



CPA2024-00005

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - TEXT

RECEIVED MAR 27 2024

Project Name: Florida Gulf Coast Business Center

Project Description Amend Policy 1.3.4, The Industrial Commercial Interchange

COMMUNITY DEVELOPMENT

State Review Process: [] State Coordinated Review [] Expedited State Review [x] Small-Scale Text*

*Must be directly related to the implementation of small-scale map amendment as required by Florida Statutes.

APPLICANT - PLEASE NOTE:

A PRE-APPLICATION MEETING IS REQUIRED PRIOR TO THE SUBMITTAL OF THIS APPLICATION.

Submit 3 copies of the complete application and amendment support documentation, including maps, to the Lee County Department of Community Development.

Once staff has determined that the application is sufficient for review, 15 complete copies will be required to be submitted to staff. These copies will be used for Local Planning Agency, Board of County Commissioners hearings, and State Reviewing Agencies. Staff will notify the applicant prior to each hearing or mail out to obtain the required copies.

If you have any questions regarding this application, please contact the Planning Section at (239)533-8585.

1. Name of Applicant: Alan C Freeman
City, State, Zip: 28120 Hunters Ridge Blvd. Ste.5, Bonita Springs, FL 34135
Phone Number: 239-267-8888 E-mail:

2. Name of Contact: Al Quattrone & Associates, Inc
Address: 4301 Veronica Shoemaker Blvd
City, State, Zip: Fort Myers, FL 33916
Phone Number: 239-936-5222 E-mail: permits@qainc.net

3. Property Information: Provide an analysis of any property within Unincorporated Lee County that may be impacted by the proposed text amendment. This amendment would only apply to the subject property because the other properties located within the Industrial Commercial Interchange designated prior to January 1, 2007

4a. Does the proposed change affect any of the following areas?

If located in one of the following areas, provide an analysis of the change to the affected area.

- [] Public Acquisition [Map 1-D]
[] Agricultural Overlay [Map 1-G]
[] Airport Mitigation Lands [Map 1-D]
[] Airport Noise Zones [Map 1-E]
[] Southeast Lee County Residential Overlay [Map 2-D]
[] Mixed Use Overlay [Map 1-C]
[] Community Planning Areas [Map 2-A]
[] Urban Reserve [Map 1-D]
[] Water-Dependent Overlay [Map 1-H]
[] Private Recreational Facilities Overlay [Map 1-F]

4b. Planning Communities/Community Plan Area Requirements

If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session [Lee Plan Goal 17].

- N/A
- Bayshore [Goal 18]
- Boca Grande [Goal 19]
- Buckingham [Goal 20]
- Caloosahatchee Shores [Goal 21]
- Olga [Goal 22]
- Captiva [Goal 23]
- Greater Pine Island [Goal 24]
- Lehigh Acres [Goal 25]
- North Captiva [Goal 26]
- NE Lee County [Goal 27]
- Alva [Goal 28]
- North Olga [Goal 29]
- North Fort Myers [Goal 30]
- Page Park [Goal 31]
- San Carlos Island [Goal 32]
- Southeast Lee County [Goal 33]
- Tice [Goal 34]

Public Facilities Impacts

NOTE: The applicant must calculate public facilities impacts based on a maximum development scenario.

1. **Traffic Circulation Analysis:** Provide an analysis of the effect of the change on the Financially Feasible Transportation Plan/Map 3-A (20-year horizon) and on the Capital Improvements Element (5-year horizon).
2. **Provide an existing and future conditions analysis for the following (see Policy 95.1.3):**
 - a. Sanitary Sewer
 - b. Potable Water
 - c. Surface Water/Drainage Basins
 - d. Parks, Recreation, and Open Space
 - e. Public Schools

Environmental Impacts

Provide an overall analysis of potential environmental impacts (positive and negative).

Historic Resources Impacts

Provide an overall analysis of potential historic impacts (positive and negative).

Internal Consistency with the Lee Plan

1. Discuss how the proposal affects established Lee County population projections, Lee Plan Table 1(b) and the total population capacity of the Lee Plan Future Land Use Map.
2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective.
3. Describe how the proposal affects adjacent local governments and their comprehensive plans.
4. List State Policy Plan goals and policies, and Strategic Regional Policy Plan goals, strategies, actions and policies which are relevant to this plan amendment.

Justify the proposed amendment based upon sound planning principles

Support all conclusions made in this justification with adequate data and analysis.

SUBMITTAL REQUIREMENTS

Clearly label all submittal documents with the exhibit name indicated below.

MINIMUM SUBMITTAL ITEMS

<input checked="" type="checkbox"/>	Completed application (Exhibit – T1)
<input checked="" type="checkbox"/>	Filing Fee (Exhibit – T2)
<input checked="" type="checkbox"/>	Pre-Application Meeting (Exhibit – T3)
<input checked="" type="checkbox"/>	Proposed text changes (in strike through and underline format) (Exhibit – T4)
<input checked="" type="checkbox"/>	Analysis of impacts from proposed changes (Exhibit – T5)
<input checked="" type="checkbox"/>	Lee Plan Analysis (Exhibit – T6)
<input type="checkbox"/>	Environmental Impacts Analysis (Exhibit – T7)
<input type="checkbox"/>	Historic Resources Impacts Analysis (Exhibit – T8)
<input type="checkbox"/>	State Policy Plan Analysis (Exhibit – T9)
<input type="checkbox"/>	Strategic Regional Policy Plan Analysis (Exhibit – T10)

Exhibit T-4
Proposed Text Change

OBJECTIVE 1.3: INTERSTATE HIGHWAY INTERCHANGE AREAS. Special areas adjacent to the interchanges of Interstate 75 that maximize critical access points will be designated on the Future Land Use Map. Development in these areas must minimize adverse traffic impacts and provide appropriate buffers, visual amenities, and safety measures. Each interchange area is designated for a specific primary role: General, General Commercial, Industrial Commercial, Industrial, and University Village. Residential uses are only permitted in these categories in accordance with Policy 1.3.2. (Ord. No. 94-30, 99-18, 00-22, 16-02, 17-13, 18-05)

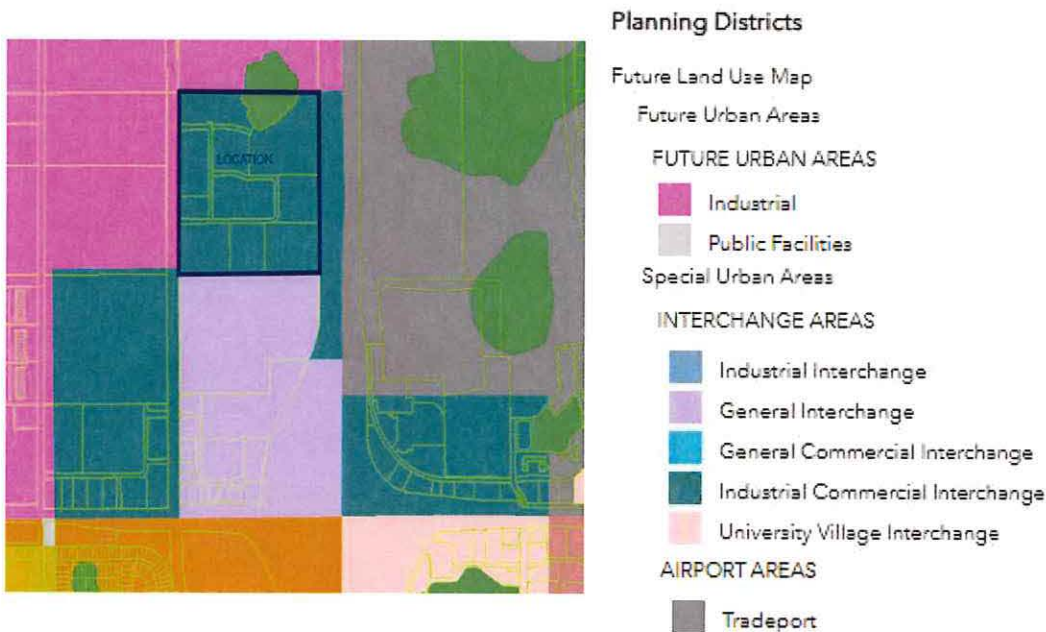
The Industrial Commercial Interchange areas are designated to permit a mixture of light industrial and/or commercial uses. This category does not permit heavy industrial use. Within areas expanded beyond the existing Industrial Commercial Interchange boundaries (on January 1, 2007), retail commercial uses will be limited to 20% of the total floor area and ~~light industrial uses will be a minimum of 50% of the total floor area.~~

Analysis of Impacts from Proposed Change
Exhibit T5

I. Request

This request is for a Lee Plan Text Amendment to change Policy 1.3.4 defining the “Industrial Commercial Interchange” Land Use category by removing the language “and light industrial uses will be a minimum of 50% of the total floor area” at the end of the Policy. The change is consistent with the goal to promote industrial and commercial activity in this Land Use category while keeping this property consistent with uses allowed for all other properties in the Industrial Commercial Interchange.

