



**LEE COUNTY**  
SOUTHWEST FLORIDA

Direct Dial Number: 239-533-8371

**BOARD OF COUNTY COMMISSIONERS**

December 6, 2010

John E. Manning  
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*District Two*

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David M. Owen  
*County Attorney*

Diana M. Parker  
*County Hearing Examiner*

Mr. Russell P. Schropp  
Henderson Franklin  
1715 Monroe Street  
P. O. Box 280  
Fort Myers, Florida 33902

RE: HealthPark Florida DRI

Dear Mr. Schropp:

Lee County staff has reviewed your letter of November 4, 2010 regarding HealthPark Florida DRI (Attachment A).

II.D.1 and Exhibit C of the Sixth (Codified) Development Order Amendment for HealthPark Florida provides, "... The Developer may, without further DRI review, convert land uses in accordance with the Land Use Conversion Table attached as Exhibit "C," provided: (a) the conversion does not require an alteration to the Master Concept Plan for the DRI and (b) the Developer gives 30 days notice of all proposed conversions to Lee County, the Southwest Florida Regional Planning Council, and the Florida Department of Community Affairs.

This letter has been sent to acknowledge that Lee County has no objections to the proposed conversions outlined in the above noted letter.

Lee County, therefore, accepts the proposed conversions.

Sincerely,  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
Zoning Division

Alvin Block, AICP  
Principal Planner

Attachment: Letter from Russell Schropp, dated November 4, 2010

cc: Zoning File (DRI2004-00007)  
Dan Trescott, SWFRPC (attachment to e-mail)  
Ray Eubanks, DCA (attachment to e-mail)

Reply to  
**Russell P. Schropp**  
Direct Fax Number 239.344.1535  
Direct Dial Number 239.344.1280  
E-Mail: russell.schropp@henlaw.com

November 4, 2010

Alvin "Chip" Block, AICP  
Lee County Community Development  
1500 Monroe Street  
Fort Myers, FL 33901

Re: HealthPark Florida DRI, Conversion pursuant to Exhibit C for Psychiatric Hospital

Dear Chip:

Pursuant to Section II.D.1 and Exhibit C of the Sixth Development Order Amendment (Corrected) for the HealthPark Florida DRI dated March 16, 2010, please accept this letter as the required thirty (30) days advance Notice of Conversion that the Developer intends to make the following conversions to the approved schedule of uses:

1. The Developer is rescinding the previous conversion acknowledged by your office by letter dated January 11, 2007, which converted nine (9) units of Lodging-motel to thirty-six (36) independent living units. A copy of the referenced correspondence is attached hereto (**Exhibit 1**). The independent living units authorized by this previous conversion were never constructed, and the purpose for this conversion no longer exists.
2. The Developer will be converting seventy-five (75) Lodging-motel units to 44,250 sq.ft. of Specialty Hospital (utilizing the conversion ratio of 1 Lodging unit = 590 sq.ft. of Specialty Hospital specified in Exhibit C of the Sixth Development Order Amendment).
3. The Developer will also be converting 9100 sq.ft. of Medical Office to 21,749 sq.ft. of Specialty Hospital (utilizing the conversion ratio of 1000 sq.ft. of Medical Office = 2390 sq.ft. of Specialty Hospital specified in Exhibit C of the Sixth Development Order Amendment).

The end result of this series of conversions will be to make the following adjustments to the schedule of approved land uses shown on Exhibit A of the Sixth Development Order Amendment: (a) decrease the total permitted Lodging-motel by 75 units, from 172 to 97; (b) decrease the total permitted Medical & General Office ("Office") space by 9100

sq.ft., from 465,000 sq.ft. to 455,900 sq.ft.; and (c) increase the total permitted Specialized Hospital and Health Care Facilities ("Specialty Hospital") by 65,999 sq.ft., from 35,000 sq.ft. to 100,999 sq.ft. The amount of independent living units will remain as shown on Exhibit A (478 du).

The purpose of these conversions is to allow for the development of the Park Royal Psychiatric Hospital, a psychiatric specialty facility offering both in-patient and out-patient services. This facility will consist of a maximum gross floor area of 69,499 sq.ft., with a maximum of 65,999 sq.ft. of in-patient Specialty Hospital area (including ancillary support and administrative services) and 3,500 sq.ft. of outpatient Medical Offices. The 65,999 sq.ft. of Specialty Hospital will utilize the conversions discussed above. The 3500 sq.ft. of Medical Office will utilize a portion of the remainder of such use allowed pursuant to Exhibit A of the Sixth Amended Development Order. The last monitoring report for HealthPark Florida, filed in June 2010, indicated that 281,536 sq.ft. of a total of 465,000 sq.ft. of Office permitted pursuant to Exhibit A had been developed. As noted above, the conversions referenced above will decrease the total permitted Office to 455,900 sq.ft. No Office has been constructed since the filing of the 2010 monitoring report. As such, a total of 174,364 sq.ft. of Office remains to be constructed.

The facility will be constructed on Lots 9 and 10A at HealthPark, as shown on the attached map (**Exhibit 2**). Specialty Hospital facilities and Offices are permitted uses for this lot as shown on DRI Map H, a copy of which is also attached to this letter **Exhibit 3**).

In accordance with Section II.D.1 and Exhibit C of the Sixth Development Order Amendment, the Developer would state the following:

1. The conversions do not require alteration of the Master Concept Plan (Map H).
2. This Notice is being provided 30 days in advance of the proposed conversions to Lee County, the Southwest Florida Regional Planning Council and the Florida Department of Community Affairs.
3. These conversions will be identified in subsequent DRI monitoring reports.
4. The amount of external trips originally approved for this DRI will not be exceeded as a result of these conversions. Please see the attached report from David Plummer & Associates (**Exhibit 4**).
5. No additional impact is anticipated for other public facilities (sewer, water and surface water management) as a result of these conversions.

6. These conversions will not, either individually or cumulatively, exceed the limits for such conversions established in Exhibit C of the DRI development order.

