intersection	03200
BRANTLEY RD	SUMMERLIN RD	US 41	2LU	E	860	B	146	B	156	C	174		03300
BRIARCLIFF DR	US 41	TRIPLE CROWN CT	2LU	E	860	C	216	C	217	C	240		03400
BROADWAY (ALVA)	PALM BEACH BL (SR 80)	NORTH RIVER RD	2LU	E	860	C	177	C	177	C	177		03500
BROADWAY (ESTERO)	LOGAN AVE	US 41	2LU	E	860	C	203	C	203	C	244		03600
BUCKINGHAM RD	IMMOKALEE RD (SR 82)	GUNNERY RD	2LU	E	970	B	266	B	269	B	298		03700
BUCKINGHAM RD	GUNNERY RD	ORANGE RIVER BL	2LU	E	970	B	266	B	267	B	267		03730
BUCKINGHAM RD	ORANGE RIVER BL	PALM BEACH BL (SR 80)	2LU	E	970	C	410	C	412	C	1,113		03800
BURNT STORE RD	PINE ISLAND RD (SR 78)	DIPLOMAT PKWY	2LU	E	1,180	C	561	C	561	C	587	4 Ln under design, ROW acquisition underway	03900
BURNT STORE RD	DIPLOMAT PKWY	CHARLOTTE COUNTY LINE	2LU	E	1,180	B	293	B	293	B	383		04000
BUS 41 (SR 739)	SR 80	FT MYERS CITY LIMIT	6LD	E	4,180	C	2,300	C	2,300	C	2,300		04100
BUS 41 (SR 739)	FT MYERS CITY LIMIT	PONDELLA RD	6LD	D	2,920	C	1,944	C	1,944	C	1,944		04200
BUS 41 (SR 739)	PONDELLA RD	PINE ISLAND RD (SR 78)	6LD	D	2,920	C	1,556	C	1,556	C	1,568		04300
BUS 41 (SR 739)	PINE ISLAND RD (SR 78)	LITTLETON RD	4LD	D	1,940	C	932	C	932	C	983		04400
BUS 41 (SR 739)	LITTLETON RD	US 41	2LU	D	1,050	B	512	B	512	B	514	4 Ln design underway by FDOT	04500
CAPTIVA RD	BLIND PASS	SOUTH SEAS PLANTATION	2LU	E	860	C	264	C	265	C	265	Constrained, v/c = 0.31	04700
CEMETERY RD	BUCKINGHAM RD	HIGGINS AVE	2LU	E	860	C	219	C	221	C	221		04800
CHAMBERLIN PKWY	AIRPORT ENT	DANIELS PKWY	4LD	E	1,970	A	110	A	110	A	155	Port Authority maintained	04900
COCONUT RD	SPRING CREEK RD	US 41	2LN	E	860	N/A	N/A	N/A	N/A	N/A	N/A	No count due to construction at US 41 intersection	05000
COCONUT RD	US 41	THREE OAKS PKWY	4LD	E	1,830	B	425	B	427	B	447		05030
COLLEGE PKWY	McGREGOR BL	WINKLER RD	6LD	E	2,850	E	1,691	E	1,700	E	1,700		05100
COLLEGE PKWY	WINKLER RD	WHISKEY CREEK DR	6LD	E	2,850	E	1,903	E	1,903	E	1,986		05200
COLLEGE PKWY	WHISKEY CREEK DR	SUMMERLIN RD	6LD	E	2,850	E	2,316	E	2,317	E	2,339		05300
COLLEGE PKWY	SUMMERLIN RD	US 41	6LD	E	2,850	D	1,615	D	1,615	D	1,634		05400
COLONIAL BL	McGREGOR BL	SUMMERLIN RD	6LD	E	2,590	F	2,655	F	2,655	F	2,655	Express lane PD&E study underway	05500
COLONIAL BL	SUMMERLIN RD	US 41	6LD	E	2,590	F	2,975	F	2,975	F	2,975	Express lane PD&E study underway	05600
COLONIAL BL (SR 884)	US 41	FOWLER ST	6LD	E	2,590	F	2,607	F	2,607	F	2,607	Express lane PD&E study underway	05700

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2009 100th HIGHEST HR		EST 2010 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
COLONIAL BL (SR 884)	FOWLER ST	METRO PKWY	6LD	E	2,590	F	2,704	F	2,704	F	2,704	Express lane PD&E study underway & N. Airport Rd. Ext. in 2011/12	05800
COLONIAL BL (SR 884)	METRO PKWY	WINKLER AVE	6LD	E	3,110	C	2,221	C	2,221	C	2,221	Express lane PD&E study underway	05900
COLONIAL BL (SR 884)	WINKLER AVE	SIX MILE CYPRESS PKWY	6LD	E	3,110	D	2,771	D	2,771	D	2,771	Express lane PD&E study underway	06000
COLONIAL BL (SR 884)	SIX MILE CYPRESS PKWY	I-75	6LD	E	3,110	F	3,237	F	3,237	F	3,237	6 Ln underway	06100
COLONIAL BL	I-75	IMMOKALEE RD (SR 82)	6LD	D	3,200	C	1,870	C	1,870	C	1,870	6 Ln underway	06200
COLUMBUS BL	SR 82	MILWAUKEE BL	2LU	E	860	B	65	B	69	B	72		06300
CONSTITUTION BL	US 41	CONSTITUTION CIR	2LU	E	860	C	253	C	253	C	262		06400
CORBETT RD	PINE ISLAND RD	LITTLETON RD	2LU	E	860	B	23	B	23	B	23		06500
CORKSCREW RD	US 41	THREE OAKS PKWY	4LD	E	1,920	C	593	C	593	C	712		06600
