



EXHIBITS

from HEX hearing

CASE #: DC12006-00035

CASE NAME: Morris McGregor Center

Attach a copy of this form to the top of packet of the exhibits & place exhibits in case file.

ARE THERE ANY BOARD EXHIBITS? ☒ YES ☐ NO

LOCATION OF BOARDS:

If there are any board exhibits, attach another copy of this form to boards for identification purposes.

EXHIBITS

APPLICANT

#1 Power Point Present.

A - HARD COPY
B - CD

#2 NCP

#3 Landscape Rendering

#4 Elevation Rendering

#5 LP Considerations

#6 BTE sections
~~Buffer sections~~

#7 Buffer Renderings
^{Graphics}

#8 _____

#9 _____

#10 _____

OTHER EXHIBITS

NAME

#1 _____

#2 _____

#3 _____

#4 _____

#5 _____

STAFF

#1 Aerial

#2 Photos

#3 _____

#4 _____

#5 _____

#6 _____

#7 _____

#8 _____

#9 _____

#10 _____

NAME

#1 _____

#2 _____

#3 _____

#4 _____

#5 _____

Jennifer A. Dorning

March 29, 2007

RE: Rezoning Case Number: DCI2006-0035

Dear Hearing Examiner,

We have lived on South Oleander Drive since May 2004. We decided to buy the house after much research to see if anything on the Long Range Transportation Plan would affect it, or any other planned development. We learned that the parcels surrounding us were agricultural lots and we decided to buy the home. We couldn't ask for a better location to start a family than a private, dead end, one lane gravel road with natural, not artificial beauty that is so easy to come by with so many other neighborhoods now.

In the recent months in Iona, we have been disappointed to see that there have been a lot of zoning changes, always to commercial or high-density. There are many commercial lots near us that are vacant, and many commercial buildings that are empty. You will see this as you drive down McGregor toward the site of discussion. It appears that our neighborhoods are no longer a part of the "gateway to the barrier islands" but just islands in a concrete jungle. Lee County must see the beauty is leaving some things natural and not developing every parcel, especially when it just doesn't seem to work. There is such great opposition to this Commercial Planned Development for many reasons.

If you look at the attached aerial of the property, it is easy to see that the property does not just encompass the "corner" of McGregor Boulevard and John Morris Road. It clearly intrudes on property that could be a single family home or just remain native, which would be compatible with our neighborhood. The residents of our street have even commented that it would have been a great piece of common property. We all own our road; we could own the agricultural lot that is NOT viable as a commercial parcel. How can this even be considered commercial? How can Lee County allow a lot across from single family homes, with no access to public roads to become commercial?

By recommending approval of this rezoning, Lee County is compromising the safety and security of the families who are established on South Oleander Drive for the benefit of one. You are opening up a natural barrier that we have had for many years that is possibly impassible. Children, animals and criminals are all deterred from crossing to the other side. The most disturbing part is the amount of outside traffic that will now be a part of our neighborhood. There are many other properties much better for commercial use in this area, vacant and developed, that would not so greatly intrude on a neighborhood. We urge Lee County to think twice about approving this rezoning and help others to learn to appreciate what we already have.

The area residents have been highly involved in this process since the first notice in May 2006. We have had many neighborhood meetings, distributed flyers and attended preliminary meetings with the developer. People have used sick days, found babysitters, closed their own businesses and put old wounds aside to be a part of this and fight to keep what we have. This part isn't our job as it is yours. There has to be something said for people who believe in something enough to do whatever it takes to do their part.

16580 SOUTH OLEANDER DRIVE
FORT MYERS, FLORIDA 33908
239-466-4449 / 239-229-8878

JA DORNING
EXHIBIT # *1*
DCI2006-0035

However, if this rezoning is recommended to be approved, we believe there should be some conditions of approval. I agree with the Lee County Staff Report, and would like to reiterate some conditions of approval that I feel are necessary. Some of these conditions are:

- Building placement along McGregor
- Deviation #1 & #2 as requested are to help keep the CPD separate from our neighborhood and we support. We do not want the paving to continue to the end of their property line because that would separate the first two homes on our street (one of which is mine) from the rest of the street that is gravel. We do not want sidewalks on our street either. We feel this would invite the public down our road. The residents would like to retain the natural state of our street.
- The enhanced buffers as requested by staff are also important to the residents and community. A wall should remain on the north side, as well as the enhanced buffer. The wall is necessary for the safety of the children that live there, and the plantings are necessary so that the haws, owls and bats that live there can return and make the development appear compatible with the neighborhood. A wall is requested on the west side along South Oleander for both physical and emotional security. The enhanced buffer as requested by Lee County should remain as well. As stated in *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...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.*
- It is very important that the hours of use remain no more than 7 AM to 9 PM. This is what we expect of our neighbors, and this is what we would expect from the CPD.
- Schedule of uses to remain as recommended in the Staff Report

The major issue that we have with this development is the only access is on South Oleander Drive. I have personally done hours of research and talked with traffic engineers and attorneys about this problem. I have come to the conclusion that since this property is so inadequate for commercial uses; the best access may be off of South Oleander Drive, again a private, dead end, gravel road. It is not intended to be accessible by numerous vehicles. It is intended to be accessible for a single family home. Yet everyone is entitled to access to their property.

The best solution to this problem is to only have the least offensive uses, those that generate the fewest amount of trips, allowed in this CPD. Since we cannot find another solution to the access issue, this would at least minimize the number of vehicles that would be utilizing South Oleander Drive. If the uses could not be minimized any further, the square footage could be lessened which would minimize the number of parking spaces needed. Again, both solutions could help alleviate traffic at the South Oleander Drive/McGregor Boulevard intersection.

The residents would like to request both a right-out and left-out of South Oleander Drive onto McGregor Boulevard. This would help with vehicles stacking at the stop sign. We are also concerned about vehicles turning down South Oleander Drive to turn around in driveways to get in line to exit. This could be alleviated by the contribution of an electronic gate by the developer

March 28, 2007

of the CPD, yet maintained by the residents. It would be installed between the CPD's driveway and the first residential driveway on South Oleander Drive.

By recommending approval of this rezoning, Lee County is compromising the safety and security of the families on South Oleander Drive, as well as compromising the integrity of a neighborhood and the compatibility of an area, all for the benefit of one.

Sincerely,

A handwritten signature in cursive script that reads "Jennifer A. Dorning".

Jennifer A. Dorning - Resident

Attached: Real estate flyer with aerial photograph

Johnny Dorning
16580 S. Oleander DR
Fort Myers, FL 33908

Dear Hearing Examiner,

I am a resident residing at the above address, which is located directly across from the Morris McGregor, LLC planned development on South Oleander. I have many concerns about this proposed development. Here are my major concerns:

1. Zoning

Currently, the only commercially zoned lot is where the fruit stand lies at the corner of John Morris and McGregor Blvd. The other 2 parcels of land adjoining S. Oleander are zoned for AG use. If Lee County allows the re-zoning of these two parcels of land it will greatly impact our currently quiet Private Residential street. This will not only hurt our land values, but will also completely re-configure the aesthetic beauty, safety, and value of our neighborhood. Let's face it my home will be worth more overlooking a quiet wooded agricultural lot as opposed to staring into a commercial parking lot.

2. Safety

Safety is obviously a major concern for our street since we currently have virtually no crime and kids ride bikes and play up and down our street. By bringing commercial traffic down our Dead End Private Residential street Lee County would be jeopardizing the safety of our families and properties. I don't see how the mind of one developer could be allowed to impact our entire neighborhood. South Oleander only has one means of egress. The proposed development would trap us on our own street and not to mention bring an additional 50-100 cars per hour down our private dead end street which is already a challenge to pull out onto McGregor due to the traffic flow of the area. The proposed plan is calling for around 80 more parking spaces which would have a huge impact on the traffic on our Dead End Private gravel street.

3. Water Drainage

The proposed development causes even more drainage issues for our area which is already at it's full saturation point. Most yard on our street and sections of our street flood during a normal rain during the summer. In fact, most of my yard is underwater almost the entire rainy season. As we all know, concrete/asphalt/pavement is not a porous material and will take away even more of our permeable grounds. The proposed parking lot and building foundations will greatly affect our areas drainage and sheet flow.

J. Dorning
EXHIBIT #
OC120016-00135

The base of the parking lot and foundations will be level with McGregor Blvd which is around 10ft. Most of the homes on our street are around 4-6 ft. Think about it!

4. Structure

The 2 story structures themselves are in “NO WAY” compatible with our area. You can drive from downtown Ft. Myers to our street along McGregor Blvd. and see very few two story commercial structures, NONE of which have access on a private road. This is in no way compatible with our neighborhood. This will pump nearly quadruple the amount of traffic down our private gravel road than we have currently. The structures should have less square footage and be less intrusive to the area.

5. Access

The proposed access for this development is a huge concern for our street. Again, we only have one entrance/exit on South Oleander. It does not make sense to dump commercial traffic down our private residential street. According to traffic safety requirements, the developer cannot have access along McGregor or John Morris. Sounds like the developer bought the wrong parcel of land for this development. Why not make the developer buy the rental properties along John Morris to push his entrance exit away from the intersection? Why not allow right in/ right outs along John Morris and McGregor? It just doesn't seem right that one developer purchasing one parcel of land can change the entire dynamics of our Private Street. No single person is in favor of pushing commercial traffic down our private street. How can Lee County force us to let him have commercial access when currently the lots are Agricultural and no single person on the street is in favor of the re-zoning?

6. If the RE-zoning happens

If Lee County allows the two AG lots to become commercial and forces the traffic down our street, the developer must:

- **Include privacy walls** (solid) along the North and West sides of his development that adjoins South Oleander with heavy vegetation in front of it to help with the natural aesthetic of our street. This will also help cut down on noise and light pollution from the parking lots.
- The developer should **install a remote control gate** between his entrance and the rest of our street so residents only are allowed down our streets. This would help deter crime and unwanted cars from lining up down our street and using our driveways as turnaround points.
- The developer should **post Dead End, Private Drive signs** in front of the Gate entering the residential portion of our street.
- To help with traffic flow there should be a **right and left turning lane** leaving South Oleander.
- The size of the structure itself should be **limited to only one story** so it would be compatible with our community and not another eye sore.

- The **hours of operation** should be restricted to normal business hours and **uses** restricted to professional office type uses. No ATMs, restaurants, banks, night clubs, etc. to help with noise and traffic pollution.
- **We agree with the deviation request not to put sidewalks down our street,** this would only encourage unwanted pedestrian traffic.
- We also think that the **solid wall and heavy vegetation should be included in the north and west sides of the property, and installed as soon as lot clearing is completed.** This is a must.
- **We do not agree with this development's entrance/exit along South Oleander.** I feel they should exit directly on to McGregor or John Morris if possible.

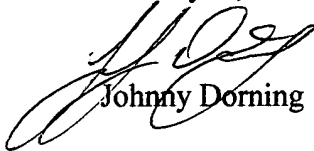
If not, then again wrong development for wrong piece of land.

In conclusion

This proposed development does not fit in the community due to height and ambiance. It does not fit the spacing requirements as far as access onto McGregor and John Morris goes.

In my opinion this is not the ideal piece of property for this type of development. I think the developer is sharing the same feelings as he has already dropped the selling price of the property \$200,000. We like South Oleander the way it is quiet, safe, gravel street & that Old Florida feel. Please help us keep it that way!

Thank you,



Johnny Dorning



EXHIBIT #

8114/07

11/15/07



~~10/25/04~~ 3/14/04



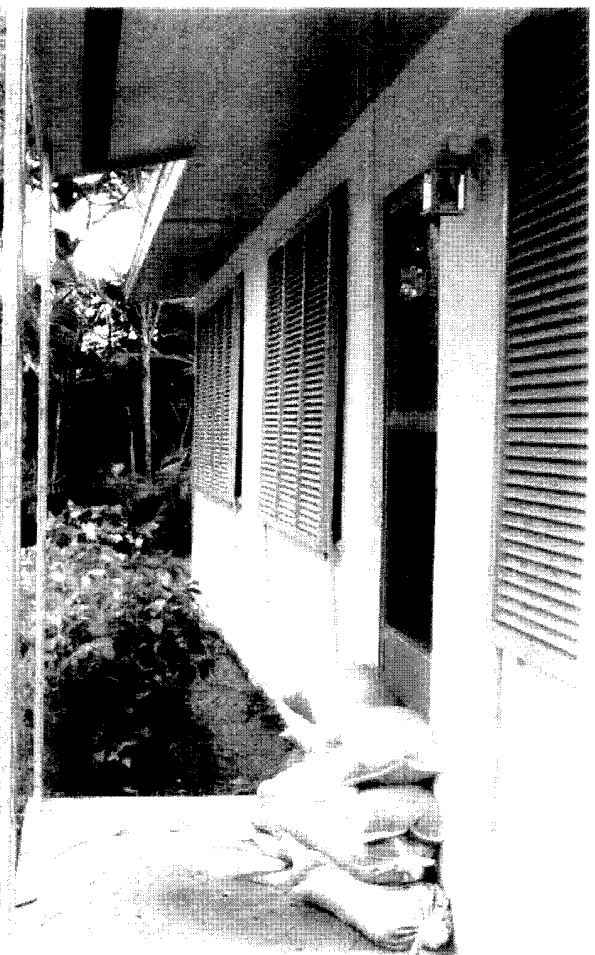
10/25/05



311/05



112015



10/24/85



8/14/07



4/4/04

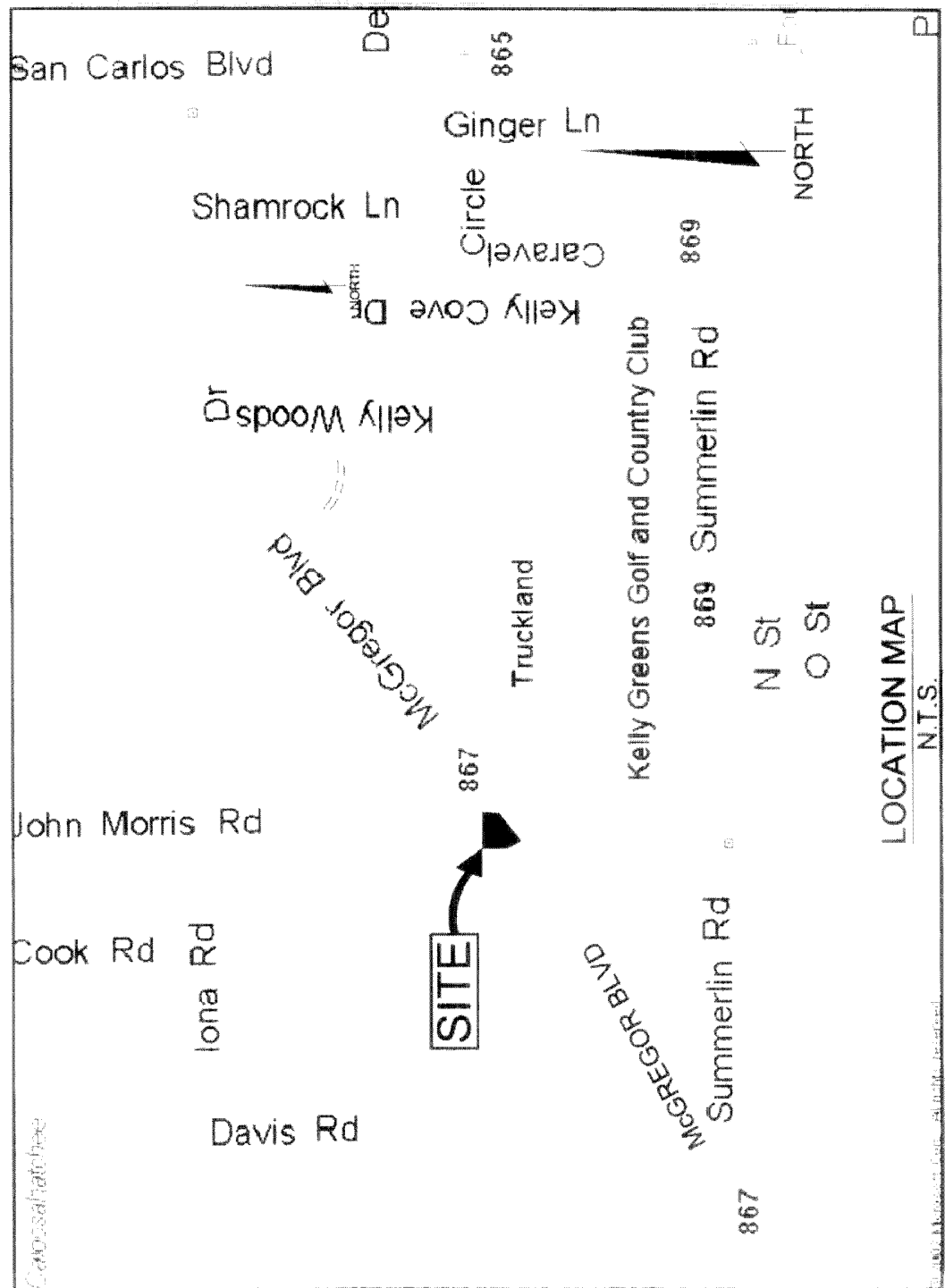
Morris McGregor, LLC

MORRIS MCGREGOR CENTER CPD

Prepared By DRMP, Inc.

Hearing Examiner Hearing
Case Number: DCI2006-00035
March 29, 2007 @ 9:00 a.m.

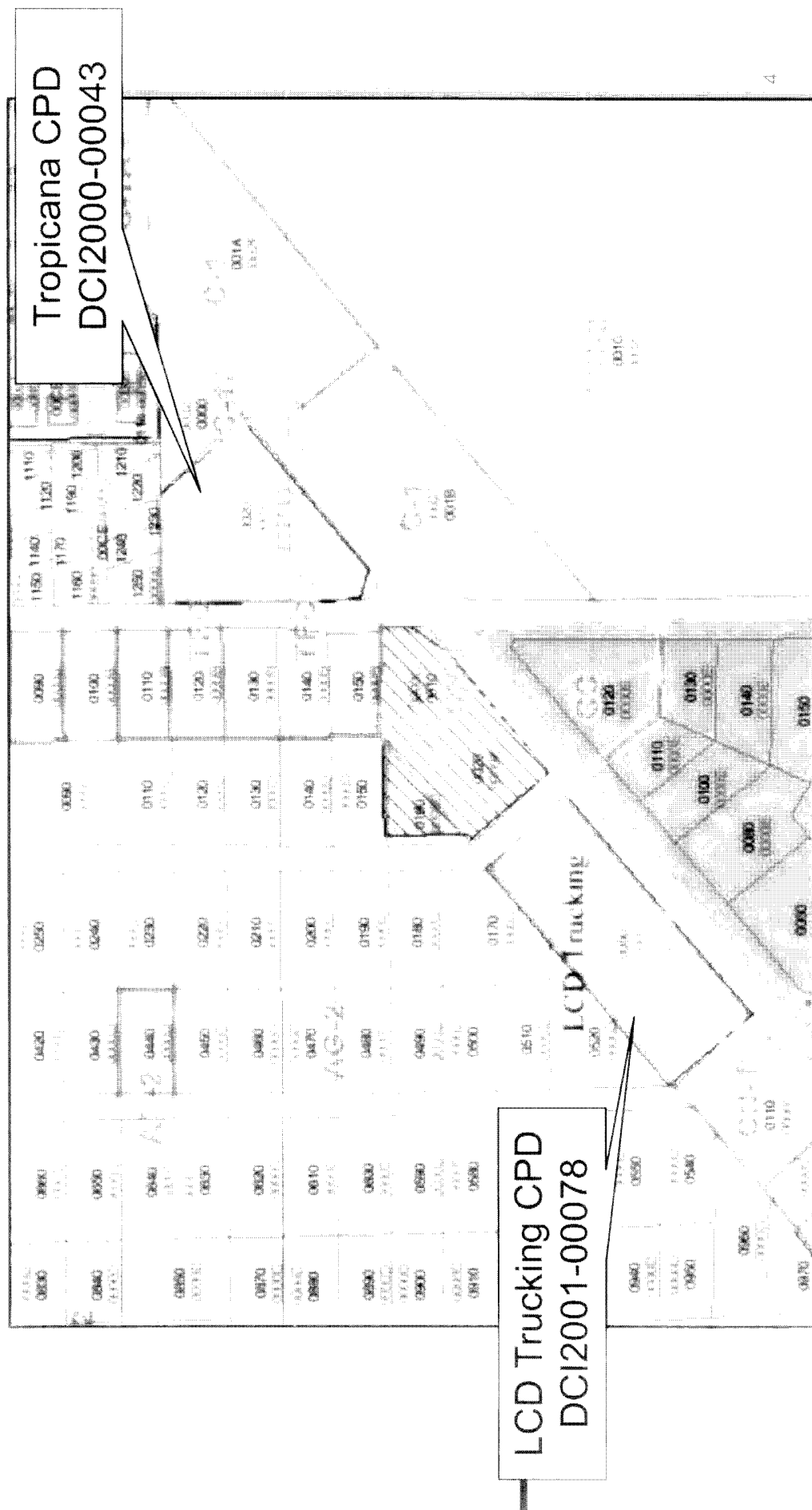
Location Map



Aerial Photo of Site



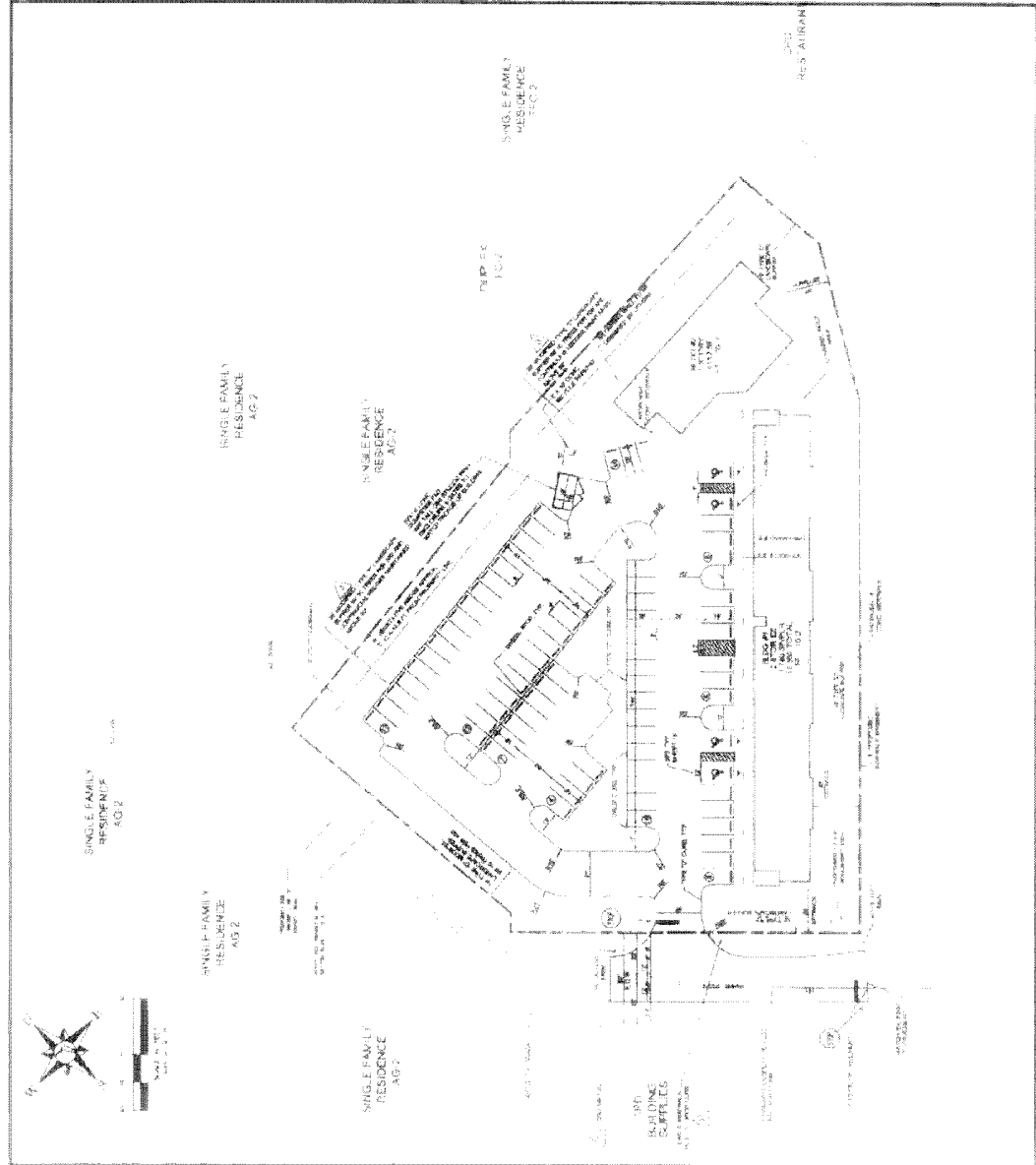
Future Land Use and Zoning



Existing CN-1 Neighborhood Commercial District

Small Scale Commercial Facilities
Adjacent to Residential Neighborhoods
Encourage Pedestrian Activity
Reduce Number of Automobile Trips
Buffering and Design Techniques to
Prevent Negative Impacts on Adjacent
Residential Properties

Final Master Concept Plan



MCP Submitted
3/13/07

Compliance With Lee Plan

POLICY 1.1.5: The Suburban areas are or will be predominantly residential areas that are either on the fringe of the Central Urban or Urban Community areas or in areas where it is appropriate to protect existing or emerging residential neighborhoods. These areas provide housing near the more urban areas but do not provide the full mix of land uses typical of urban areas. The standard residential densities are the same as the Urban Community category. Higher densities, commercial development greater than neighborhood centers, and industrial land uses are not permitted. Bonus densities are not allowed."

OBJECTIVE 2.1: DEVELOPMENT LOCATION. Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities. (Amended by Ordinance No. 94-30, 00-22)

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 shall be granted only when consistent with the provisions of Sections 163.3202(2)(g) and 163.3180, Florida Statutes and the County's Concurrence Management Ordinance

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)

Compliance With Lee Plan

POLICY 6.1.6: The land development regulations will require that commercial development provide adequate and appropriate landscaping, open space, and buffering. Such development is encouraged to be architecturally designed so as to enhance the appearance of structures and parking areas and blend with the character of existing or planned surrounding land uses.

POLICY 6.1.7: Prohibit commercial developments from locating in such a way as to open new areas to premature, scattered, or strip development; but permit commercial development to infill on small parcels in areas where existing commercial development would make a residential use clearly unreasonable.

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. 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.

POLICY 135.9.5: New development adjacent to areas of established residential neighborhoods must be compatible with or improve the area's existing character.

POLICY 1.7.6: The Planning Communities Map and Allocation Table depicts the proposed distribution, extent, and location of generalized land uses for the year 2020. Acreage totals are provided for land in each Planning Community in unincorporated Lee County. No final development orders or extensions to final development orders will be issued or approved by Lee County which would allow the acreage totals for residential, commercial, or industrial uses contained in Table 1(b)

Compliance With Lee Plan

POLICY 6.1.2: All commercial development must be consistent with the location criteria in this policy, except where specifically exempted by this policy or by Policy 6.1.7, or in Lehigh Acres by Policies 1.8.1 through 1.8.3.

1. Minor Commercial

a. Major function: Provides for the sale of convenience goods and services.

b. Location: The entire retail use, including buildings and outdoor sales area, must be located as follows except where this plan provides specific exceptions (e.g., Policy 6.1.7):

(1) On or near the intersection (within 330 feet of the adjoining rights-of-way of the intersection roads) of local and collector, local and arterial, or collector and collector roads. In Commercial Planned Developments where future road improvements that are included in the Capital Improvement Program will enable the property to qualify for the higher level of commercial development specified in Subsection 2 below, and which are conditioned to allow the increased commercial intensity when the roadway actually functions at the higher level of a collector road, the Minor Commercial use may extend beyond 330 feet of such intersections provided the Master Concept plan specifically indicates the phasing of the development from Minor to Neighborhood Commercial use. Proposed interconnections of future internal access roads or driveways servicing only the subject parcel with an arterial or collector will not comply with the requirements of this section;

(2) At the intersection (as defined below) of collector and arterial or arterial and arterial roads;

(3) Within a residential planned development provided it is located and designed primarily to meet the commercial needs of the residents of the development.

c. Site Area: Two acres or less.

d. Range of Gross Floor Area: Less than 30,000 square feet.

POLICY 6.1.12: Encourage the upgrading or revitalization of deteriorating commercial areas, but prohibit the expansion or replacement of commercial uses which are inappropriately located or that have an adverse impact on surrounding residential and non-residential uses. Such revitalization includes, but is not limited to, store-front renewal, sign control, and the provision of common parking areas and consolidated access.

Compliance With Lee Plan

STANDARD 11.1: WATER.