At our meeting on October 26 and in our subsequent telephone conversation, you requested that I confirm whether the construction of the Psychiatric Hospital would require an administrative amendment to the approved zoning for HealthPark. My analysis indicates that no amendment is necessary. The Master Concept Plan approved by Zoning Resolution Z-05-014 is the same as DRI Map H and, as noted above, the Specialty Hospital and Office uses are permitted uses on the parcel proposed for the Psychiatric Hospital. Condition 3 of the Zoning Resolution indicates that 1,015,413 sq.ft. of "acute care, specialty hospital, and future health care functions" are permitted and that 465,000 sq.ft. of "medical and general office" are permitted. Presently, 744,819 sq.ft. of "acute care, specialty hospital, and future health care functions" have been constructed, and (as noted above) 281,536 sq.ft. of Office has been constructed. Accordingly, no amendment to the approved zoning will be necessary to accommodate the Psychiatric Hospital.

I would appreciate it if you would confirm in writing, at your earliest convenience, that the conversions described above are acceptable with Lee County. Thank you for your time and consideration, and please do not hesitate to call me if you have any questions.

Sincerely,



Russell P. Schropp

Enclosures

cc: Pam Houck, Zoning Director  
Donna Marie Collins, Chief Assistant County Attorney  
Dan Trescott, SWFRPC  
Jason Utley, SWFRPC  
Joe Murphy, DCA  
Doug Dodson, HealthPark Florida  
Todd Darche, HealthPark Florida  
Mark Gillis, DPA  
Suresh Karre, DPA





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Bob Janes  
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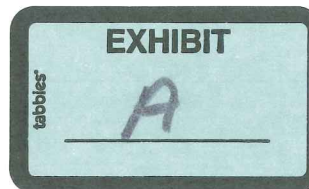
Donald D. Stilwell  
County Manager

David M. Owen  
County Attorney

Diana M. Parker  
County Hearing  
Examiner

January 11, 2007

Mr. Russell Schropp  
Henderson Franklin  
1715 Monroe Street  
P. O. Box 280  
Fort Myers, Florida 33902



**RE: HealthPark DRI, DRI2004-00007**

Dear Mr. Schropp:

This is in response to your letter of December 15, 2006 requesting to convert **nine (9) units of Lodging-Motel use to thirty-six (35) independent living dwelling units.**

Staff has reviewed this request and finds that no additional impacts are expected with this conversion. This type of conversion was anticipated and included in the effective DRI Development Order for this project.

Staff, therefore, accepts the proposed conversion as outlined in your letter of December 15, 2006.

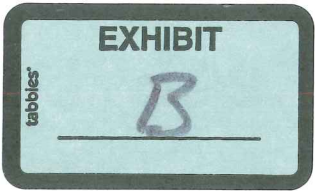
Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT  
Zoning Division

Alvin Block, AICP  
Principal Planner

attachment: December 15, 2006 letter

cc: DRI2004-00007  
DCI2004-00048  
Donna Marie Collins, Assistant County Attorney  
Dan Trescott, Southwest Florida Regional Planning Council



Lots 9 & 10A



JOHNSON  
ENGINEERING

Jeffrey P. Johnson

2155 AVENUE C STREET  
FARMINGTON, CT 06030  
TEL: 860.676.1234  
FAX: 860.676.1235

DATE: 0-1-04  
PROJECT NO: 1993  
SHEET NO: 1  
SCALE: 1" = 200'

