

### UNIVERSITY HIGHLAND – PARCEL 6, TRACT 1 (Tract F-3) Mixed-use Planned Development Amendment Zoning Staff Report

PROJECT NAME:	UNIVERSITY HIGHLAND
CASE TYPE:	PLANNED DEVELOPMENT AMENDMENT
CASE NUMBER:	DCI2017-E007
PLANNING & ZONING BOARD DATE:	April 17, 2018
COUNCIL FIRST READING DATE:	May 16, 2018

### **REQUEST AND STAFF RECOMMENDATION**

The applicant is requesting an amendment to the Mixed-use Planned Development Zoning to permit the conversion of retail and office space to self-storage space for a proposed 90,000 square foot 3-story self-storage facility. The facility is proposed to be 45 feet in height on a 2-acre tract adjacent to the Tidewater Community on Ben Hill Griffin Parkway. There is also a request for a deviation to permit architectural features in excess of 45 feet in height for a tower of 47.5 feet.

Staff recommends that prior to the second reading, the applicant provide a cumulative land development summary table as described in Condition 3 of Resolution Z-10-03 to demonstrate that there is available remaining development intensity.

The Planning and Zoning Board reviewed the request on April 17<sup>th</sup> and recommended approval with staff conditions.

### APPLICATION SUMMARY

### Applicant

Albert F. Moscato Jr., University Highland Limited Partnership.

#### Location

The subject property is located at Ben Hill Griffin Parkway and Tidewater Key Boulevard, between Estero Parkway and Corkscrew Road, east of I-75, and north of Miromar Outlets.

### Request

Mixed-use Planned Development (MPD) amendment to:

- 1. Include a commercial conversion table to permit the conversion of retail and office square footage to self-storage square footage for the University Highland Mixed-use Planned Development (MPD).
- 2. Height deviation for a proposed tower.

If the conversion table amendment is approved, a self-storage (Cube Smart) facility will be constructed on Tidewater Tract F-3 which is located in the northwest quadrant of the intersection of Tidewater Key Boulevard and Ben Hill Griffin Parkway.

### LAND USE CATEGORY

Urban Community (Proposed Urban Commercial)

### PUBLIC INFORMATION MEETING

Public information meetings for this application were held at the Planning and Zoning Board on August 15, 2017, and at the Design Review Board on November 8, 2017. A workshop with the Design Review Board was also held on January 24, 2018.

At the August 15, 2017 meeting, Planning and Zoning Board members asked questions about what the facility would look like. The applicant stated that the facility was not designed yet, and that "the facility would have to go through the Design Review Board." The applicant also stated that the storage facility is "presently a permitted use" (See Attached P&ZB August 15, 2017 Approved Minutes).

At the November 8, 2017 Public Information Meeting, Design Review Board members asked about the pine trees that were removed on the site and asked that they be replaced. The Board provided various design comments such as: add more undulation in the roof; add more vegetation to the east side of the building to mitigate visibility of vehicles parked along the building; make the windows and openings more proportional; and break up the horizontal of the building (See Attached DRB November 8, 2017 Approved Minutes).

At the January 24, 2018 Design Review Board workshop, the applicant's representative provided a brief introduction of the project and explained modifications that have occurred since the November 8, 2017 Public Information meeting as well as presenting the site lighting plan. The Board provided comments and questions concerning the roofline; stated that the areas between the three towers needs more detail; add depth to the faux windows/fixed shutters; create depth with the horizontal line between the second and third floors; provide detail on eaves and awnings; and have palm trees on the buffer clear the adjacent tree lines. Five members of the public appeared and spoke against the proposed project. Comments included: maintaining the integrity of the area where the project is proposed to be built; the location is not appropriate for a self-storage facility; the physical size of the building is out of place for the neighborhood; and that there is only one entrance into the self-storage facility which will have traffic impacts to the Tidewater Community (See Attached DRB January 24, 2018 Approved Minutes).

### PROJECT HISTORY

The property that is the subject of this request is known as the Timberland & Tiburon Development of Regional Impact (DRI). The original DRI approval was in 1985. The overall DRI contains 921.2 acres and consists of several existing developments such as: Grandezza, Shops at Grandezza, Miromar Outlets, Germain Arena and University Highland.

The University Highland property (794-acre portion of the DRI, west of Ben Hill Griffin Parkway) was rezoned by Lee County in 1997 (Resolution Z-97-010) to Mixed Use Planned Development for a variety of commercial and residential units, including mini-warehouse in Area 2.

A later notice of proposed change to the DRI and amendment to the zoning was approved in Resolution Z-10-031 which contains the zoning conditions that apply to that portion of the DRI known as University Highland MPD (superseding conditions in Resolutions Z-97-072 and Z-98-020).

### PROJECT DESCRIPTION AND REQUEST

University Highland is a portion of the Timberland & Tiburon DRI and is approved by Resolution number Z-10-031. University Highland is approved for up to 1,300 dwelling units of various types, including 150,000 square feet of office use of which up to 50,000 square feet can be medical office, 99,384 square feet of retail use, and 200 hotel units.