The proposed text amendment to Policy 1.3.4 is site specific to this 78.84-acre parcel in Section 3, Township 46 South, Range 25 East, in Lee County located in the Northwest quadrant of Alico Road and I-75. The Industrial Commercial Interchange designation in Lee County is only represented in the Gateway/Airport Planning Community. This is the only property in Lee County subject to this language in this category since it is the only property added to the Industrial Commercial Interchange Land Use category after January 1, 2007 when this language was added.



The Proposed Text would read as follows:

POLICY 1.3.4 The Industrial Commercial Interchange areas are designated to permit a mixture of light industrial and/or commercial uses. This category does not permit heavy industrial use. Within areas expanded beyond the existing Industrial Commercial Interchange boundaries (on January 1, 2007), retail commercial uses will be limited to 20% of the total floor area. and light industrial uses will be a minimum of 50% of the total floor area. (Ord. No. 07-10)



2. Location and Property Description

The subject ± 78.84-acre property (known as Florida Gulf Coast Business Center) is located approximately one-half mile north of Alico Road immediately east of Three Oaks Parkway Extension and immediately west of I-75, within the Gateway/Airport Planning Community. The property is currently zoned Mixed-Use Planned Development (MPD) as approved pursuant to Resolution Z-12-019, as amended by Z-18-001, and subsequently amended per ADD2018-00055, ADD2018-00103, and ADD2020-00139.

The MPD is a fully improved commercial business park known as the Florida Gulf Coast Business Center. Several buildings have already been built for corporate headquarters and medical offices including: Performance Health (DOS2017-00079 for 17,000 sf of medical office use); Neogenomics Corporate Headquarters (DOS2019-00140 for 108,562 sf of commercial office and 41,408 sf research laboratory light industrial use); Scotlynn Corporate Headquarters (DOS2020-00027 for 80,000 sf commercial office use); and Frantz Eyecare Surgical Center (DOS2020-00107 for 50,000 sf medical office and 10,000 sf commercial office use).

The future land use category for the subject property was changed by CPA2005-00005. The amendment changed the future land use map designation from Industrial Development to Industrial Commercial Interchange. The purpose of the future land use amendment from Industrial Development to Industrial Commercial Interchange was to allow for a mixed-use development to consist of commercial, office, and light industrial uses promoting high wage employment (including medical offices, research facilities, laboratories, and supporting retail uses) in this area adjacent to I-75. As a parcel with frontage on I-75, this property has high visibility from I-75 and is a natural area to create a transition from the recently approved multi-family residential uses to the south and the more intense industrial uses to the west of this property.

3. Surrounding Properties and Compatibility of Land Use

The properties to the north and west are within the Industrial Development land use category and are zoned Mixed-Use Planned Development (MPD), Industrial Planned Development (IPD) and Agricultural (AG-2). The properties to the south are two parcels recently changed from Industrial Commercial Interchange to General Interchange land use category, with zoning for Mixed-Use Planned Development (MPD), including multi-family residential uses. Immediately to the east is I-75 and then lands within the Tradeport land use category, zoned Mixed-Use Planned development (MPD).

Table 1: Inventory of Surrounding Lands

DIRECTION	FUTURE LAND USE	ZONING DISTRICT	EXISTING LAND USE
North	Industrial	AG-2	Vacant
South	General Interchange	MPD	Alico Crossroads Vacant, Commercial/Residential
West	Industrial	MPD & IPD	ROW Three Oaks Parkway "Three Oaks Logistics Center" Vacant Commercial
East	Tradeport	MPD	ROW (I-75) Youngquist Trade Center



The proposed uses have already been approved for the property in the adopted Zoning Resolution and they are compatible and complementary with the existing and proposed land uses adjacent to the property. The adjacent properties to the South (Alico Crossroads and Vintage Commerce Center) have recently been changed by Lee County to General Interchange to allow for multi-family development. Multi-family residential units (256) have recently been constructed in Vintage Commerce Center and Alico Crossroads is planning another 400 multi-family residential units adjacent to Florida Gulf Coast Business Center. Properties to the north of the Airport Canal are expected to be substantially residential and this change will provide a cleaner corridor for the traveling public along Three Oaks Parkway extension. The property will continue to provide high wage employment opportunities in businesses established or expanding in this area providing reduced trip lengths for those relocating to the newly added residential uses adjacent to this site and along the San Carlos Park, Three Oaks, Miromar, and eastern Alico Road corridor.

4. Lee Plan Consistency

The applicant is requesting to amend the text of the future land use category of "Industrial Commercial Interchange" to remove the restriction placed in 2007 requiring 50% industrial use to enable more clean consistent business uses such as office, medical, research, and laboratory uses next to the newly allowed adjacent multi-family residential. Policy 1.3.4 would be amended as follows:

POLICY 1.3.4 The Industrial Commercial Interchange areas are designated to permit a mixture of light industrial and/or commercial uses. This category does not permit heavy industrial use. Within areas expanded beyond the existing Industrial Commercial Interchange boundaries (on January 1, 2007), retail commercial uses will be limited to 20% of the total floor area. and light industrial uses will be a minimum of 50% of the total floor area. (Ord. No. 07-10)

This change in text is consistent with the following Lee Plan Policies, Goals, and Objectives:

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.*

This property is located in an urban infill area adjacent to I-75 and just north of Alico Road fronting Three Oaks Parkway. The area is part of a contiguous and compact growth pattern and contains all urban services including complete public utility services.

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.*

This property is located in an Urban Area with adequate public facilities and is part of an infill location creating a compact and contiguous development. This is an existing and developing Business Park surrounded by an adequate road network and nearby housing



in the area for the workers planned for these office, professional, and commercial uses. This Amendment will allow the restoration of some of the commercial uses lost when Vintage Commerce Center and Alico Crossroads were converted from Industrial Commercial to General Interchange with a reduction of approximately 40 acres of commercial uses converted to multi-family residential uses.

POLICY 2.2.1: Rezoning and development-of-regional-impact proposals will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other public facilities; compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare.

This property is already zoned for existing and planned uses and is adjacent to an extensive roadway network, central sewer and water lines, and EMS, Fire and Police protection. This Amendment will also enhance the look and visual image of the buildings on the site from I-75 and Three Oaks Parkway due to the high visibility along this corridor. This Amendment will allow for a reduction of large footprint industrial and warehouse buildings on the site and replace them with attractive office, research, and medical buildings. This will produce an attractive commercial corridor in this location.

OBJECTIVE 2.4: FUTURE LAND USE MAP AMENDMENTS. Regularly examine the Future Land Use Map in light of new information and changed conditions and make necessary modifications.

This Text Amendment is being requested due to new information and changed conditions as described in Objective 2.4 of the Lee Plan. Lee County has reclassified the adjacent properties to the south to the General Interchange Land Use category allowing multi-family housing adjacent to this property. Our request will continue employment-based business use on our property while reducing the amount of light industrial now required directly adjacent to this multi-family residential housing.

GOAL 11: MIXED USE: Encourage mixed use developments that integrate multiple land uses, public amenities and utilities at various scales and intensities in order to provide: diversified land development; a variety of housing types; greater connectivity between housing, workplaces, retail businesses, and other destinations; reduced trip lengths; more transportation options; and pedestrian and bicycle-friendly environments.

This property is providing a high wage employment center to the surrounding residential communities and is part of a mixed-use development creating greater connectivity between housing, workplaces, and retail business with reduced trip lengths and various transportation options. Three Oaks Parkway connects this development to the south all the way to Radio Road in Collier County and will soon connect northward to Daniels Parkway in Lee County. Retail businesses located at Alico Road and in Gulf Coast Town Center provide nearby restaurants and retail support for the workers at this location.

OBJECTIVE 11.1: MIXED USE DEVELOPMENT. Allow and encourage mixed use development within certain future land use categories and at appropriate locations where sufficient infrastructure exists to support development.



This Text Amendment encourages Mixed Use Development on this Industrial Commercial Interchange property while providing for a wider range of uses, including higher concentrations of office, medical, healthcare, research and development facilities, on property with high visibility from Three Oaks Parkway and from I-75. This employment center will provide a variety of job opportunities to the surrounding communities of San Carlos Park, Three Oaks as well as those living in the wider Lee County area of Corkscrew Road, Gateway and Lehigh. Lee County has planned future roadway extensions of Alico Road to the east and Three Oaks Parkway to the north to enhance the connectivity of this site to several residential hubs of the County (see the Exhibits attached). This location has sufficient existing infrastructure to support this development.

***OBJECTIVE 53.1:** The county will ensure the provision of acceptable levels of potable water service throughout the future urban areas of the unincorporated county, either directly by Lee County Utilities, or indirectly through franchised utility companies.*

This property has acceptable levels of public water service provided by Lee County Utilities.

***OBJECTIVE 56.1:** The county will ensure the provision of acceptable levels of sanitary sewer service throughout the future urban areas of the unincorporated county.*

This property has acceptable levels of public sewer service provided by Lee County Utilities.