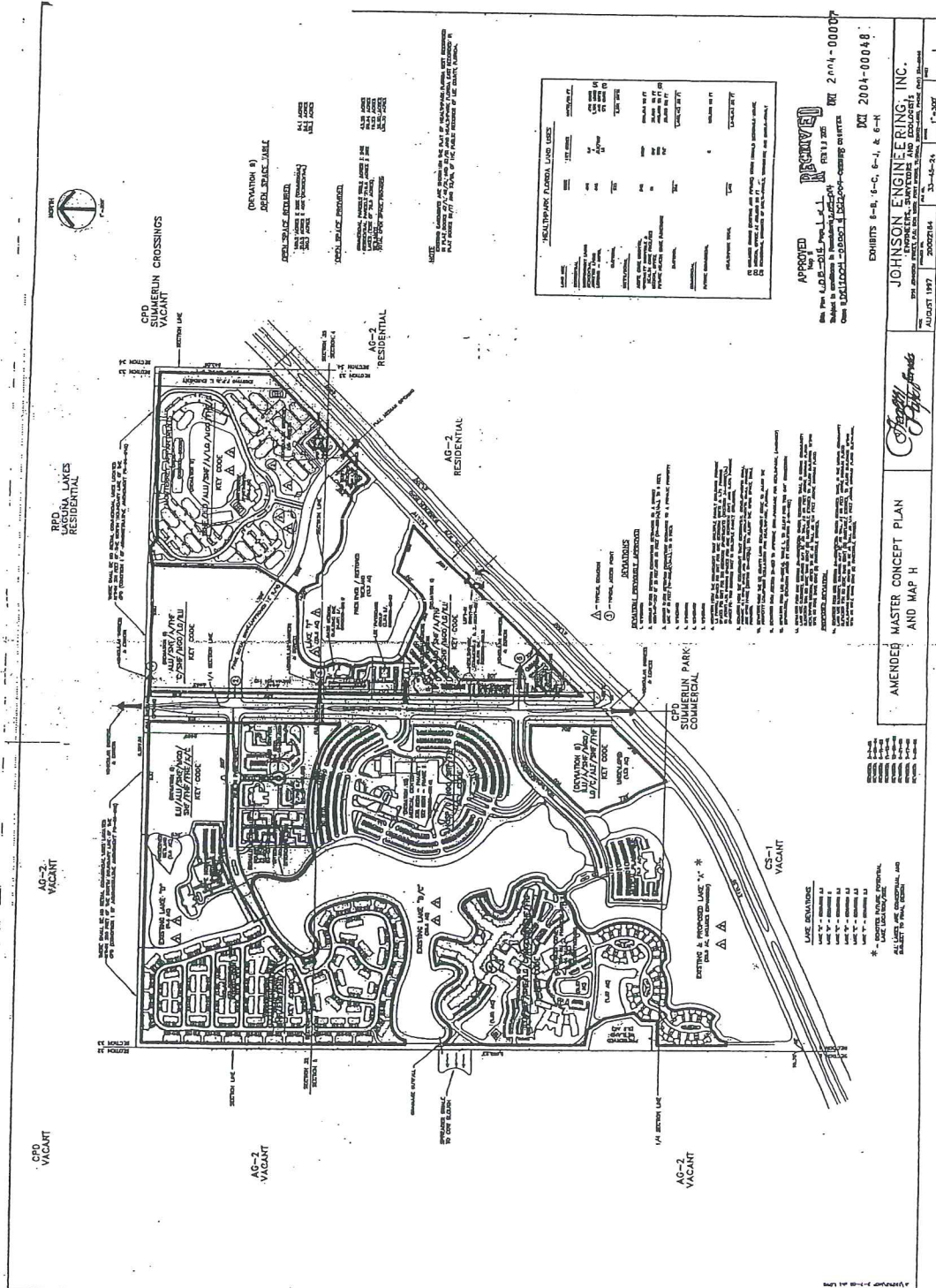
LAND USE MAP

- East Side of River Road
- 1 - Pines of Monterey (400 Units)
  - 2 - Pines of Monterey (400 Units)
  - 3 - Pines of Monterey (400 Units)
  - 4 - Pines of Monterey (400 Units)
  - 5 - Pines of Monterey (400 Units)
  - 6 - Pines of Monterey (400 Units)
  - 7 - Pines of Monterey (400 Units)
  - 8 - Pines of Monterey (400 Units)
  - 9 - Pines of Monterey (400 Units)
  - 10 - Pines of Monterey (400 Units)
  - 11 - Pines of Monterey (400 Units)
  - 12 - Pines of Monterey (400 Units)
  - 13 - Pines of Monterey (400 Units)
  - 14 - Pines of Monterey (400 Units)
  - 15 - Pines of Monterey (400 Units)

- West Side of River Road
- 16 - Pines of Monterey (400 Units)
  - 17 - Pines of Monterey (400 Units)
  - 18 - Pines of Monterey (400 Units)
  - 19 - Pines of Monterey (400 Units)
  - 20 - Pines of Monterey (400 Units)
  - 21 - Pines of Monterey (400 Units)
  - 22 - Pines of Monterey (400 Units)
  - 23 - Pines of Monterey (400 Units)
  - 24 - Pines of Monterey (400 Units)
  - 25 - Pines of Monterey (400 Units)



## EXHIBIT

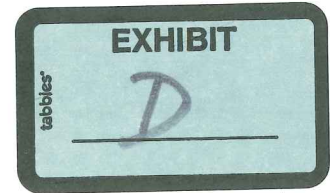


# DAVID PLUMMER & ASSOCIATES

TRANSPORTATION • CIVIL • STRUCTURAL • ENVIRONMENTAL

2271 MCGREGOR BOULEVARD, SUITE 200, FORT MYERS, FLORIDA 33901  
239 332-2617 • FAX: 239 332-2645 • DPAFM@DPLUMMER.COM

November 4, 2010



Mr. Russell Schropp  
Henderson Franklin  
P. O. Box 280  
Fort Myers, FL 33902

RE: **HealthPark Florida Land Use Conversion, #10572**

Dear Russell,

The Park Royal Psychiatric Hospital is a proposed psychiatric specialty hospital to be located at HealthPark Florida. The specialty hospital will offer both in-patient and out-patient services. The Park Royal Psychiatric Hospital will total 69,499 sq. ft. This will be comprised of 65,999 sq. ft. of in-patient specialty hospital and 3,500 sq. ft. of out-patient medical office.

In order to allow for the development of the Park Royal Psychiatric Hospital, HealthPark Florida is proposing some land uses conversions. These conversions are consistent with Condition D.1 and Exhibit "C" of the Sixth Development Order Amendment for HealthPark Florida and will not result in an increase in trips for the DRI when compared to the external trips approved in the originally approved DRI.

After rescinding the previous conversion acknowledged by Lee County Department of Community Development in January 2007, which converted nine (9) units of Lodging-Motel to thirty-six (36) independent living units, the proposed conversions include the following.

1. Convert seventy-five (75) Lodging-Motel units to 44,250 square feet of Specialty Hospital.
2. Convert 9,100 square feet of Medical Office to 21,749 square feet of Specialty Hospital.

As identified in Exhibit "C" of the Sixth Development Order Amendment for HealthPark Florida (Appendix A), various conversion ratios were identified, based on the original DRI traffic analysis, to allow specific land use conversions. The allowable conversion ratios were originally calculated so that there would be no increase in trips as a result of the conversion. This no net increase in trips is reflected in the conversion calculations, where the net new external trips of the originally approved DRI remain the same (or less) at 3,204 peak hour trips and 34,393 daily trips.



The following specific conversion ratios were used to obtain the required specialty hospital square footage.

Land Use Conversion Ratios<sup>(1)</sup>

<u>From Use</u>	<u>To Use</u>
1 unit of Lodging-Motel	590 square feet of Specialty Hospital
1,000 square feet of Medical Office	2,390 square feet of Specialty Hospital

Footnotes:

(1) Per Exhibit "C" of the Sixth Development Order Amendment for HealthPark Florida, March 2010.

Based on the above ratios, the following land use conversions are proposed in order to accommodate the proposed Park Royal Psychiatric Hospital.

Land Use Conversions

<u>Conversion From</u>	<u>Ratio</u>	<u>Conversion To</u>
75 units of Lodging-Motel	590 sq.ft./1 unit	44,250 sq.ft. of Specialty Hospital
9,100 sq.ft. of Medical Office	2,390 sq.ft./1,000 sq.ft.	<u>21,749 sq.ft. of Specialty Hospital</u>
		65,999 sq.ft. of Specialty Hospital

As shown above, the proposed conversion will result in a total of 65,999 square feet of Specialty Hospital, which is the maximum conversion threshold for the Specialty Hospital land use per Exhibit "C" of the DRI Development Order.

The proposed psychiatric facility consists of a maximum of 65,999 square feet of specialty hospital and 3,500 square feet of out-patient services/medical offices. While the specialty hospital area (65,999 square feet) is obtained by the land use conversions presented above, the 3,500 square feet of out-patient services/medical offices is part of the approved HealthPark DRI medical office square footage.

