

This case is also combined with Case#: DRI2004 -DODO7

Intake Date July 2, 2004 Project Name: Health Park Florida DRI+DCI STRAP Number(s): Sec attached Planner Name: Chip Block Ext. 8371 LEGAL DESCRIPTION VERIFICATION and INITIAL GIS MAPPING Date: 10/25/2004. INTAKE: DRI04007 INTAKE: DRI04007 INTAKE: DRI04007 DI 04 048 LEGAL SUFFICIENT FYES IN NO Initials: If not, give brief explanation: MAP UPDATE following FINAL ACTION Date: 12JUL 05 Hearing Examiner Decision Board of County Commissioner's Resolution Administrative Approval Blue Sheet Z-05-014 DZI2004-0007 4 DCI 2004-00048, 02MA/05 Coning Notes: APPEOVAL' TO AMEND DRI DEVELOPMENT ORDER (BELL'S-8586-63 EVALUATE PROPOSED AMENDMENTS, AMEND EXISTING CPD ZOHING APPROVAL'S CONDS. MAP UPDATED CYES INO Initials: MM2 Inot, give brief explanation: Note TO ALL HEALTH TARE FOLSGONS	LEGAL SUFFICIENT     IYES     NO     Initials:       If not, give brief explanation:     LGM
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# EXHIBIT II-A-3

#### List of HealthPark Plats

HealthPark Florida West Phase I-E, HealthPark Florida West Phase I-F, HealthPark Florida West HealthPark Florida East HealthPark Florida E 2002-1 Plat Book 47 at Page 1 Plat Book 49 at Page 31 Plat Book 53 at Page 81 Plat Book 68 at Page 17 Plat Book 73 at Page 80

# DCI 2004-00048

# Applicant's Legal Checked

by (2) Dec 02, 2004

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### EXHIBIT II-A-3

# List of HealthPark Plats

HealthPark Florida West Phase I-E, HealthPark Florida West Phase I-F, HealthPark Florida West HealthPark Florida East HealthPark Florida E 2002-1

Plat Book 47 at Page 1 Plat Book 49 at Page 31 Plat Book 53 at Page 81 Plat Book 68 at Page 17 Plat Book 73 at Page 80

# DRI 2004-00007

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**RESOLUTION NUMBER Z-05-014** 

#### RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA

WHEREAS, an application was filed by the property owner, Lee Health Ventures, Inc., to amend the Commercial Planned Development (CPD) and Development of Regional Impact (DRI) approvals for a project known as Health Park Florida; and

WHEREAS, a public hearing was advertised and held on February 9, 2005, before the Lee County Zoning Hearing Examiner, Diana M. Parker, who gave full consideration to the evidence in the record for Case #'s DRI2004-00007 and DCI2004-00048; and

WHEREAS, a second public hearing was advertised and held on May 2, 2005, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record, and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

#### SECTION A. REQUEST

The applicant filed a request:

- to amend the DRI Development Order approvals for HealthPark Florida (DRI# 5-8586-63) to: a) revise the Master Development Plan (Map H) to change the location of various uses within the project; b) modify the Land Use Schedule to reflect increases and decreases in various land uses approved as part of the DRI; c) extend the build-out date by four years to 2012; d) modify transportation related conditions to reflect the results of traffic reassessment; and e) revise the frequency of filing monitoring reports from annually to biannually in response to recent amendments to Chapter 380, F.S.; and
- 2. to evaluate whether the proposed amendments constitute a substantial deviation from the original development order approvals warranting further development of regional impact review; and
- 3. to amend existing CPD zoning approvals to: a) amend the land use table increasing the number of acute care beds, independent living units, assisted/skilled nursing units, and residential units, with a decrease in office space, commercial spaces, and hotel units; b) change the mix of uses on the approved Master Concept Plan (MCP); c) modify traffic mitigation conditions; d) revise of the Land Use Table consistent with the proposed changes to the DRI; and e) add a deviation related to the overall height of the hospital facility.

The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

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#### SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

- 1. All commitments and conditions included in the Health Park Florida DRI Development Order (DRI #5-8586-63), as amended, are hereby included as part of this zoning approval.
- 2. All conditions of the previous zoning approvals as reflected in Resolutions Z-87-058, Z-98-011, and Z-01-021, and Administrative Amendments PD-90-018, PD-91-018, PD-93-013, PD-96-010, ADD2001-00158, and ADD2003-00087(a) remain in full force and effect, except as specifically amended by the approvals set forth.
- 3. Development must be consistent with the two-page MCP entitled "Amended Master Concept Plan and Map H," stamped "Received February 8, 2005 Permit Counter" (last revised 2-7-05), except as modified by the conditions below. Development must comply with the LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.

The project is permitted 1,015,413 square feet (558 beds) of acute care, specialty hospital space, and future health care functions; 465,000 square feet of medical and general office space; 160,000 square feet of general retail space (food and beverage, financial, business and retail services); 478 independent living units; 445 beds of assisted living and skilled nursing care; 1,156 residential dwelling units; and 172 units of lodging. The approved maximum building height within this planned development is 124 feet for the hospital. Appurtenances necessary for mechanical or structure functions of the hospital may extend another 16 feet in height. All other development continues to be limited to a maximum building height of 95 feet.

4. The new approved Schedule of Uses is as follows:

(Note: If the term "Code" plus a letter(s) appears after the use, the use is only permitted in those portions of the development coded for that use)

a. <u>Schedule of Uses</u>

ACCESSORY USES AND STRUCTURES (LDC §§ 34-1171 et seq., 34-2441 et seq., 34-1863, 34-2141 et seq., and 34-3108)
ADMINISTRATIVE OFFICES
AIRCRAFT LANDING FACILITIES, private (LDC § 34-1231 et seq.) - limited to a helicopter landing pad for the hospital (Code HOSP)
ANIMALS: Clinic (LDC § 34-1321 et seq.) (Code C)
ASSISTED LIVING FACILITY (LDC §§ 34-1491 et seq., and 34-1411) (Code ALU/SNF)
ATM (automatic teller machine)
AUTO PARTS STORE - with or without installation facilities (Code C)
AUTOMOBILE SERVICE STATION - (Code C)
AUTO REPAIR AND SERVICE (LDC § 34-622(c)(2)) - Limited to garages with general automotive repair and service (Code C)

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BAIT AND TACKLE SHOP (Code C) BANKS AND FINANCIAL ESTABLISHMENTS (LDC § 34-622(c)(3)): Groups I, II (Code C) BAR OR COCKTAIL LOUNGE (LDC § 34-1261 et seq.) (Code C) BOATS: Boat parts store (Code C) Boat rental (Code C) Boat sales (Code C) BROADCAST STUDIO, COMMERCIAL RADIO AND TELEVISION (LDC § 34-1441et seq.) BUSINESS SERVICES (LDC § 34-622(c)(5)): Group I, excluding bail bonding, collection agencies, and credit reporting services (Code C) BUS STATION/DEPOT (LDC § 34-1381 et seq.) CAR WASH (Code C) CARETAKERS RESIDENCE CLOTHING STORES, general (LDC § 34-622(c)(8)) (Code C) CLUBS: (Code C) Commercial Fraternal, membership organization (LDC § 34-2111) Private (LDC § 34-2111) COMMUNICATION TOWERS 100 feet or less in height (LDC § 34-1441) CONSUMPTION ON PREMISES (LDC § 34-1261 et seq.) (Code C) CONVENIENCE FOOD AND BEVERAGE STORE (Code C) CULTURAL FACILITIES (LDC § 34-622(c)(10)) DAY CARE CENTER, CHILD, ADULT DRIVE-THROUGH FACILITY FOR ANY PERMITTED USE (Code C) DRUGSTORE, PHARMACY (Code C and HOSP) DWELLING UNIT: (Code ILU, A, C and ALU/SNF) Townhouse Multiple-family building ENTRANCE GATES AND GATEHOUSE (LDC § 34-1741 et seq.) ESSENTIAL SERVICES (LDC §§ 34-1611 et seq., and 34-1741 et seq.) ESSENTIAL SERVICE FACILITIES (LDC § 34-622(c)(13)):Group I (LDC §§ 34-1611 et seq., 34-1741 et seq., and 34-2141 et seq.) EXCAVATION: Water retention (LDC § 34-1651) FACTORY OUTLETS (point of manufacture only) (Code C) FENCES, WALLS (LDC § 34-1741) FOOD AND BEVERAGE SERVICE, LIMITED FOOD STORES (LDC § 34-622(c)(16)): Group I (Code C) FUNERAL HOME AND MORTUARY (with or without a crematory) (Code C) **GIFT AND SOUVENIR SHOP** HARDWARE STORE (Code C) HEALTH CARE FACILITIES (LDC § 34-622(c)(20)):Groups I, II, III, and IV (Code HOSP, C, MGO,SHF, and FHF) HELIPORT OR HELISTOP (Code HOSP) HOBBY, TOY AND GAME SHOPS (LDC § 34-622(c)(21)) (Code C) HOSPICE HOTEL/MOTEL (LDC § 34-1801 et seg.) (Code C) HOUSEHOLD AND OFFICE FURNISHINGS (LDC § 34-622(c)(22)), all groups (Code C) INSURANCE COMPANIES (LDC § 34-622(c)(23)) (Code C) LAUNDRY OR DRY CLEANING (LDC § 34-622(c)(24)): Group I (Code C) LAWN AND GARDEN SUPPLY STORES (LDC § 34-2081) (Code C)

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LIBRARY MEDICAL OFFICE (Code MGO and C) MINI-WAREHOUSE (Code C) MODELS: Display center (LDC § 34-1951 et seq.) Model Home (LDC § 34-1951 et seq.) Model Unit (LDC § 34-1951 et seq.) NONSTORE RETAILERS (LDC § 34-622(c)(30)), all groups (Code C) PACKAGE STORE (LDC § 34-1261 *et seq.*) (Code C) PAINT, GLASS AND WALLPAPER (Code C) PARKS (LDC § 34-622(c)(32)): Groups I or II PARKING LOT: Accessory Commercial Garage, public parking Temporary (LDC § 34-2022) PERSONAL SERVICES (LDC § 34-622(c)(33)): Groups I, II, III, IV Code C and HOSP) PET SERVICES (Code C) PET SHOP (Code C) PHARMACY (Code C and HOSP) PLACE OF WORSHIP (LDC § 34-2051 et seq.) REAL ESTATE SALES OFFICE, (LDC §§ 34-1951 et seq., and 34-3021) **RECREATIONAL FACILITIES:** Personal Private, On-Site RELIGIOUS FACILITIES (LDC § 34-2051 et seq.) RENTAL OR LEASING ESTABLISHMENT (LDC § 34-622(c)(39)): Group I and IV (LDC § 34-1201 et seq., 34-1352, and 34-3001 et seq.) (Code C) REPAIR SHOPS (34-622(c)(40)): Groups I and II (Code C) RESEARCH AND DEVELOPMENT LABORATORIES (LDC § 34-622(c)(41)): Groups II and IV (Code HOSP, SHF, FHF, and C) RESIDENTIAL ACCESSORY USES (LDC § 34-622(c)(42)) (LDC § 34-1171 et seq.) (Code ILU, A, and ALU/SNF) RESTAURANT, FAST FOOD (Code C) RESTAURANTS (LDC § 34-622(c)(43)): All Groups (Code C) SCHOOLS: Commercial (LDC § 34-622(c)(45)) (LDC § 34-2381) (Code C) SIGNS in accordance with approved Sign Package (dated Dec. 1997 as amended) SOCIAL SERVICES (LDC § 34-622(c)(46)): Groups I, II, and III (Code C, HOSP, SHS. and FHF) SPECIALTY RETAIL SHOPS (LDC § 34-622(c)(47)): Groups I, II, III, and IV (Code C) STORAGE: Indoor only, (LDC § 34-3001 et seq.) Storage, open, (LDC § 34-3001 et seq.) STUDIOS (LDC § 34-622(c)(49)) TEMPORARY USES (LDC § 34-3041 et seq.) TRANSPORTATION SERVICES (LDC § 34-622(c)(53)): Group II (Code C) USED MERCHANDISE STORES (LDC § 34-622(c)(54)): Groups I, II, and III (Code

C)

CASE NOS.: DRI2004-00007 & DCI2004-00048



#### b. <u>Site Development Regulations</u>

USE	MIN. LOT AREA (SF)	MIN. LOT DEPT H (FT)	MIN. LOT WIDTH (FT.)	MIN. SIDE SET- BACK (FT.)	MIN. REAR SET- BACK (FT.)	INTERNAL FRONTAG E ROAD SETBACK (FT.)	WATER BODY SET- BACK (FT.)	BASS ROAD SET- BACK (FT.)	SUMMERLIN ROAD SETBACK (FT.)
A.L.F., ETC.	10,000	100	100	15	15	20	20	25	25
MULTI-FAMILY	10,000	100	100	15	20	20	20	25	25
TOWNHOUSE	1,400	70	20	5/0	4	20	20	25	25
COMMERCIAL	10,000	100	100	15	20	20	20	25	25
OUTPARCEL	7,500	100	75	10	15	20	25	25	25

MINIMUM BUILDING SEPARATION DISTANCE: 20 FEET MAXIMUM STRUCTURAL LOT COVERAGE: 55 PERCENT (TOWNHOUSE: 60 PERCENT)

NOTES:

- 1. PIE-SHAPED LOTS SHALL HAVE NO MINIMUM LOT WIDTH BUT WILL MEET LOT AREA REQUIREMENTS.
- 2. SEE LDC §§ 34-1174, 34-1176, 34-2191 AND 34-2194 FOR ACCESSORY STRUCTURAL SETBACKS UNLESS IN CONFLICT WITH ABOVE REGULATIONS.

#### SECTION C. DEVIATIONS:

All previously approved deviations remain in effect as part of this planned development.

 Deviation (14) seeks relief from the LDC §34-935(f)(3)b. requirement to provide that, in the Urban Community future land use category, buildings may be as tall as 95 feet above the minimum flood elevation with no more than eight (8) habitable stories; to allow buildings within HealthPark Medical Center to be as tall as 140 feet above minimum flood elevation with no more than eight (8) habitable stories. This DEVIATION IS APPROVED, subject to the condition that it is limited to the medical center (hospital).

#### SECTION D. EXHIBITS AND STRAP NUMBER:

The following exhibits are attached to this resolution and incorporated by reference:

- Exhibit A: Legal description of the property
- Exhibit B: Zoning Map (subject parcel identified with shading)
- Exhibit C: Master Concept Plan stamped received February 8, 2005, Permit Counter, last revised February 7, 2005
- Exhibit D: Fifth Development Order Amendment for HealthPark Florida DRI

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CASE NOS.: DRI2004-00007 & DCI2004-00048

The applicant has indicated that the STRAP numbers for the property are:

04-46-24-02-0000D.0000 04-46-24-04-00000.011A 04-46-24-13-00000.0050 04-46-24-13-00000.0070 33-45-24-03-0000C.0000 33-45-24-04-00000.0070 33-45-24-04-00Y00.0000 33-45-24-13-0000D.0000 04-46-24-02-0000G.0000 04-46-24-04-000M0.0000 04-46-24-13-00000.0060 04-46-24-13-0000H.0000 33-45-24-03-0000G.0000 33-45-24-04-00W00.0000 33-45-24-13-00000.0080 33-45-24-13-00000.0100

#### SECTION E. FINDINGS AND CONCLUSIONS:

- 1. The applicant has proven entitlement to the requested amendments to the CPD zoning approvals by demonstrating compliance with the Lee Plan, the LDC, and other applicable codes and regulations.
- 2. The amended CPD zoning approval and Master Concept Plan, as conditioned:
  - a. meet or exceed the performance and locational standards set forth for the potential uses allowed by the request; and,
  - b. are consistent with the densities, intensities, and general uses set forth in the Lee Plan; and,
  - c. are compatible with existing or planned uses in the surrounding area; and,
  - d. will not place an undue burden upon existing transportation or planned infrastructure facilities and the site will be served by streets with the capacity to carry traffic generated by the development; and,
  - e. will not adversely affect environmentally critical areas or natural resources.
- 3. The approval of this request satisfies the following criteria:
  - a. the proposed use or mix of uses is appropriate at the subject location; and
  - b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and
  - c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.
- 4. Urban services, as defined in the Lee Plan will be available and adequate to serve the proposed land use.

CASE NOS.: DRI2004-00007 & DCI2004-00048

- 5. The approved deviation, as conditioned, enhances achievement of the planned development objectives, and preserve and promote the general intent of LDC Chapter 34 to protect the public health, safety, and welfare.
- The proposed changes to the DRI Development Order approvals do not constitute a 6. substantial deviation from the original development approvals warranting further DRI review.

The foregoing resolution was adopted by the Lee County Board of Commissioners upon the motion of Commissioner Judah, seconded by Commissioner Hall, and, upon being put to a vote, the result was as follows:

Robert P. Janes	Aye
Douglas R. St. Cerny	Aye
Ray Judah	Aye
Tammy Hall	Aye
John É. Albion	Aye

DULY PASSED AND ADOPTED this 2<sup>nd</sup> day of May 2005.

ATTEST: CHARLIE GREEN, CLERK

BY: Deputy Clerk

BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA

BY: Douglas St. Cerr Chairman

Approved as to form by:

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Donna Márie Collins County Attorney's Office



CASE NOS .: DRI2004-00007 & DCI2004-00048

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# EXHIBIT A Legal Description Property located in Lee County, F

Page 1 of 2

### List of HealthPark Plats

HealthPark Florida West Phase I-E, HealthPark Florida West Phase I-F, HealthPark Florida West HealthPark Florida East Plat Book 47 at Page 1 Plat Book 49 at Page 31 Plat Book 53 at Page 81 Plat Book 68 at Page 17 Plat Book 73 at Page 80

# HealthPark Florida E 2002-1

# DCI 2004-00048

Applicant's Legal Checked by <u>Dec 02, 2004</u> JUL 0 2 2004

S:\Zoning Tables\Legal Review data\Legal Cases\Legal Descriptions\Plats\DCl2004-00048.doc



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# FIFTH DEVELOPMENT ORDER AMENDMENT<sup>1</sup> FOR HEALTHPARK FLORIDA

#### 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, has 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 Council, Lee County administrative staff, and the documents and comments made upon the record before the Board in a public hearing on the 8th day of June 1987, and after full consideration of those reports, recommendations, comments and documents the Board adopted the *original* development of regional impact development order for HealthPark Florida; and

<sup>&</sup>lt;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; and the Second Development Order Amendment approved on March 30, 1998; the third Development Order Amendment approved on August 20, 2001; and the Fourth Development Order Amendment approved on August 19, 2003. Proposed changes to this composite Development Order are also shown, with additions underlined and deletions struck through.

WHEREAS, the development order was subsequently amended for the first time on October 13, 1993 to extend the phasing and build out schedule for the project; and

WHEREAS, in March 1998, Lee Health Ventures, Inc., the owner/developer of HealthPark Florida Development of Regional Impact, amended the development order a second time: 1) to modify the land use schedule; 2) provide for mitigation of hurricane shelter impacts associated with the revised land use schedule; 3) provide for a Land Use Conversion Table to allow minor modifications to the revised land use schedule in the future; 4) delete references to roadway segments that are no longer planned for construction by Lee County; 5) amend the Master Plan for the project; and 6) extend the date until which the project will not be subject to down zoning or intensity reduction so as to be consistent with the modified build out date approved by the Board in the first development order amendment; and

WHEREAS, in January 2001, Lee Health Ventures, Inc., the owner/developer of HealthPark Florida Development of Regional Impact, requested a third amendment to the DRI Development Order to: 1) Modify the land use schedule; 2) amend Map H to reflect the addition of two access points on the east side of Bass Road; 3) revise the project legal description to delete the legal description for Bass Road; 4) extend the phasing and build-out dates for the project; and 5) modify the transportation mitigation conditions based on a traffic reassessment performed in connection with the Notice of Proposed Change; and

WHEREAS, in June 2003, Lee Health Ventures, Inc., doing business as the owner/developer of HealthPark Florida Development of Regional Impact, requested a fourth amendment to the DRI Development Order to revise the Master Development Plan (Map H) to allow for residential development on a 43± acre tract in the northwest corner of the project; and

WHEREAS, in July 2004, Lee Health Ventures, Inc., doing business as the owner/developer of HealthPark Florida Development of Regional Impact, requested a fifth amendment to the DRI Development Order to: 1) revise the Master Development Plan (Map H) to change the location of various uses within the project; 2) modify the Land Use Schedule to reflect increases and decreases in various land uses approved as part of the DRI; 3) extend the build-out date by four years to 2012; 4) modify transportation related conditions to reflect the results of traffic reassessment prepared in conjunction with the Notice of Proposed Change; and 5) revise the frequency of filing monitoring reports from annually to bi-annually in response to recent amendments to Chapter 380, F.S.

WHEREAS, the Southwest Florida Regional Planning Council (RPC) concluded that reassessment of the DRI is not necessary due to the proposed changes not creating a reasonable likelihood of additional regional impacts, or any type of regional impact not previously reviewed by the RPC; and

WHEREAS, pursuant to Florida Statutes Chapter 380.06(19)(f)5., the Board must determine whether the proposed changes require further Development of Regional Impact Review; and

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WHEREAS, pursuant to Florida Statutes Chapter 380.06(19)(e)5.c., a proposed change consisting of simultaneous increases and decreases of at least two of the uses within a multi-use Development of Regional Impact that was originally approved with three or more uses is presumed to create a substantial deviation from the original development approvals, but that presumption may be rebutted by clear and convincing evidence; and

WHEREAS, the Board must consider the previous and current proposed changes in deciding whether those changes cumulatively constitute a substantial deviation requiring further Development of Regional Impact review; and

WHEREAS, the Board has reviewed the proposed amendment and finds that, based on the transportation analysis as conditioned herein, the change is not a substantial deviation; and

WHEREAS, the proposed change to the HealthPark Florida DRI Development Order described herein is consistent with the adopted Comprehensive Plan of Lee County and applicable local land development regulations; and

WHEREAS, the proposed change is consistent with the State Comprehensive Plan.

# I. FINDINGS OF FACT/CONCLUSIONS OF LAW

A. The project will include  $606,803 \underline{1,015,413}$  square feet ( $456 \underline{558}$  beds) of acute care, specialty hospital space, and future health care functions;  $702,000 \underline{465,000}$  square feet of medical and general office space;  $175,000 \underline{160,000}$  square feet of general retail space (food and beverage, financial, business and retail services);  $363 \underline{478}$  independent living units;  $407 \underline{445}$  beds of assisted living and skilled nursing care;  $968 \underline{1,156}$  residential dwelling units;  $252 \underline{and 172}$  units of (hotel) lodging; and  $75,000 \underline{square feet of recreational space}$  (wellness center). Buildings in the proposed development will not exceed eight (8) habitable floors. The project will have other such uses as permitted by the CPD category as modified by the Master Concept Plan.

B. The legal description of the property is as follows:

In Section 33, Township 45 South, Range 24 East and Section 4, Township 46 South, Range 24 East, Lee County, Florida: Healthpark Florida West subdivision, Plat Book 47, Pages 1 through 9, less and except Tract "A" of said subdivision for Bass Road; and Phase I-E Healthpark Florida West subdivision, Plat Book 49, Pages 31 through 34; and Phase I-F Healthpark Florida West subdivision, Plat Book 53, Pages 81 through 90; and Healthpark Florida East subdivision, Plat Book 68, Pages 17 through 22; Public Records of Lee County, Florida.

Parcel contains 390.7 acres, more or less.

C. The subject property is presently zoned Commercial Planned Development (CPD), pursuant to the authority of Chapter 125, Florida Statutes, Chapter 61-2405, Laws of Florida (Special Acts), and the Lee County Land Development Code; and

D. The Application for Development Approval is consistent with the requirements of Section 380.06, Florida Statutes; and

E. The development is not in an area designated as an Area of Critical State Concern pursuant to the provisions of Section 380.05, Florida Statutes; and

F. The development does not unreasonably interfere with the achievement of the objectives of an adopted State Land Development Plan applicable to the area; and

G. The original plan of development and all subsequent amendments thereto have been reviewed by the Southwest Florida Regional Planning Council and is the subject of various reports and recommendations adopted by the council and subsequently forwarded to Lee County pursuant to the provisions of Section 380.06, Florida Statutes; and the proposed development is consistent with the comments and observations of the staff report of the Southwest Florida Regional Planning Council.

H. The development is consistent with the Lee County Comprehensive Plan and Lee County's land development regulations if subject to the conditions contained in this Development Order.

I. Concurrently, with the adoption of this Development Order, the commercial planned development zoning of <u>approvals on</u> the property as will be amended. The Zoning Resolution contains additional details and conditions and also provides for certain deviations from Lee County property development regulations.

J. The proposed conditions below meet the criteria found in Section 380.06(15)(d), Florida Statutes.

# **II. ACTION ON REQUEST**

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, in public meeting, duly constituted and assembled on May 2, 2005, that the Fifth Development Order Amendment for the HealthPark Florida Development of Regional Impact is hereby APPROVED, subject to the following conditions, restrictions and limitations:

# A. DRAINAGE/WATER QUALITY

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1. All commitments provided in the A.D.A. and supplemental submittals, with respect to Question 22 (Drainage), are hereby incorporated as conditions to this approval.

2. The developer must implement an on-going maintenance and monitoring program that regularly inspects, maintains and samples the storm water discharge from the management system until the complete build out of HealthPark Florida. The Developer shall establish the legal entity which will carry out this program after tracts and/or units are sold. This monitoring system will be designed in conjunction with the South Florida Water Management District and will meet that agency's technical requirements.

3. The monitoring program for the wetland area east of Bass Road will address, among other objectives as identified by the Director, whether or not the final water management design should direct any flow to the Hendry Creek watershed.

4. The discharge from the water management system will be via a spreader swale system at the western boundary of the property to Cow Slough. This spreader swale system may require authorization from Lee County for lands owned by Lee County in the East  $\frac{1}{2}$  of the NE 1/4 of Section 5, Township 46 S, Range 24 E. Approval of this development order does hereby authorize any necessary water management improvements on County-owned property. The vacation of public rights to former IDD canals within the site may also be necessary.

5. If reclaimed wastewater cannot be obtained for irrigation purposes, then the developer must submit a feasibility study with any water use permit application which explores the utilization of the lowest acceptable quality of groundwater.

6. As a part of its surface water management program, the developer will submit a comprehensive program for the handling and disposal of any hazardous wastes.

7. A regularly scheduled vacuum sweeping program shall be initiated and continued by the applicant<u>developer</u>, as a best management practice (b.m.p.).

# B. <u>ENERGY</u>

The developer will incorporate, where appropriate in saving energy, the following energy conservation features into all site plans and architectural programs, or ensure that the following features are implemented whenever possible through deed restrictions and/or covenants with successors in title. All applications for site plan approvals and development permits shall be accompanied by a document detailing compliance with these conditions. If deed restrictions or covenants are utilized, such documents shall be approved by the Lee County Attorney's Office prior to recording. If no deed restrictions are approved and recorded, the prior alternative shall be utilized and the following features must be included.

These features are:

1. Provision of a bicycle/pedestrian system connecting all land uses, consistent with Lee County requirements.

S:\LU\DRI\FINALDO\HealthPark DRI\HealthPark DRI 5th Amendment.wpd Final 2. Provision of bicycle racks or storage facilities in recreational, commercial and residential areas.

3. Cooperation in the locating of bus stops, shelters and other passenger and system accommodations for a transit system to serve the project area.

4. Use of energy-efficient features in window design (e.g., tinting and exterior shading).

5. Installation of energy-efficient appliances and equipment.

6. Use of water closets with a maximum flush of 3.5 gallons and shower heads and faucets with a maximum flow rate of 3.0 gallons per minute (at 60 pounds of pressure per square inch) as specified in the Water Conservation Act, Section 553.14, Florida Statutes, except where medical considerations suggest otherwise.

7. Selection of native plants, trees, and other vegetation and landscape design features that reduce requirements for water, fertilizer, maintenance and other needs.

8. Planting of native shade trees to provide reasonable shade for all recreation areas, streets and parking areas.

9. Placement of trees to provide needed shade in the warmer months while not overly reducing the benefits of sunlight in the winter.

10. Orientation of structures, as possible, to reduce solar heat gain by walls and to utilize the natural cooling effects of the wind.

11. Provision for structural shading (e.g., trellises, awnings, and roof overhangs) wherever practical when natural shading cannot be used effectively.

12. Inclusion of porch/patio areas in residential units.

13. Consideration by the project architectural review committee(s) of energy conservation measures (both those noted here and others) to assist builders and residents in their efforts to achieve greater energy efficiency in the development.

# C. <u>FLOOD PLAIN/HURRICANE EVACUATION</u>

1. The developer must appoint a disaster coordinator experienced in emergency planning and operations to coordinate plan preparation for the entire project. The developer must also provide notice to prospective facility owners or renters that an emergency plan will be developed, consistent with applicable state and local requirements, and annually maintained for their specific facility. Plan development and maintenance will be coordinated with the project's disaster coordinator. 2. The developer must prepare to the satisfaction of the Director of the Lee County Division of Emergency Management, and prior to receiving a certificate of occupancy, an emergency preparedness plan covering the following aspects:

- a. Duties and responsibilities
- b. Plan coordination and activation
- c. Warning and notification
- d. Evacuation of population off-site
- e. In-place sheltering
- f. Off-site sheltering
- g. Transportation
- h. Support Services for in-place and off-site shelter
- i. Security for property and psychiatric patients sheltered off-site
- j. Training
- k. Communications
- 1. Continuity of Patient Care on-site and off-site
- m. Damage Assessment
- n. Recovery

The plan shall be approved annually by the Lee County Department of Public Safety, and shall be coordinated with the existing plan for Lee Memorial Hospital.

3. In order to ensure that any structure on the HealthPark site that is planned for storm shelter purposes will be able to withstand a hurricane event, the developer must provide, prior to issuance of building permits, documentation to the Director of the Lee County Division of Emergency Management that those structures will be constructed to withstand wind loads of not less than 140 miles per hour utilizing the methodology described in the Jenkins & Charland, Incorporated report dated April 30, 1987.

4. The developer must implement a current, on-going, annually-updated program to educate residents, patients and staff in the matters of hurricane threat, hurricane planning, evacuation and sheltering.

5. The portions of the project to be used as refuge must have a minimum elevation of 17 feet NGVD. The building(s) used for refuge must be designed and constructed to withstand winds of 140 miles per hour utilizing the methodology described in the Jenkins & Charland, Incorporated report dated April 30, 1987, and be so certified by a licensed engineer. The building(s) must also be constructed with as little exposed glass as possible and must contain emergency power, food, potable water, sanitation facilities, adequate ventilation, medical supplies and communications equipment in sufficient quantities to sustain the refuge for seven days. The communications equipment needs and frequencies will be determined by the Lee County Division of Emergency Management. All emergency support facilities, water, power, sanitation, etc. must be located at a minimum of 17 feet above mean sea level.

6. The developer must construct at least one road connecting the central core of the project with Summerlin Road at the same elevation as Summerlin Road.

7. All first floor building heights must be elevated at least one foot in excess of the 100year flood level (8 feet NGVD) as provided by the National Flood Insurance Program.

8. The developer must pay a fee-in-lieu of construction for hurricane shelter demand impacts in the amount of either: (1) \$51,554.64, if paid in one lump sum prior to or concurrent with the first building permit for a multi-family, independent living, or hotel/motel unit; or (2) \$46.30 per unit at the time each building permit is obtained for any multi-family, independent living, or hotel/motel unit. If additional county-wide administrative or other fees for hurricane sheltering are adopted in the future by the Board of County Commissioners of Lee County, those other fees will be applied prospectively to the remaining unbuilt units and paid at the time of building permit.

# D. TRANSPORTATION

# 1. Development Phasing/Build out

The traffic impact assessment upon which this Development Order for HealthPark Florida DRI is based assumes expected completion of Phase I on December 31, 2004, and build out of the development on December 31, 2008 2012. The traffic impact assessment included the expected impacts of the proposed land uses and phasing schedule shown in Exhibit "A." 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. All conversions must be identified in the subsequent monitoring report for the project. This condition is not intended to circumvent the thresholds established in Chapter 380 for further DRI review.

2. <u>Bi-Annual Monitoring Program</u>

a. An <u>bi-annual traffic monitoring program performed by traffic engineers</u> engaged by the developer must be established to monitor the development's impact upon the areas's roadways. The monitoring program will be designed in cooperation with the Lee County Department of Transportation and Engineering. The <u>bi-annual monitoring report must contain traffic</u> counts at the following locations: (Traffic counts may be obtained from original machine and manual peak hour counts, Lee County Traffic Volume Reports, Florida Department of Transportation, other ADA developments with similar monitoring requirements and other generally acceptable sources.)

		Development
(1)	Location	Phase IPhase II (Build out)

(a) All project access points onto Bass Road, Kelly Road and A&W Bulb Road	x	x
(b) The intersections of:		
Summerlin Road/San Carlos Blvd.	x	x
Summerlin Road/Bass Road	х	x
Summerlin Road/Kelly Road	x	x
Summerlin Road/Winkler Road	x	x
Summerlin Road/Gladiolus Drive	x	х
Summerlin Road/Cypress Lake Drive	х	х
Gladiolus Drive/Winkler Road	х	x
Bass Road/Kelly Road	х	х

(2) The developer or his representative must submit the first monitoring report to the Lee County Engineer, the Southwest Florida Regional Planning Council and the Florida Department of Transportation one year after the issuance of the first certificate of occupancy for HealthPark Florida. Thereafter, reports will be submitted to the agencies <del>listed above</del> <u>bi-annually</u> each year until build out. The purpose of this program is to:

- (a) determine whether or not the traffic levels projected in the ADA are exceeded by actual traffic;
- (b) determine the Project's external trip generation; and
- (c) assist Lee County in determining the proper timing of necessary roadway improvements.

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(3) In lieu of the obligation to annually monitor the above intersections, the developer, with the approval of the Lee County Department of Transportation, may contribute to Lee County a one time sum of \$50,000. This contribution will be applied towards expanding the Lee County inventory of permanent count stations by providing permanent count stations at the following intersections.

Summerlin Road/San Carlos Boulevard Summerlin Road/Gladiolus Drive Summerlin Road/Cypress Lake Drive Summerlin Road/Winkler Road Gladiolus Drive/Winkler Road (4) The developer has contributed the funding for these permanent count locations identified above. Therefore, the developer will only be obligated to <u>bi</u>-annually monitor the following:

- (a) the development's access points onto Bass Road, Park Royal Drive and Summerlin Road.
- (b) the intersections of: Summerlin Road/Bass Road
   Summerlin Road/ Park Royal Drive
   Bass Road/ Park Royal Drive

(5) The traffic impact assessment required in II.D.9.b. may replace the annual traffic monitoring report if it includes the traffic counts and intersection analyses required in section II.D.2.

3. Site Related Intersection Improvements

The developer must, at no cost to Lee County, fund the full costs of the construction of all site related intersection improvements serving HealthPark Florida as deemed necessary by the Lee County Engineer at the Project's access points onto Bass Road, Park Royal Drive and Summerlin Road. At a minimum, the developer must fund the following site related improvements:

	Dess Dead / South Health Dert Drives
a.	Bass Road /South HealthPark Drive:
	NB left and right turn lanes.
	SB left and right turn lanes.
	EB left turn lane and thru/right turn lanes.
	WB left turn lane and thru/right turn lanes.
b.	Bass Road /North HealthPark Circle:
	NB left and right turn lanes.
	SB left and right turn lanes.
	EB left turn lane and thru/right turn lanes.
	WB left turn lane and thru/right turn lanes.
c.	Bass Road /Park Royal Drive
	WB left and thru lanes
	SB left turn lane
d.	Summerlin Road/Park Royal Drive
	EB (Summerlin Road) left turn lane
	WB (Summerlin Road) right turn lane

SB (Park Royal Drive) left and thru lane

The developer is not eligible for credits against road impact fees for construction or dedication of right-of-way associated with improvements that are site related as defined by Chapter Two of the Land Development Code.

4. Site Related Roadway Improvements

a. The developer must construct, at no cost to Lee County, all internal roadways within HealthPark Florida including:

- (1) South HealthPark Drive.
- (2) North HealthPark Circle.
- (3) Park Royal Drive.
- b. These roads will remain private roads, maintained privately, unless subsequently dedicated to and accepted by Lee County.
- c. The developer is not eligible for credits against road impact fees for construction or dedication of right-of-way associated with the improvements that are site related as defined by Chapter Two of the Land Development Code.
- 5. Right-of-Way Dedication
  - a. The developer must dedicate the following right of way right-of-way within or contiguous to HealthPark Florida:

Sufficient right-of-way along the east and west property lines of Bass Road to provide a total of 150 feet of right of way right-of-way.

- b. This right-of-way must be dedicated to Lee County as follows:
  - (1) Bass Road, 150 feet of right-of-way from Summerlin Road to the northern intersection of West Lee Memorial Parkway with Bass Road at the time of the issuance of the first building permit for HealthPark.
  - (2) Bass Road, 150 feet of right-of-way from the northern intersection of West Lee Memorial Parkway with Bass Road to the north property line, at the time of the issuance of the first building permits for future health care parcel A.

c. Credits against road impact fees for right-of-way dedication, if any, must be in accordance with the provisions of Chapter Two of the Land Development Code.

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6. Road Impact Fees / Proportionate Share

The original 1987 DRI assessment, and all subsequent amendments to the DRI, confirmed that the payment of road impact fees will fully mitigate the impacts anticipated from the DRI.

- a. <u>Therefore</u>, <u>Fthe</u> developer must pay the Lee County road impact fees in effect at the time building permits are issued for HealthPark Florida. These impact fee payments <del>will</del> represent proportionate share payments for the following roadway and associated intersection improvements <u>identified in the original</u> <u>DRI traffic assessment and all subsequent amendments</u>:
  - (1) The addition of two lanes on U.S. 41 from the existing six lane section south of Daniels Road to Sanibel Boulevard.
  - (2) The addition of four lanes on McGregor Boulevard from Cypress Lake Drive to A&W Bulb Road (or parallel facility).
  - (3) The addition of four lanes on San Carlos Boulevard from Siesta Drive to Indian Parkway.
  - (4) The addition of two lanes on Gladiolus Drive from A&W Bulb Road to Summerlin Road.
  - (5) The addition of four lanes on Gladiolus Drive from Summerlin Road to the existing four lane section west of U.S. 41 and two lanes from the existing four lane section to U.S. 41.
  - (6) The addition of two lanes on Summerlin Road from San Carlos Boulevard to College Parkway.
  - (7) The addition of two lanes on Winkler Road from Gladiolus Drive to Cypress Lake Drive.
  - (8) The reconstruction of Bass Road and addition of two lanes to Bass Road from Summerlin Road to Gladiolus Drive.
  - (9) The four lane extension of Bass Road from Gladiolus Drive to Cypress Lake Drive.
  - (10) The four lane extension of Bass Road from Gladiolus Drive to Cypress Lake Drive. The two lane extension of Kelly Road from Bass Road to Pine Ridge Road.

The addition of two lanes on Six Mile Cypress Parkway from U.S. 41 to Metro Parkway and from Daniels Parkway to Winkler Avenue.

- (10) <u>The addition of two lanes on Summerlin Road (or a parallel facility</u> from Cypress Lake Drive to Boy Scout Drive).
- (12)(11) Intersection improvements at the following locations:
  - (a) Summerlin Road/San Carlos Boulevard
  - (b) Summerlin Road/Bass Road
  - (c) Summerlin Road/Kelly RoadPark Royal Drive
  - (d) Summerlin Road/Gladiolus Drive
  - (e) Summerlin Road/Cypress Lake Drive
  - (f) Gladiolus Drive/Winkler Road
  - (g) Gladiolus Drive/Bass Road
  - (h) Gladiolus Drive/A&W Bulb Road
  - (i) A&W Bulb Road/McGregor Boulevard
  - (j) Summerlin Road/Winkler Road
  - (k) Bass Road/Kelly Road Park Royal Drive
  - (1) McGregor Blvd/Cypress Lake Drive
  - (m) US 41/Gladiolus Drive/Six Mile Cypress Parkway

b. If the Land Development Code provisions governing roads impact fees are repealed, reduced or made unenforceable by court action, the developer of the project will continue to pay, per individual building permit, an amount equivalent to roads impact fees in effect prior to such repeal, reduction or court action.

- 7. Construction in Lieu of Impact Fees
  - a. In lieu of payment of all or portions of road impact fees, the developer with the prior approval of Lee County may construct, or participate in the construction of, portions of, or all of, one or more of the following roadway improvements:
    - (1) widening of Gladiolus Drive to four lanes from the existing four lane section west of U.S. 41 to Summerlin Road.
    - (2) widening of Gladiolus Drive to four lanes from Summerlin Road to Bass Road.
    - (3) improvements to the existing two lanes and the widening of Bass Road to four lanes from Summerlin Road to Gladiolus Drive.

- (4) extension of Kelly Road as four lanes from Summerlin Road to Bass Road.
- (5) intersection improvements at Summerlin Road/Bass Road, Summerlin Road/Kelly Road, Bass Road/Gladiolus Drive, Summerlin Road/San Carlos Boulevard, and Summerlin Road/Gladiolus Drive.
- b. Construction in lieu of roads impact fees must be in accordance with the provisions of the roads impact fee regulations in effect at the time of construction and must be acceptable to Lee County and, if applicable, the Florida Department of Transportation.
- c. The developer's desire and ability to construct or participate in the construction of portions of, or all of, one or more of the above improvements is intended to:
  - (1) substitute for impact fee payments,
  - (2) ensure that roadway construction occurs in a timely fashion to serve this development.
- d. If undertaken by the developer, the developer will have no obligation for right of way <u>right-of-way</u> acquisition, reconstruction of the existing roadway to County standards, unusual and unexpected utility relocation and the like.
- e. If the dollar value of such improvements (actual construction or dollar payments) during Phase I exceed roads impact fees, that excess value will be carried over to the next phase of development. In the event that the total dollar value of improvements during build out of HealthPark exceeds road impact fees, HealthPark will be eligible to recapture that excess value through a rebateable agreement that would include, but not be limited to reimbursement from other area developments and County Road Impact Fee revenues.
- 8. Concurrency

The project is subject to the Lee County Concurrency Management System for all development.

- 9. Traffic Reassessment.
  - a. Due to the uncertain status of several area roadway improvements including the extension of Bass Road from Gladiolus Drive to Cypress Lake Drive, A

& W Bulb Road from Summerlin Road to Gladiolus Drive, and Kelly Road from Summerlin Road to Pine Ridge Road, and changes to the development mix, the Developer was required to submit for review and approval a traffic reassessment prior to December 31, 2000. This traffic reassessment was submitted and addressed the traffic impacts and mitigation of the HealthPark Phase I (Stage 1) level of development. The reassessment demonstrated that it is appropriate to mitigate the project's traffic impacts through the payment of roads impact fees.

- b. Prior to initiating Phase II (Stage II) level of development, the Developer is was required to submit for review a traffic reassessment of Phase II (Stage II) development. The traffic reassessment, must be was submitted to the Department of Community Affairs, Southwest Florida Regional Planning Council and Lee County, and will be an was equivalent to an update of the developer's ADA assessment of Question 31 in the DRI Questionnaire, using current and up-to-date methodologies. The methodology should be was discussed and agreed upon by the developer and review agencies prior to submittal of the reassessment. The traffic reassessment will documented commitments in approved planning programs to fund future roadway improvements resulting from existing traffic, area developments and HealthPark Florida during the next phase of development, the HealthPark's and other area developments' contributions toward roadway improvements during the previous phase of development, and the HealthPark's obligations to mitigate additional traffic impacts through the next phase of development, if any. Development of land uses in Phases I and II (Exhibit "A") may continue in accordance with this Development Order pending review of this traffic assessment. The referenced traffic assessment was submitted as part of the Notice of Proposed Change filed in 2004 in connection with the Fifth Development Order Amendment. The assessment addressed the traffic impacts and mitigation of the DRI at build out. The 2004 assessment demonstrated that the project's traffic impacts will be fully mitigated through the payment of roads impact fees.
- 10. Municipal Services Benefit Unit
  - a. This Development Order does not exempt this development from participation in the funding, through Municipal Services Benefit Units (MSBU's) or other special assessment districts, of improvements to various State and County arterial and collector roads to the degree to which this development generates demand or is benefitted. If, at that time, this funding is creditable against impact fees, then the appropriate credits will be taken.

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# E. VEGETATION AND WILDLIFE/WETLANDS

1. All commitments appearing in the A.D.A. and sufficiency responses pertaining to vegetation and wildlife are incorporated as conditions of approval herein.

2. To mitigate the encroachment of wetlands, the developer must create the same vegetation community type elsewhere on site, in accordance with the Master Concept Plan, and such other mitigation requirements as may be imposed as a result of wetland modification east of Bass Road. The areas to be used for the creation of wetlands must be appropriately scraped, contoured and sufficiently planted with the same type wetland vegetation found within the wetland areas encroached upon. Prior to the issuance of a Final Development Order for the site related improvements to Phase I (hereinafter referred to as FDO), the exact extent of encroachment must be field verified by county staff and the developer. A specific wetland creation plan and a timetable must be provided, both subject to approval by the Department of Community Development.

3. Prior to the issuance of a FDO for Phase I (site-related improvements), the developer must provide a detailed water management lake littoral zone creation plan for each segment to be permitted. The plan will be subject to approval by the Department of Community Development.

4. Prior to the issuance of a Certificate of Completion pursuant to the FDO for Phase I (site-related improvements), the developer must restore the natural connection of the wetland preservation area located at the southwestern property corner to Cow Slough by removing the existing north/south ditch and dike and by restoring the natural contour elevations of the area located along the western property boundary adjacent to this wetland preservation area.

5. The developer must remove all exotic vegetation (Brazilian Pepper, Melaleuca and Australian Pine) from each project segment prior to the completion of that segment.

6. Prior to the issuance of a Certificate of Completion pursuant to the FDO for Phase I, the developer must remove the exotic vegetation (Brazilian Pepper, Melaleuca and Australian Pine) located off-site on County owned property within Cow Slough adjacent to the wetland preservation area located at the southwestern property corner. The extent of exotic vegetation removal will be the amount necessary to aid in the reestablishment of the natural connection of this the wetland to Cow Slough and will be mutually agreed upon by county staff and the developer.

7. Prior to the issuance of a Final Order pursuant to the FDO for Phase I (site-related improvements), the developer must submit a proposed maintenance program to control the reinvasion of exotic vegetation (Brazilian Pepper, Melaleuca and Australian Pine) in the wetland preservation areas and the created wetland areas on the HealthPark Florida site. This program must be in effect for a minimum of three (3) years and must be approved by the Department of Community Development.

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8. Prior to the issuance of a FDO for Phase I, the developer must provide a specific plan for monitoring the freshwater wetland area located east of Bass Road. This plan must include the methodology for monitoring the wetland with respect to hydrology, vegetation and wildlife habitat and will be subject to approval by the Department of Community Development.

9. The developer must monitor the existing storm water discharge that flows into the Hendry Creek Watershed to determine the appropriate future discharge route. All future coordination must be with the SFWMD, FDER and Lee County.

10. Prior to the issuance of an FDO for each parcel, the developer must submit a wetlands plan for that parcel to Lee County, SFWMD and SWFRPC showing all areas to be preserved within that parcel, all wetland areas to be created within that parcel and the total number of acres of each.

11. The developer must coordinate with appropriate agencies for the relocation of any threatened or endangered species found on the site or outline a program to insure their continued well being.

12. In order to address the recommendation contained in the staff report of the Regional Planning Council, the Master Concept Plan has been redrawn to indicate the relocation of A&W Bulb Road extension to the east of the wetland area.

## F. <u>WATER/WASTEWATER</u>

1. The developer will design the buildings and facilities in light of modern water conserving principles. If irrigation from the site must be pumped, studies will be done to utilize the lowest acceptable water quality aquifers.

2. All efforts will be made to utilize public sewage treatment in the area, if available. If not available, on-site sewage treatment facilities will be flood proofed.

3. If a wastewater treatment facility is provided on site, it may be temporary only. If the temporary plant is still in use after 5 years from the date of approval of the final development order, the developer will be subject to review in order to make alternative wastewater treatment services. The Director of the Lee County Department of Community Development may provide for an extension of time for the continuation of the use of the temporary plant, if deemed necessary.

4. The developer will continue to explore the potential of receiving treated spray effluent from Lee County Utilities, in order to meet on-site nonpotable demands.

5. If spray irrigation proves infeasible for the HealthPark site, then the developer must conduct a hyrologic study under the guidance of the SFWMD and Lee County to determine the feasibility of utilizing ground water or surface water for satisfying nonpotable demands.

6. Any wastewater containing hazardous waste will be segregated from everyday wastewater or receive proper on-site pretreatment.

7. The developer must incorporate the use of water conserving devices, as required by State Law (Section 533.14, <u>Florida Statutes</u>).

8. The developer must conduct a phased monitoring program to determine if on-site surface water and groundwater parameters are improving, as a result of plugging on-site abandoned irrigation wells. This monitoring program should be coordinated with the SFWMD.

## G. <u>SOLID WASTE</u>

1. If any method of hazardous waste disposal is utilized other than on-site incineration, then the developer must coordinate with Lee County and FDER for the provision of temporary storage/transfer of special and hazardous wastes that are generated by the development.

2. The developer and subsequent occupants of the project shall implement methods of reducing solid waste volume from the project.

3. The developer must identify to local EMS, Fire and Police officials the on-site storage locations and handling and disposal areas of all toxic, hazardous and radioactive materials.

4. All toxic, hazardous and radioactive materials must be stored above the category  $\Pi$  SLOSH hurricane flood elevation.

### H. GENERAL DEVELOPMENT CONDITIONS

1. The Master Concept Plan of Development (Map H) prepared by Johnson Engineering, dated December 2000 February 7, 2005, stamped received by the Permit Counter on February 8, 2005, is incorporated into and made a part of this DRI Development Order. The permitted uses and conditions are shown on the Master Concept Plan corresponding zoning resolution and in this Development Order.

2. Although the land uses in Phases I and II have been approved, the developer cannot seek Lee County development order approvals for Phase II land uses until the developer timely submits the traffic reassessment required by Section II.D.9 above:

3.2. The existing agricultural uses may continue or be discontinued and continued from time to time until the certificate of occupancy for the acute care hospital is obtained.

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# III.LEGAL EFFECT AND LIMITATIONS OF THISDEVELOPMENT ORDER AND ADMINISTRATIVE REQUIREMENTS

BE IT FURTHER RESOLVED by the Board of County Commissioners of Lee County, Florida, that:

A. <u>Resolution</u>. This resolution constitutes the Development Order of this Board issued in response to the Development of Regional Impact Application for Development Approval filed for HealthPark Florida.

B. <u>Additional Developer Commitments.</u> All commitments and impact mitigating actions volunteered by the developer in the Application for Development Approval and supplementary documents and not in conflict with conditions or stipulations specifically enumerated above are hereby adopted to this Development Order by reference;, provided, however, that the date of completion of Phase I is hereby extended to December 31, 2004, and the date of build out for the project is extended to December 31, 2008 2012.

C. <u>Binding Effect.</u> This Development Order is binding upon the applicants and their heirs, assignees or successors in interest. Those portions of this Development Order which clearly apply only to the project developer, including but not limited to the initial construction of capital facilities, may not be construed to be binding upon future residents. It will be binding upon any builder/developer who acquires a tract of land within HealthPark Florida.

D. <u>Reliance</u>. The terms and conditions set out in this document constitute a basis upon which the developer and County may rely in future actions necessary to implement fully the final development contemplated by this Development Order.

E. <u>Enforcement.</u> All conditions, restrictions, stipulations and safeguards contained in this Development Order may be enforced by either party hereto by action at law or equity, and all costs of such proceedings, including reasonable attorney's fees, must be paid by the defaulting party.

F. <u>Successor Agencies</u>. References to governmental agency will be construed to mean any future instrumentality which may be created and designated as successor in interest to, or which otherwise possesses any of the powers and duties of any referenced governmental agency in existence on the effective date of this Development Order.

G. <u>Severability</u>. If any portion or section of this Development Order is determined to be invalid, illegal, or unconstitutional by a court of competent jurisdiction, such decisions will not affect the remaining portions or sections of the Development Order, which will remain in full force and effect.

H. <u>Applicability of Regulations.</u> The approval granted by this Development Order is limited. The approval does not obviate the duty of the developer to comply with all applicable local or state review and permitting procedures, except where otherwise specifically provided. The approval does
not obviate the duty of the developer to comply with any County Ordinance or other regulations adopted after the effective date of this Development Order.

I. <u>Further Review</u>. Subsequent requests for local development permits will require further review pursuant to Section 380.06, <u>Florida Statutes</u>, unless it is found by the Board of County Commissioners, after due notice and hearing, that one or more of the following is present:

1. A substantial deviation from the terms or conditions of this development order, or other changes to the approved development plans which create a reasonable likelihood of adverse regional impacts or the regional impacts which were not evaluated in the review by the Southwest Florida Regional Planning Council; or

2. An expiration of the period of effectiveness of this development order as provided herein.

Upon a finding that either of the above is present, the Board will order a termination of all development activity until a new DRI Application for Development Approval has been submitted, reviewed and approved in accordance with Section 380.06, <u>Florida Statutes</u>, and all local approvals have been obtained.

J. Commencement of Physical Development, Build out, and Termination Date. The deadline for commencing physical development under this the original Development Order shall be five (5) years from the date of adoption of the Order, provided that all conditions are met in a timely manner and further provided that this effective period may be extended by this Board upon a finding of excusable delay in any proposed development activity and that conditions have not changed sufficiently to warrant further consideration of the development. If the developer fails to commence significant physical development of that property identified in this development order within five (5) years from the date of rendition of this Development Order, development approval will terminate and the development will be subject to further consideration. Significant physical development includes obtaining a Certificate of Completion on some substantial portion of the project (e.g., water management system or a major road system). This Development Order will otherwise terminate in twenty (20) years from its approval date, unless an extension is approved. An extension may be granted by the Board of County Commissioners if the project has been developing substantially in conformance with the original plans and approval conditions, and if no substantial adverse impacts not known to the Southwest Florida Regional Planning Council or to Lee County at the time of their review and approval, or arising due to the extension, have been identified. However, an extension of the date of build out of a development by five (5) or more years will be presumed to create a substantial deviation subject to further development-of-regional-impact review. The presumption may be rebutted by substantial, competent evidence at the public hearing held by Lee County. For the purpose of calculating when a build out date has been exceeded, the time will be tolled during the pendency of administrative and judicial proceedings relating to development permits.

K. <u>Protection of Development Rights.</u> The development will not be subject to down-zoning, unit density reduction, or intensity reduction, until December 31, <del>2008</del> 2012, unless the County demonstrates that substantial changes have occurred in the conditions underlying the approval of this Development Order including, but not limited to, such factors as a finding that the development order was based on substantially inaccurate information provided by the developer, or that the change is clearly established by local government to be essential to the public health, safety and welfare.

L. <u>Assurance of Compliance</u>. The Administrative Director of the Lee County Department of Community Development or his/her designee will be the local official responsible for assuring compliance with this Development Order.

M. <u>Bi-annual Reports.</u> The developer, or his successor(s) in title to the undeveloped portion of the property, must submit an <u>bi-annual report to the Lee County Board of County Commissioners</u>, the Southwest Florida Regional Planning Council, the State Land Planning Agency, and all affected permit agencies. This report must describe the state of development and compliance as of the date of submission and be consistent with the rules of the State Land Planning Agency. The <u>bi-annual report must contain information specified in Exhibit "B."</u> The first monitoring report must <u>under the original development order was to</u> be submitted to the Administrative Director of the Department of Community Development not later than August 1, 1988, and further reporting <u>was to must be submitted not later than August 1<sup>st</sup> of subsequent calendar years. Failure to comply with this reporting procedure is governed by Section 380.06, <u>Florida Statutes</u>, and the developer must inform successors in title to any undeveloped portion of the real property covered by this Development Order.</u>

The developer must also submit a Transportation Annual Report in accordance with the provisions set forth in Section II.D. of this development order.

N. <u>Transmittal and Effective Dates.</u> Certified copies of this Development Order will be forwarded to the Southwest Florida Regional Planning Council, the developer and appropriate state agencies. This Development Order is rendered as of the date of that transmittal, but is not effective until the expiration of the statutory appeals period (45 days from rendition) or until the completion of any appellate proceedings, whichever time is greater. Upon this Development Order becoming effective, the developer must record a notice of its adoption in the Office of the Clerk of the Circuit Court as provided in Chapter 380, <u>Florida Statutes</u>.

THE MOTION TO ADOPT the above resolution was offered by Commissioner Judah, and seconded by Commissioner Hall, and, upon poll of the members present, the vote was as follows:

Commissioner Janes	Aye
Commissioner St. Cerny	Aye
Commissioner Judah	Aye
Commissioner Hall	Aye
Commissioner Albion	Aye

DULY PASSED AND ADOPTED this 2<sup>nd</sup> day of May 2005.



BOARD OF COUNTY COMMISSIONERS LEE COUNTY, FLORIDA By\_ Douglas St. Cerny

Chairman

Charlie Green, Clerk

By Michele D. Deputy Clerk

Exhibits:

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- A. Land Use and Phasing Table
- **Bi-Annual Monitoring Report Guidelines** B.
- C. Land Use Conversion Table
- Map H.: Master Concept Plan of Development, dated February 7, 2005, stamped received D. by the Permit Counter on February 8, 2005,

MIM CE Mgc 2005 MAY 13 AM 10: 46

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By Donna Marie Collins

County Attorney's Office

APPROVED AS TO FORM

EXHIBIT A HEALTH PARK FLORIDA DRI (Revised Becember 2000 2005)

LAND USE	PHASE I	PHASE II	TOTAL (2012)
<u>Residential</u> Independent Living Accieted Tiving &	363 du	<del>-0-</del> <u>115</u> du	<del>363</del> 478 du
Skilled Nursing Res. Multi-Family Lodging-motel <sup>1</sup>	407 beds 468 du <del>252</del> <u>172</u> rooms <sup>1</sup>	<del>-0-</del> <u>38</u> beds <del>500</del> <u>688</u> du -0- rooms	<del>407 <u>445</u> beds</del> <del>968 <u>1.156</u> du <del>252</del> <u>172</u> rooms</del>
Institutional/Office Acute Care Hospital	220 beds	<del>220</del> 322 beds	440 542 beds
Medical & General Office	<u>340,000</u> sq. ft.	<del>362,000</del> <u>125,000</u> sq. ft.	702,000 465,000 sq. ft. <sup>2</sup>
Specialized Hospitals & Health Care Facilities	35,000 sq. ft. 16 beds	-0- sq. ft. -0- beds	35,000 sq. ft. 16 beds
<del>Wellness Center</del> Future Health Care Functions	<del>75,000 sq. ft.</del> 17,200 sq. ft.	<del>-0-</del> <del>-0-</del> <u>3,600 sq. ft.</u>	<del>75,000 sq. ft.</del> <del>17,200</del> 20 <u>,800</u> sq. ft.
Commercial	100,000 sq. ft.	<del>75,000</del> <u>60,000</u> sq. ft.	<del>175,000</del> <u>160,000</u> sq. ft.
Open Space, Lakes & Water Management	99.0 ac.	66.2 ac.	165.2 ac.

<sup>1</sup>Includes rooms (existing and future) within the Ronald McDonald House.

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<sup>2</sup>Includes 340,000 sq. fl. of medical office and 362,000 sq. fl. of general office. Assumed to be medical office for traffic purposes.

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### EXHIBIT "B"

## INFORMATION TO BE INCLUDED IN <u>BI-</u>ANNUAL MONITORING REPORT

a. Any changes in the plan of development, or in the representations contained in the ADA, or in the phasing for the reporting year and for the next year;

b. A summary comparison of development activity proposed and actually conducted for the year;

c. Undeveloped tracts of land, other than individual single family lots, that have been sold to a separate entity or developer;

d. Identification and intended use of lands purchased, leased, or optioned by the developer adjacent to the original DRI site since the development order was issued;

e. An assessment of the developer's and the local government's compliance with the conditions of approval contained in the DRI development order and the commitments which are contained in the Application for Development Approval and which have been identified by the local government, the Regional Planning Council, or the Department of Community Affairs as being significant;

f. Any known incremental DRI applications for development approval or requests for a substantial deviation determination that were filed in the reporting year and to be filed during the next year;

g. An indication of a change, if any, in local government jurisdiction for any portion of the development since the development order was issued;

h. A list of significant local, state, and federal permits which have been obtained or which are pending by agency, including type of permit, permit number and purpose of each;

i. A statement that all persons have been sent copies of the <u>bi-annual report in</u> conformance with Subsection 380.06(14) and (16), <u>Florida Statutes</u>; and

j. A copy of any recorded notice of the adoption of a development order or the subsequent modification of an adopted development order that was recorded by the developer pursuant to Subsection 380.06(14)(d), Florida Statutes.

# EXHIBIT "C" HEALTHPARK FLORIDA LAND USE CONVERSION

		<del>To Use</del>		
From Use	Medical Office	<del>General</del> <del>Office</del>	<del>Residential</del> Apts.	<del>Specialty</del> <del>Hospital</del>
Medical Office (1,000 sq. ft.)	<del>N/A</del>	<del>3,000 sq. ft.</del>	<del>7.5 du</del>	<del>N/A</del>
<del>General Office</del> <del>(1,000 sq. ft.)</del>	<del>330 sq. ft.</del>	<del>N/A</del>	<del>2.4 du</del>	<del>N/A</del>
<del>Commercial</del> <del>(1,000 sq. ft.)</del>	<del>1,200 sq. ft.</del>	<del>3,400 sq. ft.</del>	<del>8.5 du</del>	<del>2.5 beds</del>
<del>Future Health Care</del> <del>(1,000 sq. ft.)</del>	<del>N/A</del>	<del>N/A</del>	<del>3.6 du</del>	1.1 beds

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

This transfer of <u>or</u> 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:

Land Use	Maximum Amount Converted From	Maximum Amount Converted To
Medical Office	60,000 sq. ft.	59,999 sq. ft.
General Office	60,000 sq. ft.	59,999 sq. ft.
<del>Specialty</del> Hospital	<del>0 beds</del> <u>60 beds</u>	<del>59 bcds</del> <u>N/A</u>
Residential Apts. Multifamily	θ <u>58</u> du	<del>49</del> <u>57</u> du
Commercial	50,000 sq. ft.	<del>49,999 sq. ft.</del> <u>N/A</u>
Future Health Care	<del>50,000 sq. ft.</del>	<del>49,999 sq. ft.</del>
Independent Living	<u>50 du</u>	<u>49 du</u>
Lodging - Motel	75 units	74 units

# <u>EXHIBIT "C"</u> <u>MAXIMUM CONVERSION THRESHOLDS</u><sup>1</sup>

#### Footnote:

<sup>1</sup><u>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.</u>

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 <u>bi-</u>annual monitoring report.



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# FIFTH DEVELOPMENT ORDER AMENDMENT<sup>1</sup> FOR HEALTHPARK FLORIDA

### 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, has 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 Council, Lee County administrative staff, and the documents and comments made upon the record before the Board in a public hearing on the 8th day of June 1987, and after full consideration of those reports, recommendations, comments and documents the Board adopted the *original* development of regional impact development order for HealthPark Florida; and

<sup>&</sup>lt;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; and the Second Development Order Amendment approved on March 30, 1998; the third Development Order Amendment approved on August 20, 2001; and the Fourth Development Order Amendment approved on August 19, 2003. Proposed changes to this composite Development Order are also shown, with additions underlined and deletions struck through.

WHEREAS, the development order was subsequently amended for the first time on October 13, 1993 to extend the phasing and build out schedule for the project; and

WHEREAS, in March 1998, Lee Health Ventures, Inc., the owner/developer of HealthPark Florida Development of Regional Impact, amended the development order a second time: 1) to modify the land use schedule; 2) provide for mitigation of hurricane shelter impacts associated with the revised land use schedule; 3) provide for a Land Use Conversion Table to allow minor modifications to the revised land use schedule in the future; 4) delete references to roadway segments that are no longer planned for construction by Lee County; 5) amend the Master Plan for the project; and 6) extend the date until which the project will not be subject to down zoning or intensity reduction so as to be consistent with the modified build out date approved by the Board in the first development order amendment; and

WHEREAS, in January 2001, Lee Health Ventures, Inc., the owner/developer of HealthPark Florida Development of Regional Impact, requested a third amendment to the DRI Development Order to: 1) Modify the land use schedule; 2) amend Map H to reflect the addition of two access points on the east side of Bass Road; 3) revise the project legal description to delete the legal description for Bass Road; 4) extend the phasing and build-out dates for the project; and 5) modify the transportation mitigation conditions based on a traffic reassessment performed in connection with the Notice of Proposed Change; and

WHEREAS, in June 2003, Lee Health Ventures, Inc., doing business as the owner/developer of HealthPark Florida Development of Regional Impact, requested a fourth amendment to the DRI Development Order to revise the Master Development Plan (Map H) to allow for residential development on a  $43\pm$  acre tract in the northwest corner of the project; and

WHEREAS, in July 2004, Lee Health Ventures, Inc., doing business as the owner/developer of HealthPark Florida Development of Regional Impact, requested a fifth amendment to the DRI Development Order to: 1) revise the Master Development Plan (Map H) to change the location of various uses within the project; 2) modify the Land Use Schedule to reflect increases and decreases in various land uses approved as part of the DRI; 3) extend the build-out date by four years to 2012; 4) modify transportation related conditions to reflect the results of traffic reassessment prepared in conjunction with the Notice of Proposed Change; and 5) revise the frequency of filing monitoring reports from annually to bi-annually in response to recent amendments to Chapter 380, F.S.

WHEREAS, the Southwest Florida Regional Planning Council (RPC) concluded that reassessment of the DRI is not necessary due to the proposed changes not creating a reasonable likelihood of additional regional impacts, or any type of regional impact not previously reviewed by the RPC; and

WHEREAS, pursuant to Florida Statutes Chapter 380.06(19)(f)5., the Board must determine whether the proposed changes require further Development of Regional Impact Review; and

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WHEREAS, pursuant to Florida Statutes Chapter 380.06(19)(e)5.c., a proposed change consisting of simultaneous increases and decreases of at least two of the uses within a multi-use Development of Regional Impact that was originally approved with three or more uses is presumed to create a substantial deviation from the original development approvals, but that presumption may be rebutted by clear and convincing evidence; and

WHEREAS, the Board must consider the previous and current proposed changes in deciding whether those changes cumulatively constitute a substantial deviation requiring further Development of Regional Impact review; and

WHEREAS, the Board has reviewed the proposed amendment and finds that, based on the transportation analysis as conditioned herein, the change is not a substantial deviation; and

WHEREAS, the proposed change to the HealthPark Florida DRI Development Order described herein is consistent with the adopted Comprehensive Plan of Lee County and applicable local land development regulations; and

WHEREAS, the proposed change is consistent with the State Comprehensive Plan.

# **I. FINDINGS OF FACT/CONCLUSIONS OF LAW**

A. The project will include  $\frac{606,803}{1,015,413}$  square feet ( $\frac{456}{558}$  beds) of acute care, specialty hospital space, and future health care functions;  $\frac{702,000}{465,000}$  square feet of medical and general office space;  $\frac{175,000}{160,000}$  square feet of general retail space (food and beverage, financial, business and retail services);  $\frac{363}{478}$  independent living units;  $\frac{407}{445}$  beds of assisted living and skilled nursing care;  $\frac{968}{1,156}$  residential dwelling units;  $\frac{252}{20}$  and  $\frac{172}{2000}$  units of (hotel) lodging; and  $\frac{75,000}{100}$  square feet of recreational space (wellness center). Buildings in the proposed development will not exceed eight (8) habitable floors. The project will have other such uses as permitted by the CPD category as modified by the Master Concept Plan.

B. The legal description of the property is as follows:

In Section 33, Township 45 South, Range 24 East and Section 4, Township 46 South, Range 24 East, Lee County, Florida: Healthpark Florida West subdivision, Plat Book 47, Pages 1 through 9, less and except Tract "A" of said subdivision for Bass Road; and Phase I-E Healthpark Florida West subdivision, Plat Book 49, Pages 31 through 34; and Phase I-F Healthpark Florida West subdivision, Plat Book 53, Pages 81 through 90; and Healthpark Florida East subdivision, Plat Book 68, Pages 17 through 22; Public Records of Lee County, Florida.

Parcel contains 390.7 acres, more or less.

C. The subject property is presently zoned Commercial Planned Development (CPD), pursuant to the authority of Chapter 125, Florida Statutes, Chapter 61-2405, Laws of Florida (Special Acts), and the Lee County Land Development Code; and

D. The Application for Development Approval is consistent with the requirements of Section 380.06, Florida Statutes; and

E. The development is not in an area designated as an Area of Critical State Concern pursuant to the provisions of Section 380.05, Florida Statutes; and

F. The development does not unreasonably interfere with the achievement of the objectives of an adopted State Land Development Plan applicable to the area; and

G. The original plan of development and all subsequent amendments thereto have been reviewed by the Southwest Florida Regional Planning Council and is the subject of various reports and recommendations adopted by the council and subsequently forwarded to Lee County pursuant to the provisions of Section 380.06, Florida Statutes; and the proposed development is consistent with the comments and observations of the staff report of the Southwest Florida Regional Planning Council.

H. The development is consistent with the Lee County Comprehensive Plan and Lee County's land development regulations if subject to the conditions contained in this Development Order.

I. Concurrently, with the adoption of this Development Order, the commercial planned development zoning of <u>approvals on</u> the property <del>as</del> will be amended. The Zoning Resolution contains additional details and conditions and also provides for certain deviations from Lee County property development regulations.

J. The proposed conditions below meet the criteria found in Section 380.06(15)(d), Florida Statutes.

# II. ACTION ON REQUEST

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, in public meeting, duly constituted and assembled on May 2, 2005, that the Fifth Development Order Amendment for the HealthPark Florida Development of Regional Impact is hereby APPROVED, subject to the following conditions, restrictions and limitations:

# A. DRAINAGE/WATER QUALITY

1. All commitments provided in the A.D.A. and supplemental submittals, with respect to Question 22 (Drainage), are hereby incorporated as conditions to this approval.

2. The developer must implement an on-going maintenance and monitoring program that regularly inspects, maintains and samples the storm water discharge from the management system until the complete build out of HealthPark Florida. The Developer shall establish the legal entity which will carry out this program after tracts and/or units are sold. This monitoring system will be designed in conjunction with the South Florida Water Management District and will meet that agency's technical requirements.

3. The monitoring program for the wetland area east of Bass Road will address, among other objectives as identified by the Director, whether or not the final water management design should direct any flow to the Hendry Creek watershed.

4. The discharge from the water management system will be via a spreader swale system at the western boundary of the property to Cow Slough. This spreader swale system may require authorization from Lee County for lands owned by Lee County in the East  $\frac{1}{2}$  of the NE 1/4 of Section 5, Township 46 S, Range 24 E. Approval of this development order does hereby authorize any necessary water management improvements on County-owned property. The vacation of public rights to former IDD canals within the site may also be necessary.

5. If reclaimed wastewater cannot be obtained for irrigation purposes, then the developer must submit a feasibility study with any water use permit application which explores the utilization of the lowest acceptable quality of groundwater.

6. As a part of its surface water management program, the developer will submit a comprehensive program for the handling and disposal of any hazardous wastes.

7. A regularly scheduled vacuum sweeping program shall be initiated and continued by the applicant developer, as a best management practice (b.m.p.).

# B. <u>ENERGY</u>

The developer will incorporate, where appropriate in saving energy, the following energy conservation features into all site plans and architectural programs, or ensure that the following features are implemented whenever possible through deed restrictions and/or covenants with successors in title. All applications for site plan approvals and development permits shall be accompanied by a document detailing compliance with these conditions. If deed restrictions or covenants are utilized, such documents shall be approved by the Lee County Attorney's Office prior to recording. If no deed restrictions are approved and recorded, the prior alternative shall be utilized and the following features must be included.

These features are:

1. Provision of a bicycle/pedestrian system connecting all land uses, consistent with Lee County requirements.

S:\LU\DRI\FINALDO\HealthPark DRI\HealthPark DRI 5th Amendment.wpd Final 2. Provision of bicycle racks or storage facilities in recreational, commercial and residential areas.

3. Cooperation in the locating of bus stops, shelters and other passenger and system accommodations for a transit system to serve the project area.

4. Use of energy-efficient features in window design (e.g., tinting and exterior shading).

5. Installation of energy-efficient appliances and equipment.

6. Use of water closets with a maximum flush of 3.5 gallons and shower heads and faucets with a maximum flow rate of 3.0 gallons per minute (at 60 pounds of pressure per square inch) as specified in the Water Conservation Act, Section 553.14, Florida Statutes, except where medical considerations suggest otherwise.

7. Selection of native plants, trees, and other vegetation and landscape design features that reduce requirements for water, fertilizer, maintenance and other needs.

8. Planting of native shade trees to provide reasonable shade for all recreation areas, streets and parking areas.

9. Placement of trees to provide needed shade in the warmer months while not overly reducing the benefits of sunlight in the winter.

10. Orientation of structures, as possible, to reduce solar heat gain by walls and to utilize the natural cooling effects of the wind.

11. Provision for structural shading (e.g., trellises, awnings, and roof overhangs) wherever practical when natural shading cannot be used effectively.

12. Inclusion of porch/patio areas in residential units.

13. Consideration by the project architectural review committee(s) of energy conservation measures (both those noted here and others) to assist builders and residents in their efforts to achieve greater energy efficiency in the development.

# C. <u>FLOOD PLAIN/HURRICANE EVACUATION</u>

1. The developer must appoint a disaster coordinator experienced in emergency planning and operations to coordinate plan preparation for the entire project. The developer must also provide notice to prospective facility owners or renters that an emergency plan will be developed, consistent with applicable state and local requirements, and annually maintained for their specific facility. Plan development and maintenance will be coordinated with the project's disaster coordinator. 2. The developer must prepare to the satisfaction of the Director of the Lee County Division of Emergency Management, and prior to receiving a certificate of occupancy, an emergency preparedness plan covering the following aspects:

- a. Duties and responsibilities
- b. Plan coordination and activation
- c. Warning and notification
- d. Evacuation of population off-site
- e. In-place sheltering
- f. Off-site sheltering
- g. Transportation
- h. Support Services for in-place and off-site shelter
- i. Security for property and psychiatric patients sheltered off-site
- j. Training
- k. Communications
- 1. Continuity of Patient Care on-site and off-site
- m. Damage Assessment
- n. Recovery

The plan shall be approved annually by the Lee County Department of Public Safety, and shall be coordinated with the existing plan for Lee Memorial Hospital.

3. In order to ensure that any structure on the HealthPark site that is planned for storm shelter purposes will be able to withstand a hurricane event, the developer must provide, prior to issuance of building permits, documentation to the Director of the Lee County Division of Emergency Management that those structures will be constructed to withstand wind loads of not less than 140 miles per hour utilizing the methodology described in the Jenkins & Charland, Incorporated report dated April 30, 1987.

4. The developer must implement a current, on-going, annually-updated program to educate residents, patients and staff in the matters of hurricane threat, hurricane planning, evacuation and sheltering.

5. The portions of the project to be used as refuge must have a minimum elevation of 17 feet NGVD. The building(s) used for refuge must be designed and constructed to withstand winds of 140 miles per hour utilizing the methodology described in the Jenkins & Charland, Incorporated report dated April 30, 1987, and be so certified by a licensed engineer. The building(s) must also be constructed with as little exposed glass as possible and must contain emergency power, food, potable water, sanitation facilities, adequate ventilation, medical supplies and communications equipment in sufficient quantities to sustain the refuge for seven days. The communications equipment needs and frequencies will be determined by the Lee County Division of Emergency Management. All emergency support facilities, water, power, sanitation, etc. must be located at a minimum of 17 feet above mean sea level.

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6. The developer must construct at least one road connecting the central core of the project with Summerlin Road at the same elevation as Summerlin Road.

7. All first floor building heights must be elevated at least one foot in excess of the 100year flood level (8 feet NGVD) as provided by the National Flood Insurance Program.

8. The developer must pay a fee-in-lieu of construction for hurricane shelter demand impacts in the amount of either: (1) \$51,554.64, if paid in one lump sum prior to or concurrent with the first building permit for a multi-family, independent living, or hotel/motel unit; or (2) \$46.30 per unit at the time each building permit is obtained for any multi-family, independent living, or hotel/motel unit. If additional county-wide administrative or other fees for hurricane sheltering are adopted in the future by the Board of County Commissioners of Lee County, those other fees will be applied prospectively to the remaining unbuilt units and paid at the time of building permit.

### D. TRANSPORTATION

### 1. Development Phasing/Build out

The traffic impact assessment upon which this Development Order for HealthPark Florida DRI is based assumes expected completion of Phase I on December 31, 2004, and build out of the development on December 31, 2008 2012. The traffic impact assessment included the expected impacts of the proposed land uses and phasing schedule shown in Exhibit "A." 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. All conversions must be identified in the subsequent monitoring report for the project. This condition is not intended to circumvent the thresholds established in Chapter 380 for further DRI review.

### 2. <u>Bi-Annual Monitoring Program</u>

a. An <u>bi-annual traffic monitoring program performed by traffic engineers</u> engaged by the developer must be established to monitor the development's impact upon the areas's roadways. The monitoring program will be designed in cooperation with the Lee County Department of Transportation and Engineering. The <u>bi-annual monitoring report must contain traffic</u> counts at the following locations: (Traffic counts may be obtained from original machine and manual peak hour counts, Lee County Traffic Volume Reports, Florida Department of Transportation, other ADA developments with similar monitoring requirements and other generally acceptable sources.)

(1) Location

Development Phase IPhase II (Build out)

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(a) All project access points onto Bass Road, Kelly Road and A&W Bulb Road	x	x
(b) The intersections of:		
Summerlin Road/San Carlos Blvd.	x	x
Summerlin Road/Bass Road	x	x
Summerlin Road/Kelly Road	x	х
Summerlin Road/Winkler Road	x	х
Summerlin Road/Gladiolus Drive	х	х
Summerlin Road/Cypress Lake Drive	х	x
Gladiolus Drive/Winkler Road	x	x
Bass Road/Kelly Road	x	x

(2) The developer or his representative must submit the first monitoring report to the Lee County Engineer, the Southwest Florida Regional Planning Council and the Florida Department of Transportation one year after the issuance of the first certificate of occupancy for HealthPark Florida. Thereafter, reports will be submitted to the agencies <del>listed above</del> <u>bi-annually</u> each year until build out. The purpose of this program is to:

- (a) determine whether or not the traffic levels projected in the ADA are exceeded by actual traffic;
- (b) determine the Project's external trip generation; and
- (c) assist Lee County in determining the proper timing of necessary roadway improvements.

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(3) In lieu of the obligation to annually monitor the above intersections, the developer, with the approval of the Lee County Department of Transportation, may contribute to Lee County a one time sum of \$50,000. This contribution will be applied towards expanding the Lee County inventory of permanent count stations by providing permanent count stations at the following intersections.

Summerlin Road/San Carlos Boulevard Summerlin Road/Gladiolus Drive Summerlin Road/Cypress Lake Drive Summerlin Road/Winkler Road Gladiolus Drive/Winkler Road (4) The developer has contributed the funding for these permanent count locations identified above. Therefore, the developer will only be obligated to <u>bi-</u>annually monitor the following:

- (a) the development's access points onto Bass Road, Park Royal Drive and Summerlin Road.
- (b) the intersections of: Summerlin Road/Bass Road
  Summerlin Road/ Park Royal Drive
  Bass Road/ Park Royal Drive

(5) The traffic impact assessment required in II.D.9.b. may replace the annual traffic monitoring report if it includes the traffic counts and intersection analyses required in section II.D.2.

3. Site Related Intersection Improvements

The developer must, at no cost to Lee County, fund the full costs of the construction of all site related intersection improvements serving HealthPark Florida as deemed necessary by the Lee County Engineer at the Project's access points onto Bass Road, Park Royal Drive and Summerlin Road. At a minimum, the developer must fund the following site related improvements:

a.	Bass Road /South HealthPark Drive:
	NB left and right turn lanes.
	SB left and right turn lanes.
	EB left turn lane and thru/right turn lanes.
	WB left turn lane and thru/right turn lanes.
b.	Bass Road /North HealthPark Circle:
	NB left and right turn lanes.
	SB left and right turn lanes.
	EB left turn lane and thru/right turn lanes.
	WB left turn lane and thru/right turn lanes.
c.	Bass Road /Park Royal Drive
	WB left and thru lanes
	SB left turn lane
d.	Summerlin Road/Park Royal Drive
	EB (Summerlin Road) left turn lane
	WB (Summerlin Road) right turn lane
	SB (Park Royal Drive) left and thru lane

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The developer is not eligible for credits against road impact fees for construction or dedication of right-of-way associated with improvements that are site related as defined by Chapter Two of the Land Development Code.

4. Site Related Roadway Improvements

a. The developer must construct, at no cost to Lee County, all internal roadways within HealthPark Florida including:

- (1) South HealthPark Drive.
- (2) North HealthPark Circle.
- (3) Park Royal Drive.
- b. These roads will remain private roads, maintained privately, unless subsequently dedicated to and accepted by Lee County.
- c. The developer is not eligible for credits against road impact fees for construction or dedication of right-of-way associated with the improvements that are site related as defined by Chapter Two of the Land Development Code.
- 5. Right-of-Way Dedication
  - a. The developer must dedicate the following right of way right-of-way within or contiguous to HealthPark Florida:

Sufficient right-of-way along the east and west property lines of Bass Road to provide a total of 150 feet of right of way right-of-way.

- b. This right-of-way must be dedicated to Lee County as follows:
  - (1) Bass Road, 150 feet of right-of-way from Summerlin Road to the northern intersection of West Lee Memorial Parkway with Bass Road at the time of the issuance of the first building permit for HealthPark.
  - (2) Bass Road, 150 feet of right-of-way from the northern intersection of West Lee Memorial Parkway with Bass Road to the north property line, at the time of the issuance of the first building permits for future health care parcel A.

c. Credits against road impact fees for right-of-way dedication, if any, must be in accordance with the provisions of Chapter Two of the Land Development Code.

6. Road Impact Fees / Proportionate Share

The original 1987 DRI assessment, and all subsequent amendments to the DRI, confirmed that the payment of road impact fees will fully mitigate the impacts anticipated from the DRI.

- a. <u>Therefore</u>, <u>The</u> developer must pay the Lee County road impact fees in effect at the time building permits are issued for HealthPark Florida. These impact fee payments <del>will</del> represent proportionate share payments for the following roadway and associated intersection improvements <u>identified in the original</u> <u>DRI traffic assessment and all subsequent amendments</u>:
  - (1) The addition of two lanes on U.S. 41 from the existing six lane section south of Daniels Road to Sanibel Boulevard.
  - (2) The addition of four lanes on McGregor Boulevard from Cypress Lake Drive to A&W Bulb Road (or parallel facility).
  - (3) The addition of four lanes on San Carlos Boulevard from Siesta Drive to Indian Parkway.
  - (4) The addition of two lanes on Gladiolus Drive from A&W Bulb Road to Summerlin Road.
  - (5) The addition of four lanes on Gladiolus Drive from Summerlin Road to the existing four lane section west of U.S. 41 and two lanes from the existing four lane section to U.S. 41.
  - (6) The addition of two lanes on Summerlin Road from San Carlos Boulevard to College Parkway.
  - (7) The addition of two lanes on Winkler Road from Gladiolus Drive to Cypress Lake Drive.
  - (8) The reconstruction of Bass Road and addition of two lanes to Bass Road from Summerlin Road to Gladiolus Drive.
  - (9) The four-lane extension of Bass Road from Gladiolus Drive to Cypress Lake Drive.
  - (10) The four lane extension of Bass Road from Gladiolus Drive to Cypress Lake Drive. The two lane extension of Kelly Road from Bass Road to Pine Ridge Road.

The addition of two lanes on Six Mile Cypress Parkway from U.S. 41 to Metro Parkway and from Daniels Parkway to Winkler Avenue.

(10) <u>The addition of two lanes on Summerlin Road (or a parallel facility</u> from Cypress Lake Drive to Boy Scout Drive).

(12)(11) Intersection improvements at the following locations:

- (a) Summerlin Road/San Carlos Boulevard
- (b) Summerlin Road/Bass Road
- (c) Summerlin Road/Kelly RoadPark Royal Drive
- (d) Summerlin Road/Gladiolus Drive
- (e) Summerlin Road/Cypress Lake Drive
- (f) Gladiolus Drive/Winkler Road
- (g) Gladiolus Drive/Bass Road
- (h) Gladiolus Drive/A&W Bulb Road
- (i) A&W Bulb Road/McGregor Boulevard
- (j) Summerlin Road/Winkler Road
- (k) Bass Road/Kelly RoadPark Royal Drive
- (1) McGregor Blvd/Cypress Lake Drive
- (m) US 41/Gladiolus Drive/Six Mile Cypress Parkway

b. If the Land Development Code provisions governing roads impact fees are repealed, reduced or made unenforceable by court action, the developer of the project will continue to pay, per individual building permit, an amount equivalent to roads impact fees in effect prior to such repeal, reduction or court action.

- 7. Construction in Lieu of Impact Fees
  - a. In lieu of payment of all or portions of road impact fees, the developer with the prior approval of Lee County may construct, or participate in the construction of, portions of, or all of, one or more of the following roadway improvements:
    - (1) widening of Gladiolus Drive to four lanes from the existing four lane section west of U.S. 41 to Summerlin Road.
    - (2) widening of Gladiolus Drive to four lanes from Summerlin Road to Bass Road.
    - (3) improvements to the existing two lanes and the widening of Bass Road to four lanes from Summerlin Road to Gladiolus Drive.

- (4) extension of Kelly Road as four lanes from Summerlin Road to Bass Road.
- (5) intersection improvements at Summerlin Road/Bass Road, Summerlin Road/KellyRoad, Bass Road/Gladiolus Drive, Summerlin Road/San Carlos Boulevard, and Summerlin Road/Gladiolus Drive.
- b. Construction in lieu of roads impact fees must be in accordance with the provisions of the roads impact fee regulations in effect at the time of construction and must be acceptable to Lee County and, if applicable, the Florida Department of Transportation.
- c. The developer's desire and ability to construct or participate in the construction of portions of, or all of, one or more of the above improvements is intended to:
  - (1) substitute for impact fee payments,
  - (2) ensure that roadway construction occurs in a timely fashion to serve this development.
- d. If undertaken by the developer, the developer will have no obligation for right of way right-of-way acquisition, reconstruction of the existing roadway to County standards, unusual and unexpected utility relocation and the like.
- e. If the dollar value of such improvements (actual construction or dollar payments) during Phase I exceed roads impact fees, that excess value will be carried over to the next phase of development. In the event that the total dollar value of improvements during build out of HealthPark exceeds road impact fees, HealthPark will be eligible to recapture that excess value through a rebateable agreement that would include, but not be limited to reimbursement from other area developments and County Road Impact Fee revenues.
- 8. Concurrency

The project is subject to the Lee County Concurrency Management System for all development.

- 9. Traffic Reassessment.
  - a. Due to the uncertain status of several area roadway improvements including the extension of Bass Road from Gladiolus Drive to Cypress Lake Drive, A

& W Bulb Road from Summerlin Road to Gladiolus Drive, and Kelly Road from Summerlin Road to Pine Ridge Road, and changes to the development mix, the Developer was required to submit for review and approval a traffic reassessment prior to December 31, 2000. This traffic reassessment was submitted and addressed the traffic impacts and mitigation of the HealthPark Phase I (Stage 1) level of development. The reassessment demonstrated that it is appropriate to mitigate the project's traffic impacts through the payment of roads impact fees.

