



Engineers, Planners & Development Consultants

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RECEIVED
NOV 05 2025
COMMUNITY DEVELOPMENT

October 30, 2025

Lee County Community Development
Department of Community Development
Permitting
P.O. Box 398
Fort Myers, FL 33902-0398

Record Number: CPA2025-00003

Record Type: Comprehensive Plan Amendment

Address: 0 ACCESS UNDETERMINED, FORT MYERS, FL NA

Project Name: Pugliese Multifamily

Record Description: The application is requesting a map Amendment to change the 13.2-acre site from Suburban to Urban Community Current Owner is Clara Point, LLC 101 Puglieses Way, 2nd FIDelray Beach, FL 33444.

Please find attached a set of revised plans for the above-mentioned project per your comments dated October 14, 2025. Below are written responses to the comments.

Planning Review

DOT COMMENT: After reviewing the information submitted by the applicant for this project, we found it is insufficient for review. The trip generation in the CPA traffic study shall be worst case scenario which is the highest trip generation in the allowable land uses. The Land Use Code used for trip generation in the TIS of the application is LUC 220 (Multi-family Housing Low-Rise) which is not worst-case scenario. Please make the necessary adjustments.

Response: Please see the revised TIS

The revised response to the secondary consistency statement needs to be included within the Exhibit M19 document, not just the response letter. Please include the response within Exhibit M19. It also needs to be clearly stated that any bonus density will be utilized through onsite affordable housing as the TDU program is prohibited within the CHHA.

Response: Please see the revised exhibit M19

If you have any questions regarding the above responses or any of the attachments, please contact our office at (239) 936-5222.

Sincerely,
Quattrone & Associates, Inc.

Sharon Hrabak
Permitting Manager
Email: Sharon@qainc.net
Attachments:

MEMORANDUM

TO: Mr. Chris King
Land America, LLC

FROM: Yury Bykau, P.E.
Senior Project Manager

DATE: Revised November 5, 2025

RE: Pugliese CPA
Comprehensive Plan Amendment
Lee County, Florida

TR Transportation Consultants, Inc. has completed a traffic circulation analysis for the proposed Comprehensive Plan Amendment for approximately 13.2 acres of property located on the west side of US 41 just north of Forest Boulevard in Lee County, Florida. Based on the discussion with the Developer, approximately 13.2 of property will be subject to a Map Amendment that will change the land use designation from Suburban to Urban Community.

The transportation related impacts of the proposed Amendment to the Lee Plan were evaluated pursuant to the criteria in the application document. This included an evaluation of the long-range impact (20-year horizon) and short-range impact (5-year horizon) the proposed amendment would have on the existing and future roadway infrastructure.

The Applicant is proposing a Map Amendment on approximately 13.2 acres of property to change the land use designation from Suburban to Urban Community. Based on discussions with County Staff, the worst-case development scenario under the proposed Urban Community was assumed to be 132,000 square feet of commercial retail uses at a density of 10,000 square feet per acre. Note, commercial retail uses are also permitted under the existing Suburban Future Land Use Category (FLU). **Table 1** summarizes the commercial intensity that was utilized for the purposes of the traffic analysis.

**Table 1
 Land Use
 Pugliese CPA**

Land Use Category	Intensity
Urban Community (13.2 Acres)	132,000 Sq. Ft. (10,000 Sq. Ft./Acre)

The trip generation was determined by referencing the Institute of Transportation Engineer’s (ITE) report, titled *Trip Generation Manual*, 12th Edition. Land Use Code 821 (Shopping Plaza with Supermarket) was utilized for the trip generation purposes of commercial retail uses. **Table 2** outlines the anticipated weekday AM and PM peak hour and daily trip generation for the proposed amendment scenario. The trip generation equations utilized are attached to this Memorandum for reference. Table 2 also includes the reduction in trips due to “pass-by” traffic associated with a commercial retail use. Consistent with the historical traffic studies prepared in Lee County for general commercial retail developments, the pass-by rate was limited to 30%.

**Table 2
 Trip Generation
 Based on Proposed Map Amendment**

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Shopping Plaza (132,000 Sq. Ft.)	292	194	486	572	594	1,166	15,326
Less Pass-By (Lee County 30%)	-73	-73	-146	-175	-175	-350	-4,598
Net New Trips	219	121	340	397	419	816	10,728

Long Range Impacts (20-year horizon)

The Lee County Metropolitan Planning Organization’s (MPO) 2045 Long Range Transportation Plan was reviewed to determine if any future roadway improvements were planned in the vicinity of the subject site. Based on the review, there are no programmed improvements within the vicinity of the subject site. The Lee County 2045 Highway Cost Feasible Plan is attached to this Memorandum for reference.

The Lee County Metropolitan Planning Organization’s (MPO) long range transportation travel model was also reviewed in order to determine the impacts the amendment would have on the surrounding area. The base 2045 loaded network volumes were determined for the roadways within the study area and then the net new PM peak hour trips to be generated by additional trips in Table 2 were added to the projected 2045 volumes. The Level of Service for the surrounding roadways was then evaluated. The Level of Service

threshold volumes were derived based on the attached *Lee County Generalized Peak Hour Directional Service Volumes* table as well as *FDOT's Generalized Peak Hour Directional Volumes Table*.

The results of the analysis indicate that the addition of the trips as a result of the proposed amendment to the projected 2045 volumes will not cause any roadway link to fall below the recommended minimum acceptable Level of Service thresholds as recommended in Policy 37.1.1 of the Lee County Comprehensive Plan. Therefore, no changes to the adopted long range transportation plan are required as result of the proposed Map Amendment. Attached **Table 1A** and **Table 2A** reflect the Level of Service analysis based on the 2045 conditions.

Short Term Impacts Analysis (5-year horizon)

The 2024-2029 Lee County Transportation Capital Improvement Plan and the 2025-2030 Florida Department of Transportation Adopted Work Program were reviewed to determine the short term impacts the proposed land use change would have on the surrounding roadways. Based on the review, there are no programmed roadway capacity improvements in the vicinity of the subject site.

Table 3A and **Table 4A** attached to this report indicate the projected 5-year planning Level of Service on the surrounding roadways based on the additional new trips shown in Table 2. The existing peak hour, peak season, peak direction traffic volumes on the various roadway links were obtained from the most recent *Lee County Public Facilities Level of Service and Concurrency Report*.

The existing peak hour, peak season, peak direction traffic volumes were then factored by the appropriate annual growth rates in order to obtain the 2030 background traffic conditions on the area roadway network. The growth rates for each roadway were calculated based on historical traffic data obtained from the FDOT's *Florida Traffic Online* webpage. Based on the project traffic distribution illustrated within Table 4A, the roadway link data was analyzed for the year 2030 without the proposed amendment and year 2030 with the proposed amendment. Traffic data obtained from the aforementioned FDOT resource is attached to this Memorandum for reference.

The results of the analysis indicate that the addition of the trips as a result of the proposed amendment to the projected 2030 volumes will not cause any roadway link to fall below the minimum acceptable Level of Service standards. Therefore, based on this analysis no modifications will be necessary to the Lee County or FDOT short term capital improvement programs. Capacity analysis will be evaluated again at the time the project will seek a local Development Order approval.

Conclusion

The proposed Comprehensive Plan Amendment is for a property located on the west side of US 41 just north of Forest Boulevard in Lee County, Florida. Based upon the roadway link Level of Service analysis conducted as a part of this Memorandum, the proposed amendment will not cause any roadway links to fall below the recommended minimum acceptable Level of Service thresholds as recommended in Policy 37.1.1 of the Lee County Comprehensive Plan. Therefore, no roadway capacity improvements will be warranted as a result of the additional traffic to be generated by the proposed amendment.

No modifications are necessary to the Short Term Capital Improvement Plan or the Long Range Transportation Plan to support the proposed Amendment.

Attachments

TABLES 1A & 2A
2045 LOS ANALYSIS

**TABLE 1A
LEVEL OF SERVICE THRESHOLDS
2045 LONG RANGE TRANSPORTATION ANALYSIS - PUGLIESE CPA**

ROADWAY	ROADWAY SEGMENT	2045 E + C NETWORK LANES		GENERALIZED SERVICE VOLUMES				
		# Lanes	Roadway Designation	LOS A	LOS B	LOS C	LOS D	LOS E
				VOLUME	VOLUME	VOLUME	VOLUME	VOLUME
US 41	N. of Daniels Pkwy	6LD	Arterial	0	0	2,478	2,814	2,814
	N. of Six Mile Cypress Pkwy	6LD	Arterial	0	0	2,478	2,814	2,184
	N. of Site	6LD	Arterial	0	0	2,478	2,814	2,184
	S. of Site	6LD	Arterial	0	0	2,478	2,814	2,184
	S. of Alico Rd	6LD	Arterial	0	0	2,478	2,814	2,184
Alico Rd	E. of US 41	6LD	Arterial	0	400	2,840	2,940	2,940
Gladiolus Dr	W. of US 41	6LD	Arterial	0	400	2,840	2,940	2,940
	W. of Summerlin Rd	6LD	Arterial	0	400	2,840	2,940	2,940
	W. of Winkler Rd	6LD	Arterial	0	400	2,840	2,940	2,940
Summerlin Rd	S. of Gladiolus Dr	6LD	Controlled Access Facility	0	430	3,050	3,180	3,180
	S. of Winkler Rd	6LD	Controlled Access Facility	0	430	3,050	3,180	3,180
Six Mile Cypress Pkwy	E. of US 41	4LD	Arterial	0	0	1,596	1,900	1,900
	E. of Metro Pkwy	4LD	Controlled Access Facility	0	270	1,970	2,100	2,100
Metro Pkwy	N. of Six Mile Cypress Pkwy	6LD	Arterial	0	0	2,478	2,814	2,814
Cypress Lake Dr	W. of US 41	6LD	Arterial	0	400	2,840	2,940	2,940
Daniels Pkwy	E. of US 41	6LD	Controlled Access Facility	0	430	3,050	3,180	3,180

- Denotes the LOS Standard for each roadway segment

* Level of Service Thresholds for Lee County roadways were taken from the Generalized Peak Hour Directional Service Volume tables for Urbanized Areas (dated April 2016)

* Level of Service Thresholds for State maintained roadways were taken from FDOT's Generalized Peak Hour Directional Volumes Table.

**TABLE 2A
2045 ROADWAY LINK LEVEL OF SERVICE CALCULATIONS
PUGLIESE CPA**

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 816 VPH IN= 397 OUT= 419

ROADWAY	ROADWAY SEGMENT	2045		AADT BACKGROUND TRAFFIC	K-100 FACTOR	100TH HIGHEST HOUR PK DIR	D FACTOR	PM PK HR DIRECTION	2045		PROJECT TRAFFIC	PK DIR PM PROJ	2045 BACKGROUND PLUS PROJ	
		FSUTMS AADT	COUNTY PCS / FDOT SITE #						PEAK DIRECTION TRAFFIC VOLUMES & LOS	LOS			TRAFFIC VOLUMES & LOS	LOS
US 41	N. of Daniels Pkwy	59,367	125041	59,367	0.090	5,343	0.539	NORTH	2,880	F	10%	40	2,920	F
	N. of Six Mile Cypress Pkwy	49,304	120037	49,304	0.090	4,437	0.539	NORTH	2,392	C	25%	99	2,491	D
	N. of Site	63,948	120025	63,948	0.090	5,755	0.539	NORTH	3,102	F	50%	199	3,300	F
	S. of Site	62,169	120098	62,169	0.090	5,595	0.539	NORTH	3,016	F	50%	199	3,214	F
	S. of Alico Rd	50,161	120066	50,161	0.090	4,514	0.539	NORTH	2,433	C	30%	119	2,552	D
Alico Rd	E. of US 41	45,128	124177	45,128	0.090	4,062	0.554	WEST	2,250	C	20%	79	2,330	C
Gladiolus Dr	W. of US 41	59,546	126046	59,546	0.090	5,359	0.554	EAST	2,969	F	15%	60	3,028	F
	W. of Summerlin Rd	34,633	126039	34,633	0.090	3,117	0.554	WEST	1,727	C	5%	20	1,747	C
	W. of Winkler Rd	38,658	126039	38,658	0.090	3,479	0.554	WEST	1,927	C	5%	20	1,947	C
Summerlin Rd	S. of Gladiolus Dr	46,095	126019	46,095	0.090	4,149	0.554	NORTH	2,299	C	10%	40	2,338	C
	S. of Winkler Rd	41,924	126019	41,924	0.090	3,773	0.554	NORTH	2,090	C	10%	40	2,130	C
Six Mile Cypress Pkwy	E. of US 41	31,400	125054	31,400	0.090	2,826	0.554	EAST	1,566	C	10%	40	1,605	D
	E. of Metro Pkwy	29,968	124387	29,968	0.090	2,697	0.539	EAST	1,454	C	7%	28	1,481	C
Metro Pkwy	N. of Six Mile Cypress Pkwy	27,160	125055	27,160	0.090	2,444	0.554	SOUTH	1,354	C	3%	12	1,366	C
Cypress Lake Dr	W. of US 41	43,755	124257	43,755	0.090	3,938	0.554	WEST	2,182	C	5%	20	2,202	C
Daniels Pkwy	E. of US 41	51,307	126030	51,307	0.090	4,618	0.539	WEST	2,489	C	5%	20	2,509	C

* The K-100 and D factors were obtained from Florida Traffic Online resource.

TABLES 3A & 4A
5-YEAR LOS ANALYSIS

**TABLE 3A
LEVEL OF SERVICE THRESHOLDS
PUGLIESE CPA**

ROADWAY	ROADWAY SEGMENT	# LANES	ROADWAY DESIGNATION	GENERALIZED SERVICE VOLUMES				
				LOS A	LOS B	LOS C	LOS D	LOS E
				VOLUME	VOLUME	VOLUME	VOLUME	VOLUME
US 41	N. of Daniels Pkwy	6LD	Arterial	0	0	2,478	2,814	2,814
	N. of Six Mile Cypress Pkwy	6LD	Arterial	0	0	2,478	2,814	2,184
	N. of Site	6LD	Arterial	0	0	2,478	2,814	2,184
	S. of Site	6LD	Arterial	0	0	2,478	2,814	2,184
	S. of Alico Rd	6LD	Arterial	0	0	2,478	2,814	2,184
Alico Rd	E. of US 41	6LD	Arterial	0	400	2,840	2,940	2,940
Gladiolus Dr	W. of US 41	6LD	Arterial	0	400	2,840	2,940	2,940
	W. of Summerlin Rd	6LD	Arterial	0	400	2,840	2,940	2,940
	W. of Winkler Rd	6LD	Arterial	0	400	2,840	2,940	2,940
Summerlin Rd	S. of Gladiolus Dr	6LD	Controlled Access Facility	0	430	3,050	3,180	3,180
	S. of Winkler Rd	6LD	Controlled Access Facility	0	430	3,050	3,180	3,180
Six Mile Cypress Pkwy	E. of US 41	4LD	Arterial	0	0	1,596	1,900	1,900
	E. of Metro Pkwy	4LD	Controlled Access Facility	0	270	1,970	2,100	2,100
Metro Pkwy	N. of Six Mile Cypress Pkwy	6LD	Arterial	0	0	2,478	2,814	2,814
Cypress Lake Dr	W. of US 41	6LD	Arterial	0	400	2,840	2,940	2,940
Daniels Pkwy	E. of US 41	6LD	Controlled Access Facility	0	430	3,050	3,180	3,180

* Level of Service Thresholds for Lee County arterials/collectors taken from the Generalized Peak Hour Directional Service Volume tables for Urbanized Areas (dated April 2016)

* Level of Service Thresholds for State maintained roadways were taken from FDOT's Generalized Peak Hour Directional Volumes Table.