***POLICY 158.3.5:** Lee County will ensure that adequate land is allocated in this Plan to meet future commercial, industrial, agricultural, residential, and recreational needs. (Ord. No. 00-22)*

Having a balance of commercial, office, research, and supporting retail uses at this location will provide enhanced workplace and job opportunities while improving consistency with the recent Land Use changes to the south allowing residential uses in this area. This property provides for a visually pleasing transition from I-75 with Corporate Headquarters, laboratories, research, and medical offices between Three Oaks Parkway and I-75 while providing sufficient light industrial, manufacturing, distribution, and warehousing to the west along the Oriole Road corridor and to the west. This will add diversification to a typical industrial subdivision while providing a more appropriate use adjacent to the recently approved residential zoning. It will also help to provide for the existing and projected medical and healthcare needs for the residential communities in the area. The project will continue to meet appropriate commercial architectural standards, proper open space, and appropriate buffering requirements.

This location approximately midway between downtown Ft. Myers and downtown Naples and near the Southwest Florida International Airport and Florida Gulf Coast University is developing as a significant business and employment center in the region. This Text Amendment will continue the mixed-use business activity at this location while recognizing the changing character of the location in close proximity to recently added residential uses. It will focus on cleaner business uses with less industrial truck traffic



while recognizing that providing additional employment opportunities in proximity to residential areas seeks to integrate home and work life in order to promote the high quality of family life desired in Lee County while reducing traffic congestion and limiting sprawl.

5. Infrastructure and Services

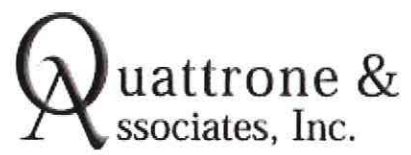
The property is serviced by adequate public services including water and sewer service provided by Lee County Utilities. All utility lines are in place and accepted by Lee County. An Environmental Resource Permit has been issued by the South Florida Water Management District for the property as part of a Unified Drainage Plan and the surface water management system has been constructed, accepted, and is in service. The San Carlos Park Fire District has a new fire station located within one mile of the site and Fire and EMS services are provided by that Station. Police service is currently provided by Lee County Sheriff's Office. Solid Waste service is currently provided by Lee County Solid Waste. The request does not change the Land Use category which does not allow residential uses. Therefore, population accommodation of the Future Land Use Map (FLUM) is not affected. Similarly, since there is no increased impact to population, there is no impact to School population, Community or Regional Park use. Soils and Historic Resources have been previously evaluated when Zoning and Development Orders were issued for the property.

Roadway access is provided by Three Oaks Parkway extension north of Alico Road. Traffic circulation is provided from US 41, Metro Parkway extension, Alico Road, Oriole Road extension, Ben Hill Griffin Boulevard, I-75, and Three Oaks Parkway. Three Oaks Parkway is also currently being extended by Lee County northward toward Daniels Parkway to provide additional access and circulation in the future.

Conclusion

In conclusion, the Text Amendment to the Lee Plan is an appropriate change for this property. The property is currently zoned for the commercial, office, research, laboratory, medical, and light industrial uses contemplated by the Industrial Commercial Land Use category and these uses promote a diverse economy. While the Industrial Commercial Interchange category is in place on the north side of Alico Road on the east and west sides of I-75, this is the only property affected by this Text change as it is the only property added after 2007. The Text Amendment proposed will only enhance the development by removing the restriction on substantial industrial development to allow for more compatible and visually pleasing uses next to the Interstate and the multi-family properties approved to the south.

Development of the property has all requisite public urban services and will not have negative environmental or transportation impacts and will not negatively impact historic resources in Lee County. The proposed Text Amendment simply confirms the Lee Plan policy objective of providing additional high wage job opportunities to the residents of the area and of Lee County. The proposed amendment is consistent with and implements several policies in the Lee Plan. The Text Amendment does not increase density or intensity; does not underutilize public resources or infrastructure; does not reduce open space, buffering, landscaping, or preservation areas; and does not otherwise



adversely impact the surrounding properties. For these reasons, the proposed amendment should be approved.

MEMORANDUM

TO: Mr. Alan Freeman

FROM: Ted B. Treesh, PTP
President

DATE: March 27, 2024

RE: Florida Gulf Coast Business Center
Lee County, Florida

TR Transportation Consultants, Inc. has completed a trip generation comparison based on the request to modify the land use intensities of the Florida Gulf Coast Mixed Use Planned Development, located on Three Oaks Parkway north of Alico Road in Lee County, Florida. The development parameters of this site are outlined in the approved Administrative Amendment 2020-00139 and include the development of up to 873,001 total square feet, which may include up to 448,001 square feet of industrial uses, 405,000 square feet of commercial office uses (of which a maximum of 180,000 square feet could be Medical Office), 20,000 square feet of commercial retail uses and a maximum of 200 hotel rooms.

The trip generation was completed based on the Institute of Transportation Engineer's (ITE) Report titled *Trip Generation Report*, 11th Edition. Also consistent with the traffic study conducted as part of the original rezoning application, the trip generation was reduced based on internal capture of trips between the retail and commercial office uses as well as due to "pass-by" trips for the retail uses. **Tables 1 through 5** below illustrate the trip generation calculation of the project as currently approved based on the ITE Trip Generation report and trip reductions. The hotel use was not analyzed as part of the rezoning application TIS and is not considered in this analysis.

Table 1
Approved Land Uses
Florida Gulf Coast Business Center

Land Use	Size
Industrial Park (LUC 130)	448,001 square feet
Strip Retail Plaza (LUC 822)	20,000 square feet
General Office Building (LUC 710)	225,000 square feet
Medical Office Building (LUC 720)	180,000 square feet
TOTAL DEVELOPMENT	873,001 square feet

Table 2
Approved Trip Generation
Florida Gulf Coast Business Center

Land Use	A.M. Peak Hour			P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Industrial Park (448,001 square feet)	123	29	152	34	118	152	2,048
Strip Retail Plaza (20,000 square feet)	27	18	45	64	63	127	1,074
General Office (225,000 square feet)	296	40	336	55	271	326	2,350
Medical Office (180,000 square feet)	323	86	409	219	510	729	7,627
Total Trips	769	173	942	372	962	1,334	13,099

ITE Trip Generation Report, 11th Edition

Table 3
Approved External Trip Generation
Florida Gulf Coast Business Center

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Total Trips	769	173	942	372	962	1,334	13,099
Less 11.0%/6% Internal Capture	-85	-19	-104	-22	-58	-80	-786
Total External Trips	684	154	838	350	904	1,254	12,313

11% Internal Capture Reduction for AM Peak Hour/6% Internal Capture for PM Peak Hour
 Internal Capture only between General Office/Medical Office and Retail Uses.

Table 4
“Pass-by” Trip Reduction Factors
Florida Gulf Coast Business Center

Land Use	Percentage Trip Reduction
Shopping Center (LUC 820)	30%

Table 5
Approved Net New External Trip Generation
Florida Gulf Coast Business Center

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Total External Trips	684	154	838	350	904	1,254	12,313
External Retail Trips (Less Internal Capture)	27	18	45	64	63	127	1,074
Less 30% Pass-by	-7	-7	-14	-17	-17	-34	-322
New, External Trips	677	147	824	333	887	1,220	11,991

PROPOSED MODIFICATION IN INTENSITIES

The Developer desires to modify the conditions of the Comprehensive Plan to remove the requirement that 50% of the floor area of the project has to be light industrial land uses within this land use category (Industrial Commercial Interchange). In conjunction with this text amendment, the property owner would request a change in the mix of uses to permit additional commercial General and Medical Office uses while decreasing the amount of Industrial floor area. **Tables 6 through 10** illustrate the trip generation of the revised intensities with the requested removal of the limit of industrial uses on the site.

Table 6
Proposed Land Uses
Florida Gulf Coast Business Center

Land Use	Size
Industrial Park (LUC 130)	30,000 square feet
Shopping Center (LUC 820)	20,000 square feet
General Office Building (LUC 710)	623,001 square feet
Medical Office Building (LUC 720)	200,000 square feet
TOTAL DEVELOPMENT	873,001 square feet

Table 7
Proposed Trip Generation
Florida Gulf Coast Business Center

Land Use	A.M. Peak Hour			P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Industrial Park (30,000 square feet)	8	2	10	2	8	10	502
Strip Retail Plaza (20,000 square feet)	27	18	45	64	63	127	1,074
General Office (623,001 square feet)	710	97	807	129	629	758	5,699
Medical Office (200,000 square feet)	355	95	450	243	568	811	8,486
Total Trips	1,100	212	1,312	438	1,268	1,706	15,761

ITE Trip Generation Report, 11th Edition

Table 8
Proposed External Trip Generation
Florida Gulf Coast Business Center

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Total Trips	1,100	212	1,312	438	1,268	1,706	15,761
Less 13% AM/2% PM Internal Capture	-143	-27	-170	-9	-25	-34	-2,049
Total External Trips	957	185	1,142	429	1,243	1,672	13,712

13% Internal Capture Reduction for AM Peak Hour/2% Internal Capture for PM Peak Hour
 Internal Capture only between General Office/Medical Office and Retail Uses.