**Trip Generation**

The trip generation associated with the DRI development parameters reflective of the land use conversions was calculated, Exhibit 2 and Appendix B. It was then compared to the trip generation associated with the originally approved DRI, as specified in Condition D.1. and Exhibit C of the DRI Development Order. As summarized below, the DRI development parameters with the land use conversions generate fewer trips than the approved trips of the originally approved DRI.

### Trip Generation Summary

	<u>Net New External</u>	
	<u>PM Peak Hour</u>	<u>24-Hour</u>
Approved DRI/Approved Trips – Buildout <sup>(1)</sup>	3,204	34,393
Current Parameters With Conversion/Updated Trips – Buildout <sup>(2)</sup>	2,745	31,998
Difference from Approved		
Numeric	- 459	- 2,395
Percent	- 14.3%	- 6.9%

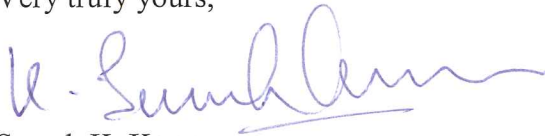
Footnotes:

- (1) Per Exhibit "C" of the Sixth Development Order Amendment for HealthPark Florida, March 2010.  
(2) Updated DRI trip generation reflective of the land use conversions. Please refer to Exhibit 1 and Appendix B.

The primary causes for the reduction in trips are due to the prior changes in the development parameters and use of current trip generation rates and adjustment factors when compared to the originally approved DRI. In any event, and as shown above, the land use conversion will generate fewer trips than the originally approved DRI and originally approved trips.

If you should have any questions concerning the above, please do not hesitate to contact these offices.

Very truly yours,



Suresh K. Karre

SKK:sw

10572:SchroppReport\_102810

cc: Todd Darche  
Doug Dodson  
Mark Gillis

**EXHIBIT 1**

**HEALTHPARK DRI  
TRIP GENERATION  
WITH PROPOSED LAND USE CONVERSIONS**

LAND USE	(2) ITE LUC	SIZE UNIT	TRIP TYPE	Adj. Factor	(2) PM PEAK			(2) DAILY
					IN	OUT	TOTAL	
Existing (1)		363						
Planned		115						
INDEPENDENT LIVING	253 (3)	478 du	Total		48	33	81	1,028
			Internal - P's	20%	10	7	17	206
			External		38	26	64	822
Existing (1)		275						
Planned		170						
ASSISTED LIVING & SKILLED NURSING	254 (3)	445 beds	Total		45	53	98	1,184
			Internal - P's	25%	11	13	24	296
			External		34	40	74	888
Existing (1)		907						
Planned		249						
MULTIFAMILY	220	1,156 du	Total		425	229	654	7,129
			Internal - P's	10%	43	23	66	713
			External		382	206	588	6,416
Existing - Ronald MacDonald House (1)		6						
Planned		91						
LODGING - HOTEL	310 (3)	97 rooms	Total		33	35	68	865
			Internal - P's	30%	10	11	21	260
			External		23	24	47	605
Existing (1)		362						
Planned		180						
ACUTE CARE HOSPITAL	610	542 beds	Total		258	458	716	5,755
			Internal - P's	10%	26	46	72	576
			Internal - A's	16%	43	68	111	957
			External		189	344	533	4,222
Existing (1)		250,327						
Planned		202,073						
Future Health Care		10,000						
Psychiatric Hospital Outpatient Services (6)		3,500						
MEDICAL OFFICE (7)	720	465,900 sq.ft.	Total		295	798	1,093	18,836
			Internal - P's	17%	50	136	186	3,202
			Internal - A's	15%	50	119	169	3,134
			External		195	543	738	12,500
Existing - H.O.P.E. (1)	610 (3)	16 beds			8	13	21	189
Existing - H.O.P.E. (Admin.) (1)	715	35,000 sq.ft.			13	75	88	635
H.O.P.E.			Total		21	88	109	824
			Internal - P's	15%	3	13	16	124
			Internal - A's	16%	4	13	17	137
			External		14	62	76	563
PSYCHIATRIC HOSPITAL	(8) & (9)	65,999 sq.ft.	Total		16	30	46	308
			Internal - P's	10%	2	3	5	31
			Internal - A's	15%	3	4	7	51
			External		11	23	34	226
Existing - Day Care (1)		7,200						
Planned		3,600						
TOTAL FUTURE HEALTH CARE (10)	565 (3)	10,800 sq.ft.	Total		63	71	134	856
			Internal - P's	10%	6	7	13	86
			Internal - A's	16%	11	11	22	142
			External		46	53	99	628
Existing (1)		32,642						
Planned		127,358						
COMMERCIAL - RETAIL	820	160,000 sq.ft.	Total		427	445	872	9,218
			Internal - P's	5%	21	22	43	461
			Internal - A's	16%	72	66	138	1,534
			External		334	357	691	7,223
			Pass-By (4)	30%	100	100	200	2,095 (5)
			Net New		234	257	491	5,128
DRI TOTAL			Total		1,631	2,240	3,871	46,003
			Internal - P's	12%	182	281	463	5,955
			Internal - A's	12%	281	182	463	5,955
			External		1,168	1,777	2,945	34,093
			Pass-By		100	100	200	2,095
			Net New		1,068	1,677	2,745	31,998
Peak Hour Directional Split/Peak-to-Daily Ratio					38.9%	61.1%	8.58%	

**FOOTNOTES:**

(1) Source: HealthPark Florida, Traffic Monitoring Report, May 13, 2009.

(2) Based on ITE, Trip Generation (8th Edition). ITE Equations used where available.

(3) Based on ITE, Trip Generation (8th Edition). ITE rates.

(4) Per Lee County Development Services TIS Guidelines of 30% during th PM peak hour.

(5) Daily retail pass-by capture of 20% assumed.

(6) 3,500 square feet of out-patient medical office is part of the total proposed psychiatric hospital of 69,499 square feet.

(7) Reflects DRI approved total Medical Office 455,900 (after conversions) plus 10,000 square feet of from Future Health Care.