CORKSCREW RD	THREE OAKS PKWY	I-75	4LD	E	1,920	C	1,256	C	1,256	C	1,611	Estero Pkwy Ext completed in 2009	06700
CORKSCREW RD	I-75	BEN HILL GRIFFIN BL	4LD	E	1,920	C	468	C	468	C	532	Estero Pkwy Ext completed in 2009	06800
CORKSCREW RD	BEN HILL GRIFFIN BL	WILDCAT RUN DR	2LN	E	1,060	A	125	A	125	A	172	3 Ln project in 2009/10	06900
CORKSCREW RD	WILDCAT RUN DR	COLLIER COUNTY LINE	2LN	E	1,060	A	125	B	146	B	498		07000
COUNTRY LAKES DR	LUCKETT RD	TICE ST	2LU	E	860	B	154	B	155	B	260		07100
CRYSTAL DR	US 41	METRO PKWY	2LU	E	860	C	416	C	416	C	481		07200
CRYSTAL DR	METRO PKWY	PLANTATION RD	2LU	E	860	C	250	C	260	C	270		07300
CYPRESS LAKE DR	McGREGOR B	SO POINTE BL	4LD	E	2,010	D	745	D	745	D	800		07400
CYPRESS LAKE DR	SOUTH POINTE BL	WINKLER RD	4LD	E	2,010	D	942	D	942	D	945		07500
CYPRESS LAKE DR	WINKLER RD	SUMMERLIN RD	4LD	E	2,010	D	1,591	D	1,591	D	1,591		07600
CYPRESS LAKE DR	SUMMERLIN RD	US 41	6LD	E	3,020	D	1,512	D	1,512	D	1,607		07700
DANIELS PKWY	US 41	METRO PKWY	6LD	E	2,630	E	1,933	E	1,933	E	1,980		07800
DANIELS PKWY	METRO PKWY	SIX MILE CYPRESS PKWY	6LD	E	2,630	E	2,064	E	2,169	E	2,501	Constrained; v/c = 0.78	07900
DANIELS PKWY	SIX MILE CYPRESS PKWY	PALOMINO RD	6LD	E	3,120	C	2,900	C	2,900	C	3,231	Constrained; v/c = 0.93	08000
DANIELS PKWY	PALOMINO RD	I-75	6LD	E	3,120	C	2,511	C	2,535	C	2,596	Constrained; v/c = 0.80	08100
DANIELS PKWY	I-75	TREELINE AVE	6LD	E	3,440	B	2,328	B	2,333	B	2,421		08200
DANIELS PKWY	TREELINE AVE	CHAMBERLIN PKWY	6LD	E	3,440	B	2,274	B	2,274	B	2,282		08300
DANIELS PKWY	CHAMBERLIN PKWY	GATEWAY BL	6LD	E	3,070	B	2,124	B	2,186	B	2,398	6 Ln design underway, construction FY 10/11	08400
DANIELS PKWY	GATEWAY BL	IMMOKALEE RD (SR82)	4LD	E	2,280	B	1,453	B	1,516	B	1,571		08500
DANLEY RD	US 41	METRO PKWY	2LU	E	860	C	272	C	299	C	319		08600
DAVIS RD	McGREGOR BL	IONA RD	2LU	E	860	B	126	B	126	B	152		08700
DEL PRADO BL	CAPE CORAL PKWY	SE 46th ST	6LD	E	2,750	D	1,280	D	1,280	D	1,280		08800
DEL PRADO BL	SE 46th ST	CORONADO PKWY	6LD	E	2,750	D	1,366	D	1,366	D	1,366		08900

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2009 100th HIGHEST HR		EST 2010 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
DEL PRADO BL	CORNADO PKWY	CORNWALLIS PKWY	6LD	E	2,750	D	1,882	D	1,882	D	1,882		09000
DEL PRADO BL	CORNWALLIS PKWY	VETERANS MEM PKWY	6LD	E	2,750	E	2,232	E	2,232	E	2,232		09100
DEL PRADO BL	VETERANS MEM PKWY	CORAL POINT DR	6LD	E	2,750	D	2,276	D	2,276	D	2,276		09150
DEL PRADO BL	CORAL POINT DR	HANCOCK BR PKWY	6LD	E	2,750	D	1,890	D	1,890	D	1,890		09200
DEL PRADO BL	HANCOCK BR PKWY	SR 78	6LD	E	2,880	C	1,313	C	1,313	C	1,313		09300
DEL PRADO BL	US 41	SLATER RD	2LU	E	920	B	208	B	208	C	702		09400
DR ML KING BL (SR 82)	CRANFORD AVE	HIGHLAND AVE	4LD	D	1,920	C	1,462	C	1,462	C	1,462		09470
DR ML KING BL (SR 82)	HIGHLAND AVE	MICHIGAN LINK	4LD	D	1,920	C	1,462	C	1,462	C	1,462		09480
DR ML KING BL (SR 82)	MICHIGAN LINK	ORTIZ AVE	4LD	D	1,920	C	1,462	C	1,462	C	1,462		09490
DR ML KING BL (SR 82)	ORTIZ AVE	I-75	6LD	D	2,900	C	1,668	C	1,670	C	1,670	6 Ln under way	09500
EAST 21st ST	JOEL BL	GRANT AVE	2LU	E	860	B	23	B	23	B	23		09700
ESTERO BL	BIG CARLOS PASS	AVENIDA PESCADORA	2LN	E	726	A	295	A	295	A	304	Constrained; v/c = 0.41	09800
ESTERO BL	AVENIDA PESCADORA	VOORHIS ST	2LN	E	726	A	545	A	545	A	545	Constrained; v/c = 0.75	09900
ESTERO BL	VOORHIS ST	TROPICAL SHORES WAY	2LD	E	671	E	645	E	645	E	645	Constrained; v/c = 0.96; Interim improvements in 2010/11	10000
ESTERO BL	TROPICAL SHORES WAY	CENTER ST	2LD	E	671	F	758	F	767	F	839	Constrained; v/c = 1.13; Interim improvements in 2010/11	10100