Table 9
“Pass-by” Trip Reduction Factors
Florida Gulf Coast Business Center

Land Use	Percentage Trip Reduction
Shopping Center (LUC 820)	30%

Table 10
Proposed Net New External Trip Generation
Florida Gulf Coast Business Center

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Total External Trips	668	190	858	326	867	1,193	13,134
External Retail Trips (Less 3.0% Internal Capture)	27	18	45	64	63	127	1,074
Less 30% Pass-by	-7	-7	-14	-17	-17	-34	-322
New, External Trips	661	183	844	309	850	1,159	12,812

Table 11 then compares the trip generation from the approved uses and intensities to the proposed uses and intensities.

Table 11
Trip Generation Increase (Decrease)
Florida Gulf Coast Business Center

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Total External Trips As Proposed (873,001 square feet)	661	183	844	309	850	1,159	12,812
Total External Trips As Approved (873,001 square feet)	-677	-147	-824	-333	-887	-1,220	-11,991
Trip Change	-16	36	20	-24	-37	-61	821

Note: A positive number in the Trip Change row indicates an INCREASE in trips and a negative number indicates a DECREASE in Trips

As can be seen from Table 11, the Weekday A.M. Peak Hour Trip generation is within twenty (20) trips in the A.M. peak hour and under the trips in the P.M. peak hour of the trip generation that was analyzed during the previous amendment process. The Weekday P.M. Peak Hour is the highest peak hour when compared to the A.M. Peak Hour, so even though the Weekday A.M. Peak Hours shows a small increase in trips, the Weekday P.M. Peak Hour is the hour in which the Level of Service is evaluated and is also the highest hour of travel on the adjacent roadway links and intersections.

It should also be noted that TR Transportation Consultants conducted traffic counts at the two site access drives of the existing Surgery Center within the Florida Gulf Coast Business Center. The traffic counts were conducted over a period of three consecutive weekdays (Tuesday, Wednesday and Thursday), in order to determine if this site generates traffic similar to a Medical Office use.

A summary of the trip generation counts is attached to this memo that illustrates that the Surgery Center does NOT generate trips consistent with a Medical Office use. The Average Trip Rate for a Medical Office building during the P.M. peak hour is 3.93 trips per 1,000 square feet of building floor area. The surveyed trip rate of the Surgery Center is approximately 1.49 trips/1,000 square feet based on the HIGHEST day surveyed and only 1.15 trips/1,000 square feet based on the three-day average during the survey period. Therefore, the Surgery Center should NOT be counted against Medical Office floor area in the project since this use does not generate traffic consistent with a Medical office use as evident by the traffic surveys.

Attachments

ITE Trip Generation Report data from 11th Edition
Traffic Count Summary from Existing Surgery Center

Surgery Center Trip Generation

Avg. of 3- Day Count				Highest Single Day			
Hr Begin	In	Out	Total	Hr Begin	In	Out	Total
7:00	14	1	16				
7:15	14	3	17	7:15	19	4	23
7:30	11	3	14				
7:45	8	3	11				
8:00	7	3	10				
8:15	5	2	7				
9:00	7	3	10				
9:15	8	3	11				
9:30	9	4	13				
9:45	9	4	13				
10:00	6	4	10				
10:15	7	4	11				
10:45	6	4	11				
11:00	6	6	12				
11:15	8	6	14				
11:45	8	7	15				
12:00	8	7	15				
12:15	9	8	17				
12:30	8	7	15				
12:45	7	7	14				
1:00	7	6	13				
1:15	6	6	12				
1:30	8	8	16				
1:45	8	7	16				
2:00	8	10	18				
2:15	9	11	20	2:15	13	16	29
2:30	7	9	16				
2:45	7	7	14				
3:00	6	5	11				
3:15	4	5	10				
3:30	4	6	10				
3:45	3	7	10				
4:00	4	10	14				
4:15	4	13	17				
4:30	3	13	16				
4:45	4	13	17	4:45	4	18	22
5:00	2	12	14				

Bldg. Floor Area = 14,800 sq. ft.			
Trip Generation Rate (Trips/1,000 sq. ft. Gross Floor Area)			
AM Peak Hour	Highest	1.55	trips/1,000 sq. ft.
	Avg.	1.15	trips/1,000 sq. ft.
Pk Hour of Generator	Highest	1.96	trips/1,000 sq. ft.
	Avg.	1.35	trips/1,000 sq. ft.
PM Peak Hour	Highest	1.49	trips/1,000 sq. ft.
	Avg.	1.15	trips/1,000 sq. ft.
ITE Land Use Code 720 (Medical/Dental Office Building)			
AM Peak Hour		3.1	trips/1,000 sq. ft.
Pk Hour of Generator		4.79	trips/1,000 sq. ft.
PM Peak Hour		3.93	trips/1,000 sq. ft.

Industrial Park (130)

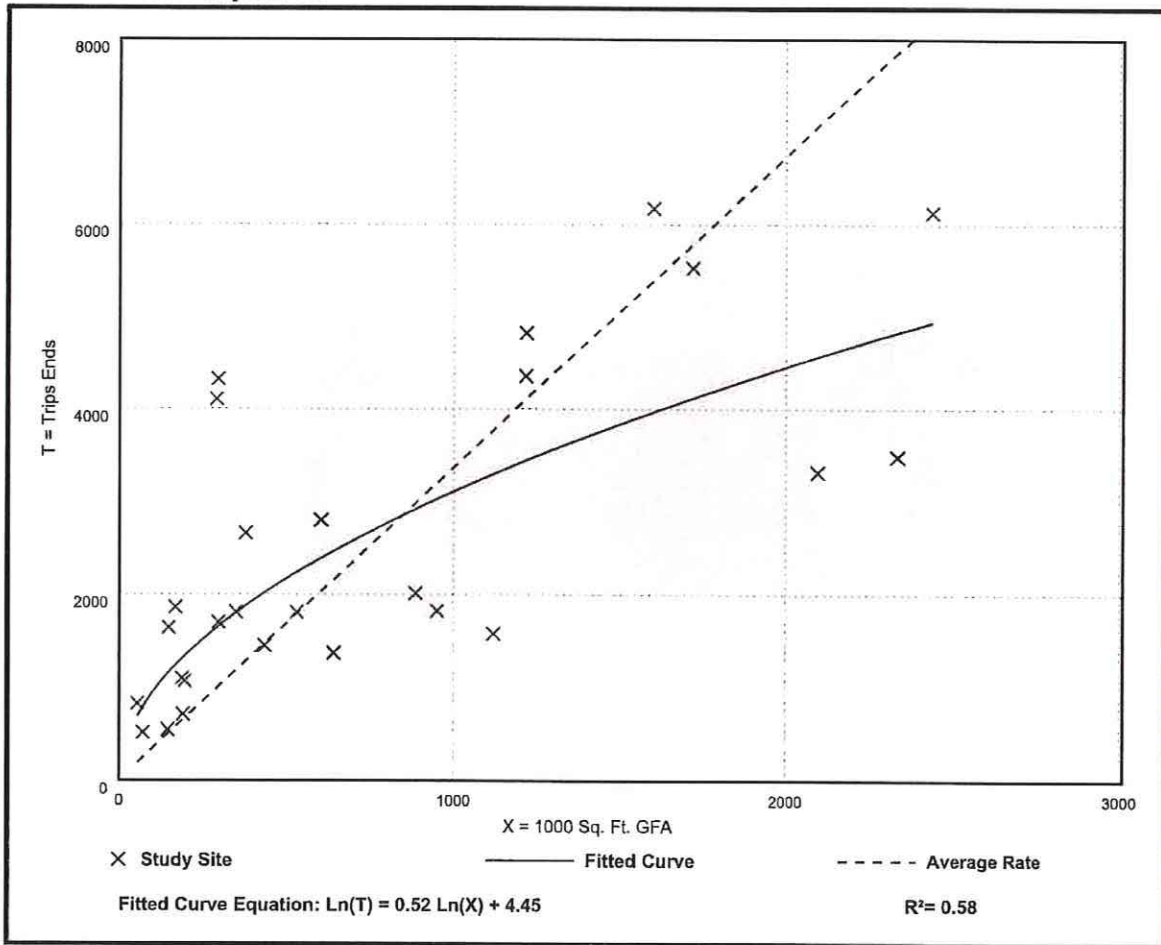
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: **Weekday**

Setting/Location: General Urban/Suburban
Number of Studies: 27
Avg. 1000 Sq. Ft. GFA: 762
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.37	1.41 - 14.98	2.60

Data Plot and Equation



Industrial Park (130)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: **Weekday,**