(8) 65,999 square feet (consisting 114 beds) of specialty hospital is part of the total proposed psychiatric hospital of 69,499 square feet.

(9) Trip rates (trips/bed) based on the original HealthPark Florida ADA/DRI Sufficiency Response, Exhibit 31-12 for Specialty Hospital.

Please refer to Appendix C of this letter report for documentation.

(10) Reflects DRI approved total Future Health Care of 20,800 square feet less 10,000 square feet of included as part of Medical Office.



**APPENDIX A**

**EXHIBIT “C” OF THE DRI DEVELOPMENT ORDER**



**SIXTH DEVELOPMENT ORDER AMENDMENT<sup>1</sup> FOR  
HEALTHPARK FLORIDA**

**CORRECTED**

**A Development of Regional Impact**

State DRI #5-8586-63  
County Case #87-03-10-DRI(d)

DEVELOPMENT ORDER

FOR

HEALTHPARK FLORIDA

A DEVELOPMENT OF REGIONAL IMPACT

# 5-8586-63

LET It be known, that, pursuant to Section 380.06 of the Florida Statutes, the Board of County Commissioners of Lee County, Florida, heard, at a public hearing convened on the eighth day of June 1987, the application for development approval for HealthPark Florida, a hospital/commercial/residential/educational development which, after the amendment proposed herein, will consist of approximately Three Hundred Ninety Point Seven (390.7) acres to be developed in accordance with the application filed by Lee Health Care Resources, Inc.; Lee Memorial Hospital, Inc.; Lee County Hospital Board of Directors; and Lee County HealthPark Joint Venture (referred to herein collectively as "Applicant").

WHEREAS, the Board of County Commissioners of Lee County, Florida, (hereinafter, "the Board") considered the report and recommendations of the Southwest Florida Regional Planning

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<sup>1</sup>This document represents a compilation of the original DRI Development Order approved on June 8, 1987; the First Development Order Amendment approved on October 13, 1993; the Second Development Order Amendment approved on March 30, 1998; the third Development Order Amendment approved on August 20, 2001; the Fourth Development Order Amendment approved on August 19, 2003, Fifth Development Order Amendment approved on May 2, 2005, and Sixth Development Order Amendment approved on September 2, 2008, including this Corrective Amendment correcting for scrivener's error. Proposed changes to this composite Development Order are also shown, with additions underlined and deletions struck through.

**EXHIBIT "C"**  
**HEALTHPARK FLORIDA**  
**LAND USE CONVERSION**

From Use	To Use				
	Independent Living (d.u.)	Multifamily (d.u.)	Lodging - Motel (units)	Medical Office (sq. ft.)	<u>Specialty Hospital</u> (sq. ft.)
Multifamily (d.u.)	3.3	1.0	0.8	200	480
Lodging - Motel (units)	4.1	1.2	1.0	250	590
Hospital (bed)	7.8	2.3	1.9	470	1,100
Commercial (1,000 sq. ft.)	31.5	9.4	7.7	1,900	4,510
Medical Office (1,000 sq. ft.)	16.7	5.0	4.1	1,000	2,390

This transfer or conversion may occur in accordance with Section II.D.1 provided that: 1) the external trips originally approved for the DRI remain the same (i.e., 3,204 peak hour trips and 34,393 daily trips); and 2) no additional impact will occur to other public facilities (such as sewer and water) and; 3) the conversion will not create a need for additional affordable housing. Further, no alteration to the Master Concept Plan may occur as a result of the conversion. In addition, the amount of square feet, beds and units to be converted to other uses or from other uses would be limited to no more than the following:

**MAXIMUM CONVERSION THRESHOLDS <sup>1</sup>**

Land Use	Maximum Amount Converted From	Maximum Amount Converted To
Medical Office	60,000 sq. ft.	65,999 sq. ft.
General Office	60,000 sq. ft.	65,999 sq. ft.
Hospital	60 beds	N/A
Multifamily	58 du	54 du
Commercial	50,000 sq. ft.	54,999 sq. ft.
Independent Living	50 du	54 du
Lodging - Motel	75 units	82 units
Specialty Hospital	N/A	65,999 sq. ft.

**Footnote:**

<sup>1</sup> Purpose of the maximum conversion thresholds is to allow flexibility in development without triggering the need for an amendment to the development approvals. Conversions outside the range will require a formal Notice of Proposed Change to the DRI Development Order.

Thirty (30) days notice of any conversion must be provided to the County, The Regional Planning Council, and The Department of Community Affairs. In addition, the amount of conversion must be reported as part of the subsequent bi-annual monitoring report.



**APPENDIX B**  
**ITE TRIP GENERATION, EIGHTH EDITION**

Summary of Trip Generation Calculation  
 For 478 Occupied Dwelling Units of Congregate Care Facility  
 October 20, 2010

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	2.15	0.00	1.00	1028
7-9 AM Peak Hour Enter	0.04	0.00	1.00	19
7-9 AM Peak Hour Exit	0.02	0.00	1.00	10
7-9 AM Peak Hour Total	0.06	0.00	1.00	29
4-6 PM Peak Hour Enter	0.10	0.00	1.00	48
4-6 PM Peak Hour Exit	0.07	0.00	1.00	33
4-6 PM Peak Hour Total	0.17	0.00	1.00	81
Saturday 2-Way Volume	0.00	0.00	1.00	0
Saturday Peak Hour Enter	0.00	0.00	1.00	0
Saturday Peak Hour Exit	0.00	0.00	1.00	0
Saturday Peak Hour Total	0.00	0.00	1.00	0

Note: A zero indicates no data available.

Source: Institute of Transportation Engineers  
 Trip Generation, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS

Summary of Trip Generation Calculation  
 For 445 Beds of Assisted Living  
 October 20, 2010

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	2.66	1.74	1.00	1184
7-9 AM Peak Hour Enter	0.09	0.00	1.00	40
7-9 AM Peak Hour Exit	0.05	0.00	1.00	22
7-9 AM Peak Hour Total	0.14	0.37	1.00	62
4-6 PM Peak Hour Enter	0.10	0.00	1.00	45
4-6 PM Peak Hour Exit	0.12	0.00	1.00	53
4-6 PM Peak Hour Total	0.22	0.47	1.00	98
Saturday 2-Way Volume	2.20	1.57	1.00	979
Saturday Peak Hour Enter	0.15	0.00	1.00	67
Saturday Peak Hour Exit	0.18	0.00	1.00	80
Saturday Peak Hour Total	0.33	0.58	1.00	147

Note: A zero indicates no data available.