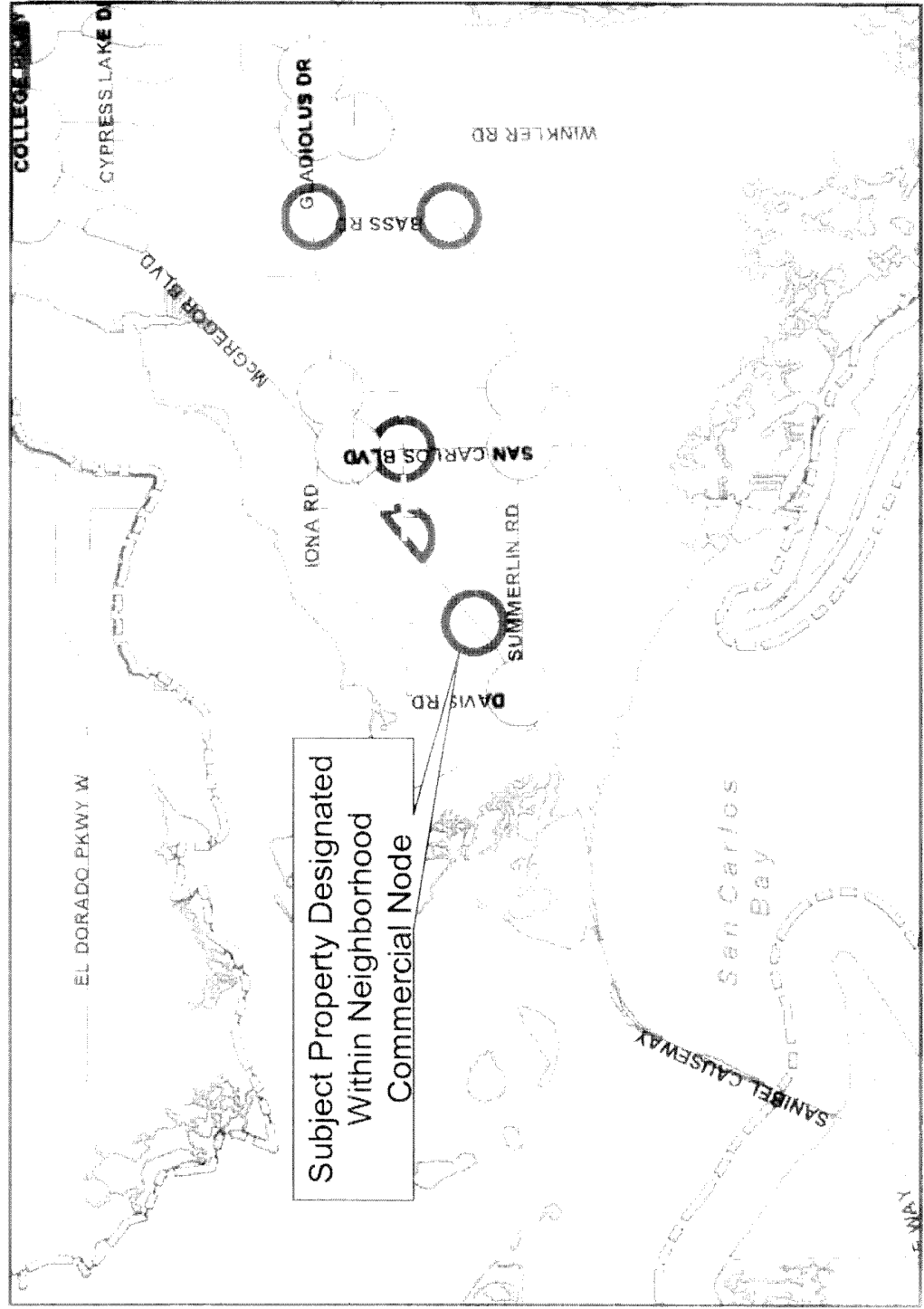
1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development in excess of 30,000 square feet of gross leasable (floor) area per parcel, must connect to a public water system (or a "community" water system as that is defined by Chapter 17-22, F.A.C.).
2. If the proposed development lies within the boundaries of a water utility's certificated or franchised service area, or Lee County Utilities' future potable water service area (see Map 6), then the development must be connected to that utility.
3. The developer must provide proof that the prior commitments of the water utility, plus the projected need of the developer, do not exceed the supply and facility capacity of the utility.
4. All waterline extensions to new development will be designed to provide minimum fire flows, as well as adequate domestic services as required by Chapter 10D-4, F.A.C.
5. If a new development is located in a certificated or franchised service area, or Lee County Utilities' future potable water service area (see Map 6), and the utility cannot provide the service or cannot provide the service except at a clearly unreasonable cost to the developer, the developer is encouraged to petition the appropriate regulatory agency to contract the service area so that the development may establish its own community water system or invite another adjacent utility to expand its service area in order to provide the required service.
6. If a development lies outside any service area as described above, the developer may request that the service area of an adjacent water utility be extended to incorporate the property; establish a community water system for the development; or develop at an intensity that does not require a community water system. (Amended by Ordinance No. 94-30, 00-22)

Compliance With Lee Plan

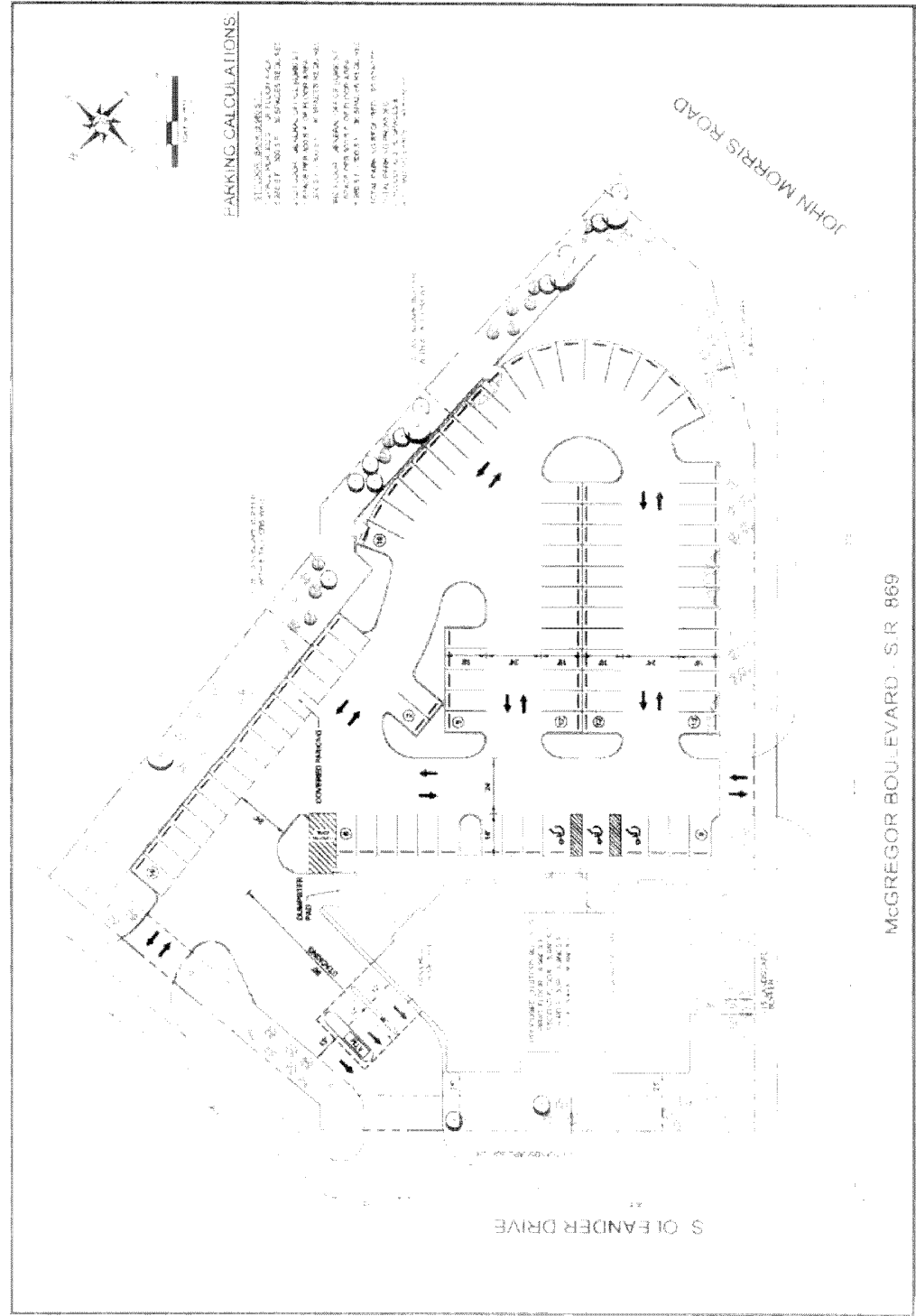
STANDARD 11.2: SEWER.

1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development that generates more than 5,000 gallons of sewage per day, must connect to a sanitary sewer system.
2. If the proposed development exceeds the thresholds listed above and lies within the boundaries of a sewer utility's certificated or franchised service area, or Lee County Utilities' future sanitary sewer service area (see Map 7), and that utility has sufficient capacity to provide minimum service to the development, then the development must connect to that sewer utility if there is existing infrastructure adequate to accept the effluents of the development within 1/4 mile from any part of the development.
3. If there is not sufficient capacity nor adequate infrastructure within 1/4 mile of the development, the developer must provide proof in the form of a clearly stated rejection of service.
4. If a new development is located in a certificated or franchised service area, or Lee County Utilities' future sanitary sewer service area (see Map 7), and the utility cannot provide the service, or cannot provide the service except at a clearly unreasonable cost to the developer, the developer may establish on a temporary basis a self-provided sanitary sewer facility for the development, to be abated when the utility extends service to the site. The developer may also petition the appropriate regulatory agency to contract the service area of the utility in order that another utility may be invited to provide the service.
5. If a development lies outside any service area as described above, the developer may request that the service area of an adjacent sewer utility be expanded to incorporate the property; establish a self-provided sanitary sewer system for the development; develop at an intensity that does not require sanitary sewer service; or if no more than 5000 gallons of effluent per day per parcel is produced, an individual sewer disposal system per Chapter 10D-6 may be utilized, contingent on approval by all relevant authorities. (Amended by Ordinance No. 94-30, 00-22)

Lee Plan Map 19: Commercial Nodes



Initial Concept Plan



Major Project Issues Identified

Buffers

Access Location

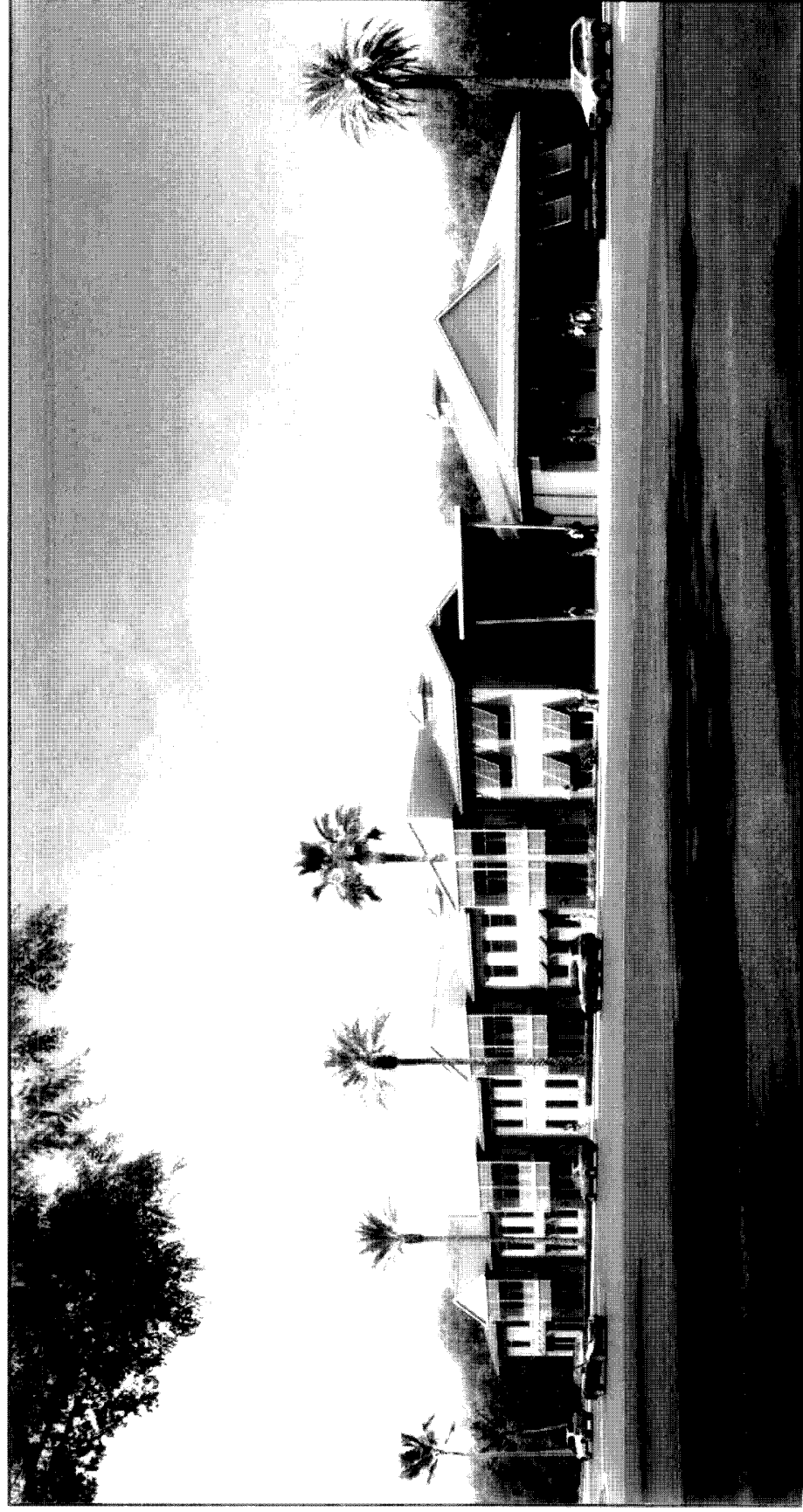
Building Height and Aesthetics

Intensity of Uses

Traffic Generation

An aerial photograph of a property. A large, light-colored building is visible, with a long, narrow driveway or road running alongside it. The surrounding area is mostly open land with some vegetation. The image is oriented horizontally on the page.

Front of Building From McGregor Boulevard



Rear of Building From Oleander Drive



Original Schedule of Uses

EXHIBIT 6-M
SCHEDULE OF USES

Morris McGregor Center CPD Uses

Accessory uses and structures
Administrative offices
Amateur radio antennas and satellite earth stations
Broadcast studio, commercial radio and television
Business services (34-622(c)(5)) Group I, Group II
Cleaning and maintenance services (34-622(c)(7))
Communication facility, wireless
Consumption on premises
Contractors and builders (34-622(c)(9)), all groups
Entrance gates and gatehouse
Essential services
Essential service facilities (34-622(c)(3)) Group I, Group II
Fences, walls
Health care facilities (34-622(c)(70)) Group I, Group II, Group III, Group IV
Insurance companies (34-622(c)(23))
Medical office
Motion picture production studio
Personal services (34-622(c)(33)) Group I, Group II, Group III, Group IV
Post office
Printing and publishing (34-622(c)(34))
Real estate sales office
Research and development laboratories (34-622(c)(1)) Group I, Group IV
Schools (Commercial) (34-622(c)(45)) Noncommercial
Signs in accordance with
Social services (34-622(c)(46)) Group I, Group II, Group III
Studios (34-622(c)(49))

Revised Schedule of Uses

Administrative Offices
Business Services: Group I
Cleaning and Maintenance Services
Clothing Stores: General

Excavation: water retention
Excess Spoil Removal
Fences: walls

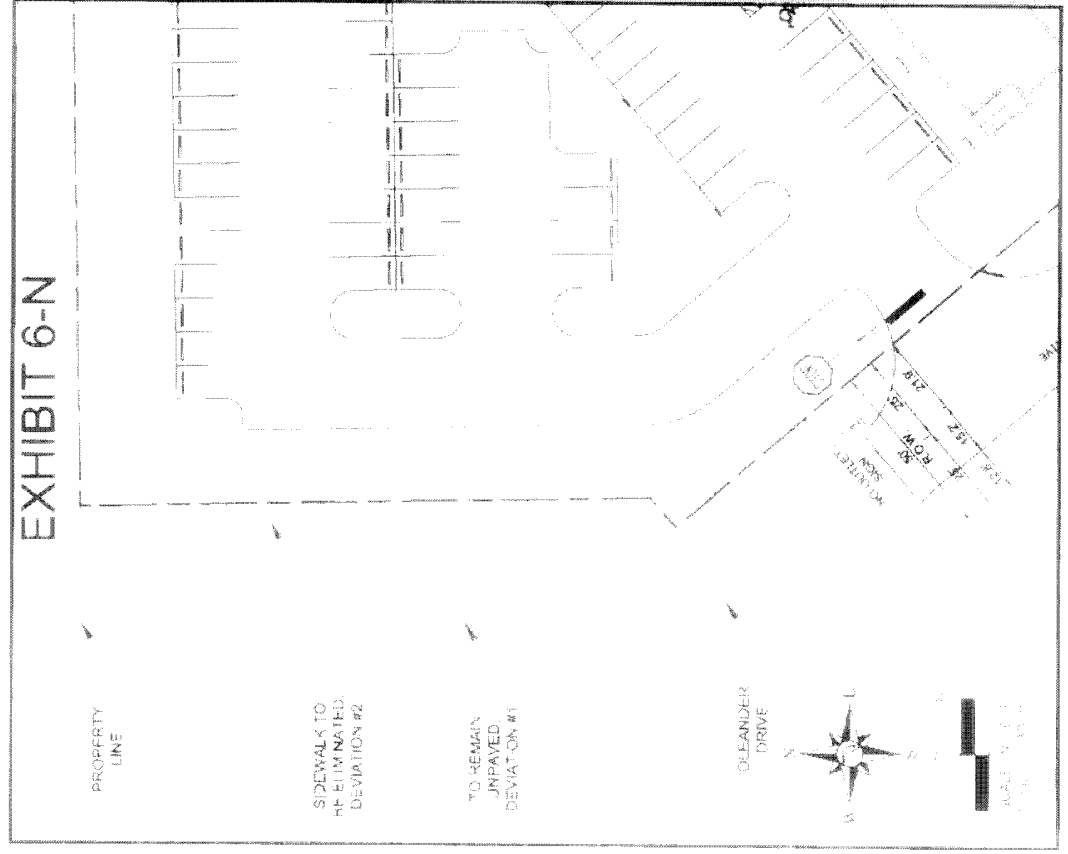
Food Stores: Group I, Excluding Supermarkets and Groceries
Gift and Souvenir Shop

Hobby, toy and game shops
Insurance Companies

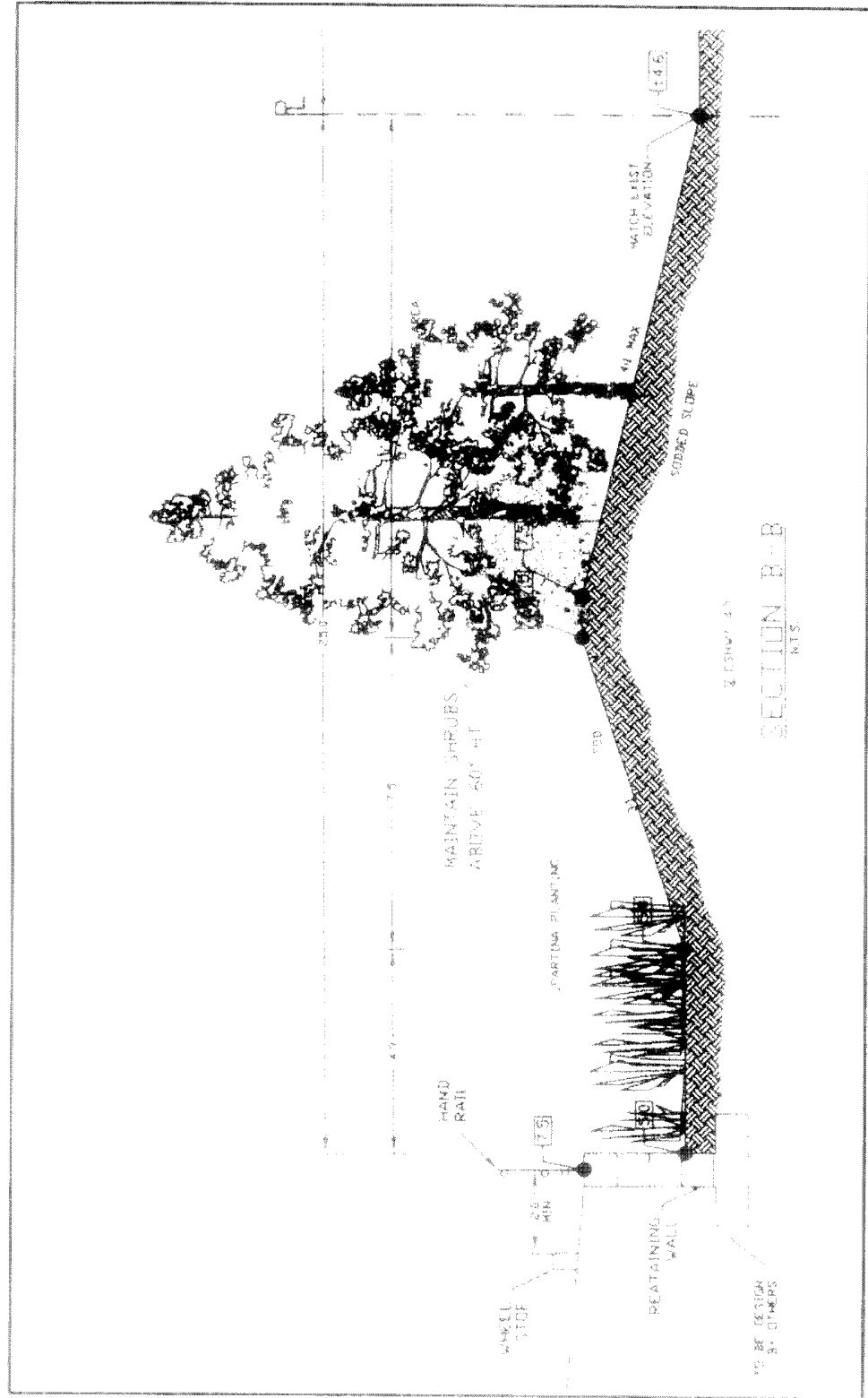
Parking Lot: Accessory
Personal Services:
Pet Services
Pet Shop
Real Estate Sales Office
Repair Shops: Group I

Signs (In Accordance with Chapter 30)
Specialty Retail Shops: Groups I and II
Studios

Deviations #1 and #2



Deviation #3



Lee Plan Compliance

Morris McGregor Center CPD

Compliance with The Lee Plan

Morris McGregor Center, a proposed Commercial Planned Development (CPD), is located at the northwest corner of the McGregor Boulevard and John Morris Road intersection in Section 02, Township 46 South, Range 23 East, Lee County, Florida. The subject property, consisting of 1.85± acres, is located in a Suburban land use category, within the Iona/McGregor Planning Community, and is proposed to be developed as a commercial project containing both retail and general office uses. Below is the applicant's narrative outline as to how the proposed commercial planned development complies with the goals, objectives and policies of the Lee County Comprehensive Plan (The Lee Plan).

Planning Community:

The subject property is located within the Iona/McGregor Planning Community according to the Planning Community Map (Map 16) of The Lee Plan. The vision statement for the Iona/ McGregor Planning Community is described as follows:

The Iona/McGregor Community is located primarily south of Gladiolus Drive west of Hendry Creek and contains all of the islands not included in the Town of Fort Myers Beach. This community primarily has lands designated as Central Urban, Urban Community, Suburban, and Outlying Suburban. There is also an industrial area located west of Pine Ridge road north and south of Summerlin Road. This community, due to its proximity to the area beaches, will continue to be a popular area for seasonal residents. This community has three discernible subareas: McGregor Boulevard/San Carlos Boulevard, Summerlin Road, and San Carlos Island.

The McGregor Blvd./San Carlos Blvd area will be approaching build out by 2020 and some of the older (pre 1980) developments will begin to redevelop to take advantage of a higher end market seeking a combination of quick beach access and closeness to urban services. This area will remain primarily residential with retail uses located at the major intersections.

The Summerlin Road Corridor will develop a new look by 2020 and will emerge as one of the county's primary medical service areas. This portion of the community will also continue to develop as a strong residential area with an influx of new gated communities.

The San Carlos Island area, which is nearly built out today, will continue to develop its infill areas while maintaining its marine oriented nature.

Residents of this community will address current planning concerns in a comprehensive review of this area and future amendments to this plan will be made to address these concerns. This area is anticipated to grow from a current permanent population of 24,000 to 32,000 by 2020. The Iona/McGregor area is also expected to be home to an additional 14,000 seasonal residents by 2020. (Added by Ordinance No. 99-15)

CONT. ON PAGE 2

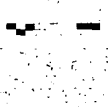
	DRMP ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS Certificate of Authorization No. 2648 1104 Dean Street, Suite 300 • Fort Myers, Florida 33901	 DRMP ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS Certificate of Authorization No. 2648 1104 Dean Street, Suite 300 • Fort Myers, Florida 33901	EXHIBIT 6-G LEE PLAN COMPLIANCE MORRIS MCGREGOR CENTER CPD LEE COUNTY, FLC	06-0106.000 10-12-06 APPLICANT'S EXHIBIT # 5 <i>Composite</i> <i>DC 12.006-00035</i>
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EXHIBIT 6-G - PAGE 2 OF 5

LEE PLAN COMPLIANCE

The proposed Morris McGregor Center CPD project is located in the McGregor Boulevard/San Carlos Boulevard sub-area of the Iona/McGregor Planning Community. This sub-area is estimated for build-out by the year 2020. The area is anticipated to be primarily residential with the retail uses being located at the major intersections. Given the location of the proposed Morris McGregor Center CPD project at the intersection of two arterial roads, McGregor Boulevard and John Morris Road, the proposed retail commercial and general office uses, as requested in the Schedule of Uses for this project, are consistent with the type of land uses intended to be developed at the major intersections with the Iona/ McGregor Planning Community as outlined in the foregoing vision for that community.

Future Land Use Map Designation:

The subject property is located in the "suburban" land use category according to the Future Land Use Map (FLUM) as attached (Map 1) to the Lee Plan. The Lee Plan describes the Suburban areas in Policy 1.1.5 as follows:

"POLICY 1.1.5: The Suburban areas are or will be predominantly residential areas that are either on the fringe of the Central Urban or Urban Community areas or in areas where it is appropriate to protect existing or emerging residential neighborhoods. These areas provide housing near the mor eurban areas but do not provide the full mix of land uses typical of urban areas. The standard residential densities are the same as the Urban Community category. Higher densities, commercial development greater than neighborhood centers, and industrial land uses are not permitted. Bonus densities are not allowed"

Based upon the description of the Suburban land use category as provided in Policy 1.1.5 of the Lee Plan, it is reasonable to conclude that the proposed uses requested for this project, commercial retail and general office as part of an approved Commercial Planned Development would be consistent with the Lee Plan. Therefore, no amendments to the Lee Plan or Future Land Use Map designation are necessary for development of this project.

OBJECTIVE 2.1: DEVELOPMENT LOCATION. *Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities. (Amended by Ordinance No. 94-30, 00-22)*

The 1.85± acre site currently consists of two (2) different zoning classifications, Neighborhood Commercial (CN-1) and Agricultural (AG-2). The applicant's request is to rezone the subject properties to a Commercial Planned Development (CPD) category in order to develop the 1.85± acre site as a planned and unified commercial retail and general office project. With the extensive commercial land uses surrounding the subject property and in consideration of the existing commercial development that already exists on the property, the proposed commercial planned development is an appropriate infill development and allows new commercial opportunity for this now aging and under-utilized site. The development as proposed will not create urban sprawl and does allow for the conservation of land and water resources. It will minimize cost of services and protect other valuable natural resources by developing an infill parcel that has previously been rezoned and developed for a commercial retail use in an area of the community where existing utilities, roadways and other public services currently exist.

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EXHIBIT 6-G - PAGE 3 OF 5

LEE PLAN COMPLIANCE

POLICY 6.1.2: All commercial development must be consistent with the location criteria in this policy, except where specifically excepted by this policy or by Policy 6.1.7, or in Lehigh Acres by Policies 1.8.1 through 1.8.3.

1. Minor Commercial

a. Major function: Provides for the sale of convenience goods and services.

b. Location: The entire retail use, including buildings and outdoor sales area, must be located as follows except where this plan provides specific exceptions (e.g., Policy 6.1.7):

(1) On or near the intersection (within 330 feet of the adjoining rights-of-way of the intersection roads) of local and collector, local and arterial, or collector and collector roads. In Commercial Planned Developments where future road improvements that are included in the Capital Improvement Program will enable the property to qualify for the higher level of commercial development specified in Subsection 2 below, and which are conditioned to allow the increased commercial intensity when the roadway actually functions at the higher level of a collector road, the Minor Commercial use may extend beyond 330 feet of such intersections provided the Master Concept plan specifically indicates the phasing of the development from Minor to Neighborhood Commercial use. Proposed interconnections of future internal access roads or driveways servicing only the subject parcel with an arterial or collector will not comply with the requirements of this section;

(2) At the intersection (as defined below) of collector and arterial or arterial and arterial roads; or

(3) Within a residential planned development provided it is located and designed primarily to meet the commercial needs of the residents of the development.

c. Site Area: Two acres or less.

d. Range of Gross Floor Area: Less than 30,000 square feet.

The Morris McGregor Center CPD is consistent with Policy 6.1.2.1 (minor commercial) of the Lee Plan. This policy provides the location and criteria for commercial development. Although the subject property could qualify for the "Neighborhood Commercial" type retail intensity based on the FLUM category of Suburban, its location at the intersection of McGregor Boulevard (an arterial road) and John Morris Road (a collector road) and the intensity of the project contained on the proposed Master Concept Plan the project would only need to meet the Minor Commercial locational criteria. The site will be developed under a unified plan of development with commercial retail and general office uses that will provide much needed services to existing residents. The site is less than two (2) acres in size, measuring 1.85± acres, and the proposed two-story commercial retail/general office building and the one-story general office building have a combined floor area of 19,672 square feet. Based on these factors, the proposed project clearly falls within the intensity of Minor Commercial development.

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	DECEMBER CRAWFORD TW 2-27-06 EXHIBIT 6-G APPROVED BY	 DRMP ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS Certificate of Authorization No. 2648 1404 Dean Street, Suite 300 - Fort Myers, Florida 33901	EXHIBIT 6-G LEE PLAN COMPLIANCE MORRIS MCGREGOR CENTER CPD LEE COUNTY, FLORIDA	06-0106.000 10-16-06 N.T.S. 3 5
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EXHIBIT 6-G - PAGE 4 OF 5

LEE PLAN COMPLIANCE

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 Morris McGregor Center CPD is consistent with Policy 6.1.4 in that both the minimal retail and general office uses being requested as part of the CPD approval are good transitional uses between the existing residential areas and the higher intensity commercial uses that exist east, west and south of the subject property. The subject site is not appropriate for residential use given it's irregular size and direct location on the adjacent arterial and collector roadways. Public Services are available to the site and no new facilities are being extended to service the proposed project..

POLICY 6.1.7: *Prohibit commercial developments from locating in such a way as to open new areas to premature, scattered, or strip development; but permit commercial development to infill on small parcels in areas where existing commercial development would make a residential use clearly unreasonable.*

The proposed development does qualify and can easily be defined as infill development in that the subject site is surrounded by extensive existing commercial uses, and a portion of the site has a commercial business being operated on it. The site is not appropriate for residential use, so the most appropriate alternative use for the property is to allow for the proposed low intensity commercial retail/general office use. The uses proposed as part of this CPD request will provide good transitional uses between the existing residential areas and the more intensive commercial uses located to the east, west and south of the proposed project.

STANDARD 11.1: WATER.

1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development in excess of 30,000 square feet of gross leasable (floor) area per parcel, must connect to a public water system (or a "community" water system as that is defined by Chapter 17-22, F.A.C.).
2. If the proposed development lies within the boundaries of a water utility's certificated or franchised service area, or Lee County Utilities' future potable water service area (see Map 6), then the development must be connected to that utility.
3. The developer must provide proof that the prior commitments of the water utility, plus the projected need of the developer, do not exceed the supply and facility capacity of the utility.
4. All waterline extensions to new development will be designed to provide minimum fire flows, as well as adequate domestic services as required by Chapter 10D-4, F.A.C.
5. If a new development is located in a certificated or franchised service area, or Lee County Utilities' future potable water service area (see Map 6), and the utility cannot provide the service or cannot provide the service except at a clearly unreasonable cost to the developer, the developer is encouraged to petition the appropriate regulatory agency to contract the service area so that the development may establish its own community water system or invite another adjacent utility to expand its service area in order to provide the required service.

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EXHIBIT 6-G - PAGE 5 OF 5

LEE PLAN COMPLIANCE

6. If a development lies outside any service area as described above, the developer may:
- request that the service area of an adjacent water utility be extended to incorporate the property;
 - establish a community water system for the development; or
 - develop at an intensity that does not require a community water system. (Amended by Ordinance No. 94-30, 00-22)

The proposed Morris McGregor CPD project will connect to the public potable water system available to the project as evidenced by the Letter of Availability received by the applicant on March 7, 2006 from the Lee County Utilities Division stating that the proposed developments potable water needs will not exceed the supply and facility capacity of the Public Utility. Therefore, the proposed Morris McGregor CPD project is consistent with Standard 11.1 of the Lee Plan.

STANDARD 11.2: SEWER.

1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development that generates more than 5,000 gallons of sewage per day, must connect to a sanitary sewer system.
2. If the proposed development exceeds the thresholds listed above and lies within the boundaries of a sewer utility's certificated or franchised service area, or Lee County Utilities' future sanitary sewer service area (see Map 7), and that utility has sufficient capacity to provide minimum service to the development, then the development must connect to that sewer utility if there is existing infrastructure adequate to accept the effluents of the development within 1/4 mile from any part of the development.
3. If there is not sufficient capacity nor adequate infrastructure within 1/4 mile of the development, the developer must provide proof in the form of a clearly stated rejection of service.
4. If a new development is located in a certificated or franchised service area, or Lee County Utilities' future sanitary sewer service area (see Map 7), and the utility cannot provide the service, or cannot provide the service except at a clearly unreasonable cost to the developer, the developer may establish on a temporary basis a self-provided sanitary sewer facility for the development, to be abated when the utility extends service to the site. The developer may also petition the appropriate regulatory agency to contract the service area of the utility in order that another utility may be invited to provide the service.
5. If a development lies outside any service area as described above, the developer may:
 - request that the service area of an adjacent sewer utility be expanded to incorporate the property;
 - establish a self-provided sanitary sewer system for the development;
 - develop at an intensity that does not require sanitary sewer service; or
 - if no more than 5000 gallons of effluent per day per parcel is produced, an individual sewer disposal system per Chapter 10D-6 may be utilized, contingent on approval by all relevant authorities. (Amended by Ordinance No. 94-30, 00-22)

The proposed Morris McGregor Center CPD project will connect to the public Sanitary Sewer System available to the project as evidenced by the Letter of Availability received by the applicant on March 7, 2006 from the Lee County Utilities Division stating that the proposed developments sanitary sewer needs will not exceed the facilities capacity to accept additional effluent. Therefore, the Morris McGregor CPD project is consistent with Standard 11.2 of the Lee Plan.

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EXHIBIT 6-H - PAGE 1 OF 6

DESIGN STANDARDS COMPLIANCE

Revised: 10-16-06

Morris McGregor Center, a proposed Commercial Planned Development (CPD) is located at the northwest corner of the McGregor Boulevard and John Morris Road intersection in Section 02, Township 46 South, Range 23 East, in Lee County, Florida. The subject property, consisting of 1.85± acres, is located within the Iona/McGregor Planning Community and is planned to be developed as a commercial retail and general office building.