- Prior to initiating Phase II (Stage II) level of development, the Developer is b. was required to submit for review a traffic reassessment of Phase II (Stage II) development. The traffic reassessment, must be was submitted to the Department of Community Affairs, Southwest Florida Regional Planning Council and Lee County, and will be an was equivalent to an update of the developer's ADA assessment of Question 31 in the DRI Questionnaire, using current and up-to-date methodologies. The methodology should be was discussed and agreed upon by the developer and review agencies prior to submittal of the reassessment. The traffic reassessment will documented commitments in approved planning programs to fund future roadway improvements resulting from existing traffic, area developments and HealthPark Florida during the next phase of development, the HealthPark's and other area developments' contributions toward roadway improvements during the previous phase of development, and the HealthPark's obligations to mitigate additional traffic impacts through the next phase of development, if any. Development of land uses in Phases I and II (Exhibit "A") may continue in accordance with this Development Order pending review of this traffic assessment. The referenced traffic assessment was submitted as part of the Notice of Proposed Change filed in 2004 in connection with the Fifth Development Order Amendment. The assessment addressed the traffic impacts and mitigation of the DRI at build out. The 2004 assessment demonstrated that the project's traffic impacts will be fully mitigated through the payment of roads impact fees.
- 10. Municipal Services Benefit Unit
  - a. This Development Order does not exempt this development from participation in the funding, through Municipal Services Benefit Units (MSBU's) or other special assessment districts, of improvements to various State and County arterial and collector roads to the degree to which this development generates demand or is benefitted. If, at that time, this funding is creditable against impact fees, then the appropriate credits will be taken.

### E. <u>VEGETATION AND WILDLIFE/WETLANDS</u>

1. All commitments appearing in the A.D.A. and sufficiency responses pertaining to vegetation and wildlife are incorporated as conditions of approval herein.

2. To mitigate the encroachment of wetlands, the developer must create the same vegetation community type elsewhere on site, in accordance with the Master Concept Plan, and such other mitigation requirements as may be imposed as a result of wetland modification east of Bass Road. The areas to be used for the creation of wetlands must be appropriately scraped, contoured and sufficiently planted with the same type wetland vegetation found within the wetland areas encroached upon. Prior to the issuance of a Final Development Order for the site related improvements to Phase I (hereinafter referred to as FDO), the exact extent of encroachment must be field verified by county staff and the developer. A specific wetland creation plan and a timetable must be provided, both subject to approval by the Department of Community Development.

3. Prior to the issuance of a FDO for Phase I (site-related improvements), the developer must provide a detailed water management lake littoral zone creation plan for each segment to be permitted. The plan will be subject to approval by the Department of Community Development.

4. Prior to the issuance of a Certificate of Completion pursuant to the FDO for Phase I (site-related improvements), the developer must restore the natural connection of the wetland preservation area located at the southwestern property corner to Cow Slough by removing the existing north/south ditch and dike and by restoring the natural contour elevations of the area located along the western property boundary adjacent to this wetland preservation area.

5. The developer must remove all exotic vegetation (Brazilian Pepper, Melaleuca and Australian Pine) from each project segment prior to the completion of that segment.

6. Prior to the issuance of a Certificate of Completion pursuant to the FDO for Phase I, the developer must remove the exotic vegetation (Brazilian Pepper, Melaleuca and Australian Pine) located off-site on County owned property within Cow Slough adjacent to the wetland preservation area located at the southwestern property corner. The extent of exotic vegetation removal will be the amount necessary to aid in the reestablishment of the natural connection of this the wetland to Cow Slough and will be mutually agreed upon by county staff and the developer.

7. Prior to the issuance of a Final Order pursuant to the FDO for Phase I (site-related improvements), the developer must submit a proposed maintenance program to control the reinvasion of exotic vegetation (Brazilian Pepper, Melaleuca and Australian Pine) in the wetland preservation areas and the created wetland areas on the HealthPark Florida site. This program must be in effect for a minimum of three (3) years and must be approved by the Department of Community Development.

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8. Prior to the issuance of a FDO for Phase I, the developer must provide a specific plan for monitoring the freshwater wetland area located east of Bass Road. This plan must include the methodology for monitoring the wetland with respect to hydrology, vegetation and wildlife habitat and will be subject to approval by the Department of Community Development.

9. The developer must monitor the existing storm water discharge that flows into the Hendry Creek Watershed to determine the appropriate future discharge route. All future coordination must be with the SFWMD, FDER and Lee County.

10. Prior to the issuance of an FDO for each parcel, the developer must submit a wetlands plan for that parcel to Lee County, SFWMD and SWFRPC showing all areas to be preserved within that parcel, all wetland areas to be created within that parcel and the total number of acres of each.

11. The developer must coordinate with appropriate agencies for the relocation of any threatened or endangered species found on the site or outline a program to insure their continued well being.

12. In order to address the recommendation contained in the staff report of the Regional Planning Council, the Master Concept Plan has been redrawn to indicate the relocation of A&W Bulb Road extension to the east of the wetland area.

# F. <u>WATER/WASTEWATER</u>

1. The developer will design the buildings and facilities in light of modern water conserving principles. If irrigation from the site must be pumped, studies will be done to utilize the lowest acceptable water quality aquifers.

2. All efforts will be made to utilize public sewage treatment in the area, if available. If not available, on-site sewage treatment facilities will be flood proofed.

3. If a wastewater treatment facility is provided on site, it may be temporary only. If the temporary plant is still in use after 5 years from the date of approval of the final development order, the developer will be subject to review in order to make alternative wastewater treatment services. The Director of the Lee County Department of Community Development may provide for an extension of time for the continuation of the use of the temporary plant, if deemed necessary.

4. The developer will continue to explore the potential of receiving treated spray effluent from Lee County Utilities, in order to meet on-site nonpotable demands.

5. If spray irrigation proves infeasible for the HealthPark site, then the developer must conduct a hyrologic study under the guidance of the SFWMD and Lee County to determine the feasibility of utilizing ground water or surface water for satisfying nonpotable demands.

6. Any wastewater containing hazardous waste will be segregated from everyday wastewater or receive proper on-site pretreatment.

7. The developer must incorporate the use of water conserving devices, as required by State Law (Section 533.14, <u>Florida Statutes</u>).

8. The developer must conduct a phased monitoring program to determine if on-site surface water and groundwater parameters are improving, as a result of plugging on-site abandoned irrigation wells. This monitoring program should be coordinated with the SFWMD.

# G. <u>SOLID WASTE</u>

1. If any method of hazardous waste disposal is utilized other than on-site incineration, then the developer must coordinate with Lee County and FDER for the provision of temporary storage/transfer of special and hazardous wastes that are generated by the development.

2. The developer and subsequent occupants of the project shall implement methods of reducing solid waste volume from the project.

3. The developer must identify to local EMS, Fire and Police officials the on-site storage locations and handling and disposal areas of all toxic, hazardous and radioactive materials.

4. All toxic, hazardous and radioactive materials must be stored above the category  $\Pi$  SLOSH hurricane flood elevation.

# H. <u>GENERAL DEVELOPMENT CONDITIONS</u>

1. The Master Concept Plan of Development (Map H) prepared by Johnson Engineering, dated December 2000 February 7, 2005, stamped received by the Permit Counter on February 8, 2005, is incorporated into and made a part of this DRI Development Order. The permitted uses and conditions are shown on the Master Concept Plan corresponding zoning resolution and in this Development Order.

2. Although the land uses in Phases I and II have been approved, the developer cannot seek Lee County development order approvals for Phase II-land uses until the developer timely submits the traffic reassessment required by Section II.D.9 above.

3.2. The existing agricultural uses may continue or be discontinued and continued from time to time until the certificate of occupancy for the acute care hospital is obtained.

## III. LEGAL EFFECT AND LIMITATIONS OF THIS DEVELOPMENT ORDER AND ADMINISTRATIVE REQUIREMENTS

BE IT FURTHER RESOLVED by the Board of County Commissioners of Lee County, Florida, that:

A. <u>Resolution</u>. This resolution constitutes the Development Order of this Board issued in response to the Development of Regional Impact Application for Development Approval filed for HealthPark Florida.

B. <u>Additional Developer Commitments.</u> All commitments and impact mitigating actions volunteered by the developer in the Application for Development Approval and supplementary documents and not in conflict with conditions or stipulations specifically enumerated above are hereby adopted to this Development Order by reference; provided, however, that the date of completion of Phase I is hereby extended to December 31, 2004, and the date of build out for the project is extended to December 31, 2008 2012.

C. <u>Binding Effect.</u> This Development Order is binding upon the applicants and their heirs, assignees or successors in interest. Those portions of this Development Order which clearly apply only to the project developer, including but not limited to the initial construction of capital facilities, may not be construed to be binding upon future residents. It will be binding upon any builder/developer who acquires a tract of land within HealthPark Florida.

D. <u>Reliance</u>. The terms and conditions set out in this document constitute a basis upon which the developer and County may rely in future actions necessary to implement fully the final development contemplated by this Development Order.

E. <u>Enforcement.</u> All conditions, restrictions, stipulations and safeguards contained in this Development Order may be enforced by either party hereto by action at law or equity, and all costs of such proceedings, including reasonable attorney's fees, must be paid by the defaulting party.

F. <u>Successor Agencies</u>. References to governmental agency will be construed to mean any future instrumentality which may be created and designated as successor in interest to, or which otherwise possesses any of the powers and duties of any referenced governmental agency in existence on the effective date of this Development Order.

G. <u>Severability</u>. If any portion or section of this Development Order is determined to be invalid, illegal, or unconstitutional by a court of competent jurisdiction, such decisions will not affect the remaining portions or sections of the Development Order, which will remain in full force and effect.

H. <u>Applicability of Regulations.</u> The approval granted by this Development Order is limited. The approval does not obviate the duty of the developer to comply with all applicable local or state review and permitting procedures, except where otherwise specifically provided. The approval does not obviate the duty of the developer to comply with any County Ordinance or other regulations adopted after the effective date of this Development Order.

I. <u>Further Review</u>. Subsequent requests for local development permits will require further review pursuant to Section 380.06, <u>Florida Statutes</u>, unless it is found by the Board of County Commissioners, after due notice and hearing, that one or more of the following is present:

1. A substantial deviation from the terms or conditions of this development order, or other changes to the approved development plans which create a reasonable likelihood of adverse regional impacts or the regional impacts which were not evaluated in the review by the Southwest Florida Regional Planning Council; or

2. An expiration of the period of effectiveness of this development order as provided herein.

Upon a finding that either of the above is present, the Board will order a termination of all development activity until a new DRI Application for Development Approval has been submitted, reviewed and approved in accordance with Section 380.06, <u>Florida Statutes</u>, and all local approvals have been obtained.

J. Commencement of Physical Development, Build out, and Termination Date. The deadline for commencing physical development under this the original Development Order shall be five (5) years from the date of adoption of the Order, provided that all conditions are met in a timely manner and further provided that this effective period may be extended by this Board upon a finding of excusable delay in any proposed development activity and that conditions have not changed sufficiently to warrant further consideration of the development. If the developer fails to commence significant physical development of that property identified in this development order within five (5) years from the date of rendition of this Development Order, development approval will terminate and the development will be subject to further consideration. Significant physical development includes obtaining a Certificate of Completion on some substantial portion of the project (e.g., water management system or a major road system). This Development Order will otherwise terminate in twenty (20) years from its approval date, unless an extension is approved. An extension may be granted by the Board of County Commissioners if the project has been developing substantially in conformance with the original plans and approval conditions, and if no substantial adverse impacts not known to the Southwest Florida Regional Planning Council or to Lee County at the time of their review and approval, or arising due to the extension, have been identified. However, an extension of the date of build out of a development by five (5) or more years will be presumed to create a substantial deviation subject to further development-of-regional-impact review. The presumption may be rebutted by substantial, competent evidence at the public hearing held by Lee County. For the purpose of calculating when a build out date has been exceeded, the time will be tolled during the pendency of administrative and judicial proceedings relating to development permits.

K. <u>Protection of Development Rights.</u> The development will not be subject to down-zoning, unit density reduction, or intensity reduction, until December 31, <del>2008</del> 2012, unless the County demonstrates that substantial changes have occurred in the conditions underlying the approval of this Development Order including, but not limited to, such factors as a finding that the development order was based on substantially inaccurate information provided by the developer, or that the change is clearly established by local government to be essential to the public health, safety and welfare.

L. <u>Assurance of Compliance.</u> The Administrative Director of the Lee County Department of Community Development or his/her designee will be the local official responsible for assuring compliance with this Development Order.

M. <u>Bi-annual Reports.</u> The developer, or his successor(s) in title to the undeveloped portion of the property, must submit an <u>bi-annual report to the Lee County Board of County Commissioners</u>, the Southwest Florida Regional Planning Council, the State Land Planning Agency, and all affected permit agencies. This report must describe the state of development and compliance as of the date of submission and be consistent with the rules of the State Land Planning Agency. The <u>bi-annual report must contain information specified in Exhibit "B."</u> The first monitoring report must <u>under the original development order was to</u> be submitted to the Administrative Director of the Department of Community Development not later than August 1, 1988, and further reporting <u>was to</u> must be submitted not later than August 1<sup>st</sup> of subsequent calendar years. Failure to comply with this reporting procedure is governed by Section 380.06, <u>Florida Statutes</u>, and the developer must inform successors in title to any undeveloped portion of the real property covered by this Development Order.

The developer must also submit a Transportation Annual Report in accordance with the provisions set forth in Section II.D. of this development order.

N. <u>Transmittal and Effective Dates.</u> Certified copies of this Development Order will be forwarded to the Southwest Florida Regional Planning Council, the developer and appropriate state agencies. This Development Order is rendered as of the date of that transmittal, but is not effective until the expiration of the statutory appeals period (45 days from rendition) or until the completion of any appellate proceedings, whichever time is greater. Upon this Development Order becoming effective, the developer must record a notice of its adoption in the Office of the Clerk of the Circuit Court as provided in Chapter 380, <u>Florida Statutes</u>.

THE MOTION TO ADOPT the above resolution was offered by Commissioner Judah, and seconded by Commissioner Hall, and, upon poll of the members present, the vote was as follows:

Commissioner Janes	Aye
Commissioner St. Cerny	Aye
Commissioner Judah	Aye
Commissioner Hall	Aye
Commissioner Albion	Aye

# DULY PASSED AND ADOPTED this 2<sup>nd</sup> day of May 2005.



BOARD OF COUNTY COMMISSIONERS LEE COUNTY, FLORIDA By\_\_\_\_\_\_ Douglas St. Cerny

APPROVED AS TO FORM

Donna Marie Collins County Attorney's Office

Chairman

B١

Charlie Green, Clerk

Michele D Deputy Clerk By

Exhibits:

- A. Land Use and Phasing Table
- B. <u>Bi-Annual Monitoring Report Guidelines</u>

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- C. Land Use Conversion Table
- D. Map H.: Master Concept Plan of Development, dated February 7, 2005, stamped received by the Permit Counter on February 8, 2005,

State of Florida County of Lee

I Charlie Green, Clerk of the Circuit Court for Lee County, Florida, do hereby certify this document to be a true and correct copy of the original document filed in the Minutes Department.

Given under my hand and official seal at Fort Hyers, Florida, this <u>1970</u> day of <u>May</u>, A.D. <u>2005</u>

CHARLIE GREEH, CLERK Michele Deputy Clerk

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EXHIBIT A HEALTH PARK FLORIDA DRI (Revised <del>December 2000</del> 2005) •

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	(Revised Decen	(Kevisea December 2000 2000)	
LAND USE	PHASE I	PHASE II	TOTAL (2012)
<u>Residential</u> Independent Living	363 du	<del>-0-</del> <u>115</u> du	<del>363</del> <u>478</u> du
Skilled Nursing	407 beds	- <del>0-</del> <u>38</u> beds 2000 2000 41.	407 445 beds
kes. Muut-ramuy Lodging-motel <sup>1</sup>	400 du <del>252</del> <u>172</u> rooms <sup>1</sup>	un <u>sou</u> ooc	<del>252</del> 172 rooms
<u>Institutional/Office</u> Acute Care Hospital	220 beds	<del>220</del> 322 beds	440 542 beds
Medical & General Office	<u>340,000</u> sq. ft.	<del>362,000</del> <u>125,000</u> sq. ft.	702,000 465,000 sq. ft. <sup>2</sup>
Specialized Hospitals & Health Care Facilities	35,000 sq. ft. 16 beds	-0- sq. ft. -0- beds	35,000 sq. ft. 16 beds
		4	<del>1</del>
Future Health Care Functions	17,200 sq. ft.	<del>-0-</del> <u>3,600 sq. ft.</u>	<del>17,200</del> 20,800 sq. ft.
<u>Commercial</u>	100,000 sq. ft.	<del>75,000</del> <u>60,000</u> sq. ft.	<del>175,000</del> 160,000 sq. ft.
Open Space, Lakes & Water Management	99.0 ac.	66.2 ac.	165.2 ac.

<sup>1</sup>Includes rooms (existing and future) within the Ronald McDonald House.

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<sup>2</sup>Includes 340,000 sq. ft. of medical office and 362,000 sq. ft. of general office. Assumed to be medical office for traffic purposes.

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## EXHIBIT "B"

## INFORMATION TO BE INCLUDED IN <u>BI-</u>ANNUAL MONITORING REPORT

a. Any changes in the plan of development, or in the representations contained in the ADA, or in the phasing for the reporting year and for the next year;

b. A summary comparison of development activity proposed and actually conducted for the year;

c. Undeveloped tracts of land, other than individual single family lots, that have been sold to a separate entity or developer;

d. Identification and intended use of lands purchased, leased, or optioned by the developer adjacent to the original DRI site since the development order was issued;

e. An assessment of the developer's and the local government's compliance with the conditions of approval contained in the DRI development order and the commitments which are contained in the Application for Development Approval and which have been identified by the local government, the Regional Planning Council, or the Department of Community Affairs as being significant;

f. Any known incremental DRI applications for development approval or requests for a substantial deviation determination that were filed in the reporting year and to be filed during the next year;

g. An indication of a change, if any, in local government jurisdiction for any portion of the development since the development order was issued;

h. A list of significant local, state, and federal permits which have been obtained or which are pending by agency, including type of permit, permit number and purpose of each;

i. A statement that all persons have been sent copies of the <u>bi-annual report</u> in conformance with Subsection 380.06(14) and (16), <u>Florida Statutes</u>; and

j. A copy of any recorded notice of the adoption of a development order or the subsequent modification of an adopted development order that was recorded by the developer pursuant to Subsection 380.06(14)(d), Florida Statutes.

## EXHIBIT "C" HEALTHPARK FLORIDA LAND USE CONVERSION

		To Use		
From Use	Medical Office	<del>General</del> Office	Residential Apts.	<del>Specialty</del> <del>Hospital</del>
Medical Office (1,000 sq. ft.)	<del>N/A</del>	<del>3,000 sq. ft.</del>	<del>7.5 du</del>	<del>N/A</del>
<del>General Office</del> <del>(1,000 sq. ft.)</del>	<del>330 sq. ft.</del>	<del>N/A</del>	<del>2.4 du</del>	<del>N/A</del>
Commercial (1,000 sq. ft.)	<del>1;200 sq. ft.</del>	<del>3,400 sq. ft.</del>	<del>8.5 du</del>	<del>2.5 beds</del>
Future Health Care (1,000 sq. ft.)	<del>N/A</del>	<del>N/A</del>	<del>3.6 du</del>	1.1 beds

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

This transfer of <u>or</u> 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:

# <u>EXHIBIT "C"</u> <u>MAXIMUM CONVERSION THRESHOLDS</u><sup>1</sup>

Land Use	Maximum Amount Converted From	Maximum Amount Converted To
Medical Office	60,000 sq. ft.	59,999 sq. ft.
General Office	60,000 sq. ft.	59,999 sq. ft.
Specialty Hospital	<del>0 beds</del> <u>60 beds</u>	<del>59 bcds</del> <u>N/A</u>
Residential Apts. Multifamily	θ <u>58</u> du	<del>49</del> <u>57</u> du
Commercial	50,000 sq. ft.	<del>49,999 sq. ft.</del> <u>N/A</u>
Future Health Care	<del>50,000 sq. ft.</del>	<del>49,999 sq. ft.</del>
Independent Living	<u>50 du</u>	<u>49 du</u>
Lodging - Motel	<u>75 units</u>	<u>74 units</u>

#### 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 <u>bi-</u>annual monitoring report.




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RECEIVED MAR 2 1 2005 ZONING

DATE: March 21, 2005

#### **TO: Board of County Commissioners**

FROM: Diana M. Parker County Chief Hearing Examiner

#### **RE:** Hearing Examiner Recommendation

Enclosed you will find the following Examiner Recommendation:

HEARING DATE: FEBRUARY 9, 2005

DRI2004-00007 &LEE HEALTH VENTURES, INC., in reference toDCI2004-00048HEALTH PARK FLORIDA CPD

The above referenced Hearing Examiner Recommendation has been rendered as of this date. The Development Services Division has advised that the BOCC Zoning Hearing is <u>tentatively</u> scheduled for **Monday, April 18, 2005.** Development Services will forward a copy of the Recommendation to the Board prior to that time in the pink zoning notebooks.

If you have any procedural questions, please let our office know.

cc: Tim Jones / CAO Jamie Princing / Community Development Andy Getch / LCDOT Sue Noe / Economic Development Sue Noe / Economic Development Andy Getch / LCDOT

> JAMIE PRINCING COMMUNITY DEVELOPMENT

#### OFFICE OF THE HEARING EXAMINER, LEE COUNTY, FLORIDA

#### HEARING EXAMINER RECOMMENDATION

# REZONING:DRI2004-00007 & DCI2004-00048APPLICANT:LEE HEALTH VENTURES, INC., in reference to<br/>HEALTH PARK FLORIDA CPDHEARING DATE:FEBRUARY 9, 2005

RECEIVED MAR 2 1 2005 ZONING

#### I. <u>APPLICATION:</u>

This matter came before the Lee County Hearing Examiner as an Application for an Amendment to a Commercial Planned Development (CPD) and a Notice of Proposed Change (NOPC) to a Development of Regional Impact (DRI) pursuant to the Lee County Land Development Code (LDC).

Filed by LEE HEALTH VENTURES, INC., 9800 S. Health Park Drive, Suite 405, Fort Myers, Florida 33908 (Applicant/Owner); JOHNSON ENGINEERING, INC., c/o PATRICIA H. NEWTON, 2158 Johnson Street, Fort Myers, Florida 33901; and HENDERSON, FRANKLIN, STARNES & HOLT, P.A., c/o RUSSELL P. SCHROPP, ESQUIRE, 1715 Monroe Street, Fort Myers, Florida 33901 (Agents)

Request is for a:

A) Notice of Proposed Change to DRI Development Order for HealthPark Florida (DRI# 5-8586-63) to consider the revised Master Development Plan (Map H) to 1) change the location of various uses within the project; 2) modify the Land Use Schedule to reflect increases and decreases in various land uses approved as part of the DRI; 3) extend the build-out date by four years to 2012; 4) modify transportation related conditions to reflect the results of traffic reassessment prepared in conjunction with the Notice of Proposed Change; and 5) revise the frequency of filing monitoring reports from annually to bi-annually in response to recent amendments to Chapter 380, F.S.; and

B) Evaluate whether the amendments constitute a substantial deviation from the original development order approvals warranting further development of regional impact review; and

C) Amend existing Commercial Planned Development zoning to: amend the land use table increasing the number of acute care beds, independent living units, assisted/skilled nursing units, and residential units, with a decrease in office space, commercial spaces, and hotel units; change the mix of uses on the approved Master Concept Plan; modify traffic mitigation conditions; revise of the Land Use Table consistent with the proposed changes to the DRI; and add a deviation related to the overall height of the hospital facility.

The subject property is located at 15881-16201 Bass Road (Summerlin Road south to Bass Road for overall parcel), in Section 4, Township 46 South, Range 24 East, Lee County, Florida (District #3).

#### DRI2004-00007 & DCI2004-00048

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#### II. STAFF REPORT AND RECOMMENDATION: APPROVE WITH CONDITIONS

The Department of Community Development Staff Report was prepared by Chip Block. The Staff Report is incorporated herein by this reference.

#### III. RECOMMENDATION OF HEARING EXAMINER:

The undersigned Lee County Hearing Examiner recommends that the Lee County Board of County Commissioners:

- A) APPROVE the NOPC to DRI Development Order for HealthPark Florida (DRI# 5-8586-63) to revise Master Development Plan (Map H) to 1) to change the location of various uses within the project; 2) modify the Land Use Schedule to reflect increases and decreases in various land uses approved as part of the DRI; 3) extend the buildout date by four years to 2012; 4) modify transportation related conditions to reflect the results of traffic reassessment prepared in conjunction with the Notice of Proposed Change; and 5) revise the frequency of filing monitoring reports from annually to bi-annually in response to recent amendments to Chapter 380, Fla. Stat.; AND
- B) **MAKE A FINDING** that the requested amendments **DO NOT** constitute a substantial deviation from the original DRI Development Order approval.

The undersigned Lee County Hearing Examiner recommends that the Lee County Board of County Commissioners **APPROVE** the Applicant's request to amend the existing Commercial Planned Development zoning by amending the land use table increasing the number of acute care beds, independent living units, assisted/skilled nursing units, and residential units, with a decrease in office space, commercial spaces, and hotel units; change the mix of uses on the approved Master Concept Plan; modifying traffic mitigation conditions; revising the Land Use Table to be consistent with the proposed changes to the DRI; and adding a deviation related to the overall height of the hospital facility for the real estate described in Section IX. Legal Description WITH THE FOLLOWING CONDITIONS AND DEVIATIONS:

#### A. <u>CONDITIONS:</u>

1. All commitments and conditions included in the State DRI Development Order for this project (DRI #5-8586-63 for HealthPark Florida), as amended, are hereby included as part of this action.

2. All conditions of the previous zoning actions as contained in Resolutions Z-87-058, Z-98-011, and Z-01-021 AND Administrative Amendments PD-90-018, PD-91-018, PD-93-013, PD-96-010, ADD2001-00158, and ADD2003-00087(a) remain in full force and effect, except as specifically amended by the actions contained herein.

3. The development of this project must be consistent with the two-page Master Concept Plan entitled "Amended Master Concept Plan and Map H," stamped "Received February 8, 2005 Permit Counter" (last revised 2-7-05), except as modified by the conditions below. This development must comply with all requirements of the Lee County Land Development Code at time of local Development Order Approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

#### DRI2004-00007 & DCI2004-00048

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The project is permitted 1,015,413 square feet (558 beds) of acute care, specialty hospital space, and future health care functions; 465,000 square feet of medical and general office space; 160,000 square feet of general retail space (food and beverage, financial, business and retail services); 478 independent living units; 445 beds of assisted living and skilled nursing care; 1,156 residential dwelling units; and 172 units of lodging. The approved maximum building height within this planned development is 124 feet for the hospital. Appurtenances necessary for mechanical or structure functions of the hospital may extend another 16 feet in height. All other development continues to be limited to a maximum building height of 95 feet.

4. The new approved Schedule of Uses is as follows:

(Note: if the term "Code" plus a letter(s) appears after the use, said use is only permitted in those portions of the development coded for that use)

a. <u>Schedule of Uses</u>

ACCESSORY USES AND STRUCTURES (LDC Sections 34-1171 et seq., 34-2441 et seq., 34-1863, 34-2141 et seq., and 34-3108)

ADMINISTRATIVE OFFICES

AIRCRAFT LANDING FACILITIES, private (LDC Section 34-1231 et seq.) limited to a helicopter landing pad for the hospital (Code HOSP)

ANIMALS: Clinic (LDC Section 34-1321 et seq.) (Code C)

ASSISTED LIVING FACILITY (LDC Sections 34-1491 et seq., and 34-1411) (Code ALU/SNF)

ATM (automatic teller machine)

AUTO PARTS STORE - with or without installation facilities (Code C) AUTOMOBILE SERVICE STATION - (Code C)

AUTO REPAIR AND SERVICE (LDC Section 34-622(c)(2)) - Limited to garages with general automotive repair and service (Code C)

BAIT AND TACKLE SHOP (Code C) BANKS AND FINANCIAL ESTABLISHMENTS (LDC Section 34-622(c)(3)):

Groups I, II (Code C)

BAR OR COCKTAIL LOUNGE (LDC Section 34-1261 et seq.) (Code C) BOATS: Boat parts store (Code C)

Boat rental (Code C)

Boat sales (Code C)

BROADCAST STUDIO, COMMERCIAL RADIO AND TELEVISION (LDC Section 34-1441et seq.)

BUSINESS SERVICES (LDC Section 34-622(c)(5)): Group I, excluding bail bonding, collection agencies, and credit reporting services (Code C)

BUS STATION/DEPOT (LDC Section 34-1381 et seq.)

CAR WASH (Code C)

CARETAKERS RESIDENCE

CLOTHING STORES, general (LDC Section 34-622(c)(8)) (Code C)

CLUBS: (Code C)

Commercial

Fraternal, membership organization (LDC Section 34-2111)

Private (LDC Section 34-2111)

COMMUNICATION TOWERS

100 feet or less in height (LDC Section 34-1441)

CONSUMPTION ON PREMIŠES (LDC Section 34-1261 et seq.) (Code C) CONVENIENCE FOOD AND BEVERAGE STORE (Code C)

CULTURAL FACILITIES (LDC Section 34-622(c)(10))

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DAY CARE CENTER, CHILD, ADULT DRIVE-THROUGH FACILITY FOR ANY PERMITTED USE (Code C) DRUGSTORE, PHARMACY (Code C and HOSP) DWELLING UNIT: (Code ILU, A, C and ALU/SNF) Townhouse Multiple-family building ENTRANCE GATES AND GATEHOUSE (LDC Section 34-1741 et seq.) ESSENTIAL SERVICES (LDC Sections 34-1611 et seq., and 34-1741 et sea.) ESSENTIAL SERVICE FACILITIES (LDC Section 34-622(c)(13)):Group I (LDC Sections 34-1611 et seq., 34-1741 et seq., and 34-2141 et seq.) EXCAVATION: Water retention (LDC Section 34-1651) FACTORY OUTLETS (point of manufacture only) (Code C) FENCES, WALLS (LDC Section 34-1741) FOOD AND BEVERAGE SERVICE, LIMITED FOOD STORES (LDC Section 34-622(c)(16)): Group I (Code C) FUNERAL HOME AND MORTUARY (with or without a crematory) (Code C) GIFT AND SOUVENIR SHOP HARDWARE STORE (Code C) HEALTH CARE FACILITIES (LDC Section 34-622(c)(20)): Groups I, II, III, and IV (Code HOSP, C, MGO,SHF, and FHF) HELIPORT OR HELISTOP (Code HOSP) HOBBY, TOY AND GAME SHOPS (LDC Section 34-622(c)(21)) (Code C) HOSPICE HOTEL/MOTEL (LDC Section 34-1801 et seg.) (Code C) HOUSEHOLD AND OFFICE FURNISHINGS (LDC Section 34-622(c)(22)) all groups (Code C) INSURĂNCE COMPANIES (LDC Section 34-622(c)(23)) (Code C) LAUNDRY OR DRY CLEANING (LDC Section 34-622(c)(24)): Group I (Code C) LAWN AND GARDEN SUPPLY STORES (LDC Section 34-2081) (Code C) LIBRARY MEDICAL OFFICE (Code MGO and C) MINI-WAREHOUSE (Code C) MODELS: Display center (LDC Section 34-1951 et seq.) Model Home (LDC Section 34-1951 et seq.) Model Unit (LDC Section 34-1951 et seq.) NONSTORE RETAILERS (LDC Section 34-622(c)(30)), all groups (Code C) PACKAGE STORE (LDC Section 34-1261 et seq.) (Code C) PAINT, GLASS AND WALLPAPER (Code C) PARKS (LDC Section 34-622(c)(32)): Groups I or II PARKING LOT: Accessory Commercial Garage, public parking Temporary (LDC Section 34-2022) PERSONAL SERVICES (LDC Section 34-622(c)(33)): Groups I, II, III, IV Code C and HOSP) PET SERVICES (Code C) PET SHOP (Code C) PHARMACY (Code C and HOSP) PLACE OF WORSHIP (LDC Section 34-2051 et seq.) REAL ESTATE SALES OFFICE, (LDC Sections 34-1951 et seq., and 34-3021) RECREATIONAL FACILITIES: Personal Private, On-Site

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RELIGIOUS FACILITIES (LDC Section 34-2051 et seq.)

RENTAL OR LEASING ESTABLISHMENT (LDC Section 34-622(c)(39)): Group I and IV (LDC Section 34-1201 et seq., 34-1352, and 34-3001 et seq.) (Code C)

REPAIR SHOPS (34-622(c)(40)): Groups I and II (Code C)

RESEARCH AND DEVELOPMENT LABORATORIES (LDC Section 34-622(c)(41)): Groups II and IV (Code HOSP, SHF, FHF, and C)

RESIDENTIAL ACCESSORY USES (LDC Section 34-622(c)(42)) (LDC Section 34-1171 et seq.) (Code ILU, A, and ALU/SNF)

RESTAURANT, FAST FOOD (Code C)

RESTAURANTS (LDC Section 34-622(c)(43)): All Groups (Code C)

SCHOOLS: Commercial (LDC Section 34-622(c)(45)) (LDC Section 34-2381) (Code C)

SIGNS in accordance with approved Sign Package (dated Dec. 1997 as amended)

SOCIAL SERVICES (LDC Section 34-622(c)(46)): Groups I, II, and III (Code C, HOSP, SHS, and FHF)

SPECIALTY RETAIL SHOPS (LDC Section 34-622(c)(47)): Groups I, II, III, and IV (Code C)

STORAGE:

Indoor only, (LDC Section 34-3001 et seq.)

Storage, open, (LDC Section 34-3001 et seq.)

STUDIOS (LDC Section 34-622(c)(49))

TEMPORARY USES (LDC Section 34-3041 et seq.)

TRANSPORTATION SERVICES (LDC Section 34-622(c)(53)): Group II (Code C)

USED MERCHANDISE STORES (LDC Section 34-622(c)(54)): Groups I, II, and III (Code C)

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USE	MIN. LOT AREA (SF)	MIN. LOT DEPTH (FT)	MIN. LOT WIDTH (FT.)	MIN. SIDE SET- BACK (FT.)	MIN. REAR SET- BACK (FT.)	INTERNAL FRONTAGE ROAD SETBACK (FT.)	WATER BODY SET- BACK (FT.)	BASS ROAD SET- BACK (FT.)	SUMMERLIN ROAD SETBACK (FT.)
A.L.F., ETC.	10,000	100	100	15	15	20	20	25	25
MULTI- FAMILY	10,000	100	100	15	20	20	20	25	25
TOWNHOUSE	1,400	70	20	5/0	4	20	20	25	25
COMMERCIAL	10,000	100	100	15	20	20	20	25	25
OUTPARCEL	7,500	100	75	10	15	20	25	25	25

b. Site Development Regulations

MINIMUM BUILDING SEPARATION DISTANCE: 20 FEET MAXIMUM STRUCTURAL LOT COVERAGE: 55 PERCENT (TOWNHOUSE: 60 PERCENT)

NOTES:

- 1. PIE-SHAPED LO TS SHALL HAVE NO MINIMUM LOT WIDTH BUT WILL MEET LOT AREA REQUIREMENTS.
- 2. SEE LDC SECTIONS 34-1174, 34-1176, 34-2191 AND 34-2194 FOR ACCESSORY STRUCTURAL SETBACKS UNLESS IN CONFLICT WITH ABOVE REGULATIONS.

#### B. <u>DEVIATIONS:</u>

All previously approved deviations remain in effect as part of this planned development.

Deviation 14 seeks relief from LDC Section 34-935(f)(3)b., which requires that, in the Urban Community future land use category buildings may be as tall as 95 feet above the minimum flood elevation with no more than eight (8) habitable stories, to allow buildings within HealthPark Medical Center to be as tall as 140 feet above minimum flood elevation with no more than eight (8) habitable stories. The Hearing Examiner recommends APPROVAL of this Deviation, subject to the condition that it is limited to the medical center (hospital).

#### IV. <u>HEARING EXAMINER DISCUSSION:</u>

This is a request to amend the Development Order (DO) and the Commercial Planned Development (CPD) zoning for the 390+-acre HealthPark Development of Regional Impact (DRI) located on the north side of Summerlin Road, and bisected by Bass Road. The proposed amendments to these two documents include: the relocation of uses on the site; the increase and decrease in certain uses and the change in the mix of uses: the extension of the DRI build-out date; the modification of the traffic conditions; the addition of a deviation requesting additional height for the hospital facility; and some minor housekeeping matters to ensure the two documents are consistent.

The DRI was originally approved in 1987, and the DRI DO has been amended at least four times since that date. Those previous amendments involved such things as changes in the phasing schedule, extensions of the phasing and final build-out dates, and revisions to traffic conditions. The current request seeks an increase in: 1) the square footage and number of beds for the acute care, the assisted living and the skilled nursing facilities; 2) the number of general residential and independent living units; 3) the number of hotel rooms. These increases are balanced by the decrease in office uses and general retail space, and the elimination of the proposed wellness center. It also requests an extension of the build-out date from 2008 to 2012, revisions to the DRI Map H, and certain conditions and provisions of the DRI DO.

Specifically, Applicant wants to increase the hospital square footage from 606,803 to 1,015 million, and the beds from 456 to 558, and to add 38 more beds in the assisted living ans skilled nursing facilities. They plan to add 188 more residential dwelling units in the multi-family areas, and to increase the independent living units by 115. The medical and general office uses will be reduced by 36,000 square feet and the general retail space will be reduced by 15,000 square feet. The hotel uses will lose 80 rooms, and the proposed wellness center will be eliminated from the plan.

The changes to the CPD mirror the changes being requested to the DRI DO, as well as the revision of the MCP to change the location of certain uses, the land conversion table and the land development regulations, and the addition of a Deviation relating to the height of the hospital facility.

Applicant explained that they are expanding the hospital and acute care facility by adding five towers on top of the hospital to accommodate the eight habitable floors permitted in the DRI DO and CPD. When the hospital was designed, they allowed only four or five feet between the floors, however, the advent of the more specialized equipment is requiring up to 16 feet between floors. To achieve the permitted eight habitable stories, they need a

tower height of 124 feet. This height was originally approved in the DRI DO, but was only achieved for one of the towers by Deviation 13 in the CPD. As part of the CPD amendment, they are requesting another Deviation that will allow the 124-foot height for the other towers. The other buildings in the DRI will be limited to the 95-foot height allowed by the Central Urban land use designation.

Some of the requested changes in the DRI DO and the CPD MCP are to ensure the accurate reflection of the uses and locations of those uses being developed on the subject property by Applicant. The market has changed over the years since the DRI DO was approved and Applicant's development has been revised to take advantage of those market changes.

Applicant's transportation consultant performed a traffic impact reassessment on the DRI and compared the impacts anticipated from the proposed changes to the impacts estimated in the 1987 DRI review. They determined that proposed changes to the types and intensity of uses being requested herein will result in a seven percent reduction in the peak hour trips from what had been forecasted in the 1987 traffic assessment. They also pointed out that there have been noticeable roadway improvements in the area that have benefitted the hospital, but that their traffic will still have some significant and adverse impacts to several roadway segments in the area. They will address those impacts as required in the updated Transportation Section of the DRI DO.

Applicant also pointed out that they are paying road impact fees, in lieu of the DRI proportionate share, for the traffic impacts. They will pay approximately \$11.6 million in impact fees by the DRI's buildout in 2012.

Lee County Staff recommended approval of the requested changes to the DRI DO and CPD MCP, finding that the requested changes, as conditioned in the DRI DO Fifth Amendment and the Zoning Resolution, are still consistent with the Lee Plan and will be compatible with the surrounding mixture of health-related commercial and residential uses. They found that the requested changes would not be injurious or detrimental to the surrounding persons, properties or the public health, safety and welfare.

They also found that there proposed revisions to the DRI DO and CPD MCP did not create or result in any environmental, buffering or open space issues, and would not be injurious or detrimental to the subject property.

Staff also recommended approval of the Deviation for the 124-foot height for the hospital, finding that the request, as conditioned, enhanced the objective of the CPD, and promotes the protection of the public health, safety and welfare.

A determination of whether the requested changes constitute a Substantial Deviation under the provisions of Section 380.06(19), Florida Statutes is also necessary.

Lee County and Southwest Florida Regional Planning Council (RPC) Staff reviewed the requested DO amendment, and both found that the requested changes to the DRI DO do not constitute a Substantial Deviation under the provisions of Section 380.06(19), Florida Statutes. As such, the DRI is not required to undergo additional in-depth DRI review.

There were no members of the general public nor adjacent property owners in attendance at the public hearing, and the Hearing Examiner's file does not contain any correspondence or contact sheets objecting to or favoring this request.

The undersigned Hearing Examiner concurs with Staff's analysis, findings and recommendation of approval, as conditioned, finding that the requested changes meet the criteria for approval set out in LDC Section 34-145, and Section 380.06(19), Florida Statutes. She finds that the requests are consistent with the Lee Plan and the Land Development Code, and will be compatible with the surrounding mixture of uses. She also finds that the requests, as conditioned, will not be injurious to the neighborhood or the public health, safety and welfare.

She also concurs with their finding that the Notice of Proposed Changes, as conditioned, does not constitute a Substantial Deviation under the provisions of Section 380.06(19), and is not required to undergo further DRI review.

It is the Hearing Examiner's opinion that the conditions imposed herein are reasonably related to the impacts anticipated from the proposed uses, and, with other local and state regulations, will safeguard the public's interests.

It is also the opinion of the Hearing Examiner that the approved Deviation, as conditioned, meets the criteria for approval set out in LDC Section 34-377.

#### V. FINDINGS AND CONCLUSIONS:

Based upon the Staff Report, the testimony and exhibits presented in connection with this matter, the undersigned Hearing Examiner makes the following findings and conclusions:

A. That the Applicant has proved entitlement to this request, as conditioned, by demonstrating compliance with the Lee Plan, the Land Development Code, Section 380.06, Florida Statutes, and other applicable codes or regulations.

B. That the request, as conditioned, will meet or exceed all performance and locational standards set forth for the potential uses allowed by the request.

C. That the request, as conditioned, is consistent with the densities, intensities and general uses set forth in the Lee Plan.

D. That the request, as conditioned, is compatible with existing or planned uses in the surrounding area.

E. That approval of the request, as conditioned, will not place an undue burden upon existing transportation or planned infrastructure facilities, and the development will be served by streets with the capacity to carry traffic it generates.

F. That the request, as conditioned, will not adversely affect environmentally critical areas and natural resources.

G. That the proposed mix of uses, as conditioned, are appropriate at the subject location.

H. That the recommended conditions to the Master Concept Plan are reasonably related to the impacts anticipated from the proposed development, and, with other regulations, will provide sufficient safeguard to the public interest.

I. That the approved Deviations, as conditioned, will enhance the objective of the proposed development, and will promote the protection of the public health, safety and welfare.

J. That urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.

K. That the request, as conditioned, do not create new or additional unreviewed regional impacts and do not constitute a Substantial Deviation under Section 380.06(19), Florida Statutes.

#### VI. LIST OF EXHIBITS:

Amended Master Concept Plan and Map H for Health Park Florida, prepared by Johnson Engineering, Inc., last revised 09/28/2004, date stamped received October 20, 2004, by Zoning Counter.

Amended Master Concept Plan and Map H for Health Park Florida, prepared by Johnson Engineering, Inc., last revised 02/07/05, date stamped received February 8, 2005, by Permit Counter.

#### STAFF'S EXHIBITS

Résumés of Lee County Staff are on file with the Hearing Examiner's Office and are incorporated herein.

#### APPLICANT'S EXHIBITS

Composite of 4 pages: Aerial Photograph, prepared by Johnson Engineering, dated November 2002; Amended Master Concept Plan and Map H, prepared by Johnson Engineering, dated August 1997, revised September 28, 2004; Amended Master Concept Plan and Map H, prepared by Johnson Engineering, dated August 1997, revised February 7, 2005; Amended Master Concept Plan, prepared by Johnson Engineering, dated August 1997, revised September 28, 2004.

Résumés of Applicant's consultants are on file with the Hearing Examiner's Office and are incorporated herein.

#### VII. PRESENTATION SUMMARY:

The Hearing Examiner explained the hearing process and placed all the participants under oath, noting there was no public present. Russell Schropp, Attorney with Henderson Franklin Law Firm, introduced himself as the representative of the Applicant, Lee Health Park Ventures. The subject case was in reference to the Health Park Florida DRI and the request had to do with a Notice of Proposed Change in connection with the DRI.



Pat Newton introduced herself, commenting that she was present on behalf of the Applicant, Lee HealthPark Florida, which has been before the Hearing Examiner at least five times in the past. HealthPark is located north of Summerlin Road, and is bisected by Bass Road. She pointed out the boundary of the 390+-acre property on the aerial. Toward the south was Summerlin Road, and then a residential area zoned Agricultural (AG-2), a church zoned AG-2, a Commercial Planned Development (CPD), which was office space, and Commercial Office (CS-1) land that was vacant. To the west was Cow Slough, which was zoned AG-2 and was vacant. To the north, was AG-2 property that was also vacant, and an RPD property that was nearing completion.

The Hearing Examiner noted that Bass Road went all the way through and connected to Gladiolus Road. She inquired about the zoning on the west side of Bass Road. Ms. Newton said one piece had been rezoned, and the piece north of that was zoned RPD. Mr. Schropp thought it was under construction. Ms. Newton pointed out that the vacant land to the east was zoned CPD.

The previous approvals had been under DRI 5-8586-63. The CPD was approved under Zoning Resolution Z-87-058 in June 1987 for a mixture of uses, such as an acute care hospital, a speciality hospital, medical and general office space, independent living facilities, assisted living facilities, nursing home beds, and commercial square footage.

The first DRI Development Order (DO) Amendment was in 1993, and extended Phase I from 1992 to 1997. It also extended the buildout date from 1997 to 2002. The second DRI DO Amendment was in 1998, and had a Schedule of Approved Uses that were similar to what they were attempting to accomplish at this hearing. The third DRI DO Amendment was approved in 2001, and provided for adjustments of land use, amended the legal description to remove Bass Road from the legal description for the DRI, and extended the Phase 1 ending date to December 31, 2004, with build-out in 2008.

The fourth DRI DO Amendment was approved in 2003 to allow a multi-family townhouse development in the northwest corner of the project. On each occasion, the CPD had been amended, including the Map H and the Master Concept Plan (which are, essentially, one and the same thing).

HealthPark had been very successful as a mixed commercial and health-related project. Most of the tracts within HealthPark have been developed, and the aerial was a pretty fair representation of that. It shows the Monterrey Apartments, the multi-family, a commercial tract, and most of these projects have been approved, even medical offices and shopping centers. Ms. Newton indicated the other projects that have been constructed, with the hospital right in the middle of the property, including the parcel approved for townhouses. Ms. Newton stated the request today was the fifth Notice of Proposed Change. The request consisted of changing locations of various uses within the project, modifying the land use schedule to reflect the increases and decreases in the various land uses, to extend the buildout date for four more years until 2012, to modify transportation related conditions, and to revise the frequency for the filing the monitoring reports from annually to bi-annually, in accordance with the recent changes to Chapter 380 of the Florida Statutes.

The second part of the request was the evaluation of the Notice of Proposed Change to see whether it was a substantial deviation to the original Development Order. The third part of the request was to amend the CPD Master Concept Plan (MCP), specifically the Land Use Table, to change the mix of uses of the MCP, to modify traffic mitigation conditions, and to revise the Land Use Table for consistency with the proposed DRI changes. Also they were adding a new Deviation - Deviation 14 - to the MCP.

Every couple of years the subject property was reviewed before the Hearing Examiner. Because of the strong market lately, the mix of uses and intensities needs to be adjusted, which is why the Applicant was presenting the case again at this hearing. They were asking to increase the square footage of the hospital from 606,803 square feet to 1,015,413 square feet, and the number of beds from 456 to 558 beds.

They also wanted to decrease the square footage for medical and general office from 702,000 to 465,000 square feet; decrease the general retail space from 175,000 to 160,000 square feet; increase the number of independent living units from 363 to 478 and the number of assisted living and skilled nursing beds from 407 to 445; increase the number of residential dwelling units from 968 to 1,156; decrease the number of lodging (hotel) units from 252 to 172; and eliminate the proposed wellness center.

The Applicant had revised the MCP to reflect the changed location of some of the uses within the project and revised the Schedule of Deviations. They also proposed revisions to the land use conversion table and the property development regulations, and were seeking a 124-foot height for the acute care facility. That height had previously been approved in the DRI DO.

Ms. Newton related that when she was reading the Staff Report over the weekend, she noticed that Mr. Block had spent a considerable amount of time coding the various uses in the Schedule of Uses as to what was on the MCP. Because he had done that job, there were a couple of things she wished to change on the MCP, so that the two documents were coordinated. They had found that the logo for the hospital had disappeared, so they had put the logo back in for hospital, medical offices, and commercial that was allowed within the POD. They also placed a code of commercial in the northeast corner, as it had always been intended for these parcels to be mixed commercial, even though it was within the same phase as the multi-family.

She mentioned that the area around the Ronald McDonald House and Hope Hospice was an ideal place for a Health Spa, and that would be in compliance with the coding that Mr. Block had proposed. There were new opportunities in the Schedule of Uses, although they had not added or subtracted any uses from the mix.

As to Deviation 14, Lee Health Systems has been a community-based health provider for 85 years. HealthPark and the 220-bed hospital had been constructed in 1991, and offered a complete range of hospital services. Within its walls was the Children's Hospital of

Southwest Florida, which covers six counties: Lee, Charlotte, Collier, Glades, Desoto, and Hendry. HealthPark was also designated as a regional prenatal intensive care center, and it was one of 11 in the State of Florida. It was a very important regional hospital.

Because of unprecedented growth in Southwest Florida and in this County in particular, Lee Memorial Health Systems desperately need to expand their facilities. She noted the big crane on the site at the present time was constructing one of the five towers that was on top of the existing Health Center's building.

Deviation 13 was approved in 2002, and sought relief from Section 34-935(f)(3)b., which required that buildings in the Urban Community land use category not exceed 95 feet. The DRI allowed up to eight habitable stories. The approval of Deviation 13 allowed the eight habitable stories, but also allowed them to go up to 124 feet with an additional 16 feet for the normal apparatus that went on top of the roof. It worked out that the first tower would be 140 feet in height.

Deviation 14 was nothing more than the completion of that Deviation for the rest of the towers. HealthPark was approved for eight habitable stories, but was actually designed and constructed to support 10 stories. The original hospital design called for a standard floor separation of approximately four to five feet. With today's modern technology, there was a requirement for a 16-foot separation between some of the floors, due to all the new equipment, vital to the hospital's operation, that needed be installed between the floors. They needed the remaining four towers to be built to the same height, which was 140 feet, and would include the eight habitable stories allowed by both the DRI and the CPD.

Ms. Newton stated that approval of this Deviation would allow for the expansion, both vertically and horizontally. It would not increase the density within HealthPark, and would not decrease the open space, since the towers would be going up, not out. In all, this expansion would be for the public's health, safety, and welfare. All the other development would have to comply with the 95-foot height limitation.

There was one change, on Page 5 of 9, that the Applicant would like to make in the February Staff Report. The fifth line under Deviation 14 read "... with no more than eight (8) stories." Ms. Newton requested that be changed to read "eight habitable stories." Staff had recommended approval of Deviation 14 with one condition.

She commented that both the DRI and CPD have previously been reviewed and found consistent with the Lee Plan. All the changes that were being requested in this NOPC had been submitted with the Lee Plan analysis. She commended Mr. Block for his excellent analysis preparation. The only thing Ms. Newton wished to add was that they were within the Central Urban land use designation, and the timing of this development was appropriate. It was compatible with adjacent properties, and would be serviced by Lee County Utilities, the Iona Fire District, and the Fort Myers Police Department.

As far as Policy 5.1.5 and 6.1.4, these policies required compatibility with adjacent properties. Ms. Newton pointed out the adjacent properties to the subject property, advising that there was plenty of buffering for the surrounding neighborhood, with 300 feet of buffering along the north property line. The proposed height was internal to HealthPark, and they had received absolutely no comments of concern from the public, and Staff had recommended approval of the request.

They were also consistent with Policy 110.1.2, which required Lee County to promote the opportunity for development and support of hospitals, nursing homes, and additional medical related facilities in order to promote a continuum of care to enhance the quality of life throughout the county.

Mr. Schropp questioned Ms. Newton about the revisions to the MCP, and whether there was a new date that they needed to reference into the conditions. Ms. Newton noted there was a revised date of February 7, 2005, and provided the Hearing Examiner with an extra copy of that MCP. The Hearing Examiner noted that since it had no stamped date, she would refer to it as the revised date. Mr. Block offered the Hearing Examiner his copy with the date stamp on it. It was stamped "Received February 8, 2005 at the Permit Counter." Mr. Schropp felt that new date should be included in Condition 3. Also, on Page 18, H.1. of the Draft Development Order, it should read February 2005.

Mr. Block mentioned to Ms. Newton that Deviation 14 would only be effective in the hospital area, and wanted to be sure she understood that. Ms. Newton indicted she understood. Mr. Block addressed the Hearing Examiner, advising that he would suggest that the MCP be clarified before it went before the BOCC. Applicant had indicated Deviation 13 on the MCP, but he suggested that it also read "and Deviation 14," so it was known where it would be effective. Ms. Newton inquired if that should be done before the BOCC hearing or when they have to make the changes for the County Attorney's Office. Donna Marie Collins, Assistant County Attorney, said it could be done at the end.

The Hearing Examiner noted that the School District sent a letter, which stated that: "Based on the impact this project will have on classroom facilities, the School District of Lee County is requesting donation of land suitable for a school site, either within the project site or within the same School Choice zone." She inquired if the School District had approached them about that? Ms. Newton said they had not, but they had always been of the opinion that they would be paying school impact fees. The Hearing Examiner clarified that payment would be in lieu of a land donation, with which Ms. Newton agreed.

The next topic was the Independent Living Units and the residential units. The Hearing Examiner surmised that the Independent Living units were more for the retirement community, and inquired if the dwelling units were going to be restricted to a retirement community. Ms. Newton stated that The Monterrey was an apartment complex that was available to all age groups. The Solara project was a townhouse product, which would also be open to the general public. The independent living units were for those people entering the progressive health system at HealthPark.

The Hearing Examiner indicated that she had some questions about the transportation study and wanted to ask Mr. Gillis about the comments on the second page of Ms. Silcox's letter. She indicated that the transportation study, dated June 28, 2004, did not appear to reference either the school or the park, or how the traffic generated by this project would impact the school and park. She pointed out that a new school was going in south of the commercial property right across from Lexington. The County had asked, and she thought she had just issued her recommendation on the County Park, which consisted of about 48 acres beyond the school. The school and the park would be built on approximately 64 acres. On the north side of Gladiolus was the new library. Ms. Collins clarified that the library was located at the intersection of Bass Road and Gladiolus.



Mr. Schropp mentioned that Ms. Collins had pointed that out to him back in November, and he had spoken with Dan Trescott at the RPC at that time. Mr. Trescott said it was fine and that he would review the calculations before they got to the final stage. Therefore, they were aware that the discrepancy was there, and it was explainable. Basically, it was the same calculation that Ms. Newton had gone over earlier. Ms. Newton explained that what they had done was to take the 959,613 square feet, but had not added in the speciality hospital, whereas she had just lumped it all together. The RPC just separated it out.

Mr. Block advised that, before they started the presentation, Ms. Newton gave him some reduced aerial photographs, and he wondered if she wanted to give those to the Hearing Examiner. They were transferred to the Hearing Examiner.

Mr. Schropp introduced Mark Gillis, of David Plummer & Associates, and requested that he be accepted as an expert in transportation analysis and engineering. After hearing no objections from Staff, the Hearing Examiner accepted him as such. Mr. Gillis, noted he was the Senior Vice President of David Plummer & Associates, the traffic consultant for HealthPark since its original planning and conception. His company had assisted HealthPark with the planning of the project, and also did the original traffic study for the original DRI DO.

Most recently, they had prepared the traffic reassessment, which was required as part of the DRI DO, and the traffic study in support of the Notice of Proposed Change. He explained that the traffic conditions of the original 1987 DRI DO recognized the uncertainty of the ultimate road network in the area of HealthPark, and required a traffic reassessment to be undertaken by HealthPark sometime during the course of development.

The first traffic reassessment was undertaken in 2000, and it supported HealthPark's 2001 Notice of Proposed Change. The 2000 reassessment evaluated, in detail, the traffic impacts of Phase I, and deferred the detailed evaluation of buildout to a later date. Rather than evaluating the complete buildout of HealthPark at that time, the developer committed to doing another reassessment between Phases I and II. HealthPark was now initiating Phase II, and they had performed the required traffic reassessment in support of Phase II.

Mr. Gillis noted the traffic study had evaluated the traffic conditions, impacts, and mitigations associated with the full buildout of HealthPark. They held a Transportation Methodology Meeting with the County and the RPC in May of 2004, and the traffic study was prepared consistent with that methodology meeting, and with the State DRI Statutes and generally sound transportation planning methodologies. The traffic study represented the assessment at the full buildout of the DRI.

The traffic study looked at the trip generation associated with the revised relative perimeters for HealthPark and compared those with the trip generation estimated in the original DRI assessment. It also evaluated the traffic impacts at the buildout of HealthPark in December

31, 2012. The traffic study was reviewed by the RPC and was found to be sufficient. In working closely with the County, they have established the DRI traffic impacts and appropriate mitigation.

There were several conclusions of the traffic reassessment. The project's buildout trip generation for the revised development parameters was approximately seven percent less than the peak hour trips originally forecasted in the original DRI DO. At buildout, several road segments would be significantly and adversely impacted by the project, and the DRI DO had been updated to reflect those road segments. The project's proportionate share of needed improvements at buildout was again significantly less than the projected road impact fees. Therefore, the DRI's mitigation was again the payment of road impact fees.

The DRI would continue to monitor its traffic and trip generation, and would continue to be subject to the Lee County Concurrency Management System. As stated in the Staff Report, approval of the request, as conditioned, would not place an undue burden upon the existing transportation or planned infrastructure facilities. The site would be served by streets with the capacity to carry traffic generated by the development.

To address the Hearing Examiner's specific question, they did review the new school and the new library in the traffic analysis, in terms of the projected traffic volumes. Mr. Gillis also noted that the County had two significant road improvements that were committed to construction. One was the widening of Summerlin Road and, as part of that improvement, they would be improving the intersection of Bass Road and Summerlin, and, in particular, installing dual left turn lanes on certain approaches.

The second major improvement was the widening of Gladiolus, and the intersection of Bass Road and Gladiolus would also be improved as part of those committed improvements. They had included the two new projects that the Hearing Examiner had inquired about, and both intersections would be upgraded as part of the committed improvements.

Mr. Gillis stated they had also worked very closely with the County Staff, including the County Attorney's Office, on the Development Order (DO) conditions. Most of the changes to the conditions were really more editing changes and modifications to bring the conditions up to current standards and to reflect the current traffic reassessment.

In particular, Condition D1 was modified to reflect the new buildout date of December 31, 2012. Condition D2 was modified to change the traffic monitoring from annual to bi-annual. Condition C3, D5, D7 and D9 had minor editing changes. Condition D6 was modified to update the traffic mitigation, identifying the particular impacted road segments, and also recognizing that the development will pay impact fees. Exhibit A was modified to update the development perimeters. Exhibit C was modified to update the Land Use Conversion Table to bring it up to current conditions reflected in the traffic reassessment, and also to reflect what HealthPark was envisioning as their buildout date.

In conclusion, Mr. Gillis stated they had worked very closely with the County Staff, and believed they had reached full agreement on the DRI traffic impacts, mitigation, and DO conditions.

The Hearing Examiner asked Mr. Gillis about the proportionate share amount, and then the actual impact fee amount. Mr. Gillis stated the estimated proportionate share was approximately \$9,491,000, and the estimated road impact fee, at buildout, was approximately \$11,600,000. She inquired if the \$11,650,000 total was actually for the entire project, which he confirmed. He noted the traffic studies, including the original DRI and the subsequent reassessments, have consistently shown that the road impact fees cover the project's mitigation.

The Hearing Examiner did not remember reading, in the DRI DO, the actual amounts, and Mr. Gillis explained that the County did not like to present the actual amount in the DO. If it had been shown that the proportionate share was less than impact fees, Staff would acknowledge that in the DO and state that the mitigation would be payment of road impact fees.

The Hearing Examiner questioned Mr. Shropp about Page 7, paragraphs 3 and 5 of the DO, where it discussed the flood plane, hurricane evacuation, and refuge buildings being constructed to withstand winds of 140 miles per hour utilizing the methodology described in the Jenkins & Charland, Inc., report dated April 30, 1987. She asked if those wind loads had been increased for commercial structures, as she believed they have been raised for residential structures. No one knew the answer to that question.

Page 18 of 22, under General Development Conditions, Condition 2 it read, "The existing agricultural uses may continue to be discontinued and continued from time to time until the certificate of occupancy for the acute care hospital is obtained." The Hearing Examiner thought they had already done that. It was confirmed that it had been done, and was determined to be an obsolete condition.

Mr. Shropp noted that some of the conditions in the Development Order were obsolete. They have been fulfilled or they were no longer applicable, but rather than go through and take them out, it was simpler to acknowledge that the hospital had received its Certificate of Occupancy long ago. Also there were no more agricultural uses on the property. The Hearing Examiner thought it should be noted when the conditions had been completed or were no longer applicable, citing to another statement, on Page 20 of 22, that was taken right out of the first Development Order.

The next item to be discussed was Exhibit C, the Land Use Conversion Tables. She quoted 3) "The conversion will not create a need for additional affordable housing." They were not doing affordable housing, so how can they do "additional" affordable housing. She stated the word "additional" should be taken out completely.

Staff's presentation was made by Alvin "Chip" Block, Principal Planner, who stated he had been accepted as an expert witness in land use, planning, and zoning matters in the past and requested to be accepted as such for this hearing. After receiving no objections from the Applicant, the Hearing Examiner accepted him as such. He noted that Andy Getch, with Lee County Department of Transportation, was present to answer any questions regarding transportation issues. He also noted that, since there were no changes to the environmental issues, Kim Trebatoski, with Environmental Sciences, was not in attendance.

He referred to the Staff Report, dated January 25, 2005, which recommended approval of the Applicant's request to amend the existing DRI, as conditioned in the DRI DO. He recommended that the Hearing Examiner make a finding that there was no substantial

deviation associated with these changes being requested. In case of request C, the CPD changes, Staff recommended approval of the amendment to the CPD, with the conditions outlined within the Staff Report.

Mr. Block said he had codified the uses, because, when he looked at the Applicant's Schedule of Uses, they had a complete list of uses, but did not identify the areas in which those uses would be accepted. There were some instances where he felt it was appropriate to go ahead and code where those uses would be allowed. He recognized that a vast majority of this property had been developed, but there were still undeveloped areas within the site. Staff felt it was appropriate to maintain that protection.

He noted he had also tried to go back to the original zoning resolution and go through the 11 changes that had occurred since then, including administrative amendments, and do a codified set of conditions for the CPD zoning.

Mr. Block informed the Hearing Examiner that the Applicant had submitted a new MCP, which had been reviewed. The copy he had given her showed all the changes to the MCP, which were highlighted in yellow. They were very simple changes, and Staff approved all of the changes, and recommended that the Hearing Examiner incorporate this MCP as the new MCP and Map H as part of the action for this case.

In summary, Staff recommended approval of the changes, both the DRI and CPD changes. They were also in agreement with the changes on the MCP. They have suggested adding Deviation 14, which would affect the MCP, and it would be done before finalization of the resolution.

Next, Andy Getch introduced himself and noted that he had previously been accepted as an expert witness in transportation engineering in the past, and asked to be accepted again. There were no objections from the Applicant, and the Hearing Examiner accepted him as such. The Hearing Examiner inquired if he agreed with the traffic reassessment done by Mark Gillis, and Mr. Getch indicated that he did, pointing out that the study had been done by David Plummer & Associates, and was attached to the Staff Report.

As to the Fifth Development Order Amendment for HealthPark Florida, Ms. Collins, County Attorney, noted in Condition III. J. "The deadline for commencing physical development under the original Development Order shall be 5 years", was how it should read. The Hearing Examiner said her secretary could make that change. Ms. Collins continued by addressing Condition II.H.2. with regard to existing agricultural uses, noting that the Hearing Examiner had suggested the condition be deleted. She understood the Hearing Examiner's statement that it bothered her to have a contract containing a mixture of things that have to be done with things that have already been done, but which were not recognized as already having been done.

Mr. Shropp said that provision was probably not a good example, but he generally agreed with the County Attorney that he preferred to have the continuity of the Development Order maintained from one version to another rather than having completed conditions amended out. The reason he preferred that was because they do annual and bi-annual monitoring reports, and it was easier to keep track from year to year if the conditions at least remain in there. One could always note in their monitoring report that the condition had been satisfied or met, as they would with II.H.2., in that the CO was issued for the hospital in 1991, and all agricultural uses had ceased. It was easier from a continuity standpoint.



The Hearing Examiner said, if it did not bother them, she would make the change in the condition that it was the original Development Order regarding the significant physical development. She would also review the rest of that paragraph because there may be some things that were or were not applicable to this DRI.

The Hearing Examiner indicated that she was still working on cases that came in January 2005, however, she would do her best to get this case out as soon as possible. The hearing was then closed.

#### VIII. OTHER PARTICIPANTS AND SUBMITTALS:

#### ADDITIONAL APPLICANT'S REPRESENTATIVE:

1. Pat Newton, Johnson Engineering, PO Box 1550, Fort Myers, Florida 33902

2. Mark Gillis, David Plummer & Associates, 1531 Hendry Street, Fort Myers, Florida 33901

3. Steve Leung, David Plummer & Associates, 1531 Hendry Street, Fort Myers, Florida 33901

4. Todd Darche, HealthPark Florida, 9800 S. HealthPark Drive, Fort Myers, Florida 33919

#### ADDITIONAL COUNTY STAFF:

1. Donna Marie Collins, Assistant County Attorney, P. O. Box 398, Fort Myers, Florida 33902

2. Andrew Getch, Lee County Department of Transportation, P.O. Box 398, Fort Myers, Florida 33902

#### **PUBLIC PARTICIPATION:**

A. THE FOLLOWING PERSONS TESTIFIED OR SUBMITTED EVIDENCE FOR THE RECORD AT THE HEARING (SEE SECTION VII.):

For: NONE

Against: NONE

B. THE FOLLOWING PERSONS SUBMITTED A LETTER/COMMENT CARD, OR OTHERWISE REQUESTED A COPY OF THE HEARING EXAMINER RECOMMENDATION:

For: NONE

Against: NONE

#### IX. LEGAL DESCRIPTION:

See Exhibit A (scanned legal description).

#### X. UNAUTHORIZED COMMUNICATIONS:

Unauthorized communications shall include any direct or indirect communication in any form, whether written, verbal or graphic, with the Hearing Examiner, or the Hearing Examiner's staff, any individual County Commissioner or their executive assistant, by any person outside of a public hearing and not on the record concerning substantive issues in any proposed or pending matter relating to appeals, variances, rezonings, special exceptions, or any other matter assigned by statute, ordinance or administrative code to the Hearing Examiner for decision or recommendation. . . . [Administrative Code AC-2-5]

<u>No person</u> shall knowingly have or attempt to initiate an unauthorized communication with the Hearing Examiner or any county commissioner [or their staff]. . . . [LDC Section 34-52(a)(1), emphasis added]

<u>Any person</u> who knowingly makes or attempts to initiate an unauthorized communication ... [may] be subject to civil or criminal penalties which may include: [Section 34-52(b)(1), emphasis added]

Revocation, suspension or amendment of any permit variance, special exception or rezoning granted as a result of the Hearing Examiner action which is the subject of the unauthorized communication. [LDC Section 34-52(b)(1)b.2.]; OR

A fine not exceeding \$500.00 per offense, by imprisonment in the county jail for a term not exceeding 60 days, or by both such fine and imprisonment. [LDC Section 1-5(c)]

#### XI. HEARING BEFORE LEE COUNTY BOARD OF COUNTY COMMISSIONERS:

A. This recommendation is made this 21<sup>st</sup> day of March, 2005. Notice or copies will be forwarded to the offices of the Lee County Board of County Commissioners.

B. The original file and documents used at the hearing will remain in the care and custody of the Department of Community Development. The documents are available for examination and copying by all interested parties during normal business hours.

C. The Board of County Commissioners will hold a hearing at which they will consider the record made before the Hearing Examiner. The Department of Community Development will send written notice to all hearing participants of the date of this hearing before the Board of County Commissioners. Only participants, or their representatives, will be allowed to address the Board. The content of all statements by persons addressing the Board shall be strictly limited to the correctness of Findings of Fact or Conclusions of Law contained in the recommendation, or to allege the discovery of relevant new evidence which was not known by the speaker at the time of the earlier hearing before the Hearing Examiner and not otherwise disclosed in the record.

D. The original file containing the original documents used in the hearing before the Hearing Examiner will be brought by the Staff to the hearing before the Board of County Commissioners. Any or all of the documents in the file are available on request at any time to any County Commissioner.

#### XII. COPIES OF TESTIMONY AND TRANSCRIPTS:

A verbatim transcript of the testimony presented at the hearing can be purchased from the court reporting service under contract to the Hearing Examiner's Office. The original documents and file in connection with this matter are located at the Lee County Department of Community Development, 1500 Monroe Street, Fort Myers, Florida.

Δ.

DIANA M. PARKER LEE COUNTY CHIEF HEARING EXAMINER 1500 Monroe Street, Suite 218 Post Office Box 398 Fort Myers, Florida 33902-0398 Telephone: 239/479-8100 Facsimile: 239/479-8106

#### EXHIBIT II-A-3

#### List of HealthPark Plats

HealthPark Florida West Phase I-E, HealthPark Florida West Phase I-F, HealthPark Florida West HealthPark Florida East HealthPark Florida E 2002-1 Plat Book 47 at Page 1 Plat Book 49 at Page 31 Plat Book 53 at Page 81 Plat Book 68 at Page 17 Plat Book 73 at Page 80

# DRI 2004-00007

Applicant's Legal Checked by Con Jul 02, 2004. RECEIVED JUL 0 2 2004 ZONING

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EXHIBIT A



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#### EXHIBIT II-A-3

#### List of HealthPark Plats

HealthPark Florida West Phase I-E, HealthPark Florida West Phase I-F, HealthPark Florida West HealthPark Florida East HealthPark Florida E 2002-1 Plat Book 47 at Page 1 Plat Book 49 at Page 31 Plat Book 53 at Page 81 Plat Book 68 at Page 17 Plat Book 73 at Page 80

# DCI 2004-00048

Applicant's Legal Checked

by (2) Dec 02, 2004

RECEIVED JUL 0 2 2004 ZONING

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## FIFTH DEVELOPMENT ORDER AMENDMENT<sup>1</sup> FOR HEALTHPARK FLORIDA

#### **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, has heard, at a public hearing convened on the 8<sup>th</sup> 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 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 Council, Lee County administrative staff, and the documents and comments made upon the record before the Board in a public hearing on the 8th day of June 1987, and after full consideration of those reports, recommendations, comments and documents the Board adopted the *original* development of regional impact development order for HealthPark Florida; and

<sup>&</sup>lt;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; and the Second Development Order Amendment approved on March 30, 1998; the third Development Order Amendment approved on August 20, 2001; and the Fourth Development Order Amendment approved on August 19, 2003. Proposed changes to this composite Development Order are also shown, with additions underlined and deletions struck through.

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WHEREAS, the development order was subsequently amended for the first time on October 13, 1993 to extend the phasing and build out schedule for the project; and

WHEREAS, in March 1998, Lee Health Ventures, Inc., the owner/developer of HealthPark Florida Development of Regional Impact, amended the development order a second time: 1) to modify the land use schedule; 2) provide for mitigation of hurricane shelter impacts associated with the revised land use schedule; 3) provide for a Land Use Conversion Table to allow minor modifications to the revised land use schedule in the future; 4) delete references to roadway segments that were no longer planned for construction by Lee County; 5) amend the Master Plan for the project; and 6) extend the date until which the project will not be subject to down zoning or intensity reduction so as to be consistent with the modified build out date approved by the Board in the first development order amendment; and

WHEREAS, in January 2001, Lee Health Ventures, Inc., the owner/developer of HealthPark Florida Development of Regional Impact, requested a third amendment to the DRI Development Order to: 1) Modify the land use schedule; 2) amend Map H to reflect the addition of two access points on the east side of Bass Road; 3) revise the project legal description to delete the legal description for Bass Road; 4) extend the phasing and build out dates for the project; and 5) modify the transportation mitigation conditions based on a traffic reassessment performed in connection with the Notice of Proposed Change; and

WHEREAS, in June 2003, Lee Health Ventures, Inc., doing business as the owner/developer of HealthPark Florida Development of Regional Impact, requested a fourth amendment to the DRI Development Order to revise the Master Development Plan (Map H) to allow for residential development on a  $43\pm$  acre tract in the northwest corner of the project; and

WHEREAS, in July 2004, Lee Health Ventures, Inc., doing business as the owner/developer of HealthPark Florida Development of Regional Impact, requested a fifth amendment to the DRI Development Order to: 1) revise the Master Development Plan (Map H) to change the location of various uses within the project; 2) modify the Land Use Schedule to reflect increases and decreases in various land uses approved as part of the DRI; 3) extend the build out date by four years to 2012; 4) modify transportation related conditions to reflect the results of traffic reassessment prepared in conjunction with the Notice of Proposed Change; and 5) revise the frequency of filing monitoring reports from annually to bi-annually in response to recent amendments to Chapter 380, F.S.

WHEREAS, the Southwest Florida Regional Planning Council (RPC) concluded that reassessment of the DRI is not necessary due to the proposed changes not creating a reasonable likelihood of additional regional impacts, or any type of regional impact not previously reviewed by the RPC; and

WHEREAS, pursuant to Florida Statutes Chapter 380.06(19)(f)5., the Board must determine whether the proposed changes require further Development of Regional Impact Review; and

S:\2004 Cases\Development Orders\Active\DRI2004-00007 & DCI200400048 - HEALTH PARK - 5TH AMENDMENT.wpd HEX Draft 3/21/2005 Page 2 of 22 WHEREAS, pursuant to Florida Statutes Chapter 380.06(19)(e)5.c., a proposed change consisting of simultaneous increases and decreases of at least two of the uses within a multi-use Development of Regional Impact that was originally approved with three or more uses is presumed to create a substantial deviation from the original development approvals, but that presumption may be rebutted by clear and convincing evidence; and

WHEREAS, the Board must consider the previous and current proposed changes in deciding whether those changes cumulatively constitute a substantial deviation requiring further Development of Regional Impact review; and

WHEREAS, the Board has reviewed the proposed amendment and finds that, based on the transportation analysis as conditioned herein, the change is not a substantial deviation; and

WHEREAS, the proposed change to the HealthPark Florida DRI Development Order described herein is consistent with the adopted Comprehensive Plan of Lee County and applicable local land development regulations; and

WHEREAS, the proposed change is consistent with the State Comprehensive Plan.

## **I. FINDINGS OF FACT/CONCLUSIONS OF LAW**

A. The project will include 1,015,413 square feet (558 beds) of acute care, specialty hospital space, and future health care functions; 465,000 square feet of medical and general office space; 160,000 square feet of general retail space (food and beverage, financial, business and retail services); 478 independent living units; 445 beds of assisted living and skilled nursing care; 1,156 residential dwelling units; and 172 units of (hotel) lodging. Buildings in the proposed development will not exceed eight (8) habitable floors. The project will have other such uses as permitted by the CPD category as modified by the Master Concept Plan.

B. The legal description of the property is as follows:

In Section 33, Township 45 South, Range 24 East and Section 4, Township 46 South, Range 24 East, Lee County, Florida: Healthpark Florida West subdivision, Plat Book 47, Pages 1 through 9, less and except Tract "A" of said subdivision for Bass Road; and Phase I-E Healthpark Florida West subdivision, Plat Book 49, Pages 31 through 34; and Phase I-F Healthpark Florida West subdivision, Plat Book 53, Pages 81 through 90; and Healthpark Florida East subdivision, Plat Book 68, Pages 17 through 22; Public Records of Lee County, Florida.

Parcel contains 390.7 acres, more or less.

C. The subject property is presently zoned Commercial Planned Development (CPD), pursuant to the authority of Chapter 125, Florida Statutes, Chapter 61-2405, Laws of Florida (Special Acts), and the Lee County Land Development Code; and

D. The Application for Development Approval was consistent with the requirements of Section 380.06, Florida Statutes; and

E. The development is not in an area designated as an Area of Critical State Concern pursuant to the provisions of Section 380.05, Florida Statutes; and

F. The development does not unreasonably interfere with the achievement of the objectives of an adopted State Land Development Plan applicable to the area; and

G. The original plan of development and all subsequent amendments thereto have been reviewed by the Southwest Florida Regional Planning Council and is the subject of various reports and recommendations adopted by the council and subsequently forwarded to Lee County pursuant to the provisions of Section 380.06, Florida Statutes; and the proposed development is consistent with the comments and observations of the staff report of the Southwest Florida Regional Planning Council.

H. The development is consistent with the Lee County Comprehensive Plan and Lee County's land development regulations if subject to the conditions contained in this Development Order.

I. Concurrently, with the adoption of this Development Order, the Commercial Planned Development zoning approvals on the property will be amended. The Zoning Resolution contains additional details and conditions, and also provides for certain deviations from Lee County property development regulations.

J. The proposed conditions below meet the criteria found in Section 380.06(15)(d), Florida Statutes.

# II. ACTION ON REQUEST

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, in public meeting, duly constituted and assembled on \_\_\_\_\_\_, that the Fifth Development Order Amendment for the HealthPark Florida Development of Regional Impact is hereby APPROVED, subject to the following conditions, restrictions and limitations:

# A. <u>DRAINAGE/WATER QUALITY</u>

1. All commitments provided in the A.D.A. and supplemental submittals, with respect to Question 22 (Drainage), are hereby incorporated as conditions to this approval.

2. The developer must implement an on-going maintenance and monitoring program that regularly inspects, maintains and samples the storm water discharge from the management system until the complete build out of HealthPark Florida. The Developer shall establish the legal entity which will carry out this program after tracts and/or units are sold. This monitoring system will be designed in conjunction with the South Florida Water Management District and will meet that agency's technical requirements.

3. The monitoring program for the wetland area east of Bass Road will address, among other objectives as identified by the Director, whether or not the final water management design should direct any flow to the Hendry Creek watershed.

4. The discharge from the water management system will be via a spreader swale system at the western boundary of the property to Cow Slough. This spreader swale system may require authorization from Lee County for lands owned by Lee County in the East ½ of the NE 1/4 of Section 5, Township 46 S, Range 24 E. Approval of this development order does hereby authorize any necessary water management improvements on County-owned property. The vacation of public rights to former IDD canals within the site may also be necessary.

5. If reclaimed wastewater cannot be obtained for irrigation purposes, then the developer must submit a feasibility study with any water use permit application which explores the utilization of the lowest acceptable quality of groundwater.

6. As a part of its surface water management program, the developer will submit a comprehensive program for the handling and disposal of any hazardous wastes.

7. A regularly scheduled vacuum sweeping program shall be initiated and continued by the developer, as a best management practice (b.m.p.).

# B. <u>ENERGY</u>

The developer will incorporate, where appropriate in saving energy, the following energy conservation features into all site plans and architectural programs, or ensure that the following features are implemented whenever possible through deed restrictions and/or covenants with successors in title. All applications for site plan approvals and development permits shall be accompanied by a document detailing compliance with these conditions. If deed restrictions or covenants are utilized, such documents shall be approved by the Lee County Attorney's Office prior to recording. If no deed restrictions are approved and recorded, the prior alternative shall be utilized and the following features must be included.

These features are:

1. Provision of a bicycle/pedestrian system connecting all land uses, consistent with Lee County requirements.

S:\2004 Cases\Development Orders\Active\DRI2004-00007 & DCI200400048 - HEALTH PARK - 5TH AMENDMENT.wpd HEX Draft 3/21/2005 Page 5 of 22 2. Provision of bicycle racks or storage facilities in recreational, commercial and residential areas.

3. Cooperation in the locating of bus stops, shelters and other passenger and system accommodations for a transit system to serve the project area.

4. Use of energy-efficient features in window design (e.g., tinting and exterior shading).

5. Installation of energy-efficient appliances and equipment.

6. Use of water closets with a maximum flush of 3.5 gallons and shower heads and faucets with a maximum flow rate of 3.0 gallons per minute (at 60 pounds of pressure per square inch) as specified in the Water Conservation Act, Section 553.14, Florida Statutes, except where medical considerations suggest otherwise.

7. Selection of native plants, trees, and other vegetation and landscape design features that reduce requirements for water, fertilizer, maintenance and other needs.

8. Planting of native shade trees to provide reasonable shade for all recreation areas, streets and parking areas.

9. Placement of trees to provide needed shade in the warmer months while not overly reducing the benefits of sunlight in the winter.

10. Orientation of structures, as possible, to reduce solar heat gain by walls and to utilize the natural cooling effects of the wind.

11. Provision for structural shading (e.g., trellises, awnings, and roof overhangs) wherever practical when natural shading cannot be used effectively.

12. Inclusion of porch/patio areas in residential units.

13. Consideration by the project architectural review committee(s) of energy conservation measures (both those noted here and others) to assist builders and residents in their efforts to achieve greater energy efficiency in the development.

#### C. FLOOD PLAIN/HURRICANE EVACUATION

1. The developer must appoint a disaster coordinator experienced in emergency planning and operations to coordinate plan preparation for the entire project. The developer must also provide notice to prospective facility owners or renters that an emergency plan will be developed, consistent with applicable state and local requirements, and annually maintained for their specific facility. Plan development and maintenance will be coordinated with the project's disaster coordinator.

S:\2004 Cases\Development Orders\Active\DRI2004-00007 & DCI200400048 - HEALTH PARK - 5TH AMENDMENT.wpd HEX Draft 3/21/2005 Page 6 of 22 2. The developer must prepare to the satisfaction of the Director of the Lee County Division of Emergency Management, and prior to receiving a certificate of occupancy, an emergency preparedness plan covering the following aspects:

- a. Duties and responsibilities
- b. Plan coordination and activation
- c. Warning and notification
- d. Evacuation of population off-site
- e. In-place sheltering
- f. Off-site sheltering
- g. Transportation
- h. Support Services for in-place and off-site shelter
- i. Security for property and psychiatric patients sheltered off-site
- j. Training
- k. Communications
- l. Continuity of Patient Care on-site and off-site
- m. Damage Assessment
- n. Recovery

The plan shall be approved annually by the Lee County Department of Public Safety, and shall be coordinated with the existing plan for Lee Memorial Hospital.

3. In order to ensure that any structure on the HealthPark site that is planned for storm shelter purposes will be able to withstand a hurricane event, the developer must provide, prior to issuance of building permits, documentation to the Director of the Lee County Division of Emergency Management that those structures will be constructed to withstand wind loads of not less than 140 miles per hour utilizing the methodology described in the Jenkins & Charland, Incorporated report dated April 30, 1987.

4. The developer must implement a current, on-going, annually-updated program to educate residents, patients and staff in the matters of hurricane threat, hurricane planning, evacuation and sheltering.

5. The portions of the project to be used as refuge must have a minimum elevation of 17 feet NGVD. The building(s) used for refuge must be designed and constructed to withstand winds of 140 miles per hour utilizing the methodology described in the Jenkins & Charland, Incorporated report dated April 30, 1987, and be so certified by a licensed engineer. The building(s) must also be constructed with as little exposed glass as possible and must contain emergency power, food, potable water, sanitation facilities, adequate ventilation, medical supplies and communications equipment in sufficient quantities to sustain the refuge for seven days. The communications equipment needs and frequencies will be determined by the Lee County Division of Emergency Management. All emergency support facilities, water, power, sanitation, etc. must be located at a minimum of 17 feet above mean sea level.

S:\2004 Cases\Development Orders\Active\DRI2004-00007 & DCI200400048 - HEALTH PARK - 5TH AMENDMENT.wpd HEX Draft 3/21/2005 Page 7 of 22 6. The developer must construct at least one road connecting the central core of the project with Summerlin Road at the same elevation as Summerlin Road.

7. All first floor building heights must be elevated at least one foot in excess of the 100year flood level (8 feet NGVD) as provided by the National Flood Insurance Program.

8. The developer must pay a fee-in-lieu of construction for hurricane shelter demand impacts in the amount of either: (1) \$51,554.64, if paid in one lump sum prior to or concurrent with the first building permit for a multi-family, independent living, or hotel/motel unit; or (2) \$46.30 per unit at the time each building permit is obtained for any multi-family, independent living, or hotel/motel unit. If additional county-wide administrative or other fees for hurricane sheltering are adopted in the future by the Board, those other fees will be applied prospectively to the remaining unbuilt units and paid at the time of building permit.

## D. TRANSPORTATION

(1)

#### 1. Development Phasing/Build out

The traffic impact assessment upon which this Development Order for HealthPark Florida DRI is based assumes expected completion of Phase I on December 31, 2004, and build out of the development on December 31, 2012. The traffic impact assessment included the expected impacts of the proposed land uses and phasing schedule shown in Exhibit "A." 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. All conversions must be identified in the subsequent monitoring report for the project. This condition is not intended to circumvent the thresholds established in Chapter 380 for further DRI review.

2. Bi-Annual Monitoring Program

a. A bi-annual traffic monitoring program performed by traffic engineers engaged by the developer must be established to monitor the development's impact upon the areas's roadways. The monitoring program will be designed in cooperation with the Lee County Department of Transportation. The bi-annual monitoring report must contain traffic counts at the following locations: (Traffic counts may be obtained from original machine and manual peak hour counts, Lee County Traffic Volume Reports, Florida Department of Transportation, other ADA developments with similar monitoring requirements and other generally acceptable sources.)

Location

Phase I Phase II (Build out)

Development

(a) All project access points

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onto Bass Road, Kelly Road and A&W Bulb Road	x	x
(b) The intersections of:		
Summerlin Road/San Carlos Blvd.	х	x
Summerlin Road/Bass Road	х	х
Summerlin Road/Kelly Road	х	х
Summerlin Road/Winkler Road	х	х
Summerlin Road/Gladiolus Drive	х	х
Summerlin Road/Cypress Lake Drive	Х	х
Gladiolus Drive/Winkler Road	х	х
Bass Road/Kelly Road	x	х

(2) The developer or his representative must submit the first monitoring report to the Lee County Engineer, the Southwest Florida Regional Planning Council and the Florida Department of Transportation one year after the issuance of the first certificate of occupancy for HealthPark Florida. Thereafter, reports will be submitted to the agencies bi-annually each year until build out. The purpose of this program is to:

- (a) determine whether or not the traffic levels projected in the ADA are exceeded by actual traffic;
- (b) determine the Project's external trip generation; and
- (c) assist Lee County in determining the proper timing of necessary roadway improvements.

(3) In lieu of the obligation to annually monitor the above intersections, the developer, with the approval of the Lee County Department of Transportation, may contribute to Lee County a one time sum of \$50,000. This contribution will be applied towards expanding the Lee County inventory of permanent count stations by providing permanent count stations at the following intersections.

Summerlin Road/San Carlos Boulevard Summerlin Road/Gladiolus Drive Summerlin Road/Cypress Lake Drive Summerlin Road/Winkler Road Gladiolus Drive/Winkler Road

(4) The developer has contributed the funding for these permanent count locations identified above. Therefore, the developer will only be obligated to bi-annually monitor the following:

S:\2004 Cases\Development Orders\Active\DRI2004-00007 & DCI200400048 - HEALTH PARK - 5TH AMENDMENT.wpd HEX Draft 3/21/2005 Page 9 of 22
- (a) the development's access points onto Bass Road, Park Royal Drive and Summerlin Road.
- (b) the intersections of: Summerlin Road/Bass Road
  Summerlin Road/ Park Royal Drive
  Bass Road/ Park Royal Drive

(5) The traffic impact assessment required in II.D.9.b. may replace the annual traffic monitoring report if it includes the traffic counts and intersection analyses required in section II.D.2.

3. Site Related Intersection Improvements

The developer must, at no cost to Lee County, fund the full costs of the construction of all site related intersection improvements serving HealthPark Florida as deemed necessary by the Lee County Engineer at the Project's access points onto Bass Road, Park Royal Drive and Summerlin Road. At a minimum, the developer must fund the following site related improvements:

a.	Bass Road /South HealthPark Drive:
	NB left and right turn lanes.
	SB left and right turn lanes.
	EB left turn lane and thru/right turn lanes.
	WB left turn lane and thru/right turn lanes.
b.	Bass Road /North HealthPark Circle:
	NB left and right turn lanes.
	SB left and right turn lanes.
	EB left turn lane and thru/right turn lanes.
	WB left turn lane and thru/right turn lanes.
c.	Bass Road /Park Royal Drive
	WB left and thru lanes
	SB left turn lane
d.	Summerlin Road/Park Royal Drive
	EB (Summerlin Road) left turn lane
	WB (Summerlin Road) right turn lane
	SB (Park Royal Drive) left and thru lane

The developer is not eligible for credits against road impact fees for construction or dedication of right-of-way associated with improvements that are site related as defined by Chapter Two of the Land Development Code.