Source: Institute of Transportation Engineers  
 Trip Generation, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS



Summary of Trip Generation Calculation  
 For 1156 Dwelling Units of Apartments  
 October 20, 2010

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	6.17	0.00	1.00	7129
7-9 AM Peak Hour Enter	0.10	0.00	1.00	114
7-9 AM Peak Hour Exit	0.39	0.00	1.00	456
7-9 AM Peak Hour Total	0.49	0.00	1.00	570
4-6 PM Peak Hour Enter	0.37	0.00	1.00	425
4-6 PM Peak Hour Exit	0.20	0.00	1.00	229
4-6 PM Peak Hour Total	0.57	0.00	1.00	653
Saturday 2-Way Volume	7.63	0.00	1.00	8818
Saturday Peak Hour Enter	0.00	0.00	1.00	0
Saturday Peak Hour Exit	0.00	0.00	1.00	0
Saturday Peak Hour Total	0.43	0.00	1.00	493

Note: A zero indicates no data available.

The above rates were calculated from these equations:

24-Hr. 2-Way Volume:  $T = 6.06(X) + 123.56$ ,  $R^2 = 0.87$   
 7-9 AM Peak Hr. Total:  $T = .49(X) + 3.73$   
 $R^2 = 0.83$ , 0.2 Enter, 0.8 Exit  
 4-6 PM Peak Hr. Total:  $T = .55(X) + 17.65$   
 $R^2 = 0.77$ , 0.65 Enter, 0.35 Exit  
 AM Gen Pk Hr. Total:  $T = .54(X) + 2.45$   
 $R^2 = 0.82$ , 0.29 Enter, 0.71 Exit  
 PM Gen Pk Hr. Total:  $T = .6(X) + 14.91$   
 $R^2 = 0.8$ , 0.61 Enter, 0.39 Exit  
 Sat. 2-Way Volume:  $T = 7.85(X) + -256.19$ ,  $R^2 = 0.85$   
 Sat. Pk Hr. Total:  $T = .41(X) + 19.23$   
 $R^2 = 0.56$ , 0 Enter, 0 Exit  
 Sun. 2-Way Volume:  $T = 6.42(X) + -101.12$ ,  $R^2 = 0.82$   
 Sun. Pk Hr. Total: 0  
 $R^2 = 0$ , 0 Enter, 0 Exit

Source: Institute of Transportation Engineers  
 Trip Generation, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS

Summary of Trip Generation Calculation  
 For 97 Occupied Rooms of Hotel  
 October 20, 2010

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	8.92	6.04	1.00	865
7-9 AM Peak Hour Enter	0.39	0.00	1.00	38
7-9 AM Peak Hour Exit	0.28	0.00	1.00	27
7-9 AM Peak Hour Total	0.67	0.84	1.00	65
4-6 PM Peak Hour Enter	0.34	0.00	1.00	33
4-6 PM Peak Hour Exit	0.36	0.00	1.00	35
4-6 PM Peak Hour Total	0.70	0.87	1.00	68
Saturday 2-Way Volume	10.50	4.11	1.00	1019
Saturday Peak Hour Enter	0.49	0.00	1.00	48
Saturday Peak Hour Exit	0.38	0.00	1.00	37
Saturday Peak Hour Total	0.87	0.94	1.00	84

Note: A zero indicates no data available.  
 Source: Institute of Transportation Engineers  
 Trip Generation, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS

Summary of Trip Generation Calculation  
For 542 Beds of Hospital  
October 20, 2010

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	10.62	0.00	1.00	5755
7-9 AM Peak Hour Enter	0.84	0.00	1.00	454
7-9 AM Peak Hour Exit	0.34	0.00	1.00	186
7-9 AM Peak Hour Total	1.18	0.00	1.00	640
4-6 PM Peak Hour Enter	0.48	0.00	1.00	258
4-6 PM Peak Hour Exit	0.85	0.00	1.00	458
4-6 PM Peak Hour Total	1.32	0.00	1.00	716
Saturday 2-Way Volume	7.43	0.00	1.00	4029
Saturday Peak Hour Enter	0.00	0.00	1.00	0
Saturday Peak Hour Exit	0.00	0.00	1.00	0
Saturday Peak Hour Total	0.00	0.00	1.00	0

Note: A zero indicates no data available.

The above rates were calculated from these equations:

24-Hr. 2-Way Volume:  $T = 7.42(X) + 1733.31$ ,  $R^2 = 0.69$   
7-9 AM Peak Hr. Total:  $T = 1.33(X) + -80.91$   
 $R^2 = 0.71$ , 0.71 Enter, 0.29 Exit  
4-6 PM Peak Hr. Total:  $T = 1.36(X) + -21.17$   
 $R^2 = 0.66$ , 0.36 Enter, 0.64 Exit  
AM Gen Pk Hr. Total:  $LN(T) = 1.15LN(X) + -.76$   
 $R^2 = 0.69$ , 0.65 Enter, 0.35 Exit  
PM Gen Pk Hr. Total:  $LN(T) = .89LN(X) + .93$   
 $R^2 = 0.72$ , 0.4 Enter, 0.6 Exit  
Sat. 2-Way Volume:  $LN(T) = .58LN(X) + 4.65$ ,  $R^2 = 0.71$   
Sat. Pk Hr. Total: 0  
 $R^2 = 0$ , 0 Enter, 0 Exit  
Sun. 2-Way Volume:  $LN(T) = .61LN(X) + 4.38$ ,  $R^2 = 0.73$   
Sun. Pk Hr. Total:  $LN(T) = .6LN(X) + 2.31$   
 $R^2 = 0.64$ , 0.45 Enter, 0.55 Exit

Source: Institute of Transportation Engineers  
Trip Generation, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS



Summary of Trip Generation Calculation  
 For 465,900 Th.Sq.Ft. GFA of Medical-Dental Office Building  
 October 27, 2010

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	40.43	0.00	1.00	18836
7-9 AM Peak Hour Enter	0.00	0.00	1.00	0
7-9 AM Peak Hour Exit	0.00	0.00	1.00	0
7-9 AM Peak Hour Total	0.00	0.00	1.00	0
4-6 PM Peak Hour Enter	0.63	0.00	1.00	295
4-6 PM Peak Hour Exit	1.71	0.00	1.00	798
4-6 PM Peak Hour Total	2.35	0.00	1.00	1093
Saturday 2-Way Volume	0.00	0.00	1.00	0
Saturday Peak Hour Enter	0.00	0.00	1.00	0
Saturday Peak Hour Exit	0.00	0.00	1.00	0
Saturday Peak Hour Total	0.00	0.00	1.00	0

Note: A zero indicates no data available.

The above rates were calculated from these equations:

24-Hr. 2-Way Volume:  $T = 40.89(X) + -214.97$ ,  $R^2 = 0.9$   
 7-9 AM Peak Hr. Total: 0  
 $R^2 = 0$ , 0 Enter, 0 Exit  
 4-6 PM Peak Hr. Total:  $LN(T) = .88LN(X) + 1.59$   
 $R^2 = 0.75$ , 0.27 Enter, 0.73 Exit  
 AM Gen Pk Hr. Total:  $T = 3.49(X) + 5.25$   
 $R^2 = 0.85$ , 0.66 Enter, 0.34 Exit  
 PM Gen Pk Hr. Total:  $T = 4.43(X) + .48$   
 $R^2 = 0.92$ , 0.4 Enter, 0.6 Exit  
 Sat. 2-Way Volume: 0,  $R^2 = 0$   
 Sat. Pk Hr. Total: 0  
 $R^2 = 0$ , 0 Enter, 0 Exit  
 Sun. 2-Way Volume: 0,  $R^2 = 0$   
 Sun. Pk Hr. Total: 0  
 $R^2 = 0$ , 0 Enter, 0 Exit

Source: Institute of Transportation Engineers  
 Trip Generation, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS

Summary of Trip Generation Calculation  
 For 16 Beds of Hospital  
 October 20, 2010

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	11.81	7.08	1.00	189
7-9 AM Peak Hour Enter	0.81	0.00	1.00	13
7-9 AM Peak Hour Exit	0.33	0.00	1.00	5
7-9 AM Peak Hour Total	1.14	1.15	1.00	18
4-6 PM Peak Hour Enter	0.47	0.00	1.00	8
4-6 PM Peak Hour Exit	0.84	0.00	1.00	13
4-6 PM Peak Hour Total	1.31	1.24	1.00	21
Saturday 2-Way Volume	8.14	4.80	1.00	130
Saturday Peak Hour Enter	0.47	0.00	1.00	8
Saturday Peak Hour Exit	0.53	0.00	1.00	8
Saturday Peak Hour Total	1.00	1.17	1.00	16

Note: A zero indicates no data available.  
 Source: Institute of Transportation Engineers  
 Trip Generation, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS

Summary of Trip Generation Calculation  
For 35 Th.Sq.Ft. GFA of Single Tenant Office Building  
October 20, 2010

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	18.14	0.00	1.00	635
7-9 AM Peak Hour Enter	2.06	0.00	1.00	72
7-9 AM Peak Hour Exit	0.25	0.00	1.00	9
7-9 AM Peak Hour Total	2.32	0.00	1.00	81
4-6 PM Peak Hour Enter	0.38	0.00	1.00	13
4-6 PM Peak Hour Exit	2.14	0.00	1.00	75
4-6 PM Peak Hour Total	2.52	0.00	1.00	88
Saturday 2-Way Volume	0.00	0.00	1.00	0
Saturday Peak Hour Enter	0.00	0.00	1.00	0
Saturday Peak Hour Exit	0.00	0.00	1.00	0
Saturday Peak Hour Total	0.00	0.00	1.00	0

Note: A zero indicates no data available.

The above rates were calculated from these equations:

24-Hr. 2-Way Volume:  $\ln(T) = .6\ln(X) + 4.32$ ,  $R^2 = 0.52$   
7-9 AM Peak Hr. Total:  $T = 1.66(X) + 22.94$   
 $R^2 = 0.77$ , 0.89 Enter, 0.11 Exit  
4-6 PM Peak Hr. Total:  $T = 1.52(X) + 34.88$   
 $R^2 = 0.78$ , 0.15 Enter, 0.85 Exit  
AM Gen Pk Hr. Total:  $T = 1.66(X) + 22.94$   
 $R^2 = 0.77$ , 0.89 Enter, 0.11 Exit  
PM Gen Pk Hr. Total:  $T = 1.52(X) + 34.88$   
 $R^2 = 0.78$ , 0.15 Enter, 0.85 Exit  
Sat. 2-Way Volume: 0,  $R^2 = 0$   
Sat. Pk Hr. Total: 0  
 $R^2 = 0$ , 0 Enter, 0 Exit  
Sun. 2-Way Volume: 0,  $R^2 = 0$   
Sun. Pk Hr. Total: 0  
 $R^2 = 0$ , 0 Enter, 0 Exit

Source: Institute of Transportation Engineers  
Trip Generation, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS

Summary of Trip Generation Calculation  
 For 10,800 Th.Sq.Ft. GFA of Day Care Center  
 October 20, 2010

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	79.26	21.03	1.00	856
7-9 AM Peak Hour Enter	6.50	0.00	1.00	70
7-9 AM Peak Hour Exit	5.76	0.00	1.00	62
7-9 AM Peak Hour Total	12.26	6.39	1.00	132
4-6 PM Peak Hour Enter	5.86	0.00	1.00	63
4-6 PM Peak Hour Exit	6.60	0.00	1.00	71
4-6 PM Peak Hour Total	12.46	6.90	1.00	135
Saturday 2-Way Volume	6.21	5.44	1.00	67
Saturday Peak Hour Enter	1.07	0.00	1.00	12
Saturday Peak Hour Exit	0.63	0.00	1.00	7
Saturday Peak Hour Total	1.70	1.78	1.00	18