Compliance with Section 34-411. General Standards.

The following is a narrative outlining how the proposed development complies with the design standards of Section 34-411 of the Lee County Land Development Code:

(a) *All planned developments shall be consistent with the provisions of the Lee Plan.*

As outlined in Exhibit 6-G, the applicant has demonstrated the proposed developments compliance with the Lee Plan.

(b) *All planned developments, unless otherwise excepted, shall be designed and constructed in accordance with the provisions of all applicable county development regulations in force at that time.*

The Morris McGregor Center CPD project has been designed and will be developed in accordance with all applicable County development regulations that are in force, as appropriate.

(c) *The tract or parcel proposed for development under this article must be located so as to minimize the negative effects of the resulting land uses on surrounding properties and the public interest generally, and must be of such size, configuration and dimension as to adequately accommodate the proposed structures, all required open space, including private recreational facilities and parkland, bikeways, pedestrian ways, buffers, parking, access, on-site utilities, including wet or dry runoff retention, and reservations of environmentally sensitive land or water.*

The location and layout of the site infrastructure and buildings for the proposed Morris McGregor Center CPD project was so selected and designed as to minimize potential impacts to surrounding properties. The site is located at an intersection designated on the *Commercial Site Location Standards Map (Map 19 of the Lee Plan)* as suitable for Neighborhood Commercial Development (see Figure 1). The only possible impacts to surrounding properties would be to the existing residential area located to the rear of the project. For this reason, the applicant opted to pursue a CPD zoning rather than a conventional zoning to allow for enhancement of protective measures (setbacks, buffers, landscaping, etc.) between the proposed project and these residential properties. Furthermore, the applicant completely redesigned the Master Concept Plan after meeting with the surrounding residential property owners to relocate the proposed buildings as close to McGregor Boulevard as possible and relocated the access on to Oleander Drive further away from the residential areas further reducing any possible impact to the surrounding residential neighborhood. The site has been designed to accommodate all proposed structures, required open space, buffers, parking, access, on-site utilities, and wet or dry runoff retention.

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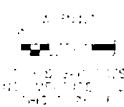
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DESIGN STANDARDS COMPLIANCE

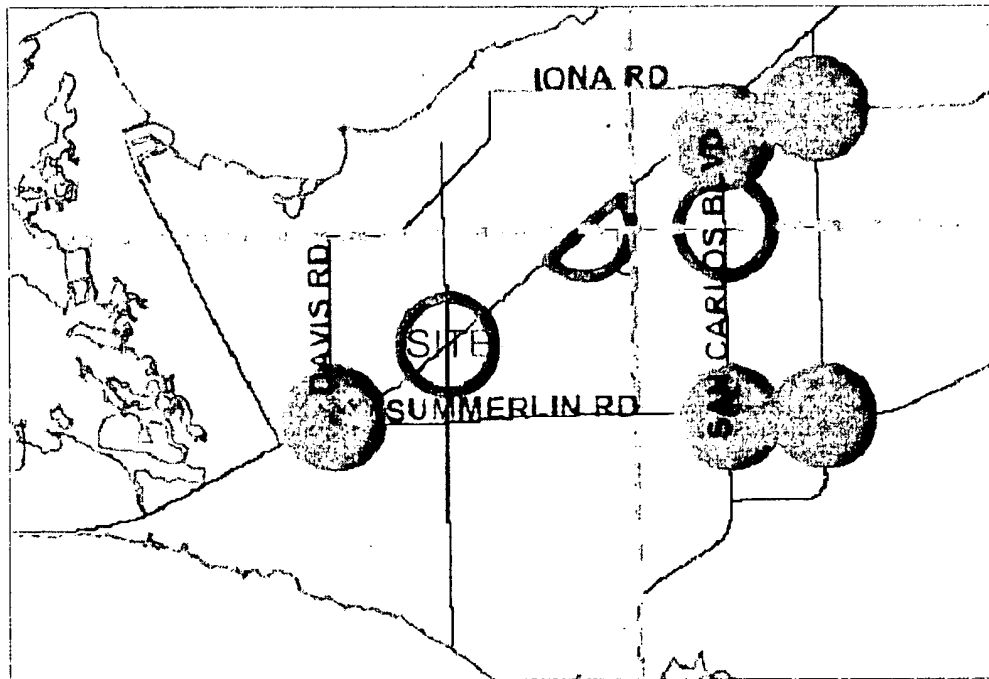


Figure 1: From: Lee County's Commercial Site location Standards Map. The black circle indicates an intersection suitable for Neighborhood Commercial Development.

(d) The tract or parcel shall have access to existing or proposed roads:

- (1) In accordance with Chapter 10 and as specified in the Lee Plan traffic circulation element or the official traffic ways map of the county;
- (2) That have either sufficient existing capacity or the potential for expanded capacity to accommodate both the traffic generated by the proposed land use and that traffic expected from the background (through traffic plus that generated by surrounding land uses) at a level of service D or better on an annual average basis and level of service E or better during the peak season, except where higher levels of service on specific roads have been established in the Lee Plan; and
- (3) That provides ingress and egress without requiring site-related industrial traffic to move through predominantly residential areas.

The proposed project is located on a segment of McGregor Boulevard that is dominated by existing commercial uses. The subject property has 88± feet of frontage on John Morris Road, an 80-foot wide, 2-lane, undivided, county collector road; and 369± feet of frontage on Oleander Drive, a 50-foot wide, unpaved, county local road; and 369± feet of frontage along McGregor Boulevard (CR 867), a 100-foot wide, 4-lane, divided, major county arterial road.

As a major arterial road, McGregor Blvd. (CR 867) from Summerlin Road (CR 869) east to Kelly Road is presently operating at a Level of Service (LOS) B. This segment has a performance LOS standard of E, which means this road is operating well below the assigned LOS. The forecasted future volume is also LOS B.

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DESIGN STANDARDS COMPLIANCE

As a major collector road, John Morris Road, from Summerlin Road (CR 869) north to Iona Road is presently operating at a Level of Service (LOS) C. This segment has a performance LOS standard of E, which means this road is operating below the assigned LOS. The forecasted future volume is also LOS C.

(e) *If within the Lee Tran public transit service area, the development shall be designed to facilitate the use of the transit system.*

LeeTran, the County's public transportation system, has a bus route that runs along the southeast corner of the subject property at the John Morris Road and McGregor Boulevard intersection. Although currently not the location of an existing stop, a bus stop will be provided if enough need warrants it. The project's proximity to public transportation is an amenity to the development and could provide the ability for workers to not have to drive personal vehicles to work and individuals without transportation would be able to work or shop in this area.

(f) *Development and subsequent use of the planned development shall not create or increase hazards to persons or property, whether on or off the site, by increasing the probability or degree of flood, erosion or other danger, nor shall it impose a nuisance on surrounding land uses or the public's interest generally through emissions of noise, glare, dust, odor, air or water pollutants.*

The proposed commercial development will not create or increase onsite or offsite hazards, including but not limited to, flooding, erosion, noise, glare, dust, odor, air or water pollutants. All development will be consistent with and comply with the requirements of both the Lee County Comprehensive Plan and the Lee County Land Development Code.

(g) *Every effort shall be made in the planning, design and execution of a planned development to protect, preserve or to not unnecessarily destroy or alter natural, historic or archaeological features of the site, particularly mature native trees and other threatened or endangered native vegetation. Alteration of the vegetation or topography that unnecessarily disrupts the surface water or groundwater hydrology, increases erosion of the land, or destroys significant wildlife habitat is prohibited. That habitat is significant that is critical for the survival of rare, threatened or endangered species of flora or fauna.*

According to Lee County Archeological Sensitivity Map, the site is located in a Level 2 archeologically sensitive area.

(h) *A fundamental principle of planned development design is the creative use of the open space requirement to produce an architecturally integrated human environment. This shall be coordinated with the achievement of other goals, e.g., the preservation or conservation of environmentally sensitive land and waters or archaeological sites.*

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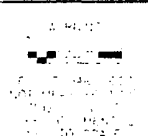
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DESIGN STANDARDS COMPLIANCE

The site is an urban infill project, in that it is developed with urban uses on all sides: residential to the north, and commercial to the east, west and south. The site is currently being used as a commercial fruit/vegetable market and therefore, exhibits some disturbance. The site has no existing wetland or environmentally sensitive land or habitats located on it. The open space and buffering areas within the project have been designed to provide sufficient buffering and screening between the project and adjacent properties.

(i) *Site planning and design shall minimize any negative impacts of the planned development on surrounding land and land uses.*

The location and layout of the buildings and site infrastructure for the proposed Morris McGregor Center CPD project was designed so as to minimize potential impacts to surrounding properties. The buffers and landscaping along the northerly and westerly property lines have been enhanced to minimize any potential impacts of the project on the surrounding residential areas.

(j) *Where a proposed planned development is surrounded by existing development or land use with which it is compatible and of an equivalent intensity of use, the design emphasis shall be on the integration of this development with the existing development, in a manner consistent with current regulation.*

Immediately to the east of the subject property is John Morris Road and then a commercially zoned property with an existing commercial building which is currently being remodeled. To the west is South Oleander Drive and then a property with a previously approved CPD that has a building material business consisting of sales of stone, soil, sand, and shell located on it. The proposed Morris McGregor Center CPD project has aligned its driveway access point with the driveway access point of the approved CPD. To the south of the subject property is McGregor Boulevard and then commercially zoned property with; a small strip-type shopping center to the southeast and a Circle K convenience store with gas pumps to the southwest. The commercial developments that exist in the vicinity are mostly aged and consist of varying types, from the strip center to the convenience store to the outdoor storage and sales of building materials. The proposed project will enhance the existing development aesthetically and should add increased value to this older, less attractive commercial area.

(k) *Where the proposed planned development is surrounded by existing development or land use with which it is not compatible or which is of a significant higher or lower intensity of use (plus or minus ten percent of the gross floor area per acre if a commercial or industrial land use, or plus or minus 20 percent of the residential density), or is surrounded by undeveloped land or water, the design emphasis will be to separate and mutually protect the planned development and its environs.*

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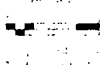
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EXHIBIT 6-H - PAGE 5 OF 6

DESIGN STANDARDS COMPLIANCE

The subject property is located in an area of unincorporated Lee County characterized by older and less attractive commercial development and single and two-family residential development. Immediately north of the proposed project are two developed single-family residential properties. Further to the north and west are additional residential properties, and then a mobile home park. In developing the Master Concept Plan for the proposed project, the applicant has taken measures to minimize potential impacts of the project on adjacent properties and provided assurances of adequate screening, buffering and landscaping to the project for reasonable compatibility. This site is not suitable for residential use given its extensive road frontage on three (3) sides, two sides fronting on arterial and collector roads, and its proximity amongst the other commercial uses.

Additionally, the proposed development has been designed in such a way and in accordance with all Lee County Land Development Regulations so as to offer a greater level of protection and mitigation of any impacts that may otherwise result from commercial development at this location.

(l) In large residential or commercial planned developments, the site planner is encouraged to create subunits, neighborhoods or internal communities which promote pedestrian activity and community interaction.

This standard does not really apply to this project, as the site is too small for integration of this nature.

(m) In order to enhance the viability and value of the resulting development, the designer shall ensure the internal buffering and separation of potentially conflicting uses within the planned development.

The proposed Schedule of Uses developed for the Morris McGregor Center CPD project, as provided in Exhibit 6-M, was developed in a manner where there will be little in the way of conflicting uses within the proposed CPD.

(n) Density or type of use, height and bulk of buildings and other parameters of intensity should vary systematically throughout the planned development. This is intended to permit the location of intense or obnoxious uses away from incompatible land uses at the planned development's perimeter, or, conversely, to permit the concentration of intensity where it is desirable, e.g., on a major road frontage or at an intersection.

The maximum height proposed for the project will be for the two-story building, which has been reduced from the previous three-story building and has been relocated as close to the John Morris Road and McGregor Boulevard intersection as possible. Because all uses will be contained within the buildings and located on the south side of the site abutting McGregor Boulevard, the buildings will have little impact on the abutting residential properties to the rear. Additionally, an eight-foot concrete block wall and Type E landscaping buffer is planned at the rear of the property between the project and the residential properties.

(o) Unless otherwise provided for in this article, minimum parking and loading requirements shall be as set forth in article VII, divisions 25 and 26, of this chapter. Where it can be reasonably anticipated that specified land uses are generators of occasional peak demand for parking space,

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DESIGN STANDARDS COMPLIANCE

In all cases, however, sufficient parking shall be provided to prevent the spilling over of parking demand onto adjacent properties or rights-of-way at times of peak demand.

The Master Concept Plan has been designed to provide the required number of on-site parking spaces for the proposed uses requested.

(p) Joint use of parking by various land uses within the planned development may be permitted by special condition where it can be demonstrated or required that the demand for parking by the various uses will not conflict. Joint parking agreements between uses within and uses without the planned development shall be governed by agreement per general regulation (see section 34-2018), without exception.

Not applicable to this project.

(q) Internal consistency through sign control, architectural controls, uniform planting schedules and other similar controls is encouraged.

Internal consistency will be addressed and considered at time of Development Order Application on the project.

	<p>DESIGNED BY ENR/MS/UP TW 2-27-06 UP/CLAY DES MR/PRO/CGS</p>	 <p>DRMP ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS Certificate of Authorization No. 2648 1404 Dean Street, Suite 300 - Fort Myers, Florida 33907</p>	<p>EXHIBIT 6-H DESIGN STANDARDS COMPLIANCE MORRIS MCGREGOR CENTER CPD LEE COUNTY, FLORIDA</p>	<p>06-0106,000 2-27-06 N.T.S. 6 6</p>
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DECISION MAKING GUIDELINE COMPLIANCE

Compliance with Decision-Making Guidelines

The Morris McGregor Center, a proposed Commercial Planned Development (CPD) is located at the northwest corner of the McGregor Boulevard and John Morris Road intersection in Section 02, Township 46 South, Range 23 East, in Lee County, Florida. The subject property consisting of 1.85± acres is located in the Suburban land use category and within the Iona/McGregor Planning Community and is planned to be developed as a retail commercial and general office use project.

The following is the applicant's narrative explanation as to how the proposed development complies with the guidelines for decision-making bodies as provided in Sections 34-145(c)(2)a and e, and 34-145(d)(3) of the Lee County Land Development Code.

Compliance with Section 34-145(c)(2)a

Sections 34-145(c)(2)a states, *"In reaching his decision, the hearing examiner must consider the following, whenever applicable: a. Whether there exist changed or changing conditions that make approval of the request appropriate."*

The applicant would submit that the properties which are currently zoned AG-2 are certainly outdated given the intensity of development that surrounds the proposed project and that many of these older (pre-1980) and outdated commercial areas will start to redevelop in order to facilitate the needs of this growing community and to take advantage of the high-end market demanded by seasonal residents that populate this area of the county.

Compliance with Section 34-145(c)(2)e

Section 34-145(c)(2)e states, *"Whether the request is consistent with the goals, objectives, policies and intent of the Lee Plan."*

The proposed Morris McGregor Center CPD project is consistent with the goals, objectives, policies and intent of The Lee Plan, governing development in this area of Lee County. See Exhibit 6-G for a complete narrative on the proposed project's consistency with the goals, objectives, policies and intent of the Comprehensive Plan (The Lee Plan).

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EXHIBIT 6-I - PAGE 2 OF 4

DECISION MAKING GUIDELINE COMPLIANCE

Compliance with Section 34-145(d)(3)

Section 34-145(d)(3) states: "**Findings.** Before preparing his recommendation to the Board of County Commissioners on a rezoning, the hearing examiner must find that:

- a. The applicant has proved entitlement to the rezoning or special exception by demonstrating compliance with the Lee Plan, this land development code, and any other applicable code or regulation; and
- b. The request will meet or exceed all performance and locational standards set forth for the potential uses allowed by the request; and
- c. The request, including the use of TDR or affordable housing bonus density units, is consistent with the densities, intensities and general uses set forth in the Lee Plan; and
- d. The request is compatible with existing or planned uses in the surrounding area; and
- e. Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and
- f. Where applicable, the request will not adversely affect environmentally critical areas and natural resources.
- g. In the case of a planned development rezoning, the decision of the hearing examiner must also be supported by the formal findings required by sections 34-377(a)(2) and (4).
- h. Where the change proposed is within a future urban area category, the hearing examiner must also find that urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use."

In response to the aforementioned requirements,

- a. As demonstrated in the section above, the proposed project complies with Section 34-145(c)(2)e of the Lee County Land Development Code, and by doing so also demonstrates compliance with the Lee Plan.
- b. The CPD rezoning request will meet all performance standards set forth for the potential uses allowed by this request.
- c. Not applicable.
- d. The Morris McGregor Center CPD has been designed to minimize potential impacts to surrounding properties and is compatible with existing land uses in the area. The site is at an intersection designated on the *Commercial Site Location Standards Map (Map 19 of The Lee Plan)* as suitable for Neighborhood Commercial Development.

CONT. ON PAGE 3

	DRMP ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS Certificate of Accreditation No. 2648 1404 Dean Street, Suite 300 - Fort Myers, Florida 33907	EXHIBIT 6-I DECISION MAKING GUIDELINE COMPLIANCE MORRIS MCGREGOR CENTER CPD	06-0106.000 2-27-06 N.T.S.
		LEE COUNTY, FLORIDA	2 4

EXHIBIT 6-I - PAGE 3 OF 4

DECISION MAKING GUIDELINE COMPLIANCE

Immediately adjacent to the north of the property are two (2) residential properties. Immediately to the east of the subject property is the John Morris Road R.O.W. and then a commercially zoned property with a commercial building that is currently being remodeled, located to the west is the South Oleander Drive R.O.W. and then a previously approved CPD with a building material business with sales consisting of stone, soil, sand, and shell operating on it. To the south of the subject property is the McGregor Boulevard R.O.W. and then commercial businesses. A small strip-type shopping center is located to the southeast and a Circle K convenience store with gas pumps lies to the southwest of the property.

The site will be developed in consideration for the surrounding residential uses to the rear and in compliance of all Lee County Land Development Code regulations to protect and mitigate any potential impacts to the proposed projects on the residential properties. The commercial uses in the area are old and outdated the new development will enhance and bring increased value to the area.

- e. The proposed project is located on a segment of McGregor Boulevard that is dominated by existing commercial uses. The subject property has 88± feet on John Morris Road, an 80-foot wide, 2-lane, undivided county collector road; and 369± feet of frontage along McGregor Boulevard (CR-867), a 100-foot wide, 4-lane, divided, major county arterial road.

As a major arterial road, McGregor Boulevard (CR 867) from Summerlin Road (CR 869) east to Kelly Road is presently operating at a Level of Service (LOS) B. This segment has a performance LOS standard of E, which means this road is operating well below the assigned LOS. The forecasted future volume is also LOS B.

As a major collector road, John Morris Road, from Summerlin Road (CR 869) north to Iona Road is presently operating at a Level of Service (LOS) C. This segment has a performance LOS standard of E, which means this road is operating below the assigned LOS. The forecasted future volume is also LOS C.

- f. There are no environmentally critical areas on the subject property. Open space will be provided per Lee County Land Development Code requirements.
- g. Section 34-377(a)(2) and 34-377(a)(4) of the Lee County Development Code also requires that the findings must address whether the following criteria can be satisfied:

a. The proposed use or mix of uses is appropriate at the subject location:

The location and layout of the buildings and site improvements for the proposed Morris McGregor Center CPD was designed as to minimize any potential impacts to surrounding properties. The site is located at an intersection designated on the *Commercial Site Location Standards Map (Map 19 of The Lee Plan)* as an appropriate Neighborhood Commercial Development location.

CONT. ON PAGE 4

 DRMP ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS Certificate of Authorization No. 2008 1104 Dean Street, Suite 300 - Fort Myers, Florida 33907	DECISION MAKING GUIDELINE COMPLIANCE MORRIS MCGREGOR CENTER CPD	EXHIBIT 6-I DECISION MAKING GUIDELINE COMPLIANCE MORRIS MCGREGOR CENTER CPD LEE COUNTY, FLORIDA	06-0106.000 2-27-06 NTS 3 4
	DESIGNED BY DRAWN BY TW CHECKED BY DATE 2-27-06		

EXHIBIT 6-I - PAGE 4 OF 4

DECISION MAKING GUIDELINE COMPLIANCE

b. The recommended conditions to the concept plan and other applicable regulations provide sufficient safeguards to the public interest:

To be determined by the Hearing Examiner and Board of County Commissioners.

c. The recommended conditions are reasonably related to the impacts on the public's interest created by or expected from the proposed development:

To be determined by the Hearing Examiner and Board of County Commissioners.

Section 34-377(a)(4) states, "If the application includes a schedule of deviations pursuant to section 34-412, the hearing examiner's recommendation must approve, approve with modification or reject each requested deviation based upon a finding that each item."

There is one deviation being requested as part of the Morris McGregor Center CPD project. See Exhibit 6-N of the application for the Schedule of Deviations and Justification of Deviations as well as a detailed drawing depicting the extent of the deviation.

h. Per the Lee County *Concurrency Management, Inventory and Projections, 2004/05 - 2005/06*, there are no known concurrency deficiencies in this area at the present time. A summary of the facilities that are reviewed for concurrency are as follows:

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

Potable Water - New developments located in unincorporated areas of Lee County, which are within franchised service areas of the Public Service Commission or Lee County regulated potable water utility companies should not experience any capacity problems provided distribution mains have been, or will be, installed to serve the development prior to issuance of occupancy permits.

Sanitary Sewer Facilities - New developments located within the franchised service areas of the Public Service Commission or Lee County regulated sewage utility companies should not experience any capacity problems provided a collection system has been, or will be, installed to serve the development prior to issuance of occupancy permits.

	<p>DESIGNED BY DATE: 2-27-06 DRAWN BY CHECKED BY DATE: 2-27-06</p>	<p> DRMP ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS Certificate of Authorization No. 2648 1404 Dean Street, Suite 300 - Fort Myers, Florida 33907</p>	<p>EXHIBIT 6-I DECISION MAKING GUIDELINE COMPLIANCE MORRIS MCGREGOR CENTER CPD LEE COUNTY, FLORIDA</p>	<p>06-0106.000 2-27-06 NTS 4 4</p>
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Land Use: 816

Hardware/Paint Store

Description

Hardware/paint stores are generally free-standing buildings with off-street parking. Building materials and lumber store (Land Use 812) and home improvement superstore (Land Use 862) are related uses.

Additional Data

Truck trips accounted for approximately 1 to 3 percent of the weekday traffic at the sites surveyed. The average for all sites that were surveyed was approximately 2 percent.

Vehicle occupancy ranged from 1.15 to 1.39 persons per automobile on an average weekday. The average for all sites that were surveyed was 1.31 persons per automobile.

Peak hours of the generator—

The weekday peak hour varied between 10:00 a.m. and 4:00 p.m. The weekend peak hour varied between 11:00 a.m. and 2:00 p.m.

The sites were surveyed from the late 1970s to the 1990s in California, Oregon, South Dakota and Washington.

Source Numbers

90, 304, 358, 531

Hardware/Paint Store (816)

Average Vehicle Trip Ends vs: Employees
On a: Weekday

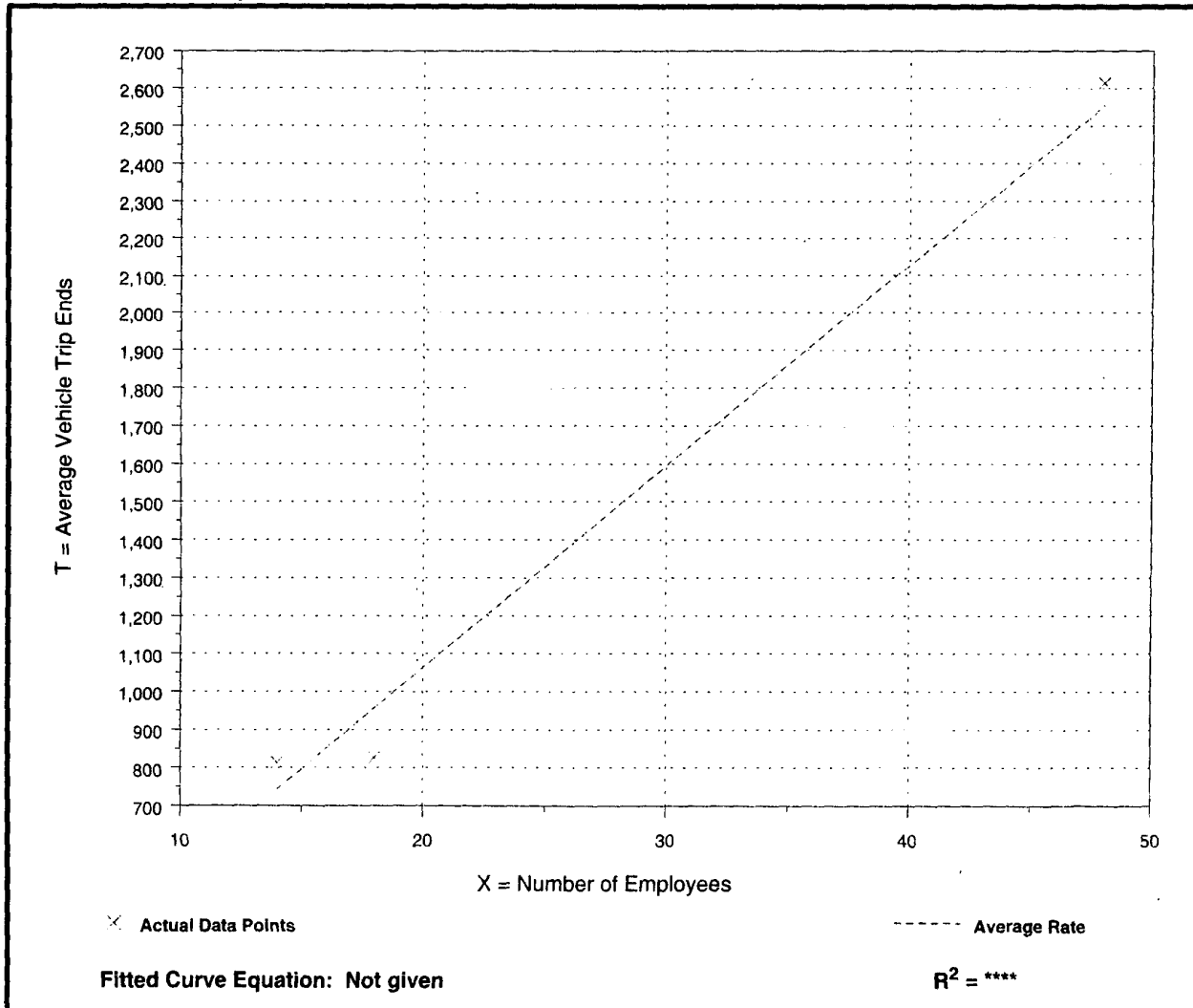
Number of Studies: 3
Avg. Number of Employees: 27
Directional Distribution: 50% entering, 50% exiting

Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
53.21	45.94 - 58.21	8.33

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Hardware/Paint Store (816)

Average Vehicle Trip Ends vs: Employees
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

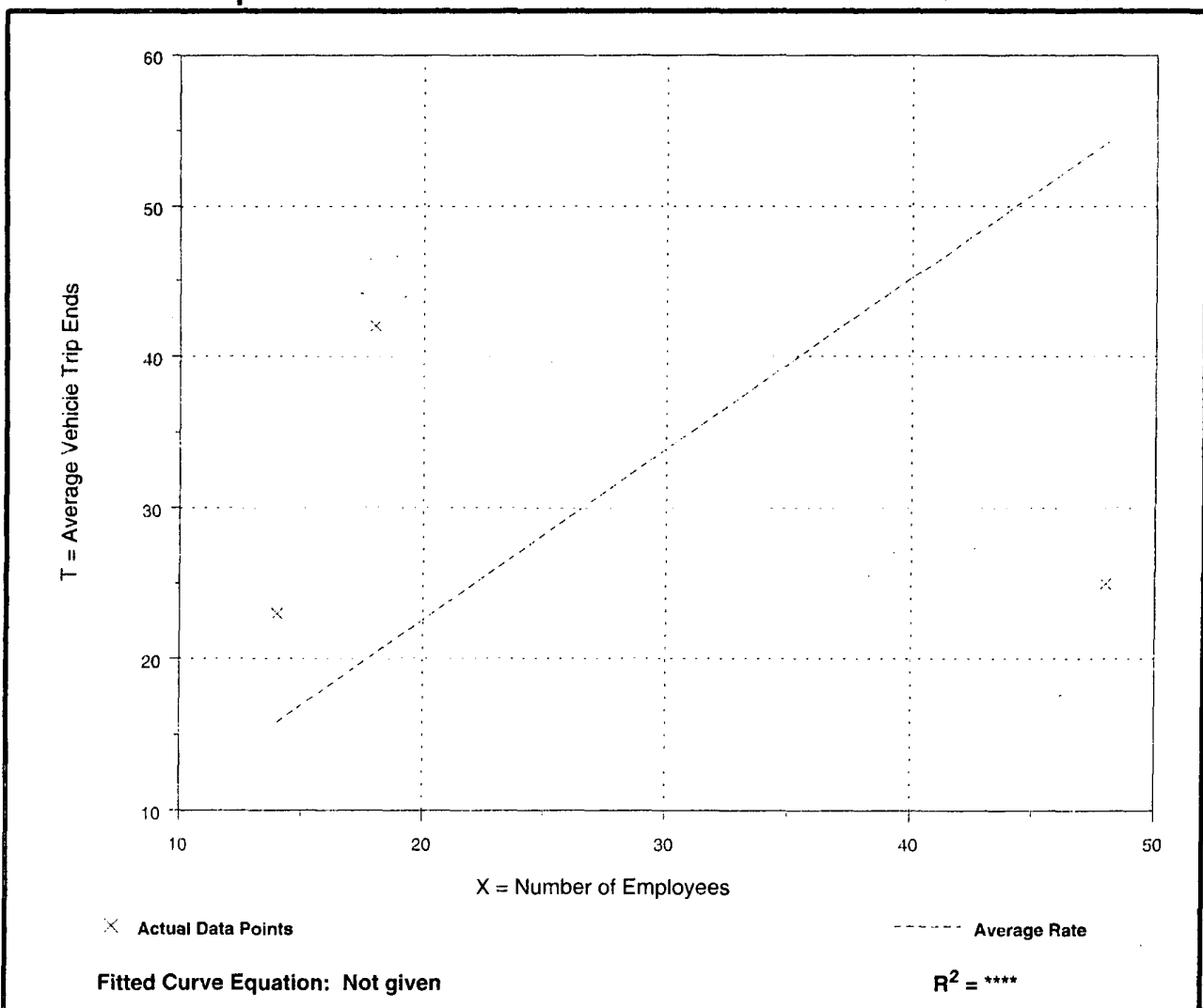
Number of Studies: 3
 Avg. Number of Employees: 27
 Directional Distribution: Not available

Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
1.13	0.52 - 2.33	1.30

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Hardware/Paint Store (816)

Average Vehicle Trip Ends vs: Employees
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