4. Site Related Roadway Improvements

S:\2004 Cases\Development Orders\Active\DRI2004-00007 & DCI200400048 - HEALTH PARK - 5TH AMENDMENT.wpd HEX Draft 3/21/2005 Page 10 of 22 a. The developer must construct, at no cost to Lee County, all internal roadways within HealthPark Florida including:

- (1) South HealthPark Drive.
- (2) North HealthPark Circle.
- (3) Park Royal Drive.
- b. These roads will remain private roads, maintained privately, unless subsequently dedicated to and accepted by Lee County.
- c. The developer is not eligible for credits against road impact fees for construction or dedication of right-of-way associated with the improvements that are site related as defined by Chapter Two of the Land Development Code.
- 5. Right-of-Way Dedication
  - a. The developer must dedicate the following right-of-way within or contiguous to HealthPark Florida:

Sufficient right-of-way along the east and west property lines of Bass Road to provide a total of 150 feet of right-of-way.

- b. This right-of-way must be dedicated to Lee County as follows:
  - (1) Bass Road, 150 feet of right-of-way from Summerlin Road to the northern intersection of West Lee Memorial Parkway with Bass Road at the time of the issuance of the first building permit for HealthPark.
  - (2) Bass Road, 150 feet of right-of-way from the northern intersection of West Lee Memorial Parkway with Bass Road to the north property line, at the time of the issuance of the first building permits for future health care parcel A.

c. Credits against road impact fees for right-of-way dedication, if any, must be in accordance with the provisions of Chapter Two of the Land Development Code.

6. Road Impact Fees / Proportionate Share

The original 1987 DRI assessment, and all subsequent amendments to the DRI, confirm that the payment of road impact fees will fully mitigate the impacts anticipated from the DRI.

a. Therefore, the developer must pay the Lee County road impact fees in effect at the time building permits are issued for HealthPark Florida. These impact fee payments represent proportionate share payments for the following roadway and associated intersection improvements identified in the original DRI traffic assessment and all subsequent amendments:

- (1) The addition of two lanes on U.S. 41 from the existing six lane section south of Daniels Road to Sanibel Boulevard.
- (2) The addition of four lanes on McGregor Boulevard from Cypress Lake Drive to A&W Bulb Road (or parallel facility).
- (3) The addition of four lanes on San Carlos Boulevard from Siesta Drive to Indian Parkway.
- (4) The addition of two lanes on Gladiolus Drive from A&W Bulb Road to Summerlin Road.
- (5) The addition of four lanes on Gladiolus Drive from Summerlin Road to the existing four lane section west of U.S. 41 and two lanes from the existing four lane section to U.S. 41.
- (6) The addition of two lanes on Summerlin Road from San Carlos Boulevard to College Parkway.
- (7) The addition of two lanes on Winkler Road from Gladiolus Drive to Cypress Lake Drive.
- (8) The reconstruction of Bass Road and addition of two lanes to Bass Road from Summerlin Road to Gladiolus Drive.
- (9) The four-lane extension of Bass-Road from Gladiolus Drive to Cypress Lake Drive.
- (10) The four lane extension of Bass Road from Gladiolus Drive to Cypress Lake Drive. The two lane extension of Kelly Road from Bass Road to Pine Ridge Road.

The addition of two lanes on Six Mile Cypress Parkway from U.S. 41 to Metro Parkway and from Daniels Parkway to Winkler Avenue.

(10) The addition of two lanes on Summerlin Road (or a parallel facility from Cypress Lake Drive to Boy Scout Drive).

S:\2004 Cases\Development Orders\Active\DRI2004-00007 & DCI200400048 - HEALTH PARK - 5TH AMENDMENT.wpd HEX Draft 3/21/2005 Page 12 of 22

- (11) Intersection improvements at the following locations:
  - (a) Summerlin Road/San Carlos Boulevard
  - (b) Summerlin Road/Bass Road
  - (c) Summerlin Road/Kelly RoadPark Royal Drive
  - (d) Summerlin Road/Gladiolus Drive
  - (e) Summerlin Road/Cypress Lake Drive
  - (f) Gladiolus Drive/Winkler Road
  - (g) Gladiolus Drive/Bass Road
  - (h) Gladiolus Drive/A&W Bulb Road
  - (i) A&W Bulb Road/McGregor Boulevard
  - (j) Summerlin Road/Winkler Road
  - (k) Bass Road/Kelly RoadPark Royal Drive
  - (1) McGregor Blvd/Cypress Lake Drive
  - (M) US 41/Gladiolus Drive/Six Mile Cypress Parkway

b. If the Land Development Code provisions governing roads impact fees are repealed, reduced or made unenforceable by court action, the developer of the project will continue to pay, per individual building permit, an amount equivalent to roads impact fees in effect prior to such repeal, reduction or court action.

- 7. Construction in Lieu of Impact Fees
  - a. In lieu of payment of all or portions of road impact fees, the developer, with the prior approval of Lee County, may construct, or participate in the construction of, portions of, or all of, one or more of the following roadway improvements:
    - (1) widening of Gladiolus Drive to four lanes from the existing four lane section west of U.S. 41 to Summerlin Road.
    - (2) widening of Gladiolus Drive to four lanes from Summerlin Road to Bass Road.
    - (3) improvements to the existing two lanes and the widening of Bass Road to four lanes from Summerlin Road to Gladiolus Drive.
    - (4) extension of Kelly Road as four lanes from Summerlin Road to Bass Road.
    - (5) intersection improvements at Summerlin Road/Bass Road, Summerlin Road/Kelly Road, Bass Road/Gladiolus Drive, Summerlin

S:\2004 Cases\Development Orders\Active\DRI2004-00007 & DCI200400048 - HEALTH PARK - 5TH AMENDMENT.wpd HEX Draft 3/21/2005 Page 13 of 22 Road/San Carlos Boulevard, and Summerlin Road/Gladiolus Drive.

- b. Construction in lieu of roads impact fees must be in accordance with the provisions of the roads impact fee regulations in effect at the time of construction and must be acceptable to Lee County and, if applicable, the Florida Department of Transportation.
- c. The developer's desire and ability to construct or participate in the construction of portions of, or all of, one or more of the above improvements is intended to:
  - (1) substitute for impact fee payments,
  - (2) ensure that roadway construction occurs in a timely fashion to serve this development.
- d. If undertaken by the developer, the developer will have no obligation for right-of-way acquisition, reconstruction of the existing roadway to County standards, unusual and unexpected utility relocation and the like.
- e. If the dollar value of such improvements (actual construction or dollar payments) during Phase I exceed roads impact fees, that excess value will be carried over to the next phase of development. In the event that the total dollar value of improvements during build out of HealthPark exceeds road impact fees, HealthPark will be eligible to recapture that excess value through a rebateable agreement that would include, but not be limited to reimbursement from other area developments and County Road Impact Fee revenues.
- 8. Concurrency

The project is subject to the Lee County Concurrency Management System for all development.

- 9. Traffic Reassessment.
  - a. Due to the uncertain status of several area roadway improvements including the extension of Bass Road from Gladiolus Drive to Cypress Lake Drive, A & W Bulb Road from Summerlin Road to Gladiolus Drive, and Kelly Road from Summerlin Road to Pine Ridge Road, and changes to the development mix, the developer was required to submit for review and approval a traffic reassessment prior to December 31, 2000. This traffic reassessment was submitted and addressed the traffic impacts and mitigation of the HealthPark

Phase I (Stage 1) level of development. The reassessment demonstrated that it is appropriate to mitigate the project's traffic impacts through the payment of roads impact fees.

- b. Prior to initiating Phase II (Stage II) level of development, the developer was required to submit for review a traffic reassessment of Phase II (Stage II) development. The traffic reassessment was submitted to the Department of Community Affairs, Southwest Florida Regional Planning Council and Lee County, and was equivalent to an update of the developer's ADA assessment of Question 31 in the DRI Questionnaire, using current and up-to-date methodologies. The methodology was discussed and agreed upon by the developer and review agencies prior to submittal of the reassessment. The traffic reassessment documented commitments in approved planning programs to fund future roadway improvements resulting from existing traffic, area developments and HealthPark Florida during the next phase of development, the HealthPark's and other area developments' contributions toward roadway improvements during the previous phase of development, and the HealthPark's obligations to mitigate additional traffic impacts through the next phase of development, if any. Development of land uses in Phases I and II (Exhibit "A") may continue in accordance with this Development Order pending review of this traffic assessment. The referenced traffic assessment was submitted as part of the Notice of Proposed Change filed in 2004 in connection with the Fifth Development Order Amendment. The assessment addressed the traffic impacts and mitigation of the DRI at build out. The 2004 assessment demonstrated that the project's traffic impacts will be fully mitigated through the payment of roads impact fees.
- 10. Municipal Services Benefit Unit
  - a. This Development Order does not exempt this development from participation in the funding, through Municipal Services Benefit Units (MSBU's) or other special assessment districts, of improvements to various State and County arterial and collector roads to the degree to which this development generates demand or is benefitted. If, at that time, this funding is creditable against impact fees, then the appropriate credits will be taken.

# E. <u>VEGETATION AND WILDLIFE/WETLANDS</u>

1. All commitments appearing in the A.D.A. and sufficiency responses pertaining to vegetation and wildlife are incorporated as conditions of approval herein.

2. To mitigate the encroachment of wetlands, the developer must create the same vegetation community type elsewhere on site, in accordance with the Master Concept Plan, and such other mitigation requirements as may be imposed as a result of wetland modification east of Bass Road. The areas to be used for the creation of wetlands must be appropriately scraped, contoured and sufficiently planted with the same type wetland vegetation found within the wetland areas encroached upon. Prior to the issuance of a Final Development Order for the site related improvements to Phase I (hereinafter referred to as FDO), the exact extent of encroachment must be field verified by county staff and the developer. A specific wetland creation plan and a timetable must be provided, both subject to approval by the Department of Community Development.

3. Prior to the issuance of a FDO for Phase I (site-related improvements), the developer must provide a detailed water management lake littoral zone creation plan for each segment to be permitted. The plan will be subject to approval by the Department of Community Development.

4. Prior to the issuance of a Certificate of Completion pursuant to the FDO for Phase I (site-related improvements), the developer must restore the natural connection of the wetland preservation area located at the southwestern property corner to Cow Slough by removing the existing north/south ditch and dike and by restoring the natural contour elevations of the area located along the western property boundary adjacent to this wetland preservation area.

5. The developer must remove all exotic vegetation (Brazilian Pepper, Melaleuca and Australian Pine) from each project segment prior to the completion of that segment.

6. Prior to the issuance of a Certificate of Completion pursuant to the FDO for Phase I, the developer must remove the exotic vegetation (Brazilian Pepper, Melaleuca and Australian Pine) located off-site on County owned property within Cow Slough adjacent to the wetland preservation area located at the southwestern property corner. The extent of exotic vegetation removal will be the amount necessary to aid in the reestablishment of the natural connection of this the wetland to Cow Slough and will be mutually agreed upon by county staff and the developer.

7. Prior to the issuance of a Final Order pursuant to the FDO for Phase I (site-related improvements), the developer must submit a proposed maintenance program to control the reinvasion of exotic vegetation (Brazilian Pepper, Melaleuca and Australian Pine) in the wetland preservation areas and the created wetland areas on the HealthPark Florida site. This program must be in effect for a minimum of three (3) years and must be approved by the Department of Community Development.

8. Prior to the issuance of a FDO for Phase I, the developer must provide a specific plan for monitoring the freshwater wetland area located east of Bass Road. This plan must include the methodology for monitoring the wetland with respect to hydrology, vegetation and wildlife habitat and will be subject to approval by the Department of Community Development.

S:\2004 Cases\Development Orders\Active\DRI2004-00007 & DCI200400048 - HEALTH PARK - 5TH AMENDMENT.wpd HEX Draft 3/21/2005 Page 16 of 22 9. The developer must monitor the existing storm water discharge that flows into the Hendry Creek Watershed to determine the appropriate future discharge route. All future coordination must be with the SFWMD, FDER and Lee County.

10. Prior to the issuance of an FDO for each parcel, the developer must submit a wetlands plan for that parcel to Lee County, SFWMD and SWFRPC showing all areas to be preserved within that parcel, all wetland areas to be created within that parcel and the total number of acres of each.

11. The developer must coordinate with appropriate agencies for the relocation of any threatened or endangered species found on the site or outline a program to insure their continued well being.

12. In order to address the recommendation contained in the staff report of the Regional Planning Council, the Master Concept Plan has been redrawn to indicate the relocation of A&W Bulb Road extension to the east of the wetland area.

# F. <u>WATER/WASTEWATER</u>

1. The developer will design the buildings and facilities in light of modern water conserving principles. If irrigation from the site must be pumped, studies will be done to utilize the lowest acceptable water quality aquifers.

2. All efforts will be made to utilize public sewage treatment in the area, if available. If not available, on-site sewage treatment facilities will be flood proofed.

3. If a wastewater treatment facility is provided on site, it may be temporary only. If the temporary plant is still in use after 5 years from the date of approval of the final development order, the developer will be subject to review in order to make alternative wastewater treatment services. The Director of the Lee County Department of Community Development may provide for an extension of time for the continuation of the use of the temporary plant, if deemed necessary.

4. The developer will continue to explore the potential of receiving treated spray effluent from Lee County Utilities, in order to meet on-site nonpotable demands.

5. If spray irrigation proves infeasible for the HealthPark site, then the developer must conduct a hyrologic study under the guidance of the SFWMD and Lee County to determine the feasibility of utilizing ground water or surface water for satisfying nonpotable demands.

6. Any wastewater containing hazardous waste will be segregated from everyday wastewater or receive proper on-site pretreatment.

7. The developer must incorporate the use of water conserving devices, as required by State Law (Section 533.14, <u>Florida Statutes</u>).

8. The developer must conduct a phased monitoring program to determine if on-site surface water and groundwater parameters are improving, as a result of plugging on-site abandoned irrigation wells. This monitoring program should be coordinated with the SFWMD.

#### G. <u>SOLID WASTE</u>

1. If any method of hazardous waste disposal is utilized other than on-site incineration, then the developer must coordinate with Lee County and FDER for the provision of temporary storage/transfer of special and hazardous wastes that are generated by the development.

2. The developer and subsequent occupants of the project shall implement methods of reducing solid waste volume from the project.

3. The developer must identify to local EMS, Fire and Police officials the on-site storage locations and handling and disposal areas of all toxic, hazardous and radioactive materials.

4. All toxic, hazardous and radioactive materials must be stored above the category III SLOSH hurricane flood elevation.

# H. <u>GENERAL DEVELOPMENT CONDITIONS</u>

1. The Master Concept Plan (Map H) prepared by Johnson Engineering dated July 2004 is incorporated into and made a part of this DRI Development Order. The permitted uses and conditions are shown on the Master Concept Plan corresponding zoning resolution and in this Development Order.

2. Although the land uses in Phases I and II have been approved, the developer cannot seek Lee County development order approvals for Phase II land uses until the developer timely submits the traffic reassessment required by Section II.D.9 above.

 $3 \cdot 2$ . The existing agricultural uses may continue or be discontinued and continued from time to time until the certificate of occupancy for the acute care hospital is obtained.

# III.LEGAL EFFECT AND LIMITATIONS OF THISDEVELOPMENT ORDER AND ADMINISTRATIVE REQUIREMENTS

BE IT FURTHER RESOLVED by the Board of County Commissioners of Lee County, Florida, that:

S:\2004 Cases\Development Orders\Active\DRI2004-00007 & DCI200400048 - HEALTH PARK - 5TH AMENDMENT.wpd HEX Draft 3/21/2005 Page 18 of 22 A. <u>Resolution</u>. This resolution constitutes the Development Order of this Board issued in response to the Development of Regional Impact Application for Development Approval filed for HealthPark Florida.

B. <u>Additional Developer Commitments.</u> All commitments and impact mitigating actions volunteered by the developer in the Application for Development Approval and supplementary documents and not in conflict with conditions or stipulations specifically enumerated above are hereby adopted to this Development Order by reference; provided-the date of build out for the project is extended to December 31, 2012.

C. <u>Binding Effect.</u> This Development Order is binding upon the applicants and their heirs, assignees or successors in interest. Those portions of this Development Order which clearly apply only to the project developer, including but not limited to the initial construction of capital facilities, may not be construed to be binding upon future residents. It will be binding upon any builder/developer who acquires a tract of land within HealthPark Florida.

D. <u>Reliance</u>. The terms and conditions set out in this document constitute a basis upon which the developer and County may rely in future actions necessary to implement fully the final development contemplated by this Development Order.

E. <u>Enforcement.</u> All conditions, restrictions, stipulations and safeguards contained in this Development Order may be enforced by either party hereto by action at law or equity, and all costs of such proceedings, including reasonable attorney's fees, must be paid by the defaulting party.

F. <u>Successor Agencies</u>. References to governmental agency will be construed to mean any future instrumentality which may be created and designated as successor in interest to, or which otherwise possesses any of the powers and duties of any referenced governmental agency in existence on the effective date of this Development Order.

G. <u>Severability.</u> If any portion or section of this Development Order is determined to be invalid, illegal, or unconstitutional by a court of competent jurisdiction, such decisions will not affect the remaining portions or sections of the Development Order, which will remain in full force and effect.

H. <u>Applicability of Regulations.</u> The approval granted by this Development Order is limited. The approval does not obviate the duty of the developer to comply with all applicable local or state review and permitting procedures, except where otherwise specifically provided. The approval does not obviate the duty of the developer to comply with any County Ordinance or other regulations adopted after the effective date of this Development Order.

I. <u>Further Review</u>. Subsequent requests for local development permits will require further review pursuant to Section 380.06, <u>Florida Statutes</u>, unless it is found by the Board of County Commissioners, after due notice and hearing, that one or more of the following is present:

1. A substantial deviation from the terms or conditions of this development order, or other changes to the approved development plans which create a reasonable likelihood of adverse regional impacts or the regional impacts which were not evaluated in the review by the Southwest Florida Regional Planning Council; or

2. An expiration of the period of effectiveness of this development order as provided herein.

Upon a finding that either of the above is present, the Board will order a termination of all development activity until a new DRI Application for Development Approval has been submitted, reviewed and approved in accordance with Section 380.06, <u>Florida Statutes</u>, and all local approvals have been obtained.

J. Commencement of Physical Development, Build out, and Termination Date. The deadline for commencing physical development under the original Development Order shall be five (5) years from the date of adoption of the Order, provided that all conditions are met in a timely manner and further provided that this effective period may be extended by this Board upon a finding of excusable delay in any proposed development activity and that conditions have not changed sufficiently to warrant further consideration of the development. If the developer fails to commence significant physical development of that property identified in this development order within five (5) years from the date of rendition of this Development Order, development approval will terminate and the development will be subject to further consideration. Significant physical development includes obtaining a Certificate of Completion on some substantial portion of the project (e.g., water management system or a major road system). This Development Order will otherwise terminate in twenty (20) years from its approval date, unless an extension is approved. An extension may be granted by the Board of County Commissioners if the project has been developing substantially in conformance with the original plans and approval conditions, and if no substantial adverse impacts not known to the Southwest Florida Regional Planning Council or to Lee County at the time of their review and approval, or arising due to the extension, have been identified. However, an extension of the date of build out of a development by five (5) or more years will be presumed to create a substantial deviation subject to further development-of-regional-impact review. The presumption may be rebutted by substantial, competent evidence at the public hearing held by Lee County. For the purpose of calculating when a build out date has been exceeded, the time will be tolled during the pendency of administrative and judicial proceedings relating to development permits.

K. <u>Protection of Development Rights.</u> The development will not be subject to down-zoning, unit density reduction, or intensity reduction, until December 31, 2012, unless the County demonstrates that substantial changes have occurred in the conditions underlying the approval of this Development Order including, but not limited to, such factors as a finding that the Development Order was based on substantially inaccurate information provided by the developer, or that the change is clearly established by local government to be essential to the public health, safety and welfare.

S:\2004 Cases\Development Orders\Active\DRI2004-00007 & DCI200400048 - HEALTH PARK - 5TH AMENDMENT.wpd HEX Draft 3/21/2005 Page 20 of 22 L. <u>Assurance of Compliance.</u> The Administrative Director of the Lee County Department of Community Development or his/her designee will be the local official responsible for assuring compliance with this Development Order.

M. <u>Bi-annual Reports.</u> The developer, or his successor(s) in title to the undeveloped portion of the property, must submit bi-annual report to the Lee County Board of County Commissioners, the Southwest Florida Regional Planning Council, the State Land Planning Agency, and all affected permit agencies. This report must describe the state of development and compliance as of the date of submission and be consistent with the rules of the State Land Planning Agency. The bi-annual report must contain information specified in Exhibit "B." The first monitoring report, under the original Development Order, was to be t be submitted to the Administrative Director of the Department of Community Development not later than August 1, 1988, and further reporting was to be submitted not later than August 1<sup>st</sup> of subsequent calendar years. Failure to comply with this reporting procedure is governed by Section 380.06, <u>Florida Statutes</u>, and the developer must inform successors in title to any undeveloped portion of the real property covered by this Development Order.

The developer must also submit a Transportation Annual Report in accordance with the provisions set forth in Section II.D. of this development order.

N. <u>Transmittal and Effective Dates.</u> Certified copies of this Development Order will be forwarded to the Southwest Florida Regional Planning Council, the developer and appropriate state agencies. This Development Order is rendered as of the date of that transmittal, but is not effective until the expiration of the statutory appeals period (45 days from rendition) or until the completion of any appellate proceedings, whichever time is greater. Upon this Development Order becoming effective, the developer must record a notice of its adoption in the Office of the Clerk of the Circuit Court as provided in Chapter 380, <u>Florida Statutes</u>.

THE MOTION TO ADOPT the above resolution was offered by Commissioner \_\_\_\_\_\_\_ and seconded by Commissioner \_\_\_\_\_\_, and, upon poll of the members present, the vote was as follows:

> Commissioner Janes Commissioner St. Cerny Commissioner Judah Commissioner Hall Commissioner Albion

DULY PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_ 200<del>3</del>5.

# BOARD OF COUNTY COMMISSIONERS LEE COUNTY, FLORIDA

By\_\_\_\_\_

Chairman

ATTEST:

Charlie Green, Clerk

APPROVED AS TO FORM

By\_\_\_\_\_

Deputy Clerk

By\_\_\_\_

Donna Marie Collins County Attorney's Office

Exhibits:

- A. Land Use and Phasing Table
- B. <u>Bi-Annual Monitoring Report Guidelines</u>
- C. Land Use Conversion Table
- D. Map H.: Master Concept Plan dated July October 2004

EXHIBIT A HEALTH PARK FLORIDA DRI (Revised December 2000 2005)

	(Revised Decen	(COULD December 2002 June 2002 (COULD DECEMPENDED DECEMPENDED DE COULT DE C	
LAND USE	PHASE I	PHASE II	TOTAL (2012)
<u>Residential</u> Independent Living	363 du	- <del>0</del> - <u>115</u> du	<del>363</del> 478 du
Assisted LIVING & Skilled Nursing Res. Multi-Family Lodging-motel <sup>1</sup>	407 beds 468 du <del>252</del> <u>172</u> rooms <sup>1</sup>	<del>-0-</del> <u>38</u> beds <del>500</del> <u>688</u> du -0- rooms	407 445 beds 968 <u>1,156</u> du 252 <u>172</u> rooms
Institutional/Office Acute Care Hospital	220 beds	<del>220</del> 322 beds	440 542 beds
Medical & General Office	<u>340,000</u> sq. ft.	<del>362,000</del> <u>125,000</u> sq. ft.	<del>702,000</del> 465,000 sq. ft. <sup>2</sup>
Specialized Hospitals & Health Care Facilities	35,000 sq. ft. 16 beds	-0- sq. ft. -0- beds	35,000 sq. ft. 16 beds
<del>Wellness Center</del> Future Health Care Functions	<del>75,000 sq. ft.</del> 17,200 sq. ft.	-0- -0- <u>3,600 sq. ft.</u>	<del>75,000 sq. ft.</del> <del>17,200</del> <u>20,800</u> sq. ft.
Commercial	100,000 sq. ft.	<del>75,000</del> <u>60,000</u> sq. ft.	<del>175,000</del> 160,000 sq. ft.
Open Space, Lakes & Water Management	99.0 ac.	66.2 ac.	165.2 ac.

<sup>&</sup>lt;sup>1</sup>Includes rooms (existing and future) within the Ronald McDonald House.

<sup>&</sup>lt;sup>2</sup>Includes 340,000 sq. ft. of medical office and 362,000 sq. ft. of general office Assumed to be medical office for traffic purposes.

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#### EXHIBIT "B"

# INFORMATION TO BE INCLUDED IN <u>BI-</u>ANNUAL MONITORING REPORT

a. Any changes in the plan of development, or in the representations contained in the ADA, or in the phasing for the reporting year and for the next year;

b. A summary comparison of development activity proposed and actually conducted for the year;

c. Undeveloped tracts of land, other than individual single family lots, that have been sold to a separate entity or developer;

d. Identification and intended use of lands purchased, leased, or optioned by the developer adjacent to the original DRI site since the development order was issued;

e. An assessment of the developer's and the local government's compliance with the conditions of approval contained in the DRI development order and the commitments which are contained in the Application for Development Approval and which have been identified by the local government, the Regional Planning Council, or the Department of Community Affairs as being significant;

f. Any known incremental DRI applications for development approval or requests for a substantial deviation determination that were filed in the reporting year and to be filed during the next year;

g. An indication of a change, if any, in local government jurisdiction for any portion of the development since the development order was issued;

h. A list of significant local, state, and federal permits which have been obtained or which are pending by agency, including type of permit, permit number and purpose of each;

i. A statement that all persons have been sent copies of the <u>bi-annual report in</u> conformance with Subsection 380.06(14) and (16), <u>Florida Statutes</u>; and

j. A copy of any recorded notice of the adoption of a development order or the subsequent modification of an adopted development order that was recorded by the developer pursuant to Subsection 380.06(14)(d), Florida Statutes.

# EXHIBIT "C" HEALTHPARK FLORIDA LAND USE CONVERSION

		To Use		
From Use	Medical Office	<del>General</del> <del>Office</del>	Residential Apts.	<del>Specialty</del> Hospital
Medical Office (1,000 sq. ft.)	<del>N/A</del>	<del>3,000 sq. ft.</del>	<del>7.5 du</del>	N/A
<del>General Office</del> <del>(1,000 sq. ft.)</del>	<del>330 sq. ft.</del>	<del>N/A</del>	<del>2.4 du</del>	N/A
<del>Commercial</del> <del>(1,000 sq: ft.)</del>	<del>1,200 sq. ft.</del>	<del>3,400 sq. ft.</del>	<del>8.5 du</del>	<del>2.5 beds</del>
Future Health Care (1,000 sq. ft.)	<del>N/A</del>	<del>N/A</del>	<del>3.6 du</del>	1.1 beds

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

This transfer of 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:

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Land Use	Maximum Amount Converted From	Maximum Amount Converted To
Medical Office	60,000 sq. ft.	59,999 sq. ft.
General Office	60,000 sq. ft.	59,999 sq. ft.
Specialty Hospital	<del>0 beds</del> <u>60 beds</u>	<del>59 beds</del> <u>N/A</u>
Residential Apts. Multifamily	<del>0</del> <u>58</u> du	<del>49</del> <u>57</u> du
Commercial	50,000 sq. ft.	<del>49,999 sq. ft.</del> <u>N/A</u>
Future Health Care	<del>50,000 sq. ft.</del>	<del>49,999 sq. ft.</del>
Independent Living	<u>50 du</u>	<u>49 du</u>
Lodging - Motel	<u>75 units</u>	<u>74 units</u>

# EXHIBIT "C" MAXIMUM CONVERSION THRESHOLDS <sup>1</sup>

#### Footnote:

<sup>1</sup><u>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.</u>

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 <u>bi-</u>annual monitoring report.

# LEE COUNTY, FLORIDA ZONING DIVISION STAFF REPORT

TYPE OF CASE: PLANNED DEVELOPMENT/DRI & DCI CASE NUMBER: DRI2004-00007 & DCI2004-00048 HEARING EXAMINER DATE: February 9, 2005

- I. <u>APPLICATION SUMMARY</u>:
  - A. <u>Applicant</u>: Lee Health Park Ventures Inc., d/b/a HeathPark Florida in reference to HealthPark Florida DRI
  - B. <u>Request</u>: a) Notice of Proposed Change to DRI Development Order for HealthPark Florida (DRI# 5-8586-63) to consider the revised Master Development Plan (Map H) to 1) change the location of various uses within the project; 2) modify the Land Use Schedule to reflect increases and decreases in various land uses approved as part of the DRI; 3) extend the build-out date by four years to 2012; 4) modify transportation related conditions to reflect the results of traffic reassessment prepared in conjunction with the Notice of Proposed Change; and 5) revise the frequency of filing monitoring reports from annually to bi-annually in response to recent amendments to Chapter 380, F.S.
    - b) Evaluate whether the amendments constitute a substantial deviation from the original development order approvals warranting further development of regional impact review.
    - c) Amend existing Commercial Planned Development zoning to: amend the land use table increasing the number of acute care beds, independent living units, assisted/skilled nursing units, and residential units, with a decrease in office space, commercial spaces, and hotel units; change the mix of uses on the approved Master Concept Plan; modify traffic mitigation conditions; revise of the Land Use Table consistent with the proposed changes to the DRI; and add a deviation related to the overall height of the hospital facility.
  - C. <u>Location</u>: The subject property is located at 15881-16201 Bass Road, Fort Myers, FL 33908, in S04-T461S-24E, Lee County, FL. (District #03)
  - D. <u>Future Land Use Plan Designation, Current Zoning and Use of Subject Property:</u> The subject property is located in the Urban Community future land use designation of the Lee Plan. The property is currently zoned CPD with a variety of land uses including a hospital, assisted living facility, residential professional offices and a restaurant.

E.	Surrounding Land Use:				
	Existing	Zoning & Land Use	Future Land Use Map		
	North:	AG-2, vacant agricultural lands, and RPD, residential development	Urban Community		
	East:	CPD, vacant land	Urban Community		
	South:	Summerlin Road; then, AG-2, residential and a church; CPD, commercial offices; CS-1, vacant	Suburban		
	West:	AG-2, vacant	Urban Community		

F. <u>Size of Property</u>: 390.70± Acres

### II. <u>RECOMMENDATION</u>:

Staff recommends APPROVAL of the Applicant's request to amend the existing Commercial Planned Development with the following conditions and deviations. Please note that these conditions and deviations are a codification of the existing conditions and deviations within this project.

- A. Conditions
  - 1. All commitments and conditions included in the State DRI Development Order for this project (DRI #5-8586-63 for HealthPark Florida), as amended, are hereby included as part of this action.
  - All conditions of the previous zoning actions as contained in Resolutions Z-87-058, Z-98-011, and Z-01-021 AND Administrative Amendments PD-90-018, PD-91-018, PD-93-013, PD-96-010, ADD2001-00158, and ADD2003-00087(a) remain in full force and effect, except as specifically amended by the actions contained herein.
  - 3. The development of this project must be consistent with the two-page Master Concept Plan entitled "Amended Master Concept Plan and Map H," stamped received October 20, 2004, except as modified by the conditions below. This development must comply with all requirements of the Lee County Land Development Code at time of local Development Order Approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

The project is permitted 1,015,413 square feet (558 beds) of acute care, specialty hospital space, and future health care functions; 465,000 square feet of medical and general office space; 160,000 square feet of general retail space (food and beverage, financial, business and retail services); 478 independent living units; 445 beds of assisted living and skilled nursing care; 1,156 residential dwelling units; and 172 units of lodging. The approved maximum building height within this planned development is 124 feet for the hospital. Appurtenances necessary for mechanical or structure functions of the hospital my extend another 16 feet in height. All other development continues to be limited to a maximum building height of 95 feet.

4. The new approved Schedule of Uses is as follows (Note: if the term "Code" plus a letter(s) appears after the use, said use is only permitted in those portions of the development coded for that use)

a. <u>Schedule of Uses</u>

ACCESSORY USES AND STRUCTURES (LDC Sections 34-1171 et seq., 34-2441 et seq., 34-1863, 34-2141 et seq., and 34-3108) ADMINISTRATIVE OFFICES

AIRCRAFT LANDING FACILITIES, private (LDC Section 34-1231 et seq.) limited to a helicopter landing pad for the hospital (Code HOSP)

ANIMALS: Clinic (LDC Section 34-1321 et seq.) (Code C)

ASSISTED LIVING FACILITY (LDC Sections 34-1491 et seq., and 34-1411) (Code ALU/SNF)

ATM (automatic teller machine)

AUTO PARTS STORE - with or without installation facilities (Code C) AUTOMOBILE SERVICE STATION - (Code C)

AUTO REPAIR AND SERVICE (LDC Section 34-622(c)(2)) - Limited to garages with general automotive repair and service (Code C)

BAIT AND TACKLE SHOP (Code C)

BANKS AND FINANCIAL ESTABLÍSHMENTS (LDC Section 34-622(c)(3)): Groups I, II (Code C)

BAR OR COCKTAIL LOUNGE (LDC Section 34-1261 et seq.) (Code C)

BOATS: Boat parts store (Code C)

Boat rental (Code C)

Boat sales (Code C)

BROADCAST STUDIO, COMMERCIAL RADIO AND TELEVISION (LDC Section 34-1441et seq.)

BUSINESS SERVICES (LDC Section 34-622(c)(5)): Group I, excluding bail bonding, collection agencies, and credit reporting services (Code C)

BUS STATION/DEPOT (LDC Section 34-1381 et seq.)

CAR WASH (Code C)

CARETAKERS RESIDENCE

CLOTHING STORES, general (LDC Section 34-622(c)(8)) (Code C)

CLUBS: (Code C)

Commercial

Fraternal, membership organization (LDC Section 34-2111) Private (LDC Section 34-2111)

COMMUNICATION TOWERS

100 feet or less in height (LDC Section 34-1441)

CONSUMPTION ON PREMISES (LDC Section 34-1261 et seq.) (Code C)

CONVENIENCE FOOD AND BEVERAGE STORE (Code C)

CULTURAL FACILITIES (LDC Section 34-622(c)(10))

DAY CARE CENTER, CHILD, ADULT

DRIVE-THROUGH FACILITY FOR ANY PERMITTED USE (Code C)

DRUGSTORE, PHARMACY (Code C and HOSP)

DWELLING UNIT: (Code ILU, A, and ALU/SNF)

Townhouse

Multiple-family building

ENTRANCE GATES AND GATEHOUSE (LDC Section 34-1741 et seq.) ESSENTIAL SERVICES (LDC Sections 34-1611 et seq., and 34-1741 et seq.) ESSENTIAL SERVICE FACILITIES (LDC Section 34-622(c)(13)):Group I (LDC Sections 34-1611 et seq., 34-1741 et seq., and 34-2141 et seq.)

EXCAVATION: Water retention (LDC Section 34-1651)

FACTORY OUTLETS (point of manufacture only) (Code C)

FENCES, WALLS (LDC Section 34-1741)

FOOD AND BEVERAGE SERVICE, LIMITED

FOOD STORES (LDC Section 34-622(c)(16)): Group I (Code C)

FUNERAL HOME AND MORTUARY (with or without a crematory) (Code C) GIFT AND SOUVENIR SHOP HARDWARE STORE (Code C) HEALTH CARE FACILITIES (LDC Section 34-622(c)(20)): Groups I, II, III, and IV (Code HOSP, SHF, and FHF) HELIPORT OR HELISTOP (Code HOSP) HOBBY, TOY AND GAME SHOPS (LDC Section 34-622(c)(21)) (Code C) HOSPICE HOTEL/MOTEL (LDC Section 34-1801 et seq.) (Code C) HOUSEHOLD AND OFFICE FURNISHINGS (LDC Section 34-622(c)(22)), all groups (Code C) INSURANCE COMPANIES (LDC Section 34-622(c)(23)) (Code C) LAUNDRY OR DRY CLEANING (LDC Section 34-622(c)(24)): Group I (Code C) LAWN AND GARDEN SUPPLY STORES (LDC Section 34-2081) (Code C) LIBRARY MEDICAL OFFICE (Code MGO and C) MINI-WAREHOUSE (Code C) MODELS: Display center (LDC Section 34-1951 et seq.) Model Home (LDC Section 34-1951 et seq.) Model Unit (LDC Section 34-1951 et seq.) NONSTORE RETAILERS (LDC Section 34-622(c)(30)), all groups (Code C) PACKAGE STORE (LDC Section 34-1261 et seq.) (Code C) PAINT, GLASS AND WALLPAPER (Code C) PARKS (LDC Section 34-622(c)(32)): Groups I or II PARKING LOT: Accessory Commercial Garage, public parking Temporary (LDC Section 34-2022) PERSONAL SERVICES (LDC Section 34-622(c)(33)): Groups I, II, III, IV Code C and HOSP) PET SERVICES (Code C) PET SHOP (Code C) PHARMACY (Code C and HOSP) PLACE OF WORSHIP (LDC Section 34-2051 et seq.) REAL ESTATE SALES OFFICE, (LDC Sections 34-1951 et seq., and 34-3021) **RECREATIONAL FACILITIES:** Personal Private, On-Site RELIGIOUS FACILITIES (LDC Section 34-2051 et seq.) RENTAL OR LEASING ESTABLISHMENT (LDC Section 34-622(c)(39)): Group I and IV (LDC Section 34-1201 et seq., 34-1352, and 34-3001 et seq.) (Code C) REPAIR SHOPS (34-622(c)(40)): Groups I and II (Code C) RESEARCH AND DEVELOPMENT LABORATORIES (LDC Section 34-622(c)(41)): Groups II and IV (Code HOSP, SHF, FHF, and C) RESIDENTIAL ACCESSORY USES (LDC Section 34-622(c)(42)) (LDC Section 34-1171 et seq.) (Code ILU, A, and ALU/SNF) RESTAURANT, FAST FOOD (Code C) RESTAURANTS (LDC Section 34-622(c)(43)): All Groups (Code C) SCHOOLS: Commercial (LDC Section 34-622(c)(45)) (LDC Section 34-2381) (Code C) SIGNS in accordance with approved Sign Package (dated Dec. 1997 as amended) SOCIAL SERVICES (LDC Section 34-622(c)(46)): Groups I, II, and III (Code C, HOSP, SHS, and FHF) SPECIALTY RETAIL SHOPS (LDC Section 34-622(c)(47)): Groups I, II, III,

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and IV (Code C)





STORAGE: Indoor only, (LDC Section 34-3001 et seq.) Storage, open, (LDC Section 34-3001 et seq.) STUDIOS (LDC Section 34-622(c)(49)) TEMPORARY USES (LDC Section 34-3041 et seq.) TRANSPORTATION SERVICES (LDC Section 34-622(c)(53)): Group II (Code C) USED MERCHANDISE STORES (LDC Section 34-622(c)(54)): Groups I, II, and III (Code C)

b. <u>Site Development Regulations</u>

Please refer to Exhibit A for the approved development regulations.

B. <u>Deviations</u>

All previously approved deviations remain in effect as part of this planned development.

#### New Deviations

Deviation 14 seeks relief from LDC Section 34-935(f)(3)b. which requires that, in the Urban Community future land use category buildings may be as tall as 95 feet above the minimum flood elevation with no more than eight (8) habitable stories; to allow buildings within HealthPark Medical Center to be as tall as 140 feet above minimum flood elevation with no more than eight (8) stories. This deviation is recommended to be **APPROVED subject to the condition that it is limited to the medical center (hospital).** 

#### Findings and Conclusions:

Based upon an analysis of the application and the standards for approval of amendments to planned developments, staff offers the following findings and conclusions:

- 1. The applicant has proven entitlement to the amendment by demonstrating compliance with the Lee Plan, the Land Development Code, and other applicable codes and regulations.
- 2. The requested zoning, as conditioned:
  - a) meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request;
  - b) is consistent with the densities, intensities and general uses set forth in the Lee Plan;
  - c) is compatible with existing or planned uses in the surrounding area; and
  - d) will not adversely affect environmentally critical areas or natural resources.
- 3. Approval of the request, as conditioned, will not place an undue burden upon existing transportation or planned infrastructure facilities and the site will be served by streets with the capacity to carry traffic generated by the development.

- 4. Urban services, as defined in the Lee Plan, are available and adequate to serve the proposed land use.
- 5. The proposed mix of uses, as conditioned, is appropriate at the subject location.
- 6. The recommended conditions to the concept plan and other applicable regulations provide sufficient safeguards to the public interest.
- 7. The recommended conditions are reasonably related to the impacts on the public's interest created by or expected from the proposed development.
- 8. The deviation granted, and as conditioned:
  - a) enhances the objectives of the planned development; and
  - b) preserves and promotes the general intent of the LDC to protect the public health, safety and welfare.

#### III. BACKGROUND INFORMATION AND ANALYSIS:

#### Introduction/Synopsis

This request seeks to amend both the Development of Regional Impact and the planned development zoning to address a number of things, including: the intensity of the use of the development, location of uses, extending the build-out date, revising transportation related conditions, and the frequency the monitoring reports must be submitted. The changes to the DRI represents the fifth development order amendment.

#### **DRI** Changes

This DRI was originally approved in June of 1987 and has subsequently been amended on four other occasions (October, 1993; March, 1998; August, 2001; and August 2003).

The applicant is seeking several changes to the approved DRI for this project. The development is seeking a change in the intensity of the project by increasing total floor area and number of beds for the acute care facility; decreasing the total floor area for medical and professional offices; decreasing square footage of general retail space; increasing the number of independent living units; increasing the number of assisted living and skilled nursing beds; increasing the number of residential units; increasing the number of lodging units, and eliminating the proposed wellness center. The proposed buildout date is also being sought to be extended from December 31, 2008 to December 31, 2012. Changes can also be found in the Transportation section in the draft DRI Development Order language. Finally, Map H is being revised to address these changes.

#### Planned Development Changes

The changes in the approved planned development are specifically addressed in the Attachment B under the Zoning Narrative Request. In summary, the applicant is seeking to change the intensity of the development by increasing the square footage and number of beds for the hospital from 606,803 to 1,015,413 square feet and from 456 to 558 beds; decrease the square footage for medical and general office from 702,000 to 465,000 square feet; decrease general retail space from 175,000 to 160,000 square feet; increase independent living units

from 363 to 478; increase assisted living and skilled nursing beds from 407 to 445; increase the number of residential dwelling units from 968 to 1,156; decrease the number of lodging (hotel) units from 252 to 172; and eliminate the proposed wellness center. The applicant also has changed the Master Concept Plan to change the location of uses within the project; proposed a revised land use conversion table, revised Schedule of Deviations, and revised property development regulations, and seeking to allow the height for the acute care facility to equal the allowed height approved in the DRI which is 124 feet. All other development within the project must continue to comply with the approved 95 feet of building height.

#### Master Concept Plan

The submitted Master Concept Plan depicts the existing development found within the project. It also designates, using key codes, the location of land uses. The applicant has also supplied a proposed Schedule of Uses, which would replace the existing Schedule. The specific changes are supplied above in the discussion.

#### Lee Plan Considerations

The DRI and planned development have both previously been found consistent with the Lee Plan. The changes proposed would, in staff's opinion, still be consistent with the Lee Plan.

The subject property is located in the Urban Community future land use designation of the Lee Plan, which is described as follows:

**POLICY 1.1.4:** The <u>Urban Community</u> areas are areas outside of Fort Myers and Cape Coral that are characterized by a mixture of relatively intense commercial and residential uses. Included among them, for example, are parts of Lehigh Acres, San Carlos Park, Fort Myers Beach, South Fort Myers, the city of Bonita Springs, Pine Island, and Gasparilla Island. Although the Urban Communities have a distinctly urban character, they should be developed at slightly lower densities. As the vacant portions of these communities are urbanized, they will need to maintain their existing bases of urban services and expand and strengthen them accordingly. As in the Central Urban area, predominant land uses in the Urban Communities will be residential, commercial, public and quasi-public, and limited light industry (see Policy 7.1.6). Standard density ranges from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre), with a maximum of ten dwelling units per acre (10 du/acre). (Amended by Ordinance No. 94-30, 02-02)

The proposed development includes commercial, service, health related, professional office, and residential development consistent with the proposed uses and densities planned to be in the Urban Community future land use designation. This project has been found consistent with the Lee Plan, and the changes offered in this request are recommended to also be found consistent with the Lee Plan.

**OBJECTIVE 2.2: DEVELOPMENT TIMING.** Direct new growth to those portions of the Future Urban Areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in F.S. 163.3164(7)) will be granted only when consistent with the provisions of Sections 163.3202(2)(g) and 163.3180, Florida Statutes and the county's Concurrency Management Ordinance. (Amended by Ordinance No. 94-30, 00-22)

**POLICY 2.2.1:** Rezonings and development-of-regional-impact proposals will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other public facilities;

compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare. (Amended by Ordinance No. 94-30, 00-22)

The timing of this development is appropriate as there is adequate provisions contained in the approved DRI Development Order, in the approved conditions of zoning, and in the recommended actions contained in the staff's recommendation related to the availability and proximity of the road network; provisions for central sewer and water; provision of community facilities and services; compatibility with surrounding land uses in order to protect the public's health, safety, and welfare.

**POLICY 5.1.5:** Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for conventional rezonings will be denied in the event that the buffers provided in Chapter 10 of the Land Development Code are not adequate to address potentially incompatible uses in a satisfactory manner. If such uses are proposed in the form of a planned development or special exception and generally applicable development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The Land Development Code will continue to require appropriate buffers for new developments. (Amended by Ordinance No. 94-30, 99-15, 00-22)

The changes sought in this application are not expected to adversely impact the existing and future residential areas surrounding the development. Buffers have been established next to the existing developments surrounding this site, the increased intensities is limited to the center of the project with the hospital and increased residential use to the northwestern portion of the site. In staff's opinion, this amendment is consistent with this Policy of the Lee Plan.

The changes sought in this application does not increase the intensity or locations of development related to Policy 6.1.2 and the commercial locational standards of the Lee Plan. The development proposes commercial uses at locations consistent with the Lee Plan, the corners of local and collector roads with an arterial road. This planned development was found consistent with this Policy in the past and with no changes, in staff's opinion, this project remains consistent with the Lee Plan.

**POLICY 6.1.4:** Commercial development will be approved only when compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities. (Amended by Ordinance No. 94-30, 00-22)

The commercial areas within this development are not changing location. This project has been previously found consistent with the Lee Plan and in staff's opinion the project remains consistent with the Lee Plan.

**POLICY 72.1.1:** New hospital, nursing home, adult congregate living facility, or developmentally disabled projects must prepare an emergency preparedness plan acceptable to the Lee County Division of Public Safety prior to receiving a final development order. (Amended by Ordinance No. 00-22)

The previous approvals for this development included conditions related to emergency preparedness. With these previous conditions which remain in effect as part of the DRI approval, in Staff's opinion this project as being amended remains consistent with the Lee Plan.

**POLICY 110.1.2:** Lee County will promote the opportunity for development and support of hospitals, nursing homes, and additional medical related facilities in order to promote a continuum of care to enhance the quality of life throughout the county. (Amended by Ordinance No. 00-22)

The existing hospital does promote the continuum of care enhancing the quality of life throughout the county. Approval of this request permits the opportunity to expand and enhance the provision of these services to the County, consistent with the Lee Plan.

#### Neighborhood Compatibility

Staff finds that this request remains compatible with the neighborhood. With the exception of the Rainbow Farms community to the south, all development currently surrounding the HealthPark project has occurred since the development of the hospital. Also within the HealthPark development, the hospital was the first established land use and the other existing uses have occurred since the completion of the initial phase of the hospital.

#### Environmental Issues

Environmental Sciences reports that there are no issues with the Health Park DRI and planned development revisions. The project's preserves are set, and open space and landscaping will be addressed through the local Development Order process.

#### Transportation

Lee County DOT has reviewed and analyzed the applicant's request and in Attachment C provides this analysis and findings. In summary, the applicant found that significant and adverse impacts were expected to several road segments. Lee County DOT does not have any specific revisions to conditions of approval of the DRI and will work with the applicant and the County Attorney's Office on proposed revisions to the DRI Development Order.

#### IV. <u>ATTACHMENTS</u>:

- A. Map of surrounding zoning
- B. Applicant's supporting documentation
- C. Comments from Lee County DOT
- D. Comments from the School District of Lee County
- E. Applicant's Traffic Impact Statement and supplement
- F. Letter from the Southwest Florida Regional Planning Council

#### EXHIBIT:

- A. Property Development Regulations
- cc: Applicant County Attorney Zoning/DCI File



# EXHIBIT 6-G EXHIBIT 6-H EXHIBIT 6-I

Zoning Narrative Request and Description of Proposed Development review a traffic reassessment of Phase II development prior to initiating Phase II level of development. The applicant is submitting the required traffic impact reassessment analysis and requesting that build-out of the development be extended to December 31, 2012.

The proposed changes to the planned development and Master Concept Plan, and as outlined in the proposed Notice of Proposed Change which has been filed simultaneously with this CPD amendment request, include:

- a) The Land Use Table has been amended to show a simultaneous increase and decrease of land uses; an increase in the amount of acute care hospital beds, independent living units, assisted living/skilled nursing units, and residential units with a decrease of medical office space, commercial square footage and hotel units.
- b) The location of the various land uses within the project have been modified creating better mix of uses throughout the site, and the Land Use Schedule on the Master Concept Plan has been changed accordingly.
- c) Amendment in the build-out date from December 31, 2008 to December 31, 2012.
- d) Modifications to the traffic mitigation conditions as necessitated by the traffic reassessment which demonstrates that it is appropriate to mitigate the projects traffic impacts through the payment of road impact fees.
- e) Inclusion of the Land Use Conversion Tables included in the traffic impact reassessment analysis filed simultaneously herewith.
- f) Other miscellaneous minor changes to the Master Concept Plan to reflect updated conditions, such as current strap numbers, updated Schedule of Deviations, property development regulations and typicals.
- g) Request for a deviation to increase overall height for the acute care hospital facility while not exceeding the DRI DO limitation of eight (8) habitable floors.

HealthPark Florida currently consists of 390.7 acres, is situated west and east of Bass Road, north of Summerlin Road, and falls within the Urban Community land use classification of the Lee Plan.

#### **Decision-Making Compliance (6-I)**

1. Changed or changing conditions exist that make approval of the requested amendment appropriate. The Summerlin corridor has experienced significant residential and commercial development and based upon recent approvals, it

#### EXHIBITS 6-G, 6-H and 6-I

#### HEALTHPARK FLORIDA CPD/DRI

#### Previous Approvals for HealthPark Florida

HealthPark Florida was approved by Commercial Planned Development (CPD) by Resolution #Z-87-058 (Hearing #87-3-10 DRI) and by DRI #5-8586-63 on June 8, 1987, for development of an acute care and specialty hospital space, medical and general office, medical education space, independent living units, ALF's, assisted living units, nursing home facilities, recreational and campus services, and commercial square footage.

The first DRI Development Order amendment, approved October 13, 1993, extended Phase I end date from 1992 until 1997, and extended the project build-out from 1997 until 2002. The second DRI Development Order amendment, approved March 30, 1998, altered the schedule of approved uses and their respective intensities. The third DRI Development Order amendment, approved August 20, 2001, provided for adjustments in land uses, amended the legal description to remove Bass Road from the project, amended the build-out date for Phase I to December 31, 2004, and the build-out date for the project to December 31, 2008, and modified traffic mitigation conditions. The fourth DRI Development Order amendment, approved August 19, 2003, modified the master plan (Map H) to allow for residential development on a 43+/- acre tract in the northwest corner of the project. Several amendments to the planned development have been approved, and a list of amendments and copies of such approvals are attached hereto for ease of reference.

Most of the tracts within HealthPark Florida have been developed, i.e. an acute-care hospital facility, Hope Hospice, Ronald McDonald House, a day care center, a nursing home, several medical office buildings and multi-family development. Both properties west and east of Bass Road have been platted and copies of all recorded plats are included in this application.

The applicant, Lee Health Ventures, Inc., is the overall developer and owns most of the undeveloped properties within HealthPark Florida. Notice of the subject requests has been provided by the applicant to all owners of property within the HealthPark Florida boundaries by certified mail, return receipt requested.

#### Requests

Simultaneous to this application for amendment to the commercial planned development, the applicant has filed for a Notice of Proposed Change with the Southwest Florida Regional Planning Council and Lee County. Under Condition II.D.9. of the DRI Development Order, the developer was required to submit for appears that such development will continue. The product types within HealthPark must maintain flexibility in order to satisfy these changing market demands.

- 2. The testimony of the applicant will be provided at hearing. However, the applicant directs staff to the information contained within this application as support for the requested rezoning.
- 3. The recommendation of staff will be forthcoming prior to the public hearing.
- 4. The testimony of the public will be presented at hearing.
- 5. HealthPark Florida underwent a comprehensive plan consistency review during the original DRI and CPD approval process and during the four subsequent amendments. No modification to the comprehensive plan has been made that would change the consistency of this project. Since the application requests a remixing of the approved uses, a brief analysis of the goals, objectives and policies for the residential land uses has been discussed in Exhibit III-A-1 and made a part of this application.
- 6. The requested rezoning will meet or exceed all performance and locational standards for residential and commercial development contained within the Lee Plan.
- 7. Under the original DRI approval, HealthPark is required to protect, conserve and preserve environmentally critical areas located on the site as shown on the Master Concept Plan and described in the approving resolutions.
- 8. The request will be compatible with existing and planned uses through the provision of adequate buffers and/or open space located on the site plan and expanded setbacks along the north boundary of the subject site.
- 9. No damage, hazard, nuisance or other detriment to persons or property is anticipated from this rezoning.
- 10. Urban services, as defined in the Lee Plan, will be available and adequate to serve the proposed zpmomg amendment. The project is located at the intersection of two arterial roadways and will have direct access to each. In addition, sewer and water service will be provided by Lee County Utilities.
- 11. There exist no errors or ambiguities within the zoning code or zoning map which need to be corrected by this rezoning. This is simply a request for an amendment to an existing zoning in an area where existing and changing conditions warrant approval.

#### Narrative on Lee Plan Compliance (6-G)

HealthPark Florida is the subject of DRI #5-8586-63 and Commercial Planned Development (CPD) #Z-87-058 approved under hearing #87-3-10 DRI for a mixture of acute care and specialty hospital space, medical and general office, independent living units, ALF's, assisted living units, nursing home beds, and commercial square footage. A Notice of Proposed Change is being filed simultaneously with this application and the proposed changes are outlined in the attached narratives.

Several areas within the project have been developed, i.e. an acute care hospital, Hope Hospice, Ronald McDonald House, a medical office complex, a day care center, a nursing home, a continuing care residential facility, and multi-family developments.

HealthPark Florida underwent a comprehensive plan consistency review during the original approval process (DRI #5-8586-63) and no modification of the comprehensive plan has been made that would change the consistency of this project. However, since the application requests a re-mixing of the approved uses, a brief analysis of the goals, objectives and policies of the Lee Plan is being provided.

The subject rezoning amendment is supported by and consistent with numerous goals, objectives, and policies within the Lee Plan. The Urban Community land use classification is described by the Lee Plan as areas that are characterized by a mixture of relatively intense commercial and residential uses. The approved commercial retail and service uses meet the standards of Community Commercial centers. Policy 6.1.2. indicates that community commercial centers shall be located "at the intersection of two arterials so that direct access is provided to both intersecting roads". The subject parcel is situated at the intersection of Summerlin Road and Bass Road, both arterial roadways, and direct access will be provided to both intersecting roads. Further, the standards in Policy 6.1.2. specify that a community commercial center shall have a site area of 10 to 35 acres, and a gross floor area of between 100,000 to 400,000 square feet. The subject request meets these standards.

Goal 2 encourages the coordination of the location and timing of new development with the provision of infrastructure by government, private utilities, and other sources. The policies under this goal support the present rezoning amendment request. Policy 2.1.1. indicates that most residential, commercial, industrial, and public development is expected to occur with the designated future urban areas on the Future Land Use Map. As noted above, the property is located within the Urban Community land use classification, which is within the designated Future Urban area on the Future Land Use Map. Policy 2.2.1. requires rezonings to be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and compatibility with surrounding land uses. As noted above, this site is located at the intersection of two arterials and will have direct access to each road. Lee County Utilities provides service to the existing development on site and is expected to continue to provide service to all future development within this complex. The project is within the boundaries of the Iona-McGregor Fire District. The proposed development will provide major acute health care services and related facilities (including emergency services); medical and general office services, retail and service commercial will serve the existing and proposed residents of this project and nearby neighborhoods; and the independent living units, ALF's, assisted living units and nursing home facilities will provide opportunities and services for retirees from all walks of life. The Summerlin Road corridor has experienced significant residential development over the last few years since the original HealthPark approval, and based upon recent approvals, it appears that such development will continue.

The implementing policies under Goal 5 of the Lee Plan are intended to encourage residential development to develop as planned developments; direct high-density residential developments to locations that are near employment and shopping centers and are close to parks and schools; require appropriate open space and landscaping. HealthPark Florida is an approved planned development and a retirement and health related community. This development will provide employment opportunities to the surrounding residential communities. The approved commercial uses within HealthPark will service the residents of this community and the surrounding residential communities.

Policy 5.1.5. of the Lee Plan requires protection of "...existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. If such uses are proposed in the form of a Planned Development and generally applicable development regulations are deemed to be inadequate, conditions shall be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application shall be denied altogether". Prior to approval of the original DRI, a vigorous compatibility review was performed and the mixture of uses, both commercial and residential, was deemed to be compatible with the neighborhood, in part because Summerlin Road, a arterial, separated this project from its neighbors to the south, an existing Florida Power and Light easement and IDD canal separated this project from neighbors to its east, buffering and landscaping separated this project from its westerly neighbors and a condition was included in the approving resolution which required that, "There shall be no retail commercial uses located within 300 feet of the north boundary line of the CPD". The fact that there will be a decrease in institutional and commercial and an increase in residential with approval of this amendment request will provide greater opportunity for compatibility.

The Master Concept Plan includes an Open Space Table which requires that 138.3 acres of the subject property be maintained as open space. Vegetative strips will be required along Summerlin Road and Bass Road. As parcels develop within the HealthPark complex, those parcels will be required to provide buffers in accordance with Section 10 of the Land Development Code.

The implementing policies under Goal 6 of the Lee Plan are intended to promote orderly and well planned commercial development at appropriate locations within the County. As noted above, the location standards specified in Policy 6.1.2. are met by the proposed development. As required by Policy 6.1.2., commercial development at this location will be compatible with adjacent existing land uses which are predominantly vacant at the present time; appropriate setbacks will be maintained as shown on the site plan to ensure compatibility with future land uses as they develop; and buffering will be provided in accordance with Section 10 of the Land Development Code. This rezoning amendment will not open new areas to premature, scattered, or strip commercial development as prohibited by Policy 6.1.7; rather, this rezoning will be located at the intersection of two arterial roadways in an area that will be conducive to use by existing and proposed residential neighborhoods. The rezoning amendment is consistent with its expected retail trade area, and will reduce the number of trips that potentially need to use Summerlin Road to travel to the same uses that are located further east or west of this site. This development will not be located near existing or planned elementary or middle school areas as prohibited by Policy 6.1.9 of the Lee Plan.

Goal 11 of the Lee Plan provides various standards for water, sewer, traffic, and environmental review that must be considered in reviewing rezoning applications. Lee County Utilities will provide both water and sewer to this site and a Notice of Proposed Change DRI Reassessment Traffic Study has been filed with this application. HealthPark Florida underwent vigorous environmental review during its initial approval in 1985 and no environmental changes are proposed by this rezoning amendment.

The subject property is a suitable location for community commercial development as required by-numerous policies of the Lee Plan. HealthPark Florida is located within an existing and fast developing residential area. Property Development Regulations and an Open Space Table have been previously approved on the Master Concept Plan, buffering will be provided in accordance with Section 10 of the Land Development Code, and expanded setbacks have been provided along the north boundary of the site to ensure compatibility with the adjacent neighborhood.

#### **Design Standards Compliance (6-H)**

This project underwent a design standard compliance consistency review during the original approval process and no modifications are proposed that would change this conclusion.

# SCHEDULE OF USES for HealthPark CPD

ACCESSORY USES AND STRUCTURES

ADMINISTRATIVE OFFICES

AIRCRAFT LANDING FACILITIES

ANIMALS CLINIC (Section 34-1321)

ATM (Automatic Teller Machine)

AUTO PARTS STORE

AUTOMOBILE SERVICE STATION

AUTO REPAIR AND SERVICE [Section 34-622(c)(2)], limited to garages with general automotive repair and service.

BAIT AND TACKLE SHOP

BANKS AND FINANCIAL ESTABLISHMENTS [Section 34-622(c)(3)], Groups I and II BAR OR COCKTAIL LOUNGE (Section 34-1261)

BOATS

BOAT PARTS STORE

BOAT RENTAL

BOAT SALES

BROADCAST STUDIO, COMMERCIAL RADIO AND TELEVISION (Section 34-1441) BUILDING MATERIALS SALES [Section 34-622(c)(4)]

BUSINESS SERVICES [Section 34-622(c)(5)], Group I, excluding bail bonding, collection agencies, credit reporting services.

CAR WASH

CARETAKER'S RESIDENCE

CLOTHING STORES, GENERAL [Section 34-622(c)(8)]

CLUBS

COMMERCIAL

FRATERNAL MEMBERSHIP ORGANIZATION(Section 34-2111)

PRIVATE (Section 34-2111)

CONSUMPTION ON PREMISES (Section 34-1261) (8 COP's)

CONVENIENCE FOOD AND BEVERAGE STORE

CULTURAL FACILITIES [Section 34-622(c)(10)]

DAYCARE CENTER, ADULT, CHILD

DEPARTMENT STORE

DRIVE-THROUGH FACILITY FOR ANY PERMITTED USE

DRUGSTORE, PHARMACY

DWELLING UNIT - MULTIPLE FAMILY BUILDING and/or TOWNHOUSE ESSENTIAL SERVICES (Section 34-1611)

ESSENTIAL SERVICE FACILITIES (Sections 34-622(c)(13) and 34-1611), Group I

EXCAVATION WATER RETENTION (Section 34-1651)

FACTORY OUTLETS

FENCES, WALLS

FOOD AND BEVERAGE SERVICE, LIMITED FOOD STORES [Section 34-622(c)(16)], Groups I FUNERAL HOME OR MORTUARY (with or without cremation) GIFT AND SOUVENIR SHOP **GROUP OUARTERS** HARDWARE STORE HEALTH CARE FACILITIES [Section 34-622(c)(20)], All Groups HOBBY, TOY, GAME SHOPS [Section 34-622(c)(21)] HOSPICE HOTEL / MOTEL HOUSEHOLD AND OFFICE FURNISHINGS [Section 34-622(c)(22)], All Groups INSURANCE COMPANIES [Section 34-622(c)(23)] LAUNDROMAT LAUNDRY OR DRY CLEANING [Section 34-622(c)(24)], Groups I and II LAWN AND GARDEN SUPPLY STORE (Section 34-2081) LIBRARY MEDICAL OFFICE MINI-WAREHOUSE MODEL DISPLAY CENTER (Section 34-1951) MODEL UNITS AND CENTERS NON-STORE RETAILERS [Section 34-622(c)(30)], All Groups PACKAGE STORE (Section 34-1261) PAINT, GLASS AND WALLPAPER PARKS [Section 34-622(c)(32)], Groups I & II and III limited to Convention or Exhibition Halls PARKING LOT ACCESSORY COMMERCIAL GARAGE, PUBLIC PARKING TEMPORARY PERSONAL SERVICES [Section 34-622(c)(33)], All Groups PET SHOP AND SERVICES PHARMACY PLACE OF WORSHIP PROFESSIONAL OFFICES **REAL ESTATE SALES OFFICE** RECREATION, COMMERCIAL [Section 34-622(c)(38)], All Groups RECREATIONAL FACILITIES, COMMERCIAL, PERSONAL, PRIVATE OR PUBLIC INDOOR ONLY **RELIGIOUS FACILITIES (Section 34-2051)** RENTAL OR LEASING ESTABLISHMENTS [Section 34-622(c)(39)], Group I REPAIR SHOPS [Section 34-622(c)(40)], Groups I and II RESEARCH AND DEVELOPMENT LABORATORIES [Section 34-622(c)(41)], Group II and IV

RESIDENTIAL ACCESSORY USES RESTAURANTS, FAST FOOD

**EXHIBIT IV-G**
RESTAURANTS [Section 34-622(c)(43)], All Groups

SCHOOLS, COMMERCIAL [Section 34-622(c)(45)], All Groups

SELF-SERVICE FUEL PUMPS

SELF-SERVICE FUEL PUMP STATION

SIGNS IN ACCORDANCE WITH APPROVED SIGN PACKAGE DATED DEC. 1997, AS AMENDED

**EXHIBIT IV-G** 

SOCIAL SERVICES [Section 34-622(c)(46)], Groups I, II and III

SPECIALTY RETAIL SHOP [Section 34-622(c)(47)], All Groups

STORAGE OPEN AND INDOOR (Section 34-3001)

STUDIOS [Section 34-622(c)(49)]

**TEMPORARY USES** 

TOWERS, COMMUNICATION [Section 34-1441] up to 100 feet

TRANSPORTATION SERVICES [Section 34-622(c)(53)], Group II

UNITS OF HIGH IMPACT

USED MERCHANDISE STORE [Section 34-622(c)(54)], Groups I, II and III

#### Schedule of Deviations for HealthPark Florida, DRI

#### **Deviations Previously Approved**

- 1. WITHDRAWN
- 2. MINIMUM WATER RETENTION EXCAVATION SETBACKS TO A STREET RIGHT-OF-WAY OF 25 FEET AND 50 FEET (10-329(e)(1)a.), TO 0 FEET;
- 3. MINIUM WATER RETENTION EXCAVATION SETBACKS TO A PRIVATE PROPERTY LINE OF 50 FEET' (10-329(e)(1)a.3.), TO 0 FEET;
- 4. WITHDRAWN
- 5. WITHDRAWN
- 6. WITHDRAWN
- 7. WITHDRAWN
- 8. DEVIATION FROM THE REQUIREMENT THAT MULTIPLE FAMILY BUILDINGS PROVIDE 1.5 PARKING SPACES PER UNIT FOR ONE BEDROOM UNITS & 1.75 PARKING SPACES PER UNIT FOR TWO BEDROOM APARTMENTS (SECTION 34-2020(1)c.) TO PERMIT 0.75 PARKING SPACES PER ONE BEDROOM UNIT AND 0.875 PARKING SPACES PER TWO BEDROOM UNIT IN MULTIPLE FAMILY BUILDINGS.
- 9. DEVIATION FROM THE REQUIREMENT THAT RESIDENTIAL DEVELOPMENTS SHALL PROVIDE 40% OPEN SPACE AND COMMERCIAL DEVELOPMENTS SHALL PROVIDE 30% OPEN SPACE [SECTION 10-413(b)], TO ALLOW THE OPEN SPACE TABLE PROVIDED.
- 10. DEVIATION FROM THE LEE COUNTY LAND DEVELOPMENT CODE TO ALLOW THE PROPERTY DEVELOPMENT REGULATIONS FOR HEALTHPARK, FLORIDA.
- 11. DEVIATION FROM SECTION 30-153 TO APPROVE SIGN PACKAGE FOR HEALTHPARK. (AMENDED).
- 12. EVIATION FROM LDC 10-285(a), TABLE 1, TO ALLOW FOR TWO 649' CONNECTION SEPARATIONS. (DEVIATION ADDED BY RESOLUTION Z-01-021).

13.

DEVIATION FROM IDC SECTION 34-935(f)(3)b WHICH REQUIRES THAT, IN URBAN COMMUNITY LAND USE CATEGORY, BUILDINGS MAY BE AS TALL AS 95 FEET ABOVE MINIMUM FLOOD ELEVATION WITH NO MORE THAN EIGHT (8) HABITABLE STORIES TO ALLOW BUILDING WITHIN HEALTHPARK MEDICAL CENTER TO BE AS TALL AS 124 FEET ABOVE MINIMUM FLOOD WITH NO MORE THAN EIGHT (B) HABITABLE STORIES.

#### PROPOSED DEVIATION

14. Deviation from LDC Section 34-935(f)(3)b. which requires that, in the Urban Community land use category, buildings may be as tall as 95 feet above minimum flood elevation with no more than eight (8) habitable stories, to allow buildings within HealthPark Medical Center to be as tall as 140 feet above minimum flood elevation with no more than eight (8) habitable stories.

#### **Justification**

Lee Memorial Health Systems has been a community based healthcare provider for over 85 years. Plans to open the HealthPark Medical Center, a 220-bed state of the art facility, commenced in the mid 1980's. Lee County was experiencing significant growth. The opening of a new international airport in Lee County as well as the expansion of major interstate and roadways brought record pacing development and population growth. The need for a new hospital that could address the expanding health care needs of a rapidly growing county was recognized as vital to the area's continued economic development. The applicant's level II trauma center, tertiary level pediatric services, high-risk perinatal program and services provided through the neonatal intensive care center have a regional based market area.

HealthPark Medical Center was opened in 1991. Designated as a state of the art facility, it incorporates architectural features that support and promote an environment of healing. With the exception of 5 pediatric rooms that are sized for semi-private use, the hospital is comprised of all private rooms. Patient care areas encircle a four-story glass domed atrium that contains fountains, plenty of green space and spacious, yet private, seating areas for families and visitors. HealthPark offers a full complement of ancillary and support services including a full range of cardiac care services, twenty-four (24) hour emergency care, respiratory care, laboratory and rehabilitation services, radiology, pharmacy, surgical and endoscopy services. Located within the walls of HealthPark is the Children's Hospital of Southwest Florida (the "Children's Hospital"). The Children's Hospital is not a separately licensed hospital, but an organized pediatric healthcare delivery system whose network encompasses a six-county region that includes Lee, Charlotte, Collier, Glades, Hendry and DeSoto counties. The Children's Hospital provides several specialized pediatric services including oncology, orthopedic surgery, ventilator support, major chest procedures and levels II and III neonatal intensive care services. HealthPark is designated a Regional Perinatal Intensive Care Center, one of only eleven in the state. In 2001, HealthPark's cardiac service line received national recognition as a "Solucient 100 Top Hospital: Cardiovascular Benchmarks Hospital."

Lee Memorial Health Systems is proposing to expand their acute care hospital facilities with both vertical and horizontal additions to accommodate the additional acute care beds and construction of new patient care, specialty hospital space and support care facilities.

The new construction will include the vertical expansion of two towers and the construction of a new tower to support ancillary services. The existing five story patient tower will expand vertically three stories and will house the majority of the additional patient rooms. The existing

3.

ICU tower, which houses the emergency room on the first floor and laboratory on the second floor, is also planned to expand vertically three more floors. The fourth and fifth floors will house the 24 additional ICU beds and the sixth floor will contain support, office and storage space. A new ancillary tower will be constructed to accommodate expanded surgical services, post-anesthesia recovery, respiratory, radiology, cardiac services, sterile processing and other support areas.

The original DRI Development Order #5-8586-63 and approving CPD Resolution #Z-87-058, and all subsequent amendments thereto, conditioned that all "buildings in the proposed development will not exceed eight (8) habitable floors." The proposed expansion will consist of no more than eight (8) habitable stories, topped by equipment areas, and have a maximum height of 140 feet. However, Land Development Code Section 34-935(f)(3)b. requires that "In the urban community land use category, buildings may be as tall as 95 feet above minimum flood elevation with no more than eight habitable stories." While the applicant intends to limit construction to eight (8) habitable floors it cannot comply with the 95 feet height restriction and efficiency/effectively protect the public's health, safety and welfare.

HealthPark Medical Center's original design is unique. It stressed vertical construction with centralized operating and specialty services surrounded by patient rooms. Limiting the height to 95 feet would force horizontal construction. Horizontal construction would distance patients from those operating and specialty medical services which are critical to providing safe and efficient health care, thereby placing the hospitalized public at risk.

HealthPark Medical Center was approved for eight (8) habitable stories and was designed and constructed to support ten (10) stories. The original hospital design called for standard floor separations, which would have allowed an eight-story building to comply with the height restriction of 95 feet. However, the types of existing and proposed intensive and specialized medical services performed at HealthPark require that the floors within the proposed expansion have at least a 16 foot separation to provide larger storage areas between floors for specialized electrical/medical equipment.

Allowing vertical construction to 124 feet (plus 16 feet for appurtenances necessary for mechanical or structural functions) will: a) allow for expansion of the medical center, an expansion which is critical to providing medical and emergency services to the citizens of Lee County and surrounding counties. What better way is there to protect the public's health, safety and welfare? b) will not increase intensity within HealthPark Florida as such intensity was originally envisioned and approved by the DRI development order and the commercial planned development. The additional height will allow HealthPark Medical Center to develop as was originally intended; c) will not decrease open space or required buffering. The Master Concept Plan for HealthPark Florida includes an approved Open Space Table which is based on the concept of vertical construction. To deny the request for additional height would force horizontal construction thereby reducing the amount of open space, and d) will not create inconsistency with the Development of Regional Impact approval or with the Lee County Comprehensive Plan.

4





### Memo

To: Alvin Chip Block, AICP Development Services Principal Planner

From: C

Andy Getch, P.É. LCDOT Senior Engineer

Date: November 29, 2004

Re: Healthpark Florida DRI DRI2004-00007 & DCI2004-00078

LCDOT has reviewed the Application For Public Hearing for the Healthpark Florida Development of Regional Impact (DRI) and provides the following substantive comments. The project revisions are to increase land use parameters by 102 beds of acute care, decrease by 240,000 square feet of medical and general office space, decrease by 15,000 square feet of general retail space, increase by 115 independent living units, increase by 48 beds of assisted living and skilled nursing care, increase by 188 residential dwelling units, decrease by 80 units of lodging and 75,000 square feet of recreational space. The buildout year for the project is 2012.

The applicant's consultant performed a revision of the traffic analysis to reflect the revisions to the land use parameters, changes in the existing roadway network and committed roadway improvements. Improvements in the study area since the approval of the DRI include widening of portions of Gladiolus Drive, McGregor Boulevard, and U.S. 41. Improvements programmed in the study area in the next three years include 4-laning of Gladiolus Drive and Bass Road north to Gladiolus Drive, 6-laning of Summerlin Road. An extension of Kelly Road and A&W Bulb Road through the project were included in the original DRI traffic study but did not occur.

Significant impacts for a DRI are defined as a project traffic consuming 5 percent or more of the maximum service volume at the adopted level of service. The analysis identified significant impacts on segments of A&W Bulb Road, Bass Road, Ben C. Pratt/Six Mile Cypress Parkway, Boy Scout Drive, Fowler Street extension, Gladiolus Drive, McGregor Boulevard, Summerlin Road and Winkler Road.

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Adverse impacts for a DRI are defined as total traffic exceeding the maximum service volume at the adopted level of service. The analysis identified adverse impacts to Ben C. Pratt/Six Mile Cypress Parkway, McGregor Boulevard, Metro Parkway, Summerlin Road and Winkler Road.

Under Florida Administrative Code Rule 9J-2.045, a DRI is considered to have a regional impact with both significant and adverse impacts on a roadway. The applicant's consultant identified significant and adverse impacts; therefore, a need for six-laning McGregor Boulevard from A&W Bulb Road to Cypress Lake Drive, six-laning Ben C. Pratt/Six Mile Cypress Parkway from U.S. 41 to Metro Parkway and four-laning from Daniels Parkway to south of Winkler Road extension and Summerlin Road from Cypress Lake Drive to Boy Scout Road. It is anticipated that the payment of road impact fees will continue to exceed the DRI proportionate share calculation based on the Rule.

Funds are programmed to construct four-laning of Ben C. Pratt/Six Mile Cypress Parkway from Daniels Parkway to south of Winkler Road extension in 2007. Six-laning Ben C. Pratt/Six Mile Cypress Parkway from U.S. 41 to Metro Parkway is included in the 2020 Financially Feasible Plan. Summerlin Road 6-laning from Cypress Lake Drive to Boy Scout Road will include an overpass at College Parkway.

LCDOT does not have any specific revisions to conditions of approval. Staff will work with the applicant and the County Attorney's Office on proposed revisions to the DRI Development Order.

AJG/mlb

Cc: Donna Marie Collins – Assistant County Attorney Ken Heatherington – Southwest Florida Regional Planning Council Steve Leung – David Plummer & Associates



#### THE SCHOOL DISTRICT OF LEE COUNTY

2055 CENTRAL AVENUE • FORT MYERS, FLORIDA 33901-3916 • (239) 334-1102 • TTD/TTY (239) 335-1512

04 DEC - 1 AM S: 00

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JEANNE S. DOZIER Chairman • Dibtrict 2

ELINOR C. SCRICCA, PH.D. VICE CHAIRMAN • DISTRICT 5

ROBERT D. CHILMONIK DISTRICT 1

JANE E. KUCKEL, PH.D. District 3

STEVEN K. TEUBER • District 4

JAMES W. BROWDER, ED.D. Superintendent

> KEITH B. MARTIN BOARD ATTORNEY

November 29, 2004

Mr. Alvin Block, AICP Lee County Development Services Division P.O. Box 398 Fort Myers, FL 33902-0398

Re: Healthpark Florida, DCI Substantive Review, Case #DCI2004-00007 & DCI2004-00048

Dear Mr. Block:

Thank you for the opportunity to review the Health Park Florida DRI for substantive comments with regard to educational impacts. This proposed development is in the South Choice Zone of the District, on the northeast and northwest corners of the intersection of Bass Road and Summerlin in the South Fort Myers Planning Area. This letter is in response to your request dated November 16, 2004.

Based on the proposed maximum total of 2251 units, 478 independent living units, 1156 residential units, 445 assisted living units and 172 motel units. Based on the proposed maximum total of the proposal could generate up to 732 additional school-aged children. This uses a generation rate of 0.352 students per unit generated in the South Choice Zone of Lee County for single family units. This could create the need for approximately 33 new classrooms in the system, as well as additional staff and core facilities. Using the new small classroom legislative guidelines, additional classrooms may be generated. Based on the impact this project will have classroom facilities, the School District of Lee County is requesting donation of land suitable for a school site, either within the project site or within the same School Choice zone.

The Lee County Board of County Commissioners adopted a School Impact Fee Ordinance on November 27, 2001, effective at this time. As such, the Healthpark Florida developers will be expected to pay the impact fee at the appropriate time.

In addition to the impact this project will have on classroom facilities, The School District of Lee County has other concerns:

1. A middle school serving 1200 students is under construction near the southwest intersection of Bass Road and Summerlin Road. The middle school will open in August 2005. In addition to the school, Lee County is construction a public park in the same area. However, the traffic study prepared by David Plummer & Associates

DISTRICT VISION TO PREPARE EVERY STUDENT FOR SUCCESS



TO PROVIDE A QUALITY EDUCATION IN A SAFE AND WELL-MANAGED ENVIRONMENT

and dated June 28, 2004 does not appear to reference either the school or the park, or how the traffic generated by this project will impact the school and park. The School District of Lee County is requesting that these issues be specifically studied and coordination plan developed.

2. The School District of Lee County closed on the middle school property on July 12, 2004. The District must be added to the Surrounding Property Owners List.

Thank you for your attention to this issue. If I may be of further assistance, please give me a call at (239) 479-4218.

Sincerely, Jua Tina Silcox, Companyity Development Planner Planning Department

Cc: William G. Moore, Jr. Executive Director, School Support



#### **PERMIT COUNTER**

HEALTHPARK FLORIDA

TRAFFIC STUDY

Project #04524

June 28, 2004

Prepared by: DAVID PLUMMER & ASSOCIATES, INC. 1531 Hendry Street Fort Myers, Florida 33901

# DRI 2004 00007



ATTACHMENT E

#### HEALTHPARK FLORIDA

#### DRI BUILDOUT ASSESSMENT

#### TRAFFIC STUDY

#### Introduction

HealthPark Florida is a mixed-use institutional (medical) Development of Regional Impact. Approved in 1987, the Project is located north of Summerlin Road at Bass Road in south Lee County. The Project location is shown in Exhibit 1.

The original DRI development order and detailed traffic assessments evaluated and approved over 2.5 million square feet of institutional/office and commercial square footage, 680 dwelling units, and 520 assisted living and skilled nursing beds. The Project's originally approved development parameters are presented in Exhibit 2A and summarized below.

#### <u>HealthPark DRI</u> Original Approved DRI Development Parameters

Land Use	Size
Institutional/Office	2,063,604 sq. ft.
Commercial	300,000 sq. ft.
Residential Independent Living	680 d.u.
Assisted & Skilled Nursing	520 beds
Hotel	60 rooms

The original DRI Development Order conditions recognized the uncertainty of the ultimate road network serving the DRI and all area development and, therefore, required a traffic reassessment. That traffic reassessment was not a date or time certain requirement but, rather, it was based on certain conditions happening (or not happening), such as the programming of certain improvements and the level of service on certain roadways.

A DRI Notice of Proposed Change (NOPC) was filed and approved in 1997 for HealthPark. The NOPC allowed HealthPark Florida to reduce the independent living units, acute care hospital beds, medical office square footage, specialty hospital beds, and other uses, while adding multifamily units and increasing assisted living units, hotel rooms, and heath care functions. The approved 1997 NOPC development parameters, with a 2002 buildout date, are presented in Exhibit 2B and summarized below.



Land Use	Size
Institutional/Office	1,405,603 sq. ft.
Commercial	300,000 sq. ft.
Residential	
Independent Living	530 d.u.
Assisted & Skilled Nursing	566 beds
Hotel	132 rooms
Multifamily	510 d.u.

<u>HealthPark DRI</u> Approved 1997 NOPC Development Parameters

As part of the review of the 1997 NOPC, the public agencies requested that the traffic reassessment be conducted. Since the reassessment triggers of the original DRI Development Order were not met, the traffic reassessment, with the concurrence of the review agencies, was not prepared. It was agreed, however, that a traffic reassessment would be provided to Lee County on or before December 31, 2000, unless the developer submitted a Notice of Proposed Change further revising the land use parameters or extending buildout of the project prior to December 31, 2000. If that occurred, the traffic reassessment would be submitted as part of the NOPC.

In fulfillment of the 1997 NOPC DRI Development Order requirement for a traffic reassessment prior to December 31, 2000, the report titled, <u>HealthPark Florida DRI Reassessment Traffic Study</u> and dated December 1, 2000 was prepared by David Plummer & Associates (DPA). This report was reviewed by the public agencies and the DRI sufficiency questions and comments were issued on January 17, 2001. In response, DPA prepared and submitted the document titled, <u>HealthPark Florida</u>, <u>Traffic Reassessment/NOPC Sufficiency Response to Lee County Department of Transportation Memorandum of 1/17/2001</u> and dated February 13, 2001 addressing all outstanding traffic issues associated with Stage I development.

The 2000/2001 traffic reassessment and accompanying NOPC further amended the DRI development parameters and also amended the DRI phasing and buildout dates. The revised development parameters and phasing are presented in Exhibit 2C and summarized as follows.



#### HealthPark DRI 2001 Amended Development Parameters

Land Use	Cumulative Size Stage I (2004) Buildout (2008)	
	<u>Stage 1 (2004)</u>	Dundout (2000)
Institutional/Office	964,200 sq. ft.	1,726,200 sq. ft.
Commercial	100,000 sq. ft.	175,000 sq. ft.
Residential		· . ·
Independent Living	363 d.u.	363 d.u.
Assisted & Skilled Nursing	407 beds	407 beds
Hotel	252 rooms	252 rooms
Multifamily	468 d.u.	968 d.u.

While a traffic analysis was presented for Stage I and Buildout, the DRI's traffic mitigation was established for Stage I only. It was agreed that, prior to the construction of Stage II or Buildout development, HealthPark would conduct another traffic reassessment identifying the traffic impacts associated with the next level (or stage) of development.

#### Study Objective

The objective of this traffic study is three-fold. First, it is intended to satisfy the annual traffic monitoring requirements for year 2004. Second, it is intended to fulfill the 2001 NOPC DRI Development Order requirement for a traffic reassessment prior to Stage II development. Third, since a detailed traffic reassessment is required, buildout development parameters and the buildout date have been revisited and are being revised. Therefore, this traffic study addresses the impacts of those changes. It also services as the required traffic reassessment and Notice of Proposed Change traffic analysis.

#### **Transportation Methodology**

The transportation methodology for conducting the study was discussed with representatives of the Lee County Department of Transportation and the Southwest Florida Regional Planning Council on May 11, 2004. The methodology outline is provided in Appendix A. This traffic reassessment was prepared in accordance with the State of Florida Transportation Rule 9J-2.045 and with the agreed upon methodology.

For purposes of this study, the traffic analyses include Future Conditions With HealthPark Buildout in 2012.



#### Proposed Development Parameters

The proposed buildout development parameters for HealthPark are presented in Exhibit 3 and summarized as follows.

		· · ·
	Cumulative Size	
	Approved	Proposed
Land Use	Stage I (2004)	Buildout (2012)
Institutional/Office	964,200 sq. ft.	1,445,000 sq. ft.
Commercial	100,000 sq. ft.	160,000 sq. ft.
Residential	· •	
Independent Living	363 d.u.	478 d.u.
Assisted & Skilled Nursing	407 beds	445 beds
Hotel	252 rooms	172 rooms
Multifamily	468 d.u.	1,156 d.u.

<u>HealthPark DRI</u> <u>Development Parameters</u>

The originally approved DRI, the 1997 NOPC, the 2001 NOPC and the proposed land use parameters are summarized in Exhibit 4.

#### **Existing & Committed Network**

For purposes of this traffic study, committed roadway improvements were based on improvements identified in the first three years of the <u>Lee County Capital Improvement Program</u> and in the <u>Florida Department of Transportation Five-Year Work Program</u>.

The resultant existing plus committed (E+C) road network is shown in Exhibit 5. Committed roadway improvements in the study area include widening of Summerlin Road, Gladiolus Drive and the Metro Parkway Extension.

#### **Trip Generation**

The trip generation associated with the proposed development parameters at buildout are presented in Exhibit 6. The trip generation estimates were derived from the trip rates established in the Institute of Transportation Engineers, <u>Trip Generation</u>, 7<sup>th</sup> Edition. A summary of the daily and peak hour trip generation is provided below.



#### <u>HealthPark</u> <u>DRI Trip Generation Estimates</u> <u>Proposed Development Parameters</u>

#### <u>Buildout (2012)</u>

	· <u>I</u>	<u>PM Peak Hour</u>	· · ·	
	In	Out	<u>Total</u>	Daily
" Total	1,715	2,431	4,146	46,740
Internal	499	499	998	11,618
External	1,216	1,932	3,148	35,122
Pass-By	84	84	168	2,106
Net New	1,132	1,848	2,980	33,016

The complete ITE trip generation calculation is found in Appendix B.

#### **Trip Generation Comparison**

A comparison of the trip generation associated with the originally approved DRI parameters and approved trip generation to the proposed parameters is summarized below.

#### HealthPark DRI Trip Generation Comparison

	<u>Net New Extern</u> <u>PM Peak Hour</u> 2	
Approved DRI/Approved Trips – Buildout	3,204	34,393
Proposed Parameters/Proposed Trips – Buildout	2,980	33,016
Difference from Approved Numeric Percent	-224 -7.0%	-1,377 -4.0%

As shown from the above, the revised development parameters generate 224 (7.0%) fewer trips in the PM peak hour and 1,377 (4.0%) fewer trips on a daily basis than the approved DRI parameters and approved DRI trips at buildout.

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#### **Buildout (2012) Traffic Conditions**

Travel Demand Model:

Future 2012 traffic estimates by roadway segment with the HealthPark proposed parameters were derived based on the Lee County MPO travel model (FSUTMS).

The socio-economic data (ZDATA) for the analysis year of 2012 were established based on the interpolation of the MPO's validated 1990 and the most current 2020 datasets. The resultant 2012 zonal data were reviewed for reasonableness and adjustments were made where necessary.