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 34

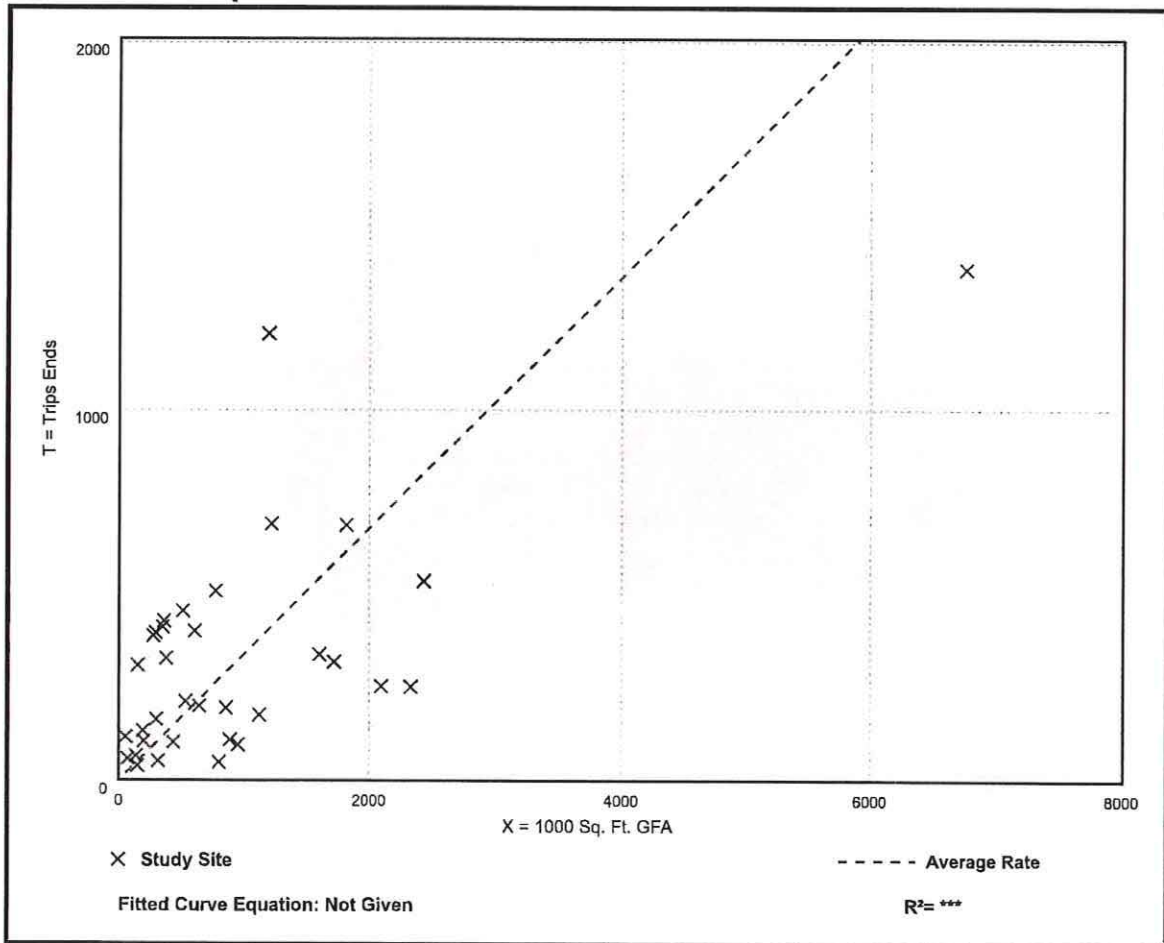
Avg. 1000 Sq. Ft. GFA: 956

Directional Distribution: 81% entering, 19% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.34	0.06 - 2.13	0.33

Data Plot and Equation



Industrial Park (130)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: **Weekday,**

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 35

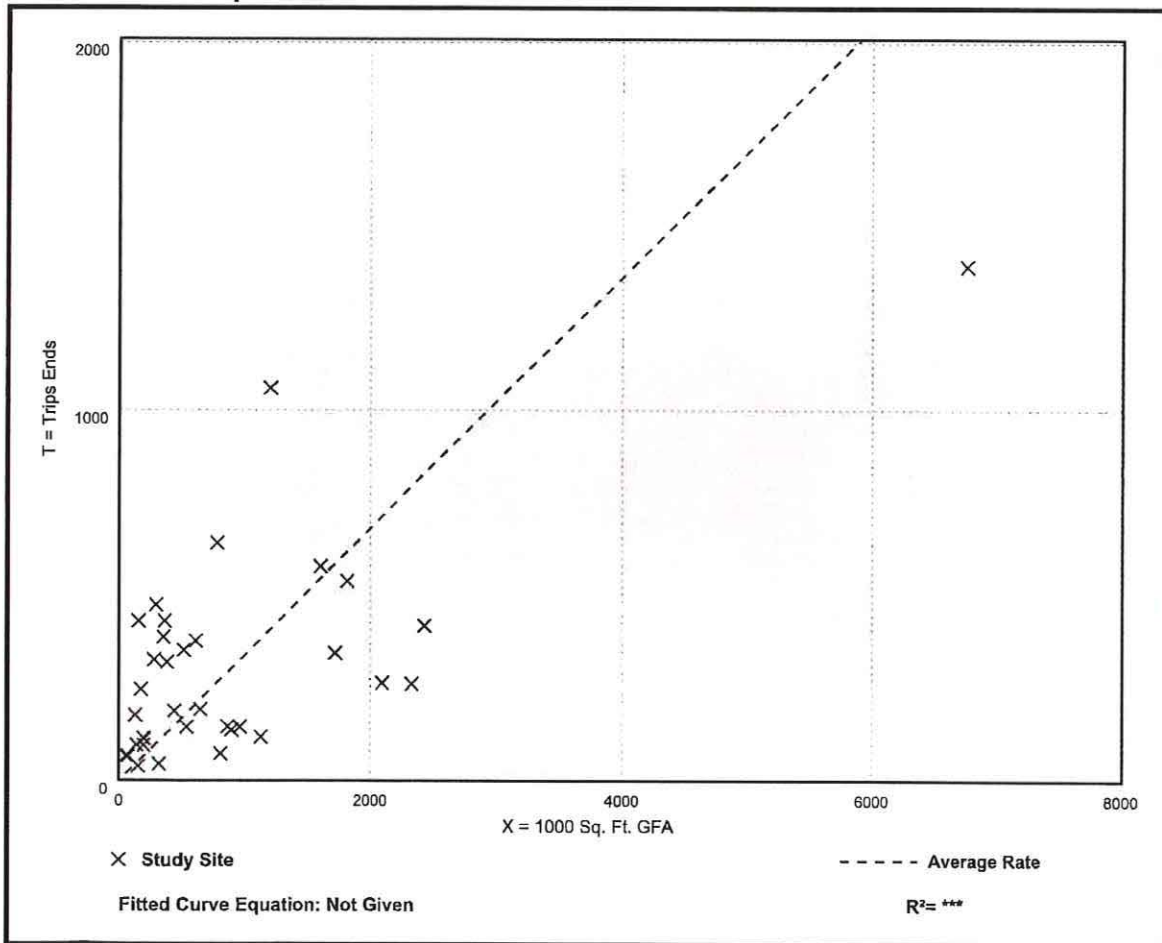
Avg. 1000 Sq. Ft. GFA: 899

Directional Distribution: 22% entering, 78% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.34	0.09 - 2.85	0.36

Data Plot and Equation



General Office Building (710)

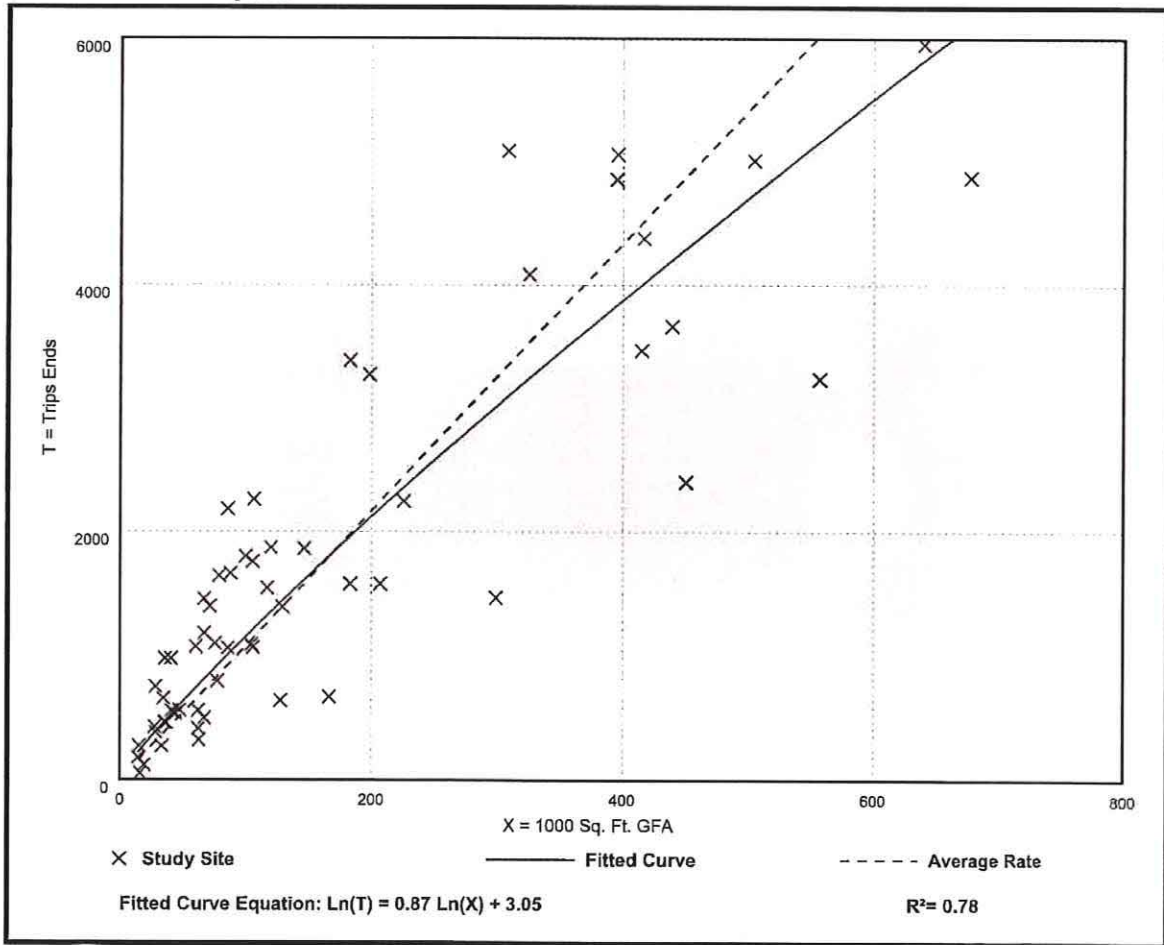
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 59
Avg. 1000 Sq. Ft. GFA: 163
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
10.84	3.27 - 27.56	4.76