ESTERO PKWY	US 41	THREE OAKS PKWY	4LD	E	1,970	B	357	B	366	B	671		14400
ESTERO PKWY	THREE OAKS PKWY	BEN HILL GRIFFIN PKWY	4LD	E	1,970	B	391	B	391	B	391		14450
EVERGREEN RD	US 41	BUS 41	2LU	E	860	B	98	B	98	B	98		10200
FIDDLESTICKS BL	GUARDHOUSE	DANIELS PKWY	2LD	E	860	C	386	C	386	C	418		10300
FOWLER ST	US 41	N AIRPORT RD	6LD	E	2,760	D	965	D	965	D	965		10400
FOWLER ST	N AIRPORT RD	COLONIAL BL	6LD	E	2,760	D	956	D	956	D	956		10500
FOWLER ST	COLONIAL BL	WINKLER AVE	4LD	E	1,890	D	952	D	952	D	952		10600
FOWLER ST	WINKLER AVE	HANSON ST	4LD	E	1,890	D	1,123	D	1,123	D	1,123		10700
FOWLER ST (SR 739)	HANSON ST	DR ML KING BL (SR 82)	4LD	E	1,890	C	859	C	859	C	859		10730
GASPARILLA BL	FIFTH ST	CHARLOTTE COUNTY LINE	2LU	E	860	C	298	C	302	C	302	Constrained v/c = 0.35	10800
GLADIOLUS DR	MCGREGOR BL	PINE RIDGE RD	4LD	E	1,970	B	338	B	338	B	396		10900
GLADIOLUS DR	PINE RIDGE RD	BASS RD	4LD	E	1,970	B	728	B	742	B	830	4 Ln under construction	11000
GLADIOLUS DR	BASS RD	WINKLER RD	6LD	E	2,960	B	680	B	683	B	773	6 Ln under construction	11100
GLADIOLUS DR	WINKLER RD	SUMMERLIN RD	6LD	E	3,090	B	728	B	728	C	737		11200
GLADIOLUS DR	SUMMERLIN RD	US 41	6LD	E	3,090	C	1,703	C	1,703	C	1,859		11300
GREENBRIAR BL	RICHMOND AVE	JOEL BL	2LU	E	860	B	61	B	66	B	66		11400
GUNNERY RD	IMMOKALEE RD (SR 82)	LEE BL	4LD	E	2,020	B	759	B	768	B	786		11500
GUNNERY RD	LEE BL	BUCKINGHAM RD	2LU	E	970	A	429	A	433	A	564		11600
HANCOCK BRIDGE PKWY	DEL PRADO BL	NE 24th AVE	4LD	E	2,020	B	1,124	B	1,124	B	1,124		11700

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				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
HANCOCK BRIDGE PKWY	NE 24th AVE	ORANGE GROVE BL	4LD	E	2,020	B	1,345	B	1,345	B	1,358		11800
HANCOCK BRIDGE PKWY	ORANGE GROVE BL	MOODY RD	4LD	E	2,020	B	1,273	B	1,274	C	1,449		11900
HANCOCK BRIDGE PKWY	MOODY RD	U.S. 41	4LD	E	2,020	B	1,357	B	1,391	C	1,549		12000
HART RD	BAYSHORE RD (SR 78)	TUCKER LN	2LU	E	860	C	428	C	440	C	440		12100
HICKORY BL	BONITA BEACH RD	McLAUGHLIN BL	2LU	E	940	C	454	C	454	C	454	Constrained; v/c = 0.48	12200
HICKORY BL	McLAUGHLIN BL	MELODY LN	2LU	E	940	C	381	C	381	C	381	Constrained; v/c = 0.41	12300
HICKORY BL	MELODY LN	BIG CARLOS PASS	2LU	E	940	B	286	B	286	B	286	Constrained; v/c = 0.30	12400
HOMESTEAD RD	IMMOKALEE RD (SR 82)	MILWAUKEE BL	2LN	E	990	A	61	A	63	A	63		12480
HOMESTEAD RD	MILWAUKEE BL	SUNRISE BL	2LN	E	990	B	195	B	195	B	341		12490
HOMESTEAD RD	SUNRISE BL	LEELAND HEIGHTS BL	2LN	E	990	C	406	C	407	D	701	4 Ln under design. ROW in 2009/10 & 2010/11	12500
HOMESTEAD RD	LEELAND HEIGHTS BL	LEE BL	4LN	E	1,810	E	1,125	E	1,125	E	1,465		12600
IDLEWILD ST	METRO PKWY	RANCHETTE RD	2LU	E	860	C	216	C	217	C	217		12700
IMMOKALEE RD (SR 82)	I-75	BUCKINGHAM RD	6LD	D	2,960	B	1,325	B	1,325	B	1,325	6 Ln underway	12800
IMMOKALEE RD (SR 82)	BUCKINGHAM RD	COLONIAL BL	6LD	D	2,960	B	1,097	B	1,098	B	1,098	6 Ln underway	12900
IMMOKALEE RD (SR 82)	COLONIAL BL	GATEWAY BL	2LN	D	910	E	1,091	E	1,094	E	1,113	6 Ln design in 2010/11 by FDOT	13000
IMMOKALEE RD (SR 82)	GATEWAY BL	GUNNERY RD	2LN	C	650	C	581	C	585	C	585	6 Ln design in 2010/11 by FDOT	13100
IMMOKALEE RD (SR 82)	GUNNERY RD	ALABAMA RD	2LN	C	650	E	982	E	1,083	E	1,083		13200
IMMOKALEE RD (SR 82)	ALABAMA RD	ALEX BELL BL	2LN	C	650	C	474	C	475	C	639		13300
IMMOKALEE RD (SR 82)	ALEX BELL BL	HENDRY COUNTY LINE	2LN	C	650	C	474	C	475	C	534		13400
IMPERIAL PKWY	COLLIER COUNTY LINE	BONITA BEACH RD	4LD	E	2,060	B	784	B	784	B	784		13500