The review of the interpolated zonal data revealed that the approved and anticipated developments located north of HealthPark along Bass Road and Gladiolus Drive, as represented by TAZs 709 & 710, were underestimated. Therefore, adjustments were made to increase the dwelling units in each TAZ as shown below.

#### 2012 ZDATA Adjustments

	TAZ	TAZ 709		<u>TAZ 710</u>	
	<u>MPO <sup>(1)</sup></u>	Adjusted	<u>MPO <sup>(1)</sup></u>	Adjusted	
Single-Family d.u.	146	500	146	250	
Multifamily d.u.	<u>73</u>	<u>250</u>	<u>73</u>	<u>500</u>	
Total	219	750	219	750	

Footnote:

(1) Interpolated MPO data.

The area of existing and planned developments on the south side of Summerlin Road between Pine Ridge Road and Winkler Road are not adequately represented in the travel model. Therefore, TAZ 781 was assigned to represent area developments south of the Bass Road/Summerlin Road intersection. The 2012 ZDATA parameters for TAZ 781 are summarized below.

<u>New TAZ 781</u> South Bass Road/Summerlin Road Corridor				
$\underline{ZDATA1}^{(1)} \underline{ZDATA2}^{(2)}$				
Land Use	Size	Land Use	Size	
Single-Family	250 d.u.	Commercial	500 employees	
Multifamily	<u>250 d.u.</u>	Service	400 employees	
Total	500 d.u.	Total	900 employees	
	· ·	School	250 students	

Footnotes:

(1) Populations and auto ownership parameters were derived from adjacent TAZ 752.

(2) Retail/Commercial = 200,000 sq. ft.; office = 100,000 sq. ft.



The HealthPark DRI is represented by TAZ 720 in the travel model. The interpolated zonal data (ZDATA1 & ZDATA2) for HealthPark were replaced by the proposed buildout development parameters in a test run of the model to determine the trip purpose allocation for use as a "special generator" in ZDATA3. The trip purpose allocation is found in the GEN.OUT file of the travel model with the resultant trip purpose allocation summarized below.

IT alth Danly Thin Dymony Allocation

$\underline{2012 - Buildout}$					
<u>Trip Purpose</u>	Productions <sup>(1)</sup>	Attractions <sup>(1)</sup>			
HBW	10%	16%			
HBSH	14%	7%			
HBSR	9%	16%			
HBO	19%	33%			
NHB	<u>48%</u>	<u>27%</u>			
Total	100%	100%			
		· .			

#### Footnote:

Trip purpose test run – GEN.OUT, Appendix C.

The methodology described in the FDOT's <u>Site Impact Handbook</u> was used to incorporate the trip generation estimate for the Project into the current Lee County model. The Project's external trip generation (total trips minus internal) was entered into the model as two special generators in the ZDATA3 file: one for productions (P+) and the other for attractions (A+), as described in the <u>Site Impact Handbook</u>. The ITE estimates of external vehicle trips were converted to person trips for use in the ZDATA3 files, based on auto occupancy factors found in the PROFILE MAS file and trip purposes (by percent) derived from the GEN.OUT file established through the trip purpose test of the proposed development parameters using ZDATA1 and ZDATA2 formats. The total number of person trip productions (P+) and attractions (A+) in the ZDATA3 file were adjusted through a number of model iterations until the external vehicle trips produced by the FSUTMS model closely approximated the trips based on ITE, as described in the Site Impact Handbook.

These model iterations were not saved. Only the final run that provided a close correlation between ITE and FSUTMS estimates was saved. The final run is being provided to the review agencies under separate cover.

A comparison of the resultant FSUTMS daily trip generation with the ITE trip generation is provided below.



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#### <u>Trip Generation Comparison</u> <u>External Daily Trips</u>

	<u>Buildout</u>
ITE	35,122
FSUTMS	35,186
FSUTMS as % of ITE	100%

Buildout (2012) Traffic Conditions:

The future 2012 traffic volume estimates and levels of service are presented in Exhibit 7. In accordance with County policy, the Lee County generalized service volumes were utilized for the buildout analysis.

Per the DRI rules, the Project is determined to have a significant impact on any road segment if the Project traffic consumes 5% or more of the service volume at the adopted level of service standard. If the road segment operates, under buildout conditions, below the level of service standard, the Project then has an adverse impact on the road segment. If the DRI has a significant and adverse impact, the DRI must then pay its proportionate share of the costs of the needed improvements on the affected road segment to restore the level of service standard.

As shown in Exhibit 7, HealthPark has a significant and adverse impact on the following roadway segments, coincident with its buildout development in 2012.

Significantly and Adversely Impacted Roadways					
Segment					
Roadway	From	<u>To</u>			
McGregor Boulevard	A & W Bulb Road Cypress Lake Drive	Cypress Lake Drive College Parkway			
Six Mile Cypress Parkway	US 41 Metro Parkway	Metro Parkway Daniels Parkway			
Summerlin Road	Daniels Parkway Cypress Lake Drive	Winkler Road College Parkway			
Summernin Koad	College Parkway	Boy Scout Drive			
	· · ·				

<u>HealthPark DRI</u> enificantly and Adversely Impacted Roadways



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#### **Buildout (2012) Intersection Analysis**

Future 2012 PM peak hour turning movement volumes at the major intersections in the study area are presented in Exhibits 8a to 8i. The corresponding intersection capacity analyses were performed based on the methodology from the Highway Capacity Manual (HCS 4.1d).

The resultant levels of service at the intersections under study are presented below.

#### <u>HealthPark DRI</u> Intersection Capacity Analysis

	Levels of Service	
	Without	With
Intersection	Improvement	Improvement
Bass Road/Gladiolus Drive	F <sup>(2)</sup>	C <sup>(2)</sup>
Bass Road/Park Royal Drive	B/F <sup>(1)</sup>	$C^{(2)}$
Bass Road/Summerlin Road	$F^{(2)}$	$D^{(2)}$
Gladiolus Drive/A & W Bulb Road	D/F <sup>(1)</sup>	$\widetilde{\mathbf{C}}^{(2)}$
Gladiolus Drive/Winkler Road	E <sup>(2)</sup>	D <sup>(2)</sup>
McGregor Boulevard/A & W Bulb Road	F/F <sup>(1)</sup>	C <sup>(2)</sup>
McGregor Boulevard/Cypress Lake Drive	F <sup>(2)</sup>	E <sup>(2)</sup>
Summerlin Road/Pine Ridge Road	D <sup>(2)</sup>	N/A
Summerlin Road/Park Royal Drive	$F/F^{(1)}$	$D_{(2)}^{(2)}$
Summerlin Road/Winkler Road	$F_{(2)}^{(2)}$	$D_{(2)}^{(2)}$
Summerlin Road/Gladiolus Drive	$E^{(2)}$	$D^{(2)}_{(2)}$
US 41/Gladiolus Dr./	F <sup>(2)</sup>	E <sup>(2)</sup>
Six Mile Cypress Pkwy.	-	

Footnotes:

Unsignalized Intersection – Major/minor street left-turn reported.
 Signalized Intersection – Overall intersection LOS reported.
 N/A – Not Applicable.

The complete HCS analyses are provided in Appendix D.

#### **Recommended Improvements**

The following roadway and intersection improvements are recommended to improve future traffic conditions, coincident with the buildout of HealthPark, and to serve all area development.



#### HealthPark DRI Recommended Improvements

#### Roadway Improvements:

#### Roadway

McGregor Boulevard

• A & W Bulb Road to Cypress Lake Drive

Cypress Lake Drive to College Parkway

#### Improvement<sup>(2)</sup>

Intersection Improvements, Access Management, Widen to 6 Lanes, or Improvements to Parallel/Alternative Facilities.

Intersection Improvements, Access Management, Widen to 6 Lanes, or Improvements to Parallel/Alternative Facilities.

#### Six Mile Cypress Parkway

- US 41 to Daniels Parkway
- Daniels Parkway to Winkler Road

#### Summerlin Road

• Cypress Lake Drive to College Parkway

College Parkway to Boy Scout Drive

#### Intersection Improvements:

#### Intersection

Bass Road/Gladiolus Drive

Widen to 6 Lanes <sup>(1)</sup>

Intersection Improvements, Access Management, Widen to 8 Lanes, or Improvements to Parallel/Alternative Facilities.

Intersection Improvements, Access Management, Widen to 6 Lanes, or Improvements to Parallel/Alternative Facilities.

#### Improvement

Westbound Dual Left-Turn Lane. Northbound Dual Left-Turn Lane. Signal Retiming.



#### Bass Road/Park Royal Drive

#### Bass Road/Summerlin Road

#### Summerlin Road/Park Royal Drive

#### Gladiolus Drive/A & W Bulb Road

Gladiolus Drive/Winkler Road McGregor Boulevard/A & W Bulb Road McGregor Boulevard/Cypress Lake Drive Summerlin Road/Pine Ridge Road

Summerlin Road/Winkler Road Summerlin Road/Gladiolus Drive Gladiolus Drive/US 41

#### Footnote:

Programmed for construction in FY 2008 - Lee County CIP.
 Beyond currently committed improvements.

#### Signal, If Warranted.

Eastbound Dual Left-Turn Lane. Westbound Dual Left-Turn Lane. Southbound Dual Left-Turn Lane. Northbound Restriping. Signal Retiming. Southbound Dual Left-Turn Lane. Signal, If Warranted. Southbound Left-Turn Lane. Signal, If Warranted. Signal Retiming. Signal, If Warranted. Signal Retiming. No Improvements Beyond Committed. Signal Retiming. Signal Retiming. Signal Retiming.

#### **Roads Impact Fee**

The existing development at HealthPark mitigated its transportation impacts through the provision of right-of-way and construction of Bass Road and the payment of roads impact fees. It is anticipated that the remaining development at HealthPark will also mitigate its impacts through the payment of roads impact fees.

The total existing payments to date are reflective of past impact fee schedules in effect at the time. In order to provide a true comparison between road impact fees and proportionate share estimates for the cumulative DRI impacts, the already paid impact fees have to be inflated to reflect present day value.

For purposes of this assessment and to avoid the numerous variables involved in inflating prior year payments, it is recommended that the currently adopted Lee County impact fee schedule be applied to the cumulative HealthPark development (i.e., existing and future). The increased rates of the current fee schedule reflect inflation over time from the past fee schedules.



The roads impact fees for the cumulative development at HealthPark through buildout is estimated at \$11.635 million.

#### Land Use Conversion

In addition to the land use conversions provided in Condition D.1. of the Development Order for HealthPark Florida, specific land use conversions are desired by HealthPark. They include the following.

#### Land Use Conversion

	· .	То	· · ·
From	Multifamily	Hotel	Medical Office
Medical Office			
10,000 sq. ft.	50 d.u.		
17,000 sq. ft.		70 rooms	
Acute Care Hospital			
60 beds			28,000 sq. ft.
Independent Living			
100 d.u.			6,000 sq. ft.

The modest conversions identified above should not create a substantial deviation to the DRI. The conditions for land use conversion of Development Order Condition D.1. would remain in place.

#### Conclusion

The HealthPark proposed buildout development parameters are expected to reduce the Project's trip generation by approximately 4% on a daily basis and approximately 7% on a peak hour basis when compared to the originally approved DRI parameters and approved DRI trip generation.

The Buildout HealthPark traffic analysis is provided to satisfy the Stage I Development Order reassessment requirement and the DRI Notice of Proposed Change requirements.

HealthPark will continue to mitigate its traffic impacts by the payment of roads impact fees. Total roads impact fee payments through buildout was estimated to be approximately \$11.635 million.

Given the reduced impacts of the proposed Project as compared to the originally approved DRI, the HealthPark traffic reassessment concludes that no additional regional impacts have been created at Buildout, coincident with year 2012.



#### EXHIBIT 2A

#### HEALTHPARK FLORIDA ORIGINAL DRI DEVELOPMENT PARAMETERS

Land Use	<b>DRI Approved</b> <u>Parameters <sup>(1)</sup></u>
Residential Living	
Independent Living	680 du
Assisted Living &	520 beds
Skilled Nursing	· · · · · · · · · · · · · · · · · · ·
Multifamily	0 du
Lodging – Hotel	60 rooms
Acute Care Hospital	768 beds
Medical/General Office	· · · ·
Medical Office	450,000 sq. ft.
General Office	
Medical Services Mall	50,000 sq. ft.
Specialized Hospital	468 beds
Medical Education	500 students
Wellness Center	170,000 sq. ft.
Future Health Care Facilities	235,000 sq. ft.
Commercial	300,000 sq. ft.

Footnotes: (1) Per HealthPark Florida, ADA/DRI Sufficiency Response.



#### EXHIBIT 2B

## HEALTHPARK FLORIDA 1997 APPROVED DRI DEVELOPMENT PARAMETERS

ApprovedApprovedLand UseParameters (1)Parameters (2)	
Residential Living	
Independent Living 680 du 530 du	
Assisted Living & 520 beds 566 beds	
Skilled Nursing	
Multifamily 0 du 510 du	
Lodging – Hotel 60 rooms 132 room	ıs <sup>(3)</sup>
Acute Care Hospital 768 beds 440 beds	
Medical/General Office	
Medical Office 450,000 sq. ft. 165,000 sq. ft	•
General Office 175,000 sq. ft	•
Medical Services Mall 50,000 sq. ft. 10,000 sq. ft	
Specialized Hospital468 beds120 beds	(4)
Medical Education 500 students 500 stude	nts
Wellness Center         170,000 sq. ft.         60,000 sq. ft	
Future Health Care Facilities 235,000 sq. ft. 314,000 sq. ft	•
Commercial         300,000 sq. ft.         300,000 sq. ft	•

Footnotes:
(1) Per HealthPark Florida, ADA/DRI Sufficiency Response.
(2) Per Second Development Order Amendment For HealthPark Florida.
(3) Includes Ronald McDonald House.
(4) Hope Hospice at 16 beds, (12,000 square feet associated with beds) and 35,000 square feet administration.



#### **EXHIBIT 2C**

#### **HEALTHPARK FLORIDA** 2001 APPROVED DRI DEVELOPMENT PARAMETERS

	Original	1997	2001 Appro	oved Parameters <sup>(3)</sup>
Land Use	DRI Approved <u>Parameters <sup>(1)</sup></u>	NOPC Approved <u>Parameters <sup>(2)</sup></u>	Stage I <u>2004</u>	Buildout <u>2008</u>
Residential Living		· · · ·		
Independent Living	680 du	530 du	363 du	363 du
Assisted Living &	520 beds	566 beds	407 beds	407 beds
Skilled Nursing				
Multifamily	0 du	510 du	468 du	968 du
Lodging – Hotel	60 rooms	132 rooms <sup>(4)</sup>	252 rooms <sup>(4)</sup>	252 rooms <sup>(4)</sup>
Acute Care Hospital	768 beds	440 beds.	220 beds	440 beds
Medical/General Office			÷	
Medical Office	450,000 sq. ft.	165,000 sq. ft.	165,000 sq. ft.	344,000 sq. ft.
General Office		175,000 sq. ft.	175,000 sq. ft.	362,000 sq. ft.
Medical Services Mall	50,000 sq. ft.	10,000 sq. ft.	0 sq. ft.	0 sq. ft.
Specialized Hospital (3)	468 beds	120 beds	16 beds <sup>(5)</sup>	16 beds (5)
Medical Education	500 students	500 students	0 students	0 students
Wellness Center	170,000 sq. ft.	60,000 sq. ft.	75,000 sq. ft.	75,000 sq. ft.
Future Health Care	235,000 sq. ft.	314,000 sq. ft.	17,200 sq. ft. <sup>(6)</sup>	17,200 sq. ft. <sup>(6)</sup>
Facilities		•	•	•
Commercial	300,000 sq. ft.	300,000 sq. ft.	100,000 sq. ft.	175,000 sq. ft.

Footnotes:

(3)

(1) (2) Per HealthPark Florida, ADA/DRI Sufficiency Response.

Per Second Development Order Amendment For HealthPark Florida.

Per Third Development Order Amendment For HealthPark Florida.

(4) (5)

Includes Ronald McDonald House. Hope Hospice at 16 beds, (12,000 square feet associated with beds) and 35,000 square feet administration.

(6) Includes day care at 7,200 sq. ft.



#### EXHIBIT 3

#### HEALTHPARK FLORIDA PROPOSED DRI DEVELOPMENT PARAMETERS

	Original DRI	1997 NOPC	Stage I	Proposed
Land Use	Approved Parameters <sup>(1)</sup>	Approved Parameters <sup>(2)</sup>	Approved 2004 <sup>(3)</sup>	Buildout 2012
			· · · ·	
Residential Living				
Independent Living	680 du	530 du	363 du	478 du
Assisted Living &	520 beds	566 beds	407 beds	445 beds
Skilled Nursing	•	· · ·		· · · ·
Multifamily	0 du	510 du	468 du	1,156 du
Lodging – Hotel (4)	60 rooms	132 rooms	252 rooms <sup>(4)</sup>	172 rooms <sup>(4)</sup>
Acute Care Hospital	768 beds	440 beds	220 beds	542 beds
Medical/General Office			4	· .
Medical Office	450,000 sq. ft.	165,000 sq. ft.	165,000 sq. ft.	465,000 sq. ft.
General Office		175,000 sq. ft.	175,000 sq. ft.	
Medical Services Mall	50,000 sq. ft.	10,000 sq. ft.	0 sq. ft.	0 sq. ft.
Specialized Hospital <sup>(4)</sup>	468 beds	120 beds	$16 \text{ beds}^{(5)}$	16 beds <sup>(5)</sup>
Medical Education	500 students	500 students	0 students	0 students
Wellness Center	170,000 sq. ft.	60,000 sq. ft.	75,000 sq. ft.	
Future Health Care	235,000 sq. ft.	314,000 sq. ft.	17,200 sq. ft. <sup>(6)</sup>	20,800 sq. ft. <sup>(6)</sup>
Facilities				· · · ·
Commercial	300,000 sq. ft.	300,000 sq. ft.	100,000 sq. ft.	160,000 sq. ft.
	•			

Footnotes:

Per HealthPark Florida, ADA/DRI Sufficiency Response. (1)

(2) (3) Per Second Development Order Amendment For HealthPark Florida. Per Third Development Order Amendment For HealthPark Florida. HealthPark Florida DRI Assessment Traffic Study, December 1,2000.

(4) includes Ronald McDonald House.

(5) (6) Hope Hospice at 16 beds, (12,000 square feet associated with beds) and 35,000 square feet administration.

Includes day care at 7,200 sq. ft.



**EXHIBIT 4** 

# **DRI DEVELOPMENT PARAMETERS COMPARISON** HEALTHPARK FLORIDA

	Original	1997	2001 Approv	2001 Approved NOPC <sup>(3)</sup>	Proposed	Proposed Parameters
DRI		NOPC	Stage Í		Approved	Proposed
Approved Parameters <sup>(1)</sup>		Approved Parameters <sup>(2)</sup>	Approved 2004	Buildout 2008	Stage I 2004	Buildout 2012
						· · · ·
680 ליו		530 du	363 du	363 du	363 du	478 du
520 beds		566 beds	407 beds	407 beds	407 beds	445 beds
• •			•			
0 du		510 du	468 du	968 du	468 du	1,156 du
60 rooms		132 rooms <sup>(4)</sup>	$252 \text{ rooms}^{(4)}$	252 rooms <sup>(4)</sup>	$252 \text{ rooms}^{(4)}$	172 rooms <sup>(4)</sup>
768 beds		440 beds	220 beds	440 beds	220 beds	542 beds
					•	
450,000 sq. ft. 165	165	65,000 sq. ft.	165,000 sq. ft.	340,000 sq. ft.	165,000 sq. ft.	465,000 sq. ft.
- 175	175	75,000 sq. ft.	175,000 sq. ft.	.362,000 sq. ft.	175,000 sq. ft.	1
•	10	10,000 sq. ft.	0 sq. ft.	0 sq. ft.	0 sq. ft.	0 sq. ft.
468 beds		120 beds	16 beds <sup>(5)</sup>	$16 \text{ beds}^{(3)}$	16 beds <sup>(5)</sup>	16 beds <sup>(5)</sup>
500 students		500 students	0 students	0 students	0 students	0 students
170,000 sq. ft. 6(		60,000 sq. ft.	75,000 sq. ft.	75,000 sq. ft.	75,000 sq. ft.	<b>1</b>
	31	314,000 sq. ft.	17,200 sq. ft. <sup>(6)</sup>	17,200 sq. ft. <sup>(6)</sup>	17,200 sq. ft. <sup>(6)</sup>	20,800 sq. ft. <sup>(6)</sup>
	•		-			
300,000 sq. ft. 30	ñ	300,000 sq. ft.	100,000 sq. ft.	175,000 sq. ft.	100,000 sq. ft.	160,000 sq. ft.
					-	

Footnotes: (1) (2) (3) (4) (5) (6)

Per HealthPark Florida, ADA/DRI Sufficiency Response. Per Second Development Order Amendment For HealthPark Florida. Per Third Development Order Amendment For HealthPark Florida. HealthPark Florida DRI Assessment Traffic Study, December 1, 2000.

Includes Ronald McDonald House. Hope Hospice at 16 beds, (12,000 square feet associated with beds) and 35,000 square feet administration. Includes day care at 7,200 sq. ft.

dp∉



## <u>EXHIBIT 6</u> HEALTHPARK DRI REASSESSMENT TRIP GENERATION

BUILDOUT (2012)

,						_PN	(2) <u>1 PEAK</u>		
LAND USE	ITE LUC	SIZE	UNIT	TRIP TYPE	Adj. Factor	IN	OUT	TOTAL	() DAIL
				*********					
Existing (1)		254							
Planned INDEPENDENT LIVING	353 (3)	224 478	du	Totei		48	33	81	1,02
INDEPENDENT LIVING	253 (3)	4/0	uu	Internal - P's	20%	10	7	17	20
				External		38	26	64	82
- 21 - 1 - 1 - 1						÷			
Existing (1) Planned		275 170						•	
ASSISTED LIVING &	254 (3)	445	beds	Total		67	62	129	1,21
SKILLED NURSING				Interna) - P's External	25%	17 50	18 48	33 96	3( 91
				ţ,					
Existing (1)		204							
Planned MULTIFAMILY	220	952 1,156	du	Total		425	229	654	7,09
	220	1,150	uu	internal - P's	10%	43	23	66	7
				External		382	206	588	6,38
					:				•
Existing - Ronald MacDonald H Planned	10056 (1)	6 186					,		
LODGING - HOTEL	310 (3)	172	rooms	· Total	30%	58 17	62 19	120 36	1,53
				internal - P's External	3076	41	43	30 84	46 1,07
								•	
Existing (1)		238		•					
Planned ACUTE CARE HOSPITAL	610	304 542	beds	Total		257	458	715	5,7
NOUTE OAKE NOOFTIAE	010	342	5603	Internal - P's	10%	26	46	72	5
				Internal - A's External	16%	- 69 162	44 368	113 530	93 4,24
						102	000	550	
Existing (1)	•	140,956							
Existing (R. MacD. House Adm Planned	iin.) (1)	10,000							
MEDICAL OFFICE	720	324,044 475,000	sq.ft.	Total		. 362	980	1,342	19,20
				Internal - P's Internal - A's	15% 14%	· 54 98	147 95	201 193	2,8
				External	1475	210	738	948	3,1 <sup>-</sup> 13,2
· · ·						,			·
Existing - H.O.P.E. (1)	610 (3)	16	beds	• • • •		8	13	21	18
Existing - H.O.P.E. (Admin.) (1) SPECIALTY HOSPITALS	) 715	35,000	sq.ft.	Total	1	13	75 88	88 109	63 63
· · · · ·				Internal - P's	15%	3	13	16	12
				Internal - A's External	14%	6 12	9 66	15 78	1:
Existing - Day Care (1)		7,200							
Planned		3,600							
FUTURE HEALTH CARE	565 (3)	10,800	sq.fi.	Total Internal - P's	10%	. 67 7	· 75 8	142	8
	•			Internal - A's	18%	18	7	25	13
				External		42	60	102	63
Evisting (4)		0 6 4 2							
Planned		8,542 151,458			÷				
Planned	820		sq.ft.			.410	444	854	
Planned	820	151,458	sq.ft.	internal - P's Internal - A's	5% 18%	21 110	22 .43	43 153	46 1,49
Planned	820	151,458	· sq.fl.	internal - P's Internal - A's External	18%	21 110 279	22 43 379	43 153 658	40 1,49 7,20
Planned	820	151,458	· sq.fl.	internal - P's Internal - A's		21 110	22 .43	43 153	46 1,49 7,20 2,10
Planned	820	151,458	∙ sq.fl.	Internal - P's Internal - A's External Pass-By (4)	18%	21 110 279 <u>84</u>	22 43 379 <u>84</u>	43 153 658 <u>168</u>	46 1,49 7,26 2,10
Existing (1) Planned COMMERCIAL - RETAIL DRI TOTAL	820	151,458	· sq.fl.	Internal - P's Internal - A's External Pass-By (4) Net New Total	18% 30%	21 110 279 <u>84</u> 195 1,715	22 43 379 <u>84</u> 295 2,431	43 153 658 <u>168</u> 490 4,148	46 1,49 7,26 2,10 5,19
Pianned COMMERCIAL - RETAIL	820	151,458	· sq.fl.	Internal - P's Internal - A's External Pass-By (4) Net New	18%	21 110 279 <u>84</u> 195	22 43 379 <u>84</u> 295	43 153 658 <u>168</u> 490	46 1,49 7,26 2,10 5,15 46,74 5,80
Pianned COMMERCIAL - RETAIL	820	151,458	· sq.fl.	Internal - P's Internal - A's External Pass-By (4) Net New Total Internal - P's Internal - A's External	18% 30% 12%	21 110 279 <u>84</u> 195 1,715 198 301 1,216	22 43 379 <u>84</u> 295 2,431 301 198 1,932	43 153 658 <u>168</u> 490 4,148 499 499 3,148	9,21 46 1,49 7,26 2,10 5,15 48,74 5,80 5,80 35,12
Planned COMMERCIAL - RETAIL	820	151,458	· sq.fl.	Internal - P's Internal - A's External Pass-By (4) Net New Total Internal - P's Internal - A's	18% 30% 12%	21 110 279 <u>84</u> 195 1,715 198 301	22 43 379 <u>84</u> 295 2,431 301 198	43 153 658 <u>168</u> 490 4,148 499 499	46.74 7,26 2,10 5,15 46.74 5,80 5,80

FOOTNOTES:

Source: HealthPark Florida, Eleventh Annual Traffic Monitoring Report, February 4, 2003.
 Based on ITE, Trip Generation (7th Edition). ITE Equations used where available.
 Based on ITE, Trip Generation (7th Edition), ITE rates.
 Per Lee County Development Services TIS Guidelines of 30% during th PM peak hour.
 Daily retail pass-by capture of 20% assumed.

			PINE RIDGE RD.			METRO PKWY.								McGREGOR BLVD.		KELLY RD.	JOHN MORRIS RD.					GLADIOLUS DR.	FOWLER AVE.				DANIELS PKWY.				CYPRESS LAKE DR.				COLONIAL BLVD.				COLLECE BRWY		BASS RD.	A.W. BULB RD.		ROADWAY					-	FUTURE 2012 TR	EXHIBIT 7 HEALTHPARK DR
Gladiolus Dr.	Kelly Rd.	Summerlin Rd.	SR 865	Daniels Pkwy.	Six Mile Cypress Pkw Daniels Pkwy	Alico Rd.	College Pkwy.	A.W. Buib Rd.	Pine Ridge Rd.	Iona Loop Rd.	Giadiolus Dr./SR 865 liona Loop Rd.	Kelly Rd.	John Morris Rd.	Summerfin Rd.	SR 865	McGregor Blvd.	Summerlin Rd.	Summerlin Rd.	W. of Winkler Rd.	A.W. Bulb Rd.	Pine Ridge Rd.	SR 865/McGregor Bl.	US 41	Fiddlesticks Blvd.	Cross Creek Blvd.	Six Mile Pkwy	US 41	Summerlin Rd.	Winkler Rd.	South Point Blvd.	McGregor Blvd.	Metro Pkwv	Fnuder St	Summerlin Rd.	McGregor Blvd.	Summerlin Rd.	Winkler Rd.	South Pointe Blvd.	Summerlin Kd.	Park Royal Dr.	Summerlin Rd.	Gladiolus Dr.		FROM						AFFIC CONDITIONS W	EXHIBIT Z HEALTHPARK DRI BUILDOUT ASSESSMENT
McGregor Blvd.	Gladiolus Dr.	Kelly Rd.	Summerlin Rd.	North	v Daniels Pkwy.	Six Mile Cypress Pkwy	Winkler Road	Cypress Lake Dr.	A.W. Bulb Rd.	Pine Ridge Rd.	iona Loop Rd.	Gladiolus Dr/SR 865	Kelly Rd.	John Morris Rd.	Pine Ridge Rd.	SR 865	McGregor Blvd.	U.S. 41	Summerlin Rd.	Bass Rd.	A.W. Bulb Rd.		Colonial Blvd.	1-75	Fiddlesticks Blvd.	Cross Creek Rivd	Metro Pkwy.	US 41	Summerlin Rd.	Winkler Rd.	South Point Blvd.	Fast	Motro Diune	US 41	Summerlin Rd.	US 41	Summerfin Rd.	Winkler Rd.	US 41	Gladiolus Ave.	Park Royal Dr.	McGregor Blvd.		<b>10</b>						<b>/ITH PROJECT</b>	MENT
2LC	2LC	2LC		4LD	-	6LD	21 1		Ê	46	<b>4</b>	÷ 6	46	46	21-C	21.C	2LC	ĉ I	8 0	; 6	\$	\$	Ê	ĉ	610		; 6	6LD	ŧ	4LD	410			000	6LD	۴C	6LD	8LD		4LC	410	2LC		Lanes . Std	# of LOS	(1) (2)					
E 10	E 10	m S					-		m 41	T	30	1 m	E 26	E 19	т 4	E 2	л s	m r S i		m ; 8	т 32	E 23	т 46	E 47	m r 46 5	п п ßå	1 m	т 4	m v	E 26	т г 22 #	n n	n n		п 58	m 43	m 1	n m t		m to	E 20	m 	1		OS FSUTIMS	8					
0589 10,368		T					19032 18.557	54842 50,834 37265 32.024	41495 41,434	1	<b>T</b> .	-	26031 26,031	19028 19,028			-		14742 37 662		32269 31,296	3203 22,609			16484 44 994			4397 43,034	34909 34,490	-		12053 18053 18053	+	9350 49,042	590 59,088		44041 42,995	44852 44,222			20554 3,4	8415 4,2			Back	3					
_					_	_							_	L		_	_				Ĺ	509 1.1													1.		_			_		261 1.1	aw carea			(5) (5)		E.			
.060 9,780		.060 5,210			_		.060 17.510	050 33 000	.120 36,990	1.120 29,200	_	-	193 21,820	.193 15,950			-		1.113 33,2/U		.113 28,120	113 20,310			103 40 790	_	_	1.157 37,190	.157 29,810		.157 19,010				1.017 58,100			.047 44,900	-	.167 2,920	.167 2,980	.120 3,800		dor AADT	AADT	5		BACKGROUND TRAFFIC			
0 0.104		0 0.104					0 0.104		0 0.088	0 0.088			0 0.099	0 0.099	0 0.099			0.093			0 0.093	0 0.093		0 0.093	0.093			0 0.093	0 0.093		CE0.0 0				0 0.091			0 0.101			0.091	0 0.088		-	K100	(6)		ND TRAFEI			
1,020	1,030	540	1,190	3,940	1,990	6,070	1 800	3,990	3,260	2,570	2,410	2,780	2,160	1,580	370	170	430	4.800	3 150	2,930	2,620	1,890	4,000	3.880	3 790	4,030	4,000	3,460	2,770	2,130	4,030	4,010	3,190	4,390	5,290	4,060	4,150	4,340	4,490	270	270	330				Backond		n.	•		
520	525	275			1.015	3,096	RC6	2,115	1,728 1	1,362	1,277		1,145	837	196	8		2.256	1,452		1,231	888	2,080	2.018	1 971	2,050	2,080	1,695	1,357	1,044	867	1./24	1,3/2	1,888	2,275	1,786	1,826	1,879	2,290	132	132	175	-	NE		Backord Peak Hr					
500	505	265	583 1	1,931	975	2,974	1,022	1,875	1,532	1,208	1,133	1,307	1,015	743	174	8	202	2.544	1,630	1,553	1,389	1.002	1,920	1.862	1 819	1,934	1,920	1,765	1,413	1,086	506 206	4 063	1,818	2,502	3,015	2,274	2,324	2,391	200	138	138	155		ş		+ E		-			
235	0	377	1072	513	8	1715	505	4264	8	30	•	0	0	6	73	8	366	10036	18011	5454	1035	832	2862	1303	1585	1046	1600	1450	446	198	747	8/5	3 0	328	534	1732	1113	670	3262	17020	18166	4419			FSUTMS P	z					
221	0	354	1008	482	47	1612	475	4008	61	28	•	•	0	0	69	56	344	9436	709/22	5127	973	594	2502	1225	1490	1000	1504	1363	419	186	702	1	5 1	308	502	1628	1046	630	3066	15999	17076	4154	8		Peak Hr F	Net New Net New Daily Two-Way					
21		34	97	46			46		6	3		0	•	•	7	5	-	8	-	1	8	57	240		143	3 =	144	131	40	18	67	5 R	3	8	48			61		1537	1640	399	0.0003		Peak Hr	Net New		PROJECT TRAFFIC			
0.620 0		0.380 0			_		0.620 0		0.620 0	0.380 0		-	0.380 0	0.380 0	0.380 0	0.380 0		0.620 0			0.380 0	0.380 0		0.620	0.620 0	0.620		0.620 0	0.380 0		0.380 0			0.620 0	0.380 0		_	0.380	_	0.620 0	0.380 0	0.620 0		NES	Spill	P		TRAFFIC			
0.380	0.380	0.620	0.620	0.380	0.380	0.380	0.380		0.380	0.620	0.620	0.620	0.620	0.620	0.620	0.620	0.380	0.380		Τ	0.620	0.620	0.380	0.380	0.390	0.380	0.380	0.380	.620	0.620	0.620	0.380	0.380	0.380	0.620	0.620	0.620	0.620	0.380		0.620	.380		SW N/							
<b>1</b> 3	0	13	37	29	ω	8	20 3		•	-	•	0	•	•	ω	N		562			35	23	149	3	8	± 5	8	9	5	7	25 23	<u>, k</u>	3 4	. 5	<del>6</del>	53	8	8 1	T			247 1		N/E S/W	Peak Hr	<b>.</b>					
8	0	21	8	17 2,0	2 1,018	59 3,1	17 12	-	2 1.7	2 1.3	0	0 1.4	0 1.1	0	4	ω	<u>ω</u>	344 2.6		-	56	3	91 2.3	45 2.0	2 2	2 Z	25	50	25 1.3	11 1.0	42 42	- CO	3 4	1.0	30 2.2	97 1,8	ន 	38 1.9	112 2,473	-	F	52		N				IOL			
533 5							957 9	Ŀ		T	Τ	1,473 1,3			199 1			2.818 2.6		T	1				2,400 2,4		Τ.	Τ	1,373 1,4		5 E68	Т	T					1,902 2,4		Τ		422		SW	Volume	· Iolal		TOTAL TRAFFIC			
508					977				+	1	-	F	1,015 1,9	ľ	178		- †	2,888 2,8			-	1.037 1.1	-	-	1.874 21		-	+	-		944 1,	-	-	-	F		-	2,429 2,4	-	-	,155 1,2	67			1			ю			
530		530					760				1,900 1,		1,900 1,			530		2,850 2			ŀ				2 1058 5				1,900 1.		1,900 1.			Τ				2,850 2,				530	anı susda	@LOSC @LOSD @LOSE @STD		SERV					
800	80	800					900		1,950 1,1	L	_		1,950 1,	1	8			2.920 2.			1.				2 0CB C			2,920 2.			1,950 1;		Т		Τ			2,920 2,	1		1,710 1,	88		SD @ LO	-	/ICE VOLU	(7)				
350 85	350 85	350 85		-	920 920	Cn	008 009		,950 1,950		-	1	,950 1,950	,950 1,95	850 850			2 920 2 920			1,950 1,950			2 920 2 920	0.00 C 0.00 C			2,920 2,920			1,950 1,950			2,920 2,920			2,920 2,920	2,920 2,920		1,800 1,800	,800 1,800	850 85		SE @ STI		ž	3				
) D	) c	°,	0	Ē	<u>~</u>	- 	- c	2	0	B	8	-	B	8	c	о С	0				8	) B	B		, c	+	-	8	B		0 0 0 0		, a		8	▣		8 8	о В	-	° c	c		z	LOS						
c 1.	C 0.	0	-	0	<b>T</b>	0 r	ר ד ה ב	5 F 12	B .0	B 0.	8	B 0.	B 0	- B 0.	с 0	ი 0	0   N		B 21	с 9	B 1.	B .	88 57	B (			B .3	B 2.	B .0	B 0.	8 0 -1 0			0	F 0.	B 2.	8 -		B 6	C 52	C 34.	C 29.		· _ `							
.53% 0.94%		.52% 2.4	.34% 7.08%				3 10% 1 9	_	0.19% 0.1	0.10%				0.00% 0.0			2.41% 1.48%	9.24% 11.7		.59% 15.64%	.81% 2.96%			<b>_</b>	3 04% 1 86%		-	2.78% 1.7	0.78% 1.2		1.31% 2.13%	-					.31% 2.14%	1.79% 1.30%		.94% 32.45%	34.62% 56.49%	.10% 17.84%		N/E S/W	LOS Std	As % of	Inaffic	Project			
4%	.0%	2.48%	8	0.90%	0.21%	1.15%	1.90%	7.50% -	0.12%	0%	0.00%	0.00%	0.00%	0.00%	1%	0.36%	8%	1 79%	13%	4%	6%	1.81%	3.12%	1.54%	1 86%	0.92%	1.87%	1.70%	1.27%	7%	3%	0.00%	%PE	¥8	2%	*	\$	1.30%	4%	•	_	4%					820				
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PINE

Exhibil7.123 - 06/23/2004

#04524

		WINKLER RD.									US 41												SUMMERLIN RD.			SIX MILE CYPRESS PKWY.				SAN CARLUS BLVD. (SK 805)							-	FUTURE 2012 TRAFFIC CONDITIONS WITH PROJECT
Cypress Lake Dr.	Gladiolus Dr.	Summerlin Rd.	Colonial Blvd.	Boy Scout Dr.	College Pkwy.	Daniels Pkwy.	Six Mile Pkwy.	Jamiaca Bay	Island Park Rd.	Alico Rd.	South	Boy Scout Dr.	College Pkwy.	Cypress Lake Dr.	Gladiolus Dr.	Winkler Rd.	Park Royal Dr.	Bass Rd.	Pine Ridge Rd.	SR 865	John Morris Rd.	McGregor Blvd.	West	Daniels Pkwy.	Metro Pkwy.	US 41	Gladiolus Rd.	Kolly Ba	1 III I INUge I Very	Pine Ridne Road	-	HOM						CONDITIONS
College Pkwy.	Cypress Lake Dr.	Gladiolus Dr.	North	Colonial Blvd.	Boy Scout Dr.	College Pkwy.	Daniels Pkwy.	Six Mile Pkwy.	Jamiaca Bay	Island Park Rd.	Alico Rd.	Colonial Blvd.	Boy Scout Dr.	College Pkwy.	Cypress Lake Dr.	Gladiolus Dr.	Winkler Rd.	Park Royal Dr.	Bass Rd.	Pine Ridge Rd.	SR 865	John Morris Rd.	McGregor Blvd.	North	Daniets Pkwy.	Metro Pkwy.	McGreaor Blvd.	Chadiolus Dd	Voltanie Ivo.	Summerlin Rd	2		<b>;</b>					WITH PROJECT
4LD E	2LN E	2LN E	6LD E	6LD E	6LD E	8LD E	6LD E	8LD E	6LD E	6LD E	6LD E	4L0 E	6LD E	6LD E	410 6	6LD E	6LD E	6LD E	6LD E	6LD E	4L0 E	4LD E	4LD m	2LN E		4 0 m		2 2 2	-		2 2	Lanes Sig	# of LOS	(1) (2)				
36963	18649	9762	46242	42868	48441	38800	52796	68122	64971	58325	30183	33638	65487	63204	47199	55805	65036	65160	56532	41662	33024	21192	39717	24152	42520	44600	26336	10430		39665		PSWUI	_					
						0 38,286	36 51,629	2 64,573	1 61,796	55,524	3 28,740			56,350	39,593	15 45,083	36 53,851	0 53,975	12 50,971	37,620	24 30,238						10 13 308						æ	(3) (4)				: :
2 1.047	9 1.167			1 1.027	0 1.027	6 1.027	9 1.027	3 1.120	6 1.120	4 1.120	0 1.120			0 1.060	3 1.167	3 1.167	1 1.167	5 1.167	1 1.167	0 1.167	8 1.167	4 1.167					8 1.120							Ţ		BAG	•	
17 32,880	57 13,340			17 40,470	27 46,040	27 37,280	27 50,270	0 57,650	0 55,180	0 49,580	0 25,660	30,340	i0 56,850	53,160	57 33,930	57 38,630	57 46,140	17 46,250	37 43,680	57 32,240	57 25,910		32,640				0 23,490							1	5	BACKGROUND TRAFFIC		
0.101			0.084	0.084	0.084	0.084	0.084	0.093	0.093	0.093	0.093	0.104	0.104	0.104	0.091	0.091	0.091	0.091	0.091	0.091	0.091						0.088					- Factor		6)		D,TRAFEI		
	-			3,400		3,130	4,220	5,360	5,130	4,610	2,390	1			3,090	3,520	4,200	4,210	3,970	2,930		1,520	2,970				2.070					VUUIN		_		ю		
1,461		388	1,882	1.734	1.974	1,596	2,152	2,787	2,668	2,397	1,243	1,612	3,014	2,820	1.514	1,725	2,058	2,063	1,945	1,436	1,156				_		1.097			1 240				-	Backord			• •
1,859	593	372	1,808	1,666	1,896	1,534	2,068	2,573	2,462	2,213	1,147	1,548	2,896	2,710	1,576	1,795	2,142	2,147	2,025	1,494	1,204	775	1,515	959	1.603	1622 122	973	3 4	51.000	1401		AACC -			12			
2703	3277	72	1238	1390	1235	547	1241	3776	3378	2980	1535	1569	5565	7292	8091	11406	11899	11899	5916	4300	2964	1764	1730	1315	80	4828	8 8	202	200	1918		PSWUI						
2541	3080	68	1164	1307	1161	514	1167	3549	3175	2801	1443	1475	5231	6854	7606	10722	11185	11185	5561	4042	2786	1658	1626	1236	2895	4538	28 9	202	2	017	0.94	VOIUne	Peak Hr	Daily	Net New Net New			
244	296	7	112	126	112	49	112	341	305	269	139	142	503	658	731	1030	1074	1074	534	388	268	159	156	119	278	436	з с		2 2	- 1/3	0.0903	VOUTH	Peak Hr	Daily Two-Way	Net New	PROJE		
0.620	0.620	0.620	0.620	0.620	0.620	0.620	0.620	0.380	0.380	0.380	0.380	0.620	0.620	0.620	0.620	0.620	0.620	0.380	0.380	0.380	0.380	0.380	0.380	0.620	0.620	0.620	0.620	0.300	0.000	0.390		N.	i. ⊮	Dir.		PROJECT TRAFFIC		
0.380	0.380	0.380	0.380	0.380	0.380	0.380	0.380	0.620	0.620	0.620	0.620	0.380	0.380	0.380	0,380	0.380	0.380	0.620	0.620	0.620	0.620	0.620	0.620	0.380	0.380	0.380	0.380	0.020	0.020	0.620		SW		F		D		
151	184	4	69	78	69	ő	69	130	116	102	ន	88	312	408	453	639	666	408	203	147	102	8	59	74	172	270	N	<u>ہ</u> ہ	5 8	3 8	3	NE	Peak Hr	Dir.				
93 1	112	з	43	48	43	19	43	211	189	167	88	2	191	250	278	391	408	666	331	241	166	99	97	45	106	166		- 10		5		WC	Ĩ	•				
1,612	801	392	1,951	1,812	2,043	1,627	2,222	2,917	2,784	2,499	1,296	1,700	3,326	3,228	1,967	2,363	2,724	2,471	2,148	1,583	1,258	805	1,515	1,295	1,909	2,028	1,099		000	1,540		NVE		Peak Hr	F.	TOTAL TRAFFIC		
1,952	705	375	1,851	1,714	1,939	1,552	2,110	2,784	2,652	2,380	1,233	1,602	3,087	2,960	1,854	2,187	2,550	2,813	2,356	1,735	1,370	874	1,611	1,004	1,709	1,789	974	210		1 154		SW		ŧ	Iolal	SAFEIC		
1		-		2,850	2,850	2,850	2,850	2,850	2,850	2,850	-	-	2,950	2,960	1,970	2,960	2,960	2,960	2,960	2,960	1,970	1,970	1,970			1.900	1,900	750	7000	1 900	·	losc.		-	1			
1,950	Γ			2,920	2,920	2,920	2,920	2,920	2,920	2,920	2,920		3,040	3,040	2,030		3,040	3,040	3,040	3,040	2,030			÷			1,950		1						SERVIC			
0 1,950			<b>—</b>	2,920	0 2,920	2,920	2,920	2,920	Τ	2,920	2,920		0 3,040	0 3,040	2,030	0 3,040	0 3,040	0 3,040	0 3,040	0 3,040	1		N				0 1,950			0 1.950		" Transa			SERVICE VOLUME	จ		
50 1,950		20 920	20 2,920	20 2,920	20 2,920	20 2,920	20 2,920	20 2,920	2,920 2,920	20 2,920	20 2,920		10 3,040	10 3,040	30 2,030	10 3.040	10 3,040	10 3,040	10 3,040	10 3,040			30 2,030				io 1,950	- I	- T	1.950			T O OTA			5		
8	-	n	8	8	B	8	8	0	c	C	B	c	n	η	c	8	c	B	8	B	8	8	8	Π	0	٦	<b></b> (	. +	-+		-							
F 7	C 19	с 0	.B	B 2	B 2	8 1	B 2	0	с 3	B 3	8 1	8 4	F 10.	C 13.	C. 22.	B 21.	C 21.	C 13.	B 6	B 4	8 5	B 2	8 2	т 8	С 8.	C 13.	-	+		B 0	-	i.						
	19.95% 12	0.47% 0	2.38% 1	2.68% 1	2.38% 1	.04% 0	2.38% 1	4.44% 7	3.97% 6	3.50% 5	81% 2	4.34% 2.66%	10.26% 6	13.42% 8.	22.33% 13	21.01% 12	21.90% 13.43%	13.43% 21.	6.68% 10.	4:85% 7.	5.02% 8.	2.98% 4.	2.92% 4.				0.10% 0.	1 25% D		1.71% 2		10E 911		SV @	As % of	Project Traffic		
4.75%	12.23% .	0.29%	1.46%	1.64%	1.46%	0.64%	1.46%	7.24%	6.48%	5.71%	2.95%	66%	6.29%	8.23% **	13.68% •	12.88%	43%	21.90% .	10.89%	7.91%	8.19% •	4.86%	4.76%	4.92% **	5.42% *	8.50% **	0.06%	140%	De la	2.80%			٤.	-		Signif		•

EQOTNOTES:

Edsting plus sommitted number of lanes.
 Les County roadway LOS sundrations based on The Les Plan, Policy 22.1.1.
 Pask season line volumes based on StGUTMS travel model assignment.
 Background traffic estimated by subtracting Project PSWOT from the total PSWOT.
 Background traffic estimated by subtracting Project PSWOT from the total PSWOT.
 PACUTANOT flextor based on Lee County 2003 permenent count station data.
 (K) for pactor based from Les County 2003 permenent count station data.
 (H) Clo factors devolt from Les County 2003 permenent count station data.
 (H) Lee County Generalized Service Yournes, Fabruary 2003.

Indicates roadway segment significantly, but not adversely, impacted by the Project.
 Indicates roadway segment both significantly and adversely impacted by the Project.

مست

Exhibit7.123 - 06/23/2004

#04524
















### APPENDIX A

### TRANSPORTATION METHODOLOGY

dpe

#### HEALTHPARK REASSESSMENT TRANSPORTATION METHODOLOGY OUTLINE

Project Name:

HealthPark Florida

Development Parameters:

See Exhibit 1

Proposed:

Buildout:

Approved: Phase I – 2004 (Reassessment after Phase I)

Buildout -2012

Scope:

Buildout conditions with Project will be analyzed. Existing conditions and future conditions without project will not be necessary.

Trip Generation:

ITE 7<sup>th</sup> Edition will be utilized.

ITE Lane Use Code and internal captured trips will be applied consistent with approved assumptions.

#### FSUTMS Parameters:

Utilize current MPO travel model parameters. Interpolate ZDATA between 1990 and 2020 for Year 2012.

Modify TAZ for HealthPark.

Utilize ZDATA1 and ZDATA2 of FSUTMS to determine P's and A's and trip purposes allocation for use in ZDATA3.

Modeled trip generation will equal (+/- 1%) of total ITE external trips.

Project net new trips will be applied to FSUTMS assignment to determine roadway significant impacts.

E+C Network:

Reflects programmed roadway improvements through Year 2006. Reflects programmed FIHS roadway improvements through Year 2008.



#04524 05/11/04

#### HEALTHPARK REASSESSMENT TRANSPORTATION METHODOLOGY OUTLINE (Continued)

Traffic Parameters: Background (Total minus Project) traffic from model will be converted to peak hour, peak season traffic based on Lee County 2003 K<sub>(100)</sub> and PS factors.

Project net new PSWDT will be converted to peak hour, peak season traffic based on ITE.

Link Analysis:

Significant impact based on Project traffic consumption of 5% or more of the SV at the adopted LOS standard (FIHS controlled by FDOT criteria).

Roadway SV based on Lee County Generalized Service Volumes.

#### Intersection Analysis:

Year 2012 (Buildout) LOS will be analyzed for the following intersections.

Bass Road / Summerlin Road Bass Road / Park Royal Drive Bass Road / Gladiolus Drive Park Royal Drive / Summerlin Road

The list of intersections may be expanded based on the 5% significant impact criteria of the roadway segment.

Mitigation:

Comparison of Impact Fee vs. Proportionate Share at Buildout.

### EXHIBIT 1

# HEALTHPARK FLORIDA DEVELOPMENT PARAMETERS COMPARISON

Land Use	DRI/ADA Approved Parameters <sup>(1)</sup>	NOPC Approved Parameters <sup>(2)</sup>	Approved <u>2004 <sup>(3)</sup></u>	Proposed Buildout <u>2012</u>
Residential	· .	· · · ·		· · · ·
Independent Living	680 du	530 du	363 du	478 du
Assisted Living & Skilled Nursing	520 beds	566 beds	407 beds	445 beds
Multifamily	0 du	510 du	468 du	1,156 du
Lodging – Hotel <sup>(4)</sup>	60 rooms	132 rooms	252 rooms	172 rooms
Acute Care Hospital	768 beds	440 beds	220 beds	542 beds
Medical/General Office	· .	•	· ·	
Medical Office	450,000 sq. ft.	165,000 sq. ft.	165,000 sq. ft.	465,000 sq. ft.
General Office		175,000 sq. ft.	175,000 sq. ft.	
Medical Services Mall	50,000 sq. ft.	10,000 sq. ft.	0 sq. ft.	0 sq. ft.
Specialized Hospital <sup>(4)</sup>	468 beds	120 beds	16 beds <sup>(5)</sup>	16 beds (5)
				35,000 sq. ft. Admin.
Medical Education	500 students	500 students	0 students	0 students
Wellness Center	170,000 sqft.	60,000 sq. ft.	75,000 sq. ft.	
Future Health Care Facilities	235,000 sq. ft.	314,000 sq. ft.	17,200 sq. ft. <sup>(6)</sup>	20,000 sq. ft. <sup>(6)</sup>
Campus Support Facilities	160,000 sq. ft.	27,000 sq. ft.	0 sq. ft.	0 sq. ft.
Commercial	300,000 sq. ft.	300,000 sq. ft.	100,000 sq. ft.	160,000 sq. ft.

(2) (3) (4) (5) (6)

 Footnotes:

 (1)
 Per HealthPark Florida, ADA/DRI Sufficiency Response.

 (2)
 Per Second Development Order Amendment For HealthPark Florida.

 (3)
 Per HealthPark Florida DRI Assessment Traffic Study, December 1, 2000.

 (4)
 Includes Ronald McDonald House.

 (5)
 Hope Hospice at 16 beds, (12,000 square feet associated with beds) and 35,000 square feet administration.

 (6)
 Includes day care at 7,200 s.

Includes day care at 7,200 sq. ft.



### APPENDIX B

### **ITE TRIP GENERATION**

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#### HealthPark DRI Reassessment, #04524 Summary of Trip Generation Calculation For 478 Occupied Dwelling Units of Congregate Care Facility June 23, 2004

		· · · ·		<u> </u>
	-	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, 7th Edition, 2003.

HealthPark DRI Reassessment, #04524 Summary of Trip Generation Calculation For 445 Occupied Beds of Assisted Living June 23, 2004

	Average Rate		Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	2.74	1.75	1.00	1219
7-9 AM Peak Hour Enter	0.12	0.00	1.00	53
7-9 AM Peak Hour Exit 7-9 AM Peak Hour Total	0.05	0.00	1.00 1.00	22 76
4-6 PM Peak Hour Enter	0.15	0.00	1.00	67
4-6 PM Peak Hour Exit 4-6 PM Peak Hour Total	0.14 0.29	0.00 0.00	1.00	62 129
Saturday 2-Way Volume	2.20	1.57	1.00	979
Saturday Peak Hour Enter	0.18	0.00	1.00	80
Saturday Peak Hour Exit Saturday Peak Hour Total	0.18 0.36	0.00 0.60	1.00 1.00	80 160

Note: A zero indicates no data available. Source: Institute of Transportation Engineers Trip Generation, 7th Edition, 2003.

HealthPark DRI Reassessment, #04524 Summary of Trip Generation Calculation For 1156 Dwelling Units of Apartments June 23, 2004

		Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	6.14	0.00	1.00	7098
7-9 AM Peak Hour Enter 7-9 AM Peak Hour Exit 7-9 AM Peak Hour Total	0.10 0.39 0.49	0.00 0.00 0.00	1.00 1.00 1.00	114 456 570
4-6 PM Peak Hour Enter 4-6 PM Peak Hour Exit 4-6 PM Peak Hour Total	0.37 0.20 0.57	0.00 0.00 0.00	1.00 1.00 1.00	425 229 653
Saturday 2-Way Volume	7.63	0.00	1.00	8818
Saturday Peak Hour Enter Saturday Peak Hour Exit Saturday Peak Hour Total	0.00 0.00 0.43		$1.00 \\ 1.00 \\ 1.00$	0 0 493

Note: A zero indicates no data available. The above rates were calculated from these equations:

24-Hr. 2-Way Volume:  $T = 6.01(X) + 150.35, R^2 = 0.88$ T = .49(X) + 3.737-9 AM Peak Hr. Total:  $R^2 = 0.83$ , 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: .53(X) + T = 4.21  $R^2 = 0.82$ , 0.29 Enter, 0.71 Exit T = .6(X) + 17.52PM Gen Pk Hr. Total:  $R^{2} = 0.8$ , 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, 7th Edition, 2003.

#### HealthPark DRI Reassessment, #04524 Summary of Trip Generation Calculation For 172 Occupied Rooms of Hotel June 23, 2004 $f(g) = \frac{1}{2}$

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	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	8.92	6.04	1.00	1534
7-9 AM Peak Hour Enter	0.39	0.00	1.00	67
7-9 AM Peak Hour Exit	0.28	0.00	1.00	48
7-9 AM Peak Hour Total	0.67	0.84	1.00	115
4-6 PM Peak Hour Enter	0.34	0.00	. 1.00	58
4-6 PM Peak Hour Exit	0.36	0.00	1.00	62
4-6 PM Peak Hour Total	0.70	0.87	1.00	120
Saturday 2-Way Volume	10.50	4.11	1.00	1806
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	0.87	0.94	1.00	150

Note: A zero indicates no data available. Source: Institute of Transportation Engineers Trip Generation, 7th Edition, 2003.

HealthPark DRI Reassessment, #04524 Summary of Trip Generation Calculation For 542 Beds of Hospital June 23, 2004

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		Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	10.62	0.00	1.00	5755
7-9 AM Peak Hour Enter	0.81	0.00	1.00	441
7-9 AM Peak Hour Exit	0.35	0.00	1.00	189
7-9 AM Peak Hour Total	1.16	0.00	1.00	631
4-6 PM Peak Hour Enter	0.48	0.00	1.00	257
4-6 PM Peak Hour Exit	0.84	0.00	1.00	458
4-6 PM Peak Hour Total	1.32	0.00	1.00	715
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 = 1.44(X) + -149.79 R^2 = 0.68, 0.7 Enter, 0.3 Exit
4-6 PM Peak Hr. Total:	T = 1.42(X) + -54.39
	$R^2 = 0.6$ , 0.36 Enter, 0.64 Exit
AM Gen Pk Hr. Total:	LN(T) = 1.15LN(X) +76 R <sup>2</sup> = 0.69, 0.65 Enter, 0.35 Exit
PM Gen Pk Hr. Total:	LN(T) = .94LN(X) + .66
	$R^2 = 0.71$ , 0.39 Enter, 0.61 Exit
Sat. 2-Way Volume: Sat. Pk Hr. Total:	$LN(T) = .58LN(X) + 4.65, R^2 = 0.71$
	$R^2 = 0$ , 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, 7th Edition, 2003.

## HealthPark DRI Reassessment, #04524

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Summary of Trip Generation Calculation For 475 Th.Gr.Sq.Ft. of Medical-Dental Office Building

June 23, 2004

	Average Rate	Standard Deviation	Adjustment Factor	-
Avg. Weekday 2-Way Volume	40.44	0.00	1.00	19208
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	0.76	0.00	1.00	362
4-6 PM Peak Hour Exit	2.06	0.00	1.00	980
4-6 PM Peak Hour Total	2.83	0.00	1.00	1342
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:	$0$ $R^2 = 0, 0 \text{ Enter, } 0 \text{ Exit}$
4-6 PM Peak Hr. Total:	LN(T) = .93LN(X) + 1.47
AM Gen Pk Hr. Total:	$R^{2} = 0.77$ , 0.27 Enter, 0.73 Exit T = 3.49(X) + 5.25
AM Gen IK hi. IOtai.	$R^2 = 0.85$ , 0.66 Enter, 0.34 Exit
PM Gen Pk Hr. Total:	T = 4.43(X) + .48
Sat. 2-Way Volume: Sat. Pk Hr. Total:	R^2 = 0.92, 0.4 Enter, 0.6 Exit 0, R^2 = 0 0
	$R^2 = 0$ , 0 Enter, 0 Exit
Sun. 2-Way Volume: Sun. Pk Hr. Total:	$0, R^2 = 0$
	$R^{2} = 0$ , 0 Enter, 0 Exit

Source: Institute of Transportation Engineers Trip Generation, 7th Edition, 2003.

HealthPark DRI Reassessment, #04524 Summary of Trip Generation Calculation For 16 Beds of Hospital June 23, 2004

	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	0.79	0.00	1.00	. 13
7-9 AM Peak Hour Exit	0.34	0.00	1.00	5
7-9 AM Peak Hour Total	1.13	1.14	1.00	18
1-6 PM Peak Hour Enter	0.47	0.00	1.00	8
1-6 PM Peak Hour Exit	0.83	0.00	1.00	13
1-6 PM Peak Hour Total	1.30	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, 7th Edition, 2003.

#### HealthPark DRI Reassessment, #04524

Summary of Trip Generation Calculation For 35 Th.Gr.Sq.Ft. of Single Tenant Office Building June 23, 2004

	· · · · · ·	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:	$LN(T) = .6LN(X) + 4.32, R^2 = 0.52$
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, 7th Edition, 2003.

HealthPark DRI Reassessment, #04524 Summary of Trip Generation Calculation For 10.8 Th.Gr.Sq.Ft. of Day Care Center June 23, 2004

		Standard Deviation	Adjustment Factor	<b>-</b> .
Avg. Weekday 2-Way Volume	79.26	21.03	1.00	856
7-9 AM Peak Hour Enter 7-9 AM Peak Hour Exit 7-9 AM Peak Hour Total	6.78 6.01 12.79		1.00 1.00 1.00	
4-6 PM Peak Hour Enter 4-6 PM Peak Hour Exit 4-6 PM Peak Hour Total	6.19 6.99 13.18	0.00 0.00 6.86	1.00 1.00 1.00	75
Saturday 2-Way Volume	6.21	5.44	1.00	67
Saturday Peak Hour Enter Saturday Peak Hour Exit Saturday Peak Hour Total	1.07 0.63 1.70	0.00	1.00 1.00 1.00	12 7 18

Note: A zero indicates no data available. Source: Institute of Transportation Engineers Trip Generation, 7th Edition, 2003.

HealthPark DRI Reassessment, #04524 Summary of Trip Generation Calculation For 160 T.G.L.A. of Shopping Center June 23, 2004

		Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	57.61	0.00	1.00	9218
7-9 AM Peak Hour Enter	0.79	0.00	1.00	127
7-9 AM Peak Hour Exit	0.51	0.00	1.00	81
7-9 AM Peak Hour Total	1.30	0.00	1.00	207
4-6 PM Peak Hour Enter	2.56	0.00	1.00	410
4-6 PM Peak Hour Exit	2.77	0.00	1.00	444
4-6 PM Peak Hour Total	5.34	0.00	1.00	854
Saturday 2-Way Volume	77.65	0.00	1.00	12424
Saturday Peak Hour Enter	3.82	0.00	1.00	611
Saturday Peak Hour Exit	3.52	0.00	1.00	
Saturday Peak Hour Total	7.34	0.00	1.00	1175

Note: A zero indicates no data available. The above rates were calculated from these equations:

	$LN(T) = .65LN(X) + 5.83, R^2 = 0.78$ LN(T) = .6LN(X) + 2.29
	$R^2 = 0.52$ , 0.61 Enter, 0.39 Exit
4-6 PM Peak Hr. Total:	LN(T) = .66LN(X) + 3.4 R <sup>2</sup> = 0.81, 0.48 Enter, 0.52 Exit
AM Gen Pk Hr. Total:	$0 R^2 = 0, 0 Enter, 0 Exit$
PM Gen Pk Hr. Total:	0
Sat. 2-Way Volume:	$R^2 = 0$ , 0 Enter, 0 Exit LN(T) = .63LN(X) + 6.23, $R^2 = 0.82$
Sat. Pk Hr. Total:	LN(T) = .65LN(X) + 3.77 R^2 = 0.84 , 0.52 Enter, 0.48 Exit
Sun. 2-Way Volume: Sun. Pk Hr. Total:	$T = 15.63(X) + 4214.46, R^2 = 0.52$
	$R^2 = 0$ , 0 Enter, 0 Exit

Source: Institute of Transportation Engineers Trip Generation, 7th Edition, 2003.

### APPENDIX C

### FSUTMS TRIP PURPOSE ALLOCATION

dpa

LEE COUNTY FSUTMS ZDATA TRIP PURPOSE FROM GEN.OUT

•	•	· · ·				
IJ	TAZ <u>0</u>	ERR ERR ERR ERR	ļ	JE TAZ 0	ERR ERR ERR	ERR
PERCENTAGE	TAZ 0	ERR ERR ERR ERR ERR		PERCENIAGE TAZ 0	ERR ERR ERR	ERR
	TAZ 0	ERR ERR ERR ERR ERR		TAZ 0	ERR ERR ERR ERR	ERR
	TAZ 720	10% 14% 19% 100%		TAZ 720	16% 7% 33% 27 <u>%</u>	100%
<u>2012</u> Productions			2012 Attractions			
	TAZ 0	o		T AZ 0		0 ERR
· · · · · · · · · · · · · · · · · · ·	TAZ 0	0		TAZ 0		0 ERR
GENT.OUT	TAZ 0	o		<u>GENT.OUT</u> TAZ 0	· · · · ·	0 ERR
Ö			• .	GEI		ш
Ŭ	TAZ 720	1548 2197 1329 2902 <u>7455</u> 15431		<u>GEI</u> TAZ 720	• • • •	

06/23/2004 - TP%\_Calc.123

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### APPENDIX D

### **HCM/HCS WORKSHEETS**

dpe

### **FUTURE CONDITIONS WITHOUT IMPROVEMENTS**



HCS2000: Sign	nalized Intersec	tions Releand 4.1	Ld
Analyst: SK Agency: DPA Date: 06/16/2004 Period: PM Peak Hour, Peak S	Are Jur Season Yea	er.: Bass Rd./Gla a Type: All other isd: Lee County ir : 2012 Without	areas
<pre>ject ID: HealthPark DRI, E,  St: Gladiolus Drive</pre>		St: Bass Road	
CT	NATION THREESE		
	GNALIZED INTERSE   Westbound	Northbound	Southbound
	L T R	L T R	
No. Lanes 0 2 1	1 2 0		0 0 0
LGConfig   T R	LT	L R	
· · · · · · · · · · · · · · · · · · ·	490 1528	430 655	
Lane Width   12.0 12.0	12.0 12.0	12.0 12.0	)
RTOR Vol   60	l ,	60	
Duration 0.25 Area	Type: All other	areas	•
	Signal Operat		
Phase Combination 1 2	3 4 1	5 6	7 8
EB Left	NB	Left A	
Thru A		Thru	
Right A		Right A	
Peds WB Left A	SB	Peds Left	
Thru A A		Thrù	
Right		Right	
Peds		Peds	1
NB Right A	EB	Right A	
S <sup>-</sup> Right	WB	Right	
20.0 60.0		20.0	
Yëllow 4.0 4.5 All Red 2.0 1.5		4.0 2.0	· · · · ·
A11 Keu 2.0 1.5			ngth: 118.0 secs
Interse	ction Performanc	-	
Appr/ Lane Adj Sat	Ratios		proach
Lane Group Flow Rate Grp Capacity (s)	v/c g/C	Delay LOS Dela	ay LOS
orp capacity (3)	v/c g/c	Deruy DOD Der	
Eastbound			
	0 0 4 0 51		
T 1748 3438	0.74 0.51	24.7 C 21.2	2 C
R 1121 1538 Westbound	0.25 0.73	5.4 A	
L 291 1719	1.77 0.17	410.6 F	
T 2506 3438	0.64 0.73	8.7 A 106	.3 F
Northbound			
L 291 1719	1.56 0.17	315.8 F	
	· · · ·	181	.6 F
R 600 1538	1.04 0.39	84.5 F	
Southbound			
			1

Intersection Delay = 95.1

(sec/veh) Intersection LOS = F

### HCS2000: Unignalized Intersections Relea

TWO-WAY STOP CONTROL SUMMARY\_\_\_

	Analyst:	SK					
	Agency/Co.:	DPA					н
	Performed:	06/16/2004					
	Analysis Time Period:	PM Peak Hou	ır, Peak	Season			
	Intersection:	Bass Rd./Pa	ark Royal	Dr.			
	Jurisdiction:	Lee County		• •			
	Units: U. S. Customar	·y					
	Analysis Year:	2012 Withou	it Improv	rement	· · · ·		
	Project ID: HealthPa				•		
	East/Weşt Street:	Bass Road					
	North/South Street:	Park Royal	Drive			•	
	Intersection Orientat	ion: NS		Stu	dy peric	d (hrs):	0.25
		_Vehicle Vo	lumes and	l Adjust	ments		· · · · · · · · · · · · · · · · · · ·
	Major Street: Approa	ich No	orthbound	ł ,	Sc	uthbound	· · ·
	Moveme	ent 1	2	3	4	5 6	<b>)</b>
	· · · ·	L	Т	• <b>R</b> • •	L .	TR	
		· · · ·				· · · · · · · · · · · · · · · · · · ·	· · ·
	Volume	115	388	253	171	389 1	.62
	Peak-Hour Factor, PHF			0.95	0.95		.95
	Hourly Flow Rate, HFR		408	266	180	409 1	.70
	Percent Heavy Vehicle				5		••••
	Median Type/Storage	Raise	ed curb	*	/ 1	,	
	RT Channelized?			No		No	
	Lanes	. 1	2 1	<b>.</b> .	1	2 1	· .
	Configuration	]	TR	· .	I		
	Upstream Signal?		No		•	No	
						<u>.</u>	·
	br Street: Approa		estbound	0		stbound	0
	Moveme		8	9	1 10		.2
	· · ·	L	Ţ	R	L	T P	<b>{</b> • • • • • • • • • • • • • • • • • • •
	Volume	382	128	308	194	161 2	290
•	Peak Hour Factor, PHF		0.95	0.95	0.95		.90
	Hourly Flow Rate, HFR		134	324	204		305
	Percent Heavy Vehicle		5	524.	5	5 5	
	Percent Grade (%)	5 5	0	5	5	0	)
		sts?/Storage	. •	No	1 .		× / ·
	Lanes	SLS:/SLULAY	2 0	No	1	Nc 2 0	, ,
	Configuration	- -	L T TR		I		
	contrigutation	•			. 1		
					· · · · · · · · · · · · · · · · · · ·		
	Del	av. Oueue Le	ength, an	d Level	of Serv	vice	
		B SB	-	bound		Eastbou	ind
	Movement 1		7		9	10 11	12
			L		TR	L T	TR
	Lane Contig L	- ,		•		<b>~</b> .	
	Lane Config L						
		21 180	402	67	391	204 84	389
	v (vph) 1	21 180 70 893	402 0		391 407	204 84 0 100	389 318
	v (vph) 1 C(m) (vph) 9	70 893		121	407	0 100	318
	v (vph) 1 C(m) (vph) 9 v/c 0	70 893 .12 0.20		121 0.55	407 0.96	0 100	) 318 34 1.22
	v (vph)       1         C(m) (vph)       9         v/c       0         95% queue length       0	70 893 .12 0.20 .43 0.75	0	121 0.55 2.67	407 0.96 11.15	0 100 0.8 4.7	) 318 34 1.22 30 17.30
	v (vph)       1         C(m) (vph)       9         v/c       0         95% queue length       0         Control Delay       9	70893.120.20.430.75.210.0+	0	121 0.55 2.67 66.6	407 0.96 11.15 67.5	0 100 0.8 4.7 127	) 318 4 1.22 0 17.30 7.1 160.1
	v (vph)1C(m) (vph)9v/c095% queue length0Control Delay9LOS0	70 893 .12 0.20 .43 0.75	0	121 0.55 2.67	407 0.96 11.15	0 100 0.8 4.7	) 318 34 1.22 30 17.30
	v (vph) 1 C(m) (vph) 9 v/c 0 95% queue length 0 Control Delay 9 LOS F oach Delay	70893.120.20.430.75.210.0+	0	121 0.55 2.67 66.6	407 0.96 11.15 67.5	0 100 0.8 4.7 127	) 318 4 1.22 0 17.30 7.1 160.1
	v (vph)1C(m) (vph)9v/c095% queue length0Control Delay9LOS0	70893.120.20.430.75.210.0+	0	121 0.55 2.67 66.6	407 0.96 11.15 67.5	0 100 0.8 4.7 127	) 318 4 1.22 0 17.30 7.1 160.1

4.1d

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Agency:DPAAreDate:06/16/2004JurPeriod:PM Peak Hour, Peak SeasonYeaject ID:HealthPark DRI, #04524	er.: Bass Rd./Summerlin Rd. a Type: All other areas isd: Lee County r : 2012 Without Improvement St: Bass Road
SIGNALIZED INTERSE	CTTON SUMMARY
Eastbound   Westbound	Northbound   Southbound
L T R   L T R	L T R L T R
	ll
No. Lanes   1 3 1   1 3 1	
LGConfig   L T R   L T R	L TR   L T R
Volume  251 1698 99  185 1854 424	157 125 152  591 173 390    12 0 12 0    12 0 12 0
Lane Width         12.0         12.0         12.0         12.0         12.0           RTOR Vol         60	
Duration 0.25 Area Type: All other	areas
Signal Operat	
Phase Combination 1 2 3 4	5 6 7 8
EB Left A   NB Thru A	Left A A Thru A
Right A	Right A
Peds	Peds
WB Left A   SB	Left A A
Thru A	Thru A
Right A	Right A
Peds   NB Right   EB	Peds Right A
NB Right   EB S <sup>-</sup> Right A   WB	Right A
(bn 19.0 70.0	30.0 20.0
Yellow 3.5 5.0	3.5 4.0
All Red 2.5 2.0	1.0 3.0
Tarta and the Dev Course	Cycle Length: 163.5 secs
Intersection Performanc Appr/ Lane Adj Sat Ratios	Lane Group Approach
Lane Group Flow Rate	
Grp Capacity (s) $\overline{v/c}$ g/C	Delay LOS Delay LOS
Eastbound	
L 200 1719 1.32 0.12	246.9 F
T211549400.840.43R100715380.040.65	45.2 D 70.0 E 10.0+ B
Westbound	10:0+ 5
L 200 1719 0.98 0.12	128.2 F
T 2115 4940 0.92 0.43	51.6 D 51.7 D
R 1007 1538 0.38 0.65	13.2 B
Northbound	
L 374 1719 0.44 0.33	42.0 D
TR 386 3156 0.76 0.12	77.7 E 64.8 E
Southbound	
L 385 1719 1.62 0.33	348.0 F
T 221 1810 0.82 0.12	
R 433 1538 0.80 0.28	64.9 E
Intersection Delay = 90.3 (sec/ve	

TWO-WAY STOP CONTROL SUMMARY\_\_\_\_

Agen Anal Inte Juri Unit Anal Proj East Nort	lyst: ncy/Co.: Performed: lysis Time Period ersection: isdiction: ts: U. S. Customa lysis Year: ject ID: Health t/West Street: th/South Street: ersection Orienta	Gladi Lee C ary 2012 Park DRI Gladi A & W	ak Hour, olus Dr ounty Without , #0452 olus Dr: Bulb Ro	./A & W Improv 4 ive	Bulb ement	Rd.	period	(hrs)	: 0.25	· · · · · · · · · · · · · · · · · · ·	
		Vehic	le Volu	mes and	Adiu	stmer	nts		*	:	
Majo	or Street: Appro			tbound				tbound	1		
	Moven	nent	1	2	3	· ·	4	5	6		
	• •		L	Т	R	· ]	$\mathbf{L}_{-1}$	Т	R		•
Volu	1me		163	1104				1483	340		
	-Hour Factor, PH	чг	0.95	0.95		•		0.95	0.95		
	cly Flow Rate, HI		171	1162				1561	357		* 
	cent Heavy Vehic		5								
	ian Type/Storage		Undivid	ded			1 .				
	Channelized?					. '			10		
Lane			1	2				2	1		
Conf	figuration		$\mathbf{L}$	Т				*	ર		•
	ream Signal?			No				No			
	· · · · · · · · · · · · · · · · · · ·								· · ·		
i R	or Street: Appro	bach	Nor	thbound			Sou	thbour	nd		
1 )9	T DETERCE APPLO	000.									
1 0	Mover		7	8	9		10	11	12		
1 ,0											. *
· .	Mover		7	8	9	   	10 L	11	12 R		
Volu	Mover	ment	7	8	9		10 L 211	11	12 R 96		
Volu Peak	Mover me K Hour Factor, Pi	nent HF	7	8	9		10 L 211 0.95	11	12 R 96 0.95		
Volu Peak Hour	Mover me & Hour Factor, Pf cly Flow Rate, HI	nent HF FR	7	8	9		10 L 211 0.95 222	11	12 R 96		
Volu Peak Hour Perc	Mover me K Hour Factor, PH cly Flow Rate, HI cent Heavy Vehic	nent HF FR	7	8	9		10 L 211 0.95	11 T	12 R 96 0.95		
Volu Peak Hour Perc Perc	Mover me K Hour Factor, PH rly Flow Rate, HH cent Heavy Vehic cent Grade (%)	nent HF FR les	7 L	8	9		10 L 211 0.95 222	11	12 R 96 0.95 101		· · · · · · · · · · · · · · · · · · ·
Volu Peak Hour Perc Flar	Mover me K Hour Factor, Ph rly Flow Rate, Hi cent Heavy Vehic cent Grade (%) red Approach: Ex	nent HF FR les	7 L	8 T	9		10 L 211 0.95 222 5	11 T	12 R 96 0.95 101 0 No		· .
Volu Peak Hour Perc Flar Lane	Mover me A Hour Factor, Ph cly Flow Rate, Hh cent Heavy Vehic cent Grade (%) red Approach: Ex es	nent HF FR les	7 L	8 T	9		10 L 211 0.95 222	11 T 0	12 R 96 0.95 101 0		· · · · · · · · · · · · · · · · · · ·
Volu Peak Hour Perc Flar Lane	Mover me K Hour Factor, Ph rly Flow Rate, Hi cent Heavy Vehic cent Grade (%) red Approach: Ex	nent HF FR les	7 L	8 T	9		10 L 211 0.95 222 5	11 T	12 R 96 0.95 101 0 No		· · · · · · · · · · · · · · · · · · ·
Volu Peak Hour Perc Flar Lane	Mover me A Hour Factor, Ph cly Flow Rate, Hh cent Heavy Vehic cent Grade (%) red Approach: Ex es	nent HF FR les	7 L	8 T	9		10 L 211 0.95 222 5	11 T 0	12 R 96 0.95 101 0 No		
Volu Peak Hour Perc Flar Lane	Mover me & Hour Factor, PH cly Flow Rate, HH cent Heavy Vehic cent Grade (%) red Approach: Ex es figuration	nent HF FR les xists?/S	7 L torage	8 T 0	9 R	1	10 L 211 0.95 222 5 0	11 T 0 LR	12 R 96 0.95 101 0 No		· · · · · · · · · · · · · · · · · · ·
Volu Peak Hour Perc Flar Lane Conf	Mover me k Hour Factor, PH rly Flow Rate, HH cent Heavy Vehic cent Grade (%) red Approach: Ex- figuration De	HF FR les xists?/S elay, Qu	7 L torage eue Lend	8 T O	9 R d Lev		10 L 211 0.95 222 5 0	11 T 0 LR ce	12 R 96 0.95 101 0 No 0	/	
Volu Peak Hour Perc Flar Lane Conf	Mover me A Hour Factor, PH cly Flow Rate, HH cent Heavy Vehic cent Grade (%) red Approach: Ex- s figuration De- coach	HF FR les xists?/S elay, Qu EB	7 L torage eue Leno WB	8 T O gth, an Nort	9 R d Lev hboun	d	10 L 211 0.95 222 5 0 f Servi	11 T 0 LR CeSout	12 R 96 0.95 101 0 No 0	/	· · · · · · · · · · · · · · · · · · ·
Volu Peak Hour Perc Flar Lane Conf Appr Move	Mover me Mover Factor, Pf cly Flow Rate, Hi cent Heavy Vehic cent Grade (%) red Approach: Ex- s figuration De- coach ement	HF FR les xists?/S elay, Qu EB 1	7 L torage eue Lene WB	8 T O gth, an Nort	9 R d Lev		10 L 211 0.95 222 5 0 f Servi	11 T 0 LR ce	12 R 96 0.95 101 0 No 0	/	· · · · · · · · · · · · · · · · · · ·
Volu Peak Hour Perc Flar Lane Conf Appr Move	Mover me A Hour Factor, PH cly Flow Rate, HH cent Heavy Vehic cent Grade (%) red Approach: Ex- s figuration De- coach	HF FR les xists?/S elay, Qu EB	7 L torage eue Leno WB	8 T O gth, an Nort	9 R d Lev hboun	d	10 L 211 0.95 222 5 0 f Servi	11 T 0 LR CeSout	12 R 96 0.95 101 0 No 0	/	· · · · · · · · · · · · · · · · · · ·
Volu Peak Hour Perc Flar Lane Conf Appr Move Lane	Mover me K Hour Factor, PH cly Flow Rate, HH cent Heavy Vehic: cent Grade (%) red Approach: Ex- es figuration De- coach ement e Config	nent HF FR les xists?/S elay, Qu EB 1 L	7 L torage eue Leno WB	8 T O gth, an Nort	9 R d Lev hboun	d	10 L 211 0.95 222 5 0 f Servi	11 T 0 LR CeSout	12 R 96 0.95 101 0 No 0	12	· · · · · · · · · · · · · · · · · · ·
Volu Peak Hour Perc Flar Lane Conf Appr Move Lane V (v	Mover me K Hour Factor, PH cly Flow Rate, HH cent Heavy Vehic: cent Grade (%) red Approach: Ex- es figuration De- coach ement e Config Tph)	nent HF FR les xists?/S elay, Qu EB 1 L 171	7 L torage eue Leno WB	8 T O gth, an Nort	9 R d Lev hboun	d	10 L 211 0.95 222 5 0 f Servi	11 T 0 LR CeSout	12 R 96 0.95 101 0 No 0	/	
Volu Peak Hour Perc Flar Lane Conf Appr Move Lane V (v C (m)	Mover me K Hour Factor, PH cly Flow Rate, HH cent Heavy Vehic: cent Grade (%) red Approach: Ex- es figuration De- coach ement e Config	HF FR les xists?/S elay, Qu EB 1 L 171 293	7 L torage eue Leno WB	8 T O gth, an Nort	9 R d Lev hboun	d	10 L 211 0.95 222 5 0 f Servi	11 T 0 LR CeSout	12 R 96 0.95 101 0 No 0	/	· · · · · · · · · · · · · · · · · · ·
Volu Peak Hour Perc Flar Lane Conf Appr Move Lane v (v C (m) v/c	Mover me k Hour Factor, PH cly Flow Rate, HH cent Heavy Vehic: cent Grade (%) red Approach: Ex- s figuration De- coach ement e Config Tph) (vph)	ment HF FR les xists?/S elay, Qu EB 1 L 171 293 0.58	7 L torage eue Leno WB	8 T O gth, an Nort	9 R d Lev hboun	d	10 L 211 0.95 222 5 0 f Servi	11 T 0 LR CeSout	12 R 96 0.95 101 0 No 0 2 2 bbound 11 LR 323 14 23.07	/	
Volu Peak Hour Perc Flar Lane Conf Appr Move Lane v (v C (m) v/c 95%	Mover me k Hour Factor, PH rly Flow Rate, HH cent Heavy Vehic: cent Grade (%) red Approach: Ex- s figuration coach ement coach ement config Tph) (vph) queue length	ment HF FR les xists?/S elay, Qu EB 1 L 171 293 0.58 3.43	7 L torage eue Leno WB	8 T O gth, an Nort	9 R d Lev hboun	d	10 L 211 0.95 222 5 0 f Servi	11 T 0 LR CeSout	12 R 96 0.95 101 0 No 0 2 hbound 11 LR 323 14 23.07 41.54	/	
Volu Peak Hour Perc Flar Lane Conf Appr Move Lane V (v C (m) v/c 95% Cont	Mover me k Hour Factor, PH cly Flow Rate, HH cent Heavy Vehic: cent Grade (%) red Approach: Ex- s figuration De- coach ement e Config Tph) (vph)	nent HF FR les xists?/S =lay, Qu EB 1 L 171 293 0.58 3.43 33.2	7 L torage eue Leno WB	8 T O gth, an Nort	9 R d Lev hboun	d	10 L 211 0.95 222 5 0 f Servi	11 T 0 LR CeSout	12 R 96 0.95 101 0 No 0 2 2 323 14 23.07 41.54 10456	/	
Volu Peak Hour Perc Flar Lane Conf Appr Move Lane V (V C (m) V/c 95% Cont LOS	Mover me k Hour Factor, PH cly Flow Rate, HH cent Heavy Vehic: cent Grade (%) red Approach: Ex- es figuration Coach ement e Config ph) (vph) queue length crol Delay	ment HF FR les xists?/S elay, Qu EB 1 L 171 293 0.58 3.43	7 L torage eue Leno WB	8 T O gth, an Nort	9 R d Lev hboun	d	10 L 211 0.95 222 5 0 f Servi	11 T 0 LR CeSout	12 R 96 0.95 101 0 No 0 2 23 14 23.07 41.54 10456 F	12	
Volu Peak Hour Perc Flar Lane Conf Appr Move Lane V (v C (m) v/c 95% Cont LOS	Mover me k Hour Factor, PH cly Flow Rate, HH cent Heavy Vehic: cent Grade (%) red Approach: Ex- es figuration 	nent HF FR les xists?/S =lay, Qu EB 1 L 171 293 0.58 3.43 33.2	7 L torage eue Leno WB	8 T O gth, an Nort	9 R d Lev hboun	d	10 L 211 0.95 222 5 0 f Servi	11 T 0 LR CeSout	12 R 96 0.95 101 0 No 0 2 hbound 11 LR 323 14 23.07 41.54 10456 F 10456	/	
Volu Peak Hour Perc Flar Lane Conf Appr Move Lane V (v C (m) v/c 95% Cont LOS	Mover me k Hour Factor, PH cly Flow Rate, HH cent Heavy Vehic: cent Grade (%) red Approach: Ex- es figuration Coach ement e Config ph) (vph) queue length crol Delay	nent HF FR les xists?/S =lay, Qu EB 1 L 171 293 0.58 3.43 33.2	7 L torage eue Leno WB	8 T O gth, an Nort	9 R d Lev hboun	d	10 L 211 0.95 222 5 0 f Servi	11 T 0 LR CeSout	12 R 96 0.95 101 0 No 0 2 23 14 23.07 41.54 10456 F	/	

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# HCS2000: Signalized Intersections Release 4.1d

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Analyst: SK	-	Inte	er.: Gladi	olus Dr./W:	inkler Bd	
Agency: DPA				l other are		
Date: 06/16/2004			isd: Lee Co			
Period: PM Peak Hour		· Year	: 2012	Without Imp	rovement	•
ject ID: HealthPark			<b>.</b> .			
E, 🖌 St: Gladiolus Driv	e	N/S	St: Winkle	er Road		
	SIGNALIZED	INTERSEC	CTION SUMM	ARY		
Eastbound	d   Westbo	und	Northbo	und   So	outhbound	
	R L T	R	L T	RLL	TR	Ì
	I		·	I		i
No. Lanes   1 3	1   1 3		1 2	1   1	L 2 1	1
LGConfig   L T	•	R	L T	R   L	TR	1
			87 268	35  217	204 310	Ì.
Lane Width  12.0 12.0 RTOR Vol	•		12.0 12.0		) 12.0 12.0	1
RIOR VOL	60 I	60		35	60	1.
Duration 0.25	Aron Timos All			· · · · · · · · · · · · · · · · · · ·	·	······································
	Area Type: All	. otner a . Operati		· · ·		
Phase Combination 1	3191121 2 3	4 I	5	6. 7	7 8	·
EB Left A	A	I NB	Left A	A	0	
Thru	A		Thru	A	the second second	
Right	A		Right	A		
Peds		i	Peds			•
WB Left A	A	SB	Left A	А	· · · ·	
Thru	A	Ľ	Thru	A	•	•
Right	A .	1	Right	A	•	
Peds		I	Peds			
NB Right A			Right A	· .		
Right A (Jan 20.0		WB	Right A			•
Yellow 4.3	55.0 4.3		20.0			
All Red 2.0	2.0	•	4.3	4.3		
	2.0	•		2.0	145 2	
Int	ersection Per	formance	Summary	le Length:	145.2 Se	CS
Appr/ Lane Adj	Sat Ratio		Lane Group	o Approac	·h	<del> </del>
	Rate			inpproud		· ·
Grp Capacity (s		q/C	Delay LOS	Delay LC	S	
		-	-	. 4		· .
Eastbound						
L 287 1719			196.2 F		· · · · ·	
T 1871 4940			51.9 D	76.6 E		
R 861 1538	0.02	0.56	14.2 B		e - 1944	
Westbound	· · ·			· ·		
L 287 1719 T 1871 4940			35.9 D			
	,		43.7 D	39.4 D		
R 861 1538 Northbound	0.32	0.56	17.4 B			
	0 00	0.05				
			32.6 C			
T 592 3438 R 543 1538	,		54.8 D	49.3 D		
Southbound	0.00	0.35	30.4 C	· .	• • • •	
L 385 1719	0.59	0.55	20 0 5			
T 592 3438			38.0 D			
R 543 1538			53.5 D 37.3 D	42.4 D		•
Intersection D		(sec/veh		action too	- 5	
		(Sec) ven	, incers	ection LOS	- L	
· · · · · · · · · · · · · · · · · · ·						