Note: A zero indicates no data available.  
 Source: Institute of Transportation Engineers  
 Trip Generation, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS

Summary of Trip Generation Calculation  
 For 160 Th.Sq.Ft. GLA of Shopping Center  
 October 20, 2010

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	57.61	0.00	1.00	9218
7-9 AM Peak Hour Enter	0.77	0.00	1.00	124
7-9 AM Peak Hour Exit	0.50	0.00	1.00	79
7-9 AM Peak Hour Total	1.27	0.00	1.00	203
4-6 PM Peak Hour Enter	2.67	0.00	1.00	427
4-6 PM Peak Hour Exit	2.78	0.00	1.00	445
4-6 PM Peak Hour Total	5.45	0.00	1.00	872
Saturday 2-Way Volume	77.65	0.00	1.00	12424
Saturday Peak Hour Enter	3.78	0.00	1.00	605
Saturday Peak Hour Exit	3.49	0.00	1.00	558
Saturday Peak Hour Total	7.27	0.00	1.00	1163

Note: A zero indicates no data available.

The above rates were calculated from these equations:

24-Hr. 2-Way Volume:  $\ln(T) = .65\ln(X) + 5.83, R^2 = 0.78$   
 7-9 AM Peak Hr. Total:  $\ln(T) = .59\ln(X) + 2.32$   
 $R^2 = 0.52, 0.61 \text{ Enter}, 0.39 \text{ Exit}$   
 4-6 PM Peak Hr. Total:  $\ln(T) = .67\ln(X) + 3.37$   
 $R^2 = 0.81, 0.49 \text{ Enter}, 0.51 \text{ Exit}$   
 AM Gen Pk Hr. Total: 0  
 $R^2 = 0, 0 \text{ Enter}, 0 \text{ Exit}$   
 PM Gen Pk Hr. Total: 0  
 $R^2 = 0, 0 \text{ Enter}, 0 \text{ Exit}$   
 Sat. 2-Way Volume:  $\ln(T) = .63\ln(X) + 6.23, R^2 = 0.82$   
 Sat. Pk Hr. Total:  $\ln(T) = .65\ln(X) + 3.76$   
 $R^2 = 0.83, 0.52 \text{ Enter}, 0.48 \text{ Exit}$   
 Sun. 2-Way Volume:  $T = 15.63(X) + 4214.46, R^2 = 0.52$   
 Sun. Pk Hr. Total: 0  
 $R^2 = 0, 0 \text{ Enter}, 0 \text{ Exit}$

Source: Institute of Transportation Engineers  
 Trip Generation, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS



**APPENDIX C**

**APPROVED HEALTHPARK DRI TRIP RATES**



**ADA/DRI  
SUFFICIENCY RESPONSE**

**A PLANNED REGIONAL  
HEALTH COMMUNITY IN  
LEE COUNTY, FLORIDA**

**APPLICATION FOR  
DEVELOPMENT APPROVA**

EXHIBIT 31-12HEALTH PARK FLORIDATRIP GENERATION RATES  
(HEALTH PARK FLORIDA DEVELOPMENT)

<u>Land Use</u>	<u>PM Peak Hour</u>		<u>Total</u>	<u>24-Hour</u>	<u>Source</u>
	<u>In</u>	<u>Out</u>			
<u>Hospital Functions</u>					
Acute Care and Women/ Children Hospitals (Bed)	.42	.75	1.17	11.4	ITE <sup>(1)</sup>
Cancer; Rehab; Drug & Alcohol Abuse; and Psychiatric Hospitals (Bed)	.14	.26	.40	2.7	FHA/ADOT <sup>(2)</sup>
Outpatient (1,000Ø GFA)	.61	1.10	1.71	16.7	ITE <sup>(3)</sup>
<u>Medical Office</u> (1,000Ø GFA)	.76	2.54	3.30	45.7	Lee County
<u>Medical Residential</u>					
Nursing Home (Bed)	.05	.16	.21	2.6	ITE <sup>(4)</sup>
Retirement/Life Care (Unit)	.12	.23	.35	4.7	DPA <sup>(5)</sup>
Lodging (Unit)	.34	.17	.51	5.20	Lee County <sup>(6)</sup>
<u>Retail</u> (1,000Ø GFA)					
Under 100,000Ø	3.74	3.97	7.71	81.1	Lee County
Over 100,000Ø	1.77	1.89	3.66	41.4	Lee County
<u>Education</u> ( <u>Student</u> )					
	.04	.08	.12	1.55	ITE <sup>(7)</sup>
<u>Recreation</u> (1,000Ø GFA)					
	1.13	.37	1.50	11.7	ITE <sup>(8)</sup>
<u>Research</u> (1,000Ø GFA)					
	.10	.80	.90	5.30	ITE <sup>(9)</sup>
<u>General Office</u> (1,000Ø GFA)					
	.58	2.93	3.51	19.60	Lee County

Footnotes:

- (1) ITE General Hospital per bed. Applied to Acute Care Hospital, Women/Children Hospital, Cancer Hospital and Rehab Hospital. Outpatient facilities calculated separately.
- (2) Federal Highway Administration and Arizona Department of Transportation, Convalescent Hospitals. Applied to Child/Youth Psych Hospital, Adult Psych Hospital, Gero-Psych Hospital, Adolescent Drug and Alcohol Abuse Hospital and Adult Drug and Alcohol Abuse Hospitals.
- (3) ITE General Hospital per 1,0000. Applied to outpatient component of Hospital functions.
- (4) ITE Nursing Home per bed. Applied to Assisted Living and Skill Nursing component of residential.
- (5) Retirement/Life Care per unit, based on original David Plummer & Associates Survey. Applied to Independent Living component of residential.
- (6) Lee County Multifamily per unit. Applied to Lodging component of HealthPark.
- (7) ITE Community College per student. Applied to Medical Education Component of HealthPark.
- (8) ITE Recreation Club rate per 1,0000. Applied to Wellness Center component of HealthPark.
- (9) ITE Research Center rate per 1,0000. Applied to out-parcel research center.