Data Plot and Equation



General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: **Weekday,**

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 221

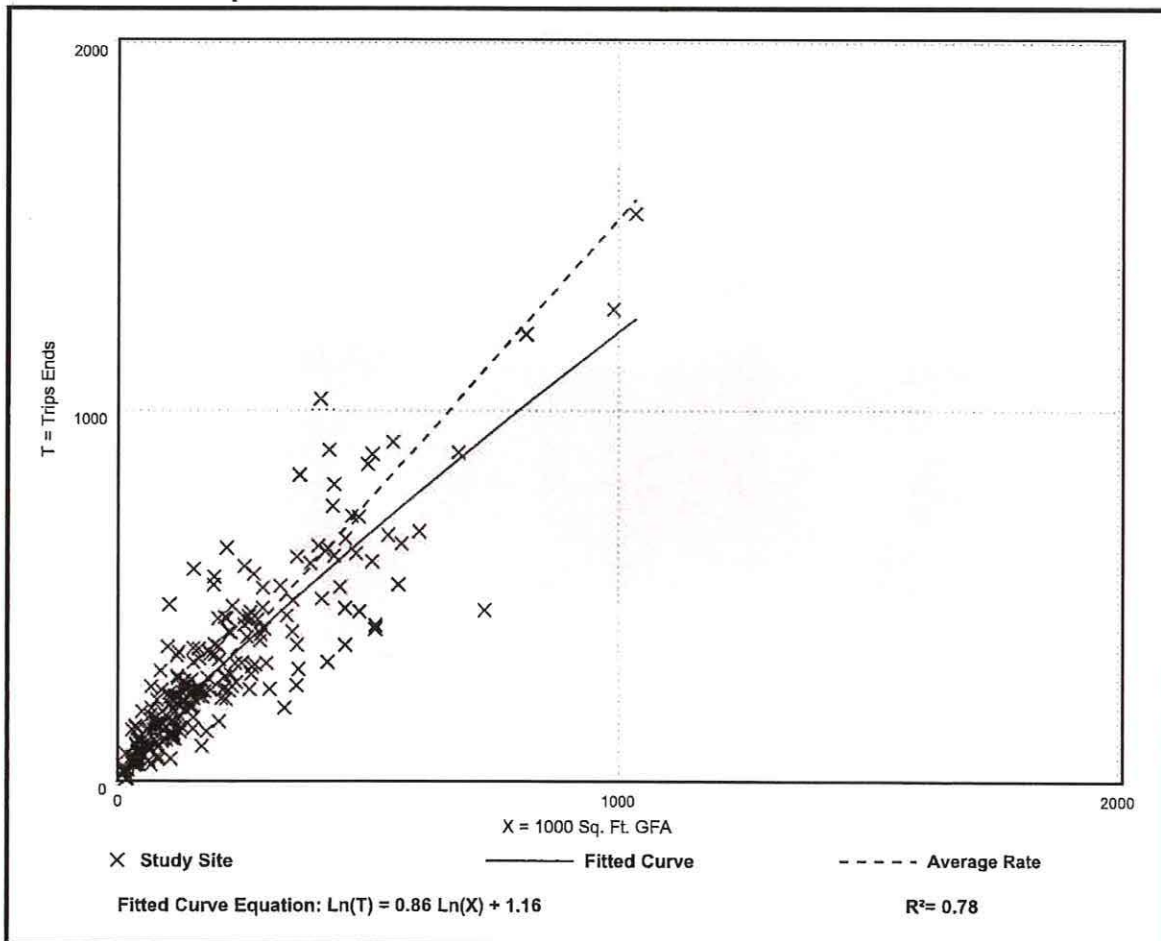
Avg. 1000 Sq. Ft. GFA: 201

Directional Distribution: 88% entering, 12% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.52	0.32 - 4.93	0.58

Data Plot and Equation



General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 232

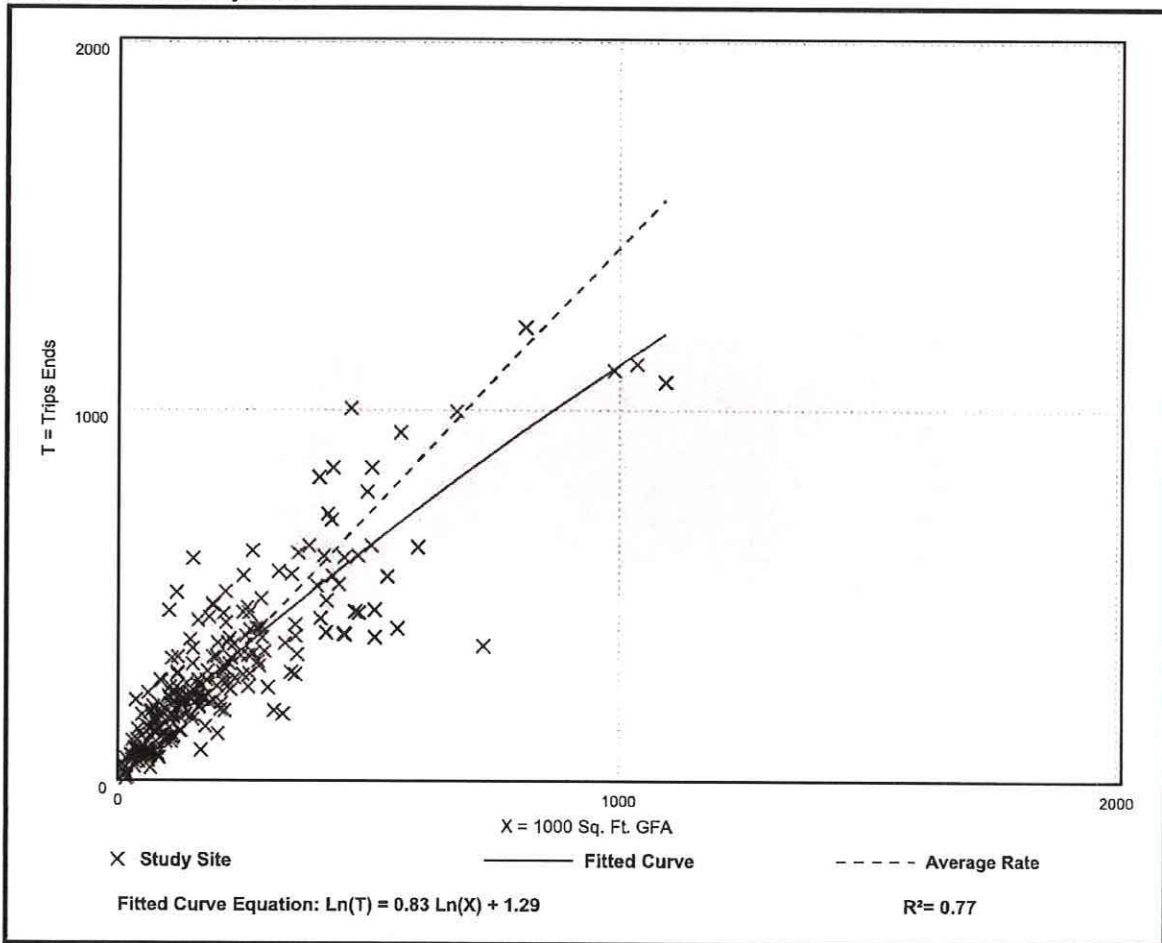
Avg. 1000 Sq. Ft. GFA: 199

Directional Distribution: 17% entering, 83% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.44	0.26 - 6.20	0.60

Data Plot and Equation



Medical-Dental Office Building - Stand-Alone (720)