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\_TWO-WAY STOP CONTROL SUMMARY\_\_\_\_

· · ·	<pre>nalyst: SK gency/Co.: DPA Performed: 06/16/2004 alysis Time Period: PM Peak Hour, Peak Season ntersection: McGregor Blvd./A &amp; W Bulb Rd. urisdiction: Lee County nits: U. S. Customary nalysis Year: 2012 Without Improvement roject ID: HealthPark DRI, #04524 ast/West Street: McGregor Blvd. orth/South Street: A &amp; W Bulb Road ntersection Orientation: NS Study period (hrs): 0.25</pre>
	Vehicle Volumes and Adjustmentsajor Street: ApproachNorthboundMovement123456
	L T R   L T R
	olume       5       1998       116       282       1740       5         eak-Hour Factor, PHF       0.95       0.95       0.95       0.95       0.95       0.95         ourly Flow Rate, HFR       5       2103       122       296       1831       5         ercent Heavy Vehicles       5         5           edian Type/Storage       Raised curb       / 1       No       No
	anes12120onfigurationLTRLTTpstreamSignal?NoNoNo
	r Street: Approach Westbound Eastbound Movement 7 8 9   10 11 12 L T R   L T R
	olume     39     5     267     10     5       eak Hour Factor, PHF     0.95     0.95     0.95     0.95     0.95       ourly Flow Rate, HFR     41     5     281     10     5     5       ercent Heavy Vehicles     5     5     5     5     5       ercent Grade (%)     0     0     0
	lared Approach:Exists?/Storage/No/anes011010onfigurationLTRLTR
	Delay, Queue Length, and Level of ServiceOproachNBSBWestboundEastboundOvement14789101112ane ConfigLLLTRLTR
	(vph)       5       296       46       281       20         (m) (vph)       316       221       218       218         /c       0.02       1.34       1.29       20         5% queue length       0.05       16.22       14.93         ontrol Delay       16.6       222.7       204.0         OS       C       F       F         :oach Delay       -       F       -

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HCS2000: 5	allzed Intersec	tions Releas	La
Analyst: SK Agency: DPA Date: 06/16/2004 Period: PM Peak Hour, Peal I Ject ID: HealthPark DR Erw St: Cypress Lake Drive	Are Jur Season Yea , #04524	er.: McGregor Bly a Type: All other isd: Lee County r : 2012 Without St: McGregor Bly	Improvement
2, 201 Cyproop Land Drive		be. Mediegor Di	
	SIGNALIZED INTERSE	·	
Eastbound	Westbound	Northbound	Southbound
L T R	LTR	LTR	LTR
No. Lanes   1 2 0			
LGConfig   L TR	L T R	LTR	L TR
Volume  42 44 27	554 85 305	47 1694 612	281 1395 79
Lane Width  12.0 12.0		12.0 12.0 12.0	12.0 12.0
RTOR Vol   0	60	60	0 1
Duration 0.25 Area	Type: All other	areas	
	Signal Operat		
Phase Combination 1 2	3 4	5 6	7 8
EB Left A	NB	Left A	Α
Thru	A	Thru	A
Right Peds	A I	Right Peds	A
WB Left A A	SB.		A
Thru A	A	Thru A	A
Right A	A	Right A	A
Peds	t i	Peds	
NB Right A A	EB	Right	
S Right	WB	Right A	
ال الم الع		7.0 12.0 4.0 0.0	) 59.3 4.5
All Red 3.0 0.0		2.5 0.0	2.2
			ngth: 150.0 secs
	ection Performanc	e Summary	
Appr/ Lane Adj Sat		Lane Group App	broach
Lane Group Flow Rat Grp Capacity (s)			100
Grp Capacity (s)	v/c g/C	Delay LOS Dela	ay LOS
Eastbound	- <u> </u>	<u> </u>	· · · · · · · · · · · · · · · · · · ·
L 92 1719	0.48 0.05	72.9 E	
TR 270 3243	0.27 0.08	65.0 E 68.0	) E
Westbound		· .	
L 867 3335	0.67 0.26	51.8 D	· .
T 440 1810	0.20 0.24	45.4 D 48.0	) D
R 518 1538	0.50 0.34	40.4 D	
Northbound		· · · ·	
L 128 1719	0.38 0.44	32.1 C	
T 1359 3438	1.31 0.40	191.1 F 144.	6 F
R 1077 1538	0.54 0.70	11.4 B	
Southbound	0.07 0.50		
L 340 1719 TR 1621 3410	0.87 0.57 0.96 0.48	68.6 E	
1021 5410	0.96 0.48	51.4 D 54.1	. D
Intersection Dela	y = 94.5 (sec/ve)	h) Intersectior	LOS = F
· · ·		,	

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<b>T</b>	- <b>O</b> T		)			
Analys				Int	ter.: Summerlin Rd./Pine Ridge Rd.	
Agency Date:		04			ea Type: All other areas	۰.
	• •	Hour, Peak	Socos		risd: Lee County	
		thPark DRI,		iea	ar : 2012 Without Improvement	•
	: Summerli		#04324		S St: Pine Ridge Road	
_,				H/ 5	5 St. Time Kiuge Koad	
			GNALIZE	D INTERSE	ECTION SUMMARY	
	Ea	stbound	West	bound	Northbound   Southbound	<u> </u>
	L	TR	L	T R	L T R  L T R	
·	l		!			
No. La LGConf	•	3 1	1	3 1		
Volume	168	T R 1502 13	L  473 1			
	•			714 65	20 155 469  109 157 20    12.0 12.0 12.0  12.0 12.0 12.0	
RTOR V		12.0 12.0	112.0 1	60		
	- 1	10	<b>1</b> ·	00 -	60   20	
Duratio	on 0.25	Area	Гуре: А	ll other	areas	
				al Operat		
	Combination	· · · · · · · · · · · · · · · · · · ·	3	4	5 6 7 8	
EB Lei Thi		A A		NB	Left A	
Ric		A A		1.1	Thru A	
Peo		A		1	Right A Peds	
WB Lef		A A		I SB	Left A	
Thi	cu	A.	•	1 55	Thru A	
Ric	ght	A		i	Right A	
Pec	is	· .		i	Peds	
NB Rig		А		EB	Right	
SP Ric	ht	A	·	WB	Right	. '
en		25.0 52.0			22.0	
Yeilow	3 .	4.0 5.0			4.3	
All Rec	1	2.0 1.5			2.4 Grand a Langeth 110.0	
	. ·	Intersed	tion Pe	rformanc	Cycle Length: 118.2 secs e Summary	
Appr/	Lane	Adj Sat	Rati		Lane Group Approach	<u> </u>
Lane	Group	Flow Rate				
Grp	Capacity	(s)	v/c	g/C	Delay LOS Delay LOS	
		·····				
Eastbou		1710		·		
L T	425	1719	0.17	0.70	13.4 B	
R	2173 677	4940	0.73	0.44	28.5 C 27.9 C	
Westbou		1538	0.00	0.44	18.5 B	
L	425	1719	1.17	0.70	137.5 F	
T	2173	4940	0.83	0.44	32.1 C 54.8 D	
R	677	1538	0.01	0.44	18.6 B	
Northbo				·		
L	190	1019	0.11	0.19	40.2 D	
Т	337	1810	0.48	0.19	44.1 D 31.4 C	
R	699	1538	0.62	0.45	26.1 C	
Southbo						
L	191	1028	0.60		49.3 D	
Т	337	1810	0.49	0.19	44.2 D 46.3 D	۰.
R	699	1538	0.00	0.45	17.6 B	
1	Intersec	tion Delay	= 42.2	(sec/vel	h) Intersection LOS = D	
-				•		
					· · · · · · · · · · · · · · · · · · ·	

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TWO-WAY STOP CONTROL SUMMARY\_

			•				
							· · · ·
Analyst:	SK						
Agency/Co.:	DPA	· .	•		•	· · · ·	
I Performed:	06/16/200				•		
Analysis Time Period:	PM Peak H	lour, Peak	Season			4 <sup>1</sup>	
Intersection:		Rd./Park		r			
Jurisdiction:	Lee Count		-	· .			· · · · · ·
Units: U. S. Customar		2					
Analysis Year:	-	out Improv	voment	·		· ·	
Project ID: HealthPa			veillenc				
							· •
	Summerlin						·.
North/South Street:	Park Roya	1 Drive					
Intersection Orientat	ion: EW		Stu	dy périoc	(hrs):	0.25	
· · · ·	1	· · ·				·	
		olumes and	d Adjust				
Major Street: Approa	ich	Eastbound	•	Wes	tbound		
Moveme	ent 1	2	3	4	5	6	
	Ľ	Т	R	( L	Т	R	
							•
Volume	128	2291	52	56	1949	546	· · ·
Peak-Hour Factor, PHF	0.9	5 0.95	0.95	0.95	0.95	0.95	
Hourly Flow Rate, HFR			54	58	2051	574	
Percent Heavy Vehicle				5			•
Median Type/Storage		ivided					
RT Channelized?	0110		No		No		
Lanes		1 2 3	1	1	2 1		
Configuration	н	LTR	<b>-</b>	L	TR	· . · ·	· .
Upstream Signal?		No		<b>ب</b>	No	1 A.	
opstream Signal:		NO			NO		
N r Street: Approa	ch	Northbound	4	Sol	thbound		<u>.</u>
Moveme		8	9	1 10	11	12	
Hoveme	L	T	R	1 L	T	R	
	. Li	1		· ·	<b>1</b>	K	
Volume	50	23	67	468	36	268	<u></u>
Peak Hour Factor, PHF			0.95	0.95	0.95	0.95	
			70	492	37	282	
Hourly Flow Rate, HFR		24	10	492	31 .	202	· · ·
Percent Heavy Vehicle			2	E	2		
Developed Circular (8)	es 5	2	2	5	2	0	ана (тр. 1997) 1997 — Прила Прила (тр. 1997) 1997 — Прила (тр. 1997)
Percent Grade (%)	•	0	2	5	0	0	,
Flared Approach: Exi	s 5. .sts?/Stora	0 ge		/	0 1		1
Flared Approach: Exi Lanes	•	0 ge 1 1 :	1	/ 1	0 1 0	0	1
Flared Approach: Exi	•	0 ge	1	/	0 1	0	/
Flared Approach: Exi Lanes	•	0 ge 1 1 :	1	/ 1	0 1 0	0	/
Flared Approach: Exi Lanes Configuration	.sts?/Stora	0 ge 1 1 : L T R	1	/ 1 L	0 1 1 0 TR	0	/
Flared Approach: Exi Lanes Configuration 	sts?/Stora ay, Queue	0 ge 1 1 1 L T R Length, ar	l nd Level	/ 1 L	0 1 1 0 TR .ce	0 10	/
Flared Approach: Exi Lanes Configuration Del Approach E	.sts?/Stora	0 ge 1 1 1 L T R Length, ar	1	/ 1 L of Servi	0 1 1 0 TR .ce	0 No Dound	/
Flared Approach: Exi Lanes Configuration 	sts?/Stora ay, Queue B WB	0 ge 1 1 1 L T R Length, ar	l nd Level	/ 1 L of Servi	0 1 1 0 TR .ce	0 No Dound	/
Flared Approach: Exi Lanes Configuration Del Approach E	.sts?/Stora ay, Queue B WB 4	0 ge 1 1 L T R Length, ar Nort	1 nd Level thbound 8	/ 1 L of Servi	0 1 1 0 TR .ce South .0 1	0 No Dound L 1	/  L2 TR
Flared Approach: Exi Lanes Configuration  Del Approach E Movement 1	sts?/Stora ay, Queue B WB 4 L	0 ge 1 1 1 L T R Length, an Nort   7	1 nd Level thbound 8	/ 1 L of Servi 9   1	0 1 1 0 TR .ce South .0 1	0 No Dound L 1	
Flared Approach: Exi Lanes Configuration   Del Approach E Movement 1 Lane Config L	.sts?/Stora ay, Queue B WB 4	0 ge 1 1 1 L T R Length, an Nort   7	1 nd Level thbound 8	/ 1 L of Servi 9   1 R   I	0 1 1 0 TR .ce South .0 1	0 No Dound L 1 T	
Flared Approach: Exi Lanes Configuration 	sts?/Stora ay, Queue B WB 4 L	0 ge 1 1 : L T R Length, an Nort   7   L	1 nd Level thbound 8 T 24	/ 1 L of Servi 9   1 R   I	0 1 1 0 TR .ce 	0 No Dound L 1 T	rr 319
Flared Approach: Exi Lanes Configuration Del Approach E Movement 1 Lane Config L v (vph) 1 C(m) (vph) 1	ay, Queue B WB 4 L 34 58 52 177	0 .ge 1 1 : L T R Length, ar Nort   7   L 52	1 nd Level thbound 8 T 24 0	/ 1 L of Servi 9   1 R   1 70 4 176	0 1 1 0 TR .ce 	0 No Dound L 1 T	rr 319
Flared Approach: Exi Lanes Configuration 	ay, Queue B WB 4 L 34 58 52 177 .88 0.33	0 ge 1 1 1 L T R Length, an Nort   7   L 52	1 nd Level thbound 8 T 24 0	/ 1 L of Servi 9   1 R   1 70 4 176 0.40	0 1 1 0 TR .ce 	0 No Dound L 1 T	rr 319
Flared Approach: Exi Lanes Configuration Del Approach E Movement 1 Lane Config L v (vph) 1 C(m) (vph) 1 v/c 0 95% queue length 6	.sts?/Stora ay, Queue B WB 4 L 34 58 52 177 .88 0.33 .05 1.34	0 ge 1 1 5 L T R Length, an Nort   7   L 52	1 nd Level thbound 8 T 24 0	/ 1 L of Servi 9   1 R   1 70 4 176 0.40 1.75	0 1 1 0 TR .ce 	0 No Dound L 1 T	rr 319
Flared Approach: Exi Lanes Configuration  Approach E Movement 1 Lane Config L v (vph) 1 C(m) (vph) 1 v/c 0 95% queue length 6 Control Delay 1	ay, Queue B WB 4 52 177 .88 0.33 .05 1.34 02.6 34.9	0 ge 1 1 5 L T R Length, an Nort   7   L 52	1 nd Level thbound 8 T 24 0	/ 1 L of Servi 9   1 R   1 70 4 176 0.40 1.75 38.3	0 1 1 0 TR .ce 	0 No Dound L 1 T	rr 319 )
Flared Approach: Exi Lanes Configuration	.sts?/Stora ay, Queue B WB 4 L 34 58 52 177 .88 0.33 .05 1.34	0 ge 1 1 5 L T R Length, an Nort   7   L 52	1 nd Level thbound 8 T 24 0	/ 1 L of Servi 9   1 R   1 70 4 176 0.40 1.75	0 1 1 0 TR .ce 	0 No Dound L 1 T	rr 319
Flared Approach: Exi Lanes Configuration Del Approach E Movement 1 Lane Config L v (vph) 1 C(m) (vph) 1 v/c 0 95% queue length 6 Control Delay 1 LOS A bach Delay	ay, Queue B WB 4 52 177 .88 0.33 .05 1.34 02.6 34.9	0 ge 1 1 5 L T R Length, an Nort   7   L 52	1 nd Level thbound 8 T 24 0	/ 1 L of Servi 9   1 R   1 70 4 176 0.40 1.75 38.3	0 1 1 0 TR .ce 	0 No Dound L 1 T	rr 319 )
Flared Approach: Exi Lanes Configuration  Approach E Movement 1 Lane Config L v (vph) 1 C(m) (vph) 1 v/c 0 95% queue length 6 Control Delay 1 LOS	ay, Queue B WB 4 52 177 .88 0.33 .05 1.34 02.6 34.9	0 ge 1 1 5 L T R Length, an Nort   7   L 52	1 nd Level thbound 8 T 24 0	/ 1 L of Servi 9   1 R   1 70 4 176 0.40 1.75 38.3	0 1 1 0 TR .ce 	0 No Dound L 1 T	rr 319 )

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HCS2000: Seg	nalized Inte	ersections l	Relea <b>re</b> 4.1	ld	
Analyst: SK Agency: DPA Date: 06/16/2004 Period: PM Peak Hour, Peak S ject ID: HealthPark DRI, E, w St: Summerlin Road		Area Type Jurisd: Le Year : 20	: All othen ee County	t Improveme	
ST	GNALIZED INT	FREECTION	SUMMARY	۰.	
Eastbound	Westbound		thbound	Southbou	nd l
L T R	L T	R   L	T R	L T	R
Lane Width  12.0 12.0 12.0 RTOR Vol   60	12.0 12.0 1		1 0 TR 100 129 12.0 0	1 1   L TR  20 50  12.0 12.0	0 307 0
Duration 0.25 Area	Type: All ot				······································
Dhasa Gambinsting 1		perations			
Phase Combination 12EBLeftAThruARightA	3 4	NB Left Thru Right	5 6 A A A	78	
Peds WB Left A	· .	Peds	7		
WB Left A Thru A		SB Left Thru	A A		· · · · · ·
Right A		Right			
Peds		Peds	,		
NB Right		EB Right	•	÷	
S Right ( 'an 70.0		WB Right	40.0		
Yellow 5.0			40.0 4.0		· · .
All Red 2.0			4.0	· .	
		•		ngth: 125.0	secs
	tion Perfor				
Appr/ Lane Adj Sat Lane Group Flow Rate	Ratios	Lane (	Group App	proach	
Grp Capacity (s)	v/c g/0	Delay	LOS Dela	ay LOS	· · ·
	,, e , e, e			-1 202	
Eastbound					
L 58 103	4.79 0.5		F		
T 2766 4940 R 861 1538	0.87 0.5		C 199. B	.5 F	
Westbound	0.13 0.3	6 13.1	D	-	
L 58 103	1.83 0.5	6 459.1	F		
T 2766 4940	0.78 0.5		C 43.4	4 D	
R 861 1538	0.00 0.5	6 12.1	В	•	
Northbound					
L 199 622	0.27 0.3		C ·		
TR 530 1656	0.45 0.3	34.4	C 34.3	l C	
Southbound					,
L 307 960	0.07 0.3	2 29.6	С		
TR 504 1576	0.75 0.3		D 43.2	2 D	
Intersection Delay	= 118.9 (se	c/veh) Ir	ntersection	h LOS = F	· .

HCS2000: Simpalized Intersections Releas

Analyst Agency: Date: Period:	DPA 06/16/200	4 our, Peak S	· ·	Are Jur	er.: S a Type isd: L	: All Jee Cou	other inty	./Gladiol areas Improvem	·	
ject		hPark DRI,		• •	St: S		•	-		
• •		STO	NALTZED	INTERSE	CTTON	STIMMAT	RY.		•	
<u> </u>	Eas	tbound	Westb			thbour	and the second se	Southbo	und	
	L	TR	L T		L	Т	R	L T	R	
No. Lane	es   O	3 0	0	3 0	1	3	0 1	1 3	1	
LGConfig	g l	T	•	Т		Т	ľ	L T	R	
Volume	345	1341	•	38		1115		374 1177		
Lane Wid RTOR Vol		12.0	12	.0	112.0	12.0	.	12.0.12.0	12.0 60	•
KIOK VO.	<b>T</b>   .	.			1	• • •	. 1		60	
Duration	n 0.25	Area 7	Cype: Al	l other	areas					
	· · · · · · · ·			l Operat			·.			
	ombination	1 2	3	4	· · · ·	5	6	7	8	
EB Left Thru		A	· ·	NB	Left Thru	A		7		
Righ		A	· ·	1	Right			A		
Peds		•		1	Peds	•				•
WB Left	t			SB.		А	A	· · ·		
Thru		A	,	Ι.	Thru		A	А		
Righ			· .	1	Right		A	A		•
Peds NB Rigl				I I EB	Peds Right	e. P				
S Righ				WB	Right					
( )an		40.0		,		8.0	20.0	42.0	*	
Yellow		5.0				4.0		5.5		
All Red		2.4				2.0	0.0	2.0		
		T	weden pe	. <b>.</b>		-	le Len	gth: 130.	9 sec	S
Appr/	Lane	Intersec Adj Sat	Rati	rformanc		ary Group	<u></u>	roach		<u> </u>
		Flow Rate		03	naue	Group	. App	LOACH		
Grp	Capacity		v/c	g/C	Delay	LOS	Dela	y LOS	· .	
Eastbour	nd					. <u></u>		· · ·		·
	· · ·							*		
т	1510	4940	0.94	0.31	55.4	Έ	55.4	E		
Westbour	nd	• •	•	•						
•										•
T	1510	4940	1.07	0.31	90.7	F	90.7	F		• •
Nonthhom						·				•
Northbou L	105	1719	0.44	0.06	62.2	E		·	•	
T .	1585	4940	0.44	0.32	41.5	D	42.3	D		
Southbou	nd				. ·					
L	446	1719	0.88	0.26	65.0	Е				
Ŧ	2340	4940	0.53	0.47	24.4	Ċ	32.6	С		•
R	728	1538	0.35	0.47	22.1	С				
• •	Intersec	tion Delay	= 55.1	(sec/ve	h) I	nterse	ection	LOS = E		
				•				· •		

Neelwet, CV		
Analyst: SK		Inter.: US 41/Gladiolus Dr.
Agency: DPA	•	Area Type: All other areas
Date: 06/16	/2004	Jurisd: Lee County
	ak Hour, Peak Season ealthPark DRI, #04524	Year : 2012 Without Improvement
Ey "St: Gladi		N/S St: US 41

*	יסים ו	schou	lu	1 100	scoou.	iu -	1 10.	LCIDOC	mu	1 30	uunou	uia
	L	Т	R	.   L	T	R	L	Т	R	L	Т	R
· :			·	_!			I			I		
No. Lanes	2	. 3	0	2	3	0 -	2	3	0	2	3	0 1
LGConfig	ΙĻ	T	• •	L	Т		L	т			Т	· i
Volume	1349	1159		357	1140		1804	1351		457	1239	i i
Lane Width	12.0	12.0		12.0	12.0		112.0	12.0		112.0	12.0	i i
RTOR Vol	1 .			I			1			1		1

Duration	0.25		Area	Type:	All o	ther	areas					<u> </u>
		•		Sign	nal Oj	perat	ions		• .			
Phase Comb	oination	n 1 .	2	3	4			5	6	7	8	
EB Left		А	А			NB	Left	А	A			
Thru			А	А	·	Γ.	Thru		A	A		
Right				· .		ł	Right					
Peds						i –	Peds	•	:			
WB Left		A				SB	Left	A				1.1
Thru				A		Ì	Thru	,		A		
Right						1	Right					
Peds				· ·		1	Peds					
NB Right		•	•			EB	Right					
Sr Right						WB	Right					
( in		23.5	8.0	48.0	. '			17.5	28.0	53.5		· .
Ye⊥low		3.5	0.0	4.5				3.5	0.0	5.0		
All Red		1.0	0.0	1.5				1.0	0.0	1.5	•	. *
								Cycl	e Leng	th: 200	0.0	secs

.ppr/ ane	Lane Group	Adj Sat Flow Rate		ios	Lane G	roup	Approach	
rp	Capacity	(s)		g/C	Delay	LOS	Delay LOS	
astbou	ind	P		· . ·			· · · · · · · · · · · · · · · · · · ·	
	600	3335	0.61	0.18	77.4	Е		
	1383	4940	0.88	0.28	75.9	E	76.2 E	
estbou	Ind			•	· ·			
	392	3335	0.96	0.12	122.6	F		·
	1186	4940	1.01	0.24	105.1	F	109.3 F	
orthbo	und		• •				· · · · ·	
	834	3335	1.01	0.25	109.8	F		
	2013	4940	0.71	0.41	50.5	D	72.6 E	
outhbo	und						· · ·	
	292	3335 ,	1.65	0.09	397.4	F		
	1321	4940	0.99	0.27	94.5	F	176.2 F	

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FUTURE CONDITIONS WITH IMPROVEMENTS

RE CONDITIONS WITH




HCS2000: Intersections Releand 4.1d

	Analyst: SK Agency: DPA Date: 06/16/2004 Period: PM Peak Hour ( )ect ID: HealthPa E/w St: Gladiolus Dr	rk DRI, #04524 tiveSIGNALIZED I	Area Typ Jurisd: Year : N/S St: NTERSECTIO	Bass Rd./Glad be: All other Lee County 2012 With Imp Bass Road N SUMMARY	areas
	LTNo. Lanes0LGConfigTVolume123Lane Width12.RTOR Vol1	R     L     T       2     1     2     2       2     R     L     T       3331     1490     1528       0     12.0     12.0     12.0       60     1     1	R   L 0   1 3   430 0  12.0	T R   2 0 1   R   655   0 12.0   60	L T R   
	Duration 0.25	Area Type: All			
	Phase Combination 1EBLeftThruRightPedsWBWBLeftAThruARightPedsNBRightARightASRightIm20.Yellow4.0All Red2.0	2 3 4 A A A 0 55.0 0 4.5	NB Lef   Thr	5 6 t A u ht A s t u ht A ht 27.0 4.0 2.0	7 8 th: 120.0 secs
		Intersection Perf	formance Su		
•	Appr/ Lane A	Ādj Sat Ratios Low Rate	•		oach
	Grp Capacity		J/C Del	ay LOS Delay	LOS
	Eastbound				
			).46 32. ).73 5.4		C .
	L 556 3		).17     71.       ).68     12.		C.
	Northbound L 750 3	3335 0.60 0	).22 43.	1 D 46.9	D
	R 679 1 Southbound	1538 0.92 0	).44 49.		

Intersection Delay = 31.6 (sec/veh)

Intersection LOS = C

HCS2000:	nalized Inters	ections Relea	ld
Analyst: SK Agency: DPA Date: 06/16/2004 Period: PM Peak Hour, Peak S ( )ect ID: HealthPark DRI, E, w St: Park Royal Drive	7 Season Y #04524	Inter.: Bass Rd./Pa Irea Type: All othe Uurisd: Lee County Year : 2012 With In M/S St: Bass Road	r areas
SIC	SNALIZED INTER	SECTION SUMMARY	
Eastbound	Westbound	Northbound	Southbound
L T R	LTR	LTR	
	1 2 0 L TR 382 128 308 12.0 12.0 0	•	
Duration 0.25 Area 1	ype: All othe	r areas	
			· · · · · · · · · · · · · · · · · · ·
Phase Combination 1 2 EB Left A A Thru A Right A Peds	3 4     N 	5 6 B Left A A Thru A Right A Peds	7 8
WB Left A A Thru A Right A Peds	S	B Left A A Thru A Right A Peds	
NB         Right         A           S <sup>-</sup> Right         A           ( )n         25.0         32.0           Yellow         4.0         4.0           All Red         2.0         2.0		B Right B Right 15.0 24. 4.0 4.0 2.0 2.0	
Interso	tion Dorformo	nce Summary	ngth: 120.0 secs
Appr/ Lane Adj Sat Lane Group Flow Rate			proach
Grp Capacity (s)	v/c g/C	Delay LOS Dela	ay LOS
Eastbound			
L 537 1719 TR 828 3106	0.38 0.52 0.57 0.27	16.8 B 39.0 D 32.	4 C
Westbound		• •	
L 531 1719	0.76 0.52	25.4 C	:
TR 820 3074	0.56 0.27	38.8 D 32.	6 C
Northbound			
L 346 1719	0.35 0.38	26.6 C	
T 688 3438	0.59 0.20		1 D
R 705 1538	0.29 0.46	20.5 C	
Southbound	0 50 0 00	00 F	
L 346 1719	0.52 0.38	28.5 C	
T 688 3438	0.59 0.20		7 D
R 705 1538	0.15 0.46	19.0 B	
Intersection Delay	= 34.1 (sec/	veh) Intersection	LOS = C

HCS2000: S	nalized Intersec	tions Releas	ld
Analyst: SK	Int	er.: Bass Rd./Sur	nmerlin Rd.
Agency: DPA		a Type: All other	r areas
Date: 06/16/2004		isd: Lee County	
Period: PM Peak Hour, Pea		ar : 2012 With In	nprovement
ject ID: HealthPark DR	I, #04524		
Èrw St: Summerlin Road	N/S	S St: Bass Road	· · ·
	SIGNALIZED INTERSE	Northbound	
Eastbound   L T R	Westbound   L T R	L T R	Southbound
L T R	LTR		
No. Lanes 2 3 1			
LGConfig   L T R			
Volume  251 1698 99	185 1854 424	•	591 173 390
	0  12.0 12.0 12.0		
RTOR Vol   60	60	60	60
			· · · · · · · · · · · · · · · · · · ·
Duration 0.25 Are	a Type: All other		
Phase Combination 1 2	Signal Operat 3 4	5 6	7 8
EB Left A	5 4     NB	Left A	, 5 A
Thru A		Thru	A
Right A		Right	A
Peds		Peds	
WB Left A	SB	Left A A	
Thru A	· · · · ·	Thru A	А
Right A		Right A	А
Peds	1	Peds	
NB Right A	I EB	Right A	
S Right A	WB	Right A	
en 14.0 48	1	15.0 7.0	
Yellow 3.5 5.		3.5	4.0
All Red 2.5 2.0	U	1.0 Cycle Io	3.0
Tnter	section Performance		ngth: 120.0 secs
Appr/ Lane Adj Sat			proach
Lane Group Flow Ra		· <b>1 1</b>	
Grp Capacity (s)	v/c g/C	Delay LOS Del	ay LOS
·		· · ·	
Eastbound	0 (0 0 10	<b>.</b>	
L 389 3335	0.68 0.12	55.6 E	
T 1976 4940	0.90 0.40	40.2 D 41.	6 D
R 897 1538 Westbound	0.05 0.58	10.7 B	. · · ·
	0.50 0.12	50.8 D	
L 389 3335 T 1976 4940	0.99 0.40	50.8 D 53.1 D 47.	0 D
R 897 1538	0.43 0.58	14.2 B	
Northbound	0.10 0.10		· · · ·
L 326 1719	0.51 0.22	41.6 D	
T 173 1810	0.76 0.10	71.0 E 49.	6 D
R 417 1538	0.23 0.27	34.3 C	
Southbound			
L 736 3335	0.85 0.22	53.8 D	
T 279 1810	0.65 0.15	53.1 D 49.	1 D
R 506 1538	0.69 0.33	38.7 D	
Intersection Dol-	NI - 15 7 1000/m	b) Intersection	

0.22 5 0.15 5 0.33 3 (sec/veh) 53.8 53.1 38.7 3335 1810 1538 736 279 0.85 0.65 D D 49.1 D 506 1538 0.69 Intersection Delay = 45.7 D Intersection LOS = D

#### HCS2000: S alized Intersections Releas

Analyst: SK Agency: DPA Date: 06/16/2004 Period: PM Peak Hour, Peak Season ( )ject ID: HealthPark DRI, #04524 E/W St: Gladiolus Drive Inter.: Gladiolus Dr./A & W Bulb Rd. Area Type: All other areas Jurisd: Lee County Year : 2012 With Improvement

N/S St: A & W Bulb Road

#### SIGNALIZED INTERSECTION SUMMARY | Southbound | Eastbound | Westbound | Northbound T R L T R l L ΤĊ R L Т R 0 2 2, 1 0 1 1 1 0 0 0 0 1 No. Lanes т. **т**. Τ. LGConfig R | L R 1163 1104 1483 340 |211 96 Volume 12.0 12.0 | Lane Width |12.0 12.0 112.0 12.0 | RTOR Vol 60 60 1

Dur	ation	0.25	5	Area 1	'ype:	A11	other	areas			· .		
					Si	gnal	Operat	ions	<u> </u>	••			
Pha	se Comb	inatio	on. 1	2	3	- 4	E T		5	. 6 .	7	8	
EB	Left		А	A		• •	NB	Left			• •		
· ·	Thru		А	А			1	Thru					
	Right		•			÷	·	Right					
	Peds						1	Peds					· · ·
WB	Left						SB	Left	А				
	Thru			А			1 .	Thru			-		
	Right			A			1	Right	А				
	Peds			•			1	Peds					
NB	Right	•					EB	Right		$e^{-1} (e^{-1}) = e^{-1} (e^{-1}) (e^$	· · ·		
100	Right						WB	Right		. '			e
ز J	en		8.0	65.0					29.0				
Yel	low		4.0	4.0					4.0				
All	Red		2.0	2.0					2.0	1 C - 1		· .	
							*		Cycl	e Leng	gth: 120	.0	secs

Appr/ Lane	Lane Group	Adj Sat Flow Rate	Rat	ios	Lane (	Group	Appro	bach		
Grp	Capacity	(s)	v/c	g/C	Delay	LOS	Delay	LOS		, •,
Eastbou	ind						*	· .		
L	176	1719	0.98	0.66	96.5	F			•	•
T	2263	3438	0.51	0.66	10.8	В	21.8	Ċ		
· .		۰.						· .		
Westbou	Ind	•					•			
T	1862	3438	0.84	0.54	26.7	С	24.9	С	· .	
R	833	1538	0.35	0.54	15.9	В				
Northbo	und			•						
					•					•
										• •
								:	. •	
Southbo	und			· .						· ·
$\mathbf{L}$ .	415	1719	0.53	0.24	41.0	D				
				•			40.2	D		
R	372	1538	0.10	0.24	35.5	D				
	Intersect	tion Delay	= 24.9	(sec/v	eh) Ii	nterse	ction 1	LOS =	С	

## HCS2000: Simulized Intersections Released.1d

I )ec	: DPA 06/16/20 I: PM Peak	Hour thPark DRI,	#04524	Are Jur Yea	er.: Gladio a Type: All isd: Lee Co ir : 2012 W S St: Winkle	othen unty ith Ir	r areas nprovemen		- - -
		SIC	GNALIZE	) INTERSE	CTION SUMMA	RY		• . •	
	Ea	stbound	West	oound	Northbou		Southb	ound 1	
:		TR		ľ R		R		R	
No. La LGConf Volume Lane W RTOR V	ig   L  348 idth  12.0	T R 1650 75		3 1 T R 458 322 2.0 12.0 60	1 2   L T  87 268  12.0 12.0 		1 2   L T  217 204  12.0 12.		
Durati	on 0.25	Area 1		ll other			<u> </u>		
Dhago	Combinatio	n 1 2	Signa 3	al Operat 4 I	ions5	6	7		
EB Le Th	ft ru ght	A A A A	A A A	4     NB   	Left A Thru Right Peds	A A A		0	
WB Le		A	A	SB	Left A	А			÷.;*
Th			A	1	Thru	A			
	ght		A	1	Right	Ą		•	
. Pe NB Ri		A			Peds Right A				
S Ri	-	A A	•	·   WB	Right A		· .	· ,	. •
d. In		10.0 6.0	44.8	•	11.0	23.0	C		
Yellow		4.3 0.0	4.3		4.3	4.3			
All Re	d	2.0 0.0	2.0		2.0	2.0		0	
	:	Intersed	tion Pe	erformanc	e Summary	те ге	ngth: 120	.0 sec	S
Appr/	Lane	Adj Sat	Rati		Lane Group	Ap	proach	······································	
Lane	Group	Flow Rate					· · · · ·		
Grp	Capacity	(s)	v/c	g/C	Delay LOS	Dela	ay LOS		
Eastbo			· ·		· · · · · · · · · · · · · · · · · · ·				
L ·	379	1719	0.97	0.56	74.1 E				
T R	2091	4940	0.83	0.42	33.8 C	40.0	6 D		
Westbo	873 ·	1538	0.02	0.57	11.3 B				
L	203	1719	0.77	0.46	39.2 D				
T	1844	4940	0.83	0.37	37.6 D	34.9	9 C.		
R	796	1538	0.35	0.52	17.3 B			. •	
Northbo									
$\mathbf{L}$	370	1719	0.25	0.34	28.5 C				
T	659	3438	0.43	0.19	43.2 D	39.0	6 D		
R Southbo	504 ·	1538	0.00	0.33	27.1 C	•	t		
L	338	1719	0.67	0.34	40.5 D				
T	659	3438	0.33	0.19	40.3 D 42.1 D	34.8	3 С		
R	661	1538	0.40	0.43	23.9 C	51.0			
		tion Delay		(sec/ve		ection	h LOS = D		
				• •					
•									

HCS2000: Intersections Release 4.1d

Age: Date		16/20			Are Jui	cer.: M ea Type cisd: L	cGrego : All ee Cou	or Blvd./ other ar inty		lb Rd.
		Heal	Hour, Peak thPark DRI lb Road				•	th Impro or Blvd.	vement	•
		· .					oorogi	2 21/41		
<u> </u>	·			IGNALIZEI	• .			the second se		· · · · · · · · · · · · · · · · · · ·
		і Еа І Ļ	stbound T R	Westr  L ]	ound R	Nor   L	thbour T	nd   S R   L	outhbound T	d   R
No	Lanes	۱ ۱ 0	1 0	_¦	1 1	-¦	2	1	1 2	<u> </u>
	onfig	.	LTR		LT R		Ţ		TR	
Volu		10	5 5	39 5	267			16 282		
	e Width		12.0	12	2.0 12.0	12.0	12.0 1	2.0  12.	0 12.0	i -
RTOP	R Vol		0	1	60	1	• .6	50	0	1
Dura	ation	0.25	Area	Type: Al						<u> </u>
Phas	e Combir		n 1 2	Signa 3	l Operat	ions	5	6	7 8	····
	Left	acio	A 2	3	4     NB	Left	5	ь А	7 8	
	Thru		A	•		Thru		A	• , •	
	Right		A			Right		A		• •
	Peds				Í	Peds				
	Left		А		SB		А	A		
	Thru		A		1	Thru	A	A	· .	
	Right Peds		A		1	Right	A	A		
	Right				   EB	Peds Right				
	Right	. 1			WB	Right		· ·	· ·	
1 I.	en Ö		10.0				17.0	74.5		
Yell			4.0				4.0	4.5		
A11	Red		2.0				2.0	2.0		
			Tates				Cycl	e Length.	: 120.0	secs
Appr	/ Lane	···	Inters Adj Sat	ection Pe Rati					ch	
Lane	_		Flow Rate		.05	Lane	Group	Approa	СП	
Grp		city		v/c	g/C	Delay	LOS	Delay L	<u>os</u>	н. На страна На страна страна На страна стр
East	bound								· · · ·	
LTR	119		1431	0.18	0.08	51.9	D	51.9	D	
West	bound	•	· · ·			•••			•	•
LT ·	111		1328	0.41	0 00	БЛ 7	P	<b>1</b> .0 0		
R	423		1528	0.41	0.08 0.28	54.7 37.8	.D D	40.8	D	
	hbound		. 1000	0.02	0.20	57.0	U			•
L	138		222	0.04	0.62	8.9	A		•	
Т	213		3438	0.99	0.62	38.4	D	37.5	D	•
R	955		1538	0.06	0.62	9.0	А		•	
	hbound									
L.	304		1719	0.98	0.81	89.4	F			
TR	279	<u>ځ</u>	3437	0.66	0.81	5.1	А	16.8	В.,	
; 	Inte	ersed	ction Delay	/ = 28.1	(sec/ve	h) Iı	nterse	ction LO	S = C	
•										

HCS2000: S 4.1d nalized Intersections Releas

H	cs2000: s	alized 1	Intersect	tions Rel	eas <b>4</b> .1	d ,		
Analyst: SK Agency: DPA Date: 06/16/20 Period: PM Peak ject ID: Heal L/W St: Cypress	Hour, Peak S thPark DRI, Lake Drive	#04524	Area Jur Yea: N/S	er.: McGr a Type: A isd: Lee r : 2012 St: McGr CTION SUM	ll other County With Im egor Blv	areas provemen		ke Dr
l Ea	stbound	Westbo		Northb		Southb	ound	<u> </u>
	T R	L T	R		R	L T	R	
No. Lanes   1 LGConfig   L Volume  42 Lane Width  12.0 RTOR Vol		2 L 554 85 12.0 12	r R 305	<u>1</u> 2  L T  47 169  12.0 12. 	R   4 612	281 139	'R 15 79	
Duration 0.25	Area 1	ype: All	other a	areas			· · · · · ·	
·	· · · · · · · · · · · · · · · · · · ·		Operat:		<u> </u>	· .		
Phase Combinatio EB Left Thru Right Peds	n 1 2 A	3 A A	4     NB   	5 Left A Thru Right Peds		7 A A A	8	
WB Left Thru Right Peds	A A A A	A A	SB   	Left A Thru Right Peds	A A A	A A A		
NB Right Right len Yellow All Red	A         A           9.0         12.0           4.0         0.0           3.0         0.0	10.0 4.0 3.0	EB   WB	4. 2.	.0 6.0 0 0.0 5 0.0	70.8 4.5 2.2 ngth: 150	). ()	secs
	Intersec	tion Per	formanc	e Summary				
Appr/ Lane Lane Group	Adj Sat Flow Rate	Ratio		Lane Gro	ويتحدث والمتحر المحرب ومستعد والمتحدث والمتحدث والمتحدث	roach		
Grp Capacity	(s)	v/c	g/C	Delay LO	S Dela	y LOS		•
Eastbound L 103 TR 216	1719 3243	0.43 0.34	0.06 0.07	70.8 E 67.8 E		) E		
Westbound		·. ·						
L 623 T 265 R 451	3335 1810 1538	0.94 0.34 0.57	0.19 0.15 0.29	81.8 F 58.2 E 46.8 D	69.8	B E		• •
Northbound L 230 T 1623	1719 3438	0.21 1.10	0.57 0.47	21.5 C 94.0 F		5 E		
R 1082 Southbound	1538	0.54	0.70	11.1 B			· .	· .
L 363 TR 1746	1719 3410	0.82 0.89	0.66 0.51	61.4 E 38.8 D		D		· ·
Intersed	ction Delay	= 61.5	(sec/ve)	h) Inte	rsection	LOS = E	) <sup>1</sup> -	

HCS2000: Intersections Releated 4.1d

Analyst: SK Agency: DPA Date: 06/16/2004 Priod: PM Peak Hour ()ject ID: HealthPark DRI E/W St: Summerlin Road	Are Jur Yea , #04524 N/S IGNALIZED INTERSE		
Eastbound	Westbound	Northbound   Southbound	
L T R	L T R	L T R  L T R	
No. Lanes       1       3       1         LGConfig               L       T       R         Volume               128       2291       52         Lane Width               12.0       12.0       12.0         RTOR       Vol               52	1 3 1   L T R  56 1949 546  12.0 12.0 12.0   60	1       1       1       2       1       0         L       T       R       L       TR         50       23       67       468       36       268         12.0       12.0       12.0       12.0       12.0       12.0         60       0       0       1       0       1	· · ·
Duration 0.25 Area	Type: All other Signal Operat		
Phase Combination 1 2	Signal Operat	5 6 7 8	<u>.</u>
EB Left A A	A   NB	Left A A	
Thru A	A	Thru A	
Right A Peds	A	Right A	
WB Left A	A   SB	Peds Left A A	
Thru	A   SB	Thru A A	
Right	A	Right A A	
Peds	· 1	Peds	
NB Right	EB	Right A	
Right en 8.0 4.0	WB 53.0	Right A 8.0 12.0 11.0	а. <sup>с</sup> .
Yellow         8.0         4.0         0.0		$\begin{array}{cccccccccccccccccccccccccccccccccccc$	· ·
All Red 2.0 0.0	2.0	2.0 0.0 2.0	
	x	Cycle Length: 120.0 secs	3
	ection Performanc		
Appr/ Lane Adj Sat		Lane Group Approach	
Lane Group Flow Rat Grp Capacity (s)	e v/c g/C	Delay LOS Delay LOS	
Cip capacity (3)	v/c g/c	Deray DOS Deray DOS	
Eastbound			
L 319 1719	0.42 0.59	22.4 C	
T 2346 4940	1.03 0.47	57.7 E 55.8 E	
R 910 1538	0.00 0.59	10.0+ B	
Westbound L 176 1719	0.34 0.51	25.1 C	
T 2182 4940	0.94 0.44	40.9 D 36.2 D	· .
R 859 1538	0.60 0.56	18.7 B	
Northbound			
L 209 1719	0.25 0.16	44.5 D	
T 166 1810	0.14 0.09	50.6 D 46.7 D	
R 141 1538	0.05 0.09	49.9 D	
Southbound L 723 3335	0.68 0.22	45.8 D	
TR 301 1570	1.06 0.19	45.6 D 118.0 F 74.3 E	
Intersection Dela	y = 49.7 (sec/ve	h) Intersection LOS = D	

HCS2000: Schalized Intersections Release4.1d

Analyst: SK Agency: DPA Date: 06/16/20 Miod: PM Peak Ject ID: Heal E/W St: Summerli	Hour, Peak thPark DRI,	Are Ju: Season Yea #04524	cer.: Summerlin Rd./Winkler Rd. ea Type: All other areas risd: Lee County ar : 2012 With Improvement S St: Winkler Road
• • • • • •	SI	GNALIZED INTERS	CTION SUMMARY
Ea	stbound	Westbound	Northbound   Southbound
L	TR	L T R	L T R  L T R
No. Lanes   1	3 1	1 3 1	
LGConfig   L	TR	LTR	L TR   L TR
Volume  264		101 2055 50	50 , 100 129  20 50 307
		12.0 12.0 12.0	12.0 12.0  12.0 12.0
RTOR Vol	60	50	
Duration 0.25	Area	Type: All other	areas
Dhago Comhinstis	<u>+</u>	Signai Opera	
Phase Combinatio EB Left	n 12 AA	3 4   A   NB	5 6 7 8 Left A
Thru	A A	A I	Thru A
Right	A	A	Right A
Peds			Peds
WB Left	Α	A SB	Left A
Thru	· · · ·	A I	Thru A
Right	•	A	Right A
Peds			Peds
NB Right	· .	EB	Right
Right		WB	Right
≤ Jen Yellow	8.0 4.0 4.5 0.0	54.0 5.0	32.0
All Red	2.5 0.0	2.0	4.0 4.0
	2.3 0.0	2.0	Cycle Length: 120.0 secs
	Interse	ction Performanc	
Appr/ Lane	Adj Sat	Ratios	Lane Group Approach
Lane Group Grp Capacity	Flow Rate (s)	v/c g/C	Delay LOS Delay LOS
Pa ath and d			
Lastbound . 332	1719	0.84 0.61	53.3 D
с 2388	4940	1.01 0.48	52.2 D 51.0 D
R 743	1538	0.15 0.48	17.4 B
Vestbound		· · ·	
175	1719	0.61 0.52	29.7 C
r 2223	4940	0.97 0.45	45.6 D 44.9 D
R 692	1538	0.00 0.45	18.2 B
Northbound	*.		
136	510	0.39 0.27	37.9 D
TR 442	1656	0.55 0.27	39.2 D 38.9 D
Southbound		0 00 0 07	22 2 C
Southbound 242	909	0.09 0.27	33.2 C
	909 1576	$0.09  0.27 \\ 0.90  0.27$	63.5 E 61.9 E

.

\_\_\_\_\_\_. . . . .

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HCS2000: Schalized Intersections Release 4.1d

Analyst: SK Agency: DPA Date: 06/16/2004 Priod: PM Peak Hour, Peak Season ject ID: HealthPark DRI, #04524 E/W St: Gladiolus Drive

Inter.: Summerlin Rd./Gladiolus Dr. Area Type: All other areas Jurisd: Lee County Year : 2012 With Improvement

N/S St: Summerlin Road

· · · · · · · · · · · · · · · · · · ·			5	SIGNA	LIZE	DIN	ITERS	ECTI	ON	SUMMA	RY					
	Ea	stbou	nd	Westbound			nd	Northbound				Southbound			und	1
	L	Т	R	I	• · · ·	Т	R	L		т	R		L	T ·	R	İ
1	1 .			. [				I				1			÷.,	Ì
No. Lanes	1 0	). 3	0		0	3	0	·   ·	1	3	0		2	3	1	-i
LGConfig	1.	Т		1	÷ .	$\mathbf{T} \sim \mathbf{r}$		L		Т		1	L	Т	R	. 1
Volume	. 1	1341	•	1	1	538		44		1115		· . [	374	1177	303	i.
Lane Width	1	12.0	,		1	2.0		112	.0	12.0		- 1	12.0	12.0	12.0	i.
RTOR Vol	1 .			Ι			-	1			· • .	İ			60	İ

Duration	0.25	Area Ty	pe: All	other	areas			· ·	
· · ·	·		Signal	. Operat	ions		·. *		
Phase Comb	pination 1	2	3	4		5	6	7	8
EB Left		· · ·		NB	Left	А			
Thru	A			1	Thru	х.		А	•
Right	· ·			·	Right				
Peds		· · · · ·			Peds				
WB Left				SB	Left	A	A		
Thru	А			1	Thru		A	A	
Right	1		•	l i .	Right		A	A	· · .
Peds				· · ·	Peds				
NB Right				EB	Right				
Right		÷ .		WB	Right		•		
en	40.0	)				23.1	4.0	32.0	
Yellow	5.0					4.0	0.0	5.5	· ·
All Red	2.4					2.0	0.0	2.0	
· ·	•							th: 120	.0 secs
						4	. J		

Intersection Performance Summary									
Appr/ Lane	Lane Group	Adj Sat Flow Rate	Rati	Ratios		Lane Group		oach	
Grp	Capacity	(s)	v/c	g/C	Delay	LOS	Delay	LOS	
Eastbou	ind			· · ·		······································		· .	
T	1647	4940	0.86	0.33	42.1	D ·	42.1	D	
Westbou	ind		· · ·				. ,		· · · · · ·
T	1647	4940	0.98	0.33	57.9	E	57.9	Е	
Northbo	und							·	
L	331	1719	0.14	0.19	40.4	D			
Т	1317	4940	0.89	0.27	50.3	D	50.0	D	•. ·
Southbo	und			• •					
L.	920	3335	0.43	0.28	36.0	$\mathbf{D}^{\cdot}$			
т	1482	4940		0.30		D	41.1	D	•
R	461	1538	0.56	0.30	36.8	D			
	Intersec	tion Delay	= 47.5	(sec/ve	h) II	nterse	ction 2	Los =	D

HCS2000: Schalized Intersections Releated 4.1d

Analyst: Agency:		· · · ·			er.: U a Type					
Date:	06/16/200	04			a Type isd: L			area	5	
		Hour, Peak S	Season		r : 2			prove	ment	
		thPark DRI,	#04524			<i>i</i> •		-	*	· .
E7Ŵ St:	Gladiolus	s Drive		N/S	St: U	S 41				
·			GNALIZE	D INTERSE	CTION	SUMMAR	۲Y	<u>.</u>		
		stbound	•	bound	•	thbour			thbou	•
	L 	TR	L   	TR	L 	Т	R	L	Т	R
No. Lane		3 0	2	3 0	1 2	3	0	2	3	0
LGConfig			L	Т	L	Т	l	L	Т	·
Volume	349		357 1		1804			457		
Lane Wid RTOR Vol	•	12.0	12.0 1	2.0	112.0	12.0		12.0	12.0	· .
KIOK VOI	- 1		1	,	1			•		•
Duration	0.25	Area '		ll other				· · ·		
Phase Co	mbinatior	<u>1 2</u>	Sign 3	al Operat	lons		6	7	8	
EB Left		A A	5	NB	Left	A	A		. 0	
Thru	ι	A	А		Thru		A	А		· .
Righ		· .		1	Right					
Peds		· .		1	Peds					• .*
WB Left Thru		A	7	SB	Left	A				· · · ·
Righ			A.	1	Thru Right	•	•	A		
Peds				1	Peds					
NB Righ				EB	Right			.t		· ·
/ Righ	it		· .	WB	Right				• • •	• •
en		16.0 4.0	35.5			23.0				
Yellow		3.5 0.0	4.5			3.5	0.0	5.0		
All Red		1.0 0.0	1.5			1.0	0.0	1.5	150.0	
· ·	•	Interse	ction P	erformanc	e Summ		ге цег	iyen:	150.0	secs
Appr/	Lane	Adj Sat	Rat			Group	App	roach		
	Group	Flow Rate								
Grp	Capacity	(s)	v/c	g/C	Delay	LOS	Dela	y LOS	. •	
Eastboun										· · ·
L T	545	3335	0.67		62.3					1997 - 19
Ť	1301	4940	0.94	0.26	66.9	E	65.9	) E		· · ·
Westboun			· · ·		· · ·					·,
L	356	3335	1.06		130.3					
T .	1169	4940	1.03	0.24	90.5	F	100.	0 F		
Northbou	nd									
L		3335	1.04	0.24	99.8	F				
Т	1647	4940		0.33	51.8	D	69.7	Ε		
Southbou	nd		· · ·							
L	511	3335	0.94	0.15	88.7	F				
T	1350	4940	0.97		70.8		75.6	5 E		
•	,									
,			76.0						_	
1	Intersec	tion Delay	= /6.9	(sec/ve	h) I	nterse	ection	I LOS	= E	



Southwest Florida Regional Planning Council

4980 Bayline Drive, 4th Floor, N. Ft. Myers, FL 33917-3909 (239) 656-7720

P.O. Box 3455, N. Ft. Myers, FL 33918-3455 SUNCOM 749-7720 FAX (239) 656-7724

September 20, 2004

Ms. Patricia Newton Johnson Engineering 2158 Johnson Street PO Box 1550 Fort Myers, FL 33901

#### **RE:** The HealthPark Florida DRI – NOPC

Dear Ms. Newton:

On Thursday, September 16, 2004, the Southwest Florida Regional Planning Council (SWFRPC) adopted the Notice of Proposed Change (NOPC) staff assessment for the **HealthPark Florida DRI – NOPC** without changes. If you have any questions or comments, please let me know.

Sincerely,

SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL

min Gh M

Marisa Erika Morr, AICP Regional Planner/Assistant DRI Coordinator

#### MEM/mem

cc: Alvin Block, AICP, Lee County Planning and Development Services Bernard Piawah, DCA



# ATTACHMENT F

Recycled Paper

### PROPERTY DEVELOPMENT REGULATIONS FOR <u>HEALTHPARK FLORIDA</u> D-10

		IMUM I IENSIO		MINIMUM STRUCTURAL SETBACKS					
USE	AREA (S.F.)	DEP1H (FEET)	WIDTH (FEET)	SIDE (FEET)	REAR (FEET)	INTERNAL FRONTAGE ROAD (FEET)	WATER BODY (FEET)	BASS ROAD (FEET)	SUMMERLIN ROAD (FEET)
ALF, ETC.	10,000	100	100	15	15	20	20	25	25
MULTI-FAMILY	10,000	100	100	15	20	20	20	25	25
TOWNHOUSE	1,400	70	20	5/0	4	20	20	25	25
COMMERCIAL	10,000	100	100	15	20	20	20	25	25
OUTPARCEL	7,500	100	75	10	15	20	25	25	25

MINIMUM BUILDING SEPARATION DISTANCE: 20 FEET

MAXIMUM STRUCTURAL LOT COVERAGE: 55% (TOWNHOUSE: 60%)

#### NOTES:

1. PIE-SHAPED LOTS SHALL HAVE NO MINIMUM LOT WIDTH BUT WILL MEET LOT AREA REQUIREMENTS.

2. SEE LDC SECTIONS 34-1174, 34-1176, 34-2191 AND 34-2194 FOR ACCESSORY STRUCTURAL SETBACKS UNLESS IN CONFLICT WITH ABOVE REGULATIONS.

### **EXHIBIT** A



(Section C.1.c., Lee County Administrative Code AC 2-8) A zoning sign must be posted on the parcel subject to any zoning application for a minimum of fifteen CALENDAR (15) days in advance of the Hearing Examiner's Public Hearing and maintained through the Board of County Commissioners Hearing, if any. This sign will be provided by the Zoning Division in the following manner:

- Signs for case #DCI2004-00048 & DRI2004-00007 must be posted by January 25, 20052004. а
- The sign must be erected in full view of the public, not more than five (5) feet from the nearest street right-of-way or b. easement.
- C. The sign must be securely affixed by nails, staples or other means to a wood frame or to a wood panel and then fastened securely to a post, or other structure. The sign may not be affixed to a tree or other foliage.
- The applicant must make a good faith effort to maintain the sign in place, and readable condition until the requested d. action has been heard and a final decision rendered.
- If the sign is destroyed, lost, or rendered unreadable, the applicant must report the condition to the Zoning Division, and e. obtain duplicate copies of the sign from the Zoning Division.

The Division may require the applicant to erect additional signs where large parcels are involved with street frontages extending over considerable distances. If required, such additional signs must be placed not more than three hundred (300) féet apart.

When a parcel abuts more than one (1) street, the applicant must post signs along each street. When a subject parcel does not front a public road, the applicant must post the sign at a point on a public road which leads to the property, and the sign must include a notation which generally indicates the distance and direction to the parcel boundaries and the dimensions of the parcel.

NOTE: AFTER THE SIGN HAS BEEN POSTED, THE AFFIDAVIT OF POSTING NOTICE, BELOW, SHOULD BE **RETURNED NO LATER THAN THREE (3) WORKING DAYS BEFORE THE INITIAL HEARING DATE TO LEE COUNTY** ZONING DIVISION, 1500 MONROE ST., FT. MYERS, FL 33901.

#### (Return the completed Affidavit below to the Zoning Division as indicated in previous paragraph.)

#### AFFIDAVIT OF POSTING NOTICE

STATE OF FLORIDA COUNTY OF LEE

Ris Cassi Kevin BEFORE THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED WHO ON OATH SAYS THAT HE/SHE HAS POSTED PROPER NOTICE AS REQUIRED BY SECTION 34-236(b) OF THE LEE COUNTY LAND DEVELOPMENT CODE ON THE PARCEL COVERED IN THE ZONING APPLICATION **REFERENCED BELOW:** 

GNATURE OF APPLICANT OR AGENT Ahony

NAME (TYPED OR PRINTED) 158 Johnson Street ST. OR PO BOX

Fort Myers CITY, STATE & ZIP

#DCI2004-00048 & DRI2004-00007/Health Park/February 9, 2005 / LVV

STATE OF FLORIDA COUNTY OF LEE

The foregoing instrumen	t was sworn to and subscribed before me this $\underline{24^s}$ day o	f January
2005 by Anthony Go	personally known to me or who produced	d
as identification and who did	did not take an gath	•
	Stantature of Notary Public	
My Commission Expires: (Stamp with serial number)	Printed Name of Notary Public	DECEIVEN
	DIANA A. YOUNG Notary Public - State of Florida	JAN 2 4 2005
	My Commission Expires Apr 29, 2005 Commission # DD021192	ZONING COUNTER



July 1, 2004

Mr. Alvin (Chip) Block Principal Planner Division of Zoning Department of Community Development P.O. Box 398 Fort Myers, FL 33902-0398

Re: Application for Public Hearing HealthPark Florida CPD

Dear Chip:

Please find attached an Application for Public Hearing to amend the HealthPark Florida CPD with all the supporting documentation as well a check for \$5000.00 for the application fee.

Should you require additional information or have any questions, please call Patricia Newton at 461-2452.

Very truly yours,

JOHNSON ENGINEERING, INC.

Anthony Garn

ajg

JEI # 20033967

Enclosures

cc: Todd Darch Russell Schropp, Esq.



PERMIT COUNTER

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0012004-00048



### APPLICATION FOR PUBLIC HEARING FOR UNINCORPORATED AREAS ONLY

 Applicant's Name:
 Lee Health Ventures, Inc. d/b/a HealthPark Florida

 Project Name:
 HealthPark Florida CPD

 STRAP Number(s):
 04-46-24-02-0000D.0000 (Continued)

#### **TYPE OF APPLICATION**

Special Exception (attach Supplement A)

Variance (attach Supplement B)

- Conventional Zoning (attach Supplement C)
- Planned Development (not PRFPD) (attach Supplement D)
- $\sqrt{-}$  Amendment to built Planned Development (Supplement D may be required)
- Private Recreational Facilities Planned Development (attach Supplement D)
- DRI with rezoning (attach Supplement D and completed DRI Application)
- DRI without rezoning (attach copy of ADA)

IS THIS PROJECT LOCATED IN THE ESTERO OR CAPTIVA PLANNING COMMUNITY? Yes\* X No \*If yes, please provide the meeting summary document and label accordingly.

	STAF	F USE ONLY		
Case Number:	0012004-000		03	
Current Zoning:	CPP	Fee Amount:	5000.00	
Land Use Classification:	NIC	Intake by:	X	
Planning Community:	Long Mette	ien )	<u>e</u>	
******	COMMUNIT P.O. BOX 398 (1 FORT MYEF PHONE	E COUNTY TY DEVELOPMENT 500 MONROE STREET) RS, FLORIDA 33902 (239) 479-8585	DECENTIVE JUL 0 2 2004	
(Updated 08/01/2003) P:\WEBPa	ge\\Public Hearing Application	-DCI 2004-00	) 0 4 8PERMIT COUNTER Page 1 of 9	n, ñ

#### PART 1 APPLICANT\AGENT INFORMATION

Name of applicant:		Lee Health Ventures, Inc. d/b/a HealthPark Florida						
Address: Street :		9800 S. HealthPark Drive, Suite 405						
	City:	Fort Myers	State:	FL	Zip: <b>33908</b>			
Phone:	Area Code:	239	Number:	489-0023	Ext:			
Fax:	Area Code:	239	Number:	489-3190				
E-mail ad	dress:		-					

#### B. Relationship of Applicant to owner (check one):

Α.

Applicant (individual or husband & wife) is the sole owner of the property. [34-201(a)(1)a.1.]

Applicant has been authorized by the owner(s) to represent them for this action.

- $\sqrt{}$  Notarized Affidavit of Authorization form is attached as Exhibit PH-1.B.2. [34-202(b)(1)c.]
- Applicant is a contract purchaser/vendee. [34-202(b)(1)d.]

**Notarized Affidavit of Authorization form** is attached as **Exhibit PH-1.B.2**. [34-202(b)(1)c.]

- Application is County initiated. BOCC authorization is attached as Exhibit PH-1.B.3
- C. Authorized Agent: Name of the person who is to receive all county-initiated correspondence regarding this application. [34-202(b)(1)c.]

#### C.1. Company Name: Johnson Engineering, Inc.

Contact Person: Patricia H. Newton, Planning Director									
Address:	Street :	2158 Johnson	2158 Johnson Street						
,	City:	Fort Myers	State:	Florida	Zip:	33901			
Phone: Area Code:		239	Number:	334-0046	Ext:				
Fax: Area Code:		239	Number:	334-3661					
E-mail address:		pnewton@joh	nsoneng.c	on					

C.2. Additional Agent(s): The names of other agents that the county may contact concerning this application are attached as Exhibit PH-1.C.2. [34-202(b)(1)c.]

Company Name:		Henderson, Franklin, Starnes & Holt, P.A.						
Contact Perso	on:	Russell P. Schropp, Esquire						
Address:	Street :	1715 Monroe Street						
	City:	Fort Myers	State:	Florida	Zip:	33901		
Phone:	Area Code:	239	Number:	337-8414	Ext:			
Fax:	Area Code:	239	Number:	332-4494				
E-mail address:		russell.schropp@henlaw.com						

#### PART 2 PROPERTY OWNERSHIP



Α.	Property Ownership: Single owner	(individual or husband & wife or	lly) [34-201(a)(1)a.1.]				
A.1.	Name: _N/A						
	Mailing Address: Street:						
	City:	State:	Zip:				
	Phone: Area Code:	Number:	Ext:				
	Fax: Area Code:	Number:					
	E-mail:						
	·						
В.	Property Ownership: Multiple owners	(Corporation, partnership, trus	t association) [34-201(a)(1)]				
э. 3.1.	<b>Disclosure Form</b> is attached as						
2.11							
C.	Multiple parcels						
C.1.	Property owners list is attached	ed as Exhibit PH-2.C.1. [34-202(	a)(5)]				
C.2.	$\sqrt{\frac{1}{\sqrt{1-\frac{1}{1-\frac{1}{\sqrt{1-\frac{1}{\sqrt{1-\frac{1}{\sqrt{1-\frac{1}{\sqrt{1-\frac{1}{1-\frac{1}{\sqrt{1-\frac{1}{1-\frac{1}{\sqrt{1-\frac{1}}{1-\frac{1}{1-\frac{1}{1-\frac{1}{1-\frac{1}{1-\frac{1}{1-\frac{1}{1-\frac{1}{1-\frac{1}{1-\frac{1}{1-\frac{1}{1-\frac{1}{1-\frac{1}{1-\frac{1}{1-\frac{1}{1-\frac{1}{1-\frac{1}}}}}}}}}}$	ed as Exhibit PH-2.C.2. [34-2	02(a)(5)]				
D.	Date property was acquired by prese	nt owner(s): 1992-2000					
	PROPE	PART 3 RTY INFORMATION					
۹.	STRAP Number(s): See attached list.	•					
3.	Street Address of Property: 15881 – 16	201 Bass Road, Fort Myers, F	lorida 33908				
<b>)</b> .	Legal Description		······································				
	Legal description (on 8 1/2" by 11	" paper) is attached as Exhibit	: <b>PH-3.C.1</b> . [34-202(a)(1)]				
	Electronic version of the legal de						
Э.	Boundary Survey or certified sketch of	description: (check appropriat	te response)				
	The property consists of one or more undivided platted lots in a subdivision recorded in the						
	Official County Plat Books. A copy 3.D.1. [34-202(a)(2)] (Overall Parcel)		e is attached as Exhibit PH-				
	N/A The request is for a conventional re	ezoning, special exception, or va	ariance on a parcel less than				
	ten acres in area. Attached is a (ch						
	Exhibit PH-3.D.2. or a	Boundary survey attached as E	xhibit PH-3.D.2. [34-202(a)(2)]				
	$\frac{}{1}$ The request is for a Planned Devel tied to the state plane coordinate s						

,

- E. Planning Community: Iona/McGregor
- F. General Location of Property:
- F.1.  $\sqrt{}$  Area location map is attached as Exhibit PH-3.F. [34-202(a)(4)]
- F.2. Directions to property: Summerlin Road south to Bass Road for overall parcel.

G. Surrounding property owners:

- G.1.  $\sqrt{}$  List of surrounding property owners is attached as Exhibit PH.3.G.1. [34-202(a)(6)]
- G.2.  $\sqrt{}$  Map of surrounding property owners is attached as Exhibit PH.3.G.2. [34-202(a)(7)]
- G.3  $\sqrt{2}$  sets of mailing labels are attached as Exhibit PH.3.G.3. [34-202(a)(6)]

H. Current Zoning of Property: CPD/DRI

I. Current use of property:

Current Non-agricultural uses of the property are: <u>The subject property is the site of</u> HealthPark Florida, an acute care hospital facility, Hope Hospice, Ronald

McDonald House, a day care center, a nursing home, medical office buildings, a multi-

family complex, and a residential townhouse complex. Several development orders are

Currently approved and active or under review within several portions of this site.

N/A Current Agricultural uses on the property are shown in Exhibit PH-3.I. [34-202(b)(7)]

J. Land Use Classification:

Urban Community	390.7	Acres	100	% of total
·		Acres		% of total
		Acres		% of total
		Acres		% of total

#### K. Flood Hazard (write NA if not applicable) [34-202(a)(8)]

**N/A** The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s.

 $\sqrt{1}$  The minimum elevation required for the first habitable floor is 9 ft NGVD (MSL)

#### L. Deed Restrictions

- L.1. N/A There are no deed restrictions or other covenants on this property that affect this request.
- L.2.  $\sqrt{}$  Deed restrictions\ covenants that may affect this request are attached as Exhibit PH-3.L.2.
- L.3.  $\sqrt{}$  A narrative explanation as to how the deed restrictions or covenants may affect this request. is attached as **Exhibit PH-3.L.3** [34-202(b)(2)]
- M. Property Dimensions [34-202(a)(8)]

1.	Width (average if irregular parcel):	6,800 ±/2000 ±	Feet
2.	Depth (average if irregular parcel):	3500 ±/1000 ±	Feet
3.	Total area:	390.7 / 13.08	Acres or square feet
4.	Frontage on road or street:	6,800 ±/NA	Feet on Summerlin Road Street
	2 <sup>nd</sup> Frontage on road or street:	3,500 ±/NA	Feet on Bass Road Street

#### PART 4 ACTION REQUESTED

A. Action Requested: [check applicable action(s)]

	N/A	Special Exce	otion for		_ Attached is Supplement A				
	N/A	Variance for			Attached is Supplement B				
	N/A	Conventional	Rezoning from:	to	Attached is Sup. C				
	N/A	Planned Deve	elopment rezoning from	to	·				
		N/A	DCI - Major: Attached is Su	pplement D					
		N/A	DCI - Minor: Attached is Su	pplement D					
		N/A	_ Request is for PRFPD zonin Attached is Supplement D	g in the Private Recre	ational Facilities Overlay Area.				
		Planned Development Amendment. Attached is the Supplement D							
	N/A	Public Hearin	g for DRI						
		N/A	No rezoning is required.						
		N/A	Rezoning is required. Attac	hed is the Suppleme	ent D				
B.	Ехса	avations:							
	N/A	No blasting w	ill be used in the excavation of	lakes or other site ele	ements.				
	N/A	_ A map indica PH-4.B [34-20	ting the general location of the D2(b)(6)]	proposed blasting loc	ations is attached as Exhibit				
C.	Bon	us Density (pu	t NA if not applicable) <u>N/A</u>						
	N/A	Bonus densit	y will be used. Attached is <b>Exh</b>	ibit PH-4.C showing o	calculations. [34-202(b)(5)]				

#### **D.** Hazardous materials **NA** if not applicable)

N/A A Hazardous materials emergency plan is attached as Exhibit PH-4.D [34-202(b)(4)]

E. Mobile Home Park (put NA if not applicable)

N/A Request includes rezoning of a Mobile Home Park. Attached is Exhibit PH-4.E [34-203(d)]

F. Aviation Hazard (put NA if not applicable)

N/A Property is subject to Airport Hazard District regulations. Attached is Exhibit PH-4.F [34-1001 et seq]

- N/A A tall structures permit will be required.
- N/A Property is located within Noise zone: N/A
- G. Estero Planning Community (put NA if not applicable)

N/A A summary of public informational session. Attached is Exhibit PH-4.G [34-373(a)(10)]

H. Captiva Planning Community (put NA if not applicable)

N/A A summary of public informational session. Attached is Exhibit PH-4.H [Lee Plan Policy 21.7]

I. Waivers from Application Submission Requirements: The following waivers have been approved by the Director of Zoning Services and are attached as Exhibit PH-4.1 [Section 34-202(a)]

Section Number	Name of item			
N/A	N/A			
<u></u>				
		·		





## THE NUMBER OF COPIES REQUIRED FOR EACH EXHIBIT IS BASED ON THE ACTION REQUESTED AS INDICATED BELOW. TO BE SUBMITTED FOR EACH OF THE FOLLOWING EXHIBITS IS AS FOLLOWS:

	Exhibits SUBMITTAL ITEMS					
Var.	Conv. Rez. or Spe. Exc.	PDs & DRIs				
1	1	12 🗸		Completed application for Public Hearing [34-201(b)]		
1	1	1 L		Filing Fee - [34-202(a)(9)]		
				SUPPLEMENTAL FORMS (select applicable form)		
0	1	<u> </u>	SUP A	Special Exception supplement		
1	0	-0	SUP B	Variance supplement		
0	1	A	SUP C	Conventional rezoning		
0	0	12 -	SUP D	Planned Development Rezoning or DRI with PD Rezoning requested		
0	0	12	SUP-D	Planned Development Amendment		
0	0	12	SUP D	PRFPD in in Overlay Area Rezoning supplement		
0	0	12	ADA	DRI no rezoning requested		
				EXHIBITS		
1	1	3 /	PH-1.B.2	Notarized Affidavit of Authorization Form [34-202(b)(1)c]		
1	1	NA	PH-1.B.3	BOCC authorization (if applicable)		
1	1	12 🗸	PH-1.C.2	Additional agents		
1	1	3 2	РН-2.В.1.	Disclosure Form [34-201(b)(2)a]		
1	1	2 4	PH-2.C.1	Subject property owners list (if applicable) [34-202(a)(5)]		
1	1	2 (	PH-2.C.2	Subject Property Owners map (if applicable) [34-202(a)(5)]		
2	2	2	PH-3.C.1	Legal Description [34-202(a)(1)]		
1	1	1	PH-3.C.2	Electronic version of legal description (if available)		
1	1	31	PH-3.D.1	Copy of Plat Book Page (if applicable) [34-202(a)(1)]		
1	1	3 6	PH-8.D.2	Certified sketch of description (less than ten acres) [34-202(a)(2)]		
1	1	3 /	PH-3/D.3	Boundary survey (all PDs and anything ten acres or more) [34-202(a)(2) & [34-373(a)(4)a.]		
1	1	0	PH-3.F	Area Location Map on 8 by 11 paper pursuant to sec. 34-202(a)(4). (Non Planned Developments)		
0	0	0 4		Area Location Map for Planned Developments - see Supplement D		
1	1	2 ~	PH-3.G.1	List of Surrounding Property Owners [34-202(a)(6)]		
1	1	2 V	PH-3.G.2	Map of Surrounding Property Owners [34-202(a)(7)]		
2	2	26	PH-362	Mailing labels [34-202(a)(6)]		
0	1	12 A	<del>П</del> РН-3.1	Agricultural uses at time of zoning application. [34-202(b)(7)]		

			Exhorts	SUBMITTA
1	1	3	PH-3.L.2	Deed Restrictions\Covenants [34-202(b)(2)]
1	1	3	PH-3.L.3	Narrative addressing effect of Deed Restrictions [34-202(b)(2)]
1	1	12	PH-4.B	Location of proposed blasting (if applicable). [34-202(b)(6)]
0	0	4	PH-4.C	Bonus Density units (if applicable) [34-202(b)(5)]
1	1	4	PH-4.D	Hazardous materials emergency plan (if applicable) [34-202(b)(4)]
0	1	4	PH-4.E	Mobile Home Park Information (if applicable) [34-203(d)]
1	1	4	PH-4.F	Aviation Hazard (if applicable) [34-1001 et seq.]
1	1	4	PH-4.G	Developments located within Estero Planning District [34-373-(a)(10]
1	1	4	PH-4.H	Developments located within Captiva Planning District [Lee Plan Policy 21.7)
1	1	12	PH-4.1	Approved Waivers [34-202(a)]
				ADDITIONAL REQUIREMENTS FOR DRIS NOT INVOLVING A REZONING
0	0	12		Notice of proposed change Substantial Deviations Form RPM-BSP- Proposed Change - 1 pursuant to Section 380.06(19) F.S.
0	0	12		DRI, AMDA, FQD Form RPM-BSP-ADA - 1. Application for Development Approval pursuant to Section 380.06 F.S.
0	0	12		Abandonment Form RPM-BSP-Abandonment-DRI-1. Application for abandonment of a DRI.

#### EXHIBIT PH-1.C.2 ADDITIONAL AGENTS

Company Name:		Henderson, Franklin, Starnes & Holt, P.A.				
Contact Person:		Russell P. Schropp,	Esquire			
Address:	Street :	1715 Monroe Street				
	City:	Fort Myers	State:	Florida	Zip:	33901
Phone: Area	a Code:	239	Number:	337-8414	Ext:	
Fax: Area C	ode:	239	Number:	332-4494		
E-mail addre	ess:	russell.schropp@hei	nlaw.com			
Company Name	<del>)</del> :	David Plummer & As	sociates, Inc.			
Contact Person:		Mark J. Gillis				
Address:	Street :	1531 Hendry Street				
	City:	Fort Myers	State:	Florida	Zip:	33901
Phone: Are	a Code:	239	Number:	332-2617	Ext:	
Fax: Are	a Code:	239	Number:	332-2645		
E-mail addi	ess:	dpafm@peganet.com	1			
Company Name Contact Person:	<b>;</b>					
Address:	Street :					
	City:		State:		Zip:	
Phone: Are	a Code:		Number:		Ext:	
Fax: Are	e Cedei					
	a Code:		Number:			
E-mail add			Number:			
	ess:		Number:			
E-mail addi	ess:		Number:			
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E-mail add Company Name Contact Person:	ress: e:		Number:		Zip:	
E-mail add Company Name Contact Person:	ress: : Street : City:	· · · · · · · · · · · · · · · · · · ·			Zip: Ext:	· · · · · · · · · · · · · · · · · · ·

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### List of Applicant's Strap Numbers

Lee Health Ventures

04-46-24-02-000D.0000 04-46-24-02-0000G.0000 04-46-24-04-00000.011A 04-46-24-04-000M0.0000 04-46-24-13-00000.0050 04-46-24-13-00000.0060 04-46-24-13-00000.0070 04-46-24-13-0000H.0000 33-45-24-03-0000C.0000 33-45-24-03-000G.0000 33-45-24-04-00000.0070 33-45-24-04-00000.0080 33-45-24-04-00T00.0000 33-45-24-04-00W00.0000 33-45-24-04-00Y00.0000 33-45-24-13-00000.0020 33-45-24-13-00000.0080 33-45-24-13-00000.0090 33-45-24-13-00000.0100 33-45-24-13-0000D.0000





## SUPPLEMENT D

### ADDITIONAL REQUIRED INFORMATION FOR A PLANNED DEVELOPMENT APPLICATION UNINCORPORATED LEE COUNTY

Case Number:							
Project Name:	HealthPark Florida	a CPD Am	nendment				
Authorized agent:	Johnson Engineer	igineering, Inc. & Henderson, Franklin, Starnes & Holt, P.A.					
STRAP Number(s):	04-46-24-02-0000D.0000 (Continued)						
DCI-Major DCI-Minor	ng required) Existing Dev. <sup>(1)</sup>		DCI-Minor - Amend. to approved master concept plan <sup>(2)</sup> Amend. to built planned development meeting DCI threshold. <sup>(3)</sup> PRFPD in Private Recreational Facilities Overlay Area [(34-341(a)(2)]				

#### Notes:

- (1) Existing development. A development that has already been developed but does not conform to the regulations for a conventional district and is requesting a rezoning to a planned development classification. It will be reviewed in the same manner as a minor planned development except that a traffic impact statement will not be required. [34-341(b)(2)d.1.]
- (2) <u>Amendments to application.</u> Application to amend an approved major or minor master concept plan or its attendant documentation, or for the extension of a vacated master concept plan originally approved prior to December 2, 1991. It will be treated procedurally as minor planned developments. These applications will require only as much information, as deemed necessary by the director, needed to describe the changes requested, to specify the incremental change in impacts expected from the amendment, and to detail the changes in development, environment and background (surrounding land use, traffic volumes, water, wastewater and other service availability, etc.), that have occurred since the original application. [34-341(b)(2)d.2.]
- (3) <u>Amendments to built planned developments (PD)</u>. An application for a variance or other approval covered by this chapter wherein the subject property is the only part of the original planned development for which the approval is sought. Application meets the threshold for a development of county impact and will be reviewed in accordance with the provisions for reviewing developments of county impact. Applicant must be the owner of the subject property and the consent of the owners of the remainder of the original planned development will be unnecessary. However, these owners must be given notice of the application and other proceedings as if they were owners of property abutting the subject property regardless of their actual proximity to the subject property.

For purposes of this subsection, the term "built" means that all of the roads, utilities, buffering, open space, surface water management features and structures, common space, common amenities, common landscaping, gatehouses, entrance signs, entrance ways and other similar items identified as part of the final approved master concept plan have been constructed and acknowledged by the county as complete. In the case of residential planned developments or mixed developments which include residential structures, the term "built" does not mean that all residential structures must have been constructed on individual platted lots.

#### PART 1 GENERAL INFORMATION

A. Comprehensive Plan Amendments (check one):

 $\sqrt{}$ 

There are NO Lee Plan Amendments pending that could affect the future use of this property.

**N/A** The following Lee Plan Amendments **ARE** pending and could affect the future use of this property. (List uses and brief explanation of their effect on this application):

B.	Archaeo	logical/l	Historical	(check	one):
----	---------	-----------	------------	--------	-------

- ✓ There are NO known or recorded historical or archaeological sites on the property and no part of the property is located within a level 1 or level 2 zone of archaeological sensitivity pursuant to chapter 22. [34-373(a)(4)f.]
- **N/A** There are known or recorded historical or archaeological sites on the property or part of the property is located within a level 1 or level 2 zone of archaeological sensitivity pursuant to chapter 22. Attached as **Exhibit 1-B** is a map indicating the nature and location of known or recorded historical or archaeological or areas of the property located within level 1 or level 2 zones of archaeological sensitivity including the outline of historic buildings and approximate extent of archaeological sites. [34-373(a)(4)f.]
- C. Public Transit (check one):
  - **N/A** Property is **NOT** within the Lee Tran public transit service area.
  - $\sqrt{}$  Property is within the Lee Tran public transit service area. **Exhibit 1-C** shows the property in relation to existing and proposed public transit routes,
- **D. Density** (see attached summary of development parameters)
  - There are no residential dwelling units proposed for this development.
  - \_\_\_\_\_ The property is located within one or more Future Land Use categories. Density has been calculated in **Part 3** of this application and is summarized below:

Proposed dwelling units
Proposed dwelling units
Proposed dwelling units
Proposed dwelling units
Proposed dwelling units
Proposed dwelling units (Per

DRI)

#### PART 2 **TYPES OF LAND AREA ON PROPERTY**

(SEE DRI)

Α.	Gros	is Ac	res (total area within described parcel)	· .	Acres
	1.	Sub	merged land subject to tidal influence:	Acres	
	2.	Oth	er non-freshwater Wetlands:	Acres	
	3.	R-C	0-W providing access to non-residential uses:	Acres	
	4.	Nor	n-residential use areas <sup>(1)</sup>	Acres	
В.			a not eligible as gross residential acreage. Items A.1. + + A.4.		Acres
C.	Gros	s res	sidential acres. (A minus B) <sup>(2)</sup>		Acres
D.	Gros	s res	idential acres by Land Use Category		
	1.	a.	Intensive development - Upland	Acres	
		b.	Intensive development - freshwater wetland	Acres	
	2.	a.	Central Urban - Upland	Acres	
		b.	Central Urban - freshwater wetland	Acres	
•	3.	a.	Urban Community or Suburban - Upland	Acres	
		b.	Urban Community or Suburban freshwater wetland	Acres	
	4.	a.	Outlying Suburban - Upland	Acres	
		b.	Outlying Suburban - freshwater wetland	Acres	
	5.	a.	Rural, Outer Island, Rural Community Preserve - Upland	Acres	
		b.	Rural, Outer Island, Rural Community Preserve - freshwater wetland	Acres	
	6.	a.	Open Lands - Upland	Acres	
		b.	Open Lands - freshwater wetland	Acres	
	7.	a.	DR/GR - Upland	Acres	
		b.	DR/GR - freshwater wetland	Acres	
	8.	a.	Wetlands - freshwater	Acres	
		b.	Wetlands - not - freshwater	Acres	
	9.	a.	New Community - Upland	Acres	
		b.	New Community - freshwater wetland	Acres	
	10.	a.	University Community - Upland	Acres	
		b.	University Community - freshwater wetland	Acres	
NOT	11.		TOTAL (should equal "C" above)	Acres	

- (1) Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included.
- (2) Lands to be used for residential uses including land within the development proposed to be used for streets and street rights of way, utility rights-of-way, public and private parks, recreation and open space, schools, community centers, and facilities such as police, fire and emergency services, sewage and water, drainage, and existing man-made waterbodies.

PART 3

#### RESIDENTIAL DEVELOPMENTS PRELIMINARY DENSITY CALCULATIONS\*

- \* Notes: 1. Complete only if living units are proposed in a Future Land Use Category.
  - 2. If more than one classification, calculations for each classification must be submitted.
    - 3. If wetlands are located on the property, density calculations are considered preliminary pending a wetlands jurisdictional determination.

#### A. Intensive Development Category

1.	Pre	liminary Standard Units	Maximum	standard density	Units
	a.	Total upland Acres (from Part 2, D.1.a.)		times 14 equals	
	b. <sup>.</sup>	Total freshwater wetland Acres (from Part 2, D.1.b.)		times 14 equals	
	с	Preliminarv Total Standard units (a. olus b.) <sup>(1)</sup>			
2.	Max	kimum Permitted Units	Maxim	um permitted	Units
	a.	Total upland Acres (from Part 2, D.1.a.)		times 18 equals	
3.	Tota	al allowed standard units (A.1.c. or A.2.a., whicheve	er is less)		
4.	Bor	nus Units <sup>(2)</sup>			
	a.	Low-moderate housing density:		•	
	b.	TDR units:			
	C.	Sub-total (A.4.a. plus A.4.b.)			<u></u>
5.	Tot	al Permitted Units. (A.3. plus A.4.c.): <sup>(1)</sup>			. <u> </u>
В.	Cent	ral Urban Category			
1.	Pre	liminary Standard Units	Maximun	n standard density	Units
1.	Pre a.	liminary Standard Units Total upland Acres (from Part 2, D.2.a.)	Maximun	n standard density times 10 equals	Units
1.		•	Maximun		Units
1.	a.	Total upland Acres (from Part 2, D.2.a.)	Maximun	times 10 equals	Units
1. 2.	a. b. c.	Total upland Acres (from Part 2, D.2.a.) Total freshwater wetland Acres (from Part 2, D.2.b.)		times 10 equals	Units
	a. b. c.	Total upland Acres (from Part 2, D.2.a.) Total freshwater wetland Acres (from Part 2, D.2.b.) Preliminary Total Standard units (a. plus b.) <sup>(1)</sup>		times 10 equals times 10 equals	·
	a. b. c. <b>Ma</b> x a.	Total upland Acres (from Part 2, D.2.a.) Total freshwater wetland Acres (from Part 2, D.2.b.) Preliminarv Total Standard units (a. plus b.) <sup>(1)</sup> <b>kimum Permitted Units</b>	Maxim	times 10 equals times 10 equals <b>hum permitted</b>	·
2.	a. b. c. Max a. Tota	Total upland Acres (from Part 2, D.2.a.) Total freshwater wetland Acres (from Part 2, D.2.b.) Preliminarv Total Standard units (a. plus b.) <sup>(1)</sup> <b>kimum Permitted Units</b> Total upland Acres (from Part 2, D.2.a.)	Maxim	times 10 equals times 10 equals <b>hum permitted</b>	·
2. 3.	a. b. c. Max a. Tota	Total upland Acres (from Part 2, D.2.a.) Total freshwater wetland Acres (from Part 2, D.2.b.) Preliminarv Total Standard units (a. plus b.) <sup>(1)</sup> <b>kimum Permitted Units</b> Total upland Acres (from Part 2, D.2.a.) <b>al allowed standard units (B.1.c. or B.2.a., whicheve</b>	Maxim	times 10 equals times 10 equals <b>hum permitted</b>	·
2. 3.	a. b. c. Max a. Tota	Total upland Acres (from Part 2, D.2.a.) Total freshwater wetland Acres (from Part 2, D.2.b.) Preliminary Total Standard units (a. plus b.) <sup>(1)</sup> <b>kimum Permitted Units</b> Total upland Acres (from Part 2, D.2.a.) <b>al allowed standard units (B.1.c. or B.2.a., whicheve</b> <b>hus Units</b> <sup>(2)</sup>	Maxim	times 10 equals times 10 equals <b>hum permitted</b>	·
2. 3.	a. b. c. Max a. Tot Bor a.	Total upland Acres (from Part 2, D.2.a.) Total freshwater wetland Acres (from Part 2, D.2.b.) Preliminarv Total Standard units (a. plus b.) <sup>(1)</sup> <b>kimum Permitted Units</b> Total upland Acres (from Part 2, D.2.a.) <b>al allowed standard units (B.1.c. or B.2.a., whicheve</b> <b>hus Units</b> <sup>(2)</sup> Low-moderate housing density:	Maxim	times 10 equals times 10 equals <b>hum permitted</b>	·
2. 3.	a. b. Max a. Tot Bor a. b. c.	Total upland Acres (from Part 2, D.2.a.) Total freshwater wetland Acres (from Part 2, D.2.b.) Preliminary Total Standard units (a. plus b.) <sup>(1)</sup> <b>kimum Permitted Units</b> Total upland Acres (from Part 2, D.2.a.) <b>al allowed standard units (B.1.c. or B.2.a., whicheve</b> <b>hus Units</b> <sup>(2)</sup> Low-moderate housing density: TDR units:	Maxim	times 10 equals times 10 equals <b>hum permitted</b>	·

(1) Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.

(2) If low-moderate housing density credits or Transfer of Development Rights (TDRs) credits are included, attach the calculations and approvals hereto.