IMPERIAL PKWY	BONITA BEACH RD	EAST TERRY ST	4LD	E	2,060	N/A	N/A	N/A	N/A	N/A	N/A		13520
IMPERIAL PKWY	EAST TERRY ST	COCONUT RD	4LD	E	2,060	A	488	A	488	A	488		13550
IONA RD	DAVIS RD	McGREGOR BL	2LU	E	860	C	403	C	407	C	528		13600
ISLAND PARK RD	PARK RD	US 41	2LU	E	860	C	433	C	439	C	599		13700
JOEL BL	LEELAND HEIGHTS BL	18th ST	4LN	E	2,090	B	637	B	644	B	787		13800
JOEL BL	18th ST	PALM BEACH BL (SR 80)	2LN	E	1,080	B	336	B	339	B	339		13900
JOHN MORRIS RD	BUNCHE BCH RD	SUMMERLIN RD	2LU	E	860	B	69	B	71	B	78		14000
JOHN MORRIS RD	SUMMERLIN RD	IONA RD	2LU	E	860	C	224	C	224	C	231		14100
KELLY RD	McGREGOR BL	SAN CARLOS BL	2LU	E	860	C	231	C	231	C	237		14200
KELLY RD	SAN CARLOS BL	PINE RIDGE RD	2LU	E	860	B	102	B	102	B	102		14300
LAUREL DR	BUS 41	BREEZE DR	2LU	E	860	C	364	C	364	C	364		14500
LEE BL	IMMOKALEE RD (SR 82)	ALVIN AVE	6LD	E	2,970	B	2,102	B	2,102	B	2,157		14600
LEE BL	ALVIN AVE	GUNNERY RD	6LD	E	2,970	B	1,384	B	1,387	B	1,492		14700
LEE BL	GUNNERY RD	HOMESTEAD RD	6LD	E	2,970	B	1,388	B	1,458	B	1,589		14800
LEE BL	HOMESTEAD RD	WILLIAMS AVE	4LD	E	2,120	C	452	C	452	C	486		14900

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				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
LEE BL	WILLIAMS AVE	LEELAND HEIGHTS BL	2LD	E	1,040	C	452	C	452	C	489		14930
LEE RD	SAN CARLOS BL	ALICO RD	2LU	E	860	C	299	C	300	C	300		15000
LEELAND HEIGHTS BL	HOMESTEAD RD	ALEX BELL BL	4LN	E	1,900	C	826	C	827	C	845		15100
LEONARD BL	GUNNERY RD	LEE BL	2LN	E	860	N/A	N/A	N/A	N/A	N/A	N/A		15200
LITTLETON RD	CORBETT RD	US 41	2LU	E	860	C	426	C	426	C	427		15300
LITTLETON RD	US 41	BUSINESS 41	2LN	E	860	C	308	C	308	C	310		15400
LUCKETT RD	ORTIZ AVE	I-75	2LN	E	880	D	466	D	471	D	508	4 Ln design & ROW acquisition underway	15500
LUCKETT RD	I-75	COUNTRY LAKES DR	2LN	E	860	C	249	C	249	C	276		15600
MAPLE DR	SUMMERLIN RD	2nd AVE	2LU	E	860	B	77	B	77	B	77		15700
McGREGOR BL	TOLL PLAZA	JONATHAN HBR DR	4LD	E	1,950	B	1,069	B	1,069	B	1,095		15800
McGREGOR BL	JONATHAN HBR DR	SUMMERLIN RD	4LD	E	1,950	A	552	A	553	A	553		15900
McGREGOR BL	SUMMERLIN RD	KELLY RD	4LD	E	1,950	A	553	A	566	B	637		16000
McGREGOR BL	KELLY RD	SAN CARLOS BL	4LD	E	1,950	B	812	B	812	B	850		16100
McGREGOR BL (SR 867)	GLADIOLUS DR	IONA LOOP	4LD	E	2,050	C	1,107	C	1,107	C	1,115		16200
McGREGOR BL (SR 867)	IONA LOOP	PINE RIDGE RD	4LD	E	2,050	C	1,426	C	1,426	C	1,532		16300
McGREGOR BL (SR 867)	PINE RIDGE RD	CYPRESS LAKE DR	4LD	E	2,050	C	1,763	C	1,765	C	1,876		16400
McGREGOR BL (SR 867)	CYPRESS LAKE DR	COLLEGE PKWY	4LD	E	2,050	C	1,337	C	1,337	C	1,337		16500
McGREGOR BL (SR 867)	COLLEGE PKWY	WINKLER RD	2LN	E	1,030	C	685	C	685	C	696	Constrained; v/c = 0.67	16600
McGREGOR BL (SR 867)	WINKLER RD	TANGLEWOOD BL	2LN	E	1,030	F	1,142	F	1,142	F	1,142	Constrained; v/c = 1.11	16700
McGREGOR BL (SR 867)	TANGLEWOOD BL	COLONIAL BL	2LN	E	1,030	F	1,065	F	1,066	F	1,066	Constrained; v/c = 1.03	16800
METRO PKWY (SR 739)	SIX MILE CYPRESS PKWY	DANIELS PKWY	6LD	E	3,000	N/A	N/A	N/A	N/A	N/A	N/A	6 Ln by FDOT underway	16900
METRO PKWY (SR 739)	DANIELS PKWY	CRYSTAL DR	4LD	E	1,990	C	1,254	C	1,300	C	1,395		17000
METRO PKWY (SR 739)	CRYSTAL DR	DANLEY DR	4LD	E	1,990	C	1,313	C	1,313	C	1,367		17100
METRO PKWY (SR 739)	DANLEY DR	COLONIAL BL	4LD	E	1,990	C	1,626	C	1,626	C	1,688		17200
METRO PKWY (SR 739)	COLONIAL BL	WINKLER AVE	4LD	E	1,770	D	821	D	821	D	821		17300
METRO PKWY (SR 739)	WINKLER RD	WAREHOUSE ST	4LD	E	1,770	D	688	D	688	D	688		17400