**TABLE 4A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
PUGLIESE CPA**

TOTAL PROJECT TRAFFIC AM = 340 VPH IN = 219 OUT = 121
 TOTAL PROJECT TRAFFIC PM = 816 VPH IN = 397 OUT = 419

ROADWAY	ROADWAY SEGMENT	LCDOT PCS OR FDOT SITE #	BASE YR	2024 ADT	YRS OF GROWTH. ¹	ANNUAL RATE	2023	2030	V/C	PERCENT PROJECT TRAFFIC	2030 BCKGRND				2030 BCKGRND				
							PK HR	PK HR			PK SEASON	PK SEASON	V/C	+	V/C	+	V/C		
							ANNUAL	PEAK			DIRECTION	DIRECTION	Ratio	TRAFFIC	TRAFFIC	TRAFFIC	VOLUME	LOS	Ratio
US 41	N. of Daniels Pkwy	125041	66,000	70,000	15	2.00%	2,842	3,265	F	1.16	10%	22	42	3,266	F	1.17	3,306	F	1.18
	N. of Six Mile Cypress Pkwy	120037	53,000	54,500	15	2.00%	2,590	2,975	F	1.06	25%	55	105	3,030	F	1.08	3,080	F	1.09
	N. of Site	120025	68,500	69,500	15	2.00%	3,306	3,798	F	1.35	50%	110	210	3,907	F	1.39	4,007	F	1.42
	S. of Site	120098	60,500	62,000	15	2.00%	2,801	3,217	F	1.14	50%	110	210	3,327	F	1.18	3,427	F	1.22
	S. of Alico Rd	120066	42,500	62,500	15	2.60%	2,801	3,353	F	1.19	30%	66	126	3,419	F	1.22	3,479	F	1.24
Alico Rd	E. of US 41	124177	21,500	29,500	13	2.46%	1,170	1,387	C	0.47	20%	44	84	1,431	C	0.49	1,471	C	0.50
Gladiolus Dr	W. of US 41	126046	35,852	43,500	15	2.00%	2,330	2,676	C	0.91	15%	33	63	2,709	C	0.92	2,739	C	0.93
	W. of Summerlin Rd	126039	19,599	28,500	11	3.46%	1,193	1,514	C	0.51	5%	11	21	1,525	C	0.52	1,535	C	0.52
	W. of Winkler Rd	126039	19,599	28,500	11	3.46%	1,193	1,514	C	0.51	5%	11	21	1,525	C	0.52	1,535	C	0.52
Summerlin Rd	S. of Gladiolus Dr	126019	30,141	37,000	14	2.00%	1,781	2,046	C	0.64	10%	22	42	2,068	C	0.65	2,088	C	0.66
	S. of Winkler Rd	126019	30,141	37,000	14	2.00%	1,781	2,046	C	0.64	10%	22	42	2,068	C	0.65	2,088	C	0.66
Six Mile Cypress Pkwy	E. of US 41	125054	29,500	44,000	15	2.70%	2,109	2,542	F	1.34	10%	22	42	2,563	F	1.35	2,583	F	1.36
	E. of Metro Pkwy	124387	26,000	34,000	15	2.00%	1,630	1,872	C	0.89	7%	15	29	1,888	C	0.90	1,902	C	0.91
Metro Pkwy	N. of Six Mile Cypress Pkwy	125055	24,000	29,000	12	2.00%	1,373	1,577	C	0.56	3%	7	13	1,584	C	0.56	1,590	C	0.56
Cypress Lake Dr	W. of US 41	124257	27,500	24,000	15	2.00%	2,064	2,371	C	0.81	5%	11	21	2,382	C	0.81	2,392	C	0.81
Daniels Pkwy	E. of US 41	126030	44,040	51,500	15	2.00%	2,307	2,650	C	0.83	5%	11	21	2,661	C	0.84	2,671	C	0.84

1 AGR for roadways was calculated based the historical traffic data obtained from Florida Traffic Online webpage and Lee County Traffic Count Report.

2 Current peak hour peak season peak direction traffic volumes for all roadways were obtained from the 2024 Lee County Public Facilities Level of Service and Concurrency Report.

**LEE COUNTY GENERALIZED
SERVICE VOLUME TABLE**

**Lee County
Generalized Peak Hour Directional Service Volumes
Urbanized Areas**

April 2016

c:\input5

Uninterrupted Flow Highway						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	130	420	850	1,210	1,640
2	Divided	1,060	1,810	2,560	3,240	3,590
3	Divided	1,600	2,720	3,840	4,860	5,380
Arterials						
Class I (40 mph or higher posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	140	800	860	860
2	Divided	*	250	1,840	1,960	1,960
3	Divided	*	400	2,840	2,940	2,940
4	Divided	*	540	3,830	3,940	3,940
Class II (35 mph or slower posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	330	710	780
2	Divided	*	*	710	1,590	1,660
3	Divided	*	*	1,150	2,450	2,500
4	Divided	*	*	1,580	3,310	3,340
Controlled Access Facilities						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	160	880	940	940
2	Divided	*	270	1,970	2,100	2,100
3	Divided	*	430	3,050	3,180	3,180
Collectors						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	310	660	740
1	Divided	*	*	330	700	780
2	Undivided	*	*	730	1,440	1,520
2	Divided	*	*	770	1,510	1,600
Note: the service volumes for I-75 (freeway), bicycle mode, pedestrian mode, and bus mode should be from FDOT's most current version of LOS Handbook.						

**FDOT GENERALIZED PEAK HOUR
DIRECTIONAL VOLUMES
TABLE**

C3C & C3R

Motor Vehicle Arterial Generalized Service Volume Tables

Peak Hour Directional

Peak Hour Two-Way

AADT



(C3C-Suburban Commercial)

	B	C	D	E
1 Lane	*	760	1,070	**
2 Lane	*	1,520	1,810	**
3 Lane	*	2,360	2,680	**
4 Lane	*	3,170	3,180	**

	B	C	D	E
2 Lane	*	1,380	1,950	**
4 Lane	*	2,760	3,290	**
6 Lane	*	4,290	4,870	**
8 Lane	*	5,760	5,780	**

	B	C	D	E
2 Lane	*	15,300	21,700	**
4 Lane	*	30,700	36,600	**
6 Lane	*	47,700	54,100	**
8 Lane	*	64,000	64,200	**



(C3R-Suburban Residential)

	B	C	D	E
1 Lane	*	970	1,110	**
2 Lane	*	1,700	1,850	**
3 Lane	*	2,620	2,730	**

	B	C	D	E
2 Lane	*	1,760	2,020	**
4 Lane	*	3,090	3,360	**
6 Lane	*	4,760	4,960	**

	B	C	D	E
2 Lane	*	19,600	22,400	**
4 Lane	*	34,300	37,300	**
6 Lane	*	52,900	55,100	**

Adjustment Factors

The peak hour directional service volumes should be adjusted by multiplying by 1.2 for one-way facilities
 The AADT service volumes should be adjusted by multiplying by 0.6 for one way facilities 2 Lane Divided
 Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05
 2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80

Exclusive right turn lane(s): Multiply by 1.05
 Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
 Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
 Non-State Signalized Roadway: Multiply by 0.90

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.

TRAFFIC DATA
FDOT FLORIDA TRAFFIC ONLINE

FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0066 - SR 45/US 41, SOUTHEAST OF ALICO ROAD

YEAR	AADT		DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----		-----	-----	-----	-----	-----
2024	62500	S	N 30500	S 32000	9.00	53.90	5.00
2023	63500	F	N 31000	S 32500	9.00	53.80	5.00
2022	62500	C	N 30500	S 32000	9.00	53.70	5.00
2021	55000	C	N 27500	S 27500	9.00	53.10	5.30
2020	43500	C	N 21500	S 22000	9.00	52.80	5.80
2019	52500	C	N 26000	S 26500	9.00	53.30	4.40
2018	50500	C	N 25000	S 25500	9.00	53.30	5.10
2017	49500	C	N 24500	S 25000	9.00	53.20	4.00
2016	50000	C	N 25000	S 25000	9.00	56.20	4.60
2015	48000	C	N 24000	S 24000	9.00	54.50	4.30
2014	43000	C	N 21500	S 21500	9.00	54.60	3.50
2013	41000	C	N 20500	S 20500	9.00	59.70	4.50
2012	41000	C	N 20500	S 20500	9.00	54.30	5.10
2011	43000	C	N 21000	S 22000	9.00	55.00	3.90
2010	42500	C	N 21000	S 21500	10.32	57.60	3.60
2009	42500	C	N 21000	S 21500	10.24	54.47	4.40

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
 *K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

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 2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0098 - SR 45/US 41, NORTHWEST OF ISLAND PARK ROAD LC434

YEAR	AADT		DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	62000	F	N 30500	S 31500	9.00	53.90	5.30
2023	63000	C	N 31000	S 32000	9.00	53.80	5.30
2022	56500	F	N 28000	S 28500	9.00	53.70	5.00
2021	56500	C	N 28000	S 28500	9.00	53.10	5.10
2020	47000	C	N 23500	S 23500	9.00	52.80	6.00
2019	56000	C	N 28000	S 28000	9.00	53.30	4.40
2018	54000	C	N 26500	S 27500	9.00	53.30	5.30
2017	56500	C	N 29000	S 27500	9.00	53.20	3.30
2016	58500	C	N 29000	S 29500	9.00	56.20	3.30
2015	58000	C	N 29000	S 29000	9.00	54.50	3.30
2014	54000	C	N 26500	S 27500	9.00	54.60	3.50
2013	51500	C	N 25500	S 26000	9.00	59.70	4.40
2012	60500	C	N 30000	S 30500	9.00	54.30	4.30
2011	61000	C	N 30500	S 30500	9.00	55.00	4.20
2010	59500	C	N 30000	S 29500	10.32	57.60	4.00
2009	60500	C	N 31000	S 29500	10.24	54.47	3.90

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
 *K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

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 2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0025 - SR45/US41, S OF GLADIOLUS/SR 865/6-MI TURNOUT LC435

YEAR	AADT		DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	69500	F	N 34500	S 35000	9.00	53.90	5.30
2023	70500	C	N 35000	S 35500	9.00	53.80	5.30
2022	71000	C	N 35000	S 36000	9.00	53.70	5.00
2021	65500	C	N 32500	S 33000	9.00	53.10	4.70
2020	50000	C	N 25000	S 25000	9.00	52.80	5.50
2019	62500	C	N 31500	S 31000	9.00	53.30	4.30
2018	59500	F	N 29500	S 30000	9.00	53.30	4.20
2017	59500	C	N 29500	S 30000	9.00	53.20	4.20
2016	65500	C	N 33000	S 32500	9.00	56.20	4.50
2015	60500	C	N 30500	S 30000	9.00	54.50	4.70
2014	57500	F	N 29000	S 28500	9.00	54.60	4.00
2013	57500	C	N 29000	S 28500	9.00	59.70	4.00
2012	70000	C	N 35500	S 34500	9.00	54.30	4.00
2011	72000	C	N 36500	S 35500	9.00	55.00	3.90
2010	70500	C	N 35000	S 35500	10.32	57.60	4.10
2009	68500	C	N 34500	S 34000	10.24	54.47	4.60

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
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 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
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COUNTY: 12 - LEE

SITE: 0037 - SR45/US41, N OF SR865/6-MI CYPRESS PKWY/CR865 LC418

YEAR	AADT		DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	54500	C	N 27000	S 27500	9.00	53.90	4.10
2023	53500	S	N 27000	S 26500	9.00	53.80	3.90
2022	52500	F	N 26500	S 26000	9.00	53.70	3.90
2021	52500	C	N 26500	S 26000	9.00	53.10	3.90
2020	43500	C	N 22000	S 21500	9.00	52.80	4.40
2019	52500	C	N 26500	S 26000	9.00	53.30	3.70
2018	50500	C	N 25000	S 25500	9.00	53.30	4.00
2017	48500	C	N 24000	S 24500	9.00	53.20	4.10
2016	55500	C	N 27500	S 28000	9.00	56.20	3.90
2015	54000	C	N 26500	S 27500	9.00	54.50	4.00
2014	54000	C	N 26500	S 27500	9.00	54.60	4.30
2013	50000	C	N 25000	S 25000	9.00	59.70	3.40
2012	55000	C	N 28000	S 27000	9.00	54.30	3.10
2011	55000	C	N 27500	S 27500	9.00	55.00	3.00
2010	54000	C	N 27000	S 27000	10.32	57.60	3.10
2009	53000	C	N 26500	S 26500	10.24	54.47	3.90

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
 *K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

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 2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 5041 - SR45/US41, N OF CYPRESS LAKE DR/DANIELS PKWY LC426

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	70000	F	N 34000		S 36000	9.00	53.90	3.40
2023	71000	C	N 34500		S 36500	9.00	53.80	3.40
2022	71500	C	N 34000		S 37500	9.00	53.70	3.10
2021	63000	C	N 31500		S 31500	9.00	53.10	2.70
2020	57000	C	N 28500		S 28500	9.00	52.80	3.70
2019	61500	C	N 32000		S 29500	9.00	53.30	3.50
2018	62500	C	N 30500		S 32000	9.00	53.30	3.80
2017	68000	C	N 34500		S 33500	9.00	53.20	3.50
2016	58000	C	N 28000		S 30000	9.00	56.20	3.50
2015	63500	C	N 31500		S 32000	9.00	54.50	3.50
2014	67000	C	N 33000		S 34000	9.00	54.60	2.90
2013	65000	C	N 31500		S 33500	9.00	59.70	3.10
2012	67000	C	N 34000		S 33000	9.00	54.30	3.10
2011	64500	C	N 31500		S 33000	9.00	55.00	3.00
2010	65000	C	N 31500		S 33500	10.32	57.60	2.40
2009	66000	C	N 32500		S 33500	10.24	54.47	2.50

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
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COUNTY: 12 - LEE