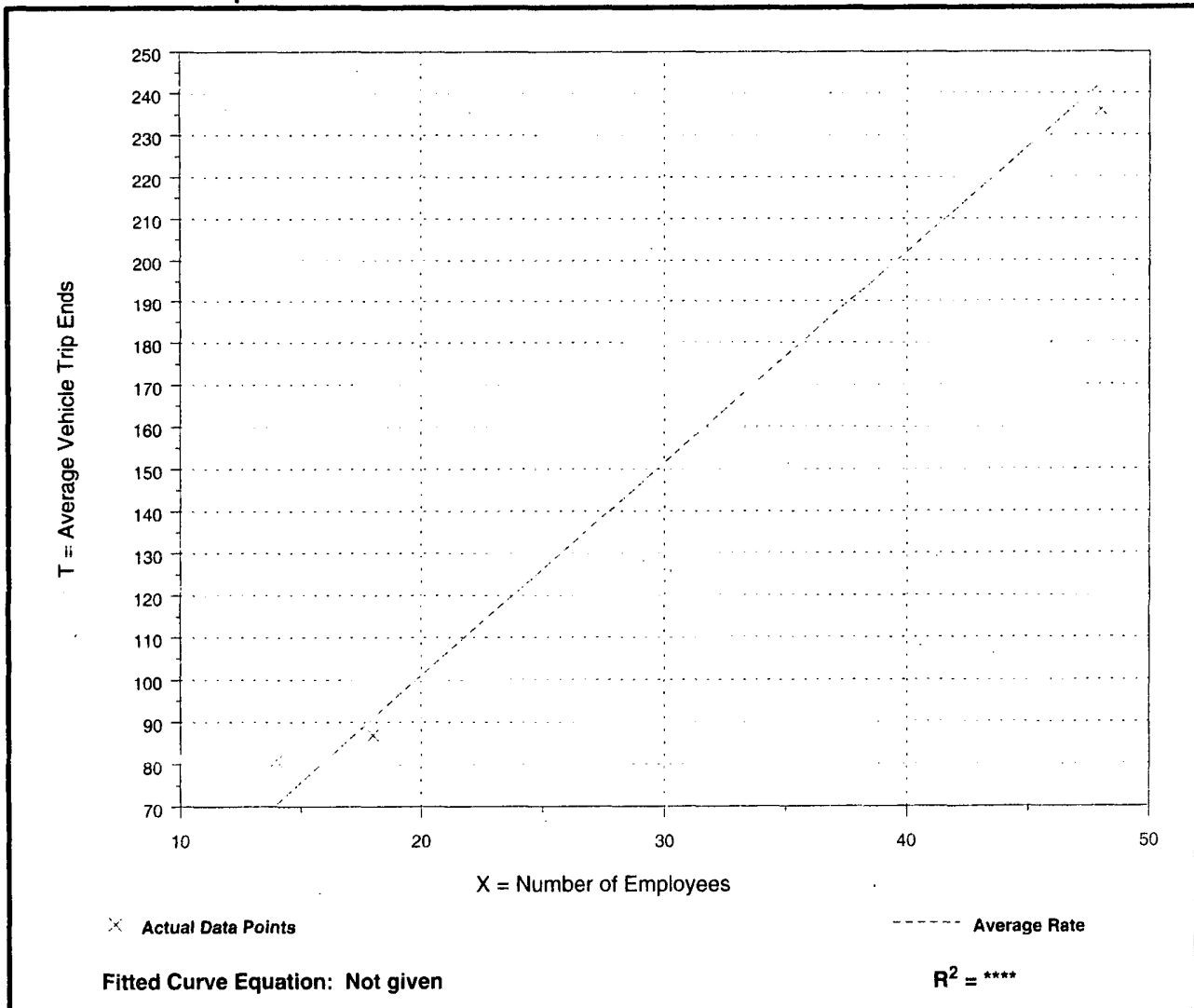
Number of Studies: 3
 Avg. Number of Employees: 27
 Directional Distribution: Not available

Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
5.05	4.83 - 5.79	2.24

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Hardware/Paint Store (816)

Average Vehicle Trip Ends vs: Employees
On a: Weekday,
A.M. Peak Hour of Generator

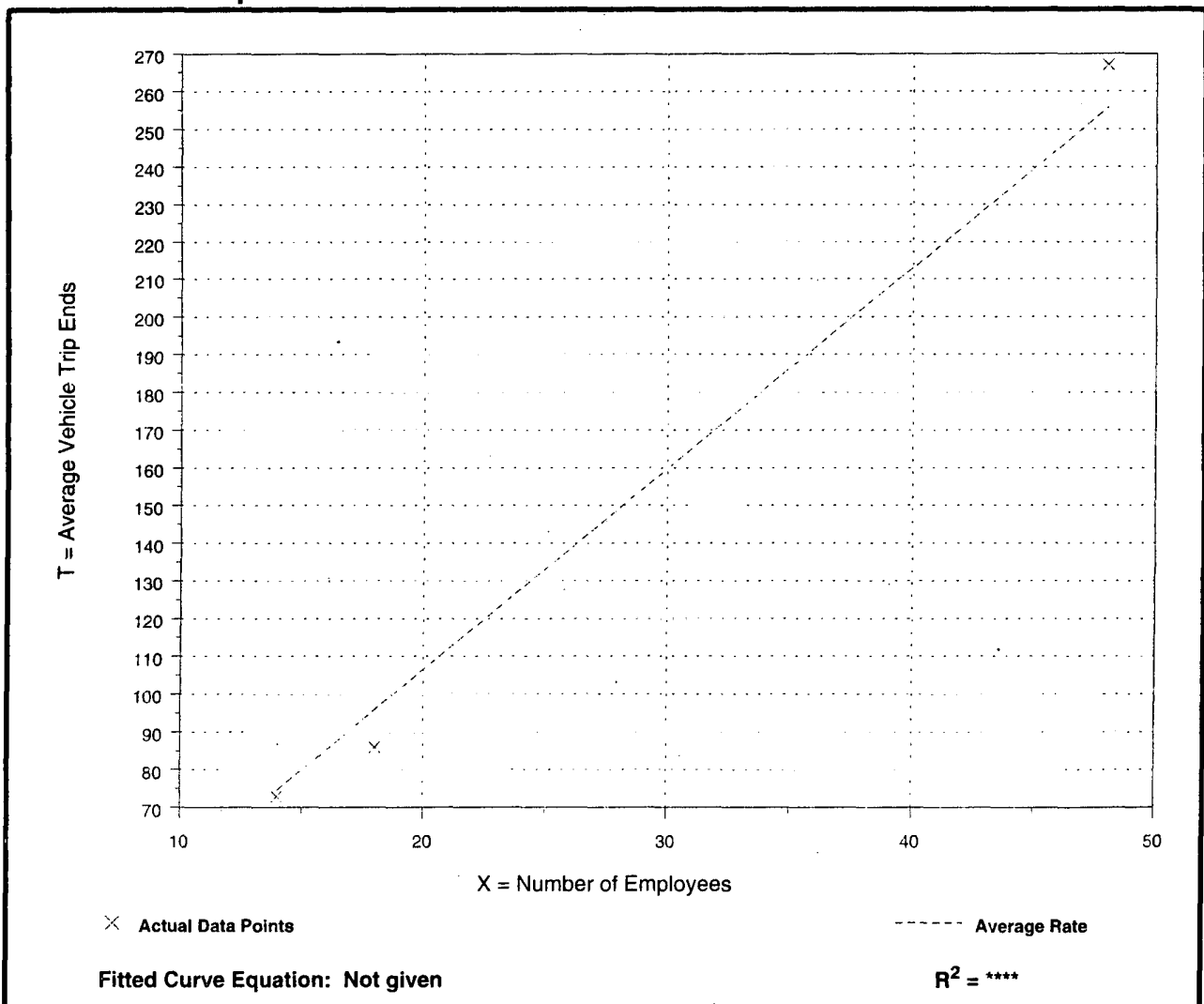
Number of Studies: 3
Avg. Number of Employees: 27
Directional Distribution: Not available

Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
5.33	4.78 - 5.56	2.30

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Hardware/Paint Store (816)

Average Vehicle Trip Ends vs: Employees
On a: Weekday,
P.M. Peak Hour of Generator

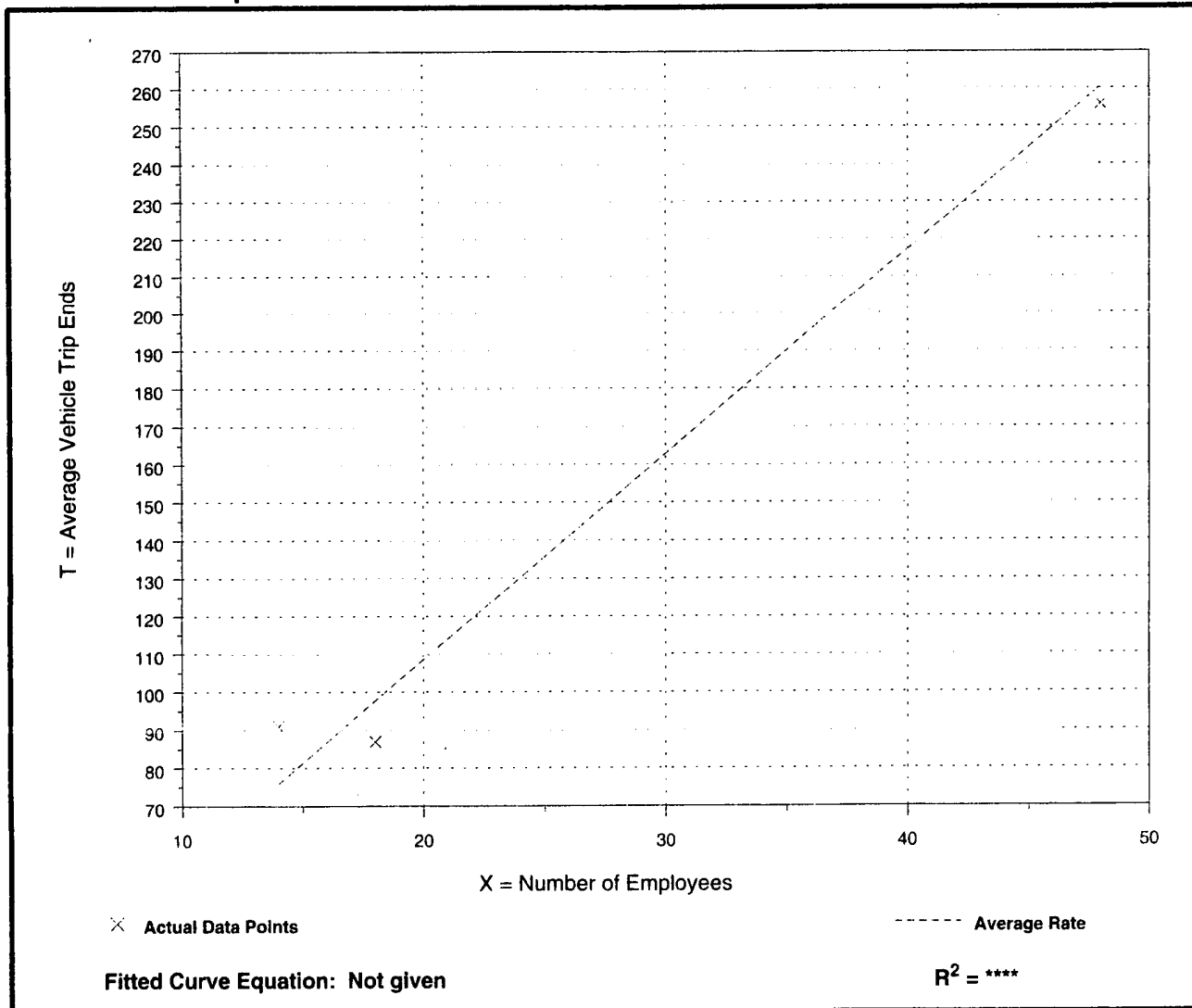
Number of Studies: 3
 Avg. Number of Employees: 27
 Directional Distribution: Not available

Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
5.43	4.83 - 6.50	2.36

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Hardware/Paint Store (816)

Average Vehicle Trip Ends vs: Employees
On a: Saturday

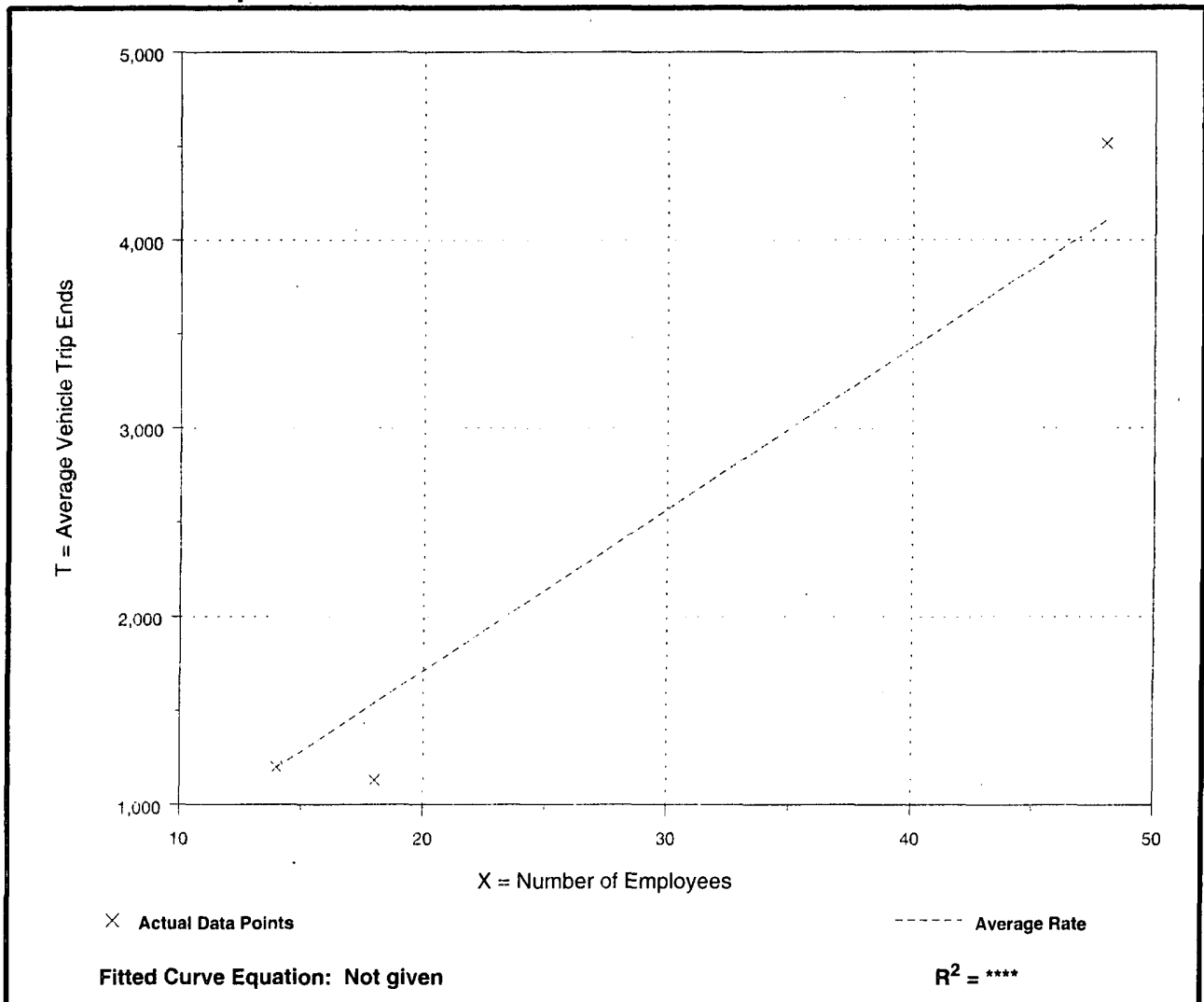
Number of Studies: 3
Avg. Number of Employees: 27
Directional Distribution: 50% entering, 50% exiting

Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
85.61	62.83 - 94.13	15.68

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Hardware/Paint Store (816)

Average Vehicle Trip Ends vs: Employees
On a: Saturday,
Peak Hour of Generator

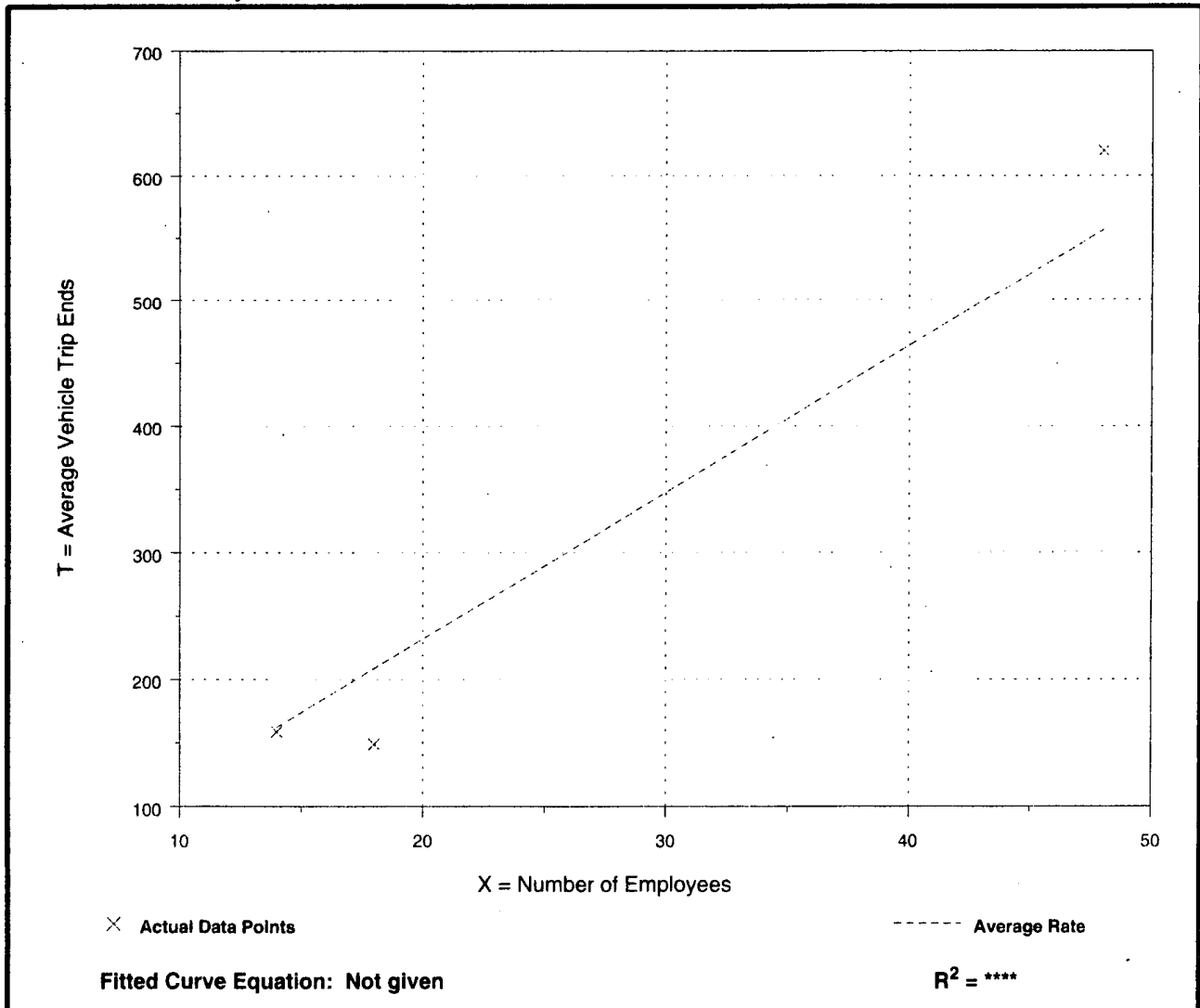
Number of Studies: 3
Avg. Number of Employees: 27
Directional Distribution: Not available

Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
11.60	8.28 - 12.92	3.86

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Hardware/Paint Store (816)

Average Vehicle Trip Ends vs: Employees
On a: Sunday

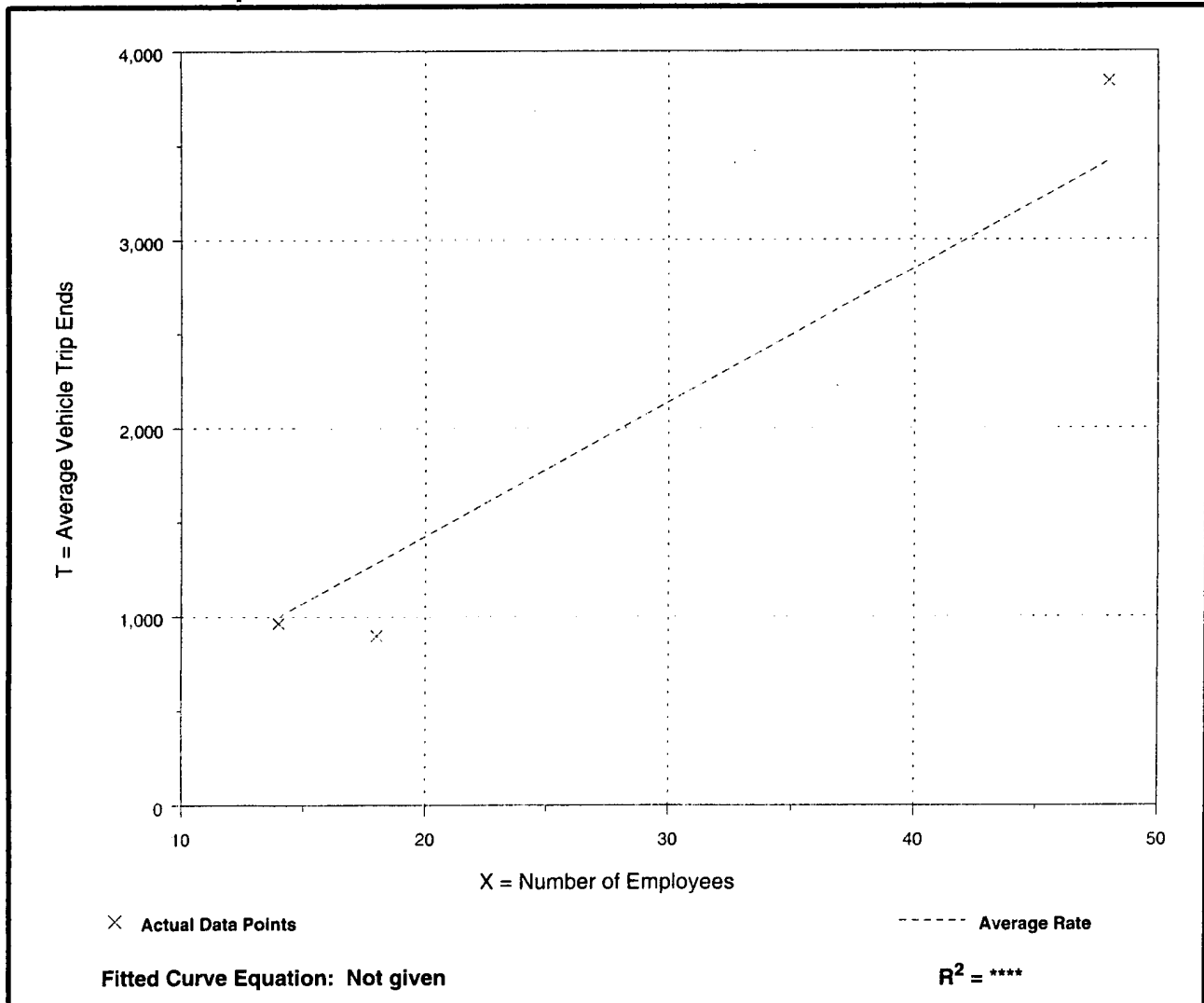
Number of Studies: 3
Avg. Number of Employees: 27
Directional Distribution: 50% entering, 50% exiting

Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
71.23	49.78 - 80.00	14.91

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Hardware/Paint Store (816)

Average Vehicle Trip Ends vs: Employees
On a: Sunday,
Peak Hour of Generator

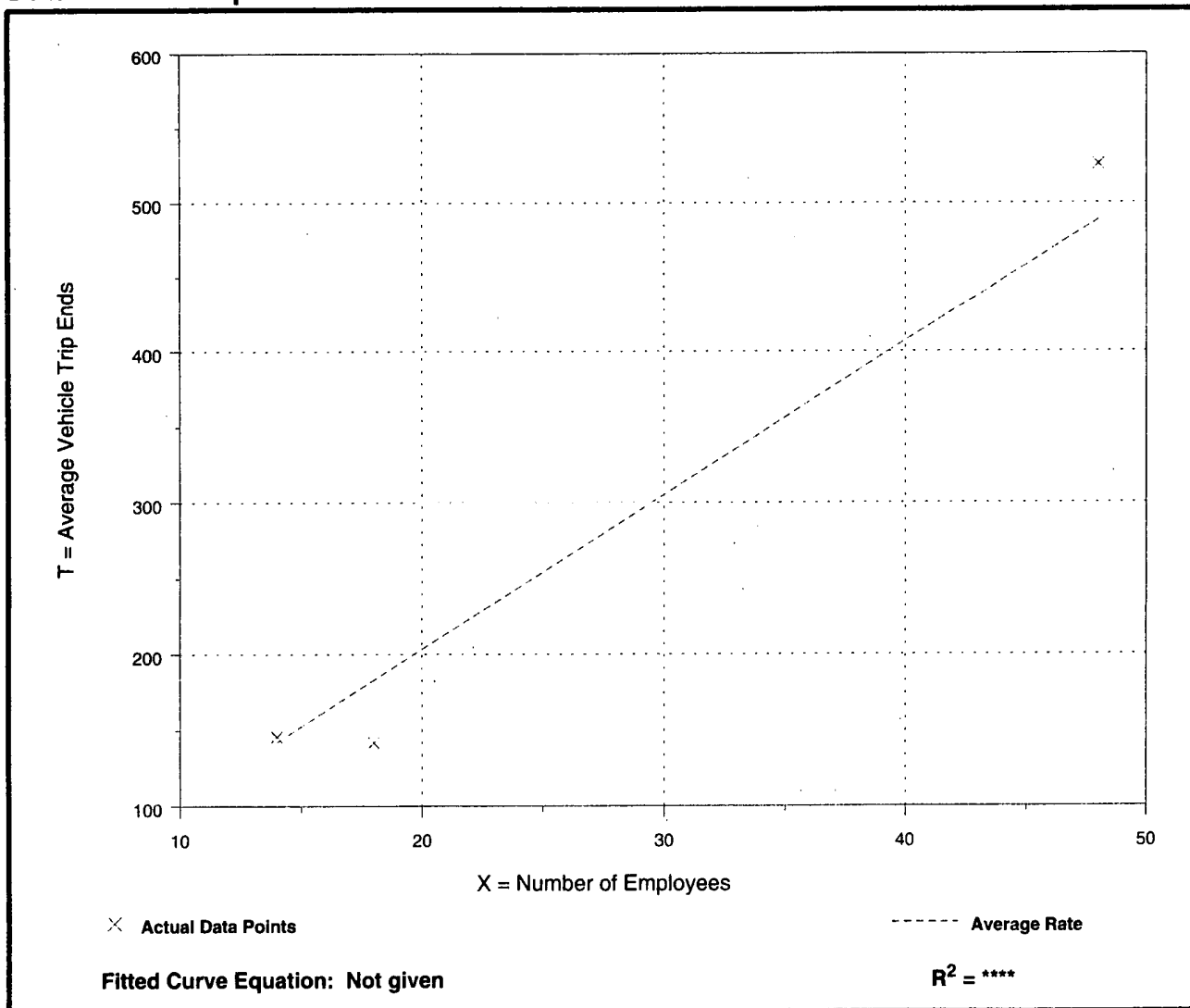
Number of Studies: 3
 Avg. Number of Employees: 27
 Directional Distribution: Not available

Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
10.18	7.89 - 10.96	3.39

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Hardware/Paint Store (816)

Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday

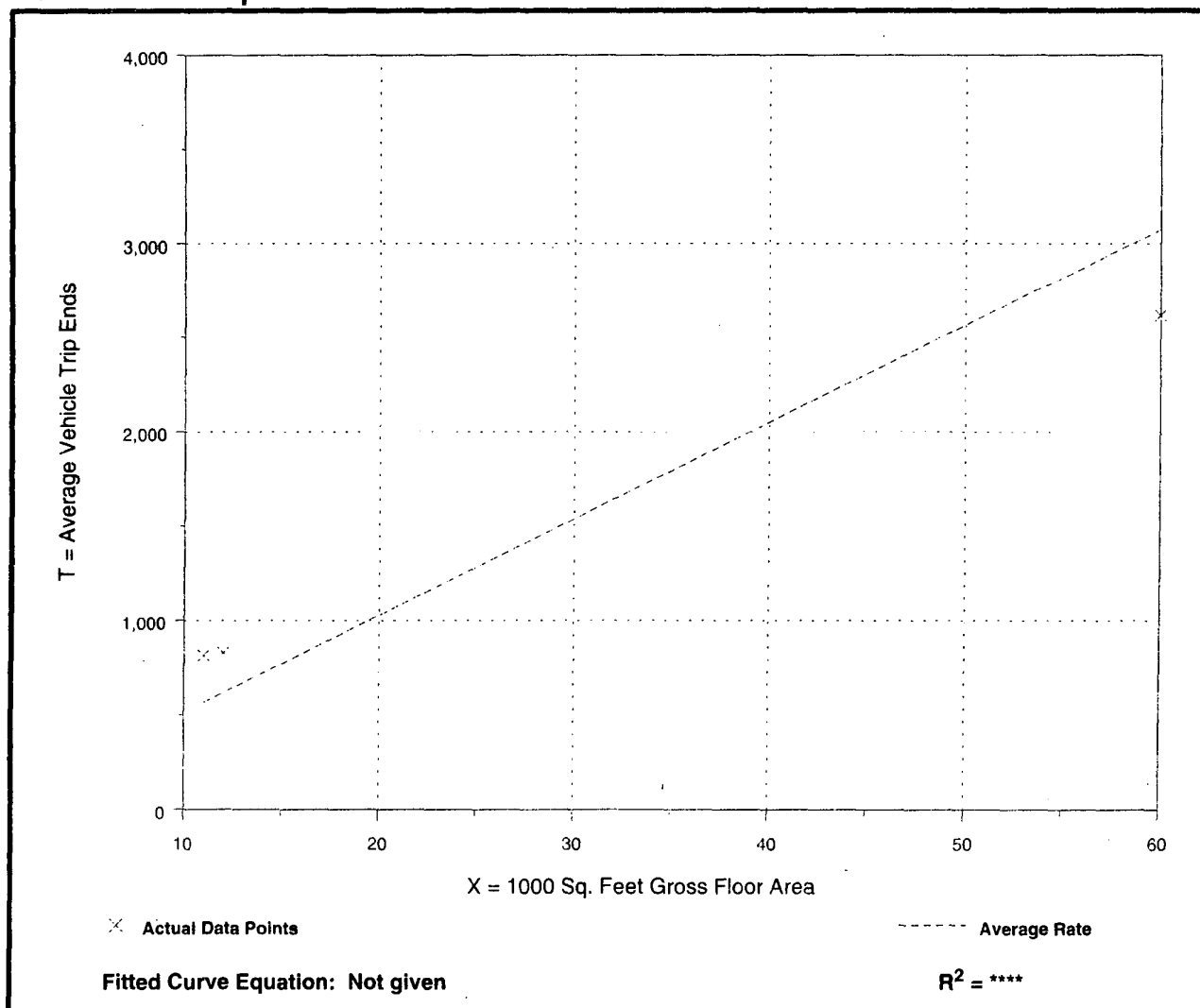
Number of Studies: 3
Average 1000 Sq. Feet GFA: 28
Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
51.29	43.58 - 74.09	14.43

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Hardware/Paint Store (816)

Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

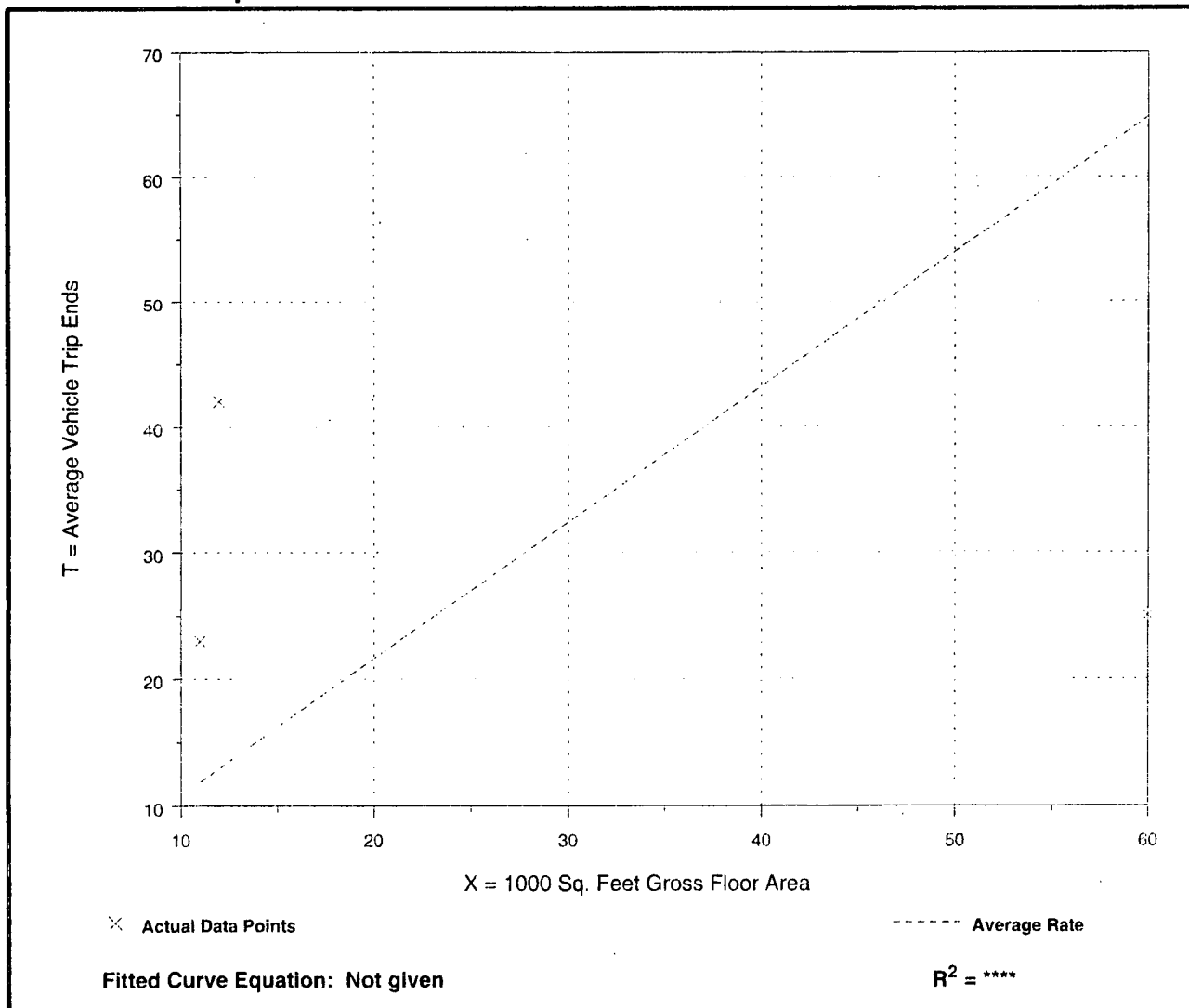
Number of Studies: 3
 Average 1000 Sq. Feet GFA: 28
 Directional Distribution: Not available