METRO PKWY (SR 739)	WAREHOUSE ST	HANSON ST	2LN	E	910	C	549	C	549	C	625		17500
MILWAUKEE BL	HOMESTEAD	ALEX BELL BL	2LU	E	860	B	95	B	98	B	98		17600
MILWAUKEE BL	ALEX BELL BL	COLUMBUS BL	2LU	E	860	B	78	B	80	B	382		17700
MOODY RD	HANCOCK BR PKWY	PONDELLA RD	2LU	E	860	C	185	C	186	C	186		17800
NALLE GRADE RD	SLATER RD	NALLE RD	2LU	E	860	B	68	B	69	B	69		17900
NALLE RD	BAYSHORE RD	NALLE GRADE RD	2LU	E	860	B	107	B	107	B	126		18000
NEAL RD	ORANGE RIVER BL	BUCKINGHAM RD	2LU	E	860	B	70	B	70	B	70		18100
NORTH RIVER RD	SR 31	FRANKLIN LOCK RD	2LN	E	1,040	A	112	A	112	A	231		18200

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				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
NORTH RIVER RD	FRANKLIN LOCK RD	BROADWAY	2LN	E	1,040	A	56	A	56	B	165	18300	
NORTH RIVER RD	BROADWAY	HENDRY COUNTY LINE	2LN	E	1,040	A	65	A	66	A	79	18400	
OLGA RD	SR 80 W	SR 80 E	2LU	E	860	B	79	B	79	B	79	18900	
ORANGE GROVE BL	LOCKMOOR CC	INLET DR	2LU	E	860	C	470	C	470	C	527	19000	
ORANGE GROVE BL	INLET DR	HANCOCK BR PKWY	4LD	E	1,830	B	470	B	470	B	601	19100	
ORANGE GROVE BL	HANCOCK BR PKWY	PONDELLA RD	4LD	E	1,830	B	593	B	593	B	601	19200	
ORANGE RIVER BL	PALM BEACH BL	STALEY RD	2LU	E	960	C	341	C	341	C	351	19300	
ORANGE RIVER BL	STALEY RD	BUCKINGHAM RD	2LU	E	960	B	299	B	299	C	355	19400	
ORIOLE RD	SAN CARLOS BL	ALICO RD	2LU	E	860	B	120	B	121	B	121	19500	
ORTIZ AVE	COLONIAL BL	DR ML KING BL (SR 82)	2LN	E	910	C	720	C	720	C	720	19600	
ORTIZ AVE	DR ML KING BL (SR 82)	LUCKETT RD	2LN	E	910	C	604	C	604	C	607	19700	4 Ln design & ROW acquisition underway
ORTIZ AVE	LUCKETT RD	PALM BEACH BL (SR 80)	2LN	E	910	B	315	B	315	B	334	19800	4 Ln design & ROW acquisition underway
PALM BEACH BL (SR 80)	PROSPECT AVE	ORTIZ AVE	4LD	E	1,940	C	937	C	937	C	944	19900	
PALM BEACH BL (SR 80)	ORTIZ AVE	I-75	6LD	E	2,920	C	1,021	C	1,021	C	1,021	20000	
PALM BEACH BL (SR 80)	I-75	SR 31	6LD	D	2,970	A	1,452	A	1,454	B	1,783	20100	
PALM BEACH BL (SR 80)	SR 31	BUCKINGHAM RD	4LD	D	1,970	B	1,592	B	1,593	B	1,766	20200	
PALM BEACH BL (SR 80)	BUCKINGHAM RD	WERNER DR	4LD	D	2,660	B	1,094	B	1,094	C	1,945	20300	
PALM BEACH BL (SR 80)	WERNER DR	JOEL BL	4LD	C	2,050	A	644	A	644	A	692	20330	
PALM BEACH BL (SR 80)	JOEL BLVD	HENDRY COUNTY LINE	4LD	C	2,050	A	644	A	644	A	781	20400	
PALOMINO RD	DANIELS PKWY	PENZANCE BL	2LU	E	860	C	222	C	222	C	242	20500	
PARK MEADOW DR	SUMMERLIN RD	US 41	2LU	E	860	B	159	B	159	C	161	20600	
PENZANCE BL	RANCHE TTE RD	SIX MILE CYPRESS PKWY	2LU	E	860	B	128	B	128	C	168	20800	
PINE ISLAND RD	STRINGFELLOW BL	BURNT STORE RD	2LN	E	950	D	567	D	568	D	661	20900	Constrained in part v/c = 0.60
PINE ISLAND RD (SR 78)	BURNT STORE RD	CHIQUITA BL	2LN	C	910	B	711	B	713	B	715	21000	
PINE ISLAND RD (SR 78)	CHIQUITA BL	SANTA BARBARA BL	4LD	C	2,010	B	1,393	B	1,393	B	1,393	21100	
PINE ISLAND RD (SR 78)	SANTA BARBARA BL	DEL PRADO BL	4LD	C	2,010	C	1,685	C	1,685	C	1,694	21200	
PINE ISLAND RD (SR 78)	DEL PRADO BL	BARRETT RD	4LD	E	2,010	B	1,237	B	1,238	B	1,238	21300	
PINE ISLAND RD (SR 78)	BARRETT RD	US 41	4LD	E	2,010	B	1,237	B	1,237	B	1,336	21400	
PINE ISLAND RD (SR 78)	US 41	BUSINESS 41	4LD	E	1,950	B	1,206	B	1,206	B	1,206	21500	
PINE RIDGE RD	SAN CARLOS BL	SUMMERLIN RD	2LU	E	860	C	465	C	465	C	575	21600	
PINE RIDGE RD	SUMMERLIN RD	GLADIOLUS BL	2LU	E	860	C	268	C	274	C	478	21700	
PINE RIDGE RD	GLADIOLUS DR	MCGREGOR BL	2LU	E	860	C	283	C	283	C	283	21800	

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				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