SITE: 4177 - ALICO ROAD, EAST OF S.R. 45 / U.S. 41

YEAR	AADT		DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	29500	F	E 15000	W 14500	9.00	55.40	11.90
2023	28500	C	E 14500	W 14000	9.00	55.40	11.90
2022	30000	C	E 15500	W 14500	9.00	53.90	11.60
2021	25000	T	E 13000	W 12000	9.00	53.50	5.10
2020	24000	S	E 12500	W 11500	9.00	53.80	9.60
2019	24000	F	E 12500	W 11500	9.00	54.90	9.60
2018	23000	C	E 12000	W 11000	9.00	55.20	9.60
2017	22500	T	E 11500	W 11000	9.00	54.90	4.40
2016	21500	S	E 11000	W 10500	9.00	54.80	8.30
2015	20500	F	E 10500	W 10000	9.00	55.50	8.30
2014	19700	C	E 10000	W 9700	9.00	55.20	8.30
2013	21500	S	E 10500	W 11000	9.00	55.00	4.00
2012	21500	F	E 10500	W 11000	9.00	55.30	4.20
2011	21500	C	E 10500	W 11000	9.00	55.20	4.20

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
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COUNTY: 12 - LEE

SITE: 6046 - GLADIOLUS DR, W OF SR 45/US 41, PTMS 2046, LCPR 46

YEAR	AADT	DIRECTION		*K FACTOR	D FACTOR	T FACTOR
		1	2			
2024	43500 X	0	0	9.00	55.40	6.80
2023	43000 X	0	0	9.00	55.40	5.00
2022	41500 X	0	0	9.00	53.90	4.10
2021	41500 T	0	0	9.00	53.50	4.20
2020	41000 S	0	0	9.00	53.40	3.40
2019	42000 F	0	0	9.00	53.80	3.70
2018	41365 C	0	0	9.00	56.80	4.10
2017	41500 F	0	0	9.00	56.80	4.00
2016	42094 C	E 23728	W 18366	9.00	56.80	2.80
2015	40184 C	E 22830	W 17354	9.00	57.20	2.90
2014	38568 C	E 21879	W 16689	9.00	57.00	2.30
2013	37516 C	E 21240	W 16276	9.00	57.60	4.00
2012	35633 C	E 19908	W 15725	9.00	52.60	3.50
2011	39432 C	E 21173	W 18259	9.00	52.60	3.20
2010	39139 C	E 20396	W 18743	9.97	52.58	2.40
2009	35852 C	E 19866	W 15986	10.19	55.36	2.70

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
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FLORIDA DEPARTMENT OF TRANSPORTATION
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 2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 6039 - GLADIOLUS DR, 720' W OF BASS RD, PTMS 2039, LCPR 39

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	28500 X	0	0	9.00	55.40	6.80
2023	25000 X	0	0	9.00	55.40	5.00
2022	24000 X	0	0	9.00	53.90	4.10
2021	23500 T	0	0	9.00	53.50	4.20
2020	23000 S	0	0	9.00	59.30	3.40
2019	23500 F	0	0	9.00	59.60	3.70
2018	22612 C	0	0	9.00	53.30	4.10
2017	22000 X	0	0	9.00	59.80	4.00
2016	21500 E	0	0	9.00	55.70	2.80
2015	20500 E	0	0	9.00	52.80	2.90
2014	19900 F			9.00	52.80	3.70
2013	19599 C	E 9739	W 9860	9.00	52.80	3.90

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
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 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN

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FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 6019 - SUMMERLIN RD, 1200' E OF PINE RIDGE RD, PTMS 2019, LCPR 19

YEAR	AADT	DIRECTION		*K FACTOR	D FACTOR	T FACTOR
		1	2			
2024	37000 X	0	0	9.00	55.40	6.40
2023	36500 X	0	0	9.00	55.40	4.80
2022	35000 X	0	0	9.00	53.90	5.40
2021	35000 T	0	0	9.00	53.50	4.50
2020	34500 S	0	0	9.00	53.40	4.30
2019	35500 F	0	0	9.00	53.80	4.10
2018	35033 C	0	0	9.00	53.30	4.80
2017	34000 F	0	0	9.00	55.20	4.70
2016	34034 C	E 16959	W 17075	9.00	55.70	4.60
2015	33656 C	E 16730	W 16926	9.00	52.30	4.70
2014	33571 C	E 16729	W 16842	9.00	52.30	4.30
2013	31791 C	E 15974	W 15817	9.00	52.30	4.30
2012	25766 C	E 12481	W 13285	9.00	52.00	3.50
2011	30026 C	E 14826	W 15200	9.00	51.90	4.60
2010	30141 C	E 14934	W 15207	11.54	51.89	3.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
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FLORIDA DEPARTMENT OF TRANSPORTATION
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COUNTY: 12 - LEE

SITE: 5054 - SR 865/6-MILE CYPRESS PKWY, EAST OF US 41 LC386

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	44000	S	E 21000		W 23000	9.00	54.40	9.60
2023	43000	F	E 20500		W 22500	9.00	54.50	9.60
2022	40000	C	E 19000		W 21000	9.00	52.70	9.60
2021	41000	C	E 20000		W 21000	9.00	52.60	6.70
2020	32500	C	E 15500		W 17000	9.00	51.70	6.60
2019	38000	C	E 18500		W 19500	9.00	52.00	5.10
2018	36500	C	E 18000		W 18500	9.00	52.30	7.00
2017	36500	C	E 18000		W 18500	9.00	53.20	6.40
2016	36500	C	E 18500		W 18000	9.00	57.90	5.30
2015	35500	C	E 18000		W 17500	9.00	58.40	5.00
2014	33000	F	E 16500		W 16500	9.00	56.40	5.20
2013	31000	C	E 15500		W 15500	9.00	64.00	5.20
2012	33000	C	E 16500		W 16500	9.00	63.40	7.30
2011	32000	F	E 16000		W 16000	9.00	62.50	5.70
2010	33000	C	E 16500		W 16500	11.16	63.35	5.70
2009	29500	C	E 14500		W 15000	11.00	63.18	4.60

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
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COUNTY: 12 - LEE

SITE: 4387 - SIX MILE CYPRESS/CR 865, E OF METRO PKWY/SR 739 LC 387

YEAR	AADT		DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	34000 F	E	17500	W 16500	9.00	53.90	7.60
2023	35000 C	E	18000	W 17000	9.00	53.50	7.60
2022	32500 E				9.00	54.00	7.30
2021	32500 S	E	16000	W 16500	9.00	57.00	5.10
2020	32500 F	E	16000	W 16500	9.00	52.80	5.10
2019	33500 C	E	16500	W 17000	9.00	53.30	5.10
2018	34000 C	E	17000	W 17000	9.00	53.30	5.00
2017	34500 C	E	17500	W 17000	9.00	53.20	5.00
2016	33000 S	E	16500	W 16500	9.00	56.10	6.10
2015	32000 F	E	16000	W 16000	9.00	52.00	6.10
2014	30000 C	E	15000	W 15000	9.00	52.30	6.10
2013	26500 S	E	13500	W 13000	9.00	55.70	6.80
2012	26500 F	E	13500	W 13000	9.00	52.10	6.80
2011	27500 C	E	14000	W 13500	9.00	51.60	6.80
2010	26000 S	E	13500	W 12500	10.36	54.31	4.40
2009	26000 F	E	13500	W 12500	9.94	54.56	4.40

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN

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 2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 5055 - SR739/METRO PKWY, N OF SR865/6-MI CYPRESS PKW LC337

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	29000	F	N 15000		S 14000	9.00	54.40	6.60
2023	28000	C	N 14500		S 13500	9.00	54.50	6.60
2022	25000	F	N 12500		S 12500	9.00	52.70	7.30
2021	24000	C	N 12000		S 12000	9.00	52.60	7.50
2020	21000	C	N 10500		S 10500	9.00	51.70	5.10
2019	24000	C	N 12500		S 11500	9.00	52.00	5.90
2018	23500	C	N 12000		S 11500	9.00	52.30	6.40
2017	23500	C	N 12000		S 11500	9.00	53.20	6.20
2016	23000	C	N 11500		S 11500	9.00	57.90	6.20
2015	21500	C	N 11000		S 10500	9.00	58.40	6.20
2014	21000	C	N 10500		S 10500	9.00	56.40	5.20
2013	29000	C	N 15000		S 14000	9.00	64.00	5.50
2012	24000	C	N 12000		S 12000	9.00	63.40	4.30
2011	8300	F	N 3700		S 4600	9.00	62.50	7.00
2010	8500	C	N 3800		S 4700	11.16	63.35	7.00
2009	9100	F	N 4200		S 4900	11.00	63.18	7.80

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
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COUNTY: 12 - LEE

SITE: 4257 - CYPRESS LAKE DR, EAST OF SOUTH POINTE BLVD LC 257

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	24000 F	E 11500	W 12500	9.00	55.40	3.80
2023	23000 C	E 11000	W 12000	9.00	55.40	3.80
2022	28500 X	0	0	9.00	53.90	9.80
2021	27500 X	0	0	9.00	53.50	2.80
2020	26000 E	0	0	9.00	54.00	2.80
2019	26000 C	E 0	W 0	9.00	56.00	2.80
2018	23500 C	E 11000	W 12500	9.00	53.30	3.00
2017	28500 T			9.00	55.40	7.40
2016	27500 S	E 13000	W 14500	9.00	55.70	2.50
2015	26500 F	E 12500	W 14000	9.00	55.00	2.50
2014	25500 C	E 12000	W 13500	9.00	55.40	2.50
2013	27500 S	E 13500	W 14000	9.00	55.30	2.40
2012	27500 F	E 13500	W 14000	9.00	55.40	2.40
2011	28000 C	E 13500	W 14500	9.00	54.40	2.40
2010	27500 S	E 13500	W 14000	10.68	53.94	2.80
2009	27500 F	E 13500	W 14000	10.43	55.23	2.80

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
 *K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

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COUNTY: 12 - LEE

SITE: 6030 - DANIELS PKWY, 100? FT E OF PONDEROSA WY, PTMS 2030, LCPR 30

YEAR	AADT	DIRECTION		*K FACTOR	D FACTOR	T FACTOR
		1	2			
2024	51500 X	0	0	9.00	53.90	4.10
2023	51000 X	0	0	9.00	53.50	9.00
2022	49000 X	0	0	9.00	54.00	9.60
2021	48500 T	0	0	9.00	57.00	7.70
2020	47500 S	0	0	9.00	52.80	4.80
2019	49500 F	0	0	9.00	53.30	3.40
2018	49596 C	0	0	9.00	53.30	3.40
2017	50500 F	0	0	9.00	52.00	4.30
2016	48893 C	E 24096	W 24797	9.00	52.00	4.90
2015	47979 C	E 23545	W 24434	9.00	52.00	5.20
2014	46931 C	E 23035	W 23896	9.00	52.30	3.00
2013	45780 C	E 22521	W 23259	9.00	51.70	4.20
2012	40796 C	E 18683	W 22113	9.00	51.70	3.90
2011	43054 C	E 21269	W 21785	9.00	51.60	3.10
2010	43618 C	E 21560	W 22058	10.20	51.56	3.40
2009	44040 C	E 21818	W 22222	9.83	53.02	4.30

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
 *K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

**LEE COUNTY PUBLIC FACILITIES
LEVEL OF SERVICE AND
CONCURRENCY REPORT**

LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2023 100TH HIGHEST HOUR			2028 FUTURE FORECAST*			Notes
		FROM	TO		LOS ⁽¹⁾	CAPACITY ⁽¹⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	
00100	A & W BULB RD	GLADIOLUS DR	McGREGOR BLVD	2LN	E	860	C	384	0.45	C	404	0.47	
00200	ALABAMA RD	SR 82	MILWAUKEE BLVD	2LN	E	990	C	428	0.43	D	479	0.48	pre-development order res development
00300	ALABAMA RD	MILWAUKEE BLVD	HOMESTEAD RD	2LN	E	990	D	481	0.49	D	506	0.51	
00400	ALEXANDER BELL BLVD	SR 82	MILWAUKEE BLVD	2LN	E	990	D	547	0.55	D	575	0.58	
00500	ALEXANDER BELL BLVD	MILWAUKEE BLVD	LEELAND HEIGHTS	2LN	E	990	D	547	0.55	D	637	0.64	pre-development order res development
00590	ALICO RD	US 41	DUSTY RD	4LD	E	1,980	B	1,170	0.59	B	1,230	0.62	
00600	ALICO RD	DUSTY RD	LEE RD	6LD	E	2,960	B	1,170	0.40	B	1,298	0.44	
00700	ALICO RD	LEE RD	THREE OAKS PKWY	6LD	E	2,960	B	1,170	0.40	B	1,422	0.48	Three Oaks Distribution Center
00800	ALICO RD	THREE OAKS PKWY	I-75	6LD	E	2,960	E	2,761	0.93	E	2,902	0.98	
00900	ALICO RD	I-75	BEN HILL GRIFFIN BLVD	6LD	E	2,960	B	1,448	0.49	B	1,521	0.51	
01000	ALICO RD	BEN HILL GRIFFIN BLVD	GREEN MEADOW DR	2LN/4LN	E	1100/1960	E	853	0.78	C	1,171	0.60	⁽⁴⁾⁽⁵⁾ ; unincorporated Lee Co; Ctr Pl/Prm Aprt Pk
01050	ALICO RD	GREEN MEADOW DR	CORKSCREW RD	2LN	E	1,100	B	256	0.23	B	269	0.24	⁽⁴⁾
01200	BABCOCK RD	US 41	ROCKEFELLER CIR	2LN	E	860	C	60	0.07	C	65	0.08	⁽⁴⁾
01400	BARRETT RD	PONDELLA RD	PINE ISLAND RD (US 78)	2LN	E	860	C	150	0.17	C	158	0.18	
01500	BASS RD	SUMMERLIN RD	GLADIOLUS DR	4LN	E	1,790	C	655	0.37	C	709	0.40	
01600	BAYSHORE RD (SR 78)	BUS 41	NEW POST RD/HART RD	4LD	D	1,942		2,046	1.05		2,302	1.19	
01700	BAYSHORE RD (SR 78)	HART RD	SLATER RD	4LD	D	1,942		2,070	1.07		2,515	1.30	
01800	BAYSHORE RD (SR 78)	SLATER RD	I-75	4LD	D	2,910	B	1,275	0.44	B	1,426	0.49	
01900	BAYSHORE RD (SR 78)	I-75	NALLE RD	2LN	D	1,166	C	846	0.73	C	1,007	0.86	
02000	BAYSHORE RD (SR 78)	NALLE RD	SR 31	2LN	D	1,166	C	846	0.73	C	1,007	0.86	Bayshore Ranch/Stonehill Manor
02100	BEN HILL GRIFFIN PKWY	CORKSCREW RD	FGCU ENTRANCE	4LD	E	2,000	B	1,548	0.77	B	1,700	0.85	Grandeza
02200	BEN HILL GRIFFIN PKWY	FGCU BOULEVARD S	COLLEGE CLUB DR	4LD	E	2,000	B	1,548	0.77	B	1,627	0.81	
02250	BEN HILL GRIFFIN PKWY	COLLEGE CLUB DR	ALICO RD	6LD	E	3,000	B	1,525	0.51	B	1,603	0.53	
26950	BEN HILL GRIFFIN PKWY	ALICO RD	TERMINAL ACCESS RD	4LD	E	1,980	B	1,041	0.53	B	1,094	0.55	unincorporated Lee County
02300	BETH STACEY BLVD	23RD ST	HOMESTEAD RD	2LN	E	860	C	314	0.37	C	451	0.52	Ibis Landing (a.k.a. Copperhead Gif Community)
02400	BONITA BEACH RD	HICKORY BLVD	VANDERBILT DR	4LD	E	1,900	C	572	0.30	C	601	0.32	⁽⁴⁾ ; constrained in city plan
02500	BONITA BEACH RD	VANDERBILT DR	US 41	4LD	E	1,900	C	1,124	0.59	C	1,181	0.62	constrained in city plan
02600	BONITA BEACH RD	US 41	OLD 41	4LD	E	1,860	C	1,713	0.92	C	1,800	0.97	constrained; old count projection (2010)
02700	BONITA BEACH RD	OLD 41	IMPERIAL ST	6LD	E	2,800	C	2,184	0.78	C	2,295	0.82	constrained in city plan
02800	BONITA BEACH RD	IMPERIAL ST	W OF I-75	6LD	E	2,800	C	2,144	0.77	C	2,253	0.80	constrained in city plan
02900	BONITA BEACH RD	E OF I-75	BONITA GRAND DR	4LD	E	2,020	B	868	0.43	B	912	0.45	constrained in city plan
02950	BONITA BEACH RD	BONITA GRANDE DR	Logan Boulevard	4LD	E	2,020	B	868	0.43	B	912	0.45	constrained in city plan
03100	BONITA GRANDE DR	BONITA BEACH RD	E TERRY ST	2LN	E	860	C	497	0.58	C	522	0.61	
03200	BOYSCOUT RD	SUMMERLIN RD	US 41	6LN	E	2,520	E	1,757	0.70	E	1,847	0.73	
03300	BRANTLEY RD	SUMMERLIN RD	US 41	2LN	E	860	C	270	0.31	C	284	0.33	
03400	BRIARCLIFF RD	US 41	TRIPLE CROWN CT	2LN	E	860	C	160	0.19	C	168	0.20	
03500	BROADWAY RD (ALVA)	SR 80	North RIVER RD	2LN	E	860	C	284	0.33	C	298	0.35	
03700	BUCKINGHAM RD	SR 82	GUNNERY RD	2LN	E	990	D	470	0.47	D	504	0.51	
03730	BUCKINGHAM RD	GUNNERY RD	ORANGE RIVER BLVD	2LN	E	990	C	346	0.35	C	383	0.39	
03800	BUCKINGHAM RD	ORANGE RIVER BLVD	SR 80	2LN	E	990	E	718	0.73	E	976	0.99	Lee County Homes (a.k.a. Buckingham 345)
03900	BURNT STORE RD	SR 78	VAN BUREN PKWY	4LD	E	2,950	A	847	0.29	B	890	0.30	City of Cape Coral
04000	BURNT STORE RD	VAN BUREN PKWY	COUNTY LINE	2LN	E	1,140	D	724	0.64	D	761	0.67	partially located in City of Cape Coral
04200	BUS 41 (N TAMIAMI TR, SR 739)	CITY LIMITS (N END EDISON BRG)	PONDELLA RD	6LD	D	2,950	C	1,936	0.66	C	2,274	0.77	
04300	BUS 41 (N TAMIAMI TR, SR 739)	PONDELLA RD	SR 78	6LD	D	2,950	C	1,936	0.66	C	2,274	0.77	
04400	BUS 41 (N TAMIAMI TR, SR 739)	SR 78	LITTLETON RD	4LD	D	1,900	C	1,177	0.62	C	1,406	0.74	
04500	BUS 41 (N TAMIAMI TR, SR 739)	LITTLETON RD	US 41	4LD	D	1,900	C	682	0.36	C	846	0.45	
04600	CAPE CORAL BRIDGE	DEL PRADO BLVD	McGREGOR BLVD	4LB	E	4,000	D	3,073	0.77	D	3,230	0.81	
04700	CAPTIVA DR	BLIND PASS	SOUTH SEAS PLANTATION RD	2LN	E	860	C	267	0.31	C	281	0.33	constrained, old count (2010)

LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE		2023 100TH HIGHEST HOUR			2028 FUTURE FORECAST*			Notes
					STANDARD		LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	
		FROM	TO		LOS ⁽¹⁾	CAPACITY ⁽²⁾							
04800	CEMETERY RD	BUCKINGHAM RD	HIGGINS AVE	2LN	E	860	C	315	0.37	C	331	0.38	
04900	CHAMBERLIN PKWY	AIRPORT ENT	DANIELS PKWY	4LN	E	1,790	C	450	0.25	C	473	0.26	⁽⁴⁾ ; Port Authority maintained
05000	COCONUT RD	WEST END	VIA VENETTO BLVD	2LN	E	860	C	275	0.32	C	289	0.34	⁽⁴⁾ ; non-county maintained to east
05100	COLLEGE PKWY	McGREGOR BLVD	WINKLER RD	6LD	E	2,980	D	2,600	0.87	E	2,733	0.92	
05200	COLLEGE PKWY	WINKLER RD	WHISKEY CREEK DR	6LD	E	2,980	D	1,838	0.62	D	1,932	0.65	
05300	COLLEGE PKWY	WHISKEY CREEK DR	SUMMERLIN RD	6LD	E	2,980	D	1,838	0.62	D	1,932	0.65	
05400	COLLEGE PKWY	SUMMERLIN RD	US 41	6LD	E	2,980	D	1,830	0.61	D	1,923	0.65	
05500	COLONIAL BLVD	McGREGOR BLVD	SUMMERLIN RD	6LD	E	2,840	D	2,589	0.91	D	2,721	0.96	⁽⁴⁾
05600	COLONIAL BLVD	SUMMERLIN RD	US 41	6LD	E	2,840	D	2,589	0.91	D	2,721	0.96	
06200	COLONIAL BLVD	DYNASTY DR	SR 82	6LD	D	3,040	D	2,104	0.69	D	2,211	0.73	⁽⁴⁾
06300	COLUMBUS BLVD	SR 82	MILWAUKEE BLVD	2LN	E	860	C	105	0.12	C	110	0.13	⁽⁴⁾
06400	CONSTITUTION BLVD	US 41	CONSTITUTION CIR	2LN	E	860	C	371	0.43	C	390	0.45	
06500	CORBETT RD	SR 78 (PINE ISLAND RD)	LITTLETON RD	2LN	E	860	C	30	0.03	C	32	0.04	⁽⁴⁾
06600	CORKSCREW RD	US 41	THREE OAKS PKWY	4LD	E	1,900	C	971	0.51	C	1,021	0.54	
06700	CORKSCREW RD	THREE OAKS PKWY	W OF I-75	4LD	E	1,900	C	1,582	0.83	C	1,663	0.88	
06800	CORKSCREW RD	E OF I-75	BEN HILL GRIFFIN BLVD	4LD	E	1,900	C	1,069	0.56	C	1,124	0.59	
06900	CORKSCREW RD	BEN HILL GRIFFIN BLVD	ALICO RD	4LD	E	1,960	C	1,186	0.61	C	1,246	0.64	Corkscrew Woods/Wildblue
07000	CORKSCREW RD	ALICO RD	COUNTY LINE	2LN	E	1,140	D	668	0.59		1,412	1.24	Verdana Village RPD
07100	COUNTRY LAKES BLVD	LUCKETT RD	TICE ST	2LN	E	860	C	145	0.17	C	154	0.18	⁽⁴⁾
07200	CRYSTAL DR	US 41	METRO PKWY	2LN	E	860	C	505	0.59	C	531	0.62	
07300	CRYSTAL DR	METRO PKWY	PLANTATION RD	2LN	E	860	C	366	0.43	C	385	0.45	
07400	CYPRESS LAKE DR	McGREGOR BLVD	SOUTH POINT BLVD	4LD	E	1,940	D	1,142	0.59	D	1,200	0.62	
07500	CYPRESS LAKE DR	SOUTH POINT BLVD	WINKLER RD	4LD	E	1,940	D	1,449	0.75	D	1,523	0.79	
07600	CYPRESS LAKE DR	WINKLER RD	SUMMERLIN RD	4LD	E	1,940	D	1,449	0.75	D	1,523	0.79	
07700	CYPRESS LAKE DR	SUMMERLIN RD	US 41	6LD	E	2,940	D	2,064	0.70	D	2,169	0.74	
07800	DANIELS PKWY	US 41	METRO PKWY	6LD	E	2,680	D	2,307	0.86	D	2,425	0.90	unincorporated Lee County
07900	DANIELS PKWY	METRO PKWY	SIX MILE PKWY	6LD	E	2,680	D	2,307	0.86	D	2,425	0.90	unincorporated Lee County; constrained
08000	DANIELS PKWY	SIX MILE PKWY	PALOMINO LN	6LD	E	3,040	E	2,953	0.97		3,108	1.02	unincorporated Lee Co; constrained; Dan Falls
08100	DANIELS PKWY	PALOMINO LN	I-75	6LD	E	3,040	E	2,953	0.97		3,104	1.02	unincorporated Lee County; constrained
08200	DANIELS PKWY	I-75	TREELINE AVE	6LD	E	3,260	E	2,963	0.91	E	3,114	0.96	unincorporated Lee County
08300	DANIELS PKWY	TREELINE AVE	CHAMBERLIN PKWY	6LD	E	3,260	E	2,963	0.91	E	3,114	0.96	unincorporated Lee County
08400	DANIELS PKWY	CHAMBERLIN PKWY	GATEWAY BLVD	6LD	E	3,260	E	3,197	0.98		3,360	1.03	unincorporated Lee County
08500	DANIELS PKWY	GATEWAY BLVD	SR 82	4LD	E	2,160		2,304	1.07		2,469	1.14	unincorporated Lee County; Timber Creek RPD
08600	DANLEY DR	US 41	METRO PKWY	2LN	E	860	C	395	0.46	C	415	0.48	
08700	DAVIS RD	McGREGOR BLVD	IONA RD	2LN	E	860	C	17	0.02	C	18	0.02	⁽⁴⁾
08800	DEL PRADO BLVD	CAPE CORAL PKWY	SE 46TH ST	6LD	E	2,660	D	2,069	0.78	D	2,175	0.82	
08900	DEL PRADO BLVD	SE 46TH ST	CORNADO PKWY	6LD	E	2,660	D	2,069	0.78	D	2,175	0.82	
09000	DEL PRADO BLVD	CORNADO PKWY	CORNWALLIS PKWY	6LD	E	2,660	D	2,069	0.78	D	2,174	0.82	
09100	DEL PRADO BLVD	CORNWALLIS PKWY	CORAL POINT DR	6LD	E	2,660	E	2,600	0.98		2,733	1.03	
09200	DEL PRADO BLVD	CORAL POINT DR	HANCOCK B. PKWY	6LD	E	2,800	D	2,041	0.73	D	2,145	0.77	
09300	DEL PRADO BLVD	HANCOCK B. PKWY	SR 78	6LD	E	2,800	C	1,757	0.63	C	1,847	0.66	⁽⁴⁾
09400	DEL PRADO BLVD	US 41	SLATER RD	2LN	E	860	C	538	0.63	D	643	0.75	Crane Landing Golf Course Community
09700	EAST 21ST ST	JOEL BLVD	GRANT AVE	2LN	E	860	C	30	0.03	C	32	0.04	⁽⁴⁾
09800	ESTERO BLVD	BIG CARLOS PASS BRIDGE	PESCADORA AVE	2LN	E	726	A	264	0.36	A	277	0.38	⁽⁴⁾ ; constrained
09900	ESTERO BLVD	PESCADORA AVE	VOORHIS ST	2LN	E	726	D	648	0.89	D	681	0.94	⁽⁴⁾ ; constrained
10000	ESTERO BLVD	VOORHIS ST	TROPICAL SHORES WAY	2LN	E	726	D	648	0.89	D	681	0.94	⁽⁴⁾ ; constrained
10100	ESTERO BLVD	TROPICAL SHORES WAY	CENTER ST	2LN	E	671		722	1.08		759	1.13	⁽⁴⁾ ; constrained
14400	ESTERO PKWY	US 41	THREE OAKS PKWY	4LD	E	2,000	B	921	0.46	B	1,092	0.55	non-county maint; T and T DRI/Cyp Vw CPD

LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2023 100TH HIGHEST HOUR			2028 FUTURE FORECAST*			Notes
		FROM	TO		LOS ⁽¹⁾	CAPACITY ⁽²⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	
14450	ESTERO PKWY	THREE OAKS PKWY	BEN HILL GRIFFIN PKWY	4LD	E	2,000	B	1,040	0.52	B	1,093	0.55	(4)
10200	EVERGREEN RD	US 41	BUS 41	2LN	E	860	C	103	0.12	C	108	0.13	(4)
10300	FIDDLESTICKS BLVD	GUARDHOUSE	DANIELS PKWY	2LN	E	860	C	290	0.34	C	305	0.35	
10400	FOWLER ST	US 41	N AIRPORT RD	6LD	E	2,300	D	1,276	0.55	D	1,341	0.58	
10500	FOWLER ST	N AIRPORT RD	COLONIAL BLVD	6LD	E	2,300	D	1,541	0.67	D	1,620	0.70	
10800	GASPARILLA BLVD	FIFTH ST	COUNTY LINE	2LN	E	860	C	309	0.36	C	325	0.38	constrained
	GATEWAY BLVD	DANIELS PKWY	GATEWAY LAKES BLVD	4LD	E	1,790	C	1,233	0.69	C	1,296	0.72	(4)
	GATEWAY BLVD	GATEWAY LAKES BLVD	SR82	2LN	E	860	C	505	0.59	C	531	0.62	(4)
10900	GLADIOLUS DR	McGREGOR BLVD	PINE RIDGE RD	4LD	E	1,840	C	547	0.30	C	575	0.31	
11000	GLADIOLUS DR	PINE RIDGE RD	BASS RD	4LD	E	1,840	C	1,193	0.65	C	1,254	0.68	
11100	GLADIOLUS DR	BASS RD	WINKLER RD	6LD	E	2,780	C	1,193	0.43	C	1,254	0.45	
11200	GLADIOLUS DR	WINKLER RD	SUMMERLIN RD	6LD	E	2,780	C	1,193	0.43	C	1,254	0.45	
11300	GLADIOLUS DR	SUMMERLIN RD	US 41	6LD	E	2,780	C	2,330	0.84	C	2,449	0.88	
11400	GREENBRIAR BLVD	RICHMOND AVE	JOEL BLVD	2LN	E	860	C	125	0.15	C	146	0.17	(4)
11500	GUNNERY RD	SR 82	LEE BLVD	4LD	E	1,920	B	1,426	0.74	B	1,545	0.80	pre-development order res development
11600	GUNNERY RD	LEE BLVD	BUCKINGHAM RD	2LN	E	1,020	C	742	0.73	C	799	0.78	pre-development order res development
11700	HANCOCK BRIDGE PKWY	DEL PRADO BLVD	NE 24TH AVE	4LD	E	1,880	B	1,120	0.60	B	1,177	0.63	
11800	HANCOCK BRIDGE PKWY	NE 24TH AVE	ORANGE GROVE BLVD	4LD	E	1,880	B	1,473	0.78	B	1,548	0.82	
11900	HANCOCK BRIDGE PKWY	ORANGE GROVE BLVD	MOODY RD	4LD	E	1,880	B	1,433	0.76	B	1,506	0.80	
12000	HANCOCK BRIDGE PKWY	MOODY RD	US 41	4LD	E	1,880	B	1,433	0.76	B	1,506	0.80	
12100	HART RD	SR 78	TUCKER LANE	2LN	E	860	C	291	0.34	C	306	0.36	(4)
12200	HICKORY BLVD	BONITA BEACH RD	McLAUGHLIN BLVD	2LN	E	890	E	479	0.54	E	503	0.57	(4); constrained
12300	HICKORY BLVD	McLAUGHLIN BLVD	MELODY LANE	2LN	E	890	E	479	0.54	E	503	0.57	(4); constrained
12400	HICKORY BLVD	MELODY LANE	ESTERO BLVD	2LN	E	890	E	479	0.54	E	503	0.57	(4); constrained
12480	HOMESTEAD RD	SR 82	MILWAUKEE BLVD	2LN	E	1,010	C	473	0.47	D	497	0.49	(4)
12490	HOMESTEAD RD	MILWAUKEE BLVD	SUNRISE BLVD	2LN	E	1,010	C	473	0.47	D	497	0.49	(4)
12500	HOMESTEAD RD	SUNRISE BLVD	LEELAND HEIGHTS	4LN	E	1,960	C	473	0.24	C	518	0.26	
12600	HOMESTEAD RD	LEELAND HEIGHTS	LEE BLVD	4LN	E	1,960	D	1,324	0.68	D	1,392	0.71	
31800	I-75	BONITA BEACH RD	CORKSCREW RD	6LF/8LF	D	6080/9090	D	5,453	0.90	C	6,395	0.70	
31900	I-75	CORKSCREW RD	ALICO RD	6LF	D	6,080		6,387	1.05		7,465	1.23	
32000	I-75	ALICO RD	DANIELS PKWY	6LF	D	7,080	D	6,478	0.91		7,435	1.05	
32100	I-75	DANIELS PKWY	COLONIAL BLVD	6LF	D	6,080	E	6,109	1.00		7,187	1.18	
	I-75	COLONIAL BLVD	DR MLK JR BLVD (SR 82)	6LF	D	7,080	C	5,529	0.78	D	6,217	0.88	
32300	I-75	DR MLK JR BLVD (SR 82)	LUCKETT RD	6LF	D	6,080	D	5,756	0.95		6,683	1.10	
32400	I-75	LUCKETT RD	SR 80	6LF	D	7,080	C	5,554	0.78	D	6,405	0.90	
32500	I-75	SR 80	SR 78	6LF	D	7,080	B	3,888	0.55	B	4,564	0.64	
32600	I-75	SR 78	COUNTY LINE	6LF	D	6,080	C	3,652	0.60	C	4,164	0.68	
12700	IDLEWILD ST	METRO PKWY	RANCHETTE RD	2LN	E	860	C	213	0.25	C	224	0.26	
13000	IMMOKALEE RD (SR 82)	E OF COLONIAL BLVD	GATEWAY BLVD	6LD	D	2,814	C	2,357	0.84		2,957	1.05	
13100	IMMOKALEE RD (SR 82)	GATEWAY BLVD	GUNNERY RD	6LD	D	2,866	C	1,743	0.61	C	2,203	0.77	Timber Creek RPD
13200	IMMOKALEE RD (SR 82)	GUNNERY RD	ALABAMA RD	6LD	D	2,866	C	2,330	0.81	D	2,817	0.98	
13300	IMMOKALEE RD (SR 82)	ALABAMA RD	BELL BLVD	4LD	D	1,942	C	1,002	0.52	C	1,247	0.64	
13400	IMMOKALEE RD (SR 82)	BELL BLVD	COUNTY LINE	4LD	D	1,942	C	770	0.40	C	950	0.49	
13500	IMPERIAL PKWY	COLLIER COUNTY LINE	BONITA BEACH RD	4LD	E	1,920	B	1,605	0.84	B	1,687	0.88	
13550	IMPERIAL PKWY	E TERRY ST	COCONUT RD	4LD	E	1,920	B	1,211	0.63	B	1,273	0.66	City of Bonita Springs/Village of Estero
13600	IONA RD	DAVIS RD	McGREGOR BLVD	2LN	E	860	C	426	0.50	C	468	0.54	Watrous Plantation
13700	ISLAND PARK RD	PARK RD	US 41	2LN	E	860	C	97	0.11	C	158	0.18	Coves of Estero Bay
13800	JOEL BLVD	ALEX GRAHAM BELL BLVD	18TH ST	4LN	E	2,120	B	567	0.27	B	625	0.29	

LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2023 100TH HIGHEST HOUR			2028 FUTURE FORECAST*			Notes
		FROM	TO		LOS ⁽¹⁾	CAPACITY ⁽²⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	
13900	JOEL BLVD	18TH ST	SR 80	2LN	E	1,010	D	547	0.54	D	575	0.57	
14000	JOHN MORRIS RD	BUNCHE BEACH	SUMMERLIN RD	2LN	E	860	C	65	0.08	C	68	0.08	(4)
14100	JOHN MORRIS RD	SUMMERLIN RD	IONA RD	2LN	E	860	C	210	0.24	C	221	0.26	
14200	KELLY RD	McGREGOR BLVD	SAN CARLOS BLVD	2LN	E	860	C	230	0.27	C	242	0.28	
14300	KELLY RD	SAN CARLOS BLVD	PINE RIDGE RD	2LN	E	860	C	230	0.27	C	242	0.28	
14500	LAUREL DR	BUS 41	BREEZE DR	2LN	E	860	C	338	0.39	C	355	0.41	
14600	LEE BLVD	SR 82	ALVIN AVE	6LD	E	2,840	E	2,440	0.86	E	2,564	0.90	
14700	LEE BLVD	ALVIN AVE	GUNNERY RD	6LD	E	2,840	E	2,182	0.77	E	2,293	0.81	
14800	LEE BLVD	GUNNERY RD	HOMESTEAD RD	6LD	E	2,840	E	1,944	0.68	E	2,091	0.74	pre-development order res development
14900	LEE BLVD	HOMESTEAD RD	WILLIAMS AVE	4LD	E	1,980	B	913	0.46	B	960	0.48	
14930	LEE BLVD	WILLIAMS AVE	LEELAND HEIGHTS	2LN	E	1,020	B	913	0.90	E	960	0.94	
15000	LEE RD	SAN CARLOS BLVD	ALICO RD	2LN	E	860	C	407	0.47	C	428	0.50	
15100	LEELAND HEIGHTS	HOMESTEAD RD	JOEL BLVD	4LN	E	1,800	B	764	0.42	B	803	0.45	
15200	LEONARD BLVD	GUNNERY RD	WESTGATE BLVD	2LN	E	860	D	714	0.83	D	895	1.04	Fairway Villages/pre-dev order res dev
15300	LITTLETON RD	CORBETT RD	US 41	2LN	E	860	D	587	0.68	D	617	0.72	
15400	LITTLETON RD	US 41	BUS 41	2LN	E	860	D	570	0.66	D	599	0.70	
15500	LUCKETT RD	ORTIZ AVE	I-75	2LN	E	880	C	364	0.41	C	416	0.47	Luckett Landing Hotel/Luckett Road C-Store
15600	LUCKETT RD	I-75	COUNTRY LAKES DR	2LN	E	860	C	320	0.37	C	336	0.39	
15700	MAPLE DR*	SUMMERLIN RD	2ND AVE	2LN	E	860	C	79	0.09	C	83	0.10	(4)
15800	McGREGOR BLVD	SANIBEL T PLAZA	HARBOR DR	4LD	E	1,960	A	980	0.50	B	1,030	0.53	
15900	McGREGOR BLVD	HARBOR DR	SUMMERLIN RD	4LD	E	1,960	B	1,396	0.71	B	1,467	0.75	
16000	McGREGOR BLVD	SUMMERLIN RD	KELLY RD	4LD	E	1,960	A	815	0.42	A	857	0.44	
16100	McGREGOR BLVD	KELLY RD	GLADIOLUS DR	4LD	E	1,960	A	815	0.42	A	857	0.44	
16200	McGREGOR BLVD (SR 867)	OLD McGREGOR /GLADIOLUS DR	IONA LOOP RD	4LD	D	1,942	C	1,542	0.79	C	1,658	0.85	
16300	McGREGOR BLVD (SR 867)	IONA LOOP RD	PINE RIDGE RD	4LD	D	1,942	C	1,542	0.79	C	1,658	0.85	
16400	McGREGOR BLVD (SR 867)	PINE RIDGE RD	CYPRESS LAKE DR	4LD	D	1,900	D	1,810	0.95	D	1,961	1.03	
16500	McGREGOR BLVD (SR 867)	CYPRESS LAKE DR	COLLEGE PKWY	4LD	D	1,900	D	1,810	0.95	D	1,961	1.03	
16600	McGREGOR BLVD (SR 867)	COLLEGE PKWY	WINKLER RD	2LN	D	1,124	C	775	0.69	D	842	0.75	constrained
16700	McGREGOR BLVD (SR 867)	WINKLER RD	TANGLEWOOD BLVD	2LN	D	1,224	D	1,114	0.91	D	1,208	0.99	constrained
16800	McGREGOR BLVD (SR 867)	TANGLEWOOD BLVD	COLONIAL BLVD	2LN	D	1,224	D	1,114	0.91	D	1,208	0.99	constrained
16900	METRO PKWY (SR 739)	SIX MILE PKWY	DANIELS PKWY	6LD	D	2,866	C	1,373	0.48	C	1,618	0.56	
17000	METRO PKWY (SR 739)	DANIELS PKWY	CRYSTAL DR	4LD	D	1,900	C	1,275	0.67	C	1,440	0.76	
17100	METRO PKWY (SR 739)	CRYSTAL DR	DANLEY DR	4LD	D	1,900	D	1,786	0.94	D	2,118	1.11	
17200	METRO PKWY (SR 739)	DANLEY DR	COLONIAL BLVD	4LD	D	1,900	D	1,786	0.94	D	2,118	1.11	
	MICHAEL RIPPE PKWY	US41	SIX MILES PKWY	6LD	D	2,866	C	1,766	0.62	C	2,252	0.79	
17600	MILWAUKEE BLVD	ALABAMA BLVD	BELL BLVD	2LN	E	860	C	171	0.20	C	180	0.21	(4)
17700	MILWAUKEE BLVD	BELL BLVD	COLUMBUS BLVD	2LN	E	860	C	171	0.20	C	213	0.25	(4)
17800	MOODY RD	HANCOCK B. PKWY	PONDELLA RD	2LN	E	860	C	184	0.21	C	193	0.22	(4)
17900	NALLE GRADE RD	SLATER RD	NALLE RD	2LN	E	860	C	82	0.10	C	86	0.10	
18000	NALLE RD	SR 78	NALLE GRADE RD	2LN	E	860	C	136	0.16	C	143	0.17	
18100	NEAL RD	ORANGE RIVER BLVD	BUCKINGHAM RD	2LN	E	860	C	155	0.18	C	163	0.19	
18200	NORTH RIVER RD	SR 31	FRANKLIN LOCK RD	2LN	E	1,140	B	224	0.20	B	344	0.30	The Broadlands
18300	NORTH RIVER RD	FRANKLIN LOCK RD	BROADWAY RD	2LN	E	1,140	B	224	0.20	B	358	0.31	River Run Estates
18400	NORTH RIVER RD	BROADWAY RD	COUNTY LINE	2LN	E	1,140	A	100	0.09	A	135	0.12	
18900	OLGA RD*	SR 80 W	SR 80 E	2LN	E	860	C	84	0.10	C	88	0.10	(4)
19100	ORANGE GROVE BLVD	CLUB ENTR.	HANCOCK B. PKWY	2LN	E	860	C	539	0.63	D	566	0.66	
19200	ORANGE GROVE BLVD	HANCOCK B. PKWY	PONDELLA RD	4LN	E	1,790	C	539	0.30	D	566	0.32	
19300	ORANGE RIVER BLVD	SR 80	STALEY RD	2LN	E	1,000	C	368	0.37	C	387	0.39	