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
1.08	0.42 - 3.50	1.53

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Hardware/Paint Store (816)

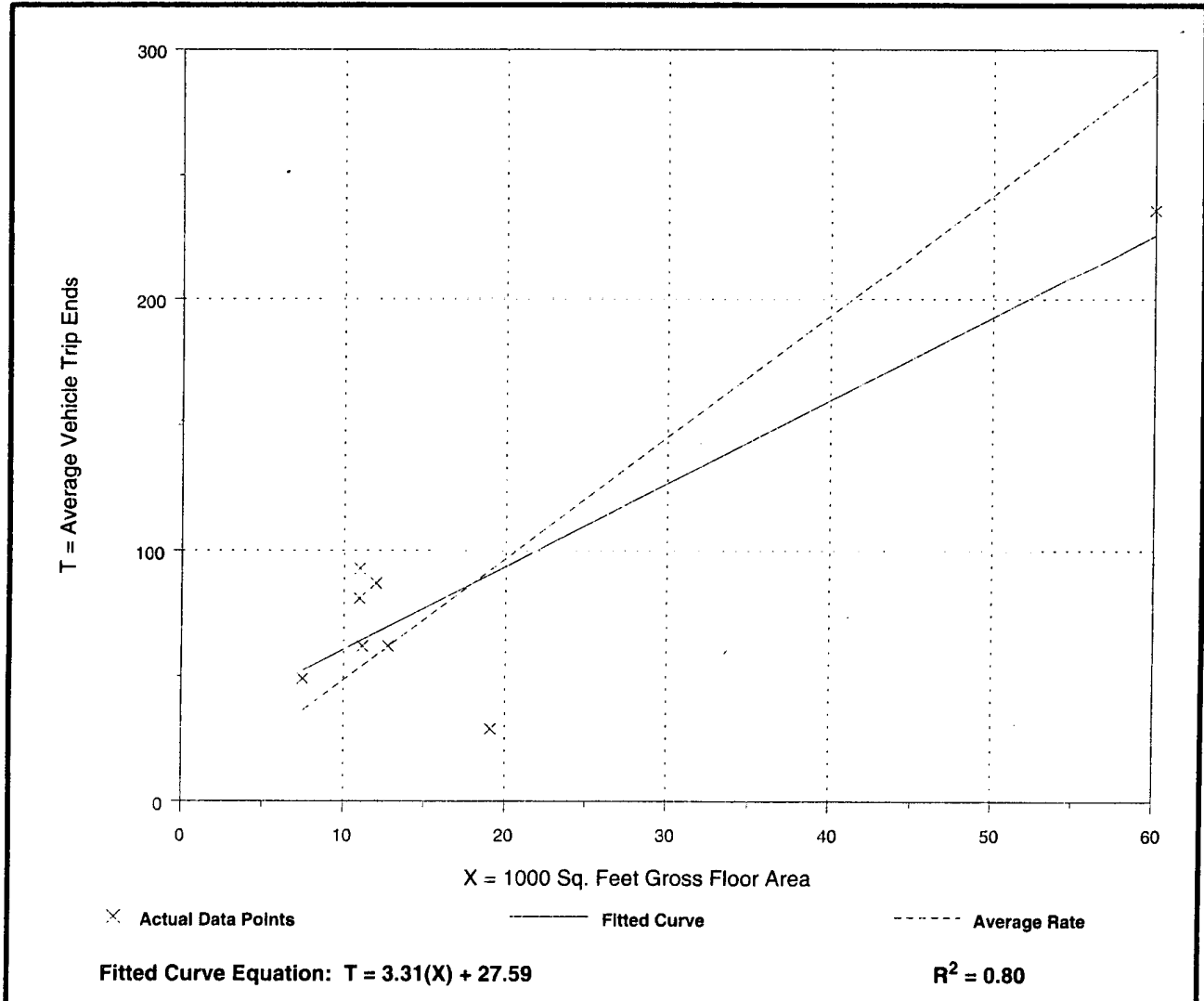
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 8
 Average 1000 Sq. Feet GFA: 18
 Directional Distribution: 47% entering, 53% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
4.84	1.52 - 8.45	2.92

Data Plot and Equation



Hardware/Paint Store (816)

Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
A.M. Peak Hour of Generator

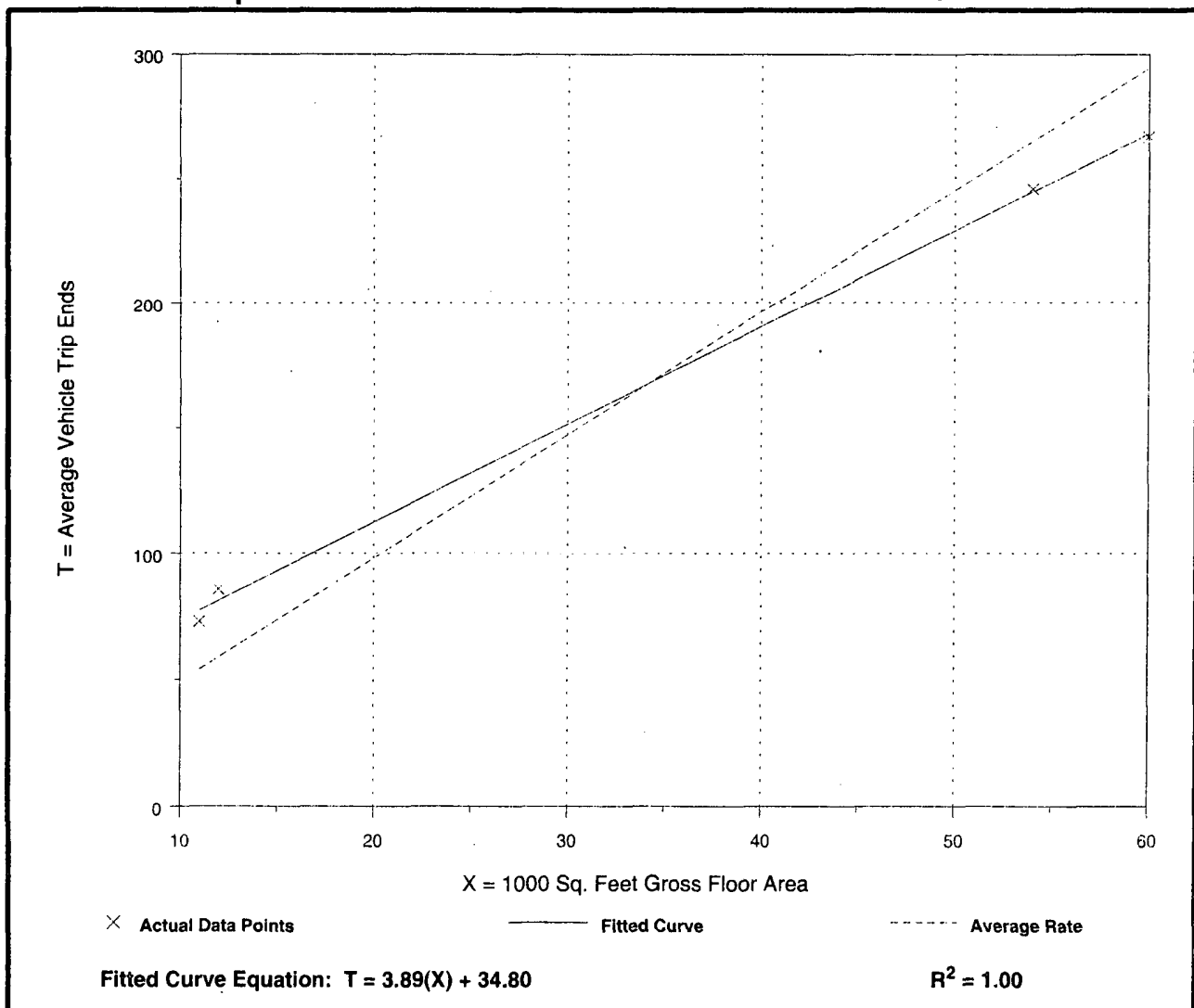
Number of Studies: 4
 Average 1000 Sq. Feet GFA: 34
 Directional Distribution: 52% entering, 48% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
4.91	4.45 - 7.17	2.37

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Hardware/Paint Store (816)

Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
P.M. Peak Hour of Generator

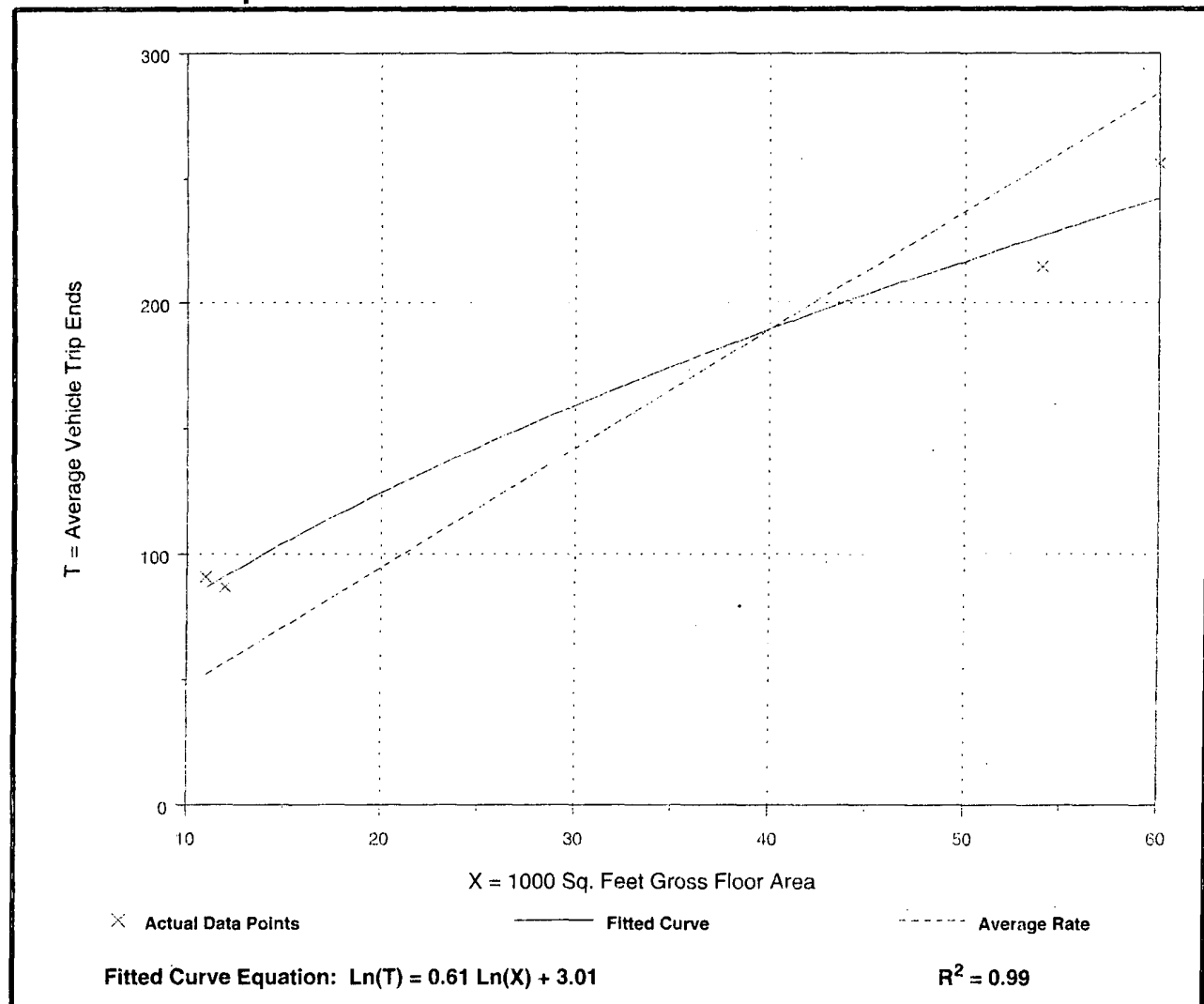
Number of Studies: 4
Average 1000 Sq. Feet GFA: 34
Directional Distribution: 54% entering, 46% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
4.74	3.98 - 8.27	2.55

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Hardware/Paint Store (816)

Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Saturday

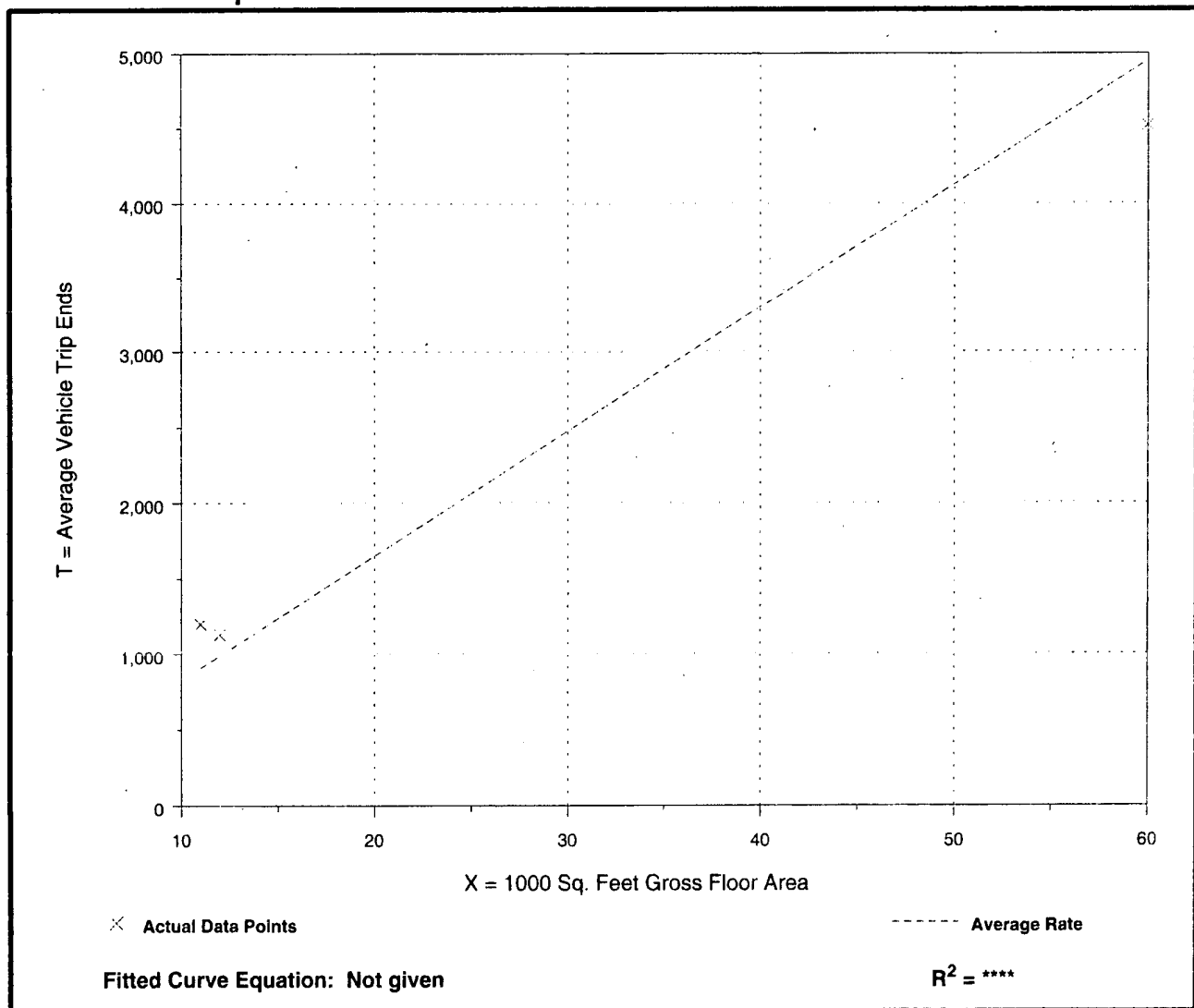
Number of Studies: 3
Average 1000 Sq. Feet GFA: 28
Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
82.52	75.30 - 109.09	15.27

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Hardware/Paint Store (816)

Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Saturday,
Peak Hour of Generator

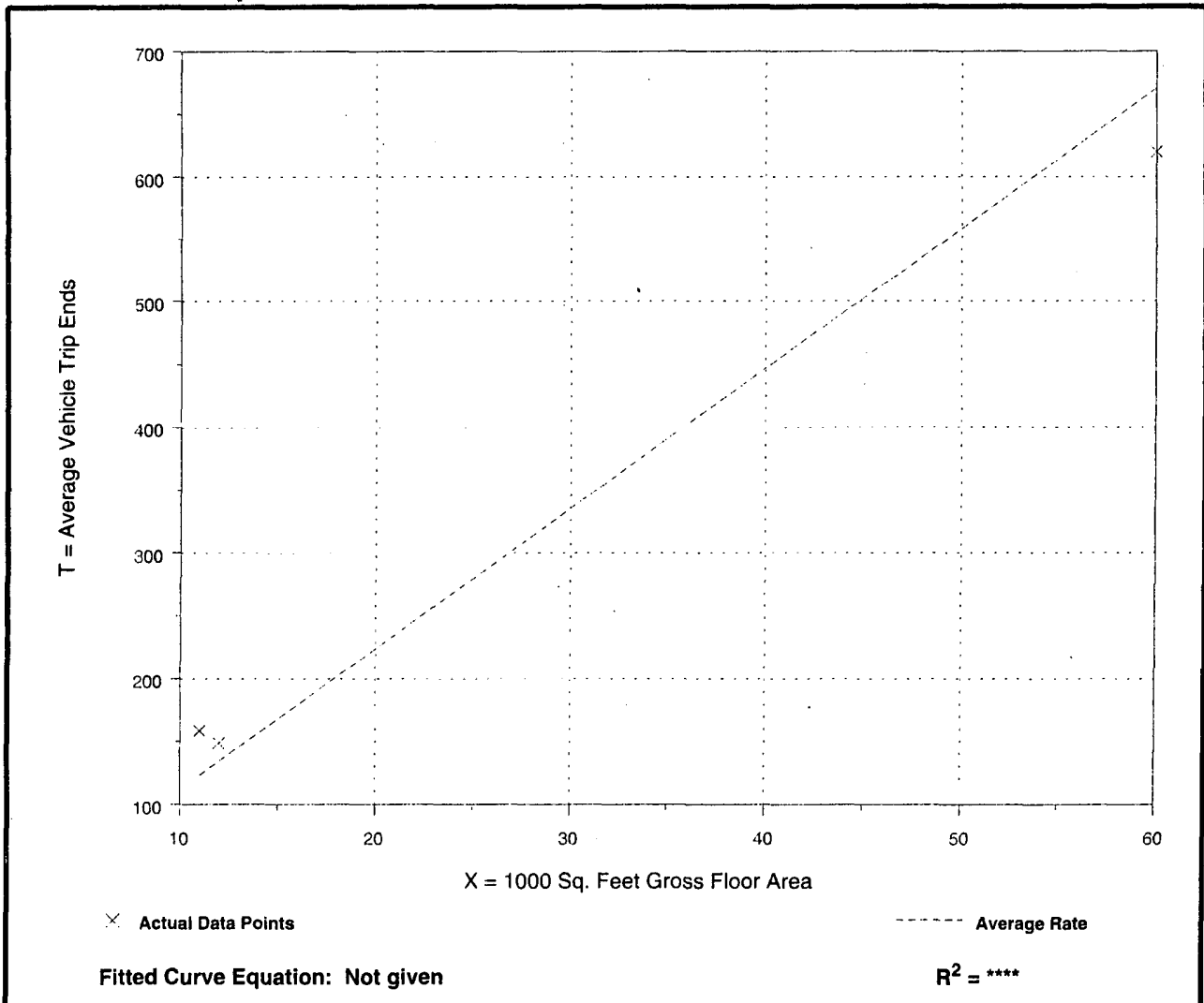
Number of Studies: 3
 Average 1000 Sq. Feet GFA: 28
 Directional Distribution: Not available

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
11.18	10.33 - 14.45	3.61

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Hardware/Paint Store (816)

Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Sunday

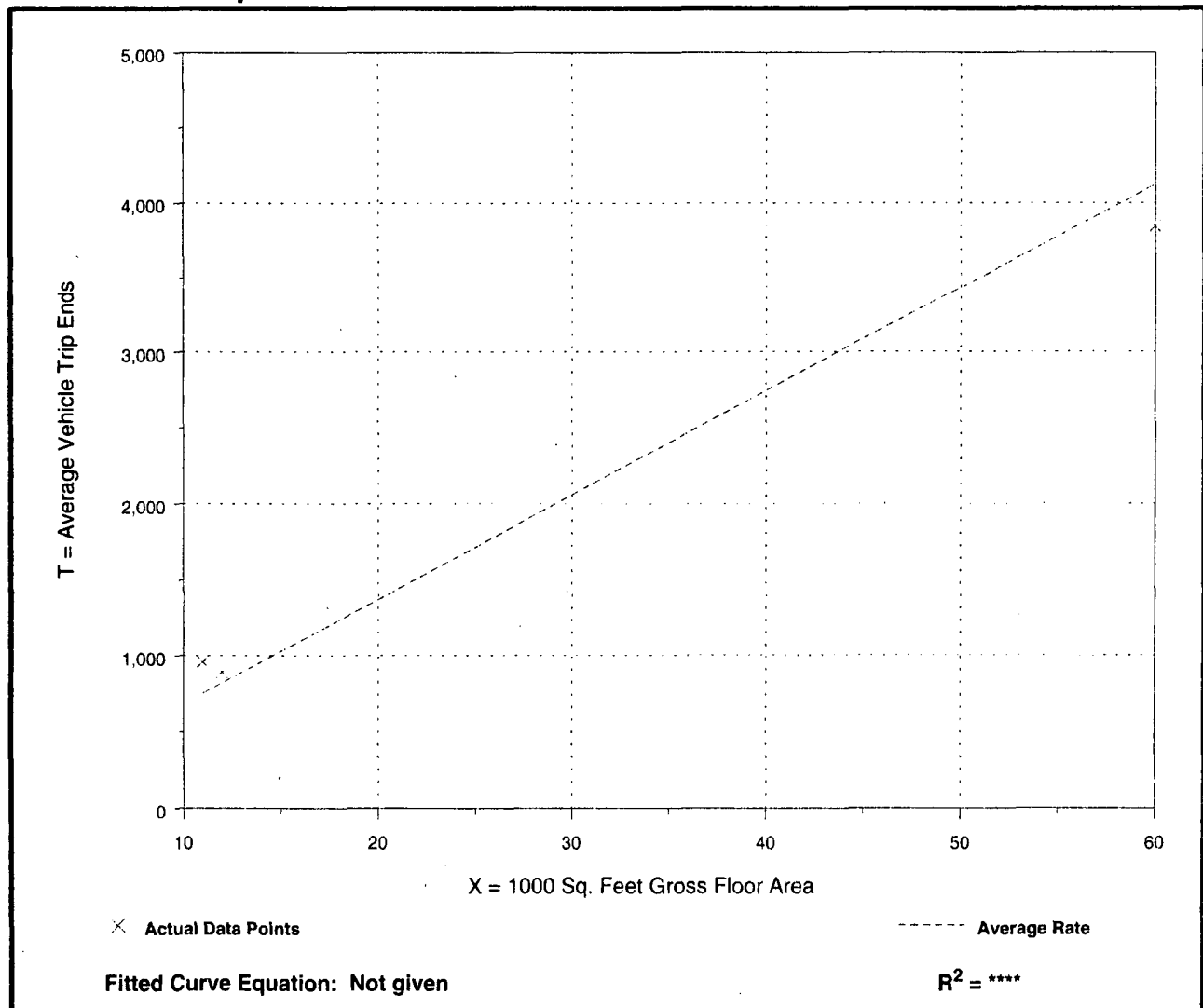
Number of Studies: 3
Average 1000 Sq. Feet GFA: 28
Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
68.65	64.00 - 87.45	11.63

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Hardware/Paint Store (816)

Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Sunday,
Peak Hour of Generator

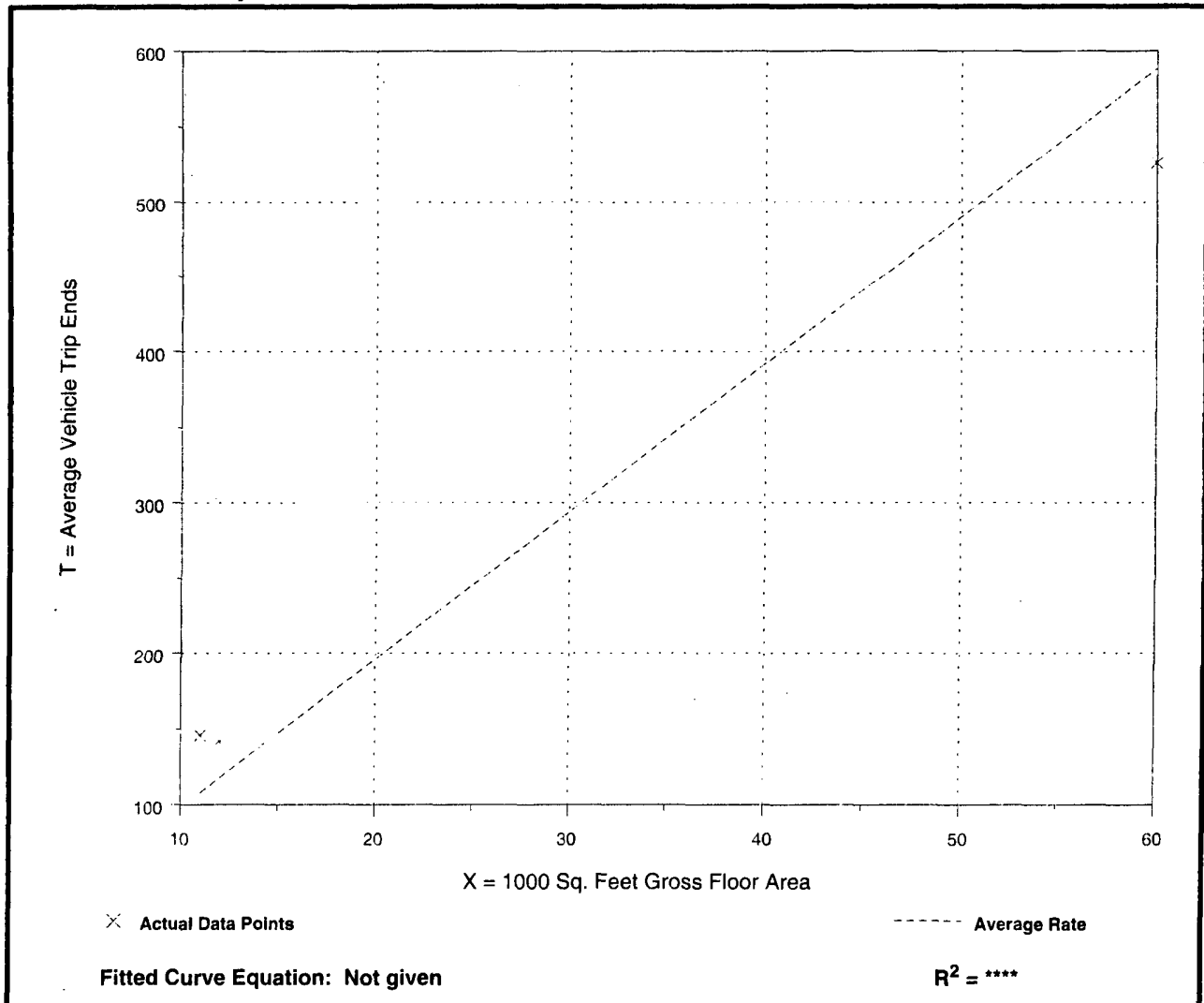
Number of Studies: 3
 Average 1000 Sq. Feet GFA: 28
 Directional Distribution: Not available

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
9.81	8.77 - 13.27	3.54

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Hardware/Paint Store (816)

Average Vehicle Trip Ends vs: Acres
On a: Weekday

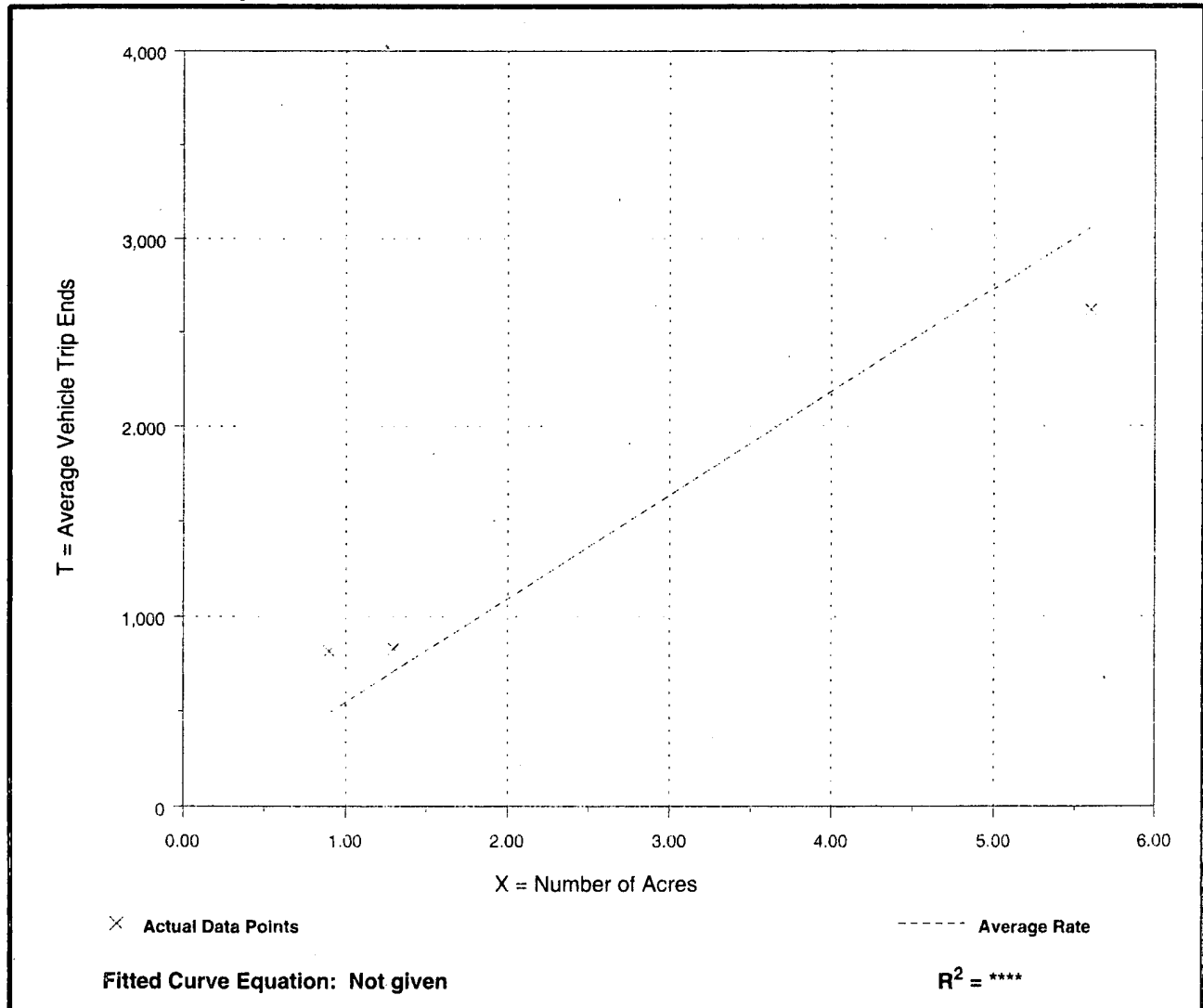
Number of Studies: 3
Average Number of Acres: 3
Directional Distribution: 50% entering, 50% exiting

Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
545.77	466.96 - 905.56	155.37

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Hardware/Paint Store (816)

Average Vehicle Trip Ends vs: Acres
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

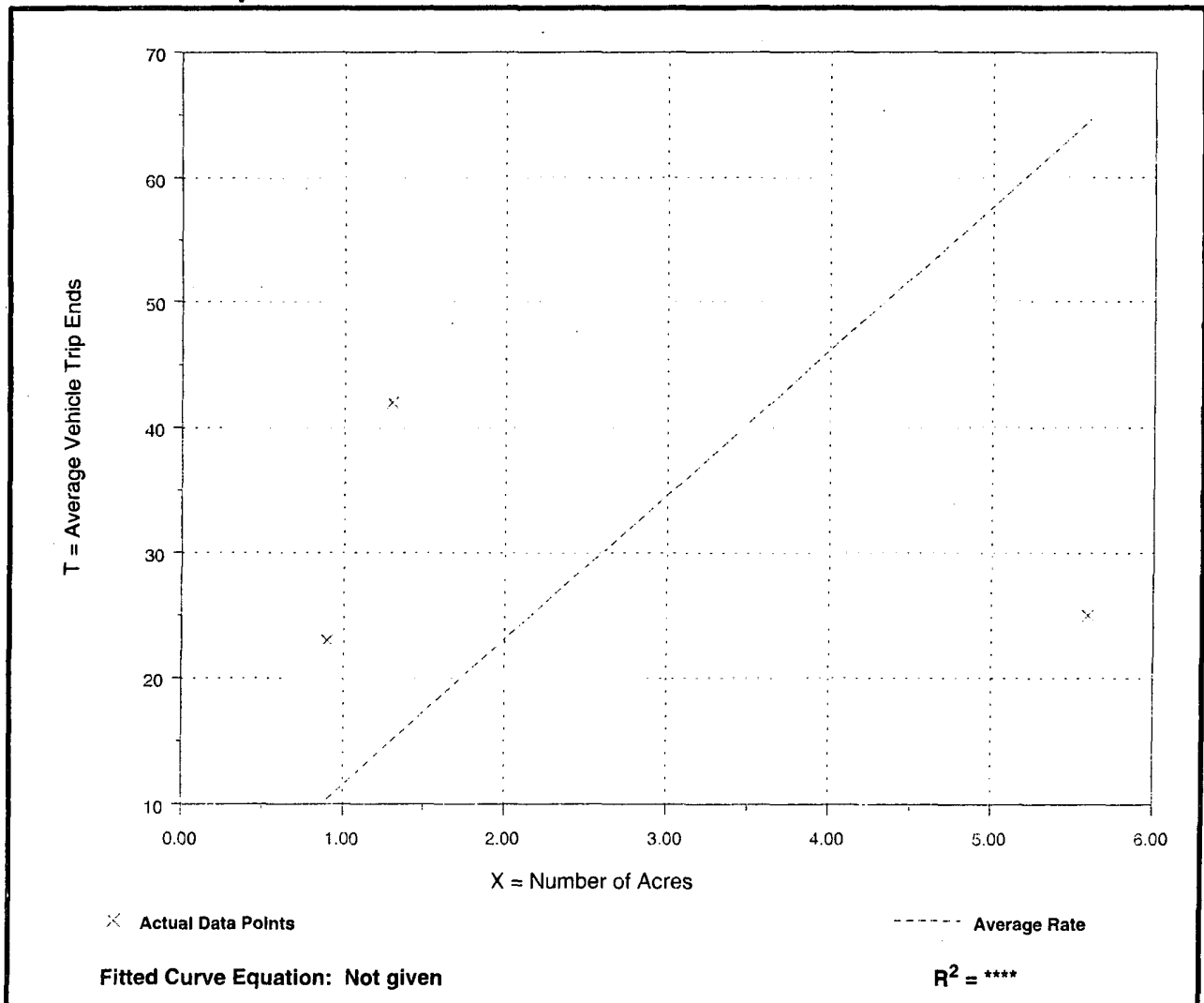
Number of Studies: 3
Average Number of Acres: 3
Directional Distribution: Not available

Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
11.54	4.46 - 32.31	12.40

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Hardware/Paint Store (816)

Average Vehicle Trip Ends vs: Acres
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

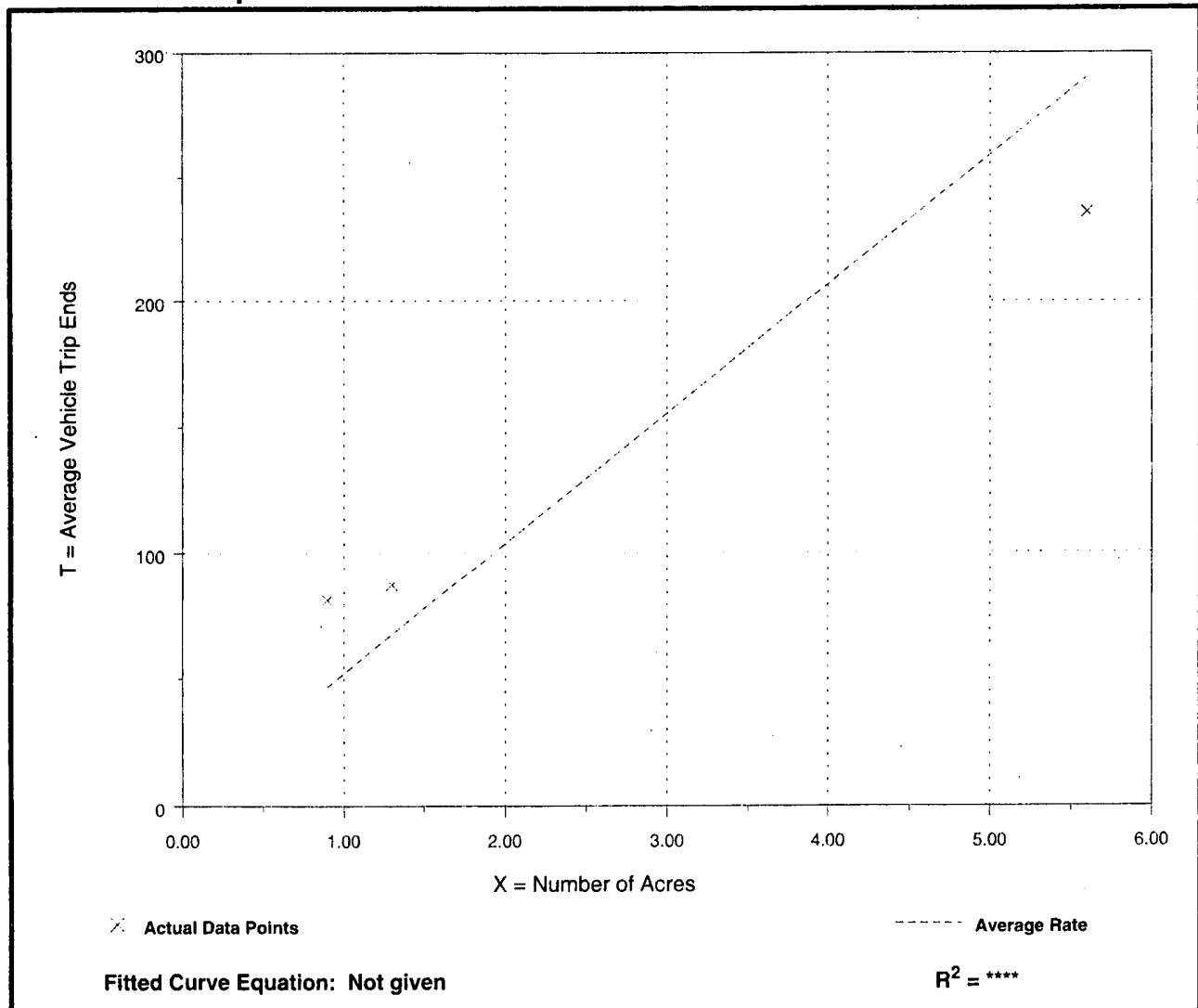
Number of Studies: 3
Average Number of Acres: 3
Directional Distribution: Not available

Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
51.79	42.14 - 90.00	18.54

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Hardware/Paint Store (816)

Average Vehicle Trip Ends vs: Acres
On a: Weekday,
A.M. Peak Hour of Generator

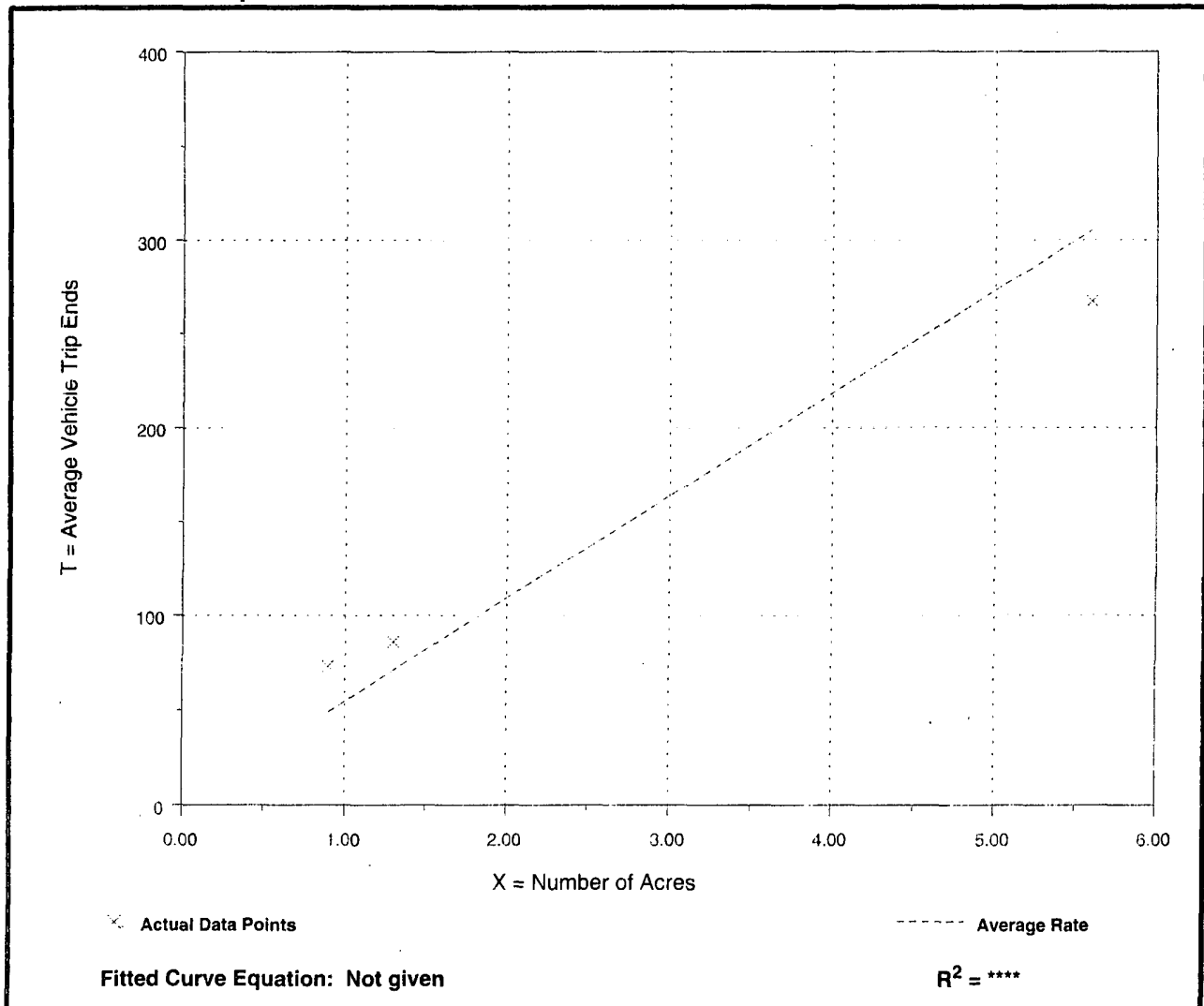
Number of Studies: 3
Average Number of Acres: 3
Directional Distribution: Not available

Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
54.62	47.68 - 81.11	13.86

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Hardware/Paint Store (816)

Average Vehicle Trip Ends vs: Acres
On a: Weekday,
P.M. Peak Hour of Generator

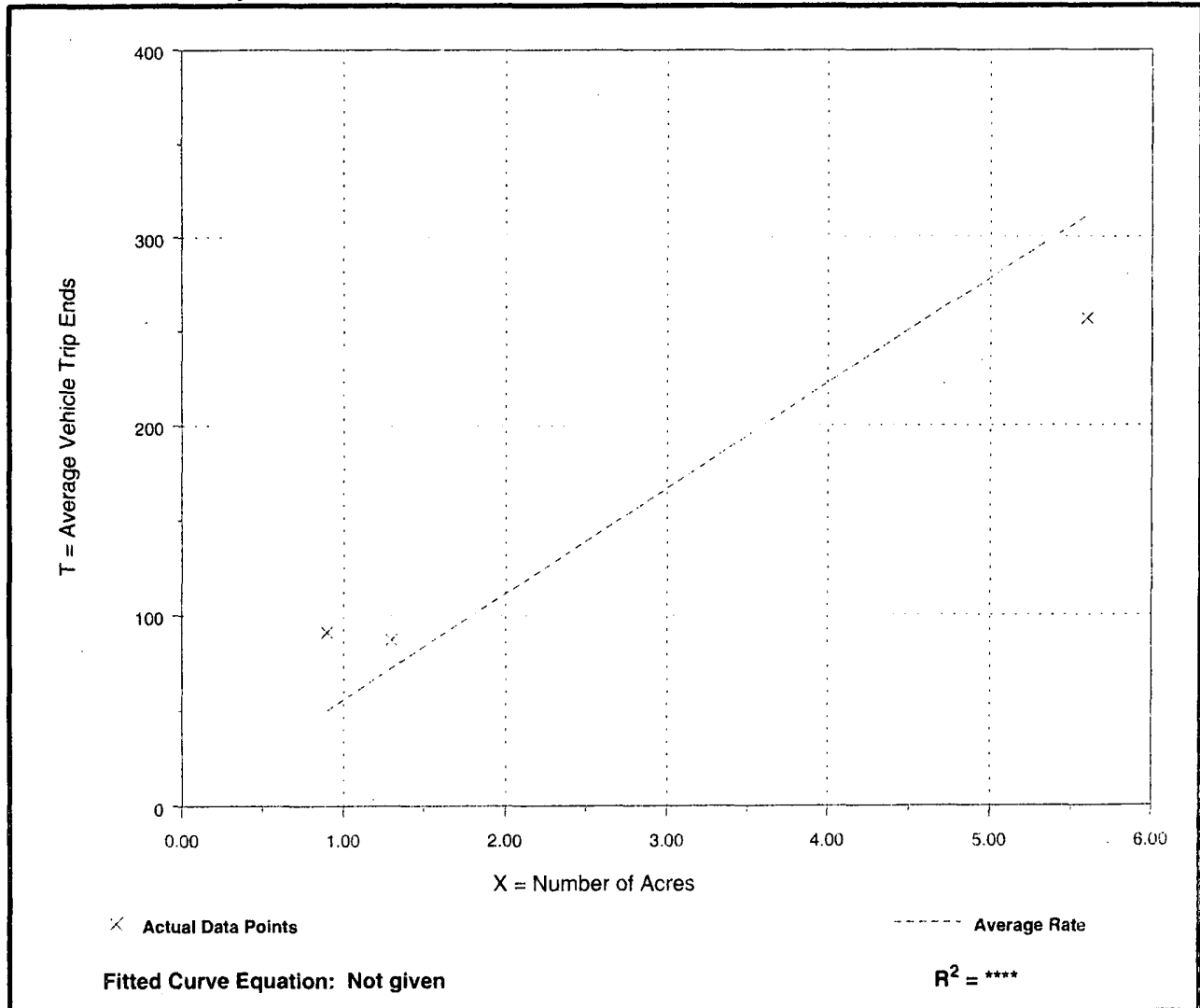
Number of Studies: 3
Average Number of Acres: 3
Directional Distribution: Not available

Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
55.64	45.71 - 101.11	20.29

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Hardware/Paint Store (816)

Average Vehicle Trip Ends vs: Acres
On a: Saturday

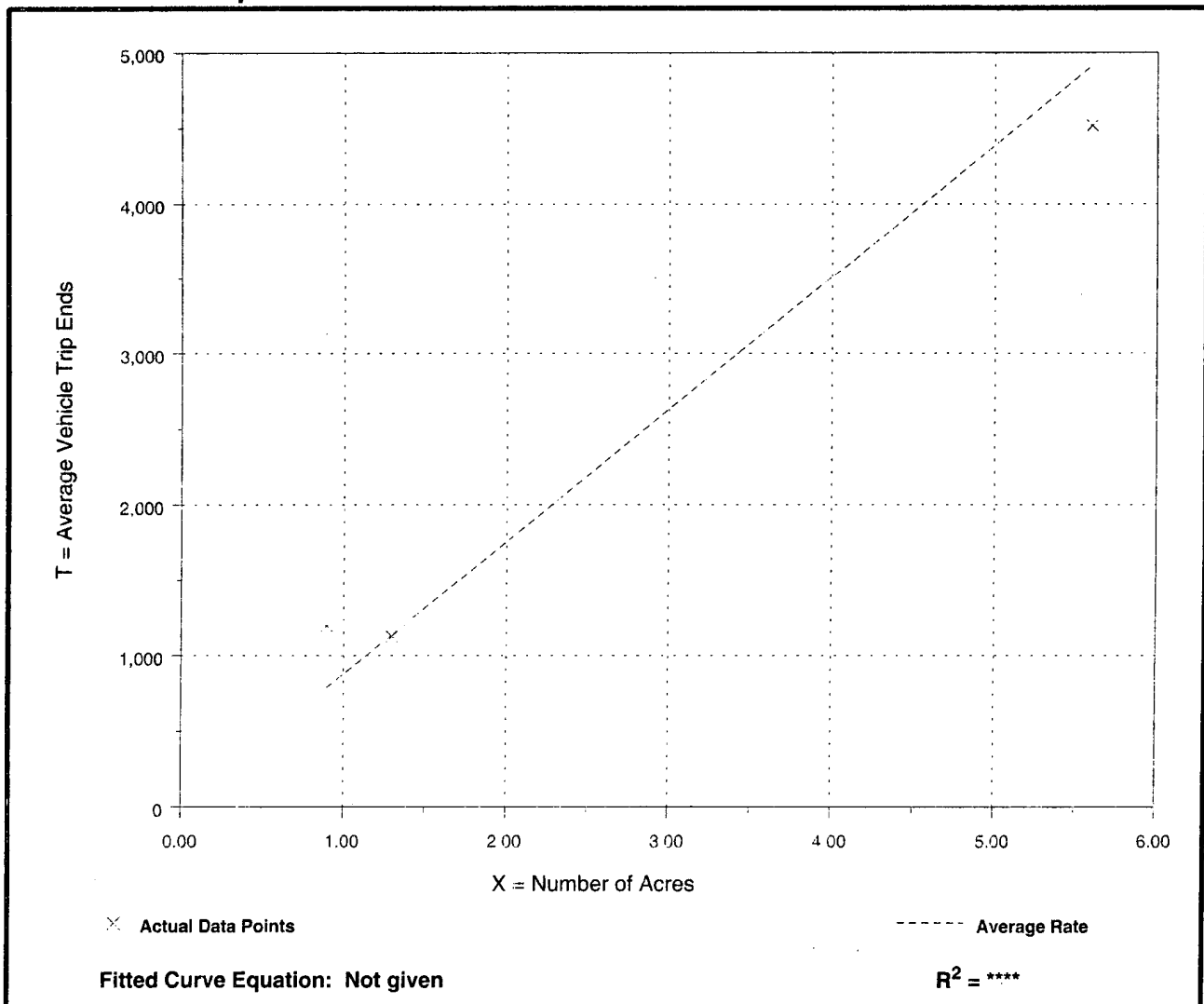
Number of Studies: 3
Average Number of Acres: 3
Directional Distribution: 50% entering, 50% exiting

Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
878.08	806.79 - 1333.33	179.43

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Hardware/Paint Store (816)

Average Vehicle Trip Ends vs: Acres
On a: Saturday,
Peak Hour of Generator

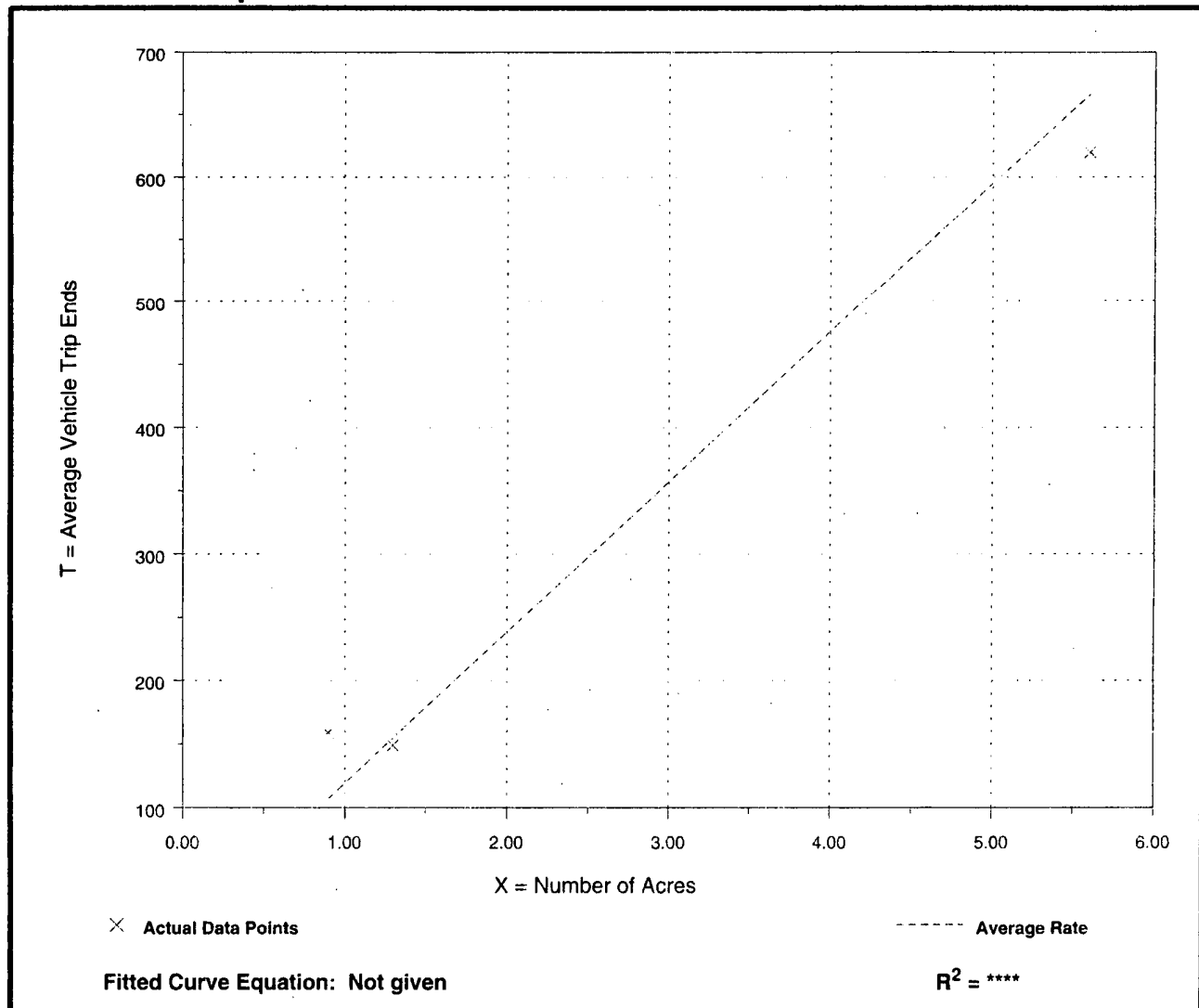
Number of Studies: 3
Average Number of Acres: 3
Directional Distribution: Not available

Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
118.97	110.71 - 176.67	24.04

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Hardware/Paint Store (816)

Average Vehicle Trip Ends vs: Acres
On a: Sunday

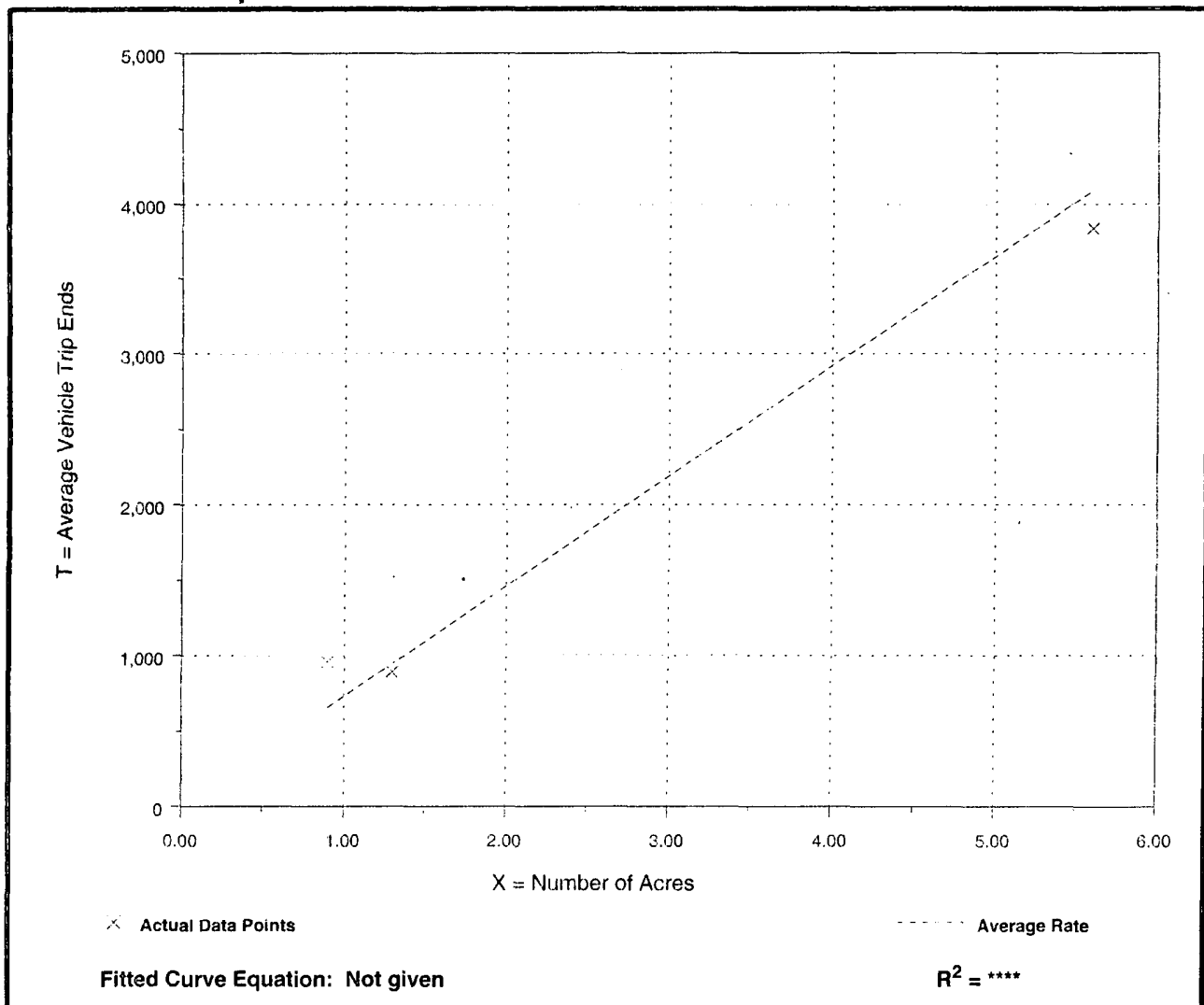
Number of Studies: 3
Average Number of Acres: 3
Directional Distribution: 50% entering, 50% exiting

Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
730.51	685.71 - 1068.89	132.71

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Hardware/Paint Store (816)

Average Vehicle Trip Ends vs: Acres
On a: Sunday,
Peak Hour of Generator

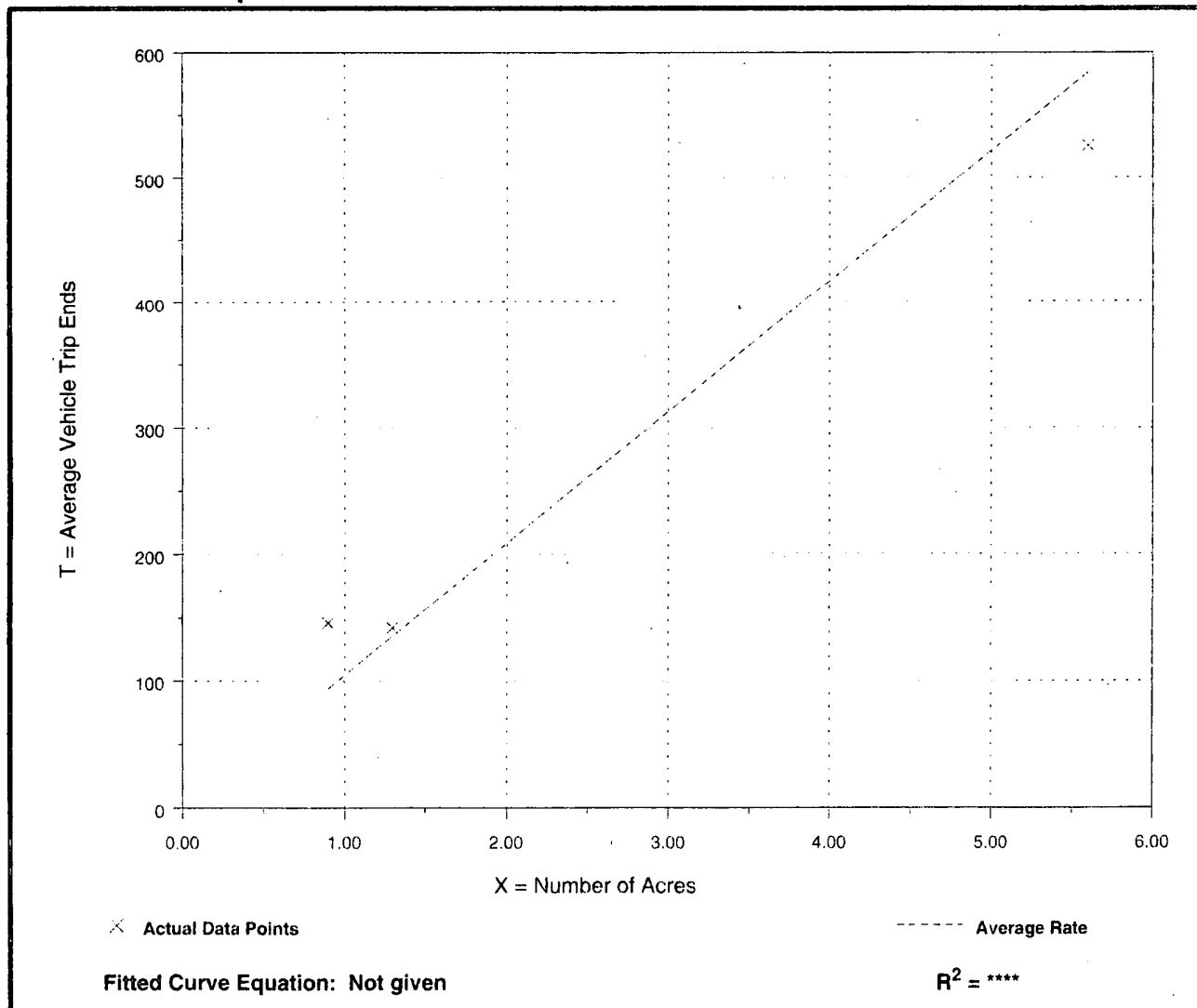
Number of Studies: 3
Average Number of Acres: 3
Directional Distribution: Not available

Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
104.36	93.93 - 162.22	24.56

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Land Use: 820

Shopping Center

Description

A shopping center is an integrated group of commercial establishments that is planned, developed, owned and managed as a unit. A shopping center's composition is related to its market area in terms of size, location and type of store. A shopping center also provides on-site parking facilities sufficient to serve its own parking demands. Specialty retail center (Land Use 814) and factory outlet center (Land Use 823) are related uses.