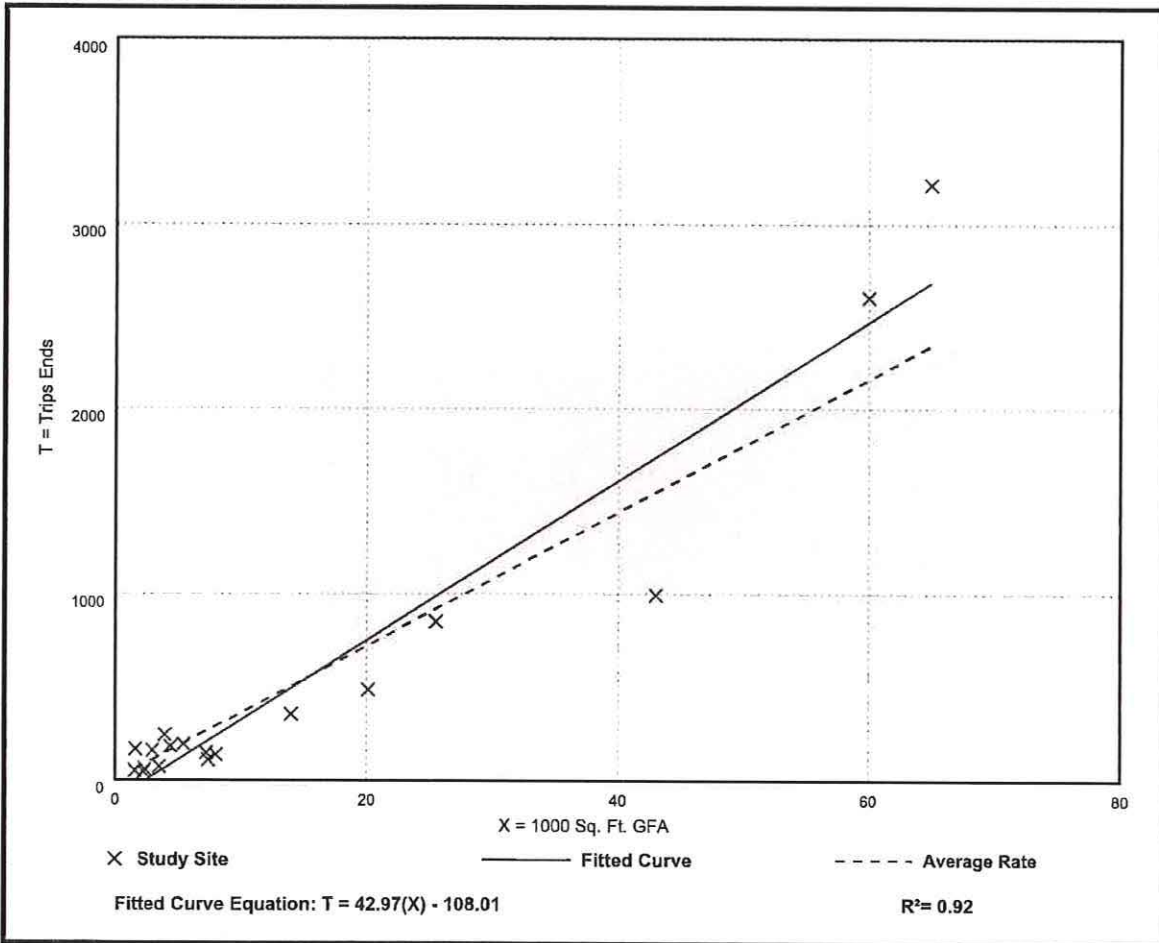
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 18
Avg. 1000 Sq. Ft. GFA: 15
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
36.00	14.52 - 100.75	13.38

Data Plot and Equation



Medical-Dental Office Building - Stand-Alone (720)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 24

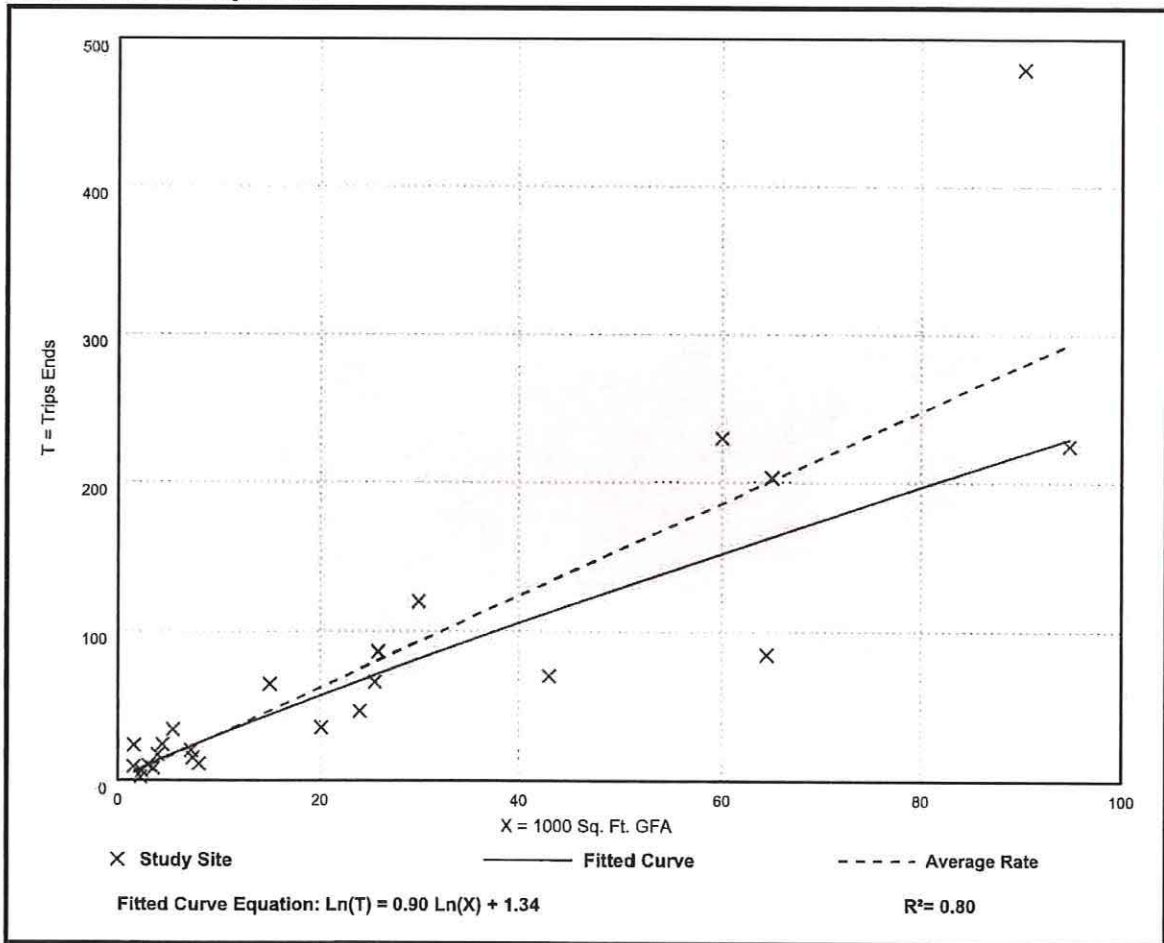
Avg. 1000 Sq. Ft. GFA: 25

Directional Distribution: 79% entering, 21% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.10	0.87 - 14.30	1.49

Data Plot and Equation



Medical-Dental Office Building - Stand-Alone (720)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 30