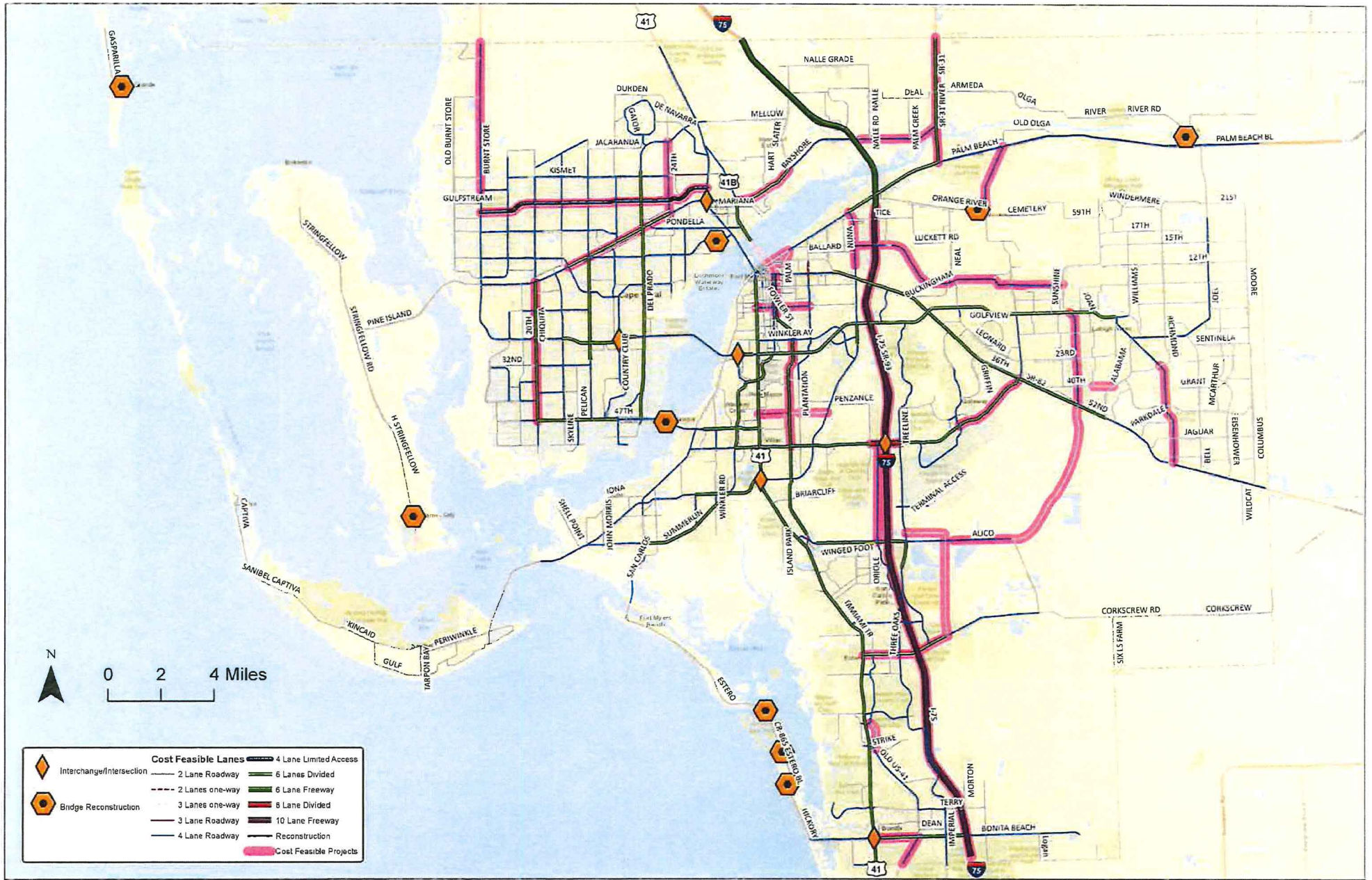
LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2023 100TH HIGHEST HOUR			2028 FUTURE FORECAST*			Notes
		FROM	TO		LOS ⁽¹⁾	CAPACITY ⁽²⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	
19400	ORANGE RIVER BLVD	STALEY RD	BUCKINGHAM RD	2LN	E	1,000	C	368	0.37	C	387	0.39	
19500	ORIOLE RD	SAN CARLOS BLVD	ALICO RD	2LN	E	860	C	131	0.15	C	138	0.16	
19600	ORTIZ AVE	COLONIAL BLVD	SR 82	2LN	E	900		1,115	1.24		1,172	1.30	City of Fort Myers
19700	ORTIZ AVE	SR 82	LUCKETT RD	2LN	E	900		947	1.05		995	1.11	partially located in City of Fort Myers
19800	ORTIZ AVE	LUCKETT RD	SR 80	2LN	E	900	B	374	0.42	B	393	0.44	(4)
19900	PALM BEACH BLVD (SR 80)	PROSPECT AVE	ORTIZ AVE	4LD	D	1,900	C	1,306	0.69	C	1,471	0.77	
20000	PALM BEACH BLVD (SR 80)	ORTIZ AVE	I-75	6LD	D	2,814	C	1,453	0.52	C	1,624	0.58	
20100	PALM BEACH BLVD (SR 80)	I-75	SR 31	6LD	D	2,814	C	1,840	0.65	C	2,030	0.72	
20200	PALM BEACH BLVD (SR 80)	SR 31	BUCKINGHAM RD	4LD	D	1,900		2,275	1.20		2,604	1.37	
20300	PALM BEACH BLVD (SR 80)	BUCKINGHAM RD	WERNER DR	4LD	D	1,942	E	1,943	1.00		2,277	1.17	River Hall (f.k.a. Hawks Haven)
20330	PALM BEACH BLVD (SR 80)	WERNER DR	JOEL BLVD	4LD	C	1,785	C	1,457	0.82	C	1,735	0.97	
20400	PALM BEACH BLVD (SR 80)	JOEL BLVD	HENDRY CO. LINE	4LD	C	1,785	C	1,295	0.73	C	1,541	0.86	
20500	PALOMINO LN	DANIELS PKWY	PENZANCE BLVD	2LN	E	860	C	343	0.40	C	405	0.47	The Springs at Daniels Road
20600	PARK MEADOWS DR	SUMMERLIN RD	US 41	2LN	E	860	C	202	0.23	C	219	0.26	
20800	PENZANCE BLVD	RANCHETTE RD	SIX MILE PKWY	2LN	E	860	C	150	0.17	C	180	0.21	
20900	PINE ISLAND RD	STRINGFELLOW RD	BURNT STORE RD	2LN	E	950	E	594	0.63	E	640	0.67	constrained
21400	PINE ISLAND RD (SR 78)	CITY LIMITS E OF BARRETT RD	US 41	4LD	D	1,900		1,902	1.00		2,312	1.22	
21500	PINE ISLAND RD (SR 78)	US 41	BUS 41	4LD	D	1,900	D	1,637	0.86	D	1,861	0.98	
21600	PINE RIDGE RD	SAN CARLOS BLVD	SUMMERLIN RD	2LN	E	860	C	459	0.53	C	549	0.64	Heritage Isles
21700	PINE RIDGE RD	SUMMERLIN RD	GLADIOLUS DR	2LN	E	860	C	280	0.33	C	486	0.56	Heritage Isles
21800	PINE RIDGE RD	GLADIOLUS DR	McGREGOR BLVD	2LN	E	860	C	280	0.33	C	294	0.34	
21900	PLANTATION RD	SIX MILE PKWY	DANIELS PKWY	2LN	E	860	C	317	0.37	C	333	0.39	
22000	PLANTATION RD	DANIELS PKWY	IDLEWILD ST	2LN	E	860	D	651	0.76	D	684	0.80	
22050	PLANTATION RD	IDLEWILD ST	COLONIAL BLVD	4LN	E	1,790	C	673	0.38	C	707	0.40	
22100	PONDELLA RD	SR 78	ORANGE GROVE BLVD	4LD	E	1,890	B	994	0.53	B	1,045	0.55	
22200	PONDELLA RD	ORANGE GROVE BLVD	US 41	4LD	E	1,890	B	1,319	0.70	B	1,386	0.73	
22300	PONDELLA RD	US 41	BUS 41	4LD	E	1,890	B	1,396	0.74	B	1,467	0.78	
22400	PRITCHETT PKWY	SR 78	RICH RD	2LN	E	860	C	78	0.09	D	658	0.76	(4); Brightwater RPD (f.k.a. Stoneybrook North)
22500	RANCHETTE RD	PENZANCE BLVD	IDLEWILD ST	2LN	E	860	C	105	0.12	C	110	0.13	(4)
22600	RICH RD	SLATER RD	PRITCHETT PKWY	2LN	E	860	C	62	0.07	C	65	0.08	(4)
22700	RICHMOND AVE	LEELAND HEIGHTS	E 12TH ST	2LN	E	860	C	129	0.15	C	149	0.17	pre-development order res development
22800	RICHMOND AVE	E 12TH ST	GREENBRIAR BLVD	2LN	E	860	C	129	0.15	C	198	0.23	pre-development order res development
23230	SAN CARLOS BLVD	US 41	THREE OAKS PKWY	2LN	E	860	C	324	0.38	C	341	0.40	
23000	SAN CARLOS BLVD (SR 865)	MANTANZAS PASS BRIDGE	MAIN ST	2LD	D	1,900	C	1,114	0.59	C	1,208	0.64	constrained
23100	SAN CARLOS BLVD (SR 865)	MAIN ST	SUMMERLIN RD	4LD	D	1,900	C	1,114	0.59	C	1,208	0.64	
23180	SAN CARLOS BLVD (SR 865)	SUMMERLIN RD	KELLY RD	2LD	D	1,180	C	702	0.59	C	762	0.65	
23200	SAN CARLOS BLVD (SR 865)	KELLY RD	GLADIOLUS DR	4LD	D	1,180	C	702	0.59	C	762	0.65	
23260	SANIBEL BLVD	US 41	LEE RD	2LN	E	860	C	501	0.58	C	527	0.61	
23300	SANIBEL CAUSEWAY	SANIBEL SHORELINE	TOLL PLAZA	2LN	E	1,140		1,172	1.03		1,232	1.08	
23400	SHELL POINT BLVD	McGREGOR BLVD	PALM ACRES	2LN	E	860	C	269	0.31	C	283	0.33	
23500	SIX MILE PKWY (SR 739)	US 41	METRO PKWY	4LD	D	1,900		2,109	1.11		2,341	1.23	
23600	SIX MILE CYPRESS	METRO PKWY	DANIELS PKWY	4LD	E	2,000	B	1,630	0.82	B	1,713	0.86	unincorporated Lee County
23700	SIX MILE CYPRESS	DANIELS PKWY	WINKLER EXT.	4LD	E	1,900	B	1,272	0.67	B	1,434	0.75	unincorporated Lee Co; Cr Mnr RPD/Ok VIII RPD
23800	SIX MILE CYPRESS	WINKLER EXT.	CHALLENGER BLVD	4LD	E	1,900	B	1,200	0.63	B	1,261	0.66	incorporated Lee County
23900	SIX MILE CYPRESS	CHALLENGER BLVD	COLONIAL BLVD	6LD	E	2,860	A	1,200	0.42	A	1,261	0.44	incorporated Lee County
24000	SLATER RD	SR 78	NALLE GRADE RD	2LN	E	1,010	C	444	0.44	C	467	0.46	
24100	SOUTH POINTE BLVD	CYPRESS LAKE DR	COLLEGE PKWY	2LD	E	910	C	514	0.56	C	540	0.59	
24200	SR 31 (ARCADIA RD)	SR 80	SR 78	2LN	D	766/1180	E	966	1.26	E	1,168	0.99	

LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)