Additional Data

Shopping centers, including neighborhood centers, community centers, regional centers and super regional centers, were surveyed for this land use. Some of these centers contained non-merchandising facilities, such as office buildings, movie theaters, restaurants, post offices, banks, health clubs and recreational facilities (for example, ice skating rinks or indoor miniature golf courses). The centers ranged in size from 1,700 to 2.2 million square feet of gross leasable area (GLA). The centers studied were located in suburban areas throughout the United States and therefore represent typical U.S. suburban conditions.

Many shopping centers, in addition to the integrated unit of shops in one building or enclosed around a mall, include outparcels (peripheral buildings or pads located on the perimeter of the center adjacent to the streets and major access points). These buildings are typically drive-in banks, retail stores, restaurants, or small offices. Although the data herein do not indicate which of the centers studied included peripheral buildings, it can be assumed that some of the data show their effect.

The vehicle trips generated at a shopping center are based upon the GLA of the center. In cases of smaller centers without an enclosed mall or peripheral buildings, the GLA could be the same as the gross floor area of the building.

Separate equations have been developed for shopping centers during the Christmas shopping season. Plots were included for the weekday peak hour of adjacent street traffic and the Saturday peak hour of the generator.

Information on approximate hourly, monthly and daily variation in shopping center traffic is shown in Tables 1-4. It should be noted, however, that the information contained in these tables is based on a limited sample size. Therefore, caution should be exercised when applying the data. Also, some information provided in the tables may conflict with the results obtained by applying the average rate or regression equations. When this occurs, it is suggested that the results from the average rate or regression equations be used, as they are based on a larger number of studies.

Table 1 Hourly Variation in Shopping Center Traffic Less Than 100,000 Square Feet Gross Leasable Area				
Time	Average Weekday ^a		Average Saturday ^b	
	Percent of 24 Hour Entering Traffic	Percent of 24 Hour Exiting Traffic	Percent of 24 Hour Entering Traffic	Percent of 24 Hour Exiting Traffic
10-11 a.m.	7.6	6.5	6.8	5.8
11 a.m.-12 p.m.	7.6	8.4	8.8	8.9
12-1 p.m.	7.6	8.2	9.4	8.8
1-2 p.m.	6.9	7.5	10.0	10.1
2-3 p.m.	9.0	7.8	9.7	8.4
3-4 p.m.	9.6	9.5	10.3	9.6
4-5 p.m.	9.7	10.4	10.7	10.7
5-6 p.m.	10.3	11.0	9.4	8.7
6-7 p.m.	7.4	8.3	7.3	8.3
7-8 p.m.	5.4	5.3	5.0	5.7
8-9 p.m.	4.2	4.3	3.2	3.9
9-10 p.m.	1.9	1.8	2.0	3.3

^a Source numbers - 95, 124; based on four studies.

^b Source numbers - 95, 124; based on four studies.

Table 2 Hourly Variation in Shopping Center Traffic More Than 300,000 Square Feet Gross Leasable Area						
Time	Average Weekday ^a		Average Saturday ^b		Average Sunday ^c	
	Percent of 24 Hour Entering Traffic	Percent of 24 Hour Exiting Traffic	Percent of 24 Hour Entering Traffic	Percent of 24 Hour Exiting Traffic	Percent of 24 Hour Entering Traffic	Percent of 24 Hour Exiting Traffic
10-11 a.m.	7.5	3.7	8.3	4.3	3.5	1.7
11 a.m.-12 p.m.	8.6	5.9	10.9	6.9	9.4	3.5
12-1 p.m.	9.5	7.9	11.9	8.9	15.3	6.3
1-2 p.m.	8.7	8.2	12.5	10.4	17.3	11.0
2-3 p.m.	7.9	8.8	12.4	12.0	16.4	14.4
3-4 p.m.	7.7	8.9	11.2	12.9	13.8	16.2
4-5 p.m.	8.2	9.1	9.2	13.4	9.8	16.8
5-6 p.m.	8.3	9.5	5.2	12.7	5.5	15.7
6-7 p.m.	7.8	7.7	2.9	8.0	2.2	6.1
7-8 p.m.	8.4	7.0	1.9	2.1	1.3	1.9
8-9 p.m.	4.7	7.7	1.4	1.2	0.8	1.1
9-10 p.m.	1.8	9.1	2.9	0.8	0.6	0.9

^a Source numbers - 48, 73, 88, 124; based on seven studies.

^b Source numbers - 73, 88; based on three studies.

^c Source numbers - 88; based on two studies.

Table 3 Daily Variation in Shopping Center Traffic Percentage of Average Weekday Volume (Monday through Friday)				
Day	Less Than 100,000 Square Feet GLA	100,000 to 300,000 Square Feet GLA	More Than 300,000 Square Feet GLA	Discount Center
Sunday	45.2	65.4	77.4	82.1
Monday	97.3	96.8	96.8	95.1
Tuesday	92.9	103.1	97.1	91.4
Wednesday	92.7	99.1	93.6	94.8
Thursday	98.2	85.3	97.1	99.5
Friday	118.9	108.7	115.4	119.2
Saturday	128.5	113.4	128.0	151.0
Sample Size	6	8	17	2

Source numbers: 88, 124.

Table 4 Monthly Variation in Shopping Center Traffic Percentage of Average Month			
Month	Percentage	Month	Percentage
January	85.3	July	100.8
February	78.1	August	102.1
March	92.0	September	94.8
April	93.2	October	98.9
May	105.4	November	101.5
June	106.0	December	141.8

Sample Size: 2

Average gross leasable area: 938,000 square feet.

The sites were surveyed from the 1960s to the 2000s throughout the United States and Canada.

Source Numbers

1, 2, 3, 4, 5, 6, 13, 14, 18, 19, 22, 26, 40, 42, 48, 49, 54, 59, 60, 61, 64, 65, 72, 73, 75, 76, 77, 78, 79, 87, 89, 90, 98, 99, 100, 105, 110, 124, 156, 159, 172, 186, 193, 194, 195, 196, 197, 198, 199, 202, 204, 211, 213, 260, 263, 269, 295, 299, 300, 301, 304, 305, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 358, 365, 376, 385, 390, 400, 404, 414, 420, 423, 428, 437, 440, 442, 444, 446, 507, 562, 563, 580

Shopping Center (820)

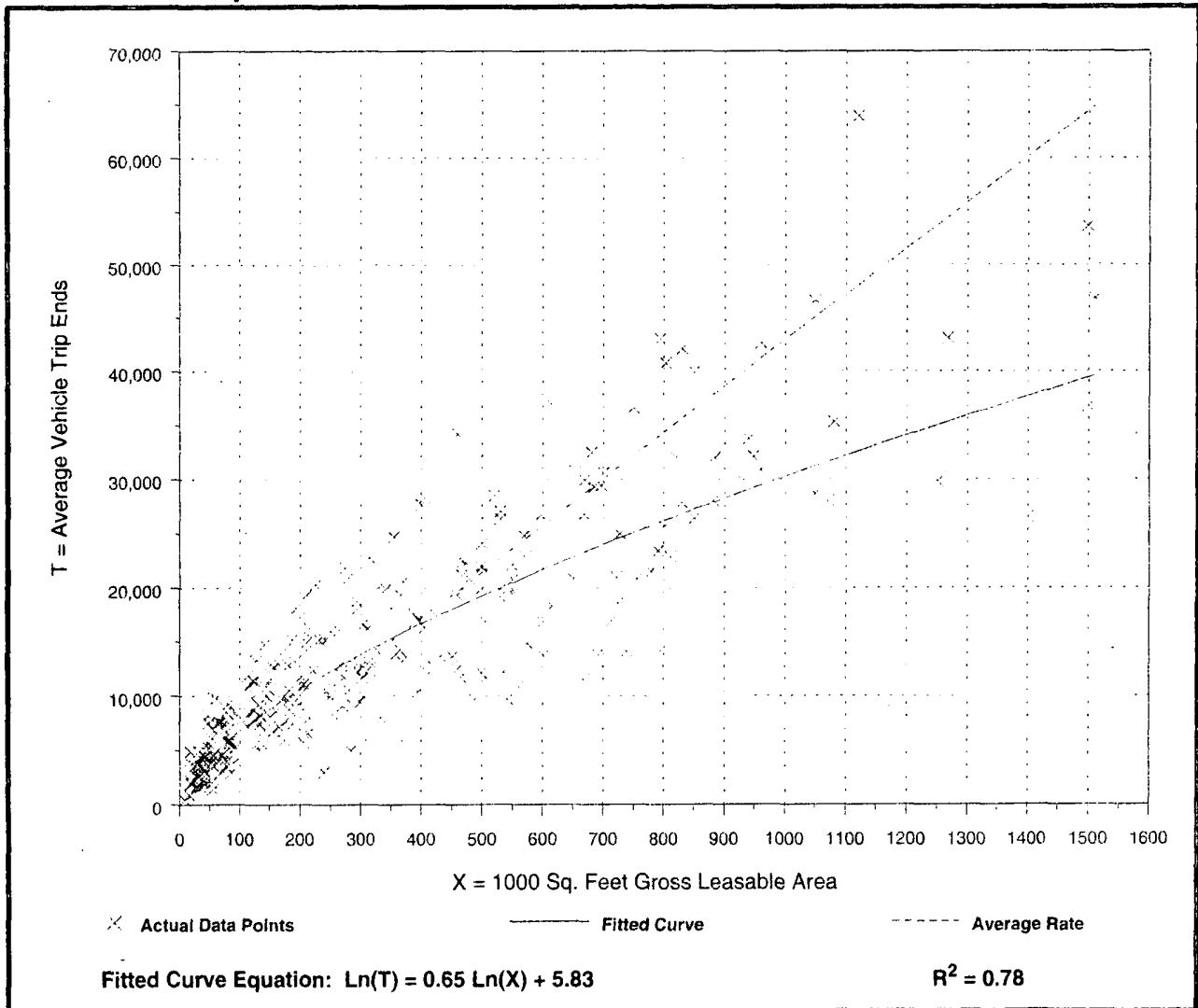
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Leasable Area
On a: Weekday

Number of Studies: 302
Average 1000 Sq. Feet GLA: 328
Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Leasable Area

Average Rate	Range of Rates	Standard Deviation
42.94	12.50 - 270.89	21.38

Data Plot and Equation



Shopping Center (820)

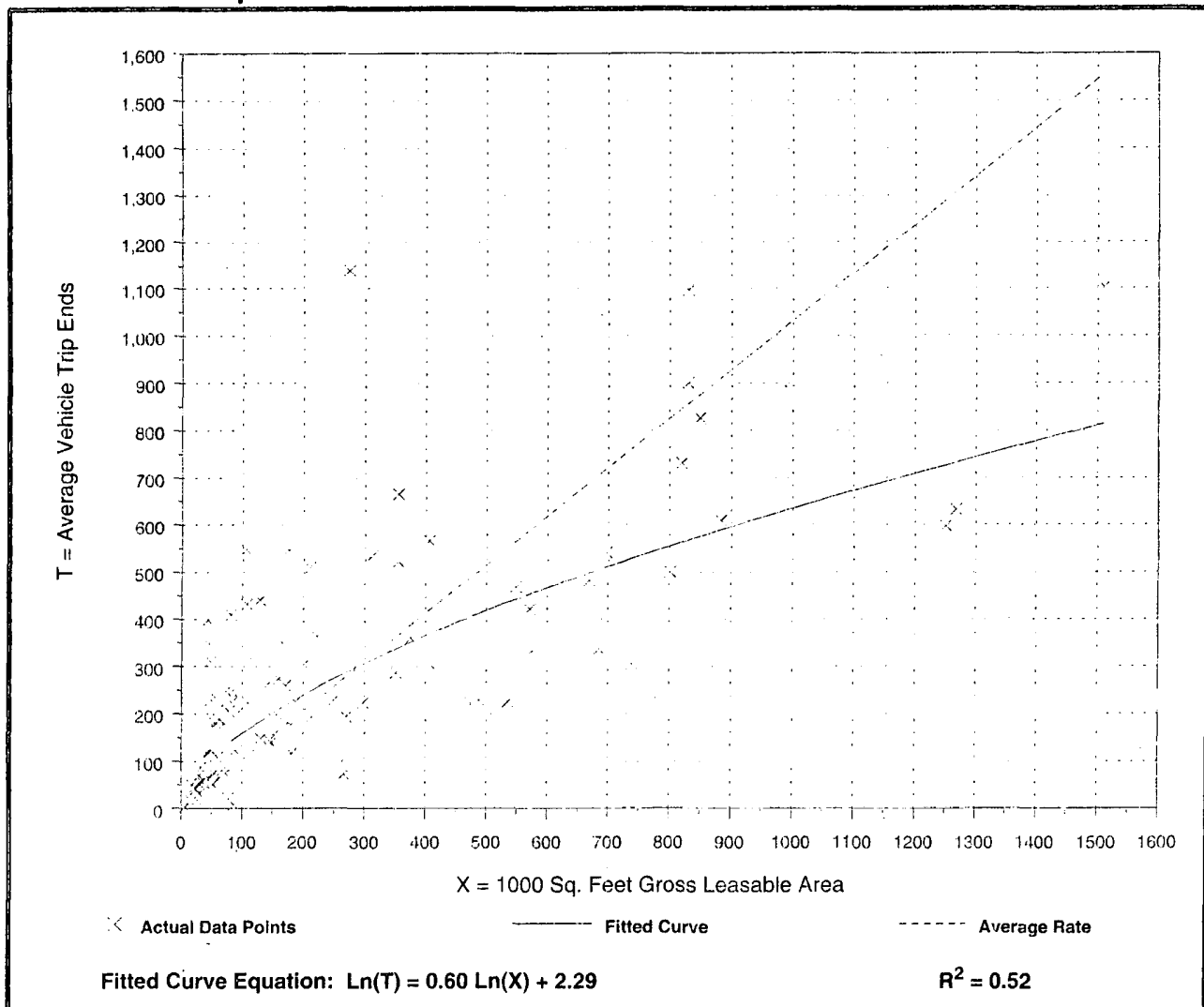
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Leasable Area
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Number of Studies: 98
Average 1000 Sq. Feet GLA: 287
Directional Distribution: 61% entering, 39% exiting

Trip Generation per 1000 Sq. Feet Gross Leasable Area

Average Rate	Range of Rates	Standard Deviation
1.03	0.10 - 9.05	1.40

Data Plot and Equation



Shopping Center (820)

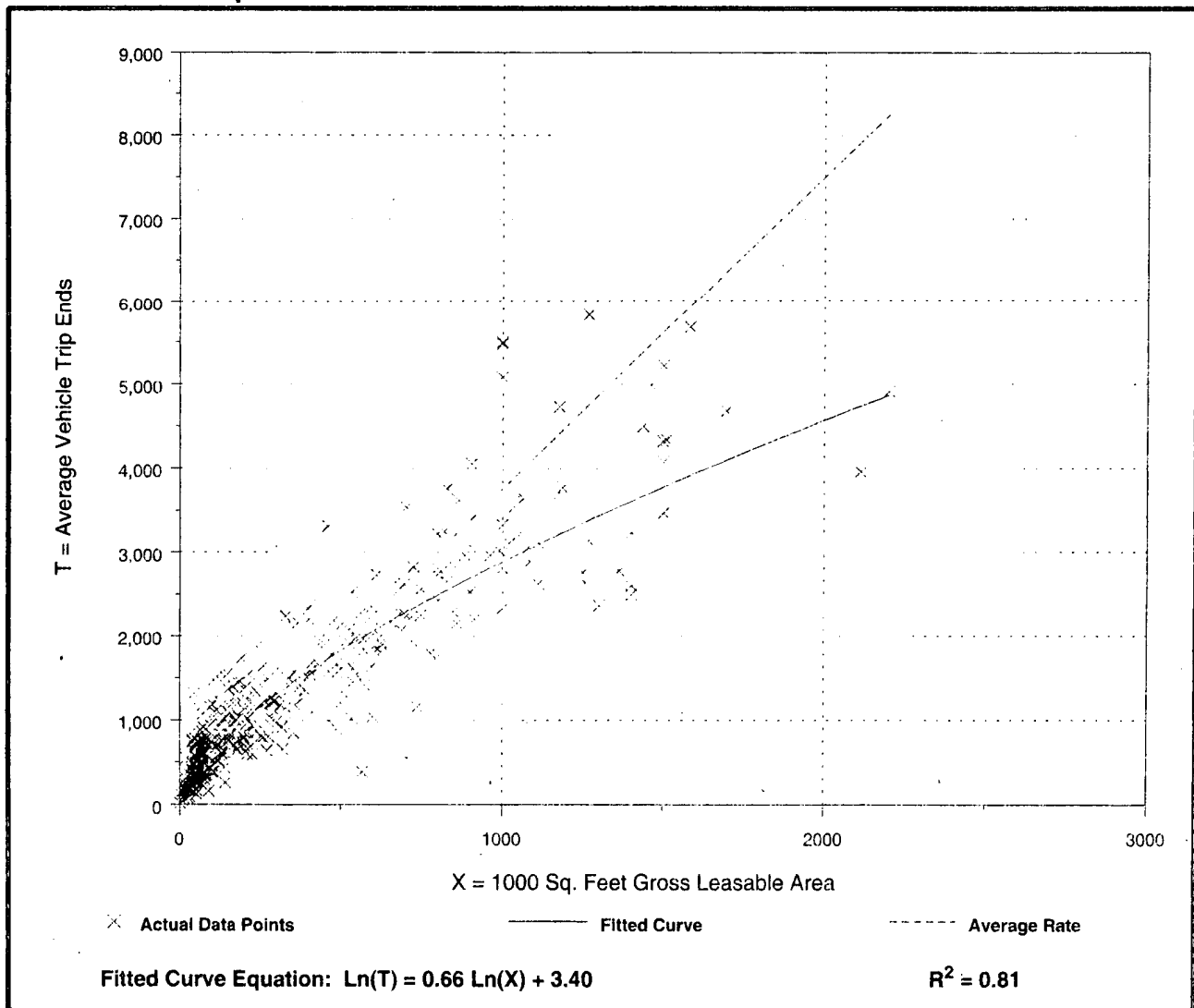
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Leasable Area
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 407
Average 1000 Sq. Feet GLA: 379
Directional Distribution: 48% entering, 52% exiting

Trip Generation per 1000 Sq. Feet Gross Leasable Area

Average Rate	Range of Rates	Standard Deviation
3.75	0.68 - 29.27	2.75

Data Plot and Equation



Shopping Center (820)

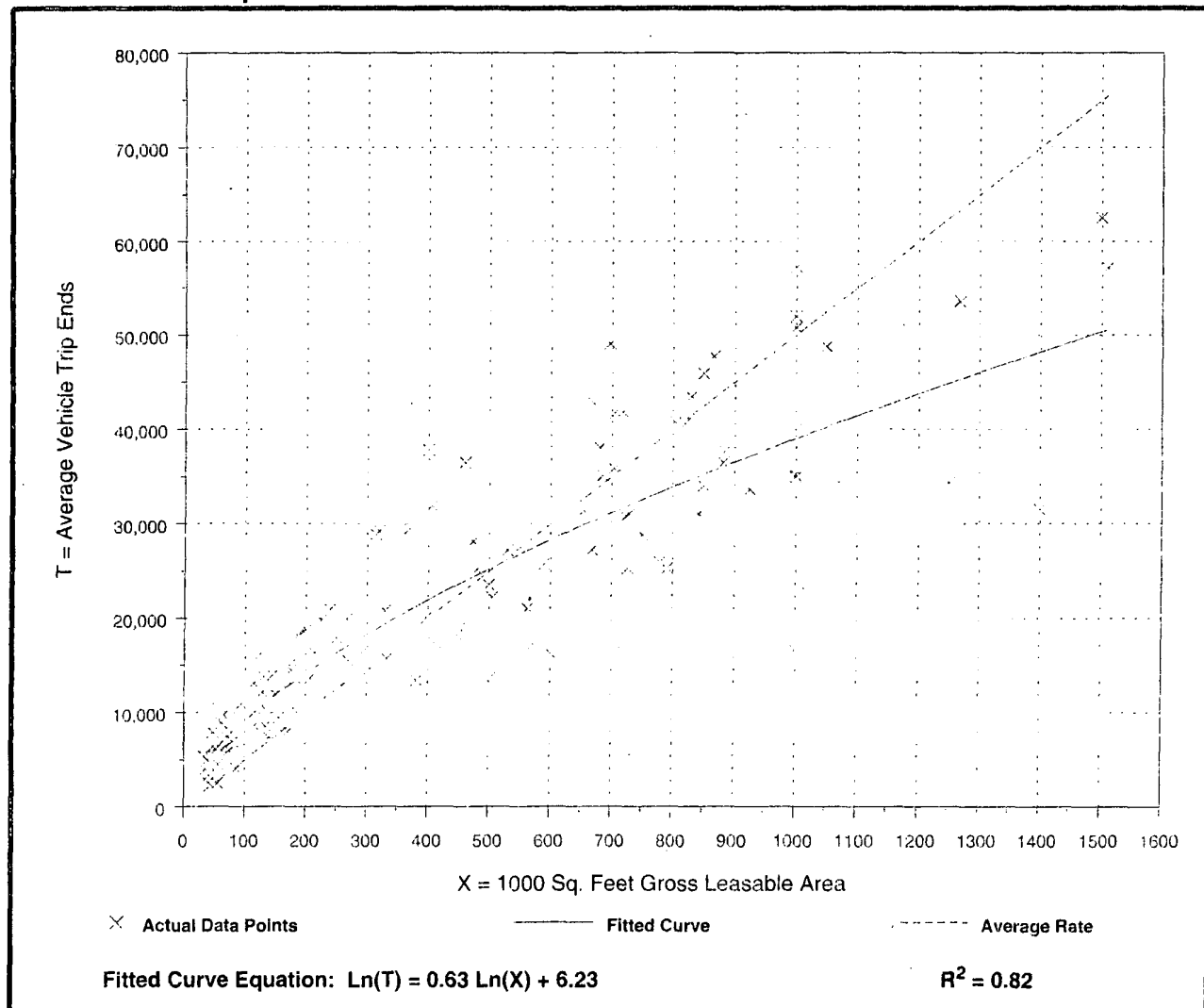
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Leasable Area
On a: Saturday

Number of Studies: 123
Average 1000 Sq. Feet GLA: 450
Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Leasable Area

Average Rate	Range of Rates	Standard Deviation
49.97	16.70 - 227.50	22.62

Data Plot and Equation



Shopping Center (820)

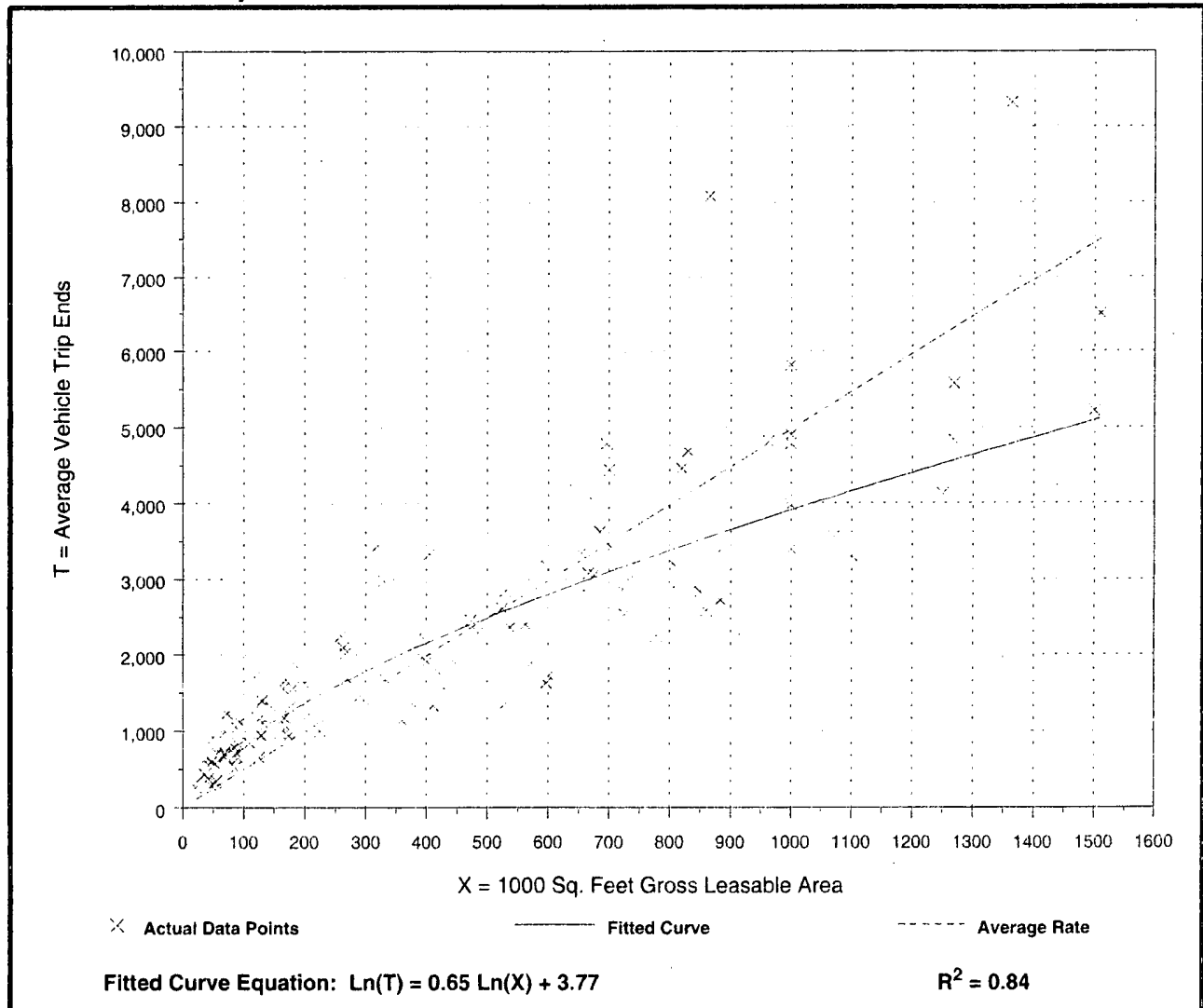
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Leasable Area
On a: Saturday,
Peak Hour of Generator

Number of Studies: 124
 Average 1000 Sq. Feet GLA: 447
 Directional Distribution: 52% entering, 48% exiting

Trip Generation per 1000 Sq. Feet Gross Leasable Area

Average Rate	Range of Rates	Standard Deviation
4.97	1.46 - 18.32	3.11

Data Plot and Equation



Shopping Center (820)

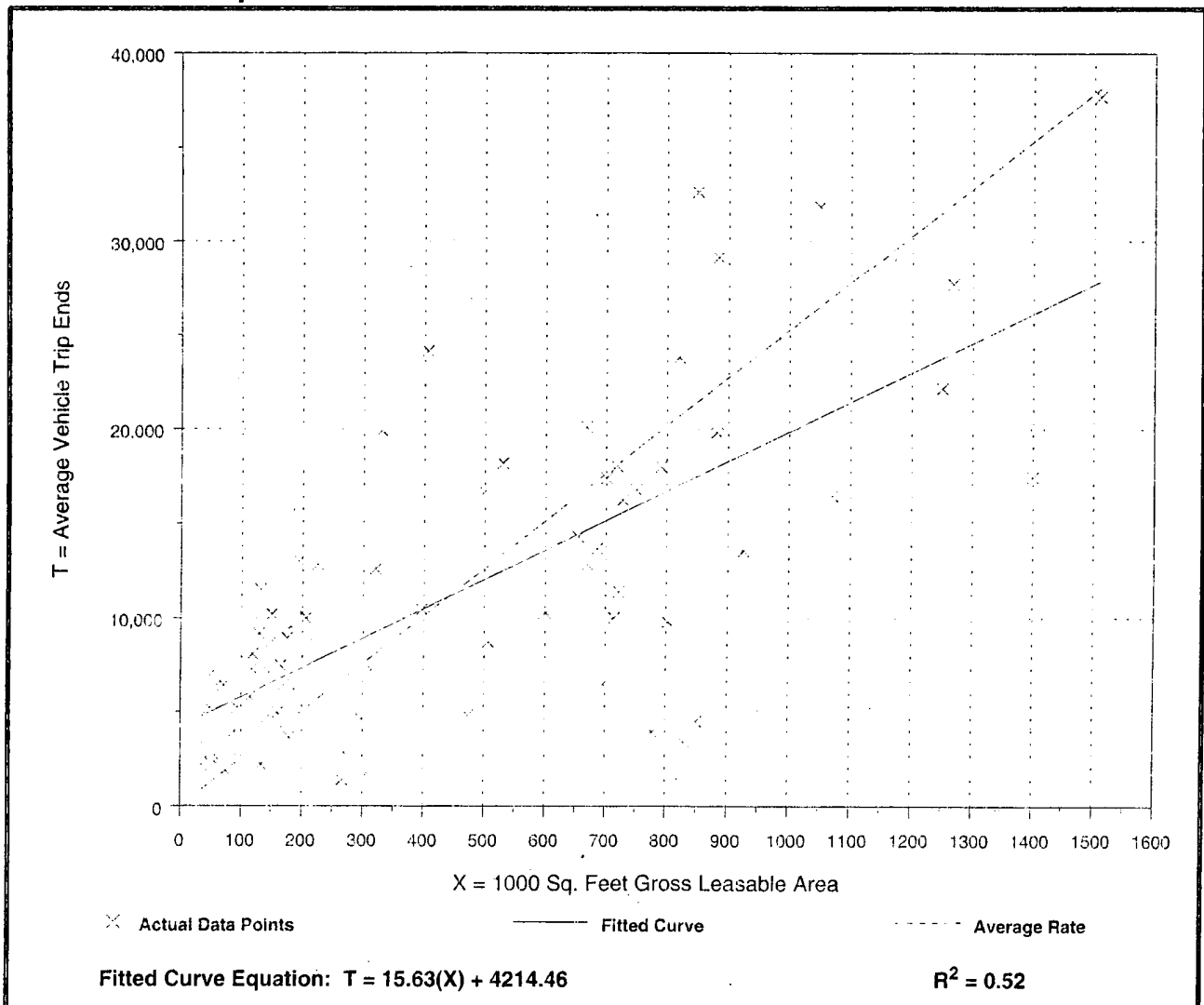
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Leasable Area
On a: **Sunday**

Number of Studies: 77
Average 1000 Sq. Feet GLA: 439
Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Leasable Area

Average Rate	Range of Rates	Standard Deviation
25.24	4.15 - 148.15	17.23

Data Plot and Equation



Shopping Center (820)