The owner of University Highland parcel 6 proposes to sell parcel 6 to accommodate a Cube Smart self-storage facility, to develop a 3-story approximately 90,000 square foot self-storage facility, 45 feet high. Mini-warehouse is an allowed use in the zoning resolution; however, the applicant needs to "convert" square footage of other uses to mini-warehouse square footage to avoid increasing the traffic impacts of the DRI. The applicant has proposed eliminating office or retail uses to allow the mini-warehouse. The "conversion factor", based on traffic impacts, is explained below.

### Condition 18

Condition 18 of the zoning resolution currently provides for a residential conversion formula on the entire University Highland MPD site to allow conversion of a variety of dwelling unit types into single family, zero lot line and duplex/two-family units. This condition is reproduced below:

<u>Residential Conversion Formula:</u> A combination of the approved residential types (Single-family, Two-family, Townhouse, Multi-family, Single-family Detached, and Zero lot line) will be allowed based on conversion rates of 2.3 multi-family/townhouse units per single-family/zero lot line unit and 1.6 multi-family/townhouse units per duplex/two-family unit.

The applicant is requesting an amendment to Resolution Z-10-031 Condition 18. The applicant proposes the following revision to this condition (shown in strike-thru/underline format):

Residential <u>and commercial</u> Conversion Formula: A combination of the approved residential types (Single-family, Two-family, Townhouse, Multi-family, Single-Family Detached, and Zero lot line) will be allowed based on conversion rates of 2.3 multi-family/townhouse units per single-family/zero lot line unit and 1.6 multi-family/townhouse

units per duplex/ two-family unit. <u>The commercial conversion rate would permit the</u> <u>conversion of one square foot of general office as an equivalent of four point four</u> <u>hundred twelve square foot of self storage (1 s.f. of general office = 4.412 s.f. of self</u> <u>storage), and one square foot of retail is an equivalent of four point six hundred forty</u> <u>three square feet of self storage (1 s.f. retail = 4.643 s.f. of self-storage, and one square</u> <u>foot of medical office equals ten point five hundred eighty-eight square feet of self</u> <u>storage (1 s.f. medical office = 10.588 s.f. of self storage. (sic)</u>

The stated "desired objective" of the applicant is to achieve a total of 90,000 square feet of selfstorage space. The conversion formula has been developed to demonstrate that the number of new vehicle trips, those associated with the proposed self-storage space, does not exceed that associated with the approved uses. The applicant provides in a October 9 memorandum the University Highland approved land uses, approved trip generation, and 3 land use scenarios, to demonstrate that the desired commercial conversion formula will not result in more new external trips for University Highland after the conversion to the self-storage use (see attached Mark Gillis October 9, 2017 Memorandum).

Land use scenario #1 adds the self-storage use and reduces general office use by 20,400 square feet. Land use scenario #2 adds the self-storage use and reduces medical office use by 8,500 square feet. Land use scenario #3 adds the self-storage use and reduces retail space by 8,640 square feet and reduces general office space by 13,000 square feet. All three land use scenarios result in less traffic with the exception of scenario #1 which results in one additional PM Peak hour trip. This memorandum also states that the choice of the actual land use conversion scenario will be made by the owner of University Highland.

### **CONCEPTUAL SITE PLAN**

The applicant has provided a Conceptual Site Plan that depicts an approximate 90,000 (84,819) square foot self-storage facility on Parcel 6 (Tract F-3) of the Tidewater development. The applicant is proposing a single access point for the proposed self-storage building on Tiburon Way. The site plan includes a pedestrian connection (sidewalk) to Tidewater Key Boulevard. The plan provides parking on the north, east, and west sides of the building with an access way encircling the building. The proposal includes a single building that has 3 stories. The proposal includes 12 roll up doors on the northside and 7 roll up doors on the westside of the proposed building. The proposal provides 31 parking spaces including 2 handicap spaces. The Code requires 25 parking spaces. The Site Plan accommodates 581 storage units.

The Preliminary Landscape Plan submitted provides a 25-foot wide Type "D" buffer along Ben Hill Griffin Parkway and 20-foot wide Type D buffer along Tidewater Key Boulevard and Tiburon Way. The plan also includes a 20-foot wide Type C buffer along the north boundary. There is an existing wall on this side of the property. Some buffers are in existence, but will be enhanced with taller shrubs to provide additional screening.

### PATTERN BOOK

The applicant did not initially provide a pattern book for the proposed self-storage facility but did submit a copy of the University Highland Limited Partnership Image Book, dated September 7, 2010. This Image Book provides examples of architectural theming and treatment of general site elements. The Book specifies that "Mediterranean Revival is the preferred choice of architectural styles for the UHLP village". Subsequently, the applicant did provide a Supplemental Pattern Book for the proposed University Self-Storage project. The pattern book provides building elevations for all four sides, examples of building materials and signage, a site plan, landscape plan, and various line of sight exhibits.