PLANTATION RD	SIX MILE CYPRESS PKWY	DANIELS PKWY	2LU	E	860	C	222	C	357	C	598	Metro 6 Ln by FDOT underway	21900
PLANTATION RD	DANIELS PKWY	IDLEWILD ST	2LU	E	860	C	544	C	556	D	803		22000
PLANTATION RD	IDLEWILD ST	COLONIAL BL	4LD	E	1,830	B	244	B	244	B	244		22050
PONDELLA RD	PINE ISLAND RD (SR 78)	ORANGE GROVE BL	4LD	E	1,930	B	853	B	855	B	855		22100
PONDELLA RD	ORANGE GROVE BL	US 41	4LD	E	1,930	C	1,204	C	1,204	C	1,281		22200
PONDELLA RD	US 41	BUSINESS 41	4LD	E	1,930	C	1,094	C	1,094	C	1,097		22300
PRICHETT PKWY	BAYSHORE RD	RICH RD	2LU	E	860	B	93	B	93	C	487		22400
RANCHELETTE RD	PENZANCE BL	IDLEWILD ST	2LU	E	860	B	94	B	94	B	94		22500
RICH RD	SLATER RD	PRITCHETT PKWY	2LU	E	860	B	56	B	56	B	56		22600
RICHMOND AVE	LEELEND HEIGHTS BL	E 12th ST	2LU	E	860	B	65	B	67	B	86		22700
RICHMOND AVE	E 12th ST	GREENBRIAR BL	2LU	E	860	B	52	B	66	B	66		22800
RIVER RANCH RD	WILLIAMS RD	CORKSCREW RD	2LU	E	860	B	92	B	95	B	134		22900
SAN CARLOS BL (SR 865)	ESTERO BL	MAIN ST	2LB	E	960	F	1,052	F	1,060	F	1,084	Constrained in part; v/c = 1.10	23000
SAN CARLOS BL (SR 865)	MAIN ST	SUMMERLIN RD	4LD	E	1,900	C	1,052	C	1,053	C	1,241		23100
SAN CARLOS BL (SR 865)	SUMMERLIN RD	KELLY RD	2LN	E	1,060	B	733	B	733	B	743		23180
SAN CARLOS BL (SR 865)	KELLY RD	GLADIOLUS RD	4LD	E	1,900	D	733	D	733	D	789		23200
SAN CARLOS BL (SR 865)	US 41	THREE OAKS PKWY	2LN	E	860	C	203	C	204	C	204		23230
SANIBEL BL	US 41	LEE BL	2LN	E	860	C	428	C	428	C	440		23260
SHELL POINT BL	MCGREGOR BL	PALM ACRES	2LN	E	860	C	264	C	270	C	286		23400
SIX MILE CYPRESS PKWY (SR 739)	US 41	METRO PKWY	4LD	E	2,070	C	1,302	C	1,302	C	1,316		23500
SIX MILE CYPRESS PKWY	METRO PKWY	DANIELS PKWY	4LD	E	2,070	C	957	C	967	C	1,151		23600
SIX MILE CYPRESS PKWY	DANIELS PKWY	WINKLER AVE	2LN	E	1,090	E	903	E	960	E	1,083	4 Ln construction in 2009/10	23700
SIX MILE CYPRESS PKWY	WINKLER AVE	CHALLENGER BL	4LD	E	1,870	B	728	B	728	B	728		23800
SIX MILE CYPRESS PKWY	CHALLENGER BL	COLONIAL BL	6LD	E	2,820	B	680	B	680	B	680		23900
SLATER RD	BAYSHORE RD (SR 78)	NALLE GRADE RD	2LU	E	1,060	C	383	C	383	C	385		24000
SOUTH POINTE BL	CYPRESS LAKE DR	COLLEGE PKWY	2LD	E	860	C	516	C	516	C	516		24100
SR 31	PALM BEACH BL	BAYSHORE RD (SR78)	2LN	E	1,050	B	359	B	360	B	360		24200
SR 31	BAYSHORE RD (SR 78)	CHARLOTTE COUNTY LINE	2LN	E	1,050	B	284	B	284	B	292		24300
STALEY RD	ORANGE RIVER BL	LUCKETT RD	2LU	E	860	B	140	B	141	B	141		24400
STRINGFELLOW RD	FIRST AVE	BERKSHIRE RD	2LN	E	1,040	B	285	B	292	D	638		24500
STRINGFELLOW RD	BERKSHIRE RD	PINE ISLAND RD	2LN	E	1,040	C	557	C	559	D	694		24600
STRINGFELLOW RD	PINE ISLAND RD	PINELAND RD	2LN	E	1,040	C	475	C	478	D	613		24700
STRINGFELLOW RD	PINELAND RD	MAIN ST	2LN	E	1,040	B	171	B	173	B	262		24800
SUMMERLIN RD	MCGREGOR BL	KELLY COVE RD	4LD	E	2,060	B	1,120	B	1,120	B	1,203		24900
SUMMERLIN RD	KELLY COVE RD	SAN CARLOS BL	4LD	E	2,060	B	1,328	B	1,328	B	1,328		25000
SUMMERLIN RD	SAN CARLOS BL	PINE RIDGE RD	6LD	E	3,100	N/A	N/A	N/A	N/A	N/A	N/A		25100
SUMMERLIN RD	PINE RIDGE RD	BASS RD	6LD	E	3,100	N/A	N/A	N/A	N/A	N/A	N/A		25200

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2009 100th HIGHEST HR		EST 2010 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
SUMMERLIN RD	BASS RD	GLADIOLUS DR	6LD	E	3,100	B	1,687	B	1,687	B	1,812		25300
SUMMERLIN RD	GLADIOLUS DR	CYPRESS LAKE DR	4LD	E	2,060	B	1,016	B	1,016	B	1,141		25400
SUMMERLIN RD	CYPRESS LAKE DR	COLLEGE PKWY	6LD	E	3,070	N/A	N/A	N/A	N/A	N/A	N/A	6 Ln under construction	25500