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С.	Urban Community Category			
1.	Preliminary Standard Units	Maximum	standard density	Units
	a. Total upland Acres (from Part 2, D.3.a.)		times 6 equals	<u> </u>
	b. Total freshwater wetland Acres (from Part 2, D.3.b.)		times 6 equals	
	C. Preliminary Total Standard units (a. plus b.) <sup>(1)</sup>			
2.	Maximum Permitted Units	Maximu	ım permitted	Units
	a. Total upland Acres (from Part 2, D.3.a.)		times 8 equals	
3.	Total allowed standard units (C.1.c. or C.2.a, whicheve	er is less) _		
4.	Bonus Units <sup>(2)</sup>			
	a. Low-moderate housing density:			
	b. TDR units:	·		
	c. Sub-total (D.4.a. plus D.4.b.)			
5.	Total Permitted Units (C.3. plus C.4.c.): <sup>(1)</sup>			
	es: Subject to revision if wetlands jurisdictional determination inc f Low-moderate housing density credits or Transfer of Deve attach the calculations and approvals hereto.			
(1) S (2) If	Subject to revision if wetlands jurisdictional determination inc f Low-moderate housing density credits or Transfer of Deve attach the calculations and approvals hereto.			
(1) S (2) If D.	Subject to revision if wetlands jurisdictional determination inc f Low-moderate housing density credits or Transfer of Deve attach the calculations and approvals hereto. Suburban Category	lopment Righ	its (TDRs) credits are	included,
(1) S (2) If	Subject to revision if wetlands jurisdictional determination inc f Low-moderate housing density credits or Transfer of Deve attach the calculations and approvals hereto. Suburban Category Preliminary Standard Units	lopment Righ Maximum	its (TDRs) credits are standard density	included,
(1) S (2) If D.	Subject to revision if wetlands jurisdictional determination inc f Low-moderate housing density credits or Transfer of Deve attach the calculations and approvals hereto. Suburban Category Preliminary Standard Units a. Total upland Acres (from Part 2, D.3.a.)	lopment Righ Maximum	standard density times 6 equals	
(1) S (2) If D.	<ul> <li>Subject to revision if wetlands jurisdictional determination inc</li> <li>f Low-moderate housing density credits or Transfer of Deve attach the calculations and approvals hereto.</li> <li>Suburban Category</li> <li>Preliminary Standard Units</li> <li>a. Total upland Acres (from Part 2, D.3.a.)</li> <li>b. Total freshwater wetland Acres (from Part 2, D.3.b.)</li> </ul>	lopment Righ Maximum	its (TDRs) credits are standard density	included,
(1) S (2) If D.	<ul> <li>Subject to revision if wetlands jurisdictional determination include f Low-moderate housing density credits or Transfer of Deverattach the calculations and approvals hereto.</li> <li>Suburban Category         Preliminary Standard Units         <ul> <li>a. Total upland Acres (from Part 2, D.3.a.)</li> <li>b. Total freshwater wetland Acres (from Part 2, D.3.b.)</li> </ul> </li> </ul>	lopment Righ Maximum	standard density times 6 equals	Units
(1) S (2) If <b>D.</b> 1	<ul> <li>Subject to revision if wetlands jurisdictional determination inclusion of Low-moderate housing density credits or Transfer of Deverse attach the calculations and approvals hereto.</li> <li>Suburban Category Preliminary Standard Units <ul> <li>a. Total upland Acres (from Part 2, D.3.a.)</li> <li>b. Total freshwater wetland Acres (from Part 2, D.3.b.)</li> <li>C. Preliminary Total Standard units (a plus b.)<sup>(1)</sup></li> </ul></li></ul>	Maximum	standard density times 6 equals times 6 equals	included,
(1) S (2) If <b>D.</b> 1	<ul> <li>Subject to revision if wetlands jurisdictional determination include f Low-moderate housing density credits or Transfer of Deverattach the calculations and approvals hereto.</li> <li>Suburban Category Preliminary Standard Units <ul> <li>a. Total upland Acres (from Part 2, D.3.a.)</li> <li>b. Total freshwater wetland Acres (from Part 2, D.3.b.)</li> <li>c. Preliminary Total Standard units (a. plus b.) <sup>(1)</sup></li> <li>Maximum Permitted Units</li> </ul></li></ul>	Maximum Maximu	standard density standard density times 6 equals times 6 equals	Units
(1) S (2) If <b>D.</b> 1. 2. 3.	<ul> <li>Subject to revision if wetlands jurisdictional determination inclusion of Low-moderate housing density credits or Transfer of Deverse attach the calculations and approvals hereto.</li> <li>Suburban Category <ul> <li>Preliminary Standard Units</li> <li>a. Total upland Acres (from Part 2, D.3.a.)</li> <li>b. Total freshwater wetland Acres (from Part 2, D.3.b.)</li> <li>C. Preliminary Total Standard units (a. plus b.) <sup>(1)</sup></li> <li>Maximum Permitted Units</li> <li>a. Total upland Acres (from Part 2, D.3.a.)</li> </ul> </li> </ul>	Maximum Maximu	standard density standard density times 6 equals times 6 equals	Units
(1) S (2) If <b>D.</b> 1. 2. 3.	<ul> <li>Subject to revision if wetlands jurisdictional determination inclusion of Low-moderate housing density credits or Transfer of Deverse attach the calculations and approvals hereto.</li> <li>Suburban Category <ul> <li>Preliminary Standard Units</li> <li>a. Total upland Acres (from Part 2, D.3.a.)</li> <li>b. Total freshwater wetland Acres (from Part 2, D.3.b.)</li> <li>C. Preliminary Total Standard units (a. plus b.) <sup>(1)</sup></li> <li>Maximum Permitted Units</li> <li>a. Total upland Acres (from Part 2, D.3.a.)</li> </ul> </li> </ul>	Maximum Maximu /er is less)	standard density standard density times 6 equals times 6 equals	Units
(1) S (2) If <b>D.</b> 1. 2. 3. <b>E.</b>	<ul> <li>Subject to revision if wetlands jurisdictional determination inclusion of Low-moderate housing density credits or Transfer of Deverse attach the calculations and approvals hereto.</li> <li>Suburban Category <ul> <li>Preliminary Standard Units</li> <li>a. Total upland Acres (from Part 2, D.3.a.)</li> <li>b. Total freshwater wetland Acres (from Part 2, D.3.b.)</li> <li>c. Preliminary Total Standard units (a. plus b.) (1)</li> <li>Maximum Permitted Units</li> <li>a. Total upland Acres (from Part 2, D.3.a.)</li> </ul> </li> <li>Total upland Acres (from Part 2, D.3.a.)</li> <li>C. Preliminary Total Standard units (a. plus b.) (1)</li> <li>Maximum Permitted Units</li> <li>a. Total upland Acres (from Part 2, D.3.a.)</li> <li>Total allowed standard units (D.1.c. or D.2.a., whicheve)</li> </ul> <li>Outlying Suburban Category</li>	Maximum Maximu /er is less)	standard density standard density times 6 equals times 6 equals <b>im permitted</b> times 8 equals	Units

c. Preliminary Total Standard units (a. plus b.)<sup>(1)</sup>
2. Maximum Permitted Units Maximum permitted

- a. Total upland Acres (from Part 2, D.4.a.)
- 3. Total allowed standard units (E.1.c. or E.2.a., whichever is less)

Notes:

(1) Outlying suburban land located north of the Caloosahatchee River and east of Interstate-75, north of Pondella Road and south of Pine Island Road (SR 78), and in the Buckingham area (see Goal 19 of the Lee Plan), the maximum upland density is two (2) units per acre plus one (1) for a total of three (3) units per acre.

Units

times 4 equals (1)

PART 4
ENVIRONMENTAL ISSUES

A. **Topography:** Describe the range of surface elevations of the property:

3 feet to 9.12 feet NGVD

B. **Sensitive Lands:** Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the Lee Plan), flowways, creek beds, sand dunes, other unique land forms [see Lee Plan Policy 77.1.1 (2)] or listed species occupied habitat (see Sec. 10-4730 of the Land Development Code.

See previously approved DRI/CPD

continued

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C. **Preservation/Conservation of Natural Features**: Describe how the lands listed in B. above will be protected by the completed project:

See previously approved	CPD/DRI	
		,,,,,,,
	· · · · · · · · · · · · · · · · · · ·	
	· · · · · · · · · · · · · · · · · · ·	
		- **
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D. Shoreline Stabilization: If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:

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N/A

### PART 5 SANITARY SEWER FACILITIES (34-415)

A. **Special Effluent**: If special effluent is anticipated, please specify what it is and what strategies will be used to deal with its' special characteristics:

	None	
<b>Pr</b>	ivate On-site Facilities: If a private on-site wastewater treatment and disposal facility is proposed, ple ovide a detailed description of the system including: N/A	
1.	Method and degree of treatment:	
	Ν/Α	
2.	Quality of the effluent:	
	N/A	
3.	Expected life of the facility:	
	Ν/Α	
1	Who will operate and maintain the internal collection and treatment facilities:	
<b>†</b> .	N/A	
5.	Receiving bodies or other means of effluent disposal:	
	Ν/Α	

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- C. Spray Irrigation: If spray irrigation will be used, specify:
  - 1. The location and approximate area of the spray fields:

N/A 2. Current water table conditions: N/A 1 3. Proposed rate of application: N/A 4. Back-up system capacity: N/A

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1



1. \*

Douglas A. Dodson



President



#### AFFIDAVIT FOR PUBLIC HEARING

APPLICATION IS SIGNED BY A CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

as

Lee Health Ventures, Inc. d/b/a HealthPark Florida , swear or affirm under oath, of that I am the owner or the authorized representative of the owner(s) of the property and that: 1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application for a Planned Development. 2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true: I am hereby authorizing the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that 4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action. Lee Health Ventures, Inc. d/b/a Health Park Florida \*Name of Entity (corporation, partnership, LLP, LC, etc) **Douglas A. Dodson** (Type or printed name) Signature President (title of signatory) STATE OF Florida COUNTY OF Lee The foregoing instrument was sworn to (or affirmed) and subscribed before me this 304h day of by Douglas A. Dodson, President, Lee Health Ventures, Inc. ine , 2004, (name of person providing oath or affirmation), who is personally known to me or who has produced (type of identification) as identification. Shelley M. Hughes Name typed, printed or stamped elley M. Hughes Signature of person taking oath or affirmation SHELLEY M. HUGHES DD 232605 MY COMMISSION # DD 232605 EXPIRES: July 28, 2007 Serial number, if any Title or rank Bonded Thru Budget Notary Services \*Notes: If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres. If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member If the applicant is a partnership, then typically a partner can sign on behalf of the If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partner. JUI

If the applicant is a trustee, then the they must include their title of "trustee".
 In each instance, first determine the applicant's status, e.g., individual, corporate, trust, IT COUNTER partnership, estate, etc., and then use the appropriate format for that ownership.

DCI 2004-00048

den en det det j

EXHIBIT I-F DISCLOSURE OF INTEREST FORM FOR:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

#### STRAP NO. 04-46-24-02-0000D.0000 (cont.)

CASE NO.

1 If the property is owned in fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest.

Name and Address	Percentage of Ownership	
Lee Health Ventures, Inc.	100%	
Lee FP, Inc.		
9800 S. HealthPark Drive, Suite 405		
Fort Myers, FL 33908		
Douglas A. Dodson, President	0%	
John T. Beckett, Chairman	0%	
George T. Beomer, Vice-Chairman	0%	
Rayma C. Page, Secretary	0%	
Garrett H. Reasoner, Treasurer	0%	

2. If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each.

Name, Address, and Office

Percentage of Stock

- 3. If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.
  - Name and Address

Percentage of Interest

4. If the property is in the name of a GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP, list the names of the general and limited partners.

Name and Address

Percentage of Ownership

(over)
If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

Name, Address, and Office (if applicable)	Percentage of Stock
	·····
	· · · · · · · · · · · · · · · · · · ·
Date of Co	ntract.

6. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

Lee Health Ventures, Inc. d/b/a HealthPark Florida

Signature: Applicant) Douglas A. Dodson, President (Printed or typed name of applicant)) JUL U Z 2004 STATE OF FLORIDA COUNTY OF LEE PERMIT200 ANTER The foregoing instrument was acknowledged before me this the day of by Douglas A. Dodson, President, Lee Health Ventures, Inc., who is personally known to me or who has as identification. ersonally Known produced 6 . T (SEAL) elle SHELLEY M. HUGHES Printed name of Notary Public IY COMMISSION # DD 232605 EXPIRES: July 28, 2007 Bonded Thru Budget Notary Services DCI 2004-00048

# LETTER OF AUTHORIZATION

TO: THE LEE COUNTY DIVISION OF DEVELOPMENT SERVICES

FROM: LEE HEALTH VENTURES, INC.

RE: HEALTHPARK FLORIDA - CPD

Please be advised that we hereby authorize <u>Johnson Engineering</u>, Inc. & Henderson, Franklin, Starnes & Holt, P.A. to apply for and permit a Lee County Planned Development for the above referenced property.

Lee Health Ventures, Inc. d/b/a HealthPark Florida

By:

2

Name: Title: Douglas A. Dodson President

Address:	9800 S. HealthPark Drive, Suite 405		
	Fort Myers, FL 33908		
Tele:	(239) 489-0023		
Fax:	(239) 489-3190		

STATE OF COUNTY OF

The foregoing instrument was acknowledged before me this <u>304</u> Mday of <u>years</u>, 2004, by who is personally known to me or had produced <u>Personally Known</u> as identification and who did (did not) take an oath.

(SEAL)

SHELLEY M. HUGHES MY COMMISSION # DD 232605 EXPIRES: July 28, 2007 They Budget Notary Services

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(Typed, printed or stamped name of Notary)

PL...T CUINTER

DCI 2004-00048

ZDS0103 Rev.00 8/24/95

Copies*		Exhibits	Item	
Sub. Req.				
12	12		Public Hearing Application form [34-373(a)(1)]	
1	1		Application Fee [34-373(a)(2)]	
			DESCRIPTION OF EXISTING CONDITIONS	
NA	<i>К</i> 3	1-в	<b>Historical or Archaeological sites:</b> The nature and location of any known or recorded historical or archaeological sites as listed on the Florida Master Site File or the Lee County Historical Site Survey, and the location of any part of the property that is located within level 1 or level 2 zones of archaeological sensitivity pursuant to chapter 22. The plan must show the outline of historic buildings and approximate extent of archaeological sites. A description of proposed improvements that may impact archaeological or historical resources must also be provided. [34-373(a)(4)h.]	
12	12 <sup>C</sup>	1-C	<b>Public Transit.</b> A map or other depiction of the property in relation to existing and proposed public transit routes, as well as to bus stops, if located within the Lee Tran public transit service area. [34-373(a)(4)g.]	
3	3	6-A	A Boundary Survey, prepared by a professional surveyor, that meets the minimum technical standards as set out in chapter 61G17-6, F.A.C., and which survey has been signed and sealed within one year of the application date, and which shows existing conditions on the property to full survey accuracy. [34-373(a)(4)a.]	
12	ر 12	6-B	Area Location Map on 8.5" by 11" paper. A map marked to show the location of the property to be developed in relation to arterial and collector streets <u>as well as the location of existing easements and rights-of-way on or abutting the property.</u> [34-373(a)(4)b.]	
12	12	6-Ç	<b>Existing zoning and current land uses</b> A map or other depiction of the existing zoning and current land uses (i.e. single family residence, multiple-family building, retail commercial, office building, etc.) surrounding the tract or parcel to a distance of 500 feet. [34-373(a)(4)c.]	
12	12 *	6-D	Aerial photograph with the site clearly delineated. [34-373(a)(4)d.] Originals only - photocopies not acceptable.	
N/A	N 4	HG-E	Soils, vegetation, rare & unique uplands, topography. Maps drawn at the same scale as the master concept plan marked or overprinted to show the information required by section 34-373(a)(4)e.] [34-373(a)(4)e.]	
N/A	4	6-F	<b>FLUCCS Map.</b> A Florida Land Use, Cover and Classification System (FLUCCS) map at the same scale as the Master Concept Plan, prepared by an environmental consultant. The FLUCCS map must clearly delineate any federal and state jurisdictional wetlands and other surface waters, including the total acreage of federal and state wetlands. [34-373(a)(4)f.]	
			NARRATIVE COMPLIANCE STATEMENTS	
12	12	6-G	Lee Plan Compliance. A narrative explanation as to how the proposed development complies with the Lee Plan. [34-373(a)(5)]	
12	3	6-H	<b>Design Standards Compliance.</b> A narrative explanation as to how the proposed development complies with the Design Standards set forth in Section 34-411. [34-373/a)(5)]	
12	3	ر 6-ا	<b>Decision-making compliance.</b> A narrative explanation as to how the proposed development complies with the guidelines for decision-making embodied in sections 34-145(c)(2)a and e. and 34-145(d)(3). [34-373(a)(5)]	

# PART 6 - SUBMITTAL REQUIREMENTS

Copies*		Exhibits	ltem	
			MASTER CONCEPT PLAN	
12	12	6-J	Master Concept Plan, Non-PRFPD . A graphic illustration (master concept plan) of the proposed development, showing and identifying the information required by Section 34-373(a)(6). Copies of the master concept plan must be provided in two sizes, 24 inches by 36 inches, and 11 inches by 17 inches in size and must clearly legible and drawn at a scale sufficient to adequately show and identify the required information. [34-373(a)(6)]	
NA	12	NUGAS	<b>Master Concept Plan, PRFPD :</b> A clearly legible drawing, no less than 24 inches by 36 inches in size and drawn at a scale sufficient to adequately show and identify the information required by Section 34-941(g). <b>[34-941(g)]</b>	
12	4		<b>Traffic Impact Statement.</b> A traffic impact statement in a format and to the degree of detail required by the county and in conformance with the adopted county administrative code. [34-373(a)(7)] TIS is not required for an existing development. [34-341(b)(2)d.1.]	
12	12	6-M	Schedule of Uses. A schedule of uses keyed to the Master Concept Plan as well as a summary for the entire property including the information required by section 34-373(a)(8)]. [34-373(a)(8)]	
12	12	6-N	Schedule of deviations and a written justification. A schedule of deviations and a written justification for each deviation requested as part of the master concept plan. The location of each requested deviation must be located on the master concept plan. [34-373(a)(9)]	
			ADDITIONAL REQUIREMENTS FOR MAJOR PDs	
N/A	Æ	A 6-0	Surface water management plan A written description of the surface water management plan as required by Section 34-373(b)(1). [34-373(b)(1)]	
NA	аў 12	( <b>P</b> 6-P	<b>Phasing program.</b> If the development is to be constructed in phases or if the traffic impact statement utilized phasing, then a description of the phasing program must be submitted. [34-373(b)(3)]	
	ß	MA	ADDITIONAL REQUIREMENTS FOR LARGE PROJECTS	
NA	4	6-Q	<b>Protected species survey.</b> Required for large developments (defined in Chapter 10-1), a protected species survey as required by section 10-473. [34-373(b)(2)]	
			AMENDMENTS TO BUILT PLANNED DEVELOPMENTS	
12	4	6-R	<b>Proof of notice to other property owners.</b> Although the consent of the owners of the remainder of the original planned development is not required, the owners must be given notice of the application and other proceedings as if they were owners of property abutting the subject property regardless of their actual proximity to the subject property. <b>[34-373(c)]</b>	
			REQUIREMENTS FOR DRIs	
NA	12	6-S	Binding letter of interpretation from DCA or a complete and sufficient ADA. [34-373(d)(2)]	
			ADDITIONAL EXHIBITS - PRFPDs	
NA	4	6-T	Conceptual surface water management [34-941(d)(3)b.i.1)]	
NA	12	6-U	If within an area identified as an anticipated draw down area, demonstration of compliance with section 34-941(d)(3)d. [34-941(d)(3)d.]	
NA	12	6-V	Preliminary indigenous restoration plan (if applicable). [34-941(e)(5)f]	
NA	12	6-W	Environmental Assessment [34-941(g)(2)]	
NA	12	6-X	Demonstration of compatibility [34-941(g)(4)]	

\* includes 1 original



## **PROPERTY OWNERSHIP REPORT**

Date of Report: May 26, 2004

Parcels Selected:

48

Source:

Lee County Property Appraiser

OWNER NAME AND ADDRESS HOSPITAL BOARD OF DIR LEE CO	STRAP AND LOCATION 33-45-24-03-00000.0010	LEGAL DESCRIPTION HEALTH PARK FLORIDA WEST
ATTN : PROPERTY MANAGEMENT PO BOX 2218 FORT MYERS FL 33902	16131 ROSERUSH CT FORT MYERS FL 33908	PB 47 PG 7 LOT 1
LEE MEMORIAL HOSPITAL INC % LEE HEALTHCARE RESOURCES 9800 HEALTHPARK CIR STE 208	<b>33-45-24-03-00000.0020</b> 16100 ROSERUSH CT FORT MYERS FL 33908	HEALTH PARK FLORIDA WEST PB 47/7 RONALD MCDONALD HS
FT MYERS FL 33908		LOT 2
LEE MEMORIAL HOSPITAL INC D/B/A LEE HEALTHCARE RESOURCES 9800 HEALTH PARK CIR STE 208 FT MYERS FL 33908	33-45-24-03-00000.0030 16150 ROSERUSH CT FORT MYERS FL 33908	HEALTH PARK FLORIDA WEST PB 47 PG 7 LOT 3
LEE HEALTH VENTURES INC 9800 HEALTHPARK CIR STE 208 FT MYERS FL 33908	<b>33-45-24-03-0000C.0000</b> 0 RIGHT-OF-WAY FORT MYERS FL 33908	HEALTHPARK FLA WEST PB 47 PG 7 TRACTS C + K R/W + TRACT F LAKE
LEE HEALTH VENTURES INC 9800 HEALTH PARK CIR STE 208 FT MYERS FL 33908	<b>33-45-24-03-0000G.0000</b> HEALTHPARK CIR FORT MYERS FL 33908	HEALTH PARK FLORIDA WEST PB 47 PG 4 TR G MULTI SECS LESS HPFW PH 1-F LES OR 2801/213 + LES OR 2812/1972
SUNBRIDGE INC C/O PROPERTY TAX- DEPT 110 P O BOX 4900 SCOTTSDALE AZ 85008	<b>33-45-24-03-0000G.0010</b> 9471 HEALTHPARK CIR FORT MYERS FL 33908	HEALTH PARK FLORIDA WEST PB 47 PG 4 PT TR Ġ DESC OR 2801 PG 213
ENCORE SENIOR LIVING III LLC ATTN: EVELYN WOLF FTM 305 NE 102ND AV STE 300 PORTLAND OR 97220	<b>33-45-24-03-0000G.0020</b> 9461 HEALTHPARK CIR FORT MYERS FL 33908	HEALTH PARK FLORIDA WEST PB 47 PG 4 PT TR G DESC OR 2812 PG 1972
LEE HEALTH VENTURES INC 9800 HEALTHPARK CIR SE 208 FT MYERS FL 33908	<b>33-45-24-04-00000.0070</b> 9420 HEALTHPARK CIR FORT MYERS FL 33908	HEALTHPARK FLA WEST PH 1-F PB 53 PGS 81 - 90 LOT 7
LEE HEALTH VENTURES INC 9800 HEALTHPARK CIR STE 208 FT MYERS FL 33908	<b>33-45-24-04-00000.0080</b> 9450 HEALTHPARK CIR FORT MYERS FL 33908	HEALTHPARK FLA WEST PH 1-F PB 53 PGS 81 - 90 LOT 8 LES OR 2574/2052
HOPE OF SOUTHWEST FLORIDA INC 9470 HEALTHPARK CIR FT MYERS FL 33908	<b>33-45-24-04-00000.0090</b> 9470 HEALTHPARK CIR FORT MYERS FL 33908	HEALTHPARK FLA WEST PH 1-F PB 53 PGS 81-90 LT 9 + PT LT 8 OR 2574/2052
S FL WATER MGMT DIST P O BOX 24680 WEST PALM BEACH FL 33416	<b>33-45-24-04-0000V.0000</b> RESERVED FORT MYERS FL 33908	HEALTHPARK FLA WEST PH I-F PB 53 PGS 81-90 PT TR V DESC OR 2908/2581 MITIGATION EASE
LEE HEALTH VENTURES INC 9800 HEALTHPARK CIR STE 208 FT MYERS FL 33908	<b>33-45-24-04-00T00.0000</b> 0 RESERVED FORT MYERS FL 33908	HEALTHPARK FLA WEST PH I-F PB 53 PGS 81-90 TR T R/W TR U BUFFER TR V LAKE LES OR 2908 PG 2581
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800 SOUTH HEALTHPARK DR STE 405 T MYERS FL 33908 EE HEALTH VENTURES INC 800 HEALTHPARK DR STE 405 ORT MYERS FL 33908 SONDVILLE ASSOCIATES LLC 081 TAMIAMI TRAIL N STE C201 IAPLES FL 34103 SONDVILLE ASSOCIATES LLC 081 TAMIAMI TRAIL N STE C201	9051 PARK ROYAL DR FT MYERS FL 33908 33-45-24-13-00000.0100 ACCESS UNDETERMINED FT MYERS FL 33908 33-45-24-13-00000.010B CORNER LOT	PB 68 PGS 17-22 LOT 9 HEALTHPARK FLORIDA EAST PB 68 PGS 17-22 LOT 10 LESS OR 3682/2919
0800 SOUTH HEALTHPARK DR STE 405 ST MYERS FL 33908 EE HEALTH VENTURES INC 0800 HEALTHPARK DR STE 405 SORT MYERS FL 33908 BONDVILLE ASSOCIATES LLC 1081 TAMIAMI TRAIL N STE C201 1081 TAMIAMI TRAIL N STE C201	9051 PARK ROYAL DR FT MYERS FL 33908 33-45-24-13-00000.0100 ACCESS UNDETERMINED FT MYERS FL 33908 33-45-24-13-00000.010B CORNER LOT	PB 68 PGS 17-22 LOT 9 HEALTHPARK FLORIDA EAST PB 68 PGS 17-22 LOT 10 LESS OR 3682/2919
STE 405 T MYERS FL 33908 EE HEALTH VENTURES INC 1800 HEALTHPARK DR STE 405 FORT MYERS FL 33908 BONDVILLE ASSOCIATES LLC 1081 TAMIAMI TRAIL N STE C201 1081 TAMIAMI TRAIL N STE C201	FT MYERS FL 33908 <b>33-45-24-13-00000.0100</b> ACCESS UNDETERMINED FT MYERS FL 33908 <b>33-45-24-13-00000.010B</b> CORNER LOT	LOT 9 HEALTHPARK FLORIDA EAST PB 68 PGS 17-22 LOT 10 LESS OR 3682/2919
EE HEALTH VENTURES INC 0800 HEALTHPARK DR STE 405 ORT MYERS FL 33908 BONDVILLE ASSOCIATES LLC 081 TAMIAMI TRAIL N STE C201 VAPLES FL 34103 BONDVILLE ASSOCIATES LLC 081 TAMIAMI TRAIL N STE C201	<b>33-45-24-13-00000.0100</b> ACCESS UNDETERMINED FT MYERS FL 33908 <b>33-45-24-13-00000.010B</b> CORNER LOT	PB 68 PGS 17-22 LOT 10 LESS OR 3682/2919
0800 HEALTHPARK DR STE 405 FORT MYERS FL 33908 BONDVILLE ASSOCIATES LLC 1081 TAMIAMI TRAIL N STE C201 VAPLES FL 34103 BONDVILLE ASSOCIATES LLC 1081 TAMIAMI TRAIL N STE C201	ACCESS UNDETERMINED FT MYERS FL 33908 33-45-24-13-00000.010B CORNER LOT	PB 68 PGS 17-22 LOT 10 LESS OR 3682/2919
ORT MYERS FL 33908 BONDVILLE ASSOCIATES LLC 1081 TAMIAMI TRAIL N STE C201 VAPLES FL 34103 BONDVILLE ASSOCIATES LLC 1081 TAMIAMI TRAIL N STE C201	FT MYERS FL 33908 33-45-24-13-00000.010B CORNER LOT	LOT 10 LESS OR 3682/2919
BONDVILLE ASSOCIATES LLC 4081 TAMIAMI TRAIL N STE C201 NAPLES FL 34103 BONDVILLE ASSOCIATES LLC 4081 TAMIAMI TRAIL N STE C201	<b>33-45-24-13-0000.010B</b> CORNER LOT	
081 TAMIAMI TRAIL N STE C201 IAPLES FL 34103 BONDVILLE ASSOCIATES LLC 081 TAMIAMI TRAIL N STE C201	CORNER LOT	HEALTHPARK FLORIDA FAST
IAPLES FL 34103 ONDVILLE ASSOCIATES LLC 081 TAMIAMI TRAIL N STE C201		
ONDVILLE ASSOCIATES LLC 081 TAMIAMI TRAIL N STE C201		PB 68 PGS 17-22
081 TAMIAMI TRAIL N STE C201	FT MYERS FL 33908	AKA LT 10B OR 3620/2919
	33-45-24-13-00000.010C	HEALTHPARK FLORIDA EAST
	15901 BASS RD	PB 68 PGS 17-22
	FT MYERS FL 33908	AKA LT 10C OR 3620/2919
EE HEALTH VENTURES INC	33-45-24-13-0000D.0000	HEALTHPARK FLORIDA EAST
9800 SOUTH HEALTHPARK DR	RIGHT OF WAY	PB 68 PGS 17-22
TE 405 T MYERS FL 33908	FT MYERS FL 33908	TRACT D
IOSPITAL BOARD DIR OF LEE CTY	04-46-24-02-0000B.0000	HEALTHPARK FLORIDA WEST
TTN: PROPERTY MANAGEMENT	9981 SOUTH HEALTHPARK DR	PB 47 PGS 7 + 8
36 DEL PRADO BLVD	FORT MYERS FL 33908	TR B (HOSPITAL TR)
CAPE CORAL FL 33990	FOR 1013 ERS FL 33908	· · · ·
EE HEALTH VENTURES	04-46-24-02-0000D.0000	HEALTHPARK FLA WEST PB47
800 HEALTHPARK CIR STE 208	0 RESERVED	PG7
T MYERS FL 33908	FORT MYERS FL 33908	
EE HEALTH VENTURES INC	04-46-24-02-0000G.0000	+ PT TR K R/W LESOR2802/2880 HEALTHPARK FL W PB47PG4
800 HEALTHPARK CIR STE 208	9980 SOUTH HEALTHPARK DR	TRG
T MYERS FL 33908	FORT MYERS FL 33908	FUT DEV LES HPFW PH 1-E +
	TONT MILENS PL 33506	PH 1-F+PTOR2677/880+2802/ 2880
EE MEMORIAL HOSPITAL INC	04-46-24-03-00000.0180	HEALTH PARK FL W PH-1-E
BA LEE HEALTHCARE RESOURCES	9800 SOUTH HEALTHPARK DR	REPLAT PB 49 PG 34
800 SOUTH HEALTHPARK DR #208 ORT MYERS FL 33908	FORT MYERS FL 33908	LOT 18 + TR AA DESC OR2894/ 1302
EE MEMORIAL HOSPITAL INC	04-46-24-04-00000.0110	HEALTHPARK FLA WEST PH 1-F
VO CYPRESS COVE AT HLTHPRK FL	9811 SOUTH HEALTHPARK DR	PB 53 PGS 81 - 90
0200 CYPRESS COVE DR	FORT MYERS FL 33908	PT LT 11 + DESC OR 3693/4170
ORT MYERS FL 33908		
	04-46-24-04-00000.011A	HEALTHPARK FLA WEST PH 1-F
EE HEALTH VENTURES INC		PB 53 PG 81-90
800 HEALTHPARK DR STE 405	SUBMERGED	
	SUBMERGED FL	LT 11 LESS OR 3693/4170
800 HEALTHPARK DR STE 405 ORT MYERS FL 33908 EE HEALTH VENTURES INC		HEALTHPARK FLA WEST PH I-F
800 HEALTHPARK DR STE 405 ORT MYERS FL 33908	FL	

OWNER NAME AND ADDRESS	TRAP AND LOCATION	LEGAL DESCRIPTION
FIFTH THIRD BANK FLORIDA	04-46-24-13-00000.0030	HEALTHPARK FLORIDA EAST
MD B9993M PO BOX 413021		PB 68 PGS 17-22
NAPLES FL 34101	9000 PARK ROYAL DR	LOT 3
	FT MYERS FL 33908	
RT TAMPA FRANCHISE LP	04-46-24-13-00000.0040	HEALTHPARK FLORIDA EAST
1017 FRANKLAND RD	9001 PARK ROYAL DR	PB 68 PGS 17-22
TAMPA FL 33629	FT MYERS FL 33908	LOT 4
LEE HEALTH VENTURES INC	04-46-24-13-00000.0050	HEALTHPARK FLORIDA EAST
9800 SOUTH HEALTHPARK DR		PB 68 PGS 17-22
STE 405	9011 PARK ROYAL DR	LOT 5
FT MYERS FL 33908	FT MYERS FL 33908	
<u></u>		
LEE HEALTH VENTURES INC	04-46-24-13-00000.0060	HEALTHPARK FLORIDA EAST
9800 SOUTH HEALTHPARK DR STE 405	9021 PARK ROYAL DR	PB 68 PGS 17-22 LOT 6
FT MYERS FL 33908	FT MYERS FL 33908	LOT 8
LEE HEALTH VENTURES INC	04-46-24-13-00000.0070	HEALTHPARK FLORIDA EAST
9800 SOUTH HEALTHPARK DR	9031 PARK ROYAL DR	PB 68 PGS 17-22
STE 405	FT MYERS FL 33908	LOT 7
FT MYERS FL 33908		
BONDVILLE ASSOCIATES LLC	04-46-24-13-00000.0110	HEALTHPARK FLORIDA EAST
4081 TAMIAMI TRAIL N	16261 BASS RD	PB 68 PGS 17-22
NAPLES FL 34110	FT MYERS FL 33908	LOT 11
LEE MEMORIAL HOSPITAL INC	04-46-24-13-00000.0120	HEALTHPARK FLORIDA EAST
9800 SOUTH HEALTHPARK DR	16271 BASS RD	PB 68 PGS 17-22
STE 208 FORT MYERS FL 33908	FT MYERS FL 33908	LOT 12
I OINT MITERS TE 35308		
HEALTHPARK VENTURES LLC	04-46-24-13-00000.0130	HEALTHPARK FLORIDA EAST
26811 SOUTH BAY DR	16281 BASS RD	PB 68 PGS 17-22
STE 350	FT MYERS FL 33908	LOT 13 LESS CONDO
BONITA SPRINGS FL 34134		
LEE MEMORIAL HOSPITAL INC	04 46 24 12 00000 0140	HEALTHPARK FLORIDA EAST
9800 S HEALTHPARK DR STE 208	04-46-24-13-00000,0140	PB 68 PGS 17-22
FORT MYERS FL 33908		LOT 14 LESS SUBD
	FT MYERS FL 33908	
LEE MEMORIAL HOSPITAL INC	04-46-24-13-0000E.0000	HEALTHPARK FLORIDA EAST
9800 S HEALTHPARK DR STE 208	16275 BASS RD	PB 68 PGS 17-22
FORT MYERS FL 33908	FT MYERS FL 33908	TRACT E
LEE MEMORIAL HOSPITAL INC	04-46-24-13-0000F.0000	HEALTHPARK FLORIDA EAST
9800 S HEALTHPARK DR STE 208	16291 BASS RD	PB 68 PGS 17-22
FORT MYERS FL 33908	FT MYERS FL 33908	TRACT F
	04-46-24-13-0000G.0000	HEALTHPARK FLORIDA EAST
9800 S HEALTHPARK DR STE 208 FORT MYERS FL 33908	ACCESS UNDETERMINED	PB 68 PGS 17-22 TRACT G LESS SUBD
FORT WITERS PE 33806	FT MYERS FL 33908	TRACT GLESS SUBD
LEE HEALTH VENTURES INC	04-46-24-13-0000H.0000	HEALTHPARK FLORIDA EAST
9800 SOUTH HEALTHPARK DR	ACCESS UNDETERMINED	PB 68 PGS 17-22
STE 208	FT MYERS FL 33908	TRACT H
FT MYERS FL 33908		,
HEALTHPARK COMMONS CONDO	04-46-24-14-00000.00CE	HEALTHPARK COMMONS
5405 PARK CENTRAL COURT		CONDO
NAPLES FL 34109		AS DESC IN OR 3560 PG 2864 +
	FL FL	OR 3972 PG 4586 COMMON
·		ELEMENTS
HEALTH PARK PARTNERS LLC	04-46-24-14-00000.0100	HEALTHPARK COMMONS
	16420 HEALTHPARK COMMONS DR	
NAPERVILLE IL 60563	FT MYERS FL	DESC IN OR 3560 PG 2864 UNIT, 100
HEALTH PARK PARTNERS LLC	04-46-24-14-00000.0200	HEALTHPARK COMMONS
1535 SELBY RD	16410 HEALTHPARK COMMONS DR	CONDO
NAPERVILLE IL 60563	FT MYERS FL	DESC IN OR 3560 PG 2864
		UNIT 200
LEWIS JEFFREY W + SUSAN L	04-46-24-14-00000.0300	HEALTHPARK COMMONS
1370 SHEFFIELD	16400 HEALTHPARK COMMONS DR	
FORT MYERS FL 33919	FT MYERS FL	DESC IN OR 3560 PG 2864
		UNIT 300

#### **OWNER NAME AND ADDRESS**

FIRST NATIONAL BANK OF FLORIDA 2915 COLONIAL BLVD FORT MYERS FL 33912

# STRAP AND LOCATION

**04-46-24-16-00000.0150** 16451 HEALTHPARK COMMONS DR FT MYERS FL 33908



LEGAL DESCRIPTION HEALTHPARK FLORIDA EAST 2002-1 DESC IN PB 73 PGS 80-81 LOT 15

#### 48 RECORDS PRINTED



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Hospital Board Director of Lee County P.O. Box 2218 Fort Myers, FL 33902

Re: Amendment to HealthPark Florida CPD/DRI DO

Gentlemen:

Please be advised that Lee Health Ventures, Inc. has filed an application for amendment to the DRI Development Order and the Commercial Planned Development zoning for HealthPark Florida with the Southwest Florida Regional Planning Council and Lee County, respectively, requesting an extension to the buildout date of HealthPark Florida, approval of revised development parameters, and other miscellaneous items. A copy of the Notice of Proposed Change request is attached for your information.

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A public hearing should take place late this year or early next year before the Lee County Hearing Examiner after which the final public hearing before the Board of County Commissioners will take place. Lee County will provide you with advanced notice of these hearings by mail.

In the meantime, should you require additional information, please call me at 334-0046. Should you have any concerns, please also contact the Division of Development Services, Post Office Box 398, Fort Myers, Florida 33902.

Very truly yours, JOHNSON ENGINEERING, INC.

Patricia Newton Director of Planning

PHN/fh/JEI#20033967

cc: Douglas A. Dodson Russell P. Schropp, Esquire

PERMIT COUNTER



Certified Mail

Lee Memorial Hospital d/b/a Lee Healthcare Resources 9800 Health Park Circle, Suite 208 Fort Myers, FL 33908

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Patricia Newton Director of Planning

DECENVED JUL V Z 2004

PHN/fh/JEI#20033967

cc: Douglas A. Dodson Russell P. Schropp, Esquire

PERMIT COUNTER

2158 Johnson Street = Post Office Box 1550 = Fort Myers, Florida 33901-1550 (239) 334-0046 = Fax (239) 334-3661

DCT 2004-00048



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Lee Health Ventures, Inc. 9800 Health Park Circle Suite 208 Fort Myers, FL 33908

#### Re: Amendment to HealthPark Florida CPD/DRI DO

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RECEIVE

PHN/fh/JEI#20033967

cc: Douglas A. Dodson Russell P. Schropp, Esquire

PERMIT COUNTER

2158 Johnson Street = Post Office Box 1550 = Fort Myers, Florida 33901-1550 (239) 334-0046 = Fax (239) 334-3661 DCI 2004 - 00048



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Evelyn Wolf FTM Encore Senior Living III, LLC 305 N.E. 102<sup>nd</sup> Avenue, Ste. 300 Portland, OR 97220

Re: Amendment to HealthPark Florida CPD/DRI DO

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PHN/fh/JEI#20033967

cc: Douglas A. Dodson Russell P. Schropp, Esquire

PERLAIT COUNTER

2158 Johnson Street • Post Office Box 1550 • Fort Myers, Florida 33901,1550, (239) 334-0046 • Fax (239) 334-3661 DCI 2 U U 4 - 0 0 0 4 8



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American Properties at 517 Route One South Suite 2100 Iselin, N.J. 08830

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Patricia Newton Director of Planning

PHN/fh/JEI#20033967

cc: Douglas A. Dodson Russell P. Schropp, Esquire JUL U Z 2004

PERLIT COUNTER

DCI 2004-00048



Certified Mail

B & K Building Partnership, LLP 12630 World Plaza Lane Bldg. # 70900 Fort Myers, FL 33907

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Patricia Newton Director of Planning

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PHN/fh/JEI#20033967

cc: Douglas A. Dodson Russell P. Schropp, Esquire

PERMIT COUNTER

DCI2004-00048



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South Florida Water Management District P.O. Box 24680 West Palm Beach, FL 33416

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JUL U Z 2004

PHN/fh/JEI#20033967

cc: Douglas A. Dodson Russell P. Schropp, Esquire

DCI 2004-00048

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Certified Mail

Sunbridge, Inc. c/o Property Tax-Dept. 110 P.O. Box 4900 Scottsdale, AZ 85008

Re: Amendment to HealthPark Florida CPD/DRI DO

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U Z 2004

PERMIT COUNTER

2158 Johnson Street • Post Office Box 1550 • Fort Myers, Florida 33901-1550 (239) 334-0046 • Fax (239) 334-3661 DCT 2 0 0 4 - 0 0 0 4 8



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Hope of Southwest Florida, Inc. 9470 HealthPark Circle Fort Myers, FL 33908

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DCI 2004-00048

Patricia Newton Director of Planning

PERMIT COUNTER

PHN/fh/JEI#20033967

cc: Douglas A. Dodson Russell P. Schropp, Esquire



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Bondville Associates, LLC 4081 Tamiami Trail N Suite C-201 Naples, FL 34103

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2158 Johnson Street = Post Office Box 1550 = Fort Myers, Florida 33901-1550 (239) 334-0046 = Fax (239) 334-3661 DCI  $2 \cup 04 = 0 \cup 048$ 



Certified Mail

Hospital Board Director of Lee County Attn: Property Management 636 Del Prado Blvd. Cape Coral, FL 33990

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In the meantime, should you require additional information, please call me at 334-0046. Should you have any concerns, please also contact the Division of Development Services, Post Office Box 398, Fort Myers, Florida 33902.

Very truly yours, JOHNSON ENGINEERING, INC.

Patricia Newton Director of Planning

JUL U Z 2004

PHN/fh/JEI#20033967

cc: Douglas A. Dodson Russell P. Schropp, Esquire

DCI 2004-00048

Y GLINIT' CUUNTER



Certified Mail

Fifth Third Bank of Florida MD B9993M P.O. Box 413021 Naples, FL 34101

Re: Amendment to HealthPark Florida CPD/DRI DO

Gentlemen:

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Patricia Newton Director of Planning

PHN/fh/JEI#20033967

cc: Douglas A. Dodson Russell P. Schropp, Esquire

- LEGALT DUUNTER

DCI 2 0 0 4 - 0 0 0 4 82158 Johnson Street • Post Office Box 1550 • Fort Myers, Florida 33902-1550
(239) 334-0046 • Fax (239) 334-3661



Certified Mail

Lee Memorial Hospital C/o Cypress Cove at HealthPark Florida 10200 Cypress Cove Drive Fort Myers, FL 33908

Re: Amendment to HealthPark Florida CPD/DRI DO

Gentlemen:

Please be advised that Lee Health Ventures, Inc. has filed an application for amendment to the DRI Development Order and the Commercial Planned Development zoning for HealthPark Florida with the Southwest Florida Regional Planning Council and Lee County, respectively, requesting an extension to the buildout date of HealthPark Florida, approval of revised development parameters, and other miscellaneous items. A copy of the Notice of Proposed Change request is attached for your information.

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Patricia Newton Director of Planning

FALLER GUUNTER

PHN/fh/JEI#20033967

cc: Douglas A. Dodson Russell P. Schropp, Esquire

**SINCE 1946** 



July 1, 2004

Certified Mail

RT Tampa Franchise LP 1017 Frankland Road Tampa, FL 33629

Re: Amendment to HealthPark Florida CPD/DRI DO

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Very truly yours, JOHNSON ENGINEERING, INC.

Patricia Newton Director of Planning

-ZELLIT COUNTER

2158 Johnson Street 
Post Office Box 1550 
Fort Myers, Florida 33902-1550
(239) 334-0046 
Fax (239) 334-3661
DCI 2004 -000048

PHN/fh/JEI#20033967

cc: Douglas A. Dodson Russell P. Schropp, Esquire

SINCE 1946



July 1, 2004

Certified Mail

HealthPark Partners, LLC 1535 Selby Road Naperville, IL 60563

#### Re: Amendment to HealthPark Florida CPD/DRI DO

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Patricia Newton Director of Planning

**FERMIT COUNTER** 

PHN/fh/JEI#20033967

cc: Douglas A. Dodson Russell P. Schropp, Esquire

**SINCE 1946** 



July 1, 2004

Certified Mail

First National Bank of Florida 2915 Colonial Blvd. Fort Myers, FL 33912

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Patricia Newton Director of Planning

PHN/fh/JEI#20033967

cc: Douglas A. Dodson Russell P. Schropp, Esquire

DOI 2064-70048



Certified Mail

First National Bank of Florida 2915 Colonial Blvd. Fort Myers, FL 33912

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Patricia Newton Director of Planning

PHN/fh/JEI#20033967

cc: Douglas A. Dodson Russell P. Schropp, Esquire

DOI 2064-10648





Certified Mail

Jeffrey W. Lewis Susan L. Lewis 1370 Sheffield Street Fort Myers, FL 33919

#### Re: Amendment to HealthPark Florida CPD/DRI DO

Dear Jeffrey and Susan Lewis:

Please be advised that Lee Health Ventures, Inc. has filed an application for amendment to the DRI Development Order and the Commercial Planned Development zoning for HealthPark Florida with the Southwest Florida Regional Planning Council and Lee County, respectively, requesting an extension to the buildout date of HealthPark Florida, approval of revised development parameters, and other miscellaneous items. A copy of the Notice of Proposed Change request is attached for your information.

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Patricia Newton Director of Planning

FETTER

DCI 2004-00048

PHN/fh/JEI#20033967

cc: Douglas A. Dodson Russell P. Schropp, Esquire



Certified Mail

HealthPark Commons Condo 5405 Park Central Court Naples, FL 34109

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Patricia Newton Director of Planning

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cc: Douglas A. Dodson Russell P. Schropp, Esquire

 SRIAT UUUNTER

 DCI 2004-00048

 2158 Johnson Street - Post Office Box 1550 - Fort Myers, Florida 33902-1550

(239) 334-0046 - Fax (239) 334-3661

# EXHIBIT II-A-3

# List of HealthPark Plats

HealthPark Florida WestPlat Book 47 at Page 1Phase I-E, HealthPark Florida WestPlat Book 49 at Page 31Phase I-F, HealthPark Florida WestPlat Book 53 at Page 81HealthPark Florida EastPlat Book 68 at Page 17HealthPark Florida E 2002-1Plat Book 73 at Page 80

RECEIVED JUL 0 2 2004 ZONING

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JOHNSON ENGINEERING, INC, CIVIL ENGINEERS - LAND SURVEYORS FORT MYERS, FLORIDA

PHASE

WEST FLORIDA HEALTHPARK I-E

32

4

SHEET 2 OF

PLAT BOOK 49 PAGE

A REPLAT OF PART OF TRACT G, HEALTHPARK FLORIDA VEST

(Plat Book 47, Page 1-9, Lee County Records)

A SUBDIVISION IN

4. TOWNSHIP 46 SOUTH, RANGE 24 EAST LEE COUNTY, FLORIDA SECTION

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LANUARY DAY OF DONE THIS 14TH

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U. HORMAN IONAL LAND SURVEYOR CERTIFICATE NO. 4500

MICHAEL PROFESSIO

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PERLET CHURTER

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DCI 2004-00048

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HEALTHPARK HEALTHPARK LEE COUNTY DEVELOPMENT







DCI 2004-00048

A REPLAI UP "PHASE 1-E HEALIHPARK	EPLAT OF "PHASE 1-E HEALTHPARK FLORIDA WEST", EXCEPT LOT 18, (P.B. 49, PGS. 31-34) &
PART OF TRACTS "C", "F" & "G", & AL	T OF TRACTS "C","F" & "G", & ALL OF "J", "HEALTHPARK FLORIDA WEST" (P.B. 47,PGS 1-9)
AND A PORTION OF UNPLATTED LANDS I	A PORTION OF UNPLATTED LANDS IN SEC. 33, TWP. 45 S., RGE. 24 E., A SUBDIVISION LYING
IN SECTION 33, TWP. 45 S., RGE. 24	SECTION 33, TWP. 45 S., RGE. 24 E. & SECTION 4, TWP. 46 S., RGE. 24 E., LEE CO., FL.
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2-1 PLAT BOOK 13 PHEET 1 OF 2 PHEET 2 PHEET 1 OF 2 PHEET 1 OF 2 PHEET 2 PHEET 1 OF 2 PHEET	<form></form>
HEALTHPARK FLORIDA EAST 2002-1 A REPLAT OF A PART OF LOT 14 AND A PART OF TRACT "G" HEALTHPARK FLORIDA EAST AS RECORDED IN PLAT BOOK 68 AT PAGES 17-22, LEE COUNTY RECORDS SECTION 4, TOWNSHIP 46 SOUTH, RANGE 24 EAST ANNANY 200 ANNANY 200 AN	NOTICE:       INDUDEDERT       INTER ADD.       INTER ADD.
	DCI2004-00048 PERMIT COUNTER



PERSTE CATHFED



<b>Bus Riding Tips</b>	Fare Information	(m)	SW FL Airport
Be at Bus Stop 5 minutes before scheduled time	Adult Fare Discount Fare	\$1.00 \$.50	<b>Summerlin Sq</b>
<ul> <li>Have exact fare. Drivers cannot make change</li> </ul>	(available with Medicare card, or as a Disabled Citizen, Senior Citizen {65 or older} or under 18 Citizen with valid LeeTran ID)	zen, Senior LeeTran ID)	
<ul> <li>Check the destination sign above the windshield to ensure you are boarding the correct route</li> </ul>	Pre-School Children (under 42 in.)	Free	
<ul> <li>Transfers Good On Next Available Bus Only and Not Valid on Same Route</li> </ul>	Transfers (Must purchase when boarding)	\$ .15	lee tran
<ul> <li>Out of courtesy to fellow passengers, smoking, drinking, eating, gambling, littering, and music without headehouse are not allowed.</li> </ul>	Passes		Your Ride Is Here.
<ul> <li>No Service provided on following days</li> </ul>	All Day Pass Adult Monthly Pass	\$ 3.00 \$30.00	
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Fort Myers Intermodal Transfer Center 2250 Peck St.	Tarifas para Ancianos e Impedidos 65 años De edad o mayor <sub>(con tarjeta</sub> de <sub>Medicare)</sub>	\$ .50	Bell Tower Mall 30, 80, 100, 140
LeeTran Office 6035 Idlewild Road	Pre-escolar niños (menos de 42 pulgadas) Boleto de transbordo	No Pagan \$ .15	Winkler Rd & 130 Conress Lake Dr
So. Fort Myers Edison Community College Student Services Building	Pases		Summerlin Square 130
Cape Coral City Hall 1015 Cultural Parkway	Pase Para de Dia Pase Mensual para Adultos	\$ 3.00 \$30.00	
	Pase Mensual para Estudiantes Pase para Ancianos e Impedidos	\$25.00 \$18.00	Wheelchair accessible buses available on all routes.
	Pase de Doce Viajes para Adultos Pase de Doce Viajes para Ancianos	\$10.00 \$ 5.00	교 <b>요</b> 이번
	Pase de Doce Viajes para Estudiantes	\$ 7.50	S www.rideleetran.com
			Effective 5/01/03

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### EXHIBITS 6-G, 6-H and 6-I

#### HEALTHPARK FLORIDA CPD/DRI

#### Previous Approvals for HealthPark Florida

HealthPark Florida was approved by Commercial Planned Development (CPD) by Resolution #Z-87-058 (Hearing #87-3-10 DRI) and by DRI #5-8586-63 on June 8, 1987, for development of an acute care and specialty hospital space, medical and general office, medical education space, independent living units, ALF's, assisted living units, nursing home facilities, recreational and campus services, and commercial square footage.

The first DRI Development Order amendment, approved October 13, 1993, extended Phase I end date from 1992 until 1997, and extended the project build-out from 1997 until 2002. The second DRI Development Order amendment, approved March 30, 1998, altered the schedule of approved uses and their respective intensities. The third DRI Development Order amendment, approved August 20, 2001, provided for adjustments in land uses, amended the legal description to remove Bass Road from the project, amended the build-out date for Phase I to December 31, 2004, and the build-out date for the project to December 31, 2008, and modified traffic mitigation conditions. The fourth DRI Development Order amendment, approved August 19, 2003, modified the master plan (Map H) to allow for residential development on a 43+/- acre tract in the northwest corner of the project. Several amendments to the planned development have been approved, and a list of amendments and copies of such approvals are attached hereto for ease of reference.

Most of the tracts within HealthPark Florida have been developed, i.e. an acute-care hospital facility, Hope Hospice, Ronald McDonald House, a day care center, a nursing home, several medical office buildings and multi-family development. Both properties west and east of Bass Road have been platted and copies of all recorded plats are included in this application.

The applicant, Lee Health Ventures, Inc., is the overall developer and owns most of the undeveloped properties within HealthPark Florida. Notice of the subject requests has been provided by the applicant to all owners of property within the HealthPark Florida boundaries by certified mail, return receipt requested.

#### **Requests**

Simultaneous to this application for amendment to the commercial planned development, the applicant has filed for a Notice of Proposed Change with the Southwest Florida Regional Planning Council and Lee County. Under Condition II.D.9. of the DRI Development Order, the developer was required to submit for

review a traffic reassessment of Phase II development prior to initiating Phase II level of development. The applicant is submitting the required traffic impact reassessment analysis and requesting that build-out of the development be extended to December 31, 2012.

The proposed changes to the planned development and Master Concept Plan, and as outlined in the proposed Notice of Proposed Change which has been filed simultaneously with this CPD amendment request, include:

- a) The Land Use Table has been amended to show a simultaneous increase and decrease of land uses; an increase in the amount of acute care hospital beds, independent living units, assisted living/skilled nursing units, and residential units with a decrease of medical office space, commercial square footage and hotel units.
- b) The location of the various land uses within the project have been modified creating better mix of uses throughout the site, and the Land Use Schedule on the Master Concept Plan has been changed accordingly.
- c) Amendment in the build-out date from December 31, 2008 to December 31, 2012.
- d) Modifications to the traffic mitigation conditions as necessitated by the traffic reassessment which demonstrates that it is appropriate to mitigate the projects traffic impacts through the payment of road impact fees.
- e) Inclusion of the Land Use Conversion Tables included in the traffic impact reassessment analysis filed simultaneously herewith.
- f) Other miscellaneous minor changes to the Master Concept Plan to reflect updated conditions, such as current strap numbers, updated Schedule of Deviations, property development regulations and typicals.
- g) Request for a deviation to increase overall height for the acute care hospital facility while not exceeding the DRI DO limitation of eight (8) habitable floors.

HealthPark Florida currently consists of 390.7 acres, is situated west and east of Bass Road, north of Summerlin Road, and falls within the Urban Community land use classification of the Lee Plan.

## **Decision-Making Compliance (6-I)**

1. Changed or changing conditions exist that make approval of the requested amendment appropriate. The Summerlin corridor has experienced significant residential and commercial development and based upon recent approvals, it

appears that such development will continue. The product types within HealthPark must maintain flexibility in order to satisfy these changing market demands.

- 2. The testimony of the applicant will be provided at hearing. However, the applicant directs staff to the information contained within this application as support for the requested rezoning.
- 3. The recommendation of staff will be forthcoming prior to the public hearing.
- 4. The testimony of the public will be presented at hearing.
- 5. HealthPark Florida underwent a comprehensive plan consistency review during the original DRI and CPD approval process and during the four subsequent amendments. No modification to the comprehensive plan has been made that would change the consistency of this project. Since the application requests a remixing of the approved uses, a brief analysis of the goals, objectives and policies for the residential land uses has been discussed in Exhibit III-A-1 and made a part of this application.
- 6. The requested rezoning will meet or exceed all performance and locational standards for residential and commercial development contained within the Lee Plan.
- 7. Under the original DRI approval, HealthPark is required to protect, conserve and preserve environmentally critical areas located on the site as shown on the Master Concept Plan and described in the approving resolutions.
- 8. The request will be compatible with existing and planned uses through the provision of adequate buffers and/or open space located on the site plan and expanded setbacks along the north boundary of the subject site.
- 9. No damage, hazard, nuisance or other detriment to persons or property is anticipated from this rezoning.
- 10. Urban services, as defined in the Lee Plan, will be available and adequate to serve the proposed zpmomg amendment. The project is located at the intersection of two arterial roadways and will have direct access to each. In addition, sewer and water service will be provided by Lee County Utilities.
- 11. There exist no errors or ambiguities within the zoning code or zoning map which need to be corrected by this rezoning. This is simply a request for an amendment to an existing zoning in an area where existing and changing conditions warrant approval.





#### Narrative on Lee Plan Compliance (6-G)

HealthPark Florida is the subject of DRI #5-8586-63 and Commercial Planned Development (CPD) #Z-87-058 approved under hearing #87-3-10 DRI for a mixture of acute care and specialty hospital space, medical and general office, independent living units, ALF's, assisted living units, nursing home beds, and commercial square footage. A Notice of Proposed Change is being filed simultaneously with this application and the proposed changes are outlined in the attached narratives.

Several areas within the project have been developed, i.e. an acute care hospital, Hope Hospice, Ronald McDonald House, a medical office complex, a day care center, a nursing home, a continuing care residential facility, and multi-family developments.

HealthPark Florida underwent a comprehensive plan consistency review during the original approval process (DRI #5-8586-63) and no modification of the comprehensive plan has been made that would change the consistency of this project. However, since the application requests a re-mixing of the approved uses, a brief analysis of the goals, objectives and policies of the Lee Plan is being provided.

The subject rezoning amendment is supported by and consistent with numerous goals, objectives, and policies within the Lee Plan. The Urban Community land use classification is described by the Lee Plan as areas that are characterized by a mixture of relatively intense commercial and residential uses. The approved commercial retail and service uses meet the standards of Community Commercial centers. Policy 6.1.2. indicates that community commercial centers shall be located "at the intersection of two arterials so that direct access is provided to both intersecting roads". The subject parcel is situated at the intersection of Summerlin Road and Bass Road, both arterial roadways, and direct access will be provided to both intersecting roads. Further, the standards in Policy 6.1.2. specify that a community commercial center shall have a site area of 10 to 35 acres, and a gross floor area of between 100,000 to 400,000 square feet. The subject request meets these standards.

Goal 2 encourages the coordination of the location and timing of new development with the provision of infrastructure by government, private utilities, and other sources. The policies under this goal support the present rezoning amendment request. Policy 2.1.1. indicates that most residential, commercial, industrial, and public development is expected to occur with the designated future urban areas on the Future Land Use Map. As noted above, the property is located within the Urban Community land use classification, which is within the designated Future Urban area on the Future Land Use Map. Policy 2.2.1. requires rezonings to be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and compatibility with surrounding land uses. As noted above, this site is located at the intersection of two arterials and will have direct access to each road. Lee County Utilities provides service to the existing development on site and is expected to continue to provide service to all future development within this complex. The project is within the boundaries of the Iona-McGregor Fire District. The proposed development will provide major acute health care services and related facilities (including emergency services); medical and general office services, retail and service commercial will serve the existing and proposed residents of this project and nearby neighborhoods; and the independent living units, ALF's, assisted living units and nursing home facilities will provide opportunities and services for retirees from all walks of life. The Summerlin Road corridor has experienced significant residential development over the last few years since the original HealthPark approval, and based upon recent approvals, it appears that such development will continue.

The implementing policies under Goal 5 of the Lee Plan are intended to encourage residential development to develop as planned developments; direct high-density residential developments to locations that are near employment and shopping centers and are close to parks and schools; require appropriate open space and landscaping. HealthPark Florida is an approved planned development and a retirement and health related community. This development will provide employment opportunities to the surrounding residential communities. The approved commercial uses within HealthPark will service the residents of this community and the surrounding residential communities.

Policy 5.1.5. of the Lee Plan requires protection of "... existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. If such uses are proposed in the form of a Planned Development and generally applicable development regulations are deemed to be inadequate, conditions shall be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application shall be denied altogether". Prior to approval of the original DRI, a vigorous compatibility review was performed and the mixture of uses, both commercial and residential, was deemed to be compatible with the neighborhood, in part because Summerlin Road, a arterial, separated this project from its neighbors to the south, an existing Florida Power and Light easement and IDD canal separated this project from neighbors to its east, buffering and landscaping separated this project from its westerly neighbors and a condition was included in the approving resolution which required that, "There shall be no retail commercial uses located within 300 feet of the north boundary line of the CPD". The fact that there will be a decrease in institutional and commercial and an increase in residential with approval of this amendment request will provide greater opportunity for compatibility.

The Master Concept Plan includes an Open Space Table which requires that 138.3 acres of the subject property be maintained as open space. Vegetative strips will be required along Summerlin Road and Bass Road. As parcels develop within the HealthPark complex, those parcels will be required to provide buffers in accordance with Section 10 of the Land Development Code.

The implementing policies under Goal 6 of the Lee Plan are intended to promote orderly and well planned commercial development at appropriate locations within the County. As noted above, the location standards specified in Policy 6.1.2. are met by the proposed development. As required by Policy 6.1.2., commercial development at this location will



Goal 11 of the Lee Plan provides various standards for water, sewer, traffic, and environmental review that must be considered in reviewing rezoning applications. Lee County Utilities will provide both water and sewer to this site and a Notice of Proposed Change DRI Reassessment Traffic Study has been filed with this application. HealthPark Florida underwent vigorous environmental review during its initial approval in 1985 and no environmental changes are proposed by this rezoning amendment.

The subject property is a suitable location for community commercial development as required by numerous policies of the Lee Plan. HealthPark Florida is located within an existing and fast developing residential area. Property Development Regulations and an Open Space Table have been previously approved on the Master Concept Plan, buffering will be provided in accordance with Section 10 of the Land Development Code, and expanded setbacks have been provided along the north boundary of the site to ensure compatibility with the adjacent neighborhood.

#### **Design Standards Compliance (6-H)**

This project underwent a design standard compliance consistency review during the original approval process and no modifications are proposed that would change this conclusion.

# SCHEDULE OF USES for HealthPark CPD

ACCESSORY USES AND STRUCTURES ADMINISTRATIVE OFFICES AIRCRAFT LANDING FACILITIES ANIMALS CLINIC (Section 34-1321) ATM (Automatic Teller Machine) AUTO PARTS STORE AUTOMOBILE SERVICE STATION AUTO REPAIR AND SERVICE [Section 34-622(c)(2)], limited to garages with general automotive repair and service. **BAIT AND TACKLE SHOP** BANKS AND FINANCIAL ESTABLISHMENTS [Section 34-622(c)(3)], Groups I and II BAR OR COCKTAIL LOUNGE (Section 34-1261) BOATS BOAT PARTS STORE BOAT RENTAL BOAT SALES BROADCAST STUDIO, COMMERCIAL RADIO AND TELEVISION (Section 34-1441) BUILDING MATERIALS SALES [Section 34-622(c)(4)] BUSINESS SERVICES [Section 34-622(c)(5)], Group I, excluding bail bonding, collection agencies, credit reporting services. CAR WASH CARETAKER'S RESIDENCE CLOTHING STORES, GENERAL [Section 34-622(c)(8)] CLUBS COMMERCIAL FRATERNAL MEMBERSHIP ORGANIZATION(Section 34-2111) PRIVATE (Section 34-2111) CONSUMPTION ON PREMISES (Section 34-1261) (8 COP's) CONVENIENCE FOOD AND BEVERAGE STORE CULTURAL FACILITIES [Section 34-622(c)(10)] DAYCARE CENTER, ADULT, CHILD DEPARTMENT STORE DRIVE-THROUGH FACILITY FOR ANY PERMITTED USE DRUGSTORE, PHARMACY DWELLING UNIT - MULTIPLE FAMILY BUILDING and/or TOWNHOUSE ESSENTIAL SERVICES (Section 34-1611) ESSENTIAL SERVICE FACILITIES (Sections 34-622(c)(13) and 34-1611), Group I EXCAVATION WATER RETENTION (Section 34-1651) FACTORY OUTLETS

FENCES, WALLS

FOOD AND BEVERAGE SERVICE, LIMITED FOOD STORES [Section 34-622(c)(16)], Groups I FUNERAL HOME OR MORTUARY (with or without cremation) GIFT AND SOUVENIR SHOP **GROUP QUARTERS** HARDWARE STORE HEALTH CARE FACILITIES [Section 34-622(c)(20)], All Groups HOBBY, TOY, GAME SHOPS [Section 34-622(c)(21)] HOSPICE HOTEL / MOTEL HOUSEHOLD AND OFFICE FURNISHINGS [Section 34-622(c)(22)], All Groups INSURANCE COMPANIES [Section 34-622(c)(23)] LAUNDROMAT LAUNDRY OR DRY CLEANING [Section 34-622(c)(24)], Groups I and II LAWN AND GARDEN SUPPLY STORE (Section 34-2081) LIBRARY MEDICAL OFFICE MINI-WAREHOUSE MODEL DISPLAY CENTER (Section 34-1951) MODEL UNITS AND CENTERS NON-STORE RETAILERS [Section 34-622(c)(30)], All Groups PACKAGE STORE (Section 34-1261) PAINT, GLASS AND WALLPAPER PARKS [Section 34-622(c)(32)], Groups I & II and III limited to Convention or Exhibition Halls PARKING LOT ACCESSORY COMMERCIAL GARAGE, PUBLIC PARKING TEMPORARY PERSONAL SERVICES [Section 34-622(c)(33)], All Groups PET SHOP AND SERVICES PHARMACY PLACE OF WORSHIP **PROFESSIONAL OFFICES** REAL ESTATE SALES OFFICE RECREATION, COMMERCIAL [Section 34-622(c)(38)], All Groups RECREATIONAL FACILITIES, COMMERCIAL, PERSONAL, PRIVATE OR PUBLIC INDOOR ONLY **RELIGIOUS FACILITIES (Section 34-2051)** RENTAL OR LEASING ESTABLISHMENTS [Section 34-622(c)(39)], Group I REPAIR SHOPS [Section 34-622(c)(40)], Groups I and II RESEARCH AND DEVELOPMENT LABORATORIES [Section 34-622(c)(41)], Group II and IV RESIDENTIAL ACCESSORY USES **RESTAURANTS, FAST FOOD**
RESTAURANTS [Section 34-622(c)(43)], All Groups

SCHOOLS, COMMERCIAL [Section 34-622(c)(45)], All Groups

SELF-SERVICE FUEL PUMPS

SELF-SERVICE FUEL PUMP STATION

SIGNS IN ACCORDANCE WITH APPROVED SIGN PACKAGE DATED DEC. 1997, AS AMENDED

SOCIAL SERVICES [Section 34-622(c)(46)], Groups I, II and III

SPECIALTY RETAIL SHOP [Section 34-622(c)(47)], All Groups

STORAGE OPEN AND INDOOR (Section 34-3001)

STUDIOS [Section 34-622(c)(49)]

**TEMPORARY USES** 

TOWERS, COMMUNICATION [Section 34-1441] up to 100 feet

TRANSPORTATION SERVICES [Section 34-622(c)(53)], Group II

UNITS OF HIGH IMPACT

USED MERCHANDISE STORE [Section 34-622(c)(54)], Groups I, II and III

#### Schedule of Deviations for HealthPark Florida, DRI

#### **Deviations Previously Approved**

- 1. WITHDRAWN
- 2. MINIMUM WATER RETENTION EXCAVATION SETBACKS TO A STREET RIGHT-OF-WAY OF 25 FEET AND 50 FEET (10-329(e)(1)a.), TO 0 FEET;
- 3. MINIUM WATER RETENTION EXCAVATION SETBACKS TO A PRIVATE PROPERTY LINE OF 50 FEET' (10-329(e)(1)a.3.), TO 0 FEET;
- 4. WITHDRAWN
- 5. WITHDRAWN
- 6. WITHDRAWN
- 7. WITHDRAWN
- 8. DEVIATION FROM THE REQUIREMENT THAT MULTIPLE FAMILY BUILDINGS PROVIDE 1.5 PARKING SPACES PER UNIT FOR ONE BEDROOM UNITS & 1.75 PARKING SPACES PER UNIT FOR TWO BEDROOM APARTMENTS (SECTION 34-2020(1)c.) TO PERMIT 0.75 PARKING SPACES PER ONE BEDROOM UNIT AND 0.875 PARKING SPACES PER TWO BEDROOM UNIT IN MULTIPLE FAMILY BUILDINGS.
- 9. DEVIATION FROM THE REQUIREMENT THAT RESIDENTIAL DEVELOPMENTS SHALL PROVIDE 40% OPEN SPACE AND COMMERCIAL DEVELOPMENTS SHALL PROVIDE 30% OPEN SPACE [SECTION 10-413(b)], TO ALLOW THE OPEN SPACE TABLE PROVIDED.
- 10. DEVIATION FROM THE LEE COUNTY LAND DEVELOPMENT CODE TO ALLOW THE PROPERTY DEVELOPMENT REGULATIONS FOR HEALTHPARK, FLORIDA.
- 11. DEVIATION FROM SECTION 30-153 TO APPROVE SIGN PACKAGE FOR HEALTHPARK. (AMENDED).
- 12. EVIATION FROM LDC 10-285(a), TABLE 1, TO ALLOW FOR TWO 649' CONNECTION SEPARATIONS. (DEVIATION ADDED BY RESOLUTION Z-01-021).

13. DEVIATION FROM IDC SECTION 34-935(f)(3)b WHICH REQUIRES THAT, IN URBAN COMMUNITY LAND USE CATEGORY, BUILDINGS MAY BE AS TALL AS 95 FEET ABOVE MINIMUM FLOOD ELEVATION WITH NO MORE THAN EIGHT (8) HABITABLE STORIES TO ALLOW BUILDING WITHIN HEALTHPARK MEDICAL CENTER TO BE AS TALL AS 124 FEET ABOVE MINIMUM FLOOD WITH NO MORE THAN EIGHT (B) HABITABLE STORIES.

#### **PROPOSED DEVIATION**

14. Deviation from LDC Section 34-935(f)(3)b. which requires that, in the Urban Community land use category, buildings may be as tall as 95 feet above minimum flood elevation with no more than eight (8) habitable stories, to allow buildings within HealthPark Medical Center to be as tall as 140 feet above minimum flood elevation with no more than eight (8) habitable stories.

#### **Justification**

Lee Memorial Health Systems has been a community based healthcare provider for over 85 years. Plans to open the HealthPark Medical Center, a 220-bed state of the art facility, commenced in the mid 1980's. Lee County was experiencing significant growth. The opening of a new international airport in Lee County as well as the expansion of major interstate and roadways brought record pacing development and population growth. The need for a new hospital that could address the expanding health care needs of a rapidly growing county was recognized as vital to the area's continued economic development. The applicant's level II trauma center, tertiary level pediatric services, high-risk perinatal program and services provided through the neonatal intensive care center have a regional based market area.

HealthPark Medical Center was opened in 1991. Designated as a state of the art facility, it incorporates architectural features that support and promote an environment of healing. With the exception of 5 pediatric rooms that are sized for semi-private use, the hospital is comprised of all Patient care areas encircle a four-story glass domed atrium that contains private rooms. fountains, plenty of green space and spacious, yet private, seating areas for families and visitors. HealthPark offers a full complement of ancillary and support services including a full range of cardiac care services, twenty-four (24) hour emergency care, respiratory care, laboratory and rehabilitation services, radiology, pharmacy, surgical and endoscopy services. Located within the walls of HealthPark is the Children's Hospital of Southwest Florida (the "Children's Hospital"). The Children's Hospital is not a separately licensed hospital, but an organized pediatric healthcare delivery system whose network encompasses a six-county region that includes Lee, Charlotte, Collier, Glades, Hendry and DeSoto counties. The Children's Hospital provides several specialized pediatric services including oncology, orthopedic surgery, ventilator support, major chest procedures and levels II and III neonatal intensive care services. HealthPark is designated a Regional Perinatal Intensive Care Center, one of only eleven in the state. In 2001, HealthPark's cardiac service line received national recognition as a "Solucient 100 Top Hospital: Cardiovascular Benchmarks Hospital."

Lee Memorial Health Systems is proposing to expand their acute care hospital facilities with both vertical and horizontal additions to accommodate the additional acute care beds and construction of new patient care, specialty hospital space and support care facilities.

The new construction will include the vertical expansion of two towers and the construction of a new tower to support ancillary services. The existing five story patient tower will expand vertically three stories and will house the majority of the additional patient rooms. The existing

ICU tower, which houses the emergency room on the first floor and laboratory on the second floor, is also planned to expand vertically three more floors. The fourth and fifth floors will house the 24 additional ICU beds and the sixth floor will contain support, office and storage space. A new ancillary tower will be-constructed to accommodate expanded surgical services, post-anesthesia recovery, respiratory, radiology, cardiac services, sterile processing and other support areas.

The original DRI Development Order #5-8586-63 and approving CPD Resolution #Z-87-058, and all subsequent amendments thereto, conditioned that all "buildings in the proposed development will not exceed eight (8) habitable floors." The proposed expansion will consist of no more than eight (8) habitable stories, topped by equipment areas, and have a maximum height of 140 feet. However, Land Development Code Section 34-935(f)(3)b. requires that "In the urban community land use category, buildings may be as tall as 95 feet above minimum flood elevation with no more than eight habitable stories." While the applicant intends to limit construction to eight (8) habitable floors it cannot comply with the 95 feet height restriction and efficiency/effectively protect the public's health, safety and welfare.

HealthPark Medical Center's original design is unique. It stressed vertical construction with centralized operating and specialty services surrounded by patient rooms. Limiting the height to 95 feet would force horizontal construction. Horizontal construction would distance patients from those operating and specialty medical services which are critical to providing safe and efficient health care, thereby placing the hospitalized public at risk.

HealthPark Medical Center was approved for eight (8) habitable stories and was designed and constructed to support ten (10) stories. The original hospital design called for standard floor separations, which would have allowed an eight-story building to comply with the height restriction of 95 feet. However, the types of existing and proposed intensive and specialized medical services performed at HealthPark require that the floors within the proposed expansion have at least a 16 foot separation to provide larger storage areas between floors for specialized electrical/medical equipment.

Allowing vertical construction to 124 feet (plus 16 feet for appurtenances necessary for mechanical or structural functions) will: a) allow for expansion of the medical center, an expansion which is critical to providing medical and emergency services to the citizens of Lee County and surrounding counties. What better way is there to protect the public's health, safety and welfare? b) will not increase intensity within HealthPark Florida as such intensity was originally envisioned and approved by the DRI development order and the commercial planned development. The additional height will allow HealthPark Medical Center to develop as was originally intended; c) will not decrease open space or required buffering. The Master Concept Plan for HealthPark Florida includes an approved Open Space Table which is based on the concept of vertical construction. To deny the request for additional height would force horizontal construction thereby reducing the amount of open space, and d) will not create inconsistency with the Development of Regional Impact approval or with the Lee County Comprehensive Plan.

# **HEALTHPARK FLORIDA**

# DRI BUILDOUT ASSESSMENT

# TRAFFIC STUDY

**Project #04524** 

June 28, 2004

Prepared by: DAVID PLUMMER & ASSOCIATES, INC. 1531 Hendry Street Fort Myers, Florida 33901

EXHIBIT 6-L

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#### HEALTHPARK FLORIDA

#### DRI BUILDOUT ASSESSMENT

#### TRAFFIC STUDY

#### Introduction

Hotel

HealthPark Florida is a mixed-use institutional (medical) Development of Regional Impact. Approved in 1987, the Project is located north of Summerlin Road at Bass Road in south Lee County. The Project location is shown in Exhibit 1.

The original DRI development order and detailed traffic assessments evaluated and approved over 2.5 million square feet of institutional/office and commercial square footage, 680 dwelling units, and 520 assisted living and skilled nursing beds. The Project's originally approved development parameters are presented in Exhibit 2A and summarized below.

#### <u>HealthPark DRI</u> Original Approved DRI Development Parameters

Land Use	Size
Institutional/Office	2,063,604 sq. ft.
Commercial	300,000 sq. ft.
Residential Independent Living Assisted & Skilled Nursing	680 d.u. 520 beds

The original DRI Development Order conditions recognized the uncertainty of the ultimate road network serving the DRI and all area development and, therefore, required a traffic reassessment. That traffic reassessment was not a date or time certain requirement but, rather, it was based on certain conditions happening (or not happening), such as the programming of certain improvements and the level of service on certain roadways.

60 rooms

A DRI Notice of Proposed Change (NOPC) was filed and approved in 1997 for HealthPark. The NOPC allowed HealthPark Florida to reduce the independent living units, acute care hospital beds, medical office square footage, specialty hospital beds, and other uses, while adding multifamily units and increasing assisted living units, hotel rooms, and heath care functions. The approved 1997 NOPC development parameters, with a 2002 buildout date, are presented in Exhibit 2B and summarized below.

#### <u>HealthPark DRI</u> Approved 1997 NOPC Development Parameters

Land Use	Size
Institutional/Office	1,405,603 sq. ft.
Commercial	300,000 sq. ft.
Residential Independent Living Assisted & Skilled Nursing	530 d.u. 566 beds
Hotel Multifamily	132 rooms 510 d.u.

As part of the review of the 1997 NOPC, the public agencies requested that the traffic reassessment be conducted. Since the reassessment triggers of the original DRI Development Order were not met, the traffic reassessment, with the concurrence of the review agencies, was not prepared. It was agreed, however, that a traffic reassessment would be provided to Lee County on or before December 31, 2000, unless the developer submitted a Notice of Proposed Change further revising the land use parameters or extending buildout of the project prior to December 31, 2000. If that occurred, the traffic reassessment would be submitted as part of the NOPC.

In fulfillment of the 1997 NOPC DRI Development Order requirement for a traffic reassessment prior to December 31, 2000, the report titled, <u>HealthPark Florida DRI Reassessment Traffic Study</u> and dated December 1, 2000 was prepared by David Plummer & Associates (DPA). This report was reviewed by the public agencies and the DRI sufficiency questions and comments were issued on January 17, 2001. In response, DPA prepared and submitted the document titled, <u>HealthPark Florida</u>, <u>Traffic Reassessment/NOPC Sufficiency Response to Lee County Department of Transportation Memorandum of 1/17/2001</u> and dated February 13, 2001 addressing all outstanding traffic issues associated with Stage I development.

The 2000/2001 traffic reassessment and accompanying NOPC further amended the DRI development parameters and also amended the DRI phasing and buildout dates. The revised development parameters and phasing are presented in Exhibit 2C and summarized as follows.



#### <u>HealthPark DRI</u> 2001 Amended Development Parameters

Land Use	Cumulative Size		
	Stage I (2004)	<u>Buildout (2008)</u>	
Institutional/Office	964,200 sq. ft.	1,726,200 sq. ft.	
Commercial	100,000 sq. ft.	175,000 sq. ft.	
Residential			
Independent Living	363 d.u.	363 d.u.	
Assisted & Skilled Nursing	407 beds	407 beds	
Hotel	252 rooms	252 rooms	
Multifamily	468 d.u.	968 d.u.	

While a traffic analysis was presented for Stage I and Buildout, the DRI's traffic mitigation was established for Stage I only. It was agreed that, prior to the construction of Stage II or Buildout development, HealthPark would conduct another traffic reassessment identifying the traffic impacts associated with the next level (or stage) of development.

#### **Study Objective**

The objective of this traffic study is three-fold. First, it is intended to satisfy the annual traffic monitoring requirements for year 2004. Second, it is intended to fulfill the 2001 NOPC DRI Development Order requirement for a traffic reassessment prior to Stage II development. Third, since a detailed traffic reassessment is required, buildout development parameters and the buildout date have been revisited and are being revised. Therefore, this traffic study addresses the impacts of those changes. It also services as the required traffic reassessment and Notice of Proposed Change traffic analysis.

#### **Transportation Methodology**

The transportation methodology for conducting the study was discussed with representatives of the Lee County Department of Transportation and the Southwest Florida Regional Planning Council on May 11, 2004. The methodology outline is provided in Appendix A. This traffic reassessment was prepared in accordance with the State of Florida Transportation Rule 9J-2.045 and with the agreed upon methodology.

For purposes of this study, the traffic analyses include Future Conditions With HealthPark Buildout in 2012.



#### **Proposed Development Parameters**

The proposed buildout development parameters for HealthPark are presented in Exhibit 3 and summarized as follows.

# <u>HealthPark DRI</u> <u>Development Parameters</u>

	Cumulative Size	
	Approved	Proposed
Land Use	Stage I (2004)	<u>Buildout (2012)</u>
Institutional/Office	964,200 sq. ft.	1,445,000 sq. ft.
Commercial	100,000 sq. ft.	160,000 sq. ft.
Residential		
Independent Living	363 d.u.	478 d.u.
Assisted & Skilled Nursing	407 beds	445 beds
Hotel	252 rooms	172 rooms
Multifamily	468 d.u.	1,156 d.u.

The originally approved DRI, the 1997 NOPC, the 2001 NOPC and the proposed land use parameters are summarized in Exhibit 4.

#### **Existing & Committed Network**

For purposes of this traffic study, committed roadway improvements were based on improvements identified in the first three years of the Lee County Capital Improvement Program and in the Florida Department of Transportation Five-Year Work Program.

The resultant existing plus committed (E+C) road network is shown in Exhibit 5. Committed roadway improvements in the study area include widening of Summerlin Road, Gladiolus Drive and the Metro Parkway Extension.

#### **Trip Generation**

The trip generation associated with the proposed development parameters at buildout are presented in Exhibit 6. The trip generation estimates were derived from the trip rates established in the Institute of Transportation Engineers, <u>Trip Generation</u>, 7<sup>th</sup> Edition. A summary of the daily and peak hour trip generation is provided below.

## <u>HealthPark</u> <u>DRI Trip Generation Estimates</u> <u>Proposed Development Parameters</u>

#### Buildout (2012)

	Ī	<u>PM Peak Hour</u>		
	<u>In</u>	<u>Out</u>	<u>Total</u>	<u>Daily</u>
Total	1,715	2,431	4,146	46,740
Internal	499	499	998	11,618
External	1,216	1,932	3,148	35,122
Pass-By	84	84	168	2,106
Net New	1,132	1,848	2,980	33,016

The complete ITE trip generation calculation is found in Appendix B.

#### **Trip Generation Comparison**

A comparison of the trip generation associated with the originally approved DRI parameters and approved trip generation to the proposed parameters is summarized below.

# <u>HealthPark DRI</u> <u>Trip Generation Comparison</u>

	Net New External	
	PM Peak Hour	<u>24-Hour</u>
Approved DRI/Approved Trips – Buildout	3,204	34,393
	• • • • •	22.016
Proposed Parameters/Proposed Trips – Buildout	2,980	33,016
Difference from Approved		
Numeric	-224	-1,377
Percent	-7.0%	-4.0%

As shown from the above, the revised development parameters generate 224 (7.0%) fewer trips in the PM peak hour and 1,377 (4.0%) fewer trips on a daily basis than the approved DRI parameters and approved DRI trips at buildout.

#### **Buildout (2012) Traffic Conditions**

Travel Demand Model:

Future 2012 traffic estimates by roadway segment with the HealthPark proposed parameters were derived based on the Lee County MPO travel model (FSUTMS).

The socio-economic data (ZDATA) for the analysis year of 2012 were established based on the interpolation of the MPO's validated 1990 and the most current 2020 datasets. The resultant 2012 zonal data were reviewed for reasonableness and adjustments were made where necessary.

The review of the interpolated zonal data revealed that the approved and anticipated developments located north of HealthPark along Bass Road and Gladiolus Drive, as represented by TAZs 709 & 710, were underestimated. Therefore, adjustments were made to increase the dwelling units in each TAZ as shown below.

#### 2012 ZDATA Adjustments

	TAZ	<u>TAZ 709</u>		<u>2 710</u>
	<u>MPO <sup>(1)</sup></u>	<u>Adjusted</u>	<u>MPO<sup>(1)</sup></u>	<u>Adjusted</u>
Single-Family d.u. Multifamily d.u. Total	146 <u>73</u> 219	500 <u>250</u> 750	146 <u>73</u> 219	250 <u>500</u> 750

Footnote:

(1) Interpolated MPO data.

The area of existing and planned developments on the south side of Summerlin Road between Pine Ridge Road and Winkler Road are not adequately represented in the travel model. Therefore, TAZ 781 was assigned to represent area developments south of the Bass Road/Summerlin Road intersection. The 2012 ZDATA parameters for TAZ 781 are summarized below.

#### <u>New TAZ 781</u> South Bass Road/Summerlin Road Corridor

ZDATA1 <sup>(1)</sup>		ZDA	ZDATA2 <sup>(2)</sup>	
Land Use	Size	Land Use	Size	
Single-Family	250 d.u.	Commercial	500 employees	
Multifamily	<u>250 d.u.</u>	Service	400 employees	
Total	500 d.u.	Total	900 employees	
		School	250 students	

Footnotes:

(1) Populations and auto ownership parameters were derived from adjacent TAZ 752.

(2) Retail/Commercial = 200,000 sq. ft.; office = 100,000 sq. ft.



The HealthPark DRI is represented by TAZ 720 in the travel model. The interpolated zonal data (ZDATA1 & ZDATA2) for HealthPark were replaced by the proposed buildout development parameters in a test run of the model to determine the trip purpose allocation for use as a "special generator" in ZDATA3. The trip purpose allocation is found in the GEN.OUT file of the travel model with the resultant trip purpose allocation summarized below.

Health Derly Trin Durnage Allocation

<u>2012 - Buildout</u>			
Trip Purpose	Productions <sup>(1)</sup>	Attractions <sup>(1)</sup>	
HBW	10%	16%	
HBSH	14%	7%	
HBSR	9%	16%	
HBO	19%	33%	
NHB	<u>48%</u>	<u>27%</u>	
Total	100%	100%	

Footnote:

(1) Trip purpose test run - GEN.OUT, Appendix C.

The methodology described in the FDOT's <u>Site Impact Handbook</u> was used to incorporate the trip generation estimate for the Project into the current Lee County model. The Project's external trip generation (total trips minus internal) was entered into the model as two special generators in the ZDATA3 file: one for productions (P+) and the other for attractions (A+), as described in the <u>Site Impact Handbook</u>. The ITE estimates of external vehicle trips were converted to person trips for use in the ZDATA3 files, based on auto occupancy factors found in the PROFILE.MAS file and trip purposes (by percent) derived from the GEN.OUT file established through the trip purpose test of the proposed development parameters using ZDATA1 and ZDATA2 formats. The total number of person trip productions (P+) and attractions (A+) in the ZDATA3 file were adjusted through a number of model iterations until the external vehicle trips produced by the FSUTMS model closely approximated the trips based on ITE, as described in the <u>Site Impact Handbook</u>.

These model iterations were not saved. Only the final run that provided a close correlation between ITE and FSUTMS estimates was saved. The final run is being provided to the review agencies under separate cover.

A comparison of the resultant FSUTMS daily trip generation with the ITE trip generation is provided below.



### <u>Trip Generation Comparison</u> <u>External Daily Trips</u>

	<u>Buildout</u>
ITE	35,122
FSUTMS	35,186
FSUTMS as % of ITE	100%

Buildout (2012) Traffic Conditions:

The future 2012 traffic volume estimates and levels of service are presented in Exhibit 7. In accordance with County policy, the Lee County generalized service volumes were utilized for the buildout analysis.

Per the DRI rules, the Project is determined to have a significant impact on any road segment if the Project traffic consumes 5% or more of the service volume at the adopted level of service standard. If the road segment operates, under buildout conditions, below the level of service standard, the Project then has an adverse impact on the road segment. If the DRI has a significant and adverse impact, the DRI must then pay its proportionate share of the costs of the needed improvements on the affected road segment to restore the level of service standard.