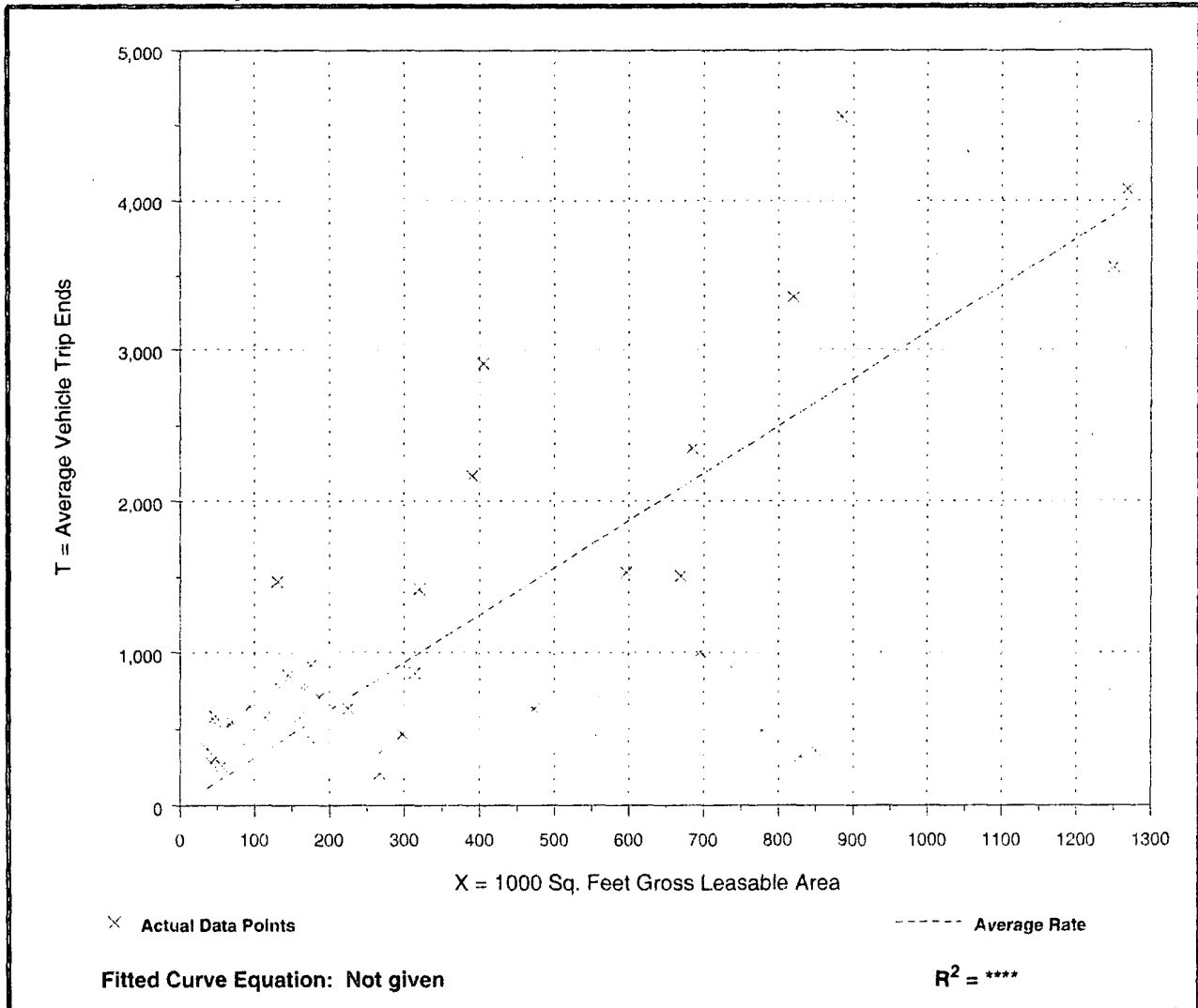
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Leasable Area
On a: Sunday,
Peak Hour of Generator

Number of Studies: 39
Average 1000 Sq. Feet GLA: 369
Directional Distribution: 49% entering, 51% exiting

Trip Generation per 1000 Sq. Feet Gross Leasable Area

Average Rate	Range of Rates	Standard Deviation
3.12	0.39 - 12.40	2.78

Data Plot and Equation



Shopping Center - Christmas Season (820)

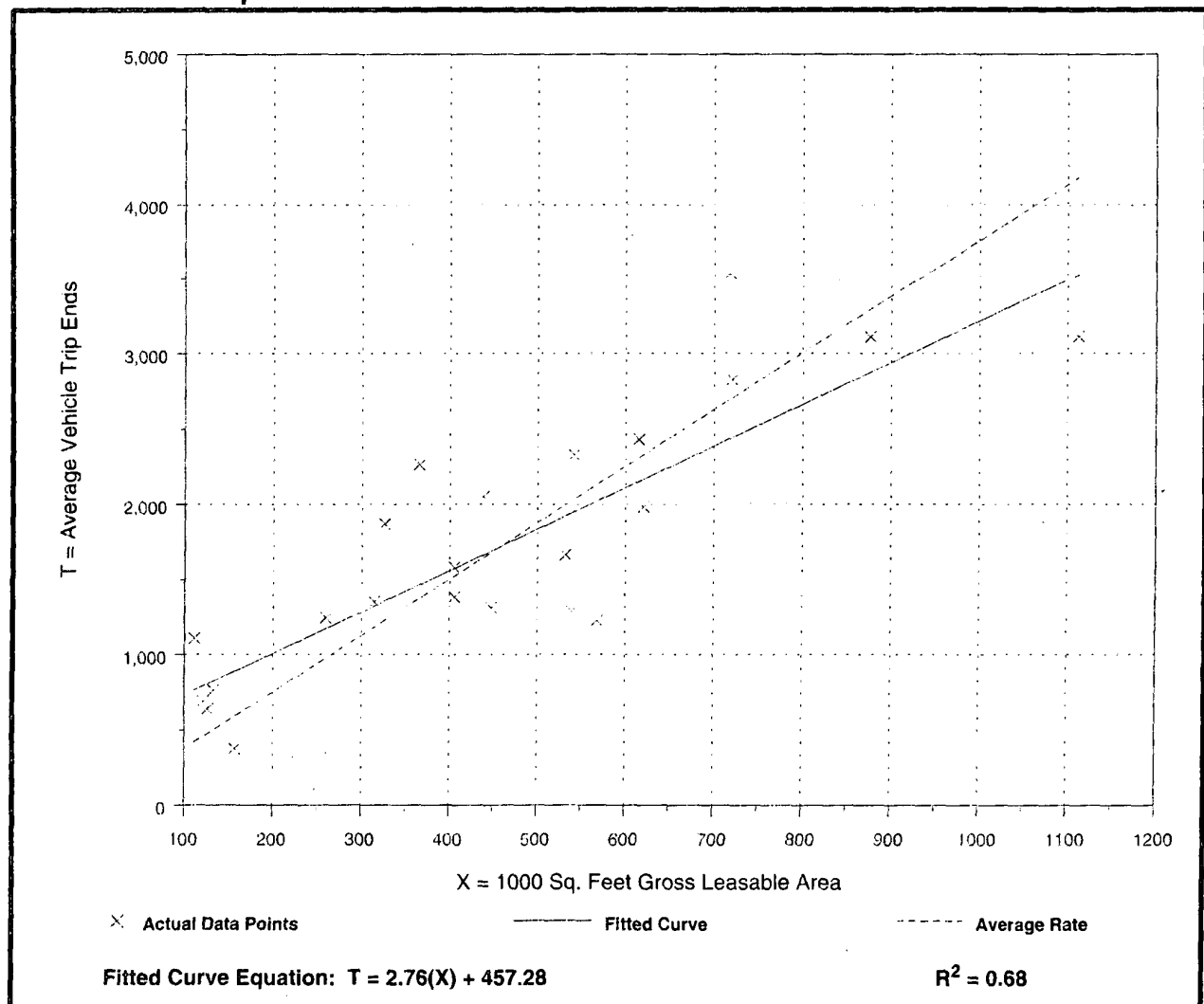
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Leasable Area
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 24
Average 1000 Sq. Feet GLA: 459
Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Leasable Area

Average Rate	Range of Rates	Standard Deviation
3.76	2.16 - 10.01	2.30

Data Plot and Equation



Shopping Center - Christmas Season (820)

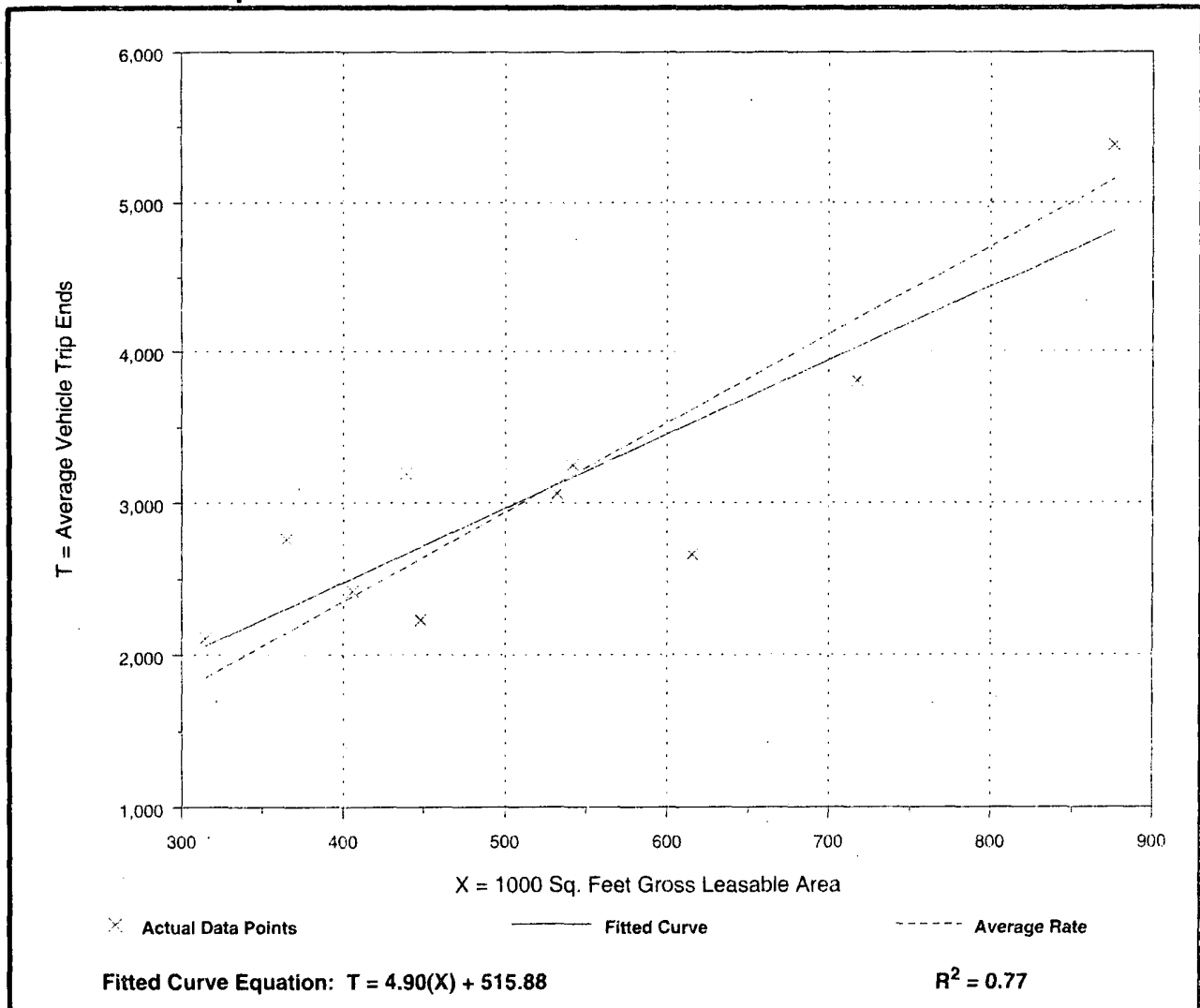
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Leasable Area
On a: Saturday,
Peak Hour of Generator

Number of Studies: 10
Average 1000 Sq. Feet GLA: 526
Directional Distribution: 51% entering, 49% exiting

Trip Generation per 1000 Sq. Feet Gross Leasable Area

Average Rate	Range of Rates	Standard Deviation
5.88	4.33 - 7.57	2.58

Data Plot and Equation



Land Use: 880

Pharmacy/Drugstore without Drive-Through Window

Description

Pharmacies/drugstores are retail facilities that primarily sell prescription and non-prescription drugs. These facilities may also sell cosmetics, toiletries, medications, stationery, personal care products, limited food products and general merchandise. The drug stores in this category do not contain drive-through windows. Pharmacy/drugstore with a drive-through window (Land Use 881) is a related use.

Additional Data

Peak hours of the generator—

The weekday a.m. peak hour was between 10:00 a.m. and 11:00 a.m. The weekday p.m. peak hour varied between 12:00 p.m. and 3:00 p.m.

The sites were surveyed from the 1990s to 2000s in Florida and New Jersey.

Source Numbers

436, 550, 551, 573

Pharmacy/Drugstore without Drive-Through Window (880)

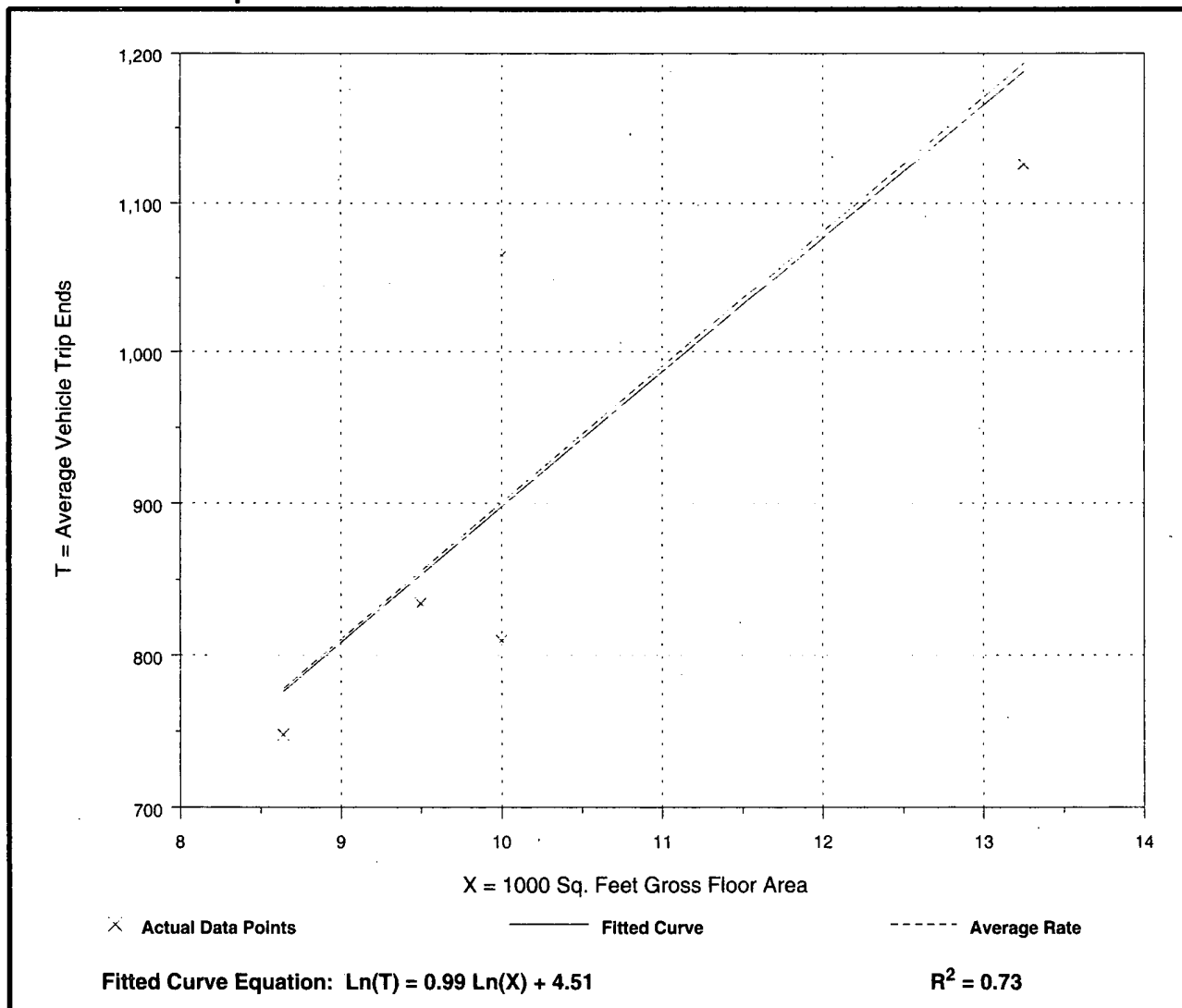
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday

Number of Studies: 6
Average 1000 Sq. Feet GFA: 11
Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
90.06	81.00 - 106.50	12.24

Data Plot and Equation



Pharmacy/Drugstore without Drive-Through Window (880)

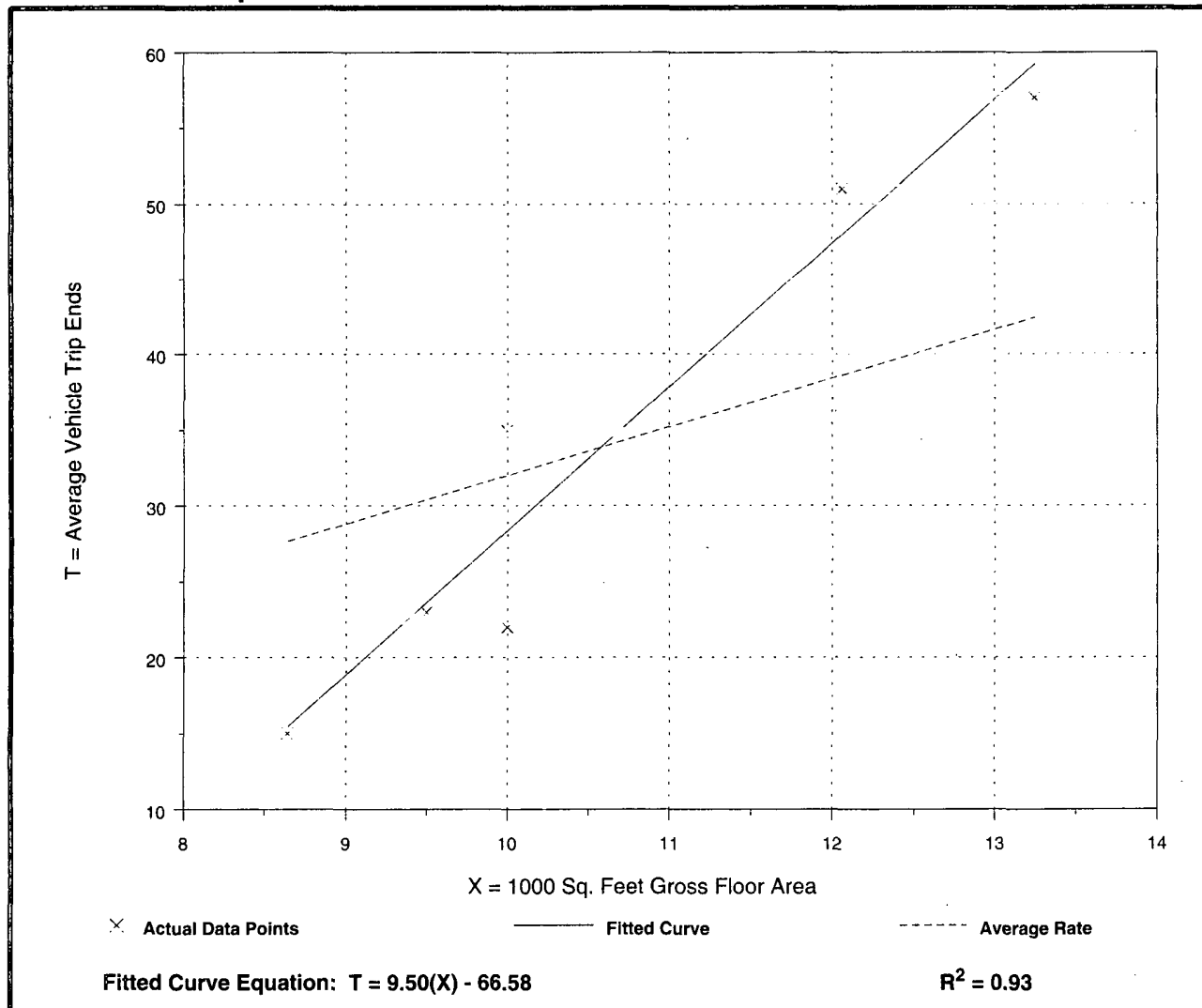
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Number of Studies: 6
Average 1000 Sq. Feet GFA: 11
Directional Distribution: 59% entering, 41% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
3.20	1.74 - 4.30	2.00

Data Plot and Equation



Pharmacy/Drugstore without Drive-Through Window (880)

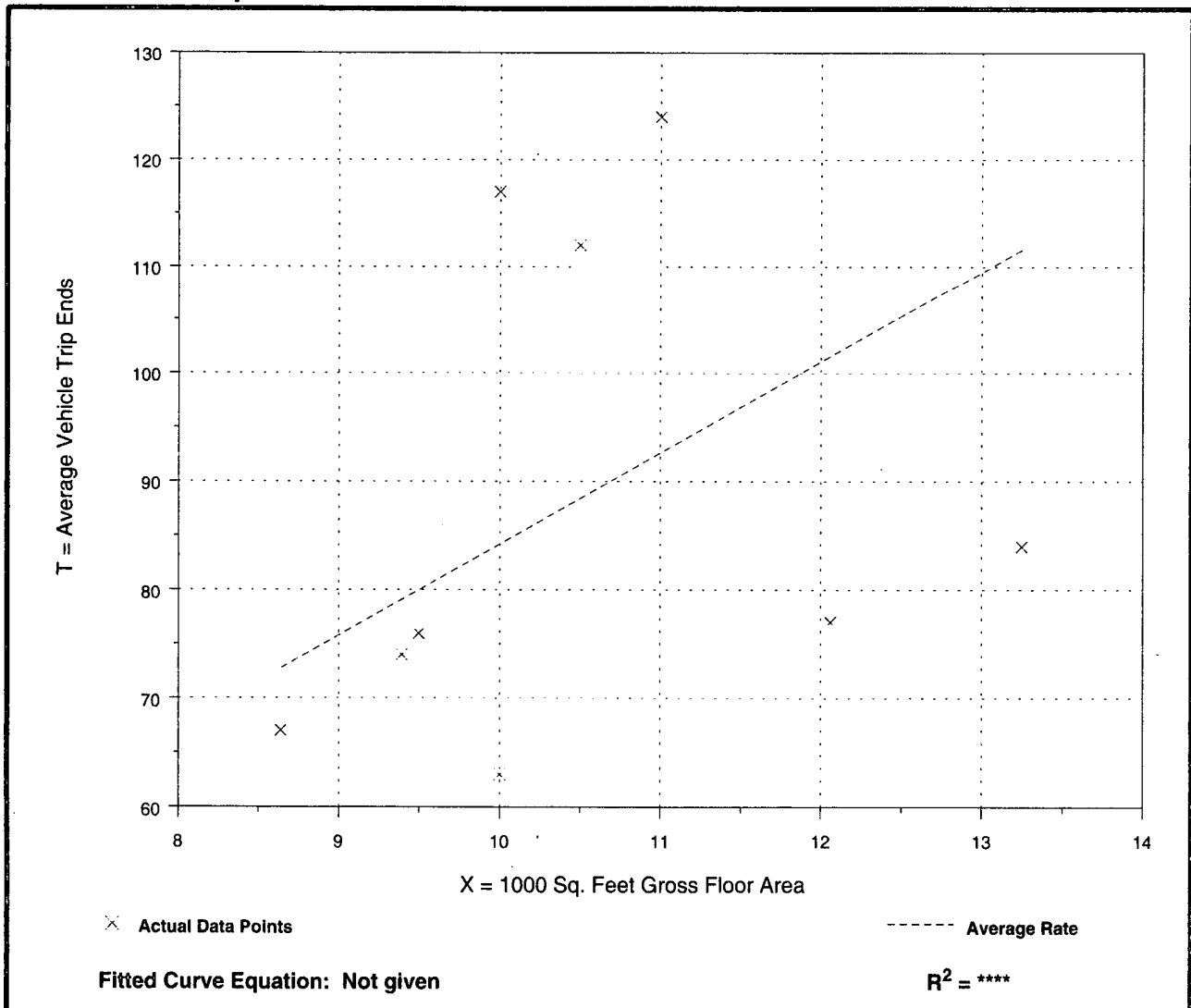
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 9
Average 1000 Sq. Feet GFA: 10
Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
8.42	6.30 - 11.70	3.48

Data Plot and Equation



Pharmacy/Drugstore without Drive-Through Window (880)

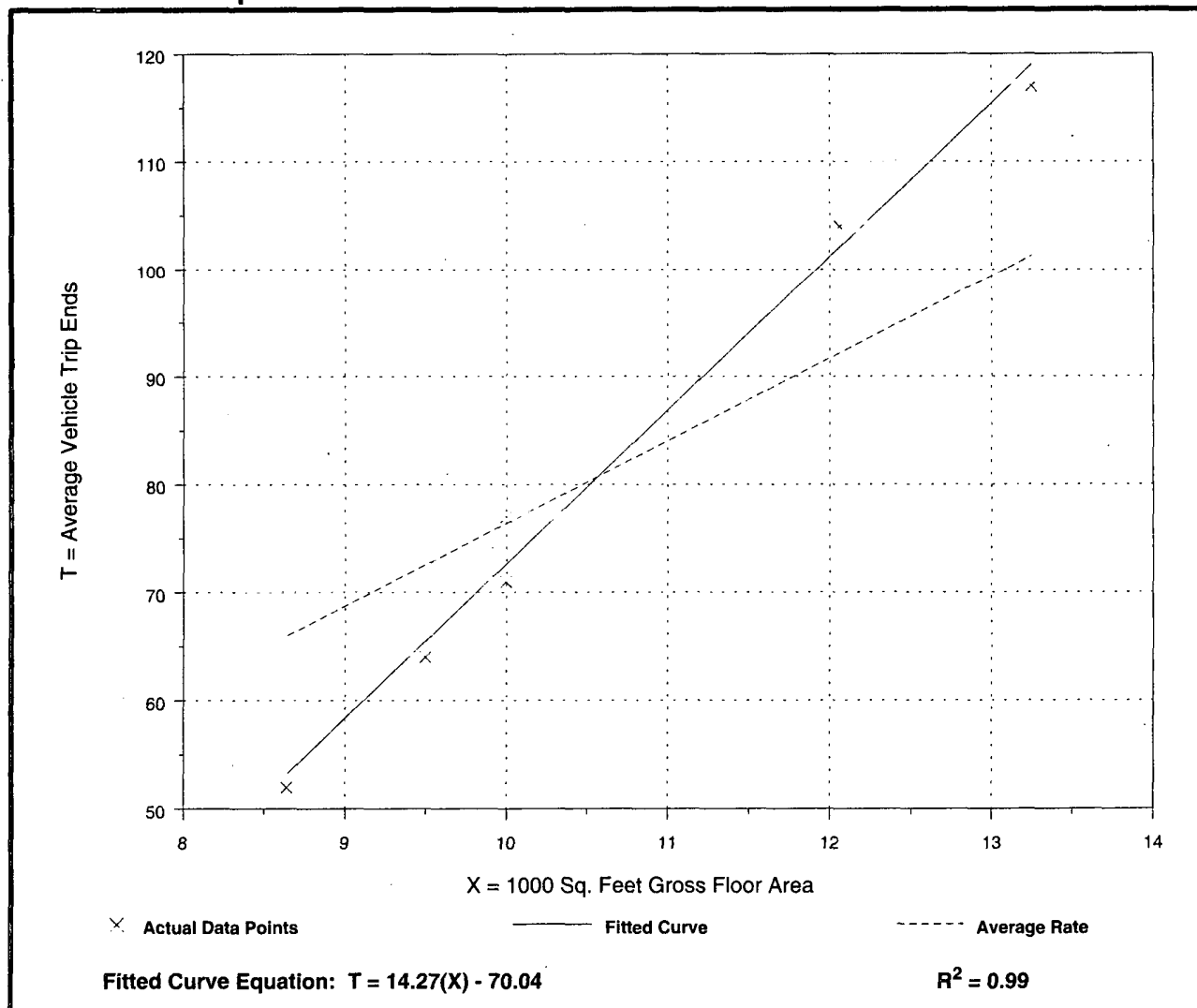
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
A.M. Peak Hour of Generator

Number of Studies: 6
Average 1000 Sq. Feet GFA: 11
Directional Distribution: 49% entering, 51% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
7.64	6.02 - 8.83	2.84

Data Plot and Equation



Pharmacy/Drugstore without Drive-Through Window (880)

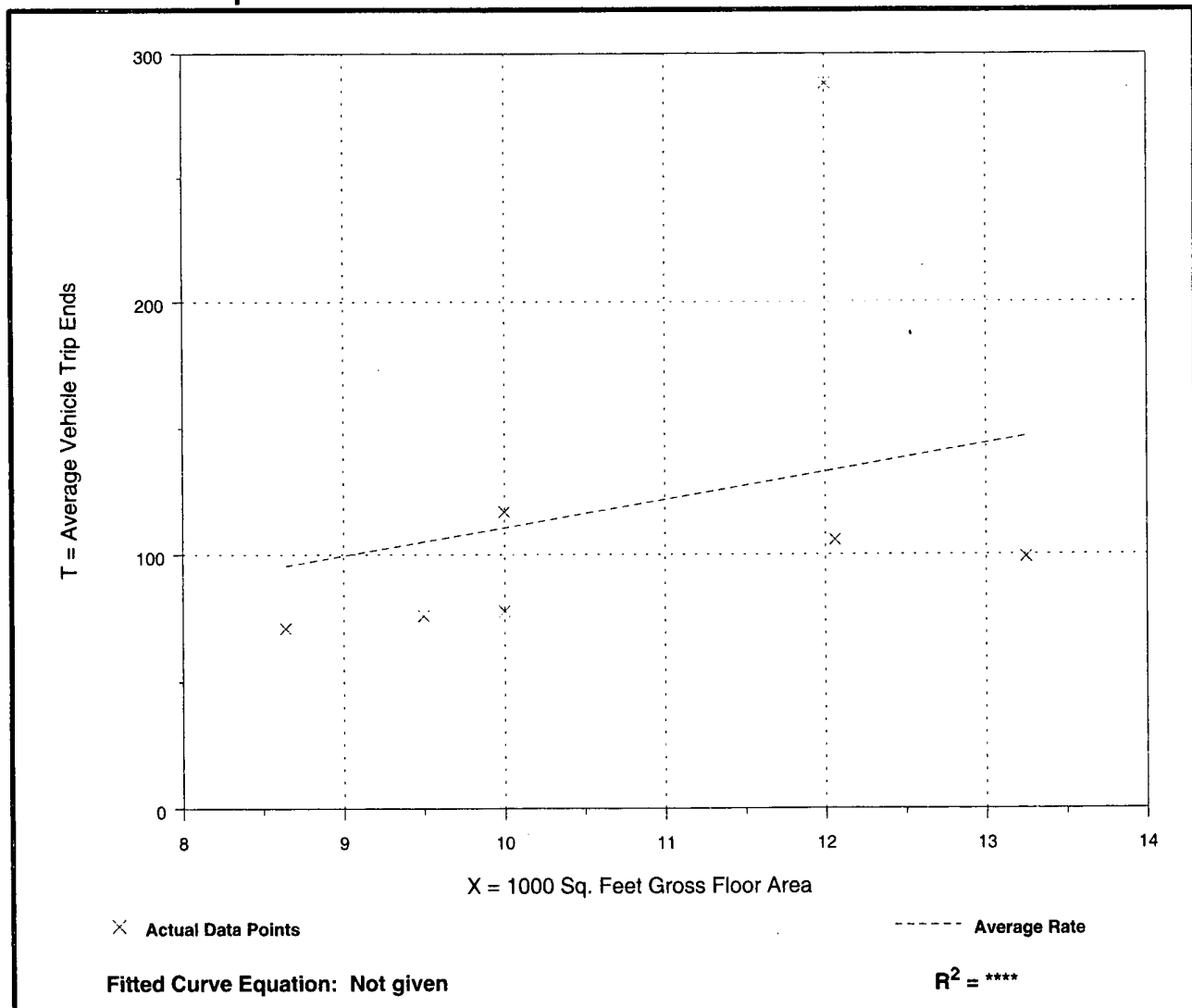
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
P.M. Peak Hour of Generator

Number of Studies: 7
Average 1000 Sq. Feet GFA: 11
Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
11.07	7.47 - 24.00	6.63

Data Plot and Equation



Pharmacy/Drugstore without Drive-Through Window (880)

Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Saturday,
Peak Hour of Generator

Number of Studies: 3
Average 1000 Sq. Feet GFA: 10
Directional Distribution: 49% entering, 51% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
10.68	9.26 - 13.09	3.65

Data Plot and Equation

Caution - Use Carefully - Small Sample Size