SUMMERLIN RD	COLLEGE PKWY	MAPLE DR	6LD	E	3,070	N/A	N/A	N/A	N/A	N/A	N/A	6 Ln under construction	25600
SUMMERLIN RD	MAPLE DR	BOY SCOUT DR	6LD	E	3,070	N/A	N/A	N/A	N/A	N/A	N/A	6 Ln under construction	25700
SUMMERLIN RD	BOY SCOUT DR	MATTHEWS DR	4LD	E	1,720	E	899	E	899	E	899		25800
SUMMERLIN RD	MATTHEWS DR	COLONIAL BL	4LD	E	1,720	E	1,004	E	1,004	E	1,004		25900
SUNRISE BL	ALEX BELL BL	COLUMBUS AVE	2LU	E	860	B	30	B	34	B	53		26000
SUNSHINE BL	IMMOKALEE RD (SR82)	SW 23rd ST	2LN	E	940	B	127	B	135	B	142		26100
SUNSHINE BL	SW 23rd ST	LEE BL	2LN	E	940	B	258	B	258	B	258		26150
SUNSHINE BL	LEE BL	W 12th ST	2LN	E	940	C	372	C	376	C	402		26200
SUNSHINE BL	W 12th ST	W 75th ST	2LN	E	940	B	225	B	229	B	324		26300
SW 23rd ST	GUNNERY RD	SUNSHINE BL	2LU	E	860	C	425	C	431	C	632		26400
TERMINAL ACCESS RD	TREELINE AVE	AIRPORT ENT	4LD	E	1,830	C	1,369	C	1,369	C	1,369		26450
THREE OAKS PKWY	COCONUT RD	CORKSCREW RD	4LD	E	1,970	B	723	B	723	B	921		26500
THREE OAKS PKWY	CORKSCREW RD	SAN CARLOS BL	4LD	E	1,970	B	695	B	695	B	1,050		26600
THREE OAKS PKWY	SAN CARLOS BL	ALICO RD	4LD	E	1,970	N/A	N/A	N/A	N/A	N/A	N/A		26700
TICE ST	PALM BEACH BL (SR 80)	ORTIZ AVE	2LU	E	860	B	132	B	132	B	133		26800
TICE ST	ORTIZ AVE	STALEY RD	2LU	E	860	B	117	B	118	C	542		26900
TREELINE AVE	TERMINAL ACCESS RD	DANIELS PKWY	4LD	E	2,060	B	1,220	B	1,267	B	1,442		27000
TREELINE AVE	DANIELS PKWY	ARBORWOOD RD	4LD	E	2,060	A	399	A	399	A	409		27030
TREELINE AVE	ARBORWOOD RD	COLONIAL BL	4LD	E	2,060	A	399	A	399	A	399		27070
VETERANS MEM PKWY	SR78	SURFSIDE BL	4LD	D	2,170	A	724	A	724	A	724		27200
VETERANS MEM PKWY	SURFSIDE BL	CHIQUITA BL	4LD	E	2,170	B	1,018	B	1,018	B	1,018		27250
VETERANS MEM PKWY	CHIQUITA BL	SKYLINE DR	4LD	D	2,170	B	1,459	B	1,459	B	1,459		27300
VETERANS MEM PKWY	SKYLINE DR	SANTA BARBARA BL	6LD	D	3,270	B	2,090	B	2,090	B	2,120		27400
VETERANS MEM PKWY	SANTA BARBARA	COUNTRY CLUB BL	6LD	D	3,270	B	2,733	B	2,733	B	2,733		27500
VETERANS MEM PKWY	COUNTRY CLUB BL	MIDPOINT BR TOLL PLAZA	6LD	D	3,270	B	2,765	B	2,765	B	2,765		27600
VIA COCONUT PT	SOUTH END	CORKSCREW RD	4LD	E	1,830	B	207	B	207	B	207		27720
WHISKEY CREEK DR	COLLEGE PKWY	SAUTERN DR	2LD	E	910	C	340	C	340	C	353		27900
WHISKEY CREEK DR	SAUTERN DR	McGREGOR BL	2LD	E	910	C	340	C	340	C	340		28000
WILLIAMS RD	US 41	RIVER RANCH RD	2LU	E	860	B	142	B	142	C	162		28100
WILLIAMS AVE	LEE BL	W 6th ST	2LN	E	860	C	407	C	409	C	478		28200
WINKLER RD	STOCKBRIDGE	SUMMERLIN RD	2LN	E	860	C	455	C	464	D	715		28300
WINKLER RD	SUMMERLIN RD	GLADIOLUS DR	4LD	E	1,590	D	331	D	331	D	347		28400
WINKLER RD	GLADIOLUS DR	BRANDYWINE CIR	2LN	E	940	B	580	B	582	B	589		28500
WINKLER RD	BRANDYWINE CIR	CYPRESS LAKE DR	2LN	E	940	C	661	C	661	C	661		28600
WINKLER RD	CYPRESS LAKE DR	COLLEGE PKWY	4LD	E	1,810	D	680	D	680	D	830		28700
WINKLER RD	COLLEGE PKWY	McGREGOR BL	2LN	E	830	B	335	B	335	B	359		28800

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2009 100th HIGHEST HR		EST 2010 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
WOODLAND BL	US 41	CHATHAM ST	2LU	E	860	C	262	C	262	C	262		28900
W 6th ST	WILLIAMS AVE	JOEL BL	2LU	E	860	B	140	B	140	B	140		29000
W 12th ST	GUNNERY RD	SUNSHINE BL	2LU	E	860	B	77	B	79	B	79		29100
W 12th ST	SUNSHINE BL	WILLIAMS AVE	2LU	E	860	B	77	B	77	C	166		29200
W 12th ST	WILLIAMS AVE	JOEL BL	2LU	E	860	B	77	B	78	B	78		29300
W 14th ST	SUNSHINE BL	RICHMOND AVE	2LU	E	860	B	45	B	46	B	46		29400
US 41	COLLIER COUNTY LINE	BONITA BEACH RD	6LD	E	2,760	C	1,888	C	1,888	C	1,933		29500