As shown in Exhibit 7, HealthPark has a significant and adverse impact on the following roadway segments, coincident with its buildout development in 2012.

#### HealthPark DRI Significantly and Adversely Impacted Roadways

	Segment	
Roadway	From	<u>To</u>
McGregor Boulevard	A & W Bulb Road Cypress Lake Drive	Cypress Lake Drive College Parkway
Six Mile Cypress Parkway	US 41 Metro Parkway	Metro Parkway Daniels Parkway
Summerlin Road	Daniels Parkway Cypress Lake Drive College Parkway	Winkler Road College Parkway Boy Scout Drive

dpæ

#### **Buildout (2012) Intersection Analysis**

Future 2012 PM peak hour turning movement volumes at the major intersections in the study area are presented in Exhibits 8a to 8i. The corresponding intersection capacity analyses were performed based on the methodology from the Highway Capacity Manual (HCS 4.1d).

The resultant levels of service at the intersections under study are presented below.

#### HealthPark DRI Intersection Capacity Analysis

	Levels of Service	
	Without	With
Intersection	Improvement	<u>Improvement</u>
	(2)	- (2)
Bass Road/Gladiolus Drive	$F^{(2)}$	$C_{(2)}^{(2)}$
Bass Road/Park Royal Drive	B/F <sup>(1)</sup>	C <sup>(2)</sup>
Bass Road/Summerlin Road	F <sup>(2)</sup>	D <sup>(2)</sup>
Gladiolus Drive/A & W Bulb Road	D/F <sup>(1)</sup>	C <sup>(2)</sup>
Gladiolus Drive/Winkler Road	E <sup>(2)</sup>	D <sup>(2)</sup>
McGregor Boulevard/A & W Bulb Road	$F/F^{(1)}$	C <sup>(2)</sup>
McGregor Boulevard/Cypress Lake Drive	$F^{(2)}$	E <sup>(2)</sup>
Summerlin Road/Pine Ridge Road	D <sup>(2)</sup>	N/A
Summerlin Road/Park Royal Drive	F/F <sup>(1)</sup>	D <sup>(2)</sup>
Summerlin Road/Winkler Road	F <sup>(2)</sup>	D <sup>(2)</sup>
Summerlin Road/Gladiolus Drive	E <sup>(2)</sup>	D <sup>(2)</sup>
US 41/Gladiolus Dr./	F <sup>(2)</sup>	E <sup>(2)</sup>
Six Mile Cypress Pkwy.		

Footnotes:

(1) Unsignalized Intersection - Major/minor street left-turn reported.

(2) Signalized Intersection – Overall intersection LOS reported.

N/A - Not Applicable.

The complete HCS analyses are provided in Appendix D.

#### **Recommended Improvements**

The following roadway and intersection improvements are recommended to improve future traffic conditions, coincident with the buildout of HealthPark, and to serve all area development.



#### HealthPark DRI Recommended Improvements

Roadway Improvements:

#### <u>Roadway</u>

McGregor Boulevard

• A & W Bulb Road to Cypress Lake Drive

Cypress Lake Drive to College Parkway

# Improvement<sup>(2)</sup>

Intersection Improvements, Access Management, Widen to 6 Lanes, or Improvements to Parallel/Alternative Facilities.

Intersection Improvements, Access Management, Widen to 6 Lanes, or Improvements to Parallel/Alternative Facilities.

Widen to 6 Lanes Widen to 4 Lanes<sup>(1)</sup>

Six Mile Cypress Parkway

- US 41 to Daniels Parkway
- Daniels Parkway to Winkler Road

#### Summerlin Road

• Cypress Lake Drive to College Parkway

College Parkway to Boy Scout Drive

Intersection Improvements, Access Management, Widen to 8 Lanes, or Improvements to Parallel/Alternative Facilities.

Intersection Improvements, Access Management, Widen to 6 Lanes, or Improvements to Parallel/Alternative Facilities.

Intersection Improvements:

#### Intersection

Bass Road/Gladiolus Drive

#### Improvement

Westbound Dual Left-Turn Lane. Northbound Dual Left-Turn Lane. Signal Retiming.



Bass Road/Park Royal Drive

Bass Road/Summerlin Road

Signal, If Warranted.

Eastbound Dual Left-Turn Lane. Westbound Dual Left-Turn Lane. Southbound Dual Left-Turn Lane. Northbound Restriping. Signal Retiming. Southbound Dual Left-Turn Lane. Signal, If Warranted. Southbound Left-Turn Lane. Signal, If Warranted. Signal Retiming. Signal, If Warranted. Signal Retiming. No Improvements Beyond Committed. Signal Retiming. Signal Retiming. Signal Retiming.

Summerlin Road/Park Royal Drive

Gladiolus Drive/A & W Bulb Road

Gladiolus Drive/Winkler Road McGregor Boulevard/A & W Bulb Road McGregor Boulevard/Cypress Lake Drive Summerlin Road/Pine Ridge Road

Summerlin Road/Winkler Road Summerlin Road/Gladiolus Drive Gladiolus Drive/US 41

#### Footnote:

Programmed for construction in FY 2008 – Lee County CIP.
 Beyond currently committed improvements.

#### **Roads Impact Fee**

The existing development at HealthPark mitigated its transportation impacts through the provision of right-of-way and construction of Bass Road and the payment of roads impact fees. It is anticipated that the remaining development at HealthPark will also mitigate its impacts through the payment of roads impact fees.

The total existing payments to date are reflective of past impact fee schedules in effect at the time. In order to provide a true comparison between road impact fees and proportionate share estimates for the cumulative DRI impacts, the already paid impact fees have to be inflated to reflect present day value.

For purposes of this assessment and to avoid the numerous variables involved in inflating prior year payments, it is recommended that the currently adopted Lee County impact fee schedule be applied to the cumulative HealthPark development (i.e., existing and future). The increased rates of the current fee schedule reflect inflation over time from the past fee schedules.

The roads impact fees for the cumulative development at HealthPark through buildout is estimated at \$11.635 million.

# Land Use Conversion

In addition to the land use conversions provided in Condition D.1. of the Development Order for HealthPark Florida, specific land use conversions are desired by HealthPark. They include the following.

# Land Use Conversion

		То	
From	Multifamily	Hotel	Medical Office
Medical Office			
10,000 sq. ft.	50 d.u.		
17,000 sq. ft.		70 rooms	
Acute Care Hospital			
60 beds			28,000 sq. ft.
Independent Living			
100 d.u.			6,000 sq. ft.

The modest conversions identified above should not create a substantial deviation to the DRI. The conditions for land use conversion of Development Order Condition D.1. would remain in place.

### **Conclusion**

The HealthPark proposed buildout development parameters are expected to reduce the Project's trip generation by approximately 4% on a daily basis and approximately 7% on a peak hour basis when compared to the originally approved DRI parameters and approved DRI trip generation.

The Buildout HealthPark traffic analysis is provided to satisfy the Stage I Development Order reassessment requirement and the DRI Notice of Proposed Change requirements.

HealthPark will continue to mitigate its traffic impacts by the payment of roads impact fees. Total roads impact fee payments through buildout was estimated to be approximately \$11.635 million.

Given the reduced impacts of the proposed Project as compared to the originally approved DRI, the HealthPark traffic reassessment concludes that no additional regional impacts have been created at Buildout, coincident with year 2012.





# EXHIBIT 2A

# **HEALTHPARK FLORIDA** ORIGINAL DRI DEVELOPMENT PARAMETERS

Land Use	DRI Approved Parameters <sup>(1)</sup>
Residential Living	
Independent Living	680 du
Assisted Living &	520 beds
Skilled Nursing	
Multifamily	0 du
Lodging – Hotel	60 rooms
Acute Care Hospital	768 beds
Medical/General Office	
Medical Office	450,000 sq. ft.
General Office	·
Medical Services Mall	50,000 sq. ft.
Specialized Hospital	468 beds
Medical Education	500 students
Wellness Center	170,000 sq. ft.
Future Health Care Facilities	235,000 sq. ft.
Commercial	300,000 sq. ft.

Footnotes: (1) Per HealthPark Florida, ADA/DRI Sufficiency Response.

# EXHIBIT 2B

# **HEALTHPARK FLORIDA** 1997 APPROVED DRI DEVELOPMENT PARAMETERS

Land Use	Original DRI Approved <u>Parameters <sup>(1)</sup></u>	1997 NOPC Approved <u>Parameters <sup>(2)</sup></u>
Residential Living		
Independent Living	680 du	530 du
Assisted Living &	520 beds	566 beds
Skilled Nursing		
Multifamily	0 du	510 du
Lodging – Hotel	60 rooms	132 rooms <sup>(3)</sup>
Acute Care Hospital	768 beds	440 beds
Medical/General Office		
Medical Office	450,000 sq. ft.	165,000 sq. ft.
General Office		175,000 sq. ft.
Medical Services Mall	50,000 sq. ft.	10,000 sq. ft.
Specialized Hospital	468 beds	120 beds <sup>(4)</sup>
Medical Education	500 students	500 students
Wellness Center	170,000 sq. ft.	60,000 sq. ft.
Future Health Care Facilities	235,000 sq. ft.	314,000 sq. ft.
Commercial	300,000 sq. ft.	300,000 sq. ft.

Footnotes:
(1) Per HealthPark Florida, ADA/DRI Sufficiency Response.
(2) Per Second Development Order Amendment For HealthPark Florida.
(3) Includes Ronald McDonald House.
(4) Une Une the stat of heads (12,000 second for the president with heads) and the state of the stat

Hope Hospice at 16 beds, (12,000 square feet associated with beds) and 35,000 square feet administration. (4)



# **EXHIBIT 2C**

#### **HEALTHPARK FLORIDA** 2001 APPROVED DRI DEVELOPMENT PARAMETERS

	Original	1997	2001 Appro	oved Parameters <sup>(3)</sup>
Land Use	DRI Approved <u>Parameters <sup>(1)</sup></u>	NOPC Approved <u>Parameters <sup>(2)</sup></u>	Stage I <u>2004</u>	Buildout <u>2008</u>
Residential Living				
Independent Living	680 du	530 du	363 du	363 du
Assisted Living & Skilled Nursing	520 beds	566 beds	407 beds	407 beds
Multifamily	0 du	510 du	468 du	968 du
Lodging – Hotel	60 rooms	132 rooms <sup>(4)</sup>	252 rooms <sup>(4)</sup>	252 rooms (4)
Acute Care Hospital	768 beds	440 beds	220 beds	440 beds
Medical/General Office				
Medical Office	450,000 sq. ft.	165,000 sq. ft.	165,000 sq. ft.	344,000 sq. ft.
General Office		175,000 sq. ft.	175,000 sq. ft.	362,000 sq. ft.
Medical Services Mall	50,000 sq. ft.	10,000 sq. ft.	0 sq. ft.	0 sq. ft.
Specialized Hospital <sup>(3)</sup>	468 beds	120 beds	16 beds <sup>(5)</sup>	16 beds <sup>(5)</sup>
Medical Education	500 students	500 students	0 students	0 students
Wellness Center	170,000 sq. ft.	60,000 sq. ft.	75,000 sq. ft.	75,000 sq. ft.
Future Health Care Facilities	235,000 sq. ft.	314,000 sq. ft.	17,200 sq. ft. (6)	17,200 sq. ft. (6)
Commercial	300,000 sq. ft.	300,000 sq. ft.	100,000 sq. ft.	175,000 sq. ft.

Footnotes:

(1)

Per HealthPark Florida, ADA/DRI Sufficiency Response. Per Second Development Order Amendment For HealthPark Florida. (2)

Per Third Development Order Amendment For HealthPark Florida.

(3) (4) (5) (6) Includes Ronald McDonald House.

Hope Hospice at 16 beds, (12,000 square feet associated with beds) and 35,000 square feet administration.

Includes day care at 7,200 sq. ft.



#### EXHIBIT 3

# **HEALTHPARK FLORIDA** PROPOSED DRI DEVELOPMENT PARAMETERS

Land Use	Original DRI Approved <u>Parameters <sup>(1)</sup></u>	1997 NOPC Approved <u>Parameters</u> <sup>(2)</sup>	Stage I Approved 2004 <sup>(3)</sup>	Proposed Buildout <u>2012</u>
Residential Living				
Independent Living	680 du	530 du	363 du	478 du
Assisted Living &	520 beds	566 beds	407 beds	445 beds
Skilled Nursing				
Multifamily	0 du	510 du	468 du	1,156 du
Lodging – Hotel (4)	60 rooms	132 rooms	252 rooms <sup>(4)</sup>	172 rooms <sup>(4)</sup>
Acute Care Hospital	768 beds	440 beds	220 beds	542 beds
Medical/General Office				
Medical Office	450,000 sq. ft.	165,000 sq. ft.	165,000 sq. ft.	465,000 sq. ft.
General Office		175,000 sq. ft.	175,000 sq. ft.	
Medical Services Mall	50,000 sq. ft.	10,000 sq. ft.	0 sq. ft.	0 sq. ft.
Specialized Hospital <sup>(4)</sup>	468 beds	120 beds	16 beds <sup>(5)</sup>	16 beds <sup>(5)</sup>
Medical Education	500 students	500 students	0 students	0 students
Wellness Center	170,000 sq. ft.	60,000 sq. ft.	75,000 sq. ft.	
Future Health Care Facilities	235,000 sq. ft.	314,000 sq. ft.	17,200 sq. ft. <sup>(6)</sup>	20,800 sq. ft. <sup>(6)</sup>
Commercial	300,000 sq. ft.	300,000 sq. ft.	100,000 sq. ft.	160,000 sq. ft.

Footnotes:

Per HealthPark Florida, ADA/DRI Sufficiency Response. (1)

(2)

Per Third Development Order Amendment For HealthPark Florida. Per Third Development Order Amendment For HealthPark Florida. HealthPark Florida DRI Assessment Traffic Study, December (3) 1,2000.

(4) Includes Ronald McDonald House.

(5) (6) Hope Hospice at 16 beds, (12,000 square feet associated with beds) and 35,000 square feet administration.

Includes day care at 7,200 sq. ft.

**EXHIBIT 4** 

# DRI DEVELOPMENT PARAMETERS COMPARISON HEALTHPARK FLORIDA

			<u>2001 Approv</u>	2001 Approved NOPC <sup>(3)</sup>	<b>Proposed Parameters</b>	arameters
Land Use	Original DRI Approved <u>Parameters <sup>(1)</sup></u>	1997 NOPC Approved Parameters <sup>(2)</sup>	Stage I Approved <u>2004</u>	Buildout 2008	Approved Stage I <u>2004</u>	Proposed Buildout <u>2012</u>
Residential Living Independent Living Assisted Living & Strilled Murcing	680 du 520 beds	530 du 566 beds	363 du 407 beds	363 du 407 beds	363 du 407 beds	478 du 445 beds
Multifamily Lodging – Hotel	0 du 60 rooms	510 du 132 rooms <sup>(4)</sup>	468 du 252 rooms <sup>(4)</sup>	968 du 252 rooms <sup>(4)</sup>	468 du 252 rooms <sup>(4)</sup>	1,156 du 172 rooms <sup>(4)</sup>
Acute Care Hospital Medical/General Office	768 beds	440 beds	220 beds	440 beds	220 beds	542 beds
Medical Office General Office	450,000 sq. ft. 	165,000 sq. ft. 175,000 sq. ft.	165,000 sq. ft. 175,000 sq. ft.	340,000 sq. ft. 362,000 sq. ft.	165,000 sq. ft. 175,000 sq. ft.	465,000 sq. ft. 
Medical Services Mall Specialized Hospital	50,000 sq. ft. 468 beds	10,000 sq. ft. 120 beds	0 sq. ft. 16 beds <sup>(5)</sup>	0 sq. ft. 16 beds <sup>(5)</sup>	0 sq. ft. 16 beds <sup>(5)</sup>	0 sq. ft. 16 beds <sup>(5)</sup>
Medical Education Wellness Center Future Health Care	500 students 170,000 sq. ft. 235,000 sq. ft.	500 students 60,000 sq. ft. 314,000 sq. ft.	0 students 75,000 sq. ft. 17,200 sq. ft. <sup>(6)</sup>	0 students 75,000 sq. ft. 17,200 sq. ft. <sup>(6)</sup>	0 students 75,000 sq. ft. 17,200 sq. ft. <sup>(6)</sup>	0 students  20,800 sq. ft. <sup>(6)</sup>
racumes Commercial	300,000 sq. ft.	300,000 sq. ft.	100,000 sq. ft.	175,000 sq. ft.	100,000 sq. ft.	160,000 sq. ft.

Footnotes:

Per HealthPark Florida, ADA/DRI Sufficiency Response. Per Second Development Order Amendment For HealthPark Florida. Per Third Development Order Amendment For HealthPark Florida. HealthPark Florida DRI Assessment Traffic Study, December 1, 2000. Includes Ronald McDonald House. Hope Hospice at 16 beds, (12,000 square feet associated with beds) and 35,000 square feet administration. Includes day care at 7,200 square feet associated with beds) and 35,000 square feet administration.

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# EXHIBIT 6 HEALTHPARK DRI REASSESSMENT TRIP GENERATION

#### BUILDOUT (2012)

						PM	(2) PEAK		
LAND USE	ITE LUC	SIZÉ		TRIP TYPE	Adj. Factor	IN		TOTAL	(2) DAILY
Existing (1) Planned INDEPENDENT LIVING	253 (3)	254 224 478		Total	======	48	33	=== <u>=</u> : = 81	1.028
	200 (0)			Internal - P's External	20%	10 38	7 26	17 64	206 822
Existing (1) Planned ASSISTED LIVING & SKILLED NURSING	254 (3)	275 170 445	beds	Total Internal - P's External	25%	67 17 50	62 16 46	129 33 96	1,219 305 914
Existing (1) Planned MULTIFAMILY	220	204 952 1,156	du	Total Internal - P's External	10%	425 43 382	229 23 206	654 66 588	7,098 710 6,388
Existing - Ronald MacDonald H Ptanned LODGING - HOTEL	iouse (1) 310 (3)	6 166 172	rooms	Total Internal - P's External	30%	58 17 41	62 19 43	120 36 84	1,534 460 1,074
Existing (1) Planned ACUTE CARE HOSPITAL	610	238 304 542	beds	Total Internal - P's internal - A's External	10% 16%	257 26 69 162	458 46 44 368	715 72 113 530	5,755 576 932 4,247
Existing (1) Existing (R. MacD. House Adn Planned MEDICAL OFFICE	nin.) (1) 720	140,956 10,000 324,044 475,000	sq.ft.	Total Internal - P's Internal - A's External	15% 14%	362 54 98 210	980 147 95 738	1,342 201 193 948	19,208 2,881 3,111 13,216
Existing - H.O.P.E. (1) Existing - H.O.P.E. (Admin.) (1 SPECIALTY HOSPITALS	610 (3) ) 715	16 35,000	beds sq.ft.		15% 14%	8 13 21 3 6 12	13 75 88 13 9 66	21 88 109 16 15 78	189 635 824 124 133 567
Existing - Day Care (1) Planned FUTURE HEALTH CARE	565 (3)	7,200 3,600 10,800	sq.ft.	Total Internal - P's Internal - A's External	10% 18%	67 7 18 42	75 8 7 60	142 15 25 102	856 86 139 631
Existing (1) Planned COMMERCIAL - RETAIL	820	8,542 151,458 160,000	sq.ft.	Total Internal - P's Internal - A's External Pass-By (4) Net New	5% 18% 30%	410 21 110 279 <u>84</u> 195	444 22 43 379 <u>84</u> 295	<u>168</u>	9.218 461 1,494 7,263 <u>2.106</u> 5,157
DRI TOTAL				Total Internal - P's Internal - A's External Pass-By Net New	12% 12%	1,715 198 301 1,216 <u>84</u> 1,132	2,431 301 198 1,932 <u>84</u> 1,848	<u>168</u>	46,740 5,809 5,809 35,122 <u>2,106</u> 33,016
	Peak Hour D	irectional St	olit/Peak	-to-Daily Ratio		38.0%	62.0%	9.03%	

 Peak Hour Directional Split/Peak-to-Daily Ratio
 38.0%
 62.0%
 9.03%

#### FOOTNOTES:

Source: HealthPark Florida, Eleventh Annual Traffic Monitoring Report, February 4, 2003.
 Based on ITE, Trip Generation (7th Edition). ITE Equations used where available.
 Based on ITE, Trip Generation (7th Edition), ITE rates.
 Per Lee County Development Services TIS Guidelines of 30% during th PM peak hour.
 Daily retail pass-by capture of 20% assumed.

Exhibit7.123 - 06/23/2004

			PINE RIDGE RD.			METRO PKWY.									MCGREGOR BLVD.		KELLY RD.	JOHN MORRIS RD.						FOWLER AVE.					DANIELS PKWY.				CYPRESS LAKE DR				COLONIAL BLVD.				COLLEGE PKWY.	BOY SCOUT DR.		A.W. BULB RU.		****************	ROADWAY					FUTURE 2012	EXHIBIT 7
Gladiolus Dr.	Kelly Rd.	Summerlin Rd.	SR 865	Daniels Pkwy.	Six Mile Cypress Pkw	Alico Rd.	College Pkwy.	Cypress Lake Dr.	A.W. Bulb Rd.	Pine Ridge Rd.	Iona Loop Rd.	Gladiolus Dr./SR 865	Kelly Rd.	John Morris Rd.	Summerlin Rd.	SR 865	McGregor Blvd.	Summerlin Rd.	Summerlin Rd.	W. of Winkler Rd.	Popp Bd	A W Bulk Bd	Dine Didne Dd	US 41	Fiddlesticks Blvd.	Cross Creek Blvd.	Six Mile Pkwy.	Metro Pkwy	US 41	Summerlin Rd.	Winkler Rd.			Metro Pkwy.	Fowler St.	US 41	McGregor Blvd.	Summerlin Rd.	Winkler Rd.	South Pointe Blvd.	McGregor Blvd.	Summerlin Rd.	Park Roval Dr.	Giadiolus Dr.	2		FROM					FUTURE 2012 TRAFFIC CONDITIONS WITH PROJECT	
McGregor Blvd.	Gladiolus Dr.	Kelly Rd.	Summerlin Rd.	North .	w Daniels Pkwy	Six Mile Cypress Pkwy.	Winkler Road	College Pkwy.	Cypress Lake Dr.	A.W. Bulb Rd.		_	Gladiolus Dr. /SR 865	Kelly Rd.	John Morris Rd.	Pine Ridge Rd.	SR 865	McGregor Blvd.	U.S. 41	Summerlin Rd.	W of Wintler Dd	Pare Dd	-		1-75	Fiddlesticks Blvd.	Cross Creek Blvd.	Six Mile Pkwy.	Metro Pkwy	US 41	Summerlin Rd.	Winkler Rd.	South Point Blvd.	East	Metro Pkwy	Fowler St	Summerlin Rd.	US 41	Summerlin Rd.	Winkler Rd.	South Pointe Blvd.	US 41	Gladiolus Ave.	Dert Dovel Dr	2		, ,	:	10	e.			MENT
2LC	2LC	240	21.C	40	2LN	6LD	2LN	4LD	46	410	<b>4</b>	46	40	460	40	210	2LC	210	ŝ	60			<u>+</u>	610	6LD	610	6LD	6LD	6LD	6LD	46	4LD	40	6	Ê		2 <u>6</u> D	6LD	610	6LD	6LD	ŝ	40		2		# 01 LOS	#n1   0 =	:				
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10,368	10,549	5.527	12,106	39,794	20,041	61,244	18,557	33,921	50,834	41.434	32,705	30.625	33,512	26,031	19,028	4,437	2,088	5,113	57,470	37.662	37 000	31,290	21 202	44,175	46,070	44,994	53,614	47,757	47,443	43,034	34,490	26,435	21,999	48,538	44,844	49,042	59,088	42,126	42,995	44,222	47,071	45,781	3.409	4,261		8	Traffic						
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#04524

Exhibit7.123 - 06/23/2004

(4) Background traffic estimated by subtracting Project PSWDT from the local PSWDT. (5) PSADTANT feator based on Lee County 2003 permanent count station data. (6) (K100) factors direct from Lee County 2003 permanent count station data. (7) Lee County Generalized Sarvice Volumes, February 2003.

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Indicates roadway segment significantly, but not adversely, impacted by the Project. Indicates roadway segment both significantly and adversely impacted by the Project

(2) Lee County roadway LOS standard based on The Lee Plan, Policy 22.1.1.
 (3) Peak season traffic volumes based on FSUTMS travel model assignment.

Existing plus committed number of lanes.

FOOTNOTES:

Boy Scout Dr. College Pkwy. Summerlin Rd. Colonial Blvd. Boy Scout Dr. Colonial Blvd. North Gladiolus Dr.

Cypress Lake Dr.

College Pkwy.

15,569 34,422

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11 H H H H

Cypress Lake Dr.

2LN 4LD

Gladiolus Dr.

WINKLER RD

Bass Rd. Park Royal Dr. Winkler Rd. Pine Ridge Rd.

Park Royal Dr.

Winkler Rd. Gladiolus Dr. Bass Rd.

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Cypress Lake Dr.

US 41

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Island Park Rd. Jamiaca Bay

Six Mile Pkwy. Jamiaca Bay

Daniels Pkwy

College Pkwy.

6LD E 6LD E

48441 42868 52796 38800

0 38,286 1 47,280 3 41,561 2 45,078

1.027 50,270 1.027 37,280 1.027 46,040 1.027 40,470 1.027 43,890

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South

Alico Rd.

Colonial Blvd.

Boy Scout Dr. College Pkwy.

Boy Scout Dr. College Pkwy Cypress Lake Dr. Gladiolus Dr.

Gladiolus Rd. US 41 West Daniels Pkwy. Metro Pkwy. North McGregor Blvd. McGregor Blvd. Daniels Pkwy. Metro Pkwy.

SIX MILE CYPRESS PKWY

Kelly Rd.

Gladiolus Rd. Kelly Rd. Summerlin Rd.

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Pine Ridge Road

ROADWAY

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SUMMERLIN RD.

McGregor Blvd. John Morris Rd.

SR 865

John Morris Rd.

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Pine Ridge Rd.

SR 865

(1) (2) # of LOS Lanes Std 

(3) FSUTMS PSWDT Backgnd 4 (5) PSWDT/ AADT Factor AADT (6) K100 Factor Backgnd <u>Peak Hr</u> 5) Backgnd <u>Peak Hr</u> 60 Peak Hr <u>Volume</u> 57 Volume N/E S/W

FSUTMS PSWDT

EXHIBIT 7 HEAL THPARK DRI BUILDOUT ASSESSMENT FUTURE 2012 TRAFFIC CONDITIONS WITH PROJECT

BACKGROUND TRAFFIC Net New Daily Peak Hr / Net New / Two-Way / Peak Hr PROJECT TRAFFIC South

Dir. Peak Hr TOTAL TRAFFIC Peak Hr Iotal (7) SERVICE VOLUME

Project Traffic As.%.of SV.@ LOS Std Signij & Adv

00.5% N/E S/W Impact

#04524


















# APPENDIX A

# TRANSPORTATION METHODOLOGY

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# HEALTHPARK REASSESSMENT TRANSPORTATION METHODOLOGY OUTLINE

Project Name:	HealthPark Florida
Development Parameters:	See Exhibit 1
Buildout:	Approved: Phase I – 2004 (Reassessment after Phase I)
	Proposed: Buildout – 2012
Scope:	Buildout conditions with Project will be analyzed. Existing conditions and future conditions without project will not be necessary.
Trip Generation:	ITE 7 <sup>th</sup> Edition will be utilized.
	ITE Lane Use Code and internal captured trips will be applied consistent with approved assumptions.
FSUTMS Parameters:	Utilize current MPO travel model parameters. Interpolate ZDATA between 1990 and 2020 for Year 2012.
	Modify TAZ for HealthPark.
	Utilize ZDATA1 and ZDATA2 of FSUTMS to determine P's and A's and trip purposes allocation for use in ZDATA3.
	Modeled trip generation will equal (+/- 1%) of total ITE external trips.
	Project net new trips will be applied to FSUTMS assignment to determine roadway significant impacts.
E+C Network:	Reflects programmed roadway improvements through Year 2006. Reflects programmed FIHS roadway improvements through Year 2008.

## <u>HEALTHPARK REASSESSMENT</u> <u>TRANSPORTATION METHODOLOGY OUTLINE (Continued)</u>

Traffic Parameters: Background (Total minus Project) traffic from model will be converted to peak hour, peak season traffic based on Lee County 2003 K<sub>(100)</sub> and PS factors.

Project net new PSWDT will be converted to peak hour, peak season traffic based on ITE.

Link Analysis: Significant impact based on Project traffic consumption of 5% or more of the SV at the adopted LOS standard (FIHS controlled by FDOT criteria).

Roadway SV based on Lee County Generalized Service Volumes.

Intersection Analysis:

Year 2012 (Buildout) LOS will be analyzed for the following intersections.

Bass Road / Summerlin Road Bass Road / Park Royal Drive Bass Road / Gladiolus Drive Park Royal Drive / Summerlin Road

The list of intersections may be expanded based on the 5% significant impact criteria of the roadway segment.

Mitigation:

Comparison of Impact Fee vs. Proportionate Share at Buildout.



## EXHIBIT 1

## HEALTHPARK FLORIDA DEVELOPMENT PARAMETERS COMPARISON

Land Use	DRI/ADA Approved <u>Parameters <sup>(1)</sup></u>	NOPC Approved Parameters <sup>(2)</sup>	Approved 2004 <sup>(3)</sup>	Proposed Buildout <u>2012</u>
Residential				
Independent Living	680 du	530 du	363 du	478 du
Assisted Living &	520 beds	566 beds	407 beds	445 beds
Skilled Nursing				
Multifamily	0 du	510 du	468 du	1,156 du
Lodging – Hotel <sup>(4)</sup>	60 rooms	132 rooms	252 rooms	172 rooms
Acute Care Hospital	768 beds	440 beds	220 beds	542 beds
Medical/General Office				
Medical Office	450,000 sq. ft.	165,000 sq. ft.	165,000 sq. ft.	465,000 sq. ft.
General Office	<b></b>	175,000 sq. ft.	175,000 sq. ft.	
Medical Services Mall	50,000 sq. ft.	10,000 sq. ft.	0 sq. ft.	0 sq. ft.
Specialized Hospital <sup>(4)</sup>	468 beds	120 beds	16 beds <sup>(5)</sup>	16 beds <sup>(5)</sup>
				35,000 sq. ft. Admin
Medical Education	500 students	500 students	0 students	0 students
Wellness Center	170,000 sq. ft.	60,000 sq. ft.	75,000 sq. ft.	
Future Health Care Facilities	235,000 sq. ft.	314,000 sq. ft.	17,200 sq. ft. <sup>(6)</sup>	20,000 sq. ft. <sup>(6)</sup>
Campus Support Facilities	160,000 sq. ft.	27,000 sq. ft.	0 sq. ft.	0 sq. ft.
Commercial	300,000 sq. ft.	300,000 sq. ft.	100,000 sq. ft.	160,000 sq. ft.

Footnotes:

(1) Per HealthPark Florida, ADA/DRI Sufficiency Response.

(2) Per Second Development Order Amendment For HealthPark Florida.

(3) Per HealthPark Florida DRI Assessment Traffic Study, December 1, 2000.

(4) Includes Ronald McDonald House.

(5) Hope Hospice at 16 beds, (12,000 square feet associated with beds) and 35,000 square feet administration.

(6) Includes day care at 7,200 sq. ft.

# APPENDIX B

# **ITE TRIP GENERATION**

dpa

HealthPark DRI Reassessment, #04524 Summary of Trip Generation Calculation For 478 Occupied Dwelling Units of Congregate Care Facility June 23, 2004

	Average	Standard	Adjustment	Driveway
	Rate	Deviation	Factor	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, 7th Edition, 2003.

HealthPark DRI Reassessment, #04524 Summary of Trip Generation Calculation For 445 Occupied Beds of Assisted Living June 23, 2004

	Average Rate		Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	2.74	1.75	1.00	1219
7-9 AM Peak Hour Enter	0.12	0.00	1.00	53
7-9 AM Peak Hour Exit	0.05	0.00	1.00	22
7-9 AM Peak Hour Total	0.17	0.00	1.00	76
4-6 PM Peak Hour Enter	0.15	0.00	1.00	67
4-6 PM Peak Hour Exit	0.14	0.00	1.00	62
4-6 PM Peak Hour Total	0.29	0.00	1.00	129
Saturday 2-Way Volume	2.20	1.57	1.00	979
Saturday Peak Hour Enter	0.18	0.00	1.00	80
Saturday Peak Hour Exit	0.18	0.00	1.00	80
Saturday Peak Hour Total	0.36	0.60	1.00	160

Note: A zero indicates no data available. Source: Institute of Transportation Engineers Trip Generation, 7th Edition, 2003.

HealthPark DRI Reassessment, #04524 Summary of Trip Generation Calculation For 1156 Dwelling Units of Apartments June 23, 2004

	-	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	6.14	0.00	1.00	7098
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:	$T = 6.01(X) + 150.35, R^2 = 0.88$
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:	
	$R^2 = 0.77$ , 0.65 Enter, 0.35 Exit
AM Gen Pk Hr. Total:	T = .53(X) + 4.21
	$R^2 = 0.82$ , 0.29 Enter, 0.71 Exit
PM Gen Pk Hr. Total:	T = .6(X) + 17.52
	$R^2 = 0.8$ , 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, 7th Edition, 2003.

HealthPark DRI Reassessment, #04524 Summary of Trip Generation Calculation For 172 Occupied Rooms of Hotel June 23, 2004

-		. –		
	-	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	8.92	6.04	1.00	1534
7-9 AM Peak Hour Enter 7-9 AM Peak Hour Exit 7-9 AM Peak Hour Total	0.39 0.28 0.67	0.00 0.00 0.84	1.00 1.00 1.00	67 48 115
4-6 PM Peak Hour Enter 4-6 PM Peak Hour Exit 4-6 PM Peak Hour Total	0.34 0.36 0.70	0.00 0.00 0.87	1.00 1.00 1.00	58 62 120
Saturday 2-Way Volume	10.50	4.11	1.00	1806
Saturday Peak Hour Enter Saturday Peak Hour Exit Saturday Peak Hour Total		0.00 0.00 0.94	1.00 1.00 1.00	0 0 150

Note: A zero indicates no data available. Source: Institute of Transportation Engineers Trip Generation, 7th Edition, 2003.

HealthPark DRI Reassessment, #04524 Summary of Trip Generation Calculation For 542 Beds of Hospital June 23, 2004

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	-	Standard Deviation	Adjustment Factor	-
Avg. Weekday 2-Way Volume	10.62	0.00	1.00	5755
7-9 AM Peak Hour Enter	0.81	0.00	1.00	441
7-9 AM Peak Hour Exit	0.35	0.00	1.00	189
7-9 AM Peak Hour Total	1.16	0.00	1.00	631
4-6 PM Peak Hour Enter	0.48	0.00	1.00	257
4-6 PM Peak Hour Exit	0.84	0.00	1.00	458
4-6 PM Peak Hour Total	1.32	0.00	1.00	715
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: 7-9 AM Peak Hr. Total:	$T = 7.42(X) + 1733.31, R^2 = 0.69$ T = 1.44(X) + -149.79
	$R^{2} = 0.68$ , 0.7 Enter, 0.3 Exit
4-6 PM Peak Hr. Total:	T = 1.42(X) + -54.39
	$R^2 = 0.6$ , 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) = .94LN(X) + .66
	$R^2 = 0.71$ , 0.39 Enter, 0.61 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, 7th Edition, 2003.

HealthPark DRI Reassessment, #04524 Summary of Trip Generation Calculation For 475 Th.Gr.Sq.Ft. of Medical-Dental Office Building June 23, 2004

	-	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	40.44	0.00	1.00	19208
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	0.76	0.00	1.00	362
4-6 PM Peak Hour Exit	2.06	0.00	1.00	980
4-6 PM Peak Hour Total	2.83	0.00	1.00	1342
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) = .93LN(X) + 1.47
	$R^2 = 0.77$ , 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, 7th Edition, 2003.

HealthPark DRI Reassessment, #04524 Summary of Trip Generation Calculation For 16 Beds of Hospital June 23, 2004

	2	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	11.81	7.08	1.00	189
7-9 AM Peak Hour Enter	0.79	0.00	1.00	13
7-9 AM Peak Hour Exit	0.34	0.00	1.00	5
7-9 AM Peak Hour Total	1.13	1.14	1.00	18
4-6 PM Peak Hour Enter	0.47	$0.00 \\ 0.00 \\ 1.24$	1.00	8
4-6 PM Peak Hour Exit	0.83		1.00	13
4-6 PM Peak Hour Total	1.30		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, 7th Edition, 2003.

HealthPark DRI Reassessment, #04524 Summary of Trip Generation Calculation For 35 Th.Gr.Sq.Ft. of Single Tenant Office Building June 23, 2004

	-	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	.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:  $LN(T) = .6LN(X) + 4.32, R^2 = 0.52$ 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) + 22.94R<sup>2</sup> = 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  $0, R^2 = 0$ Sat. 2-Way Volume: Sat. Pk Hr. Total: 0  $R^{2} = 0$ , 0 Enter, 0 Exit  $0, R^2 = 0$ Sun. 2-Way Volume: Sun. Pk Hr. Total: 0  $R^{2} = 0$ , 0 Enter, 0 Exit

Source: Institute of Transportation Engineers Trip Generation, 7th Edition, 2003.

HealthPark DRI Reassessment, #04524 Summary of Trip Generation Calculation For 10.8 Th.Gr.Sq.Ft. of Day Care Center June 23, 2004

	Average	Standard	Adjustment	Driveway
	Rate	Deviation	Factor	Volume
Avg. Weekday 2-Way Volume	79.26	21.03	1.00	856
7-9 AM Peak Hour Enter	6.78	0.00	1.00	73
7-9 AM Peak Hour Exit	6.01	0.00	1.00	65
7-9 AM Peak Hour Total	12.79	6.49	1.00	138
4-6 PM Peak Hour Enter	6.19	0.00	1.00	67
4-6 PM Peak Hour Exit	6.99	0.00	1.00	75
4-6 PM Peak Hour Total	13.18	6.86	1.00	142
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, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

HealthPark DRI Reassessment, #04524 Summary of Trip Generation Calculation For 160 T.G.L.A. of Shopping Center June 23, 2004

	-	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	57.61	0.00	1.00	9218
7-9 AM Peak Hour Enter	0.79	0.00	1.00	127
7-9 AM Peak Hour Exit	0.51	0.00	1.00	81
7-9 AM Peak Hour Total	1.30	0.00	1.00	207
4-6 PM Peak Hour Enter	2.56	0.00	1.00	410
4-6 PM Peak Hour Exit	2.77	0.00	1.00	444
4-6 PM Peak Hour Total	5.34	0.00	1.00	854
Saturday 2-Way Volume	77.65	0.00	1.00	12424
Saturday Peak Hour Enter	3.82	0.00	1.00	611
Saturday Peak Hour Exit	3.52	0.00	1.00	564
Saturday Peak Hour Total	7.34	0.00	1.00	1175

Note: A zero indicates no data available. The above rates were calculated from these equations:

24-Hr. 2-Way Volume: 7-9 AM Peak Hr. Total:	$LN(T) = .65LN(X) + 5.83, R^2 = 0.78$ LN(T) = .6LN(X) + 2.29
	$R^{2} = 0.52$ , 0.61 Enter, 0.39 Exit
4-6 PM Peak Hr. Total:	LN(T) = .66LN(X) + 3.4
	$R^2 = 0.81$ , 0.48 Enter, 0.52 Exit
AM Gen Pk Hr. Total:	0
	$R^2 = 0$ , 0 Enter, 0 Exit
PM Gen Pk Hr. Total:	0
	$R^2 = 0$ , 0 Enter, 0 Exit
Sat. 2-Way Volume:	$LN(T) = .63LN(X) + 6.23, R^2 = 0.82$
Sat. Pk Hr. Total:	LN(T) = .65LN(X) + 3.77
	R^2 = 0.84, 0.52 Enter, 0.48 Exit
Sun. 2-Way Volume:	$T = 15.63(X) + 4214.46, R^2 = 0.52$
Sun. Pk Hr. Total:	0
	$R^2 = 0$ , 0 Enter, 0 Exit

Source: Institute of Transportation Engineers Trip Generation, 7th Edition, 2003.

LEE COUNTY FSUTMS ZDATA TRIP PURPOSE FROM GEN.OUT

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Щ	TAZ 0	ERR ERR ERR ERR ERR	迅	TAZ 0	ERR ERR ERR R R R R R R R	
PERCENTAGE	TAZ Q	ERR ERR ERR ERR ERR	PERCENTAGE	TAZ 0	ERR ERR ERR ERR R R R R R	
	TAZ Q	ERR ERR ERR ERR ERR		TAZ <u>0</u>	ERR ERR ERR ERR ERR ERR	
	TAZ 720	10% 9% 19% 100%		TAZ 720	16% 7% 33% <u>27%</u> 100%	
2012 Productions			2012 Attractions			
	TAZ 0	O		TAZ <u>0</u>	0	ERR
	TAZ 0	O		TAZ 0	0	ERR
GENT.OUT	TAZ Q	0	GENT.OUT	TAZ Q	O	ERR
	TAZ 720	1548 2197 1329 2902 7455 15431		TAZ 720	4330 2001 4383 8949 7455 27118	0.6
	Trip Purpose	HBW HBSH HBSR HBO NHB Total		Trip Purpose	HBW HBSH HBSR HBO NHB Total	P/A

06/23/2004 - TP%\_Calc.123

#04524

Analyst: SK Agency: DPA Date: 06/16/2004 Period: PM Peak Hour, Peak Season Project ID: HealthPark DRI, #04524 E/W St: Gladiolus Drive

Inter.: Bass Rd./Gladiolus Dr. Area Type: All other areas Jurisd: Lee County Year : 2012 Without Improvement

N/S St: Bass Road

## STONALTZED INMEDOROMICAN COMM

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Thru		А			1	Thru						
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WB Left	А				SB	Left						
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Right					İ	Right						
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NB Right	А				EB	Right	А					
SB Right					WB	Right						
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Yellow	4.0	4.5					4.0					

		Intersec	tion Pe	erforman	ce Summa	iry	j.		
Appr/ Lane	Lane	Adj Sat	Rat		,Lane G		Appro	bach	
Grp	Group Capacity	Flow Rate (s)	v/c	g/C	Delay	LOS	Delay	LOS	
Eastbo	und			-··· .					 
Т	1748	3438	0.74	0.51	24.7	С	21.2	С	
R	1121	1538	0.25	0.73	5.4	А			
Westbo	und								
L	291	1719	1.77	0.17	410.6	F			
Т	2506	3438	0.64	0.73	8.7	А	106.3	F	
Northbo	ound								
L	291	1719	1.56	0.17	315.8	F	101 6		
R Southbo	600 Dund	1538	1.04	0.39	84.5	F	181.6	F.	

Intersection Delay = 95.1 (sec/veh) Intersection LOS = F

Cycle Length: 118.0 secs

TWO-WAY STOP CONTROL SUMMARY\_\_\_

Analyst: Agency/Co.: Date Performed: Analysis Time Period: Intersection: Jurisdiction: Units: U. S. Customar Analysis Year: Project ID: HealthPa East/West Street: North/South Street:	Bass I Lee Co 2012 T Irk DRI Bass I Park I	ak Hour, Rd./Par] Dunty Without , #04524 Road Royal Di	< Royal Improve 1	Dr					
Intersection Orientat	ion: NS	5		Sti	udy	period	(hrs):	0.2	5
	** - 1. /								
Major Street: Approa	_venic.	le Volun		Adjust	tmen		+ )- )-		······
Major Street: Approa Moveme		1	hbound 2	3			thbound		
Hovene		L	Z T	R	•	4 L	5 T	6 R	
			T	IX .	1	Ц	1	ĸ	
Volume		115	388	253		171	389	162	
Peak-Hour Factor, PHF	1	0.95	0.95	0.95		0.95	0.95	0.95	
Hourly Flow Rate, HFR		121	408	266		180	409	170	
Percent Heavy Vehicle	S	5				5			
Median Type/Storage		Raised	curb		/	1			
RT Channelized?		-		10			No		
Lanes		1	2 1			1	2 1		
Configuration Upstream Signal?		L	T R			${ m L}$	TR		
opscream signar:			No				No		
Minor Street: Approa Moveme		West 7 L	bound 8 T	9 R	•	Eas 10 L	tbound 11 T	12 R	
Volume		382	100			104	1.61		
Peak Hour Factor, PHF		0.95	128 0.95	308 0.95		194 0.95	161 0.95	290	
Hourly Flow Rate, HFR		402	134	324		204	0.95 169	0.95 305	
Percent Heavy Vehicle		5	5	5		5	5	5	
Percent Grade (%)		-	0	0		0	0	5	
Flared Approach: Exi	sts?/St	orage	-	No	1			No	/
Lanes		1	2 0			1	2 0		7
Configuration		$\mathbf{L}$	T TR			$\mathbf{L}$	T TR		
Del	ay, Que	ue Leng	th, and	l Level	_ of	Servi		·	
Approach N	B S	В	Westh				Eastb	ound	<u> </u>
Movement 1	4	7			9	1			12
Lane Config L	I	,   I	r I	n	TR	L	Т		TR
-				57	391		04 8		389
		93 0		.21	407	0		00	318
		.20 .75		.55	0.90			.84	1.22
		0.0+		2.67 6.6	11.1			.70	17.30
				F.6	67.3 F			27.1 F	160.1
Approach Delay	-	_	-	-	Ľ		<b>.</b> .	Ľ	F
Approach LOS									

Analyst: SK Agency: DPA Date: 06/16/2004 Period: PM Peak Hour, Peak Season Project ID: HealthPark DRI, #04524 E/W St: Summerlin Road Inter.: Bass Rd. Summerlin Rd. Area Type: All other areas Jurisd: Lee County Year : 2012 Without Improvement

#### N/S St: Bass Road

# SIGNALIZED INTERSECTION SUMMARY

	Ea	stbou	nd	We	stbou	nd	No	rthbound		Sou	thbou	ind
	L	т	R	L	Т	R	L	T R	I	J	Т	RI
									1			i
No. Lanes	1	3	1	1	3	1.	1 1	2 0		1	1	1 i
LGConfig	L	Т	R	L	$^{\circ}\mathbf{T}$	R	L	TR	İI	,	т	RI
Volume	251	1698	99	1185	1854	424	1157	125 15	2 159	91	173	390 I
Lane Width	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	112	.0	12.0	12.0
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Dur	ation	0.25		Area T	ype:	All o	ther	areas					
						gnal O							
Pha	se Comb	ination	1	2	3	4	-		5	6	7	8	
EΒ	Left		А				NB	Left	А	A		-	
	Thru			А			ł	Thru		А			
	Right			А			Ì	Right		A			
	Peds						4	Peds					
WB	Left		А				SB	Left	А	A			
	Thru		χ.	А				Thru		А			
	Right			А			Ì	Right		A			
	Peds							Peds					
NB	Right						EB	Right	А				
SB	Right		А				WB	Right	А				
Gre	en		19.0	70.0				2	30.0	20.0			
Yel	low		3.5	5.0					3.5	4.0			
All	Red		2.5	2.0					1.0	3.0			

Cycle Length: 163.5 secs

<u> </u>		Intersec	tion Pe	erforman	ce Summa	ary	-			
Appr/	Lane	Adj Sat	Rati	os	Lane G	Group	Appro	bach		_
Lane	Group	Flow Rate				-				
Grp	Capacity	(s)	v/c	g/C	Delay	LOS	Delay	LOS		
Eastbou	ind	·····				- <del>(* )</del>				
$\mathbf{L}$	200	1719	1.32	0.12	246.9	F				
Т	2115	4940	0.84	0.43	45.2	D	70.0	Е	•	
R	1007	1538	0.04	0.65	10.0+					
Westbou	ınd									
${ m L}$	200	1719	0.98	0.12	128.2	F				
Т	2115	4940	0.92	0.43	51.6	D	51.7	D		
R	1007	1538	0.38	0.65	13.2	в				
Northbo	ound									
L	374	1719	0.44	0.33	42.0	D				
TR	386	3156	0.76	0.12	77.7	Е	64.8	Ε		
Southbo	und									
L	385	1719	1.62	0.33	348.0	F				
Т	221	1810	0.82				222.1	ਸ		
R	433	1538	0.80	0.28		Ē		-		
		tion Delay					ction I	OS = F		

TWO-WAY STOP CONTROL SUMMARY

Analyst: SK						
Agency/Co.: DPA						
	5/2004					
Analysis Time Period: PM Pe	eak Hour,	, Peak S	Season			
Intersection: Glad	iolus Dr.	./A & W	Bulb R	d.		
	County	,				
Units: U. S. Customary	Jouncy					
		-				
	Without		ement			
Project ID: HealthPark DR						
East/West Street: Glad:	lolus Dri	ive				
North/South Street: A & 1	V Bulb Ro	bad				
Intersection Orientation: 1	εw		Stu	dy period	(hrs):	0.25
				11	. ,	
Vehic	cle Volum	nes and	Adiust	ments		
Major Street: Approach		bound			tbound	
Major Bereet. Approach Movement	_		2			C
Movement	1	2	3	4	5	6
	L	Т	R	L	Т	R
	1.60			···		
Volume	163	1104			1483	340
Peak-Hour Factor, PHF	0.95	0.95			0.95	0.95
Hourly Flow Rate, HFR	171	1162			1561	357
Percent Heavy Vehicles	5					
Median Type/Storage	Undivid	ied		/		
RT Channelized?				•	No	
Lanes	1	2			2 1	
Configuration	L	T			TR	
	Ц					
Upstream Signal?		No			No	
Minor Street: Approach	Nort	hbound		5011	thbound	
Minor Street. Approach Movement	7	8	0			
Movement	•		9	10	11	12
	L .	Т	R	L	Т	R
			<u></u>	011		
Volume				211		96
Peak Hour Factor, PHF				0.95		0.95
Hourly Flow Rate, HFR				222		101
Percent Heavy Vehicles				5		0
Percent Grade (%)		0			0	
Flared Approach: Exists?/S	Storage			1		No /
Lanes	- L			, 0	0	,
Configuration				U	LR	
conriguiation					ЦК	
	- Mehre .					
Delay, Qu		th and	l Town	of comi	~~	
	-			of Servi		
Approach EB	WB		bound	• • •	South	
Movement 1	4 1 7	8	5	9   1		
Lane Config L	.				, L.	ર
				<u> </u>	3	23
v (vph) 171						
					1	4
C(m) (vph) 293					1	
C(m) (vph) 293 v/c 0.58					2	3.07
C(m) (vph) 293 v/c 0.58 95% queue length 3.43	<u> </u>				2 4	3.07 1.54
C(m) (vph) 293 v/c 0.58 95% queue length 3.43 Control Delay 33.2					2 4 1	3.07 1.54 0456
C(m) (vph) 293 v/c 0.58 95% queue length 3.43 Control Delay 33.2 LOS D					2 4 1	3.07 1.54 0456 F
C(m) (vph)       293         v/c       0.58         95% queue length       3.43         Control Delay       33.2         LOS       D         Approach Delay					2 4 1	3.07 1.54 0456
C(m) (vph) 293 v/c 0.58 95% queue length 3.43 Control Delay 33.2 LOS D					2 4 1	3.07 1.54 0456 F

Analyst: SK Agency: DPA Date: 06/16/2004 Period: PM Peak Hour Project ID: HealthPark DRI, #04524 E/W St: Gladiolus Drive Inter.: Gladiolus Dr./Winkler Rd. Area Type: All other areas Jurisd: Lee County Year : 2012 Without Improvement

N/S St: Winkler Road

## \_\_\_\_\_SIGNALIZED INTERSECTION SUMMARY\_\_\_\_\_

<u></u>	Ea:	Eastbound		We	Westbound			Northbound			Southbound		
	L	Т	R	L	Т	R	L	Т	R	ļL	Т	R	ļ
No. Lanes		3	1	$-\frac{1}{1}$	3	1	-	2	1	- 1	2	1	-
LGConfig	L	Т	R	L	т	R	L	т	R	L	т	R	1
Volume	348	1650	75	148	1458	322	87	268	35	217	204	310	Ì
Lane Width	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	112.0	12.0	12.0	1
RTOR Vol	1		60	ļ		60	I		35	I		60	ł
Duration	0.25		Area	Type:	All	other	areas					<del></del>	

				Si	gnal (	Ope:	rat:	ions					
Pha	se Combination	1	2	3	4	Ī			5	6	7	8	
EB	Left	А	A			1	NB	Left	А	A			
	Thru		А			ł		Thru		A			
	Right		А					Right		A			
	Peds					1		Peds					
WB	Left	А	A				SB	Left	А	A			
	Thru		A			1		Thru		A			
	Right		A			١		Right		A			
	Peds					1		Peds					
NB	Right	А				1 1	EB	Right	А				
SB	Right .	А				11	WB	Right	·A				
Gre	en	20.0	55.0						20.0	25.0			
Yel	low	4.3	4.3						4.3	4.3			
All	Red	2.0	2.0				)		2.0	2.0			
							)		Cycl	e Lengtl	h: 1	145.2	secs

		Intersec	tion Pe	erforman	ce Summa	iry	,			 
Appr/	Lane	Adj Sat					Appr	oach		 
Lane		Flow Rate	<u></u>						_	
Grp	Capacity	(s)	v/c	g/C	Delay	LOS	Delay	LOS		
Eastbou	und			<u> </u>	<u></u>	<u>·</u>	<u></u>			 
L	287	1719	1.28	0.56	196.2	F				
Т	1871	4940	0.93	0.38	51.9	D	76.6	E		
R	861	1538	0.02	0.56	14.2	В				
Westbou	und									
$\mathbf{L}$	287	1719	0.54	0.56	35.9	D				
Т	1871	4940	0.82	0.38	43.7	D	39.4	D		
R	861	1538	0.32		17.4	В				
Northbo	ound									
L	416	1719	0.22	0.35	32.6	С				
Т	592	3438	0.48	0.17	54.8	D	49.3	D		
R	543	1538	0.00	0.35	30.4	С				
Southbo										
L	385	1719	0.59	0.35	38.0	D				
T	592	3438				D	42.4	D		
R	543	1538	0.48			D	-	-		
		tion Delay				nterse	ction	LOS =	Е	

TWO-WAY STOP CONTROL SUMMARY\_\_\_\_

Analyst: Agency/Co.: Date Performed: Analysis Time F Intersection: Jurisdiction: Units: U. S. Cu Analysis Year: Project ID: He East/West Stree North/South Str Intersection Or	Period: PM McG Lee astomary 201 ealthPark D et: McG reet: A &	16/2004 Peak Hour regor Blv County 2 Without RI, #0452 regor Blv W Bulb R	d./A & W Improve 4 d.	Bulb Ment	Rd. dy period	(hrs):	0.25
	Veh	icle Volu	bre and	Adjust	monte		
Major Street:			thbound	Aujust		- h h a ran al	
Major Street:	Approach	-		2		thbound	
	Movement	1		3		5	6
		L	Т	R	L	Т	R
Volume	,	5		116	282	1740	5
Peak-Hour Facto		0.95		0.95	0.95	0.95	0.95
Hourly Flow Rat		5	2103	122	296 .	1831	5
Percent Heavy V		5			5		
Median Type/Sto		Raised	curb		/ 1		
RT Channelized?	•		N	0			
Lanes		1	2 1		1	2 0	
Configuration		${\tt L}$	T R		L	T TR	
Upstream Signal	?		No			No	
	•						
Minor Street:	Approach	Wes	tbound		Eas	bound	
	Movement	7		9	10	11	12
		$\mathbf{L}$		R	,   L	T	R
			± · ·			1	1
Volume		39	5	267	10	5	5
Peak Hour Facto	r. PHF	0.95		0.95	0.95	0.95	0.95
Hourly Flow Rat		41		281	10		
-						5	5
Percent Heavy V		5		5	5	5	5
Percent Grade (		10.	0		,	0	
Flared Approach	: Exists?				/		No /
Lanes		0	1 1		0	1 0	
Configuration		LT	R			LTR	
·							
	~ -	_		-	-		
			-		of Servi		
Approach	NB	SB	Westb			Eastb	
Movement	1	4	7 8	1	9   10	) 1	1 12
Lane Config	${ m L}$	L	LT	]	R	$\mathbf{L}$	TR
	—						
v (vph)	5	296	46		281	2	0
v (vph) C(m) (vph)		296 221	46			2	0
C(m) (vph)	5 316	221	46	:	218	2	0
C(m) (vph) v/c	5 316 0.02	221 1.34	46		218 1.29	2	0
C(m) (vph) v/c 95% queue lengt	5 316 0.02 h 0.05	221 1.34 16.22	46	-	218 1.29 14.93	2	0
C(m) (vph) v/c 95% queue lengt Control Delay	5 316 0.02 h 0.05 16.6	221 1.34 16.22 222.7	46	-	218 1.29 14.93 204.0	2	0
C(m) (vph) v/c 95% queue lengt Control Delay LOS	5 316 0.02 h 0.05	221 1.34 16.22	46	-	218 1.29 14.93	2	0
C(m) (vph) v/c 95% queue lengt Control Delay LOS Approach Delay	5 316 0.02 h 0.05 16.6	221 1.34 16.22 222.7	46	-	218 1.29 14.93 204.0	2	0
C(m) (vph) v/c 95% queue lengt Control Delay LOS	5 316 0.02 h 0.05 16.6	221 1.34 16.22 222.7	46	-	218 1.29 14.93 204.0	2	0

Analyst: SK Agency: DPA Date: 06/16/2004 Period: PM Peak Hour, Peak Season Project ID: HealthPark DRI, #04524 E/W St: Cypress Lake Drive Inter.: McGregor Blvd./Cypress Lake Dr Area Type: All other areas Jurisd: Lee County Year : 2012 Without Improvement

N/S St: McGregor Blvd.

		-+			ECTION SUMM		C - u + le	1	······
	•	stbound	•	stbound	Northbo			bound	1
	L	T R		T R	L T	R	L T	R	l
	ļ		!		!	[			<u> </u>
No. Lan	•	2 0	•	1 1	1 2	1		2 0	ł
LGConfi		TR	ļL	T R	IL T	R		TR	1
Volume	42	44 27	1554	85 305	47 1694	612	281 13	95 79	ł
Lane Wi	dth  12.0	12.0	12.0	12.0 12.0	12.0 12.0	12.0	12.0 12	.0	1
RTOR Vo	1	0	l l	60	}	60		0	ł
Duratio	n 0.25	Ar	ea Type:	All other	areas				
				gnal Opera					
Phase C	ombination	n 1	2 3	4	5	6	7	8	
EB Lef	t	A		NE			А		
Thr	u		А	i	Thru		А		
Rig			A	i	Right		A		
Ped				i	Peds				
WB Lef		A	A	J SE		А	А	÷	
Thr			A A	1 02	Thru	A	A		
Rig			À A	1	Right	A	A		
Ped				1	Peds	n	<b>A</b>		
		А	A	   EB					
-		А	A	EB	-				
SB Rig	110	0 0 0	4 0 10		2	10.0	F 0 0		
Green			4.0 12.	5	7.0				
Yellow			.0 4.0		4.0	0.0	4.5		
					o =	~ ~	~ ~		
All Red		3.0 0	.0 3.0		2.5		2.2	• •	
AII Keu				- ·-	Су	0.0 cle Len		0.0	secs
	,,,,,,,	Inte	rsection		Cy ce Summary_	cle Len	gth: 15	0.0	secs
Appr/	Lane	Inte Adj S	rsection at R	Performan atios	Су	cle Len		0.0	secs
Appr/ Lane	Lane Group	Inte Adj S Flow R	rsection at R ate	atios	Cy ce Summary_ Lane Grou	cle Len p App	gth: 15 roach	0.0	secs
Appr/	Lane	Inte Adj S Flow R	rsection at R ate	atios	Cy ce Summary_	cle Len p App	gth: 15	0.0	secs
Appr/ Lane Grp	Lane Group Capacity	Inte Adj S Flow R	rsection at R ate	atios	Cy ce Summary_ Lane Grou	cle Len p App	gth: 15 roach	0.0	secs
Appr/ Lane	Lane Group Capacity nd	Inte Adj S Flow R (s)	rsection at R ate v/c	g/C	Cy ce Summary_ Lane Grou Delay LOS	cle Len p App	gth: 15 roach	0.0	secs
Appr/ Lane Grp	Lane Group Capacity nd 92	Inte Adj S Flow R (s) 1719	rsection at R ate v/c	g/C 	Cy ce Summary_ Lane Grou Delay LOS 72.9 E	cle Len p App	gth: 15 roach	0.0	secs
Appr/ Lane Grp Eastbou	Lane Group Capacity nd	Inte Adj S Flow R (s)	rsection at R ate v/c	g/C 	Cy ce Summary_ Lane Grou Delay LOS	cle Len p App	gth: 15 roach y LOS	0.0	secs
Appr/ Lane Grp Eastbou L	Lane Group Capacity nd 92	Inte Adj S Flow R (s) 1719	rsection at R ate v/c	g/C 	Cy ce Summary_ Lane Grou Delay LOS 72.9 E	cle Len p App Dela	gth: 15 roach y LOS	0.0	secs
Appr/ Lane Grp Eastbou L	Lane Group Capacity nd 92 270	Inte Adj S Flow R (s) 1719	rsection at R ate v/c	g/C 	Cy ce Summary_ Lane Grou Delay LOS 72.9 E	cle Len p App Dela	gth: 15 roach y LOS	0.0	secs
Appr/ Lane Grp Eastbou L TR	Lane Group Capacity nd 92 270	Inte Adj S Flow R (s) 1719	rsection at R ate v/c	g/C g/C 8 0.05 7 0.08	Cy ce Summary_ Lane Grou Delay LOS 72.9 E	cle Len p App Dela	gth: 15 roach y LOS	0.0	secs
Appr/ Lane Grp Eastbou L TR Westbou	Lane Group Capacity nd 92 270 nd 867	Inte Adj S Flow R (s) 1719 3243 3335	rsection at R ate v/c 0.4 0.2 0.6	g/C g/C 8 0.05 7 0.08 7 0.26	Cy ce Summary_ Lane Grou Delay LOS 72.9 E 65.0 E 51.8 D	cle Len p App Dela 68.0	gth: 15 roach y LOS E	0.0	secs
Appr/ Lane Grp Eastbou L TR Westbou L T	Lane Group Capacity nd 92 270 nd 867 440	Inte Adj S Flow R (s) 1719 3243 3335 1810	rsection at R ate v/c 0.4 0.2 0.6 0.2	g/C g/C 8 0.05 7 0.08 7 0.26 0 0.24	Cy ce Summary_ Lane Grou Delay LOS 72.9 E 65.0 E 51.8 D 45.4 D	cle Len p App Dela	gth: 15 roach y LOS E	0.0	secs
Appr/ Lane Grp Eastbou L TR Westbou L T R	Lane Group Capacity nd 92 270 nd 867 440 518	Inte Adj S Flow R (s) 1719 3243 3335	rsection at R ate v/c 0.4 0.2 0.6	g/C g/C 8 0.05 7 0.08 7 0.26 0 0.24	Cy ce Summary_ Lane Grou Delay LOS 72.9 E 65.0 E 51.8 D	cle Len p App Dela 68.0	gth: 15 roach y LOS E	0.0	secs
Appr/ Lane Grp Eastbou L TR Westbou L T R Northbo	Lane Group Capacity nd 92 270 nd 867 440 518 und	Inte Adj S Flow R (s) 1719 3243 3335 1810 1538	rsection at R ate v/c 0.4 0.2 0.6 0.2 0.5	g/C g/C 8 0.05 7 0.08 7 0.26 0 0.24 0 0.34	Cy Ce Summary_ Lane Grou Delay LOS 72.9 E 65.0 E 51.8 D 45.4 D 40.4 D	cle Len p App Dela 68.0	gth: 15 roach y LOS E	0.0	secs
Appr/ Lane Grp Eastbou L TR Westbou L T R Northbo L	Lane Group Capacity nd 92 270 nd 867 440 518 und 128	Inte Adj S Flow R (s) 1719 3243 3335 1810 1538 1719	rsection at R ate 0.4 0.2 0.6 0.2 0.5	g/C g/C B 0.05 7 0.08 7 0.26 0 0.24 0 0.34 B 0.44	Cy ce Summary_ Lane Grou Delay LOS 72.9 E 65.0 E 51.8 D 45.4 D 40.4 D 32.1 C	cle Len p App Dela 68.0 48.0	gth: 15 roach y LOS E D	0.0	secs
Appr/ Lane Grp Eastbou L TR Westbou L T R Northbo L T	Lane Group Capacity nd 92 270 nd 867 440 518 und 128 1359	Inte Adj S Flow R (s) 1719 3243 3335 1810 1538 1719 3438	rsection at R ate 0.4 0.2 0.6 0.2 0.5 0.3 1.3	g/C g/C 8 0.05 7 0.08 7 0.26 0 0.24 0 0.34 8 0.44 1 0.40	Cy ce Summary_ Lane Grou Delay LOS 72.9 E 65.0 E 51.8 D 45.4 D 40.4 D 32.1 C 191.1 F	cle Len p App Dela 68.0	gth: 15 roach y LOS E D	0.0	secs
Appr/ Lane Grp Eastbou L TR Westbou L T R Northbo L T R	Lane Group Capacity nd 92 270 nd 867 440 518 und 128 1359 1077	Inte Adj S Flow R (s) 1719 3243 3335 1810 1538 1719	rsection at R ate 0.4 0.2 0.6 0.2 0.5	g/C g/C 8 0.05 7 0.08 7 0.26 0 0.24 0 0.34 8 0.44 1 0.40	Cy ce Summary_ Lane Grou Delay LOS 72.9 E 65.0 E 51.8 D 45.4 D 40.4 D 32.1 C	cle Len p App Dela 68.0 48.0	gth: 15 roach y LOS E D	0.0	secs
Appr/ Lane Grp Eastbou L TR Westbou L T R Northbo L T R Southbo	Lane Group Capacity nd 92 270 nd 867 440 518 und 128 1359 1077 und	Inte Adj S Flow R (s) 1719 3243 3335 1810 1538 1719 3438 1538	rsection at R ate 0.4 0.2 0.6 0.2 0.5 0.3 1.3 0.5	g/C 3 0.05 7 0.26 0 0.24 0 0.34 3 0.44 1 0.40 4 0.70	Cy ce Summary_ Lane Grou Delay LOS 72.9 E 65.0 E 51.8 D 45.4 D 40.4 D 32.1 C 191.1 F 11.4 B	cle Len p App Dela 68.0 48.0	gth: 15 roach y LOS E D	0.0	secs
Appr/ Lane Grp Eastbou L TR Westbou L T R Northbo L T R Southbo L	Lane Group Capacity nd 92 270 nd 867 440 518 und 128 1359 1077 und 340	Inte Adj S Flow R (s) 1719 3243 3335 1810 1538 1719 3438 1538 1719	rsection at R ate 0.4 0.2 0.6 0.2 0.5 0.3 1.3 0.5 0.8	g/C g/C 0.05 0.08 0.24 0.24 0.24 0.34 0.34 0.44 0.40 4.0.70 7.0.57	Cy ce Summary_ Lane Grou Delay LOS 72.9 E 65.0 E 51.8 D 45.4 D 40.4 D 32.1 C 191.1 F 11.4 B 68.6 E	cle Len p App Dela 68.0 48.0 144.	gth: 15 roach y LOS E D	0.0	secs
Appr/ Lane Grp Eastbou L TR Westbou L T R Northbo L T R Southbo	Lane Group Capacity nd 92 270 nd 867 440 518 und 128 1359 1077 und	Inte Adj S Flow R (s) 1719 3243 3335 1810 1538 1719 3438 1538	rsection at R ate 0.4 0.2 0.6 0.2 0.5 0.3 1.3 0.5 0.8	g/C g/C 0.05 0.08 0.24 0.24 0.24 0.34 0.34 0.44 0.40 4.0.70 7.0.57	Cy ce Summary_ Lane Grou Delay LOS 72.9 E 65.0 E 51.8 D 45.4 D 40.4 D 32.1 C 191.1 F 11.4 B	cle Len p App Dela 68.0 48.0	gth: 15 roach y LOS E D	0.0	secs
Appr/ Lane Grp Eastbou L TR Westbou L T R Northbo L T R Southbo L	Lane Group Capacity nd 92 270 nd 867 440 518 und 128 1359 1077 und 340 1621	Inte Adj S Flow R (s) 1719 3243 3335 1810 1538 1719 3438 1538 1719 3410	rsection at R ate 0.4 0.2 0.6 0.2 0.5 0.3 1.3 0.5 0.8 0.9	g/C       g/C       B     0.05       7     0.26       0     0.24       0     0.34       B     0.44       1     0.40       4     0.70       7     0.57       6     0.48	Cy ce Summary_ Lane Grou Delay LOS 72.9 E 65.0 E 51.8 D 45.4 D 40.4 D 32.1 C 191.1 F 11.4 B 68.6 E 51.4 D	cle Len p App Dela 68.0 48.0 144. 54.1	gth: 15 roach y LOS E D 6 F D		secs
Appr/ Lane Grp Eastbou L TR Westbou L T R Northbo L T R Southbo L	Lane Group Capacity nd 92 270 nd 867 440 518 und 128 1359 1077 und 340 1621	Inte Adj S Flow R (s) 1719 3243 3335 1810 1538 1719 3438 1538 1719 3410	rsection at R ate 0.4 0.2 0.6 0.2 0.5 0.3 1.3 0.5 0.8	g/C       g/C       B     0.05       7     0.26       0     0.24       0     0.34       B     0.44       1     0.40       4     0.70       7     0.57       6     0.48	Cy ce Summary_ Lane Grou Delay LOS 72.9 E 65.0 E 51.8 D 45.4 D 40.4 D 32.1 C 191.1 F 11.4 B 68.6 E 51.4 D	cle Len p App Dela 68.0 48.0 144.	gth: 15 roach y LOS E D 6 F D		secs

Eastbound   L T R 	#04524 GNALIZED INT   Westbound   L T 	R       L       T       R       L       T       R         1       1       1       1       1       1       1       1         1       1       1       1       1       1       1       1         1       1       1       1       1       1       1       1         1       1       1       1       1       1       1       1         1       1       1       1       1       1       1       1         1       1       1       1       1       1       1       1       1         1       1       1       1       1       1       1       1       1         R       L       T       R       L       T       R       1       1       1         5       20       155       469       109       157       20       12.0       12.0       12.0       12.0	i.           
·	·		
Duration 0.25 Area	Type: All ot Signal Op		
Phase Combination 1 2	3 4 I	5 6 7 8	
EB Left A A Thru A Right A Peds		NB Left A Thru A Right A Peds	
WB Left A A Thru A Right A Peds	     	SB Left A Thru A Right A Peds	
NB Right       A         SB Right       A         Green       25.0       52.0         Yellow       4.0       5.0         All Red       2.0       1.5	.	EB Right WB Right 22.0 4.3 2.4 Cycle Length: 118.2 se	ecs
Interse	ction Perform	mance Summary	
Appr/ Lane Adj Sat Lane Group Flow Rate	Ratios	Lane Group Approach	
Grp Capacity (s)	v/c g/C	Delay LOS Delay LOS	
Eastbound		· · · · · · · · · · · · · · · · · · ·	
L 425 1719	0.17 0.7	0 13.4 в	
т 2173 4940	0.73 0.4		
R 677 1538	0.00 0.4	4 18.5 B	
Westbound			
L 425 1719	1.17 0.7		
T 2173 4940	0.83 0.4		
R 677 1538 Northbound	0.01 0.4	4 18.6 B	
L 190 1019	0.11 0.1	9 40.2 D	
T 337 1810	0.48 0.1		
R 699 1538	0.62 0.4		
Southbound			
L 191 1028	0.60 0.1		
T 337 1810	0.49 0.1		
R 699 1538	0.00 0.4		
Intersection Delay	- 42.2 (Se	c/veh) Intersection LOS = D	

TWO-WAY STOP CONTROL SUMMARY

Analysis Time Period: PM F Intersection: Summ Jurisdiction: Lee Units: U. S. Customary Analysis Year: 2012 Project ID: HealthPark DR East/West Street: Summ	erlin Rd./Park Royal Dr County Without Improvement I, #04524 erlin Road Royal Drive	 y period (hrs): 0.25
Vebi	cle Volumes and Addustm	onte
	cle Volumes and Adjustme	
Major Street: Approach	Eastbound	Westbound
Movement	1 2 3 1	4 5 6
	L T R	L T R
	·	
Volume	128 2291 52	56 1949 546
Peak-Hour Factor, PHF	0.95 0.95 0.95	0.95 0.95 0.95
Hourly Flow Rate, HFR	134 2411 54	58 2051 574
Percent Heavy Vehicles	5	5
Median Type/Storage	Undivided	
RT Channelized?	No	, No
Lanes	1 2 1	1 2 1
Configuration	LTR	LTR
Upstream Signal?	No	
opstream Signal:	NO	No
Minor Street, Approach	Nowthbound	Q = u + b b = u = u + b
Minor Street: Approach	Northbound	Southbound
Movement	7 8 9	10 11 12
	L T R	L T R
Volume	50 23 67	468 36 268
Peak Hour Factor, PHF	0.95 0.95 0.95	0.95 0.95 0.95
Hourly Flow Rate, HFR	52 24 70	492 37 282
Percent Heavy Vehicles	5 2 2	5 2 0
Percent Grade (%)	0	0
Flared Approach: Exists?/	Storage ,	/ No /
Lanes	1 1 1 ·	1 1 0
Configuration	LTR	L TR
		w
Delay, Q	ueue Length, and Level o	of Service
Approach EB	WB Northbound	Southbound
Movement 1		
		10 11 12
Lane Config L	L   L T R	L TR
<u>u</u> (uph) 104	<u> </u>	400
v (vph) 134	58 52 24 70	
C(m) (vph) 152		76 0
v/c 0.88	0.33 0.	. 40
95% queue length 6.05	1.34 1.	.75
Control Delay 102.6		8.3
LOS F	D F E	
Approach Delay		Li E
Approach LOS		

Analyst: SK Agency: DPA Date: 06/16/2004 Period: PM Peak Hour, Peak Season Project ID: HealthPark DRI, #04524 E/W St: Summerlin Road Inter.: Summerlin Rd./Winkler Rd. Area Type: All other areas Jurisd: Lee County Year : 2012 Without Improvement

N/S St: Winkler Road

## SIGNALIZED INTERSECTION SUMMARY

	Eas	Eastbound		Westbound			Northbound			Soi	Southbound		
	L	Т	R	L	T	R	L	т	R	L	Т	R	
	1			_1			_1			_l			
No. Lanes	1	3	1	1 1	3	1	1	1	0	1	1	0	
LGConfig	L	Т	R	L	Т	R	L	TR		L	TR		
Volume	1264	2294	166	101	2055	50	50	100	129	20	50	307	
Lane Width	112.0	12.0	12.0	12.0	12.0	12.0	112.0	12.0		112.0	12.0		
RTOR Vol	Ì		60	1 .		50	1		0			0	

Dur	ation	0.25		Area	Type	: All	. otl	her	areas				
					S	ignal	. Ope	erat	ions				
Pha	se Combi	nation	1	2	3		4			5	6 7	8	
EB	Left	i	A				1	NB	Left	А			
	Thru		A				ļ		Thru	A			
	Right	i	A				1		Right	А			
	Peds						1		Peds				
WB	Left		A				1	SB	Left	A			
	Thru		A				1		Thru	А			
	Right		A				Ì		Right	А			
	Peds						1		Peds				
NB	Right						{	EΒ	Right				
SB	Right						1	WB	Right				
Gre	-	7	0.0							40.0			
	low	5	.0							4.0			
	Red	2	.0							4.0			
										Cycle	Length:	125.0	secs

		Intersec	tion Pe	rformand	ce Summa	-	e nengi		
Appr/	Lane	Adj Sat	Rati	os	Lane G	Group	Appro	bach	
Lane	Group	Flow Rate							
Grp	Capacity	(s)	v/c	g/C	Delay	LOS	Delay	LOS	
Eastbo	und								
L	58	103	4.79	0.56	1773	F			
Т	2766	4940	0.87	0.56	27.1	С	199.5	F	
R	861	1538	0.13	0.56	13.1	В			
Westbou	und	·							
L	58	103	1.83	0.56	459.1	F			
Т	2766	4940	0.78	0.56	23.0	С	43.4	D	
R	861	1538	0.00	0.56	12.1	В			
Northbo	ound								
L	199	622	0.27	0.32	32.3	С			
TR	530	1656	0.45	0.32	34.4	С	34.1	С	
Southbo	ound								
L	307	960	0.07	0.32	29.6	С			
TR	504	1576	0.75	0.32	44.0	D	43.2	D	
	Intersec	tion Delay	= 118.9	(sec/ve	eh) In	nterse	ction 1	Los = F	

\_\_\_\_\_

Analyst: SK       Inter.: Summerlin Rd./Gladiolus Dr. Area Type: All other areas Jurisd: Lee County         Period: PM Peak Hour, Peak Season       Year : 2012 Without Improvement         Project ID: HealthPark DRI, #04524       N/S St: Summerlin Road         SIGNALIZED INTERSECTION SUMMARY       Southbound         Image: Signal Device       N/S St: Summerlin Road         Signal Device       Southbound         Image: Signal Device       N/S St: Summerlin Road         Signal Device       Southbound         Image: Signal Device       N/S St: Summerlin Road         Signal Device       N/S St: Summerlin Road         No. Lanes       0       3       0       1       3       1         No. Lanes       0       3       0       1       3       1         Volume       1341       1538       144       115       12.0       12.0       12.0       12.0         Duration       0.25       Area Type: All other areas       5       6       7       8         B Left       NB       Heft       NB       Heft       A       A         Peds       Peds       NB       Right       A       A         NB       Hight       R       A       A <td< th=""><th></th><th>нс</th><th>cs2000: Sign</th><th>nalized</th><th>Interse</th><th>ctions</th><th>Relea</th><th>se 4.10</th><th>ł</th><th></th><th></th></td<>		нс	cs2000: Sign	nalized	Interse	ctions	Relea	se 4.10	ł		
Eastbound       Westbound       Northbound       Southbound       Southbound         No. Lanes       0       3       0       3       0       3       0       1       3       0       1       3       1       1       Southbound       1       3       1       1       3       1       <	Agency: Date: Period: Project	DPA 06/16/200 PM Peak H ID: Healt	lour, Peak S hPark DRI,		Ar Ju Ye	ea Type risd: L ar : 2	e: All Lee Co 2012 W	other unty ithout	areas Improve		•
Eastbound       Westbound       Northbound       Southbound       Southbound         No. Lanes       0       3       0       3       0       3       0       1       3       0       1       3       1       1       Southbound       1       3       1       1       3       1       <			STO		ι τνιτρο	FORTON	CTINANAN	V			
L         T         R         L         T         R         L         T         R         L         T         R         L         T         R           No. Lanes         0         3         0         0         3         0         1         3         0         1         3         0         1         3         1           LGConfig         T         T         T         L         T         R         L         T         R           Volume         1341         1538         44         115         1374         1177 303         12.0           Ame Width         12.0		l Eas							South	ound	
No. Lanes       0       3       0       0       3       0       1       3       0       1       3       1         LaGConfig       T       T       T       T       L       T       L       T       R       1       3       1       1       3       1       1       3       1       1       3       1       1       3       1       1       3       1       1       3       1<		•									I
$ \begin{array}{c c c c c c c c c c c c c c c c c c c $		۱				i	-			· ·	
volume       1341       1538       144       1115       1374       1177       303         Lane Width       12.0				0		1	3	0 1	1 .	3 1	-;
Lane Width       12.0 <td></td> <td>g l</td> <td></td> <td></td> <td></td> <td>•</td> <td></td> <td>ļ</td> <td></td> <td></td> <td>1</td>		g l				•		ļ			1
RTOR Vol       Image: Signal Operations       Image: Signal Operations         Duration       0.25       Area Type: All other areas         Signal Operations       5       6         Phase Combination 1       2       3       4       5       6       7       8         Phase Combination 1       2       3       4       5       6       7       8         Pase Combination 1       2       3       4       Thru       A       7       8         Pase Combination 1       2       3       4       Thru       A       7       8         Pase Combination 1       2       3       4       Thru       A       7       8         Peds       Image: Signal Operations       From A       A       7       7       8         WB Left       Image: Signal Operations       Feds       A       A       7         Right       Image: Signal Operations       Feds       A       A       7         Segnal       Image: Signal Operations       Feds       A       A       7         Segnal       Image: Signal Operations       Feds       A       A       7         Segnal       Image: Signal       Im		-) - h - h				•		•			1
Duration $0.25$ Area Type: All other areas Signal Operations         Phase Combination 1       2       3       4       5       6       7       8         Phase Combination 1       2       3       4       5       6       7       8         EB       Left       5       6       7       8       8       8       8         Thru       A       1       Thru       A       1       Right       9       8       7       8         WB       Left       1       Right       1       Right       A       A         Right       1       Peds       1       Peds       8.0       20.0       42.0         Yellow       5.0       4.0       0.0       5.5       2.0       0.0       2.0         Yellow       5.0       4.0       0.0       2.0       0.0       2.0         Yellow       5.0       4.0       0.0       2.0       0.0       2.0         Yellow       5.0       4.0       0.0       2.0       0.0       2.0         Thru       A       A       A       A       A       A       A         Second			12.0	12	2.0	12.0	12.0	[]	2.0 12	-	
Signal Operations         Phase Combination 1       2       3       4       5       6       7       8         Phase Combination 1       2       3       4       5       6       7       8         Thru       A       1       NB       1       N         Peds       Peds       Peds         Peds       Peds         Peds       Peds         Peds       Peds         Peds       Peds         Peds       Peds         Peds       Peds         Peds       Peds         Peds       Peds         Peds       Peds         Intersection Performance Summary         Colspan="2">Colspan="2"         Intersection Performance Summary         Performance Summary         Performance Summary	RIOK VO.	<u></u> Т	1			Ι		I		60	
Phase Combination 1       2       3       4       5       6       7       8         EB       Left       NB       Left A       Thru       A         Right       Peds       Peds       Peds         WB       Left       SB       Left A       A         Thru       A       Right       Peds       A         Thru       A       Image: Combination A       Peds       A         WB       Left       SB       Left A       A         Thru       A       A       Peds       A         Thru       A       A       A       A         Right       Image: Peds       Peds       A       A         SB       Right       Image: Peds       A       A         SB       Right       Image: Peds       A       A         SB       Right       Image: Peds       A       A         SB       Right       Image: Peds       A       A         SB       Right       Image: Peds       B       B       Co         SB       Right       Image: Peds       So       Co       Co       Co         Section       Peron	Duration	n 0.25	Area 1								
$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$	Phase C	ombination	1 2		-	tions	- <u></u> .				
$\begin{array}{c ccccccccccccccccccccccccccccccccccc$				3	•	⊺ oft		6		8	
Right       Right       Right       Peds         WB       Left       SB       Left       A         Thru       A       Image: Thru       A       A         Right       Image: SB       Left       A       A         Right       Image: SB       Image: SB       Left       A       A         Right       Image: SB       Image: SB       Image: SB       A       A         Right       Image: SB       Image: SB       Image: SB       A       A         Peds       Image: SB       Image: SB       Image: SB       A       A         SB       Right       Image: SB       Image: SB<			А				A		Δ		
Peds       I       Peds         WB       Left       I       SB       Left       A         Thru       A       I       Thru       A         Right       I       Right       A       A         Peds       I       Peds       NB       Right       A         SB       Right       I       BB       Right       A         Green       40.0       S.0       20.0       42.0         Yellow       5.0       I       BB       Right       S.0         Green       40.0       2.4       S.0       20.0       42.0         Yellow       5.0       Image: State St									п		
$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	-				i	-					
Right       Right       Right       A       A         Peds       I       Peds       NB       Right       I       Peds         NB       Right       I       WB       Right       I       B       Right       I       Peds         SB       Right       I       WB       Right       I       WB       Right       I       Secondary         Green       40.0       2.4       2.0       0.0       2.0       Cycle       Length:       130.9       secs					SB	Left	А	A			
PedsIPedsNB< Right			A		.			А	А		
NB Right       I EB Right         Seen       40.0         Green       40.0         Yellow       5.0         All Red       2.4         Intersection Performance Summary         Appr/Lane       Adj Sat         Grey       Flow Rate         Grp       Capacity         (s) $v/c$ g/C       Delay LOS         Delay LOS         Delay LOS         Eastbound         T       1510         Yellow         Vestbound         T       1510         Yellow         Uses         Yellow         Kestbound         T       1510         Yellow       0.94         Yellow	-					-		A	A		
I WB Right         Green       40.0       8.0       20.0       42.0         Yellow       5.0       4.0       0.0       5.5         All Red       2.4       2.0       0.0       2.0         Tressection Performance Summary         Appr/       Lane       Adj Sat       Ratios       Lane Group       Approach         Grep       Gapacity       (s) $v/c$ $g/c$ Delay Los       Delay Los         Eastbound       T       1510       4940       0.94       0.31       55.4       E       55.4       E         Westbound       I       105       1719       0.44       0.06       62.2       E         Northbound       L       105       1719       0.44       0.06       62.2       E         Southbound       L       105       1719       0.44       0.06       62.2       E         T       1585       4940       0.74       0.32       41.5       D       42.3       D         Southbound       L       446       1719       0.88       0.26       65.0       E         T       2340       4940       0.53       0.4											
Green40.08.020.042.0Yellow5.04.00.05.5All Red2.42.00.02.0Cycle Length: 130.9 secsIntersection Performance SummaryAppr/LaneAdj SatRatiosLane GroupApproachGreGroupFlow Rate $\overline{V/C}$ $\overline{g/C}$ Delay LOSDelay LOSEastboundT151049400.940.3155.4E55.4EWestboundT151049401.070.3190.7F90.7FNorthboundL10517190.440.0662.2ETT158549400.740.3241.5D42.3DSouthboundL44617190.880.2665.0ETL44617190.880.2665.0ET23404940R72815380.350.4722.1C $C$	-										
Yellow       5.0       4.0       0.0       5.5         All Red       2.4       2.0       0.0       2.0         Cycle Length: 130.9 secs         Intersection Performance Summary         Appr/Lane       Adj Sat       Ratios       Lane Group       Approach         Group       Flow Rate $\overline{v/c}$ $\overline{g/C}$ Delay LOS       Delay LOS         Eastbound       T       1510       4940       0.94       0.31       55.4       E         Westbound       T       1510       4940       1.07       0.31       90.7       F       90.7       F         Northbound       L       105       1719       0.44       0.06       62.2       E       F       1585       4940       0.74       0.32       41.5       D       42.3       D         Southbound       L       105       1719       0.88       0.26       65.0       E       T       1585       4940       0.53       0.47       24.4       C       32.6       C         Southbound       L       446       1719       0.88       0.26       65.0       E       T       2340       4940       0.53	-		40.0			right		20 0	12 0		
All Red       2.4       2.0       0.0       2.0       Cycle Length: 130.9       secs $Appr/Lane       Adj Sat       Ratios       Lane Group       Approach         Group       Group       Flow Rate       Intersection Performance Summary       Delay LOS       Delay LOS         Eastbound       (s)       v/c g/c       Delay LOS       Delay LOS       Eastbound         T       1510       4940       0.94       0.31       55.4       E       55.4       E         Westbound       T       1510       4940       1.07       0.31       90.7       F       90.7       F         Northbound       L       105       1719       0.44       0.06       62.2       E       E         T       1585       4940       0.74       0.32       41.5       D       42.3       D         Southbound       L       446       1719       0.88       0.26       65.0       E       52.6       C         L       446       1719       0.88       0.26       65.0       E       32.6       C         R       728       1538       0.35       0.47       22.1       C       32.6 $	Yellow										
Intersection Performance Summary	All Red		2.4								
Appr/LaneAdj Sat Flow Rate GrpRatiosLane Group Delay LOSApproachGrpCapacity(s) $\sqrt{c}$ $g/C$ Delay LOSDelay LOSEastboundT151049400.940.3155.4E55.4EWestboundT151049401.070.3190.7F90.7FNorthboundL10517190.440.0662.2EFT158549400.740.3241.5D42.3DSouthboundL44617190.880.2665.0E52.6CT234049400.530.4724.4C32.6CR72815380.350.4722.1C10.0010.00							Cyc	le Leng	th: 130	).9 se	ecs
Lane GrpGroup CapacityFlow Rate (s) $\overline{\nu/c}$ $\overline{g/C}$ Delay LOSDelay LOSEastboundT151049400.940.3155.4E55.4EWestboundT151049401.070.3190.7F90.7FNorthboundL10517190.440.0662.2E62.3CT158549400.740.3241.5D42.3DSouthboundL44617190.880.2665.0E65.0ET234049400.530.4724.4C32.6CR72815380.350.4722.1C32.6C	7	T =	Intersec	tion Pe	erforman	ce_Summ	ary				
GrpCapacity(s) $\overline{v/c}$ $\overline{g/C}$ $\overline{Delay LOS}$ $\overline{Delay LOS}$ EastboundT151049400.940.3155.4E55.4EWestboundT151049401.070.3190.7F90.7FNorthboundL10517190.440.0662.2ET158549400.740.3241.5D42.3DSouthboundL44617190.880.2665.0E52.6CT234049400.530.4724.4C32.6CR72815380.350.4722.1C $\overline{C}$ $\overline{C}$			Adj Sat	Rati	.05	Lane	Group	Appr	roach		
Interval 1 and 1					<u> </u>	Dolay	TOS	Dolor	. 100		
T       1510       4940       0.94       0.31       55.4       E       55.4       E         Westbound       T       1510       4940       1.07       0.31       90.7       F       90.7       F         Northbounds       105       1719       0.44       0.06       62.2       E       42.3       D         Southbounds       1585       1719       0.88       0.26       65.0       E       42.3       D         Southbounds       1719       0.88       0.26       65.0       E       32.6       C         R       728       1538       0.35       0.47       22.1       C       32.6       C	Crp	cupucity	(5)	V/C	y/c	ретау	, LO2	ретау	, TO2		
Westbound         T       1510       4940       1.07       0.31       90.7       F       90.7       F         Northbound       Image: Southward of the state of the st	Eastbour	nd				· · ·	•			<u> </u>	
Westbound T 1510 4940 1.07 0.31 90.7 F 90.7 F Northbound L 105 1719 0.44 0.06 62.2 E T 1585 4940 0.74 0.32 41.5 D 42.3 D Southbound L 446 1719 0.88 0.26 65.0 E T 2340 4940 0.53 0.47 24.4 C 32.6 C R 728 1538 0.35 0.47 22.1 C	Т	1510	4940	0.94	0.31	55.4	E	55.4	F.		
T       1510       4940       1.07       0.31       90.7       F       90.7       F         Northbound L       105 1585       1719 4940       0.44 0.74       0.06 0.32       62.2 41.5       E D       42.3       D         Southbound L       446 728       1719 1538       0.88 0.53       0.26 0.47       65.0 24.4       E C       32.6       C							-		~		
Northbound       L       105       1719       0.44       0.06       62.2       E         T       1585       4940       0.74       0.32       41.5       D       42.3       D         Southbound       L       446       1719       0.88       0.26       65.0       E         T       2340       4940       0.53       0.47       24.4       C       32.6       C         R       728       1538       0.35       0.47       22.1       C	Westbour	nd									
L 105 1719 0.44 0.06 62.2 E T 1585 4940 0.74 0.32 41.5 D 42.3 D Southbound L 446 1719 0.88 0.26 65.0 E T 2340 4940 0.53 0.47 24.4 C 32.6 C R 728 1538 0.35 0.47 22.1 C	Т	1510	4940	1.07	0.31	90.7	F	90.7	F		
L 105 1719 0.44 0.06 62.2 E T 1585 4940 0.74 0.32 41.5 D 42.3 D Southbound L 446 1719 0.88 0.26 65.0 E T 2340 4940 0.53 0.47 24.4 C 32.6 C R 728 1538 0.35 0.47 22.1 C	NI - ( - 1 - 1 - 1										
T       1585       4940       0.74       0.32       41.5       D       42.3       D         Southbound       Image: Southbound			1710	0 4 4	0.00	<u> </u>	-				
Southbound         L       446       1719       0.88       0.26       65.0       E         T       2340       4940       0.53       0.47       24.4       C       32.6       C         R       728       1538       0.35       0.47       22.1       C								10 D	P		
L 446 1719 0.88 0.26 65.0 E T 2340 4940 0.53 0.47 24.4 C 32.6 C R 728 1538 0.35 0.47 22.1 C	-		7940	0./4	0.32	41.5	ט	42.3	U		
T234049400.530.4724.4C32.6CR72815380.350.4722.1C				<b>.</b> -	_						
R 728 1538 0.35 0.47 22.1 C											
								32.6	С		
	1						-	action	109 - 1	۰. ۲	