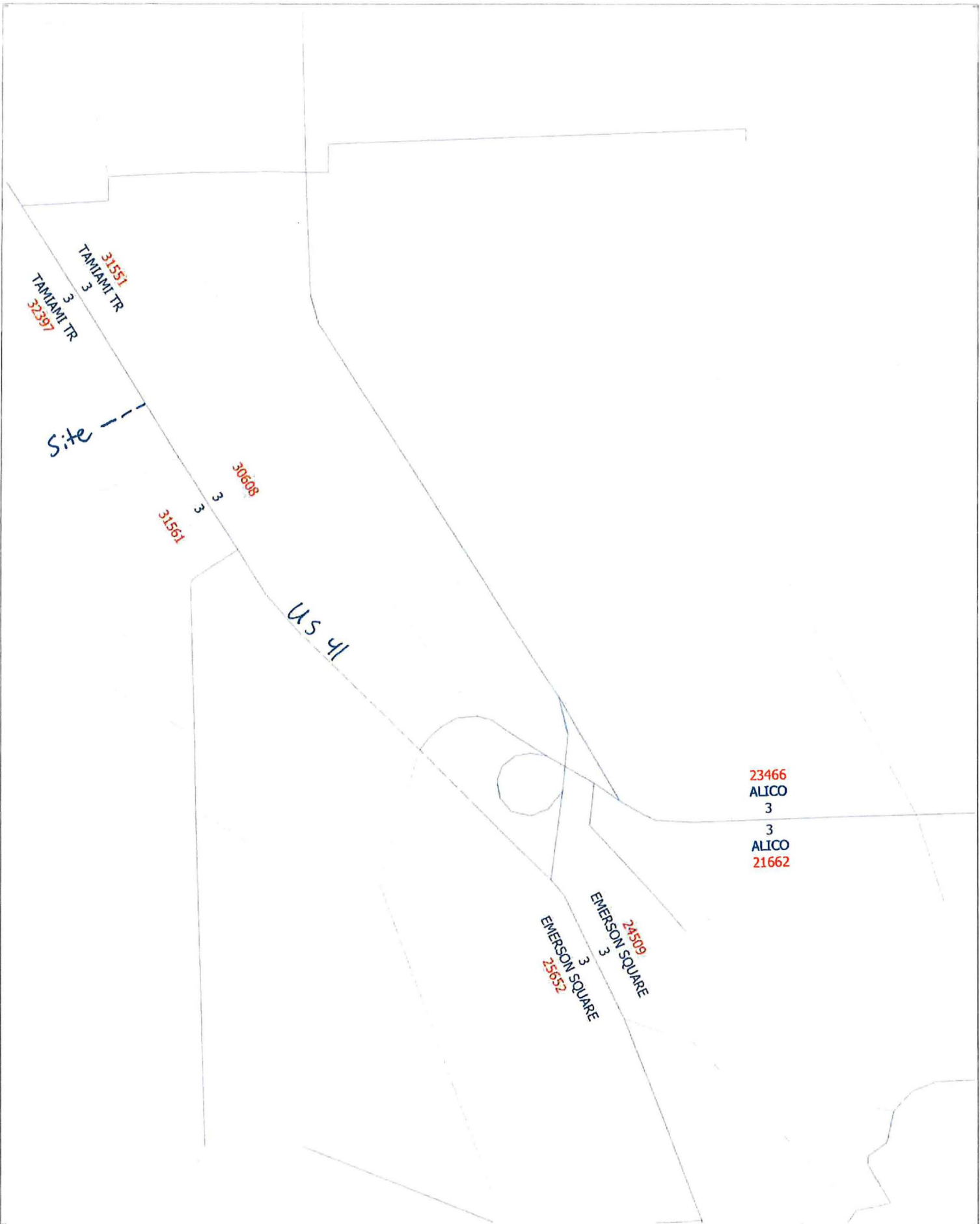
Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2023 100TH HIGHEST HOUR			2028 FUTURE FORECAST*			Notes
		FROM	TO		LOS ⁽¹⁾	CAPACITY ⁽²⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	
24300	SR 31 (ARCADIA RD)	SR 78	COUNTY LINE	2LN/4LN	C	730/1942	E	1,068	1.46	B	1,317	0.68	Babcock MPD
24400	STALEY RD	TICE	ORANGE RIVER BLVD	2LN	E	860	C	191	0.22	C	201	0.23	⁽⁴⁾
24500	STRINGFELLOW RD	1ST AVE	BERKSHIRE RD	2LN	E	1,060	B	329	0.31	C	410	0.39	constrained; Tr Cove at Ch Est/Turtle Cy Subd
24600	STRINGFELLOW RD	BERKSHIRE RD	PINE ISLAND RD	2LN	E	1,060	D	651	0.61	D	868	0.82	constrained; Villages of Pine Island
24700	STRINGFELLOW RD	PINE ISLAND RD	PINELAND RD	2LN	E	1,060	D	573	0.54	D	602	0.57	constrained
24800	STRINGFELLOW RD	PINELAND RD	MAIN ST	2LN	E	1,060	D	573	0.54	D	660	0.62	constrained; Bokeelia Harbor Resort
24900	SUMMERLIN RD	McGREGOR BLVD	KELLY COVE RD	4LD	E	1,980	A	1,197	0.60	A	1,258	0.64	unincorporated Lee County
25000	SUMMERLIN RD	KELLY COVE RD	SAN CARLOS BLVD	4LD	E	1,980	A	1,197	0.60	A	1,258	0.64	unincorporated Lee County
25100	SUMMERLIN RD	SAN CARLOS BLVD	PINE RIDGE RD	6LD	E	3,000	A	1,781	0.59	A	1,872	0.62	unincorporated Lee County
25200	SUMMERLIN RD	PINE RIDGE RD	BASS RD	6LD	E	3,000	A	1,781	0.59	A	1,872	0.62	unincorporated Lee County
25300	SUMMERLIN RD	BASS RD	GLADIOLUS DR	6LD	E	3,000	A	1,781	0.59	A	1,872	0.62	unincorporated Lee County
25400	SUMMERLIN RD	GLADIOLUS DR	CYPRESS LAKE DR	4LD	E	1,900	C	1,621	0.85	C	1,704	0.90	unincorporated Lee County
25500	SUMMERLIN RD	CYPRESS LAKE DR	COLLEGE PKWY	6LD	E	2,880	B	1,858	0.65	B	1,953	0.68	unincorporated Lee County
25600	SUMMERLIN RD	COLLEGE PKWY	PARK MEADOW DR	6LD	E	2,880	B	2,022	0.70	B	2,125	0.74	unincorporated Lee County
25700	SUMMERLIN RD	PARK MEADOW DR	BOY SCOUT	6LD	E	2,880	B	2,022	0.70	B	2,125	0.74	unincorporated Lee County
25800	SUMMERLIN RD	BOY SCOUT	MATHEWS DR	4LD	E	1,820	D	1,197	0.66	D	1,258	0.69	
25900	SUMMERLIN RD	MATHEWS DR	COLONIAL BLVD	4LD	E	1,820	D	1,197	0.66	D	1,258	0.69	
26000	SUNRISE BLVD	BELL BLVD	COLUMBUS BLVD	2LN	E	860	C	45	0.05	C	53	0.06	⁽⁴⁾
26100	SUNSHINE BLVD	SR 82	23RD ST SW	2LN	E	1,010	D	544	0.54	D	572	0.57	
26150	SUNSHINE BLVD	23RD ST SW	LEE BLVD	2LN	E	1,010	D	544	0.54	D	637	0.63	pre-development order res development
26200	SUNSHINE BLVD	LEE BLVD	W 12TH ST	2LN	E	1,010	E	738	0.73	E	839	0.83	pre-development order res development
26300	SUNSHINE BLVD	W 12TH ST	W 75TH ST	2LN	E	860	E	738	0.86	E	863	1.00	pre-development order res development
26500	THREE OAKS PKWY	COCONUT RD	ESTERO PKWY	4LD	E	1,940	B	1,368	0.71	B	1,438	0.74	
26600	THREE OAKS PKWY	ESTERO PKWY	SAN CARLOS BLVD	4LD	E	1,940	B	806	0.42	B	926	0.48	Villages of San Carlos DRI (Portofino Vineyards)
26700	THREE OAKS PKWY	SAN CARLOS BLVD	ALICO RD	4LD	E	1,940	E	806	0.42	B	1,210	0.62	Alico Interchange Park DRI
26800	TICE ST	SR 80	ORTIZ AVE	2LN	E	860	C	234	0.27	C	247	0.29	
26900	TICE ST	ORTIZ AVE	STALEY RD	2LN	E	860	C	234	0.27	C	248	0.29	
27000	TREELINE AVE	TERMINAL ACCESS RD	DANIELS PKWY	4LD	E	1,980	A	1,033	0.52	A	1,162	0.59	⁽⁴⁾ ; unincorporated Lee County; Treeline ACP IPD
27030	TREELINE AVE	DANIELS PKWY	AMBERWOOD RD	4LD	E	1,980	A	946	0.48	A	994	0.50	
27070	TREELINE AVE	AMBERWOOD RD	COLONIAL BLVD	4LD	E	1,980	A	946	0.48	A	994	0.50	
29800	US 41 (S TAMIAMI TR)	OLD 41	CORKSCREW RD	6LD	D	2,814	D	2,808	1.00	F	3,044	1.08	
29900	US 41 (S TAMIAMI TR)	CORKSCREW RD	SANIBEL BLVD	6LD	D	2,814	D	2,542	0.90	F	2,960	1.05	
30000	US 41 (S TAMIAMI TR)	SANIBEL BLVD	ALICO RD	6LD	D	2,814	D	2,801	1.00	F	3,191	1.13	
30100	US 41 (S TAMIAMI TR)	ALICO RD	ISLAND PARK RD	6LD	D	2,814	D	2,801	1.00	F	3,191	1.13	Island Park Commercial Center
30200	US 41 (S TAMIAMI TR)	ISLAND PARK RD	BRIARCLIFF RD	6LD	D	2,814	F	3,306	1.17	F	3,582	1.27	
30300	US 41 (S TAMIAMI TR)	BRIARCLIFF RD	SIX MILE PKWY	6LD	D	2,814	F	3,306	1.17	F	3,582	1.27	
30400	US 41 (S TAMIAMI TR)	SIX MILE PKWY	DANIELS PKWY	6LD	D	2,814	D	2,590	0.92	D	2,807	1.00	
30500	US 41 (CLEVELAND AVE)	DANIELS PKWY	COLLEGE PKWY	6LD	D	2,814	F	2,842	1.01	F	3,082	1.10	SR 739 6-In design/right-of-way programmed
30600	US 41 (CLEVELAND AVE)	COLLEGE PKWY	SOUTH AIRPORT RD	6LD	D	2,814	F	2,842	1.01	F	3,082	1.10	SR 739 6-In design/right-of-way programmed
30700	US 41 (CLEVELAND AVE)	SOUTH AIRPORT RD	BOY SCOUT RD	6LD	D	2,814	D	2,615	0.93	F	2,835	1.01	SR 739 6-In design/right-of-way programmed
30800	US 41 (CLEVELAND AVE)	BOY SCOUT RD	NORTH AIRPORT RD	6LD	D	2,814	D	2,615	0.93	F	2,835	1.01	SR 739 6-In design/right-of-way programmed
30810	US 41 (CLEVELAND AVE)	NORTH AIRPORT RD	COLONIAL BLVD	6LD	D	2,814	D	2,615	0.93	F	2,835	1.01	
30900	US 41 (CLEVELAND AVE)	CITY LIMITS	N. KEY DR	4LD	D	1,900	F	2,126	1.12	F	2,302	1.21	
31000	US 41 (CLEVELAND AVE)	N. KEY DR	HANCOCK B. PKWY	4LD	D	1,900	F	2,126	1.12	F	2,302	1.21	
31100	US 41 (CLEVELAND AVE)	HANCOCK B. PKWY	PONDELLA RD	4LD	D	1,900	F	2,126	1.12	F	2,302	1.21	
31200	US 41 (CLEVELAND AVE)	PONDELLA RD	SR 78	4LD	D	1,900	C	1,490	0.78	D	1,616	0.85	
31300	US 41 (CLEVELAND AVE)	SR 78	LITTLETON RD	4LD	D	1,942	C	1,490	0.77	C	1,616	0.83	Diplomat Property RPD/CPD; Merch Crssng DRI
31400	US 41 (N TAMIAMI TR)	LITTLETON RD	BUS 41	4LD	D	1,942	C	1,427	0.73	C	1,620	0.83	Coral Bay (aka Estates at Entrada RPD/CPD)

**LEE COUNTY MPO 2045 COST
FEASIBLE HIGHWAY PLAN**



	Interchange/Intersection		Cost Feasible Lanes		4 Lane Limited Access	
	Bridge Reconstruction			2 Lane Roadway		6 Lane Divided
				2 Lanes one-way		6 Lane Freeway
				3 Lanes one-way		8 Lane Divided
				3 Lane Roadway		10 Lane Freeway
				4 Lane Roadway		Reconstruction
				Cost Feasible Projects		

2045 E+C NETWORK VOLUMES



2045 AADT VOLUMES

24531
3
24773

US 41

15828
SR-865 6-MILE CYPRESS P
2
2
SR-865 6-MILE CYPRESS P
15572

29822
GLADIOLUS DR
3
3
GLADIOLUS DR
29724

2045 AADT VOLUMES

19338
GLADIOLUS
3
3
GLADIOLUS
19320

17173
3
3
17460

Gladiolus Dr

Winkler Rd

22890
SUMMERLIN
3
3
SUMMERLIN
23205

20782
3
3
21142

2045 AADT VOLUMES

METRO PKWY
3
13710

METRO PKWY
3
13450

Six Mile Cypress Pkwy 2
2
14679
15289

Michael G. Rippe Pkwy

2045 AADT VOLUMES

US-41 SR-45
3
29354
US-41 SR-45
3
30013

SR-45 CYPRESS LAKE DR
3
22180
SR-45 CYPRESS LAKE DR
3
21575

SR-45 DANIELS PKWY
3
25747
SR-45 DANIELS PKWY
3
25560

2045 AADT VOLUMES

TRIP GENERATION EQUATIONS

Shopping Plaza (40-150k) - Supermarket - Yes (821)

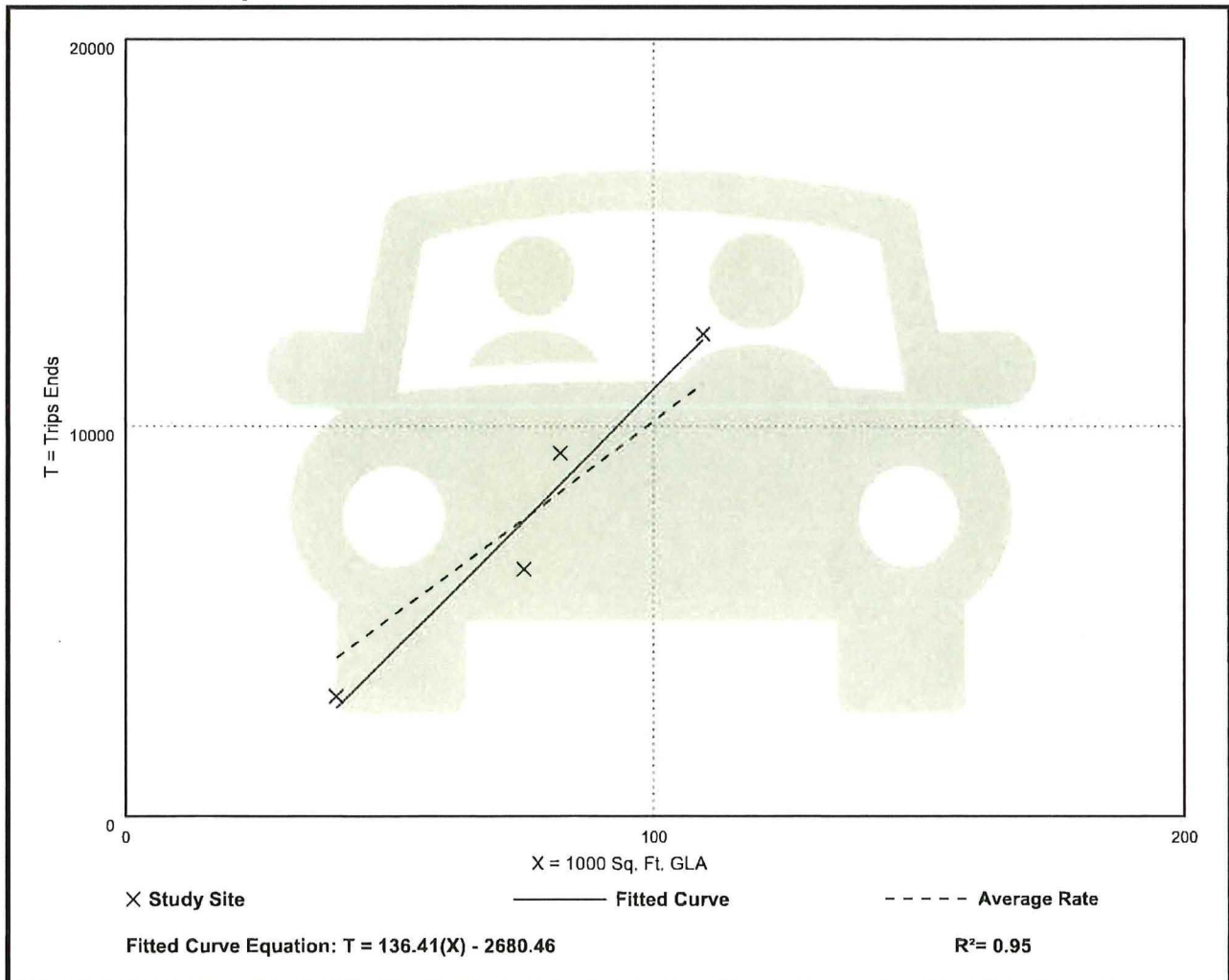
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. 1000 Sq. Ft. GLA: 77
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
101.43	76.93 - 113.46	17.91

Data Plot and Equation



Shopping Plaza (40-150k) - Supermarket - Yes (821)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 6

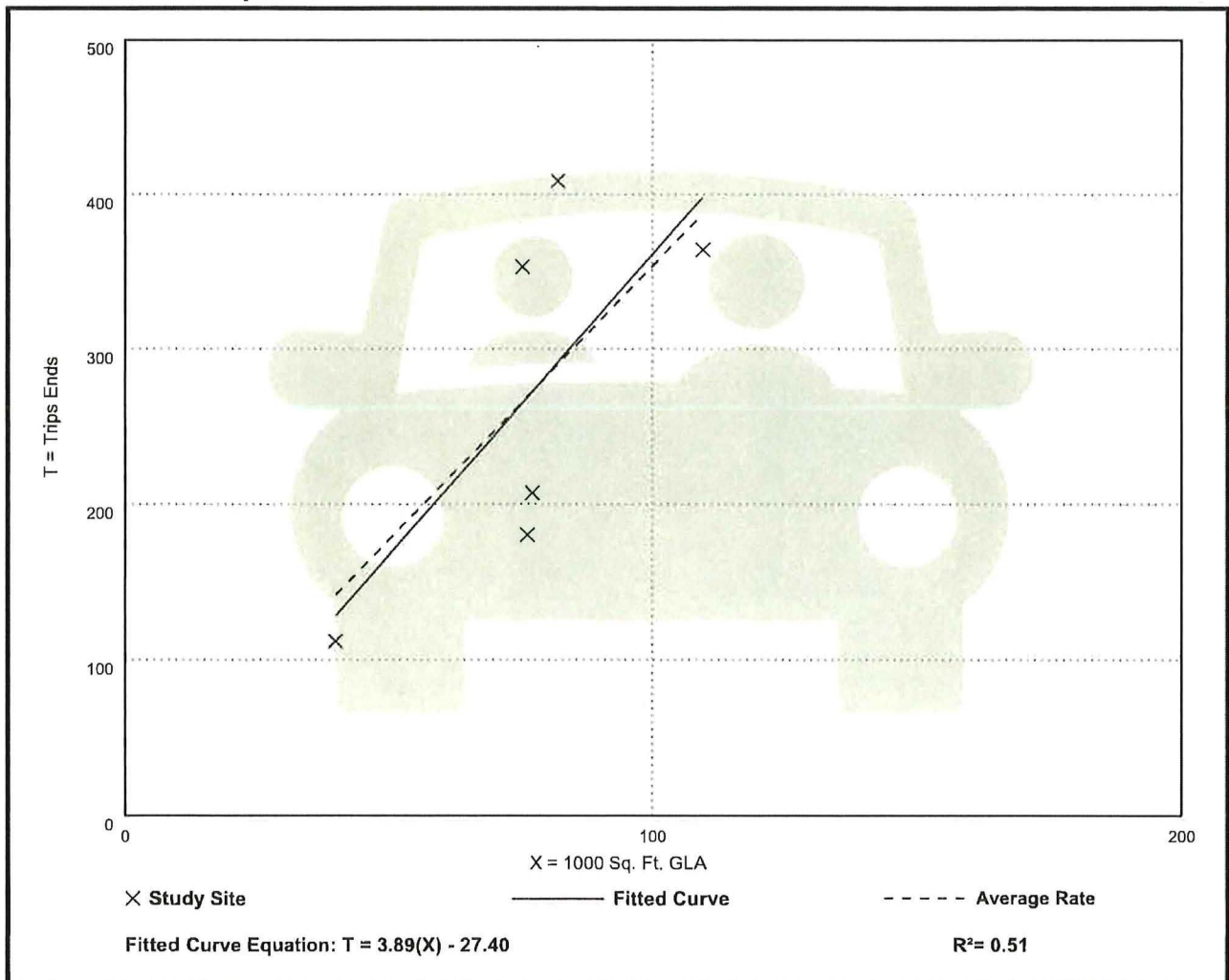
Avg. 1000 Sq. Ft. GLA: 77

Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.54	2.37 - 4.99	1.10

Data Plot and Equation



Shopping Plaza (40-150k) - Supermarket - Yes (821)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 17