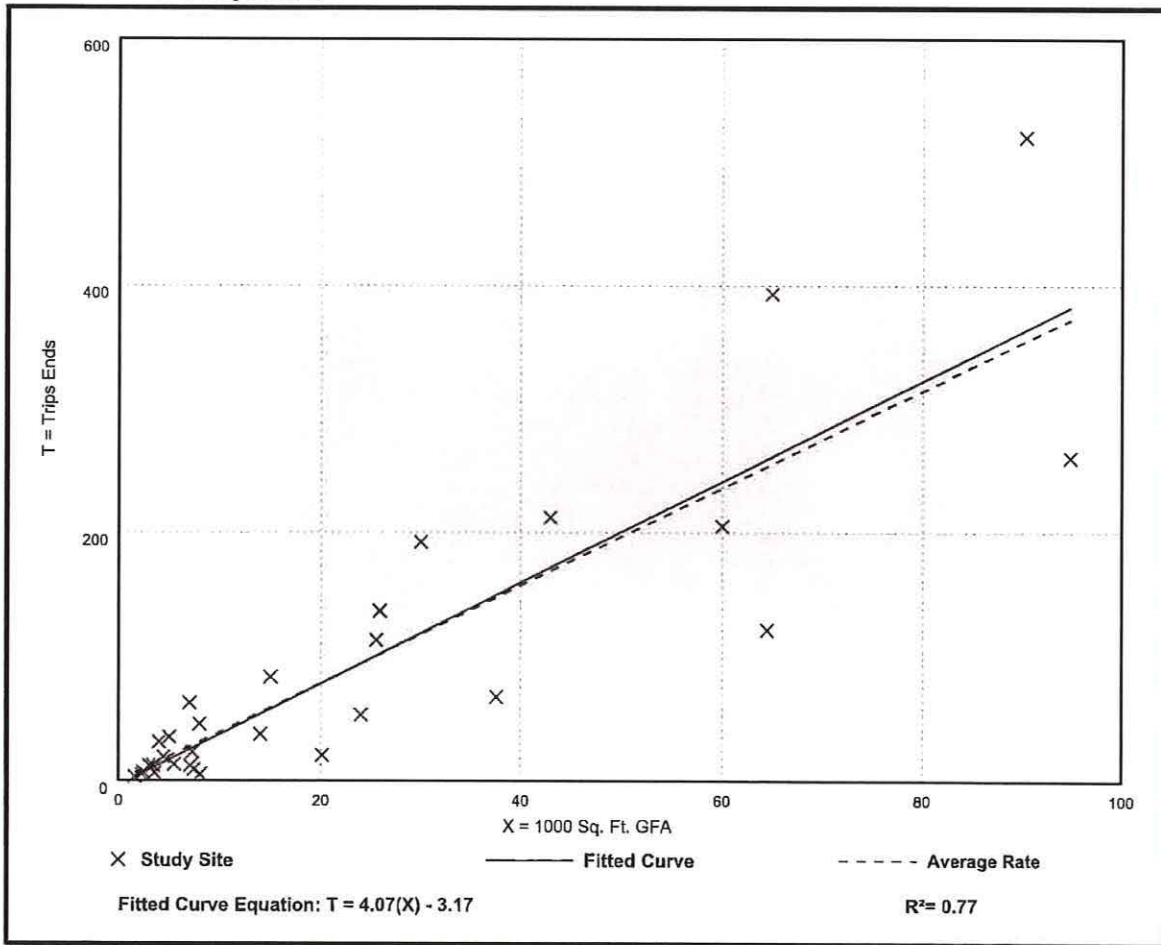
Avg. 1000 Sq. Ft. GFA: 23

Directional Distribution: 30% entering, 70% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.93	0.62 - 8.86	1.86

Data Plot and Equation



Strip Retail Plaza (<40k) (822)

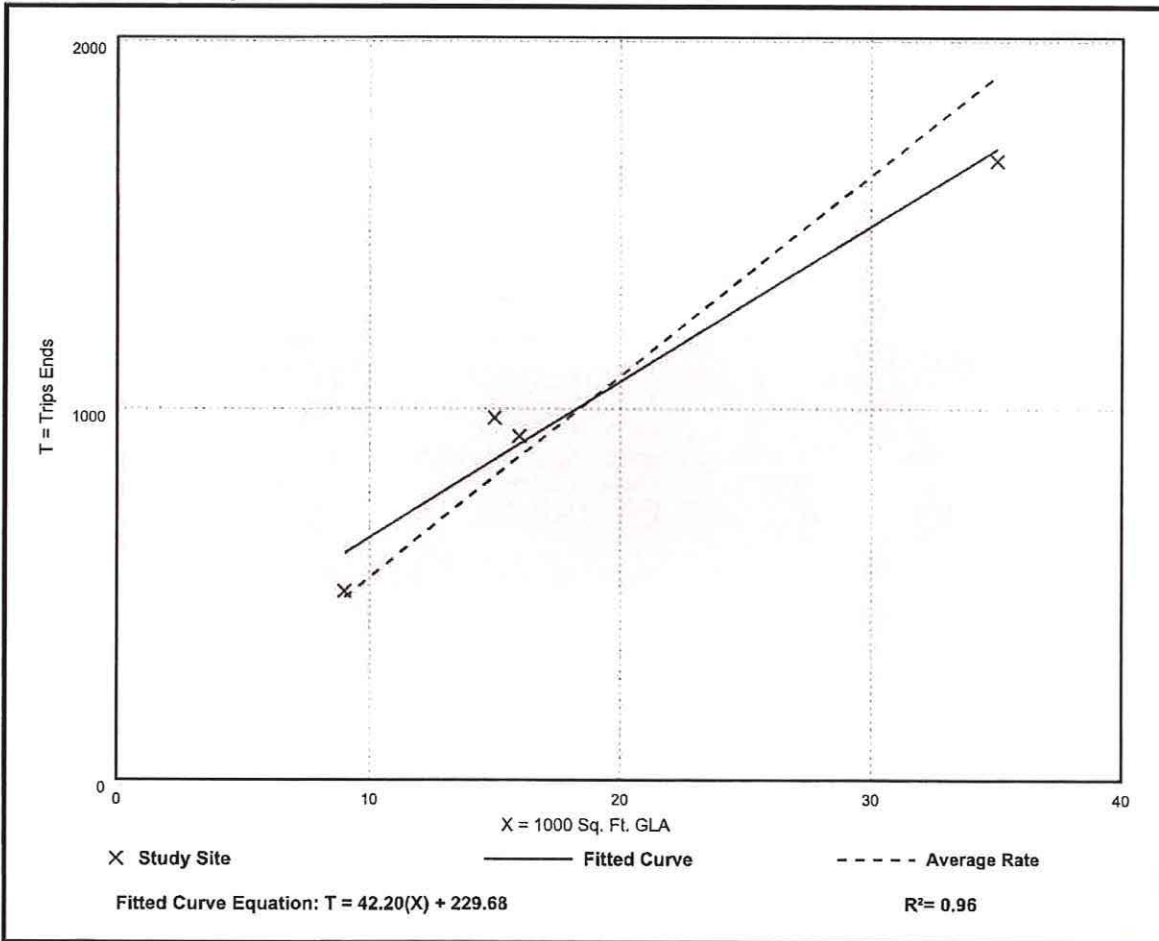
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. 1000 Sq. Ft. GLA: 19
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
54.45	47.86 - 65.07	7.81

Data Plot and Equation



Strip Retail Plaza (<40k) (822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 5

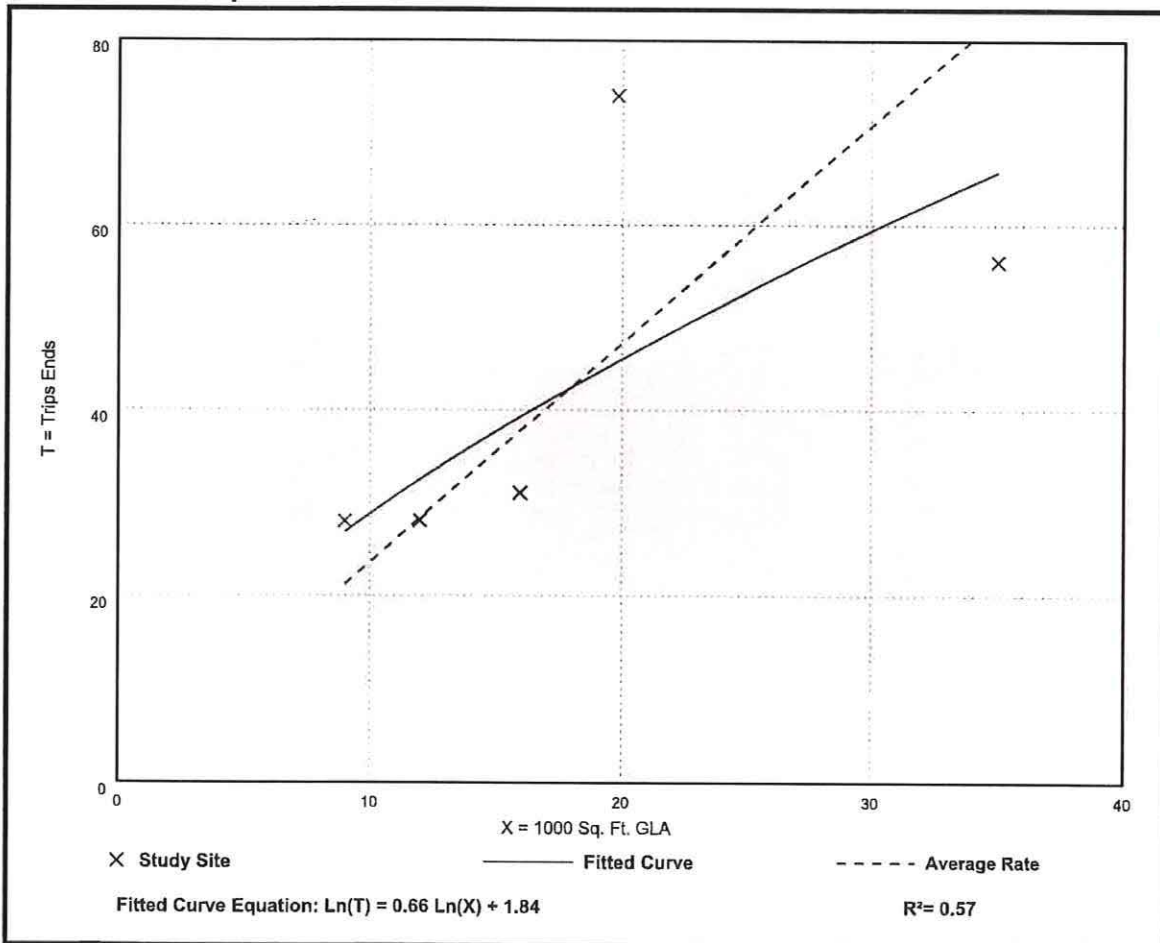
Avg. 1000 Sq. Ft. GLA: 18

Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
2.36	1.60 - 3.73	0.94

Data Plot and Equation



Strip Retail Plaza (<40k) (822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 25

Avg. 1000 Sq. Ft. GLA: 21

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
6.59	2.81 - 15.20	2.94

Data Plot and Equation