US 41	BONITA BEACH RD	WEST TERRY ST	6LD	E	3,100	C	2,071	C	2,071	C	2,076		29600
US 41	WEST TERRY ST	OLD 41	6LD	E	3,100	C	1,840	C	1,840	C	1,882		29700
US 41	OLD 41	CORKSCREW RD	6LD	E	3,100	C	2,122	C	2,226	C	2,549		29800
US 41	CORKSCREW RD	SANIBEL BL	6LD	E	2,940	B	1,982	B	1,982	B	2,155	6 Ln funded in 2010/11 by FDOT	29900
US 41	SANIBEL BL	ALICO RD	6LD	E	2,940	B	1,713	B	1,881	B	2,135		30000
US 41	ALICO RD	ISLAND PARK RD	6LD	E	2,940	B	2,514	C	2,580	C	2,766		30100
US 41	ISLAND PARK RD	JAMAICA BAY WEST	6LD	E	2,940	B	2,348	B	2,348	B	2,502		30200
US 41	JAMAICA BAY WEST	SIX MILE CYPRESS PKWY	6LD	E	2,940	B	2,518	B	2,518	B	2,518		30300
US 41	SIX MILE CYPRESS PKWY	DANIELS PKWY	6LD	E	2,870	D	1,633	D	1,634	D	1,855		30400
US 41	DANIELS PKWY	COLLEGE PKWY	6LD	E	2,870	E	2,341	E	2,341	E	2,353	Constrained; v/c = 0.82	30500
US 41	COLLEGE PKWY	SOUTH RD	6LD	E	2,870	E	2,447	E	2,450	E	2,474	Constrained; v/c = 0.85	30600
US 41	SOUTH DR	BOY SCOUT RD	6LD	E	2,870	D	2,135	D	2,135	D	2,137	Constrained; v/c = 0.74	30700
US 41	BOY SCOUT DR	NORTH AIRPORT RD	6LD	E	2,870	D	1,552	D	1,552	D	1,554	Constrained; v/c = 0.55	30800
US 41	NORTH AIRPORT RD	COLONIAL BL	6LD	E	2,870	D	1,633	D	1,633	D	1,633		30810
US 41	FOUNTAIN INTERCHANGE	NORTH KEY DR	4LD	E	2,270	D	2,211	D	2,211	D	2,211		30900
US 41	NORTH KEY DR	HANCOCK BRIDGE PKWY	4LD	E	2,270	F	2,449	F	2,449	F	2,461		31000
US 41	HANCOCK BRIDGE PKWY	PONDELLA RD	4LD	E	1,950	D	1,789	D	1,823	D	1,823		31100
US 41	PONDELLA RD	PINE ISLAND RD (SR 78)	4LD	E	1,950	D	1,467	D	1,467	D	1,467		31200
US 41	PINE ISLAND RD (SR 78)	LITTLETON RD	4LD	E	2,050	C	1,182	C	1,182	C	1,263		31300
US 41	LITTLETON RD	BUSINESS 41	4LD	E	2,050	B	859	B	859	C	1,168		31400
US 41	BUSINESS 41	DEL PRADO BL	4LD	E	2,050	B	859	B	859	B	881		31500
US 41	DEL PRADO BL	CHARLOTTE COUNTY LINE	4LD	E	2,050	B	761	B	766	B	868		31600
I-75	COLLIER COUNTY LINE	BONITA BEACH RD	6LF	D	5,340	C	3,975	C	3,975	C	3,975		31700
I-75	BONITA BEACH RD	CORKSCREW RD	6LF	D	5,340	C	3,567	C	3,567	C	3,567		31800
I-75	CORKSCREW RD	ALICO RD	6LF	D	5,340	C	3,618	C	3,618	C	3,618		31900
I-75	ALICO RD	DANIELS PKWY	6LF	D	5,340	C	3,389	C	3,389	C	3,389		32000
I-75	DANIELS PKWY	COLONIAL BL	6LF	D	5,340	B	3,211	B	3,211	B	3,211		32100
I-75	COLONIAL BL	DR ML KING BL (SR 82)	6LF	D	5,340	C	3,338	C	3,338	C	3,338	6 Ln construction underway by FDOT	32200
I-75	DR ML KING BL (SR 82)	LUCKETT RD	4LF	D	3,560	E	3,593	E	3,593	E	3,593	6 Ln scheduled in 2010/11 by FDOT	32300

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2009 100th HIGHEST HR		EST 2010 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
I-75	LUCKETT RD	PALM BEACH BL (SR 80)	4LF	D	3,560	D	3,338	D	3,338	D	3,338	6 Ln scheduled in 2010/11 by FDOT	32400
I-75	PALM BEACH BL (SR 80)	BAYSHORE RD (SR 78)	4LF	D	3,560	C	2,752	C	2,752	C	2,752		32500
I-75	BAYSHORE RD (SR 78)	CHARLOTTE COUNTY LINE	4LF	C	2,980	B	1,937	B	1,937	B	1,937		32600

 = Road links within incorporated areas of Fort Myers, Fort Myers Beach, Bonita Springs or Cape Coral.
DEF = Road links which do not meet the adopted County or State Level of Service Standard. [Note: Some of these links are constrained.]
N/A = Traffic counts not available for this link. For Concurrency determination use data from 2009 Concurrency Report.
* Note: "Constrained" Roads are as indicated in TABLE 2(a) CONSTRAINED ROADS STATE AND COUNTY ROADS OF "THE LEE PLAN".
Funding is by Lee County unless noted otherwise.
v/c ratio = 2009 100th Highest Hour/Capacity at the Performance Standard.