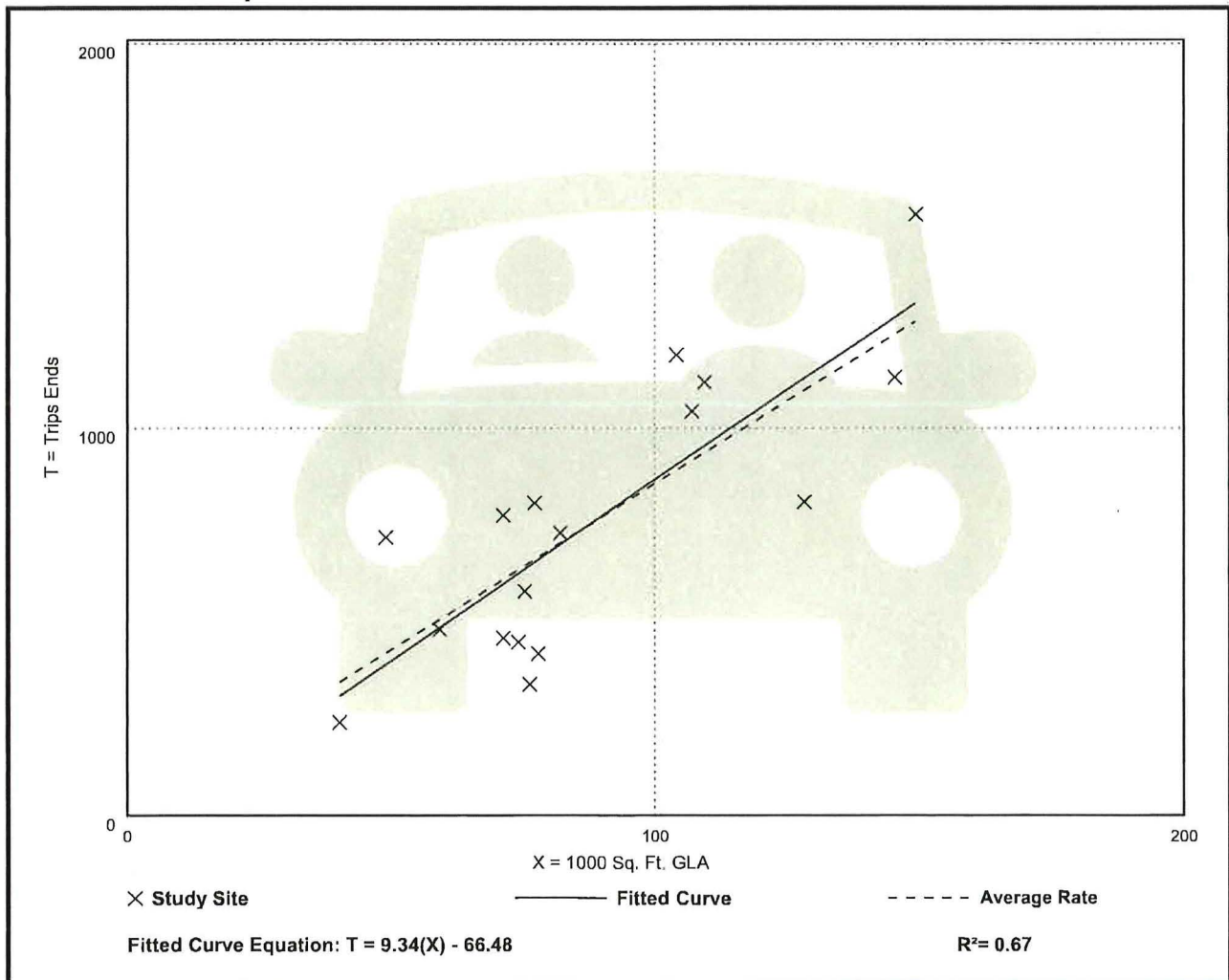
Avg. 1000 Sq. Ft. GLA: 88

Directional Distribution: 49% entering, 51% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
8.58	4.43 - 14.67	2.43

Data Plot and Equation





US 41 Pugliese Multifamily

State and Regional Policy Plan
Exhibit M19

Florida Department of Economic Opportunity - Comprehensive Plan

CONSISTENCY WITH STATE COMPREHENSIVE PLAN The State of Florida Comprehensive Plan is provided in Florida Statute Section 187.201. The applicant's request is not in conflict with any of the plan's stated goals or policies. However, the applicant's requested map change and goal of multifamily development at the subject property does further several of the stated goals and meet the intent of several specific polices:

187.201 (6)-Public Safety

(a) *Goal. —Florida shall protect the public by preventing, discouraging, and punishing criminal behavior, lowering the highway death rate, and protecting lives and property from natural and manmade disasters.*

(b) *Policies:*

9. *Increase crime prevention efforts to enhance the protection of individual personal safety and property.*

CONSISTENCY: The Lee County Sheriff's has provided a letter of service availability for this site.

22. *Require local governments, in cooperation with regional and state agencies, to prepare advance plans for the safe evacuation of coastal residents.*

23. *Require local governments, in cooperation with regional and state agencies, to adopt plans and policies to protect public and private property and human lives from the effects of natural disasters.*

CONSISTENCY: The proposed map amendment from Suburban to Urban Community will allow higher residential density on the site with direct access to US 41.

While the standard density range for both the Suburban and Urban Community Future Land Use Categories (FLUCs) is the same "1 to 6 dwelling units per acre (du/acre)" the key difference lies in the allowable bonus density provisions.

Under the Suburban FLUC, bonus density is limited: "This category has a standard density range from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre). The maximum total density may only be increased to eight dwelling units per acre (8 du/acre) utilizing Greater Pine Island Transfer of Development Units (TDUs), except in areas that specifically prohibit bonus density. Other forms of bonus densities are not allowed."

In contrast, the Urban Community FLUC permits a substantially higher bonus density: "The standard density range is from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre), with a maximum total density of ten dwelling units per acre



(10 du/acre). The maximum total density may be increased to fifteen dwelling units per acre (15 du/acre) utilizing Greater Pine Island TDUs.”

Therefore, while the base density remains the same, the amendment to Urban Community would allow for a higher potential total density, up to 15 du/acre compared to a maximum of 8 du/acre under the Suburban designation.

Because the Transfer of Development Units (TDU) program is prohibited within the Coastal High Hazard Area (CHHA), bonus density on this site would instead be achieved through the provision of on-site affordable housing.

This amendment also supports improved safety and mobility by providing multiple evacuation options for residents within the CHHA.

187.201(7)-Water Resources

(a) Goal. —Florida shall assure the availability of an adequate supply of water for all competing uses deemed reasonable and beneficial and shall maintain the functions of natural systems and the overall present level of surface and ground water quality. Florida shall improve and restore the quality of waters not presently meeting water quality standards.

b)(5) Ensure that new development is compatible with existing local and regional water supplies.

CONSISTENCY: The site is within Lee County Utilities service area an availability letter is submitted stating LCU has sufficient capacity to provide potable and sanitary sewer service. The sites’ potable water will be provided through Green Meadows Water Treatment Plant, and the Sanitary sewer service will be treated by Forest Utilities, Inc.



10. *Protect surface and groundwater quality and quantity in the state.*

CONSISTENCY: The change from Suburban to Urban Community will have no impact on the surface water or groundwater quality or quantity. In either case any proposed development will be required to adhere to all surface and groundwater policies in the LDC. This will include consistency with State surface and groundwater regulations.

187.201(9) *NATURAL SYSTEMS AND RECREATIONAL LANDS. —*

(a) *Goal. —Florida shall protect and acquire unique natural habitats and ecological systems, such as wetlands, tropical hardwood hammocks, palm hammocks, and virgin longleaf pine forests, and restore degraded natural systems to a functional condition.*

(b) *Policies:*

1. *Conserve forests, wetlands, fish, marine life, and wildlife to maintain their environmental, economic, aesthetic, and recreational values.*
3. *Prohibit the destruction of endangered species and protect their habitats.*
4. *Establish an integrated regulatory program to assure the survival of endangered and threatened species within the state.*

CONSISTENCY: The subject property is undisturbed and vacant. The indigenous preserve areas will be provided in accordance with the Land Development Code. A Formal Wetland Determination will be submitted and the wetlands on the site will be protected in accordance with SFWMD and county requirements.

187.201(12) *HAZARDOUS AND NONHAZARDOUS MATERIALS AND WASTE. —*

(a) *Goal. —All solid waste, including hazardous waste, wastewater, and all hazardous materials, shall be properly managed, and the use of landfills shall be eventually eliminated.*

(b) *Policies:*

2. *By 1994, provide in all counties a countywide solid waste collection system to discourage littering and the illegal dumping of solid waste.*

CONSISTENCY: The subject property is serviced by the Lee County Solid Waste Department with adequate capacity per submitted letter of adequacy.

187.201(15) *LAND USE*

(a) *Goal. —In recognition of the importance of preserving the natural resources and enhancing the quality of life of the state, development shall be directed to those areas which have in place, or have agreements to provide, the land and water resources, fiscal abilities, and service capacity to accommodate growth in an environmentally acceptable manner.*

CONSISTENCY The Delineation of jurisdictional wetlands identified on-site will be protected and subject to a field review/approval by applicable regulatory agencies. The project location provides excellent opportunity for infill development with full availability of public services and near retail and existing employment centers. The proposed development supports the growth of the community without contributing to additional sprawl.



(b)(3) Enhance the livability and character of urban areas through the encouragement of an attractive and functional mix of living, working, shopping, and recreational activities.

CONSISTENCY The subject property is in an area that is substantially developed with commercial uses providing employment opportunities to residential uses proposed on the subject property. Infill development with multifamily residential will create an opportunity for a pedestrian-focused community.

187.201(17) PUBLIC FACILITIES

(b)(1) Provide incentives for developing land in a way that maximizes the uses of existing public facilities.

CONSISTENCY The applicant has not requested any special incentives for development, only the opportunity to provide infill development in an area with existing public facilities. The surrounding area is verified to have adequate capacity remaining to accommodate the maximum potential development.

187.201(19)(b)(9) Ensure that the transportation system provides Florida's citizens and visitors with timely and efficient access to services, jobs, markets, and attractions.

CONSISTENCY The traffic analysis that was performed for this request demonstrates that no improvements are necessary to accommodate the maximum potential development allowed under Central Urban FLU.

187.201(19) TRANSPORTATION

(b)(15) Promote effective coordination among various modes of transportation in urban areas to assist urban development and redevelopment efforts.

CONSISTENCY LeeTran provides service to this area with scheduled stops along US 41 (S. Tamiami Trail). Sidewalks are already in place along US 41 (S. Tamiami Trail). At time of site planning, the multifamily development will be designed with accommodations to promote multi model opportunities.

187.201(21) ECONOMY

(a) Goal. —Florida shall promote an economic climate which provides economic stability, maximizes job opportunities, and increases per capita income for its residents.

CONSISTENCY Locating diverse housing options in proximity to existing employment centers provides for a more stable, flexible, and sustainable economic climate. This benefits the workforce. Increasing the ability of additional residential units in the US41 (S. Tamiami Trail) area is consistent with urban planning goals placing higher density where adequate services are available, and transit friendly development is possible.



187.201(24) EMPLOYMENT

(b)(5) Ensure that the transportation system provides maximum access to jobs and markets.

CONSISTENCY The existing, roadway and sidewalk network combined with the proximity to public transportation, provides the ability for transit friendly design to maximize easy access to employment and retail needs.

Southwest Florida Regional Planning Council (SWFRPC)

ECONOMIC DEVELOPMENT ELEMENT The economic development element of the Regional Policy Plan details the economic infrastructure and growth opportunities to support the public facilities of the region. If the region "Maximizing the use of existing facilities through increased capacity can serve additional development more efficiently, without the cost of new construction (assuming the expansion can meet relevant requirements). In addition, expansion of an existing facility can encourage continued development and infill in its service area."

The requested map amendment will utilize the existing public facilities and emergency services of Lee County which, are provided by attached Letters of Availability. Therefore, the requested amendment is consistent with the overall economic development goals of the Regional Policy Plan.

Goal 1 seeks to provide a well-maintained social, health, and educational infrastructure to support business and industry in Southwest Florida by assisting local governments and state agencies in planning for future support service facilities, before the need arises.

Lee County is consistent with Goal 1 by providing a yearly concurrency report and maintaining and updated Comprehensive Plan with Capital Improvements Program. The proposed LeePlan amendment will not cause public services or facilities to fall under acceptable established Level of Service (LOS). The Regional Policy plan acknowledges that future growth and development will occur in Southwest Florida to accommodate natural population growth as well as expansion of existing businesses and/or the creation of new business.

EMERGENCY PREPAREDNESS ELEMENT The Regional Policy Plan "natural hazards include excessive rainfall, storm surge flooding, destructive winds and lightning normally cause by severe thunderstorms, hurricanes and tornadoes"

The proposed LeePlan amendment will not create any additional burden to Emergency Preparedness. At time of Development Order for any multi-family development request the applicant will meet the required Hurricane Preparedness as required by Lee County.



NATURAL RESOURCES ELEMENT The Regional Policy Plan states in the Natural Resources Element that “Southwest Florida has an abundance of natural resources that, along with a favorable climate, creates economic opportunities, recreational opportunities and a quality of life that is important to the citizens and visitors to the region. The protection of these resources creates a challenge to planners, managers and decision makers in a rapidly growing region that must utilize these resources for economic reasons and to create housing for our population.”

The requested LeePlan amendment will facilitate infill development on property with no known sensitive, important, or unique environmental resources, while also supporting the rapid growth of the community through increased density allowed by the FLU change.

REGIONAL TRANSPORTATION ELEMENT The Regional Policy Plan states that “a regional transportation plan will be an integral component of the future overall regional quality of life”

The Traffic Analysis as provided demonstrates that the requested LeePlan amendment will not cause undue burden to the surrounding roadway network. Additionally, the location of proposed multifamily residential in proximity to shopping and employment centers will increase internal capture decreasing generation of US41 trips.