Intersection Delay = 55.1 (sec/veh) Intersection LOS = E

Analyst: SK Agency: DPA Date: 06/16/2004 Period: PM Peak Hour, Peak Season Project ID: HealthPark DRI, #04524 E/W St: Gladiolus Drive Inter.: US 41/Gladiolus Dr. Area Type: All other areas Jurisd: Lee County Year : 2012 Without Improvement

N/S St: US 41

	Ea	stbound	•	bound	Northbo		South	ound	
	L	T R	•	C R	IL T	R	L T	R	•
	١				١	I			Ì
No. Lar	•		2	3 0	2 3	0		3 0	
LGConfi		Т	L	Т	L T	ł		2	1
Volume	349			L40	804 135		457 123		-
	dth  12.0	12.0	12.0 12	2.0	12.0 12.0	) (	12.0 12.	. 0	ł
RTOR Vo			I			-			
						<u> </u>		· - ·	
Duratic	on 0.25	Are	a Type: Al						
Phase (	Combinatio	n 1 2		al Operat 4	5	6	7	8	
EB Lef		A A			Left A	A		0	
Thr		A		1	Thru	A	А		
Ric			•••	l	Right				
Pec				İ	Peds				
WB Lef		А		SB	Left A				
Thr			А	ŀ	Thru		А		
Ric				Ì	Right				
Pec				1	Peds				
NB Ric	ght			EB	Right				
SB Ric	ght			WB	Right				
Green		23.5 8.				.5 28.0			
Yellow		3.5 0.			3.		5.0		
All Rec	1	1.0 0.	0 1.5		1.		1.5		-t^
				~		ycle Len	gth: 200	0.0	secs
<u>.</u>			section Pe				wooch		
Appr/ Lane	Lane Group	Adj Sa Flow Ra		105	Lane Gro	ир Арр	roach		
Grp	Capacity		v/c	g/C	Delay LO	S Dela	y LOS		
στρ	cupucity		., c	970	berug 10.	5 5010	] 100		
Eastbou	ind								
L .	600	3335	0.61	0.18	77.4 E				
Т	1383	4940	0.88	0.28	75.9 E	76.2	E		
Westboı									
L	392	3335	0.96	0.12	122.6 F		<b>~</b> –		
Т	1186	4940	1.01	0.24	105.1 F	109.	3 F	•	
Nov+	und								
Northbo	834	3335	1 0 1	0.25	109.8 F				
L							F		
Т	2013	4940	0./Ì	0.41	50.5 D	72.6	E		
Southho	hund							`	
Southbo		3335	1 65	0 0 9	3974 F			,	
L	292	3335 4940		0.09			2 F	v	
	292	3335 4940		0.09 0.27			2 F	,	
L	292 1321	4940		0.27	94.5 F	176.		` E'	

Analyst: SK Agency: DPA Date: 06/16/2004 Period: PM Peak Hour, Peak Season Project ID: HealthPark DRI, #04524 E/W St: Gladiolus Drive

Inter.: Bass Rd./Gladiolus Dr. Area Type: All other areas Jurisd: Lee County Year : 2012 With Improvement

N/S St: Bass Road

#### SIGNALIZED INTERSECTION SUMMARY

	Ea:	stbour			stbour		Nor	thbou		Sou	thbc	und	
	ι L	т	R	L	Т	R	L	т	R	$\mathtt{L}$	Т	R	
	Ι			۱			1						
No. Lanes	1 0	2	1	2	2	0	2	0	1	0	- 0	0	I
LGConfig	1	т	R	L	Т		L		R				
Volume	1	1233		490	1528		430		655				
Lane Width		12.0		12.0	12.0		12.0		12.0				
RTOR Vol	ł		60	1			1		60 I				I
Duration	0.25		Area '	Type:	All c	ther	areas					<u> </u>	
						Dperat	ions						······
Phase Comb:	Inatio	n 1	2	3	4	1		5	6	7		8	
EB Left			-			NB	Left	A					
Thru			A				Thru	-					
Right			A				Right	A					
Peds		<b>.</b> .					Peds						
WB Left		A				SB	Left						
Thru		А	A				Thru						
Right							Right						
Peds		л					Peds	7					
NB Right		A				EB	Right						
SB Right Green		20.0	55.0			WB	Right	27.0	,				
Yellow		4.0	4.5					4.0	)				
All Red		2.0	1.5					2.0					
AII Neu		2.0	1.5						le Ler	oath:	120	0	secs
		II	nterse	ction	Perfo	ormanc	e Summ			.9		0	0000
Appr/ Lai	ne		j Sat		atios		Lane		Apr	proach	 1		
Lane Gro	oup		w Rate					-					
Grp Cap	pacity		(s)	v/c	g,	C/C	Delay	LOS	Dela	ay LOS	5		
Eastbound				·									
	576	34:		0.82		46	32.0	С	27.2	2 C			
	L28	15:	38	0.2	50.	.73	5.4	А					
Westbound													
	56	333		0.93		. 17	71.3	E					
T 23	321	343	38	0.6	90.	. 68	12.8	В	27.0	) C			
Northbound													
L 75		333	35	0.60	о.	.22	43.1	D					
								-	46.9	D			
R 6	79	15:	38	0.92	20.	.44	49.7	D					
Southbound													

Intersection Delay = 31.6 (sec/veh) Intersection LOS = C

Analyst: SK Agency: DPA Date: 06/16/2004 Period: PM Peak Hour, Peak Season Project ID: HealthPark DRI, #04524 E/W St: Park Royal Drive Inter.: Bass Rd./Park Royal Dr. Area Type: All other areas Jurisd: Lee County Year : 2012 With Improvement

N/S St: Bass Road

## SIGNALIZED INTERSECTION SUMMARY

	Ea	stbou	nd	We	stbou	nd	No:	rthboi	und	Sou	uthbo	und	1
	L	Т	R	L	Т	R	L	т	R	L	Т	R	1
No. Lanes	1	2	0	-	2	0	-¦1	2	1,	-¦	2	1	-  
LGConfig	L	TR		L	TR		L	T	R	L	Т	R	1
Volume	194	161	290	382	128	308	115	388	253	171	389	162	1
Lane Width	12.0	12.0		12.0	12.0		112.0	12.0	12.0	12.0	12.0	12.0	Ì
RTOR Vol	1		0			0	1		60	I		60	Ì
Duration	0.25		Area	Type:	All	other	areas		·			·······	

			-	<b>1 L</b> · · · · · · · ·								
				Sign	al Op	erat	ions					
Pha	se Combination	1	2	3	4		<u></u>	5	6	7	8	
EΒ	Left	А	А		Ī	NB	Left	А	А			
	Thru		А		Í		Thru		А			
	Right		A		1		Right		A			
	Peds				1		Peds					
WB	Left	А	A		l l	SB	Left	А	А			
	Thru		A		1		Thru		А			
	Right		А		1		Right		А			
	Peds				- F		Peds					
NB	Right	А			Í.	EB	Right					
SB	Right	А			1	WB	Right					
Gre	en	25.0	32.0				-	15.0	24.0			
Yel	low	4.0	4.0					4.0	4.0			
All	Red	2.0	2.0					2.0	2.0			

Cycle Length: 120.0 secs Intersection Performance Summary

7								1-	
Appr/	Lane	Adj Sat	Rati	.05	Lane (	froup	Appr	oach	
Lane	-	Flow Rate							
Grp	Capacity	(s)	v/c	g/C	Delay	LOS	Delay	LOS	
Eastbo	und		·						
$\mathbf{L}$	537	1719	0.38	0.52	16.8	В			
TR	828	3106	0.57	0.27	39.0	D	32.4	С	
Westbo	und								
L	531	1719	0.76	0.52	25.4	С			
TR	820	3074	0.56	0.27		D	32.6	C	
Northbo	ound								
L	346	1719	0.35	0.38	26.6	С			
T	688	3438	0.59	0.20	44.9		35.1	D	
R	705	1538	0.29	0.46	20.5	C	50.1	D	
Southbo		1000		0110	20.0	0			
L	346	1719	0.52	0.38	28.5	С			
Ť	688	3438	0.59	0.20	45.0	D	36.7	D	
R	705	1538	0.15	0.46	19.0	B	50.7	υ U	
11		tion Delay					ction	LOS = C	

Analyst: SK Agency: DPA Date: 06/16/2004 Period: PM Peak Hour, Peak Season Project ID: HealthPark DRI, #04524 E/W St: Summerlin Road Inter.: Bass Rd./Summerlin Rd. Area Type: All other areas Jurisd: Lee County Year : 2012 With Improvement

N/S St: Bass Road

	Ea:	stbou	nd	We	stbou	nd	No:	rthbo	und	Sou	lthboi	und
	L	т	R	L	Т	R	L	Т	R	L	т	R
				_						1		
No. Lanes	2	3	1	2	3	1	1	1	1	2	1	1
LGConfig	L	Т	R	L	Т	R	L	Т	R	L	т	R
Volume	251	1698	99	1185	1854	424	157	125	152	591	173	390
Lane Width	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0
RTOR Vol			60	I		60			60	1		60

Duration	0.25	Area	Type:	All	other	areas	
			~ '				

				Signa	l Ope	erat	ions				
Pha	se Combination	1	2	3	4			5	6	7	8
EΒ	Left	А			1	NB	Left	А		А	
	Thru		А		1		Thru			А	
	Right		А		I		Right			A	
	Peds				1		Peds				
WB	Left	А				SB	Left	А	А		
	Thru		A		ł		Thru		А	А	
	Right		А		1		Right		А	А	
	Peds				I		Peds				
NB	Right	А			1	EΒ	Right	А			
SB	Right	А			1	WB	Right	А			
Gre	en	14.0	48.0				-	15.0	7.0	11.5	
Yel	low	3.5	5.0					3.5		4.0	
All	Red	2.5	2.0					1.0		3.0	
								01	. <del>т</del>		0

				Cycle	e Length: 12	20.0 secs
		Intersect	ion Perform	nance Summary		
Appr/	Lane	Adj Sat	Ratios	Lane Group	Approach	······································

Lane	Group	Flow Rate				<b>T</b> .	11-			
Grp	Capacity	(s)	v/c	g/C	Delay	LOS	Delay	LOS	-	
Eastbou	und	·								
$\mathbf{L}$	389	3335	0.68	0.12	55.6	Е				
Т	1976	4940	0.90	0.40	40.2	D	41.6	D		
R	897	1538	0.05	0.58	10.7	В				
Westbou	und								1	۰.
${\tt L}$	389	3335	0.50	0.12	50.8	D				
Т	1976	4940	0.99	0.40	53.1	D	47.0	D		
R	897	1538	0.43	0.58	14.2	В				
Northbo	ound									
${ m L}$	326	1719	0.51	0.22	41.6	D				
Т	173	1810	0.76	0.10	71.0	Е	49.6	D		
R	417	1538	0.23	0.27	34.3	С				
Southbo	ound									
L	736	3335	0.85	0.22	53.8	D				
Т	279	1810	0.65	0.15	53.1	D	49.1	D		
R	506	1538	0.69	0.33	38.7	D				
	Intersec	tion Delay	= 45.7	(sec/ve	eh) Ir	nterse	ction	LOS =	D	

Analyst: SK Agency: DPA Date: 06/16/2004 Period: PM Peak Hour, Peak Season Project ID: HealthPark DRI, #04524 E/W St: Gladiolus Drive Inter.: Gladiolus Dr./A & W Bulb Rd. Area Type: All other areas Jurisd: Lee County Year : 2012 With Improvement

N/S St: A & W Bulb Road

	Ea:	stbour	nd	1	Vestbou	nd	1	Nor	thbo	und	Sou	thbo	und	ī
	L	Т	R	L	Т	R	L		Т	R	L	Т	R	Ì
				_1			_				l			1
No. Lanes	1	2	0	1	0 2	1		0	0	0	1	0	1	1
LGConfig	L	Т		1	т	R	1				L		RI	Ì
Volume	163	1104		I	1483	340					211		96 i	i
Lane Width	12.0	12.0		Ì	12.0	12.0	1				12.0		12.0	i
RTOR Vol	1			Ì		60	i						60	

Dur	ation	0.25	•	Area	Type:	All	. ot	her	areas					
					Si	gnal	Op	erat	ions					
Pha	se Comb	ination 1		2	3	-	4			5	6	7	8	
EΒ	Left	А		А			Í	NB	Left					
	Thru	A		А			1		Thru					
	Right						Í		Right					
	Peds						i		Peds					
WB	Left						. İ	SB	Left	А				
	Thru			А			i		Thru					
	Right			А			Í		Right	А				
	Peds						Í		Peds					
NB	Right						i	EB	Right					
SB	Right						i	WB	Right					
Gre	en	8.	0	65.0					2	29.0				
Yel	low	4.		4.0						4.0				
	Red	2.		2.0						2.0				
								•			Lengt	h: 120	).0	secs

		Intersec	tion Pe	erforman	ce Summa	ary	2		
Appr/ Lane	Lane Group	Adj Sat Flow Rate	Rat	ios	Lane (	Group	Appro	bach	
Grp	Capacity	(s)	v/c	g/C	Delay	LOS	Delay	LOS	
Eastbou	und		. <u>.</u> .			<u></u>	•		
L	176	1719	0.98	0.66	96.5	F			
Т	2263	3438	0.51	0.66	10.8	В	21.8	С	
Westbou	und							·	
Т	1862	3438	0.84	0.54	26.7	С	24.9	С	
R	833	1538	0.35	0.54	15.9	В			
Northbo	ound								

Southbou	.nd								
$\mathbf{L}$	415	1719	0.53	0.24	41.0	D			
							40.2	D	
R	372	1538	0.10	0.24	35.5	D			
	Intersect	ion Delay	= 24.9	(sec/ve	h) In	terse	ection	LOS =	- C

Analyst: SK Agency: DPA Date: 06/16/2004 Period: PM Peak Hour Project ID: HealthPark DRI, #04524 E/W St: Gladiolus Drive Inter.: Gladiolus Dr./Winkler Rd. Area Type: All other areas Jurisd: Lee County Year : 2012 With Improvement

.

#### N/S St: Winkler Road

	Ea:	Eastbound		We	stbou	nd	Noi	rthboi	Jnd	Soi	uthbo	und	1
	L	Т	R	L	Т	R	L	т	R	L	т	R	I
No Tanon					<u> </u>	1	-			_			-!
No. Lanes	1 1	3	Ŧ	I I	3		1	2	Ţ	1. 1	2	T	
LGConfig	L	Т	R	L	т	R	L	Т	R	L	Т	R	1
Volume		1650		148			87		35	217	204	310	
Lane Width	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	1
RTOR Vol	1		60	ŀ		60	1		35	1		60	l.
Duration	0.25		Area	Type:	A11	other	areas						

				Signa	al Op	erat	ions					
Pha	se Combination	1	2	3	4			5	6	7	8	•
EB	Left	А	А	А	i	NB	Left	А	A			
	Thru		А	А	Í		Thru		А			
	Right		А	А	Í		Right		А			
	Peds				Í		Peds					
WB	Left	А		А	Í	SB	Left	А	А			
	Thru			A	1		Thru		А			
	Right			А			Right		А			
	Peds						Peds					
NB	Right	А			1	EΒ	Right	A				
SB	Right	А	А			WB	Right	А				
Gre	en	10.0	6.0	44.8			-	11.0	23.0			
Yel	.low	4.3	0.0	4.3				4.3	4.3		-	
All	Red	2.0	0.0	2.0				2.0	2.0			

		Cycle	Length:	120.0	secs
Intersection	Performance	Summary			

Appr/ Lane	Lane Group	Adj Sat Flow Rate	Rati	os	Lane (	Group	Appı	roach		 
Grp	Capacity	(s)	v/c	g/C	Delay	LOS	Delay	/ LOS		
Eastbo	und	, , <u>, , , , , , , , , , , , , , , , , </u>			· <u>·······················</u> ············	-				 
$\mathbf{L}$	379	1719	0.97	0.56	74.1	E				
Т	2091	4940	0.83	0.42	33.8	С	40.6	D		
R	873	1538	0.02	0.57	11.3	В				
Westbou	ind									
${ m L}$	203	1719	0.77	0.46	39.2	D				
Т	1844	4940	0.83	0.37	37.6	D	34.9	С		
R	796	1538	0.35	0.52	17.3	В				
Northbo	ound									
$\mathbf{L}$	370	1719	0.25	0.34	28.5	С				
Т	659	3438	0.43	0.19	43.2	D	39.6	D		
R	504	1538	0.00	0.33	27.1	С				
Southbo	ound									
$\mathbf{L}$	338	1719	0.67	0.34	40.5	D				
Т	659	3438	0.33	0.19	42.1	D	34.8	С		
R	661	1538	0.40	0.43	23.9	С				
	Intersec	tion Delay	= 37.5	(sec/ve	eh) Ir	nterse	ction	LOS =	D	

Analyst: SK Agency: DPA Date: 06/16/2004 Period: PM Peak Hour, Peak Season Project ID: HealthPark DRI, #04524 E/W St: A & W Bulb Road Inter.: McGregor Blvd./A & W Bulb Rd. Area Type: All other areas Jurisd: Lee County Year : 2012 With Improvement

N/S St: McGregor Blvd.

	,			,							
	•	stbound	•	oound	•	thbou	•		ithbo		· 1
	L	T R	L _ !	r r	L	Т	R	$\mathbf{L}$	Т	R	
	Ι		l		I						
No. Lar	nes   0	1 0	0	1 1	1	2	1	1	2	0	
LGConfi	Lg	LTR	I	LT R	L	Т	R	L	TR		i i
Volume	110	5 5	39 5	267	•			282	1740	5	l l
Lane Wi	•	12.0	•	2.0 12.0	12.0				12.0	J	1
RTOR Vo	•	0	1 ±4	60	1 1 2 . 0	12.0	60	12.0	12.0	0	1
KIOK VC		0	I .	60	I		00 1			0	1
Description	0.05	7 (									
Duratio	on 0.25	Area		ll other							
<u></u>	<b>N</b>	1 0		al Operat	lons	<u>-</u>					
	Combination		3	4		5	6	7	1	В	
EB Lef		A		NB	Left		А				
Thr	cu	A			Thru		A				
Ric	ght	А		1	Right		A				
Pec				i i	Peds						
WB Lef		А		SB	Left	А	А				
Thr		A		1 55	Thru	A	A				
				1							
Ric		A			Right	A	A				
Pec					Peds						
NB Rig				EB	Right						
SB Rig	ght			WB	Right	А					
Green		10.0			-	17.0	74.5	)			
Yellow		4.0				4.0	4.5				
	1										
	7	2 0				2 0	2 0				
All Rec	1	2.0				2.0	2.0	ath.	120 1	n	2002
AII Rec	1		rtion P	erformanc		Сус	2.0 cle Ler	igth:	120.0	0	secs
		Intersed		erformanc		Cyc ary	le Ler			0	secs
Appr/	Lane	Intersec Adj Sat	ction Pe Rat:		e Summa Lane (	Cyc ary	le Ler	ngth: proach		0	secs
Appr/ Lane	Lane Group	Intersed Adj Sat Flow Rate	Rat	ios	Lane (	Cyc ary Group	le Len App	proach	1	0	secs
Appr/	Lane	Intersec Adj Sat				Cyc ary Group	le Len App		1	0	secs
Appr/ Lane Grp	Lane Group Capacity	Intersed Adj Sat Flow Rate	Rat	ios	Lane (	Cyc ary Group	le Len App	proach	1	0	secs
Appr/ Lane	Lane Group Capacity	Intersed Adj Sat Flow Rate	Rat	ios	Lane (	Cyc ary Group	le Len App	proach	1	0	secs
Appr/ Lane Grp Eastbou	Lane Group Capacity Ind	Intersed Adj Sat Flow Rate (s)	Rat: 	ios g/C	Lane ( Delay	Cyc ary Group LOS	ble Len App Dela	oroach	1	0	secs
Appr/ Lane Grp	Lane Group Capacity	Intersed Adj Sat Flow Rate	Rat	ios	Lane (	Cyc ary Group	le Len App	oroach Ny LOS	1	0	secs
Appr/ Lane Grp Eastbou LTR	Lane Group Capacity Ind 119	Intersed Adj Sat Flow Rate (s)	Rat: 	ios g/C	Lane ( Delay	Cyc ary Group LOS	ble Len App Dela	oroach	1	0	secs
Appr/ Lane Grp Eastbou	Lane Group Capacity Ind 119	Intersed Adj Sat Flow Rate (s)	Rat: 	ios g/C	Lane ( Delay	Cyc ary Group LOS	ble Len App Dela	oroach	1	C	secs
Appr/ Lane Grp Eastbou LTR Westbou	Lane Group Capacity and 119 and	Intersed Adj Sat Flow Rate (s) 1431	Rat: v/c 0.18	ios  0.08	Lane ( Delay 51.9	Cyc ary Group LOS	ble Len App Dela 51.9	proach ny LOS D	1	0 	secs
Appr/ Lane Grp Eastbou LTR	Lane Group Capacity and 119 and 111	Intersed Adj Sat Flow Rate (s) 1431 1328	Rat: v/c 0.18 0.41	ios  0.08 0.08	Lane ( Delay	Cyc ary Group LOS	ble Len App Dela	proach ny LOS D	1	0	secs
Appr/ Lane Grp Eastbou LTR Westbou	Lane Group Capacity and 119 and	Intersed Adj Sat Flow Rate (s) 1431	Rat: v/c 0.18	ios  0.08	Lane ( Delay 51.9	Cyc ary Group LOS D	ble Len App Dela 51.9	proach ny LOS D	1	C	secs
Appr/ Lane Grp Eastbou LTR Westbou LT	Lane Group Capacity Ind 119 Ind 111 423	Intersed Adj Sat Flow Rate (s) 1431 1328	Rat: v/c 0.18 0.41	ios  0.08 0.08	Lane ( Delay 51.9 54.7	Cyc ary Group LOS D	ble Len App Dela 51.9	proach ny LOS D	1	0	secs
Appr/ Lane Grp Eastbou LTR Westbou LT R Northbo	Lane Group Capacity and 119 and 111 423 bund	Intersed Adj Sat Flow Rate (s) 1431 1328 1538	Rat: v/c 0.18 0.41 0.52	ios  0.08 0.08 0.28	Lane ( Delay 51.9 54.7 37.8	Cyc ary_ Group LOS D D	ble Len App Dela 51.9	proach ny LOS D	1	0	secs
Appr/ Lane Grp Eastbou LTR Westbou LT R Northbo L	Lane Group Capacity and 119 and 111 423 bund 138	Intersed Adj Sat Flow Rate (s) 1431 1328 1538 222	Rat: v/c 0.18 0.41 0.52 0.04	ios g/C 0.08 0.08 0.28 0.62	Lane ( Delay 51.9 54.7 37.8 8.9	Cyc ary_ Group LOS D D D	21e Len 0 App - Dela 51.9 40.8	proach by LOS D D	1	0	secs
Appr/ Lane Grp Eastbou LTR Westbou LT R Northbo L T	Lane Group Capacity and 119 and 111 423 bund 138 2134	Intersed Adj Sat Flow Rate (s) 1431 1328 1538 222 3438	Rat: v/c 0.18 0.41 0.52 0.04 0.99	ios g/C 0.08 0.08 0.28 0.62 0.62	Lane ( Delay 51.9 54.7 37.8 8.9 38.4	Cyc ary_ Group LOS D D D A D	ble Len App Dela 51.9	proach by LOS D D	1	0	secs
Appr/ Lane Grp Eastbou LTR Westbou LT R Northbo L T R	Lane Group Capacity and 119 and 111 423 bund 138 2134 955	Intersed Adj Sat Flow Rate (s) 1431 1328 1538 222	Rat: v/c 0.18 0.41 0.52 0.04	ios g/C 0.08 0.08 0.28 0.62	Lane ( Delay 51.9 54.7 37.8 8.9	Cyc ary_ Group LOS D D D	21e Len 0 App - Dela 51.9 40.8	proach by LOS D D	1	0	secs
Appr/ Lane Grp Eastbou LTR Westbou LT R Northbo L T R Southbo	Lane Group Capacity and 119 and 111 423 bund 138 2134 955 bund	Intersed Adj Sat Flow Rate (s) 1431 1328 1538 222 3438 1538	Rat: v/c 0.18 0.41 0.52 0.04 0.99 0.06	ios g/C 0.08 0.08 0.28 0.62 0.62 0.62 0.62	Lane ( Delay 51.9 54.7 37.8 8.9 38.4 9.0	Cyc ary_ Group LOS D D A D A A D A	21e Len 0 App - Dela 51.9 40.8	proach by LOS D D	1	0	secs
Appr/ Lane Grp Eastbou LTR Westbou LT R Northbo L T R Southbo L	Lane Group Capacity and 119 and 111 423 bund 138 2134 955 bund 304	Intersed Adj Sat Flow Rate (s) 1431 1328 1538 222 3438 1538 1538	Rat: v/c 0.18 0.41 0.52 0.04 0.99 0.06 0.98	ios g/C 0.08 0.08 0.28 0.62 0.62 0.62 0.62 0.81	Lane ( Delay 51.9 54.7 37.8 8.9 38.4 9.0 89.4	Cyc ary_ Group LOS D D D A D	21e Len App Dela 51.9 40.8 37.5	proach ay LOS D D D	1	0	secs
Appr/ Lane Grp Eastbou LTR Westbou LT R Northbo L T R Southbo	Lane Group Capacity and 119 and 111 423 bund 138 2134 955 bund	Intersed Adj Sat Flow Rate (s) 1431 1328 1538 222 3438 1538	Rat: v/c 0.18 0.41 0.52 0.04 0.99 0.06	ios g/C 0.08 0.08 0.28 0.62 0.62 0.62 0.62	Lane ( Delay 51.9 54.7 37.8 8.9 38.4 9.0	Cyc ary_ Group LOS D D A D A A D A	21e Len 0 App - Dela 51.9 40.8	proach ay LOS D D D	1	0	Secs
Appr/ Lane Grp Eastbou LTR Westbou LT R Northbo L T R Southbo L	Lane Group Capacity and 119 and 111 423 bund 138 2134 955 bund 304	Intersed Adj Sat Flow Rate (s) 1431 1328 1538 222 3438 1538 1538	Rat: v/c 0.18 0.41 0.52 0.04 0.99 0.06 0.98	ios g/C 0.08 0.08 0.28 0.62 0.62 0.62 0.62 0.81	Lane ( Delay 51.9 54.7 37.8 8.9 38.4 9.0 89.4	Cyc ary_ Group LOS D D D A D A F	21e Len App Dela 51.9 40.8 37.5	proach ay LOS D D D	1	0	Secs
Appr/ Lane Grp Eastbou LTR Westbou LT R Northbo L T R Southbo L	Lane Group Capacity and 119 and 111 423 bund 138 2134 955 bund 304 2793	Intersed Adj Sat Flow Rate (s) 1431 1328 1538 222 3438 1538 1538	Rat: v/c 0.18 0.41 0.52 0.04 0.99 0.06 0.98 0.66	ios g/C 0.08 0.08 0.28 0.62 0.62 0.62 0.62 0.81 0.81	Lane ( Delay 51.9 54.7 37.8 8.9 38.4 9.0 89.4 5.1	Cyc ary_ Group LOS D D A D A F A	21e Len App Dela 51.9 40.8 37.5	D D D D D D D D D D D D D D D D D D D	n 3		Secs

Analyst: SK Agency: DPA Date: 06/16/2004 Period: PM Peak Hour, Peak Season Project ID: HealthPark DRI, #04524 E/W St: Cypress Lake Drive Inter.: McGregor Blvd./Cypress Lake Dr Area Type: All other areas Jurisd: Lee County Year : 2012 With Improvement

N/S St: McGregor Blvd.

	Eas	Eastbound			Westbound			rthboi	Ind	Soi	outhbound		
	L	Т	R	L	Т	R	L	т	R	L	Т	R	
	I			_ I			_ I			_l			
No. Lanes	1	2	0	2	1	1	1	2	1	1	2	0	•
LGConfig	L	TR		L	Т	R	L	Т	R	L	TR		
Volume	42	44	27	1554	85	305	47	1694	612	281	1395	79	
Lane Width	12.0	12.0		112.0	12.0	12.0	112.0	12.0	12.0	12.0	12.0		
RTOR Vol			0	1		60	Ì		60	Ì		0	i

Dur	ation	0.25		Area I	'ype: A	ll ot	her	areas					
					Sign	al Op	erat	ions					
Pha	se Combir	nation	1	2	3	4			5	6	7	8	
EΒ	Left		А			1	NB	Left	А		А		
	Thru				А	1		Thru			A		
	Right				А			Right			А		
	Peds					1		Peds					
WB	Left		А	А		1	SB	Left	A	А	А		
	Thru			А	А			Thru		А	А		
	Right			А	А	1		Right		А	A		
	Peds							Peds					
NB	Right		А	А		1	EB	Right					
SB	Right						WB	Right	А				
Gre	en	9	9.0	12.0	10.0			-	15.0	6.0	70.8		
Yel	low	4	.0	0.0	4.0				4.0	0.0	4.5		
All	Red	3	3.0	0.0	3.0				2.5	0.0	2.2		
									Cycl	e Leng	gth: 150.	.0 s	secs

		Intersec	tion Pe	rformanc	ce Summa		e neng			5005
Appr/	Lane	Adj Sat	Rati		Lane (		Appr	oach		
Lane	Group	Flow Rate								
Grp	Capacity	(s)	v/c	g/C	Delay	LOS	Delay	LOS		
Eastbou	nd							•		
L	103	1719	0.43	0.06	70.8	Е				
TR	216	3243	0.34	0.07	67.8	Е	68.9	E .		
Westbou	nd									
L	623	3335	0.94	0.19	81.8	F				
Т	265	1810	0.34	0.15	58.2	E	69.8	E		
R	451	1538	0.57	0.29	46.8	D				
Northbo	und									
L	230	1719	0.21	0.57	21.5	С				
Т	1623	3438	1.10	0.47	94.0	F	72.6	E		
R	1082	1538	0.54	0.70	11.1	В				
Southbo	und									
L	363	1719	0.82	0.66	61.4	E				
TR	1746	3410	0.89	0.51	38.8	D	42.4	D		
	Intersec	tion Delay	= 61.5	(sec/ve	eh) Ir	nterse	ction 1	LOS =	= E	
HCS2000: Simalized Intersections Releas 4.1d

Analyst: SK Agency: DPA Date: 06/16/2004 Period: PM Peak Hour Project ID: HealthPark DRI, #04524 E/W St: Summerlin Road Inter.: Summerlin Rd./Park Royal Dr. Area Type: All other areas Jurisd: Lee County Year : 2012 With Improvement

N/S St: Park Royal Drive

### SIGNALIZED INTERSECTION SUMMARY

	Ea	stbou	nd	Westbound			Northbound			Soi	uthbo	hbound		
	L	Т	R	L	Т	R	L	Т	R	L	Т	R		
No. Lanes		3	1	_	3		-¦			-  <u></u>	1			
LGConfig		T	R		T	R		T	R	L	TR	U		
Volume Lane Width	128  12.0	2291 12.0		56  12.0	1949 12 0		50  12 0	23 12 0	67 12 0	468  12.0		268		
RTOR Vol		10.0	52	1 12.0	12.0	60		12.0	60		12.0	0		

Duration	0.25	Area Type: All other areas
		Signal Operations

Phas	se Combination	1	2	3	4			5	6	7	8
EB	Left	А	А	А		NB	Left	А		А	
	Thru		А	А	I		Thru	•		А	
	Right		А	А			Right			А	
	Peds				1		Peds				
٧B	Left	А		А	Ì	SB	Left	А	А		
	Thru			А	ĺ		Thru		А	A	
	Right			А	Ì		Right		А	А	•
	Peds				Ì		Peds				
ΙB	Right				Ì	EB	Right	А			
SB	Right				Ì	WB	Right	А			
Gree	en 8	3.0	4.0	53.0				8.0	12.0	11.0	
rel:	Low 4	1.0	0.0	4.0				4.0	0.0	4.0	
11	Red 2	2.0	0.0	2.0				2.0	0.0	2.0	
								Cvcl		th: 120.	0 secs

		Intersec	tion Pe	erformanc	ce Summa	ary	-			
Appr/	Lane	Adj Sat	Rati	.0S	Lane (	Group	Appro	oach		
Lane	Group	Flow Rate								
Grp	Capacity	(s)	v/c	g/C	Delay	LOS	Delay	LOS	_	
Eastbou	ınd							·		
L	319	1719	0.42	0.59	22.4	С				
Т	2346	4940	1.03	0.47	57.7	Е	55.8	E		
R	910	1538	0.00	0.59	10.0+	В				
Westbou	ınd				•					
L	176	1719	0.34	0.51	25.1	С				
т	2182	4940	0.94	0.44	40.9	D	36.2	D		
R	859	1538	0.60	0.56	18.7	В				
Northbo	ound									
L	209	1719	0.25	0.16	44.5	D				
Т	166	1810	0.14	0.09	50.6	D.	46.7	D		
R	141	1538	0.05	0.09	49.9	D				
Southbo	ound									
L	723	3335	0.68	0.22	45.8	D				
TR	301	1570	1.06	0.19	118.0		74.3	E		
	Intersec	tion Delay	= 49.7	(sec/ve	eh) Ir	nterse	ction 1	LOS =	D	

# HCS2000: Simalized Intersections Releas 4.1d

Analyst: SK Agency: DPA Date: 06/16/2004 Period: PM Peak Hour, Peak Season Project ID: HealthPark DRI, #04524 E/W St: Summerlin Road Inter.: Summerlin Rd./Winkler Rd. Area Type: All other areas Jurisd: Lee County Year : 2012 With Improvement

# N/S St: Winkler Road

# \_\_\_\_\_SIGNALIZED INTERSECTION SUMMARY\_\_\_\_\_

	Eastbound			We	Westbound			Northbound			uthbo	und	
	L	т	R	L	т	R	L	Т	R	• L	Т	R	1
No. Lanes	1	3	1	1 1	3	1	1	1	0 -	1	1	0	1
LGConfig	L	Т	R	L	Т	R	L	TR		L	TR		Ì
Volume	264	2294	166	1101	2055	50	50	100	129	120	50	307	1
Lane Width	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0		112.0	12.0		Ì
RTOR Vol			60	ļ		50	1		0	1		0	Ì

Duration	0.25	Area	Type: Al	l other	areas					
			Signa	l Operat	ions					
Phase Combi	nation 1	2	3	4		5	6	7	8	
EB Left	А	А	A	NB	Left	A				
Thru		А	A	1	Thru	А				
Right		А	A	1	Right	А				
Peds				Í	Peds					
WB Left	A		A	SB	Left	А				
Thru			A	1	Thru	А				
Right			А	1	Right	А				
Peds				1	Peds					
NB Right				EB	Right					
SB Right				WB	Right					
Green	8.0	4.0	54.0		2	32.0				
Yellow	4.5	0.0	5.0			4.0				
All Red	2.5	0.0	2.0			4.0				,

			Length:	120.0	secs
Intersection	Performance	Summary			

Appr/ Lane	Lane Group	Adj Sat Flow Rate	Rati	.05	Lane (	Group	Appr	oach		-	
Grp	Capacity	(s)	v/c	g/C	Delay	LOS	Delay	LOS	_		
Eastbo	und	· · · · · · · · · · · · · · · · · · ·									
L	332	1719	0.84	0.61	53.3	D					
Т	2388	4940	1.01	0.48	52.2	D	51.0	D			
R	743	1538	0.15	0.48	17.4	В					
Westbo	und										
$\mathbf{L}$	175	1719	0.61	0.52	29.7	С					
Т	2223	4940	0.97	0.45	45.6	D	44.9	D			
R	692	1538	0.00	0.45	18.2	В					
Northbo	ound										
$\mathbf{L}$	136	510	0.39	0.27	37.9	D					
TR	442	1656	0.55	0.27	39.2	D	38.9	D			
Southbo	ound										
L	242	909	0.09	0.27	33.2	С					
TR	420	1576	0.90	0.27	63.5	Ε	61.9	E			
	Intersec	tion Delay	= 48.7	(sec/v	eh) Ir	nterse	ction	LOS =	D		

# HCS2000: Signalized Intersections Releas 4.1d

Analyst: SK Agency: DPA Date: 06/16/2004 Period: PM Peak Hour, Peak Season Project ID: HealthPark DRI, #04524 E/W St: Gladiolus Drive Inter.: Summerlin Rd./Gladiolus Dr. Area Type: All other areas Jurisd: Lee County Year : 2012 With Improvement

N/S St: Summerlin Road

			GNALIZED						1 1	
	•	tbound	Westb		•	thbour			hbou	•
	L	T R	L I	R	L 	Т	R	L	Т	R
No. Lan	1 = 1 = 0	3 0	0	3 0	· <u>  1</u>	3	0	2	3	<u> </u>
GConfi		T	-	T		Ť	• I	L .	T	RI
Jolume		1341	,   15	38	•	1115	l l		177	
Lane Wi	dth	12.0		2.0	112.0			12.0 1		12.0
RTOR VO	•	10.0	1				1	12.0		60
			T		1		•			00 1
Duratio	on 0.25	Area		l other l Operat						
hase C	Combinatior	n 1 2	3	4		5	6	7	{	3
EB Lef	t			NB	Left	A				
Thr	u	А		Í	Thru			А		
Rig	nt			j	Right					
Ped				i	Peds					
WB Lef				I SB	Left	А	А			
Thr	ru	А		Ì	Thru		А	А		
Rig	nt			Ì	Right		А	А		
Ped				İ	Peds					
NB Rig	nt			EB	Right					
SB Rig			Υ.	WB	Right					
Green		40.0		·	,	23.1	4.0	32.0	)	
Yellow		5.0				4.0	0.0	5.5		
All Red	1	2.4				2.0	0.0	2.0		
							le Len	gth: 3	L20.(	) secs
	T			erformanc			77			
Appr/	Lane	Adj Sat	Rati	.05	Lane (	Group	App	roach		
Lane	Groun									
	Group	Flow Rate		10						
Grp	Capacity	fiow Rate (s)	v/c	g/C	Delay	LOS	Dela	y LOS		
	Capacity			g/C	Delay	LOS	Dela	y LOS		<u> </u>
Eastbou	Capacity			g/C 0.33	Delay 42.1	D	Dela 42.1	 		<u> </u>
Grp Eastbou T Westbou	Capacity Ind 1647	(s)	v/c					 		
Eastbou T	Capacity Ind 1647	(s)	v/c					D		
Eastbou I Westbou I	Capacity and 1647 and 1647	(s) 4940	v/c 0.86	0.33	42.1	D	42.1	D		
Eastbou T Westbou T Northbo	Capacity Ind 1647 Ind 1647 J647	(s) 4940 4940	v/c 0.86 0.98	0.33	42.1	D	42.1	D		
Eastbou F Westbou F Northbo L	Capacity Ind 1647 Ind 1647 J647 J647 Jand 331	(s) 4940 4940 1719	v/c 0.86 0.98 0.14	0.33 0.33 0.19	42.1 57.9 40.4	D E D	42.1 	D		
Eastbou F Westbou F Northbo L	Capacity Ind 1647 Ind 1647 J647	(s) 4940 4940	v/c 0.86 0.98	0.33	42.1	D	42.1	D		
Eastbou F Westbou F Northbo L F	Capacity Ind 1647 Ind 1647 Jound 331 1317	(s) 4940 4940 1719	v/c 0.86 0.98 0.14	0.33 0.33 0.19	42.1 57.9 40.4	D E D	42.1 	D		
Eastbou F Westbou F Northbo L F Southbo	Capacity Ind 1647 Ind 1647 Jound 331 1317	(s) 4940 4940 1719	v/c 0.86 0.98 0.14	0.33 0.33 0.19	42.1 57.9 40.4	D E D	42.1 	D		
Eastbou F Westbou F Northbo L F Southbo L	Capacity and 1647 and 1647 ound 331 1317 ound	(s) 4940 4940 1719 4940	v/c 0.86 0.98 0.14 0.89	0.33 0.33 0.19 0.27	42.1 57.9 40.4 50.3	D E D D	42.1 	D		
Eastbou T Westbou	Capacity and 1647 and 1647 ound 331 1317 ound 920	(s) 4940 4940 1719 4940 3335	v/c 0.86 0.98 0.14 0.89 0.43	0.33 0.33 0.19 0.27 0.28	42.1 57.9 40.4 50.3 36.0	D E D D	42.1 57.9 50.0	D		

# HCS2000: Simpalized Intersections Release4.1d

Analyst: SK Agency: DPA Date: 06/16/2004 Period: PM Peak Hour, Peak Season Project ID: HealthPark DRI, #04524 E/W St: Gladiolus Drive Inter.: US 41/Gladiolus Dr. Area Type: All other areas Jurisd: Lee County Year : 2012 With Improvement

N/S St: US 41

## SIGNALIZED INTERSECTION SUMMARY

	Ea	stbour		West				thbou		Sou	thboi	hund	
	I L	Т	R		r	R		Т	R	L	T	R	I
	ĺ			1			i					÷.	I
No. Lan	es   2	3	0	2	3	0	2	3	0	2	3	0	— i
LGConfi	q   L	Т		L	Т		L	Т	i	L	т	-	í
Volume	349	1159		357 1	140		804	1351	1		1239		1
	dth  12.0			112.0 1			12.0		•	12.0			1
RTOR VO				1			1						1
				•			,		· ·				
Duratio	n 0.25		Area '	Гуре: А	11 0	ther	areas						
<u></u>						perat	ions						
	ombinatio		2	3	4	•	-	5	6	7	1	3	
EB Lef		A	A			NB	Left	A	A				
Thr			А	A		1	Thru		A	A			
Rig						1	Right						
Ped							Peds						
WB Lef		А				SB	Left	A					
Thr	+-			А			Thru			A			
Rig						1	Right						
Ped							Peds						
NB Rig						EB	Right						
SB Rig	ht					WB	Right	:					
Green		16.0	4.0	35.5				23.0		41.			
Yellow		3.5	0.0	4.5				3.5		5.0			
All Red		1.0	0.0	1.5				1.0	0.0	1.5			
		_			-				le Len	igth:	150.0	) : C	secs
7	Tana			ction Pe		rmanc			7				
Appr/	Lane		Sat	Rat:	105		Lane	Group	App	roach			
Lane	Group		Rate			~	D-1		<u></u>				
Grp	Capacity	(	s)	v/c	g/	L	ретаў	/ LOS	Dela	y LOS			
Eastbou	nd										<u> </u>		
L ·	545	333	5	0.67	0.	16	62.3	É					
Т	1301	494	0	0.94	0.	26	66.9	Е	65.9	E			
Westbour	nd	•											
L	356	333	5	1.06	Ο.		130.3	8 F					
Т	1169	494	0	1.03	0.	24	90.5	F	100.	0 F			
Northbo	und												
L	812	333	5	1.04	0.	24	99.8	F					
Т	1647	494	0	0.86	0.	33	51.8	D	69.7	E			
0 - 1 1													
Southbou	und	<u> </u>	-	o o ·	~		<b>.</b>	_					
-	511		5	0.94	0.	15	88.7	F					
L	511		~										
L T	1350	494	0	0.97	0.	27	70.8	Ε	75.6	5 E			
	1350 Intersed	494	0	0.97	0.	27					-		



MAR 0 5 1997

Johnson Engineering

### DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

#### FOR HEALTHPARK FLORIDA WEST

#### PREAMBLE

LEE MEMORIAL HOSPITAL, INC., a Florida non-profit corporation, d/b/a LEE HEALTHCARE RESOURCES, is the owner in fee simple of certain real property located in Lee County, Florida, known as "HealthPark Florida", a Development of Regional Impact ("DRI") pursuant to that certain Development Order #5-8586-63, dated June 8, 1987, as adopted by the Lee County Board of Commissioners, notice of which is recorded in Official Record Book 1944, pages 1362-1386, inclusive, Public Records of Lee County, Florida, (hereinafter collectively the "Development Order"). All relevant terms, conditions and covenants contained within the Development Order are herein incorporated by reference.

Declarant is required, under the provisions of the Development Order, to establish and maintain in perpetuity a Property Owner's Association for the purpose of implementing an on-going maintenance and monitoring program that does, among other material things, inspect, maintain and sample the surface water management system during and after the development of the area known as HealthPark Florida West. Declarant further desires to come into compliance with all existing South Florida Water Management District regulations.

Further, for the purpose of enhancing and protecting the value, attractiveness and desirability, both from an economic and aesthetic perspective, of the lots or tracts constituting HealthPark Florida, or parts thereof, Declarant hereby declares that all of the real property described on the plat for HealthPark Florida West, recorded in the Office of the Clerk of the Circuit Court of Lee County, Florida, at Plat Book 47, pages 1 through 9, inclusive, and each part thereof shall be held, sold, leased, developed and conveyed expressly subject to the following easements, covenants, conditions and restrictions, which shall constitute covenants running with the land and shall be binding on all parties having any right, title or interest in the above-described property or any part thereof, their heirs, successors, and assigns, and shall inure to the benefit of each owner thereof. To the extent any parcel of land lying within the boundaries of the lands described on Exhibit "A" has been heretofore conveyed by Declarant, the consent of the respective fee owners of said parcels herein shall serve to bind such parcels to these Covenants, Conditions and Restrictions. Specifically, the Hospital Board of Directors of Lee County, a Special Use District of the State of Florida, created by Special Act 63-1552, Laws of Florida, as amended, d/b/a Lee Memorial Hospital, joins in and consents to this Declaration of Covenants, Conditions and Restritions by its execution hereof.

### ARTICLE I - DEFINITIONS.

Section 1.1: "Association" shall mean and refer to "HealthPark Florida Property Owner's Association, Inc., a Florida non-profit corporation", its successors and assigns.

Section 1.2: "Common Area" shall mean and refer to all real and personal property owned by the Association or the Declarant for the common use and enjoyment of the owners, exclusive of any Lot. The Common Area to be owned by the Association at the time of conveyance of the first lot includes, but is not limited to, the following: All areas of land which are designated by Declarant herein to be devoted to the common use and enjoyment of the Association members, including, but not limited to, surface water management system, including all lake and retention areas, catch basins, outfall structures, drainage ditches and pipes, and conveyance swales, except such structures as may be used for any individual lot drainage system within any lot boundary; the sidewalks, bike paths and roadways within HealthPark Florida; the landscaping, irrigation, lighting and utility systems lying within the boundaries of HealthPark Florida (which are outside the boundaries of any Lot); all conservation and landscape easement areas lying within the boundaries of HealthPark Florida; entranceways and entry features; graphic system; security system, including gatehouse; and recreational system.

Section 1.3: "Declarant" shall mean LEE MEMORIAL HOSPITAL, INC., d/b/a Lee Healthcare Resources, its successors and assigns. Lee Health Ventures, Inc. shall be deemed to be an authorized agent of Declarant.

Section 1.4: "Lot" shall mean any lot, tract or portion of land, with the exception of the common area, which is or has been conveyed or leased by Declarant, lying within the boundaries of the Plat for HealthPark Florida West as described on the first page hereof for the purpose of building or development.

Section 1.5: "Maintenance" shall mean the exercise of reasonable care to keep the common area Lots and other related improvements and fixtures in a condition comparable to their original condition, normal wear and tear excepted. Maintenance of landscaping shall further mean the exercise of generally accepted garden-management practices necessary to promote a healthy, weed-free and insect-free environment for optimum plant growth.

-2-

Section 1.6: "Member" shall mean every person or entity who holds membership in the Association.

Section 1.7: "Mortgage" shall mean a conventional mortgage or deed of trust.

Section 1.8: "Mortgagee" shall mean a holder of a conventional mortgage or a beneficiary under or holder of a deed of trust.

Section 1.9: "Owner" shall mean the record owner, whether one or more persons or entities, of a fee simple or equitable title to any lot which is a part of HealthPark Florida West, but shall not include those holding title merely as security for performance of an obligation.

Section 1.10: "Property" shall mean the real property described on Exhibit "A" attached hereto, and such additions thereto as may be brought within the jurisdiction of the Association as hereinafter provided.

Section 1.11: "Design Review Committee", (hereinafter referred to as "DRC"), shall be composed of not less than three (3) individuals so designated from time to time by the Declarant, who shall have the powers and duties as set forth herein. After the Declarant has conveyed the last developable Lot in HealthPark Florida property, the members of the DRC shall be designated from time to time by the Association.

Section 1.12: "Design Guidelines" and "Design Standards" shall mean and refer to the quality and character specifications prepared by the Declarant. Such Design Guidelines and Design Standards may be modified or amended from time to time in the future by Declarant in its sole discretion (subject to any necessary approval and/or changes by any regulatory authorities of the County of Lee, or other governing body) and shall be binding upon all Owners and Occupants of HealthPark Florida West. All purchasers and owners of Lots within HealthPark Florida West shall be bound and obligated unconditionally to develop their property within the limits imposed by and in conformance with the Design Guidelines and Design Standards, Development Plan and

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thresholds set forth therein. As to all congregate living facilities, residential nursing facilities or similar development, specific approval of the gross density of same shall be required from the DRC. Said Design Guidelines, Design Standards and Development Plan are on file with Declarant and are made a part hereof by this reference.

Section 1.13: "Improvements" shall mean and refer to any man-made changes in the natural condition of the land including, but not limited to, structures and construction of any kind, whether above or below the land surface such as any building, fence, wall, addition, alteration, screen enclosure, sewer, drain, disposal, lake, waterway, road, paving, utilities, grading, landscaping, signs, and exterior illumination and shall not be limited to any changes in any exterior color or shape and any new exterior construction or exterior improvement. Improvements shall also be deemed to include that area of any owner's property lying between the water level and the top of any adjoining land, which area the Association shall have the right to maintain for owners and assess owners accordingly in the event that owner does not properly maintain such area.

#### ARTICLE II MEMBERSHIP IN ASSOCIATION; VOTING RIGHTS

Section 2.1: Membership. Every owner of a Lot shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of a Lot. The Declarant shall be a member of the Association so long as it shall hold title to at least one (1) Lot or undeveloped parcel at HealthPark Florida West.

Section 2.2: Classes of Membership. The Association shall have two classes of voting members as follows:

<u>Class A</u> - Class A members shall be all Lot owners, with the exception of Declarant. Each Lot owner shall be entitled to cast a vote either in person or by proxy, in accordance with the percentage vote appurtenant to such Lot, at all special or annual meetings of Lot owners. The percentage vote for each Lot shall be determined by allocating one (1) vote for each .001 (rounded off to the nearest thousandth) of common interest attributable to said Lot, based on a fractional formula wherein the numerator is the total number of square feet contained in the Lot and the denominator is the total number of square feet contained in the aggregate of all of the Lots lying within the property. The total numerical percentages assigned to each Lot at HealthPark Florida are identified on Schedule "A" attached hereto and made a part hereof by reference. If any Lot shall be

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subdivided (which shall be done only with Declarant's prior written approval), each subdivided Lot shall be entitled to vote on the same basis, applying the same numerical formula. When more than one person or entity holds an interest in any particular Lot, all such persons or entities shall be members of the Association and the vote for such Lot shall be exercised by one (1) representative as they may determine among themselves.

<u>Class B</u> - The Class B member shall be Declarant, who shall be entitled to exercise a multiple of three (3) times the weighted vote allocated to each Lot. The Class B membership shall cease and be converted to Class A membership when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership, or when ninety (90%) percent of the property described in the DRI for HealthPark Florida on file with Lee County have been sold by Declarant, whichever first occurs.

#### ARTICLE III - ASSESSMENTS

Section 3.1: Lien and Personal Obligation of Assessments. Declarant hereby covenants for each Lot within the property, and each owner of a Lot is hereby deemed to covenant by acceptance of his deed or such Lot, whether or not it shall be so expressed in his deed, to pay to the Association (a) annual assessments; and (b) special assessments for capital improvements. Such assessments will be established and collected as hereinafter provided. The annual and special assessments, together with those additional costs and charges set forth in subSection 3.8 of this Article, shall be a charge on the land and a continuing lien on each Lot against which such an assessment is made. Each such assessment shall also be the personal obligation of the person or entity who owned the Lot at the time the assessment fell due, and, in addition, such obligation shall run with the land and pass to the successors in title of such person or persons unless expressly waived by Declarant.

Section 3.2: Purpose of Annual Assessments. The annual assessments levied by the Association shall be used exclusively to promote the improvement and maintenance of the common areas and of the improvements situated within HealthPark Florida. Annual assessments shall include, and the Association shall acquire and pay for out of the funds derived from annual assessments, the following:

A. Maintenance and repair of the common area, easements, and appurtenances, subject to all then current Lee County Ordinances.

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B. Water, sewer, garbage, electrical, lighting, telephone, gas, and other necessary utility service for the common area (but not for any individual Lot).

C. Acquisition of personalty and equipment for the common area as may be determined by the Association, including without limitation all equipment, furnishings and personnel necessary or proper for maintenance and use of the common areas.

D. Operation and maintenance of the surface water management system, and all components thereof.

E. Hazard and flood insurance (if applicable) covering the full insurable replacement value of the common area with extended coverage.

F. Liability insurance insuring the Association against any and all liability to the Public, to any owner, or to the invitees or tenants of any owner arising out of their occupation and/or use of the common area. The policy limits shall be set by the Association, and shall be reviewed at least annually and increased or decreased in the discretion of the Association.

G. Workmen's compensation insurance to the extent necessary to comply with Florida law, and any other insurance deemed necessary to the Board of Directors of the Association.

H. A standard fidelity bond covering all members of the Board of Directors of the Association and the DRC and all other employees of the Association in an amount to be determined by the Board of Directors.

I. Providing of services for and to the common good of the property, including but not limited to, fire protection, mosquito control, recreational services and security services.

J. Any other materials, supplies, furniture, labor, services, maintenance, repairs, structural alterations, insurance, taxes, or assessments which the Association is required to secure or pay pursuant to the terms of this Declaration or by law, or which shall be necessary or proper, in the opinion of the Board of Directors of the Association, for the operation of the common areas, for the benefit of Lot owners, or for the enforcement of these restrictions.

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and prior encumbrances and interest thereon; but also such claim of lien shall include such additional assessments which accrue from the first non-payment to which the claim of lien relates to the entry of a judgment in favor of the Association with respect to such lien. Such claims of lien shall be signed and verified by an officer or authorized agent of the Association. Upon full payment of all sums secured by such claim of lien, the same shall be satisfied of record. If the assessment is not paid within fifteen (15) days after the due date, which shall be set by the Board of Directors of the Association, the assessment shall bear interest from the due date thereof at the highest rate permitted under Florida Law, and the Association may at any time thereafter bring an action to foreclose the lien against the Lot in the same manner as a foreclosure of a mortgage on real property, and/or a suit on the personal obligation against the Owner, and there shall be included in the amount of such assessment interest, court costs, and a reasonable attorney's fee, including appellate fees, if any.

Section 3.9: Subordination of Assessment Lien to Mortgages. The assessment lien provided for herein shall be subordinate to the lien of any first mortgage. A sale or transfer of any Lot shall not affect the assessment lien. However, the sale or transfer of any Lot pursuant to a mortgage foreclosure or any proceeding in lieu thereof, shall extinguish the assessment lien as to payments which become due prior to the recording of a Certificate of Title or deed in lieu of foreclosure evidencing such sale or transfer. No sale or transfer shall relieve such Lot from liability for any assessments thereafter becoming due or from the lien thereof.

Section 3.10: Exempt Property. The Board of Directors of the Association shall have the right to exempt any Lot subject to this Declaration from the assessments, charge and lien created herein

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provided that such part of the Property exempted is used (and as long as it is used) for any of the following purposes:

A. As an easement or other interest therein dedicated and accepted by the local public authority and devoted to public use;

B. As Common Area as defined herein;

C. As property exempted from ad valorem taxation by the laws of the State of Florida, to the extent agreed to by the Association.

## ARTICLE IV - PROPERTY RIGHTS

Section 4.1: Owner's Easements of Enjoyment. Every owner of a Lot shall have a right and easement of enjoyment in and to the common area which shall be appurtenant to and shall pass with the title to such Lot, subject to the following rights of the Association:

A. The right to suspend the voting rights of any owner for periods during which assessments against his Lot remain unpaid, and the right, after hearing by the Board of Directors, to suspend such rights for any material uncured infraction of the published rules and regulations of the Association.

B. The right to dedicate or transfer all or any part of the common area to any governmental body, public agency, authority, or utility for such purposes and subject to such conditions as may be agreed upon by the members. No such dedication or transfer shall be effective unless an instrument executed by two-thirds (2/3rds) of each class of members agreeing to such dedication or transfer has been duly recorded.

C. The right of Declarant, or its successor, to plat the property or any part thereof.

D. The right of the Association to adopt, amend or enforce this Declaration, the Articles and By-Laws of the Association, the Design Guidelines, Design Standards and Rules and Regulations governing the use and enjoyment of common areas.

Section 4.2: Delegation of Use. Subject to such limitations as may be imposed by the By-Laws, each owner may delegate

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his right of enjoyment in and to the common areas and facilities to tenants, licensees, and invitees.

Section 4.3: Easements of Encroachment and Temporary Maintenance/Repair. There shall exist reciprocal appurtenant easements as between adjacent Lots and between each Lot and any portion or portions of the common area adjacent thereto for any encroachment due to the unwillful placement, settling, or shifting of the improvements constructed, reconstructed, or altered thereon, provided such construction, reconstruction or alteration is otherwise in accordance with the terms of this Declaration and for temporary maintenance and repair of buildings and improvements, where entry onto such adjacent Lot of common area becomes reasonably necessary to accomplish such maintenance or repair. Such easement shall exist to a distance of not more than one (1) foot (for encroachments) and ten (10) feet (for temporary maintenance/repair) as measured from any point on the common boundary between adjacent Lots, and between each Lot and any adjacent portion of the common area, along a line perpendicular to such boundary at such point. No easement for encroachment shall exist as to any encroachment occurring due to the willful conduct of the owner of the Lot attempting to assert said easement.

## Section 4.4: Other Easements.

(a) Easements and cross-easements for roadways, installation and maintenance of utilities and drainage facilities are described specifically on the Plat for HealthPark Florida West described herein. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may damage, interfere with or change the direction or flow of drainage facilities in the easements. The easement area of each Lot and all improvements therein shall be continuously maintained by the owner of such Lot, except for improvements for which a public authority or utility company is responsible for maintenance or those improvements for which the Association is responsible as set forth herein.

All Lot owners shall cooperate in the granting of appropriate and proper easements for the installation, repair and replacement of storm drains, sewers, utilities and other proper services necessary for the orderly development and operation of the common area and buildings to be erected upon the Lots. All Lot owners shall use their best efforts to cause such utility and service lines to be installed prior to the

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paving of any roadways or parking areas lying within the common area. No such lines, sewers, utilities, or services of one lot owner shall be installed within the Lot boundaries of another Lot owner's parcel.

(b) No structure or obstruction of any kind shall be built, erected, or maintained on any such easement, reservation, or right of way, and such easements, reservations, and rights of way shall at all times be open and accessible to public and quasi-public utility corporations, their employees and contractors, and shall also be open and accessible to Declarant, its successors and assigns, all of whom shall have the right and privilege of doing whatever may be necessary in, on, under, and above such locations to carry out any of the purposes for which such easements, reservations and rights of way are reserved.

(c) Each lot owner hereby grants to all other Lot owners, and to their customers, invitees, licensees, tenants and employees, a non-exclusive easement for roadways, walkways, ingress and egress, parking and motor vehicles, loading and unloading, and the use of facilities installed for the comfort and convenience of said customers, invitees, licensees, tenants and employees of all businesses and occupants of the buildings constructed on the lots. Each Lot owner shall use reasonable efforts to insure that customers licensees and and invitees shall not be permitted to park on the common areas. Further, each Lot owner shall use reasonable efforts to insure that employees shall not park on the common areas, except in areas which may be designated by Declarant as "employee parking areas".

(d) In the event that it shall become practicable to so do, Declarant may, in its sole discretion, dedicate cross-driveway easements over and across Lots in HealthPark Florida in favor of adjacent Lot owners and their respective customers, invitees, licensees, tenants and employees in order either to facilitate ingress and egress to any Lot from any adjacent Lot, or to decrease the traffic burden on the roadway system located within HealthPark Florida by the creation of partial or complete interconnecting driveways.

Section 4.5: Right of Entry. The Association, through its duly authorized employees and contractors, shall have the right after reasonable notice to the owner thereof, to enter any Lot at any

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reasonable hour on any day to perform such maintenance as may be authorized herein.

Section 4.6: No Partition. There shall be no judicial partition of the common area, nor shall Declarant, or any owner or any other person acquiring any interest in the property or any part thereof, seek judicial partition thereof. However, nothing contained herein shall be construed to prevent judicial partition of any Lot owned in co-tenancy, provided that such a partition is otherwise permitted by Lee County development and zoning regulations.

Section 4.7: Future Easements. Each owner and its respective successors and assigns shall cooperate with the Association in the planning and granting of such other easements as may be reasonably necessary or desirable for the future development of HealthPark Florida and which shall not interfere with the present uses or future development of the site proposed to be encumbered by any such easement. The easements contemplated by this Section may include, without limitation, those for utilities, drainage, right-of-way, or other purposes reasonably related to the orderly development of HealthPark Florida.

### ARTICLE V - USE RESTRICTIONS

Section 5.1: Health-Related Use. It is generally anticipated that each Lot within the property described on Exhibit "A" shall be used for health-related purposes or businesses of a supporting nature, unless specifically approved in writing by Declarant. Declarant hereby reserves unto itself and its successors the right to prior approval or denial of any non-health related use, which shall be determined in Declarant's sole discretion. Specifically, all land uses at HealthPark Florida shall be subject to the Design Guidelines and Design Standards set forth in Article IX herein.

Section 5.2: Prohibited Activities. No noxious or offensive activity shall be carried on in or on any Lot. No activity carried on within any Lot shall produce or cause a nuisance to adjoining Lots or the common area, including, but not limited to the serving of alcoholic beverages, excessive vibration or sound, electromechanical or electromagnetic disturbance, radiation, discharge or storage of toxic or hazardous waste materials, air or water

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pollution, dust emission, or excessive odor, unless such activity is approved in writing by the DRC. Excessive traffic hazards or congestion shall not be permitted.

Section 5.3: Use of Waterways. Lakes, ponds and other water retention areas within HealthPark Florida West are for the exclusive use of the owners and tenants of the property. In no event, shall any such lake or pond be used for swimming, bathing, boating or other recreational purposes, other than as may be specifically approved by the Association.

Section 5.4: Sidewalks. It is intended that a sidewalk system be installed allowing pedestrian movement along roads. Such sidewalks, whether located in right of way or on site, shall be designed in accordance with the Design Guidelines and Design Standards and constructed at the same time as improvements, along all roadways adjacent to an Owner's Lot, at the Owner's expense.

Section 5.5: Insurance Increases. Nothing shall be done or kept on a Lot or on the common area which would increase the rate of insurance on the common area without the prior written consent of the Association, and no owner shall permit anything to be done or kept on his Lot or the common area which would result in the cancellation of insurance on any building or residence or on any part of the common area, or which would be in violation of any law.

Section 5.6: Animals. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any Lot or on the common area, other than as may be specifically approved by the Association.

Section 5.7: Outbuildings. No outbuilding, tent, shack, garage, trailer, shed, or temporary building of any kind shall be kept on any lot or used as a residence, either temporarily or permanently. Provided, however, that construction trailers shall exist only during the actual, reasonable time in which construction activities shall be carried on. All construction trailers shall be removed within fifteen (15) days after completion of construction or abandonment thereof.

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Section 5.8: Consent of Association Required. Nothing shall be altered in, constructed on, or removed from the common area except with the prior written consent of the Association.

Section 5.9: Vehicle Storage. No owner of a Lot shall park, store, or keep any vehicle except wholly within the parking space designated therefor, and no owner shall park, store, or keep any truck, motorcycle, camper or recreational vehicle, boat, trailer, or aircraft (collectively "prohibited vehicles"), or any vehicle other than a private passenger vehicle on any uncovered parking space. More specifically, no prohibited vehicles may be parked on a driveway. In no event shall any truck larger than a 1/2 ton pickup be parked, stored, or kept in any parking space. Lot owners may provide parking for business related vehicles on site, provided appropriate screening is erected. No owner of a lot shall repair or restore any motor vehicle, whether or not a prohibited vehicles, on any portion of any Lot, or on the common area, except for emergency repairs, and then only to the extent necessary to enable movement thereof to a proper repair facility. No owner shall park a vehicle in any driveway in such a manner that the vehicle extends into the street. Provided, however, that owners of Lots may permit delivery trucks to park in service areas for reasonable periods of time, so long as such delivery trucks are conducting legitimate business and so long as service areas are reasonably concealed from public view.

Section 5.10: Remedies. In the event an owner of any Lot fails to maintain the premises and improvements situated thereon in a manner satisfactory to the DRC, the Association, after approval by two-thirds (2/3rds) vote of the Board of Directors, shall have the right, through its agents, employees, and contractors, to enter any such Lot and to repair, maintain, and restore the Lot and the exterior of all buildings and other improvements thereon. The cost of such repair, maintenance, and restoration shall be added to and become a part of the assessment to which such Lot is subject.

Section 5.11: Declarant's Development Rights. Declarant or the transferees of Declarant shall undertake the work of developing all Lots included within the property. The completion of that work, and the sale, rental or other disposition of lots is

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essential to the establishment and welfare of HealthPark Florida. In order that such work may be completed, nothing in this Declaration shall be understood or construed to prevent Declarant, Declarant's transferees, or the employees, contractors or subcontractors of Declarant or Declarant's transferees from:

(a) Doing on any part of the property owned or controlled by Declarant or Declarant's transferees or their representatives, whatever they determine may be reasonably necessary or advisable in connection with the completion of such work;

(b) Constructing and maintaining on any part of the property owned or controlled by Declarant, Declarant's transferees, or their representatives, such structures as may be reasonably necessary for the completion of such work, and the disposition of Lots by sale, lease or otherwise.

(c) Conducting on any part or parts of the property owned or controlled by Declarant or Declarant's transferees or their representatives, the business of completing such work, and of disposing of lots by sale, lease, or otherwise; or,

(d) Maintaining such sign or signs on any of the lots owned or controlled by any of them as may be necessary in connection with the sale, lease or other disposition of Lots.

As used in this Section, the words "its transferees" specifically excludes purchasers of Lots improved for end use who would otherwise be subject to the provisions of these covenants and restrictions.

Section 5.12: Additional Rules and Regulations. Declarant, or his successors and assigns, reserves the right to promulgate additional rules, regulations, covenants and use restrictions with respect to any property which may be contained within the boundaries of HealthPark Florida to assure the continuity of use of said property, as such use may finally be determined by Declarant. Declarant, or its successors or assigns, may further elect to create a Sub-Association to assess and collect maintenance fees for any lots or parcels which may lie within said property in substantially the same manner as set forth herein, so long as such assessments are not duplicative.

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# OWNERS' OBLIGATION TO REPAIR AND REBUILD

If all or any portion of a building or the Improvements is damaged or destroyed by fire or other casualty, it shall be the duty of the owner thereof, with all due diligence, to rebuild, repair, or reconstruct such building or Improvement in a manner which will restore it to not less than its appearance and condition at the time the plans and specifications were approved by the Design Review Committee for development. Restoration may be undertaken to any higher standard. Reconstruction shall be undertaken within three (3) months after the damage occurs, and shall be completed within twelve (12) months after the damage occurs, unless prevented by causes beyond the control of the Owner. Provided, however, that in the event this paragraph shall be in conflict with the provisions of any mortgage or the provisions of any lease in excess of ten (10) years on any Lot, the provisions of such mortgage or lease shall control.

#### ARTICLE VII DECLARANT'S RESERVED RIGHTS TO PROPERTY

Section 7.1: Extension of Covenants and Restrictions to Include Additional Property. The Declarant may, at any time, make subject to these Covenants and Restrictions other properties now or hereafter owned by the Declarant by executing an instrument, in writing, applying these Covenants and Restrictions to such other properties and by recording the instrument in the Public Records of Lee County, Florida.

Section 7.2: Withdrawal of Land. Declarant may, but shall have no obligation to, withdraw at any time or from time to time, portions of the land described in Exhibit "A" which remain unsold. The withdrawal of lands as aforesaid shall be made and evidenced by filing in the Public Records of Lee County, Florida, a supplementary Declaration with respect to the lands to be withdrawn. Declarant reserves the right to so amend and supplement this Declaration without the consent or joinder of the Association or of any Owner and/or mortgagee of land in HealthPark Florida.

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# Section 7.3: Platting and Subdivision Restrictions.

The Declarant shall be entitled, at any time and from time to time, to plat and re-plat all or any part of the Property, and to file subdivision restrictions and/or amendments thereto with respect to any undeveloped portion or portions of the Property.

Section 7.4: Public Roads - Easements. The Declarant reserves the right, from time to time hereafter, to delineate, plat, grant or reserve within the common area and the remainder of the HealthPark Florida property such public streets, roads, sidewalks, ways and appurtenances thereto, and such easements for drainage and public utilities, as it may deem necessary or desirable for the development of HealthPark Florida (and from time to time to change the location of the same) free and clear of these Covenants and Restrictions and to dedicate the same to public use or to grant the same to any governing municipal or regulatory authority, including any appropriate public utility corporations.

## ARTICLE VIII - MISCELLANEOUS PROVISIONS

Section 8.1: Enforcement; No Waiver. Declarant, the Association, or any Owner shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, easements, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by Declarant, the Association, or by any owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 8.2: Subordination. No breach of any of the conditions herein contained or re-entry by reason of such breach shall defeat or render invalid the lien of any mortgage made in good faith and for value as to the property or any lot therein; provided, however, that such conditions shall be binding on any owner whose title is acquired by foreclosure, sheriff's sale or otherwise.

Section 8.3: Duration. The covenants and restrictions of this Declaration shall inure to the benefit of and be enforceable by the Association or any member thereof for a period of twenty-five (25) years from the date hereof. Thereafter, they shall be automatically extended for additional successive periods of ten (10) years unless otherwise agreed to in writing by the then owners of at least seventy-five (75%) percent of the Lots.

Section 8.4: Termination and Modification. This Declaration, or any provision thereof, or any covenant, condition or standard contained herein, may be terminated, extended, modified or amended, as to the whole of said property or any portion thereof, with the written consent of the Owners of 75% of the Lots subject to these Covenants and Restrictions (excluding mortgagees and lessees) based on the number of acreage owned as compared to the total number of acreage subject to these Covenants and Restrictions (including the Common Areas); provided, however, that so long as Declarant owns at least ten (10%) percent of the Property subject to these Covenants and Restrictions, no such termination, extension, modification or amendment shall be effective without the written approval of Declarant hereto. In addition, any amendment which would affect the surface water management system, including the water management portions of the Common Area, must have the prior written approval of the South Florida Water Management District. No such termination, extension, modification or amendment shall be effective until a proper instrument in writing has been executed and acknowledged and recorded in the Public Records of Lee County, Florida. No such termination, extension, modification or amendment shall affect any plans, specifications or use therefor approved by Declarant or the DRC or any improvements theretofore or thereafter made pursuant to such approval.

Section 8.5: Assignment of Declarant's Rights and Duties. Any and all of the rights, powers and reservations of the Declarant herein contained may be assigned to any person, corporation, or association which will assume the duties of the Declarant pertaining to the particular rights, powers and reservations assigned, and upon any such person, corporation or association evidencing its consent, in writing, to accept such assignment and assume such duties, he or it shall, to the extent of such assignment, have the same rights and

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govern and be subject to the same obligations and duties as are given to and assumed by Declarant herein. If at any time the Declarant ceases to exist and has not made such an assignment, a successor Declarant may be appointed in the same manner as these Covenants and Restrictions may be terminated, extended, modified or amended hereunder. The Declarant may from time to time delegate any or all of its rights, powers, discretion and duties hereunder to such agents as it may nominate. It may also permanently assign any or all of its powers and duties (including discretionary powers and duties), obligations, rights, title, easements, and estates reserved to it by this Declaration to any one or more corporations, associations or persons that will accept the same. Any such assignment shall be in writing and recorded in the Public Records of Lee County, Florida, and the assignee shall join therein for the purpose of evidencing its. acceptance of the same. Such assignee shall thereupon have the same rights, title, powers, obligations, discretion and duties as are herein reserved to the Declarant and the Declarant shall automatically be released from such responsibility.

Section 8.6: Mutuality, Reciprocity, Runs with Land. All covenants, restrictions, conditions and agreements contained herein are made for the direct, mutual and reciprocal benefit of each and every Lot and shall create reciprocal rights and obligations between all grantees of said Lots and other properties, their heirs, successors, personal representatives and assigns, and, shall as to the Owner of each Lot, his heirs, successors, and personal representatives and assigns, operate as covenant running with the land for the benefit of all other Lots.

Section 8.7: Benefits and Burdens. The terms and provisions contained in this Declaration of Covenants and Restrictions shall bind and inure to the benefit of the Declarant as well as the Owners of all Lots located within the HealthPark Florida West Property, and the Owners of additional property made subject to this Declaration of Covenants and Restrictions and their respective heirs, successors, personal representatives and assigns.

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covenants, restrictions and reservations or any part thereof shall be thereby affected or impaired.

Section 8.13: Captions. The captions, section number and article numbers appearing in this Declaration of Covenants, Conditions and Restrictions are inserted only as a matter of convenience and in no way limit, construe or describe the scope of intent of such portions or articles of this Declaration, nor in any way modify or affect this Declaration.

Section 8.14: Declarant's Rights. Declarant may retain legal right to said common area so long as it owns at least one (1) Lot or parcel of property within HealthPark Florida West, or the Declarant may, at its option, reserve easement and control rights as hereinafter set forth relative to the same. In the event the Declarant retains title to said common area, then on or before conveyance by the Declarant of the last Lot which it owns in HealthPark Florida West, Declarant shall convey title to the Common Area to the Association subject to these restrictions, conditions, covenants and easements.

ARTICLE IX - DESIGN REVIEW

Section 9.1: Creation of Design Review Committee: The Board of Directors of the Association shall appoint a Committee to be known as the Design Review Committee (the "DRC"). The DRC shall consist of not less than three (3) individuals who shall serve at the pleasure of the Board. Members of the DRC do not have to be members of the Association in order to serve thereon. Any number of members in excess of three (3) shall be permitted at the discretion of the Board. Such members may or may not be officers or directors of the Association.

Section 9.2: Necessity of Design Review and Approvals. No Improvement of any kind shall be commenced, constructed, erected, placed, altered or maintained upon any Lot, nor shall any addition, change, or alteration thereon or thereof be made, nor shall any subdivision platting or replatting of any Lot be made until plans and specifications with respect thereto, in manner and form satisfactory to the DRC showing the proposed improvements, plot layout and all exterior elevations, materials and colors, signs and landscaping,

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to the Design Guidelines and Design Standards. Any modifications or amendments to the Design Guidelines and Design Standards shall be consistent with the provisions of this Declaration, and shall not be effective until adopted by a majority of the members of the Board of Directors of the Association, and are approved, in writing, by the Declarant. Notice of any modification or amendment to the Design Guidelines or Design Standards, including a verbatim copy of such change or modification, shall be delivered to each member of the Association; provided that, the delivery to each member of the Association of notice and a copy of any modification or amendment to the Design Guidelines or Design Standards shall not constitute a condition precedent to the effectiveness or validity of such change or modification.

B. To approve or disapprove any improvement or change or modification thereto, the construction, erection, performance or placement of which is proposed upon any Lot or the property in HealthPark Florida, and to approve or disapprove any exterior additions, changes, modifications, or alterations therein or thereon. All decisions of the DRC shall be submitted, in writing, to the Board of Directors of the Association, and evidence thereof may, but need not, be made by a certificate, in recordable form, executed under the seal by the President or Vice President of the Association. Any party aggrieved by a decision of the DRC shall have the right to make a written request to the Board of Directors of the Association, within thirty (30) days of such decision, for review thereof. The determination of the Board, upon reviewing any such decision, shall in all events be final and dispositive upon all parties.

C. To adopt a schedule of reasonable fees for processing requests for DRC approval or proposed improvements. Such fees, if any, shall be payable to the Association in cash, at the time that plans and specifications are submitted to the DRC. In the event such fees, as well as any other costs or expenses of the DRC pursuant to any other provisions of this Article, are not paid by the Owner seeking review and approval, they shall become a lien of the Association on the property, pursuant to Article III hereof.

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D. To retain professional advisors such as attorneys, architects and engineers as may be necessary in the exercise of its powers.

E. To perform such incidental acts as may be necessary or desirable in the effective exercise of its powers.

Section 9.5: Liability. Neither the DRC, Declarant nor the Association, or their respective successors or assigns shall be liable in damages to anyone submitting plans to them for approval, or to any Owner affected by this Declaration, by reason of mistake of judgment, negligence or nonfeasance arising out of or in connection with the approval, disapproval or failure to approve any such plans and specifications. Every person who submits plans to the DRC for approval agrees, by submission of such plans and specifications, and every Owner or tenant of any Lot agrees, by acquiring title thereto or an interest therein, that it will not bring any action or suit against the DRC or Declarant to recover any such damages.

Section 9.6: Limitation of Action. Notwithstanding anything to the contrary herein contained, after the expiration of one (1) year from the date of issuance of a building permit by the appropriate governmental authority for any improvement or three (3) months after the completion of any improvement, whichever last occurs, said improvement shall be deemed to be in compliance with all provisions of this Article, unless record notice of such noncompliance or noncompletion, executed by the Association, shall appear of record in the Public Records of Lee County, Florida, or unless legal proceedings shall have been instituted to enforce such compliance or completion.

## ARTICLE X SOUTH PLORIDA WATER MANAGEMENT DISTRICT PROVISIONS

HealthPark Florida Property Owner's Association, Inc., a Florida non-profit corporation, has been formed by Declarant in compliance with Chapter 617, Florida Statutes. The primary purpose of said non-profit corporation is to operate and maintain common property, specifically the surface water management system as per permits granted by the South Florida Water Management District within the

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HealthPark Florida project, including all lakes, retention areas, culverts, and related appurtenances. In connection with the requirements of said Agency, Association is specifically granted the following additional powers by Declarant:

(a) To own and convey property;

(b) To establish such rules and regulations as it may deem appropriate or as may be required by the South Florida Water Management District;

(c) To sue and be sued;

(d) To assess members and enforce said assessments relating to operation and maintenance of common property;

 (e) To contract for services for operation and maintenance, if the said corporation deems outside services appropriate and feasible; and,

(f) In the event of dissolution of said corporation, said corporation shall have the power to dedicate the operation and maintenance of the common areas, and specifically the surface water management system, to an appropriate agency of local government for purposes of operating and maintaining said common property in accordance with South Florida Water Management District requirements, or if not accepted by such local agency, then the surface water management system must be dedicated to a successor or similar non-profit corporation.

Any amendment affecting the surface water management system contained within the HealthPark Florida project, including the water management portions of the common areas, must first be submitted for prior approval to South Florida Water Management District.

#### ARTICLE XI - MAINTENANCE

Section 11.1: <u>Maintenance Responsibilities</u>. Owners and occupants of any Lot in HealthPark Florida West shall, jointly and severally, have the duty and responsibility, at their sole cost and expense, to keep their respective Lot, including buildings,

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improvements, and grounds not withstanding a dedication by easement for utility, drainage canals and water retention systems, ponds and lakes, or other purposes in connection therewith, in a well-maintained, safe, clean and attractive condition at all times. Such maintenance includes, but is not limited to, the following:

A. Removing promptly all litter, trash, refuse and wastes.

B. Mowing lawn as often as the grass is more than three (3") inches high; if the property is unimproved, weeds must be kept cut below twelve (12) inches.

C. Pruning of trees and shrubbery.

D. Watering and fertilizing.

E. Keeping exterior lighting, signs and mechanical facilities in working order.

F. Keeping lawn and landscaped areas alive, free of weeds, disease and pests, and in an attractive appearance.

G. Keeping parking areas, driveways and roads in good repair. A regularly scheduled vacuum sweeping program shall be initiated and continued by each Lot Owner as a routine maintenance practice.

H. Complying with all governmental, health, police and fire requirements, statutes and regulations.

I. White striping and sealing of parking and driveway

areas.

J. During construction, it shall be the responsibility of each Lot Owner to insure that construction sites are kept free of unsightly accumulations of rubbish and scrap materials, and that construction materials, trailers, shacks and the like are kept in a neat and orderly manner, and that the common areas are kept free of unsightly accumulations and sedimentation.

K. Keeping all site irrigation and drainage systems in good repair and working order.

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L. Repairing buildings and improvements so that no building or other improvement falls into disrepair and each improvement shall at all times be kept in good condition and repair and adequately painted or otherwise finished in accordance with the plans and specifications; and,

M. Painting of all exterior painted surfaces shall be done at least every five (5) years, unless a waiver is obtained from the DRC; provided, however, that the Association may require the repainting of any exterior painted surface if, in the sole discretion of the Association, such surface has become unsightly and is in need of repainting more often than every five (5) years.

Section 11.2: Enforcement. If, in the opinion of the Declarant and/or Association, any Owner or occupant has failed in any of the foregoing duties or responsibilities, then the Declarant and/or Association may give such person written notice of such failure and such person must, within ten (10) days after receiving such notice, perform the care and maintenance required. Should any such person fail to fulfill this duty and responsibility within such period, then the Declarant and/or Association, through its authorized agents, shall have the right and power to enter onto the premises and perform such care and maintenance without any liability for damages for wrongful entry, trespass or otherwise to any person. The Owners and occupants for which such work is performed shall jointly and severally be liable for the cost of such work and shall promptly reimburse the Declarant and/or Association for such cost. If such Owner or occupant shall fail to reimburse the Declarant and/or Association within thirty (30) days after receipt of a statement for such work from the Declarant and/or Association, then said indebtedness shall be a debt of all said persons jointly and severally, and shall constitute a lien against the Lot on which said work was performed. Such lien shall have the same attributes as the lien for assessments and special assessments set forth in Article III and the Declarant and/or Association shall have

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-identical powers and rights in all respects, including, but not limited to, the right of foreclosure.

Section 11.3: Access at Reasonable Hours. For the purpose of performing the maintenance authorized by this Article, the Association, through its duly authorized agents or employees, shall have the right, after reasonable notice to the Owner, to enter upon any Lot or the exterior of any improvements thereon at reasonable hours.

EXECUTED the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_.

	LEE MEMORIAL HOSPITAL, INC., A Florida Non-Profit Corporatio d/b/a Lee Healthcare Resources	n,
As to the Declarant	By:(	SEAL)
	Chairman	
	Declarant	
	HOSPITAL BOARD OF DIRECTORS OF LEE COUNTY, a Special Use District of the State of Florida	1
As to Hospital Board		
	Chairman	

(SEAL)

STATE OF FLORIDA

COUNTY OF LEE

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I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, as Chairman of LEE MEMORIAL HOSPITAL, INC., a Florida Non-Profit Corporation, d/b/a LEE HEALTHCARE RESOURCES, as Declarant, to me well known and known to me to be the person described in and who executed the foregoing Declaration of Covenants, Conditions and Restrictions, and he acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed and that he affixed the official seal of said corporation.

WITNESS my hand and official seal this \_\_\_\_\_ day of .

(NOTARY'S SEAL)

Notary Public My Commission Expires:\_\_\_\_\_ STATE OF FLORIDA

### COUNTY OF LEE

I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, \_\_\_\_\_\_\_\_ as Chairman of the HOSPITAL BOARD OF DIRECTORS OF LEE COUNTY, to me well known and known to me to be the person described in and who executed the foregoing Declaration of Covenants, Conditions and Restirctions, and he acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 198\_\_\_\_.

Notary Public

#### (NOTARY'S SEAL)

My Commission Expires:

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