### SURROUNDING ZONING AND LAND USE

- North Vacant residential lots zoned Mixed-use Planned Development within the Tidewater Community designated as Urban Community Future Land Use category (Proposed Village Neighborhood 1).
- East Ben Hill Griffin Parkway then Grandezza Golf Course and stormwater lake, then single family homes within Grandezza zoned Mixed-use Planned Development designated as Suburban Future Land Use category (Proposed Village Neighborhood 1).
- South Tidewater Key Boulevard then vacant commercial Tract F-4 of the Tidewater Plat zoned Mixed-use Planned Development. The land use designation is Urban Community (Proposed Urban Commercial).
- West Tiburon Way then the Tidewater Community amenity center then a stormwater tract then single family homes in the Tidewater Community, all zoned Mixed-use Planned Development. These properties are located in the Urban Community Future Land Use category (Proposed Village Neighborhood 1).

### STAFF ANALYSIS

The staff analysis section of this report includes information on various issues, such as environmental issues, transportation impacts, height, compatibility, and Comprehensive Plan considerations (including Estero-specific goals and policies).

In order to assist the Council, staff has provided a summary of the project's advantages and disadvantages below. Following this section is more information on each of the issues.

### Summary of Advantages and Disadvantages

Disadvantages:

- Proposal results in a self-storage/mini-warehouse building directly opposite the clubhouse for the Tidewater Community, essentially at the entrance to the residential Tidewater Community.
- Mini-warehouse on a main highway is not the most appropriate location from a planning perspective
- Proposed 3-story self-storage structure would be the tallest structure in the immediate area.
- Proposal lacks pedestrian connectivity with Tiburon Way and Ben Hill Griffin Parkway.
- Proposal has roll up doors on 2 sides of the proposed building lending an industrial look and detracting from the office building appearance. The roll up doors on the west side of the building will clearly be visible external to the site due to the location of the access point on Tiburon Way.

Advantages:

- Mini-warehouse is an approved use in Area 2 as contained in Resolution Z-10-031.
- Mini-warehouse/self-storage use is a low traffic generating use. Other commercial uses are approved on the site that could generate higher traffic volumes.
- The project is providing more open space than what is required. Ten percent open space is required on this parcel, and the applicant has committed to providing 30% open space.
- The project is designed to look similar to an office building with an attractive architectural design.

### <u>Height</u>

Section 33-229 of the Land Development Code limits height of buildings outside of the Highway Interchange Areas to a maximum of three stories or 45 feet, whichever is less. This section of the code also provides that "Elements that enhance visibility, create focal points or amenities, such as turrets, sculpture, clock tower and corner accentuating rooflines, may exceed the maximum height limitations with an approved variance or deviation." Resolution Z-10-031 specifies a maximum building height of 45 feet for the commercial use parcels which the subject site is designated on the Master Concept Plan for University Highland. The self-storage building design includes a tower that exceeds 45 feet. The applicant provides that the top of the tower is at 47.5 feet. Staff recommends that a Deviation be granted for this architectural appurtenance if Council approves the amendment to the zoning.

### Environmental Issues

Staff has performed an environmental inspection on the property. The following are the findings:

- The property has been cleared and partially filled.
- There are no wetlands on the site.
- There are no native vegetative communities or critical habitat that could support listed species.
- There are no imperiled (listed) species on the site and no potential since there is no critical habitat.
- The site falls within an X flood zone.
- This is a highly disturbed site. The site is maintained in a mowed state.

Staff believes that larger plant material should be substituted for the code required minimum to better screen the proposed building from the adjacent right-of-ways and is recommending a condition be included with any zoning approval for the zoning amendment. This condition requires larger shrubs to be installed as part of the right-of-way buffer.

### Flood Issues

As mentioned above, the site falls within the X Zone. The proposed building is not located within Special Flood Area. The site is classified as an area of moderate or minimal hazard. No base flood elevations or base flood depths are shown within X Zones. The applicant has indicated that the first floor elevation will be 21.0' NAVD.

### Transportation Issues

The proposed use (90,000 square feet) will generate approximately 225 trips per day according to the October 9, 2017 memorandum from Mark Gillis with David Plummer & Associates, Inc. The applicant for the Development Order for the Self-Storage building has provided a site specific Traffic Impact Statement (TIS) that analyzes a single three-story building with a total of 88,500 square feet of self-storage uses. This latter analysis provides that this use will generate 134 daily 2-way trips. The TIS found that Ben Hill Griffin Parkway is shown to operate at a Level of Service LOS "B" after the addition of the project traffic. The TIS also concludes that no roadway capacity improvements will be required as a result of the analysis. The TIS also performed a turn lane analysis for the proposed site access on Tiburon Way and found that a right turn lane will not be warranted at the proposed site access on Tiburon Way.

The applicant has provided an analysis in an October 9, 2017 memorandum from Mark Gillis with David Plummer & Associates, Inc., that shows that the number of new trips does not exceed that associated with approved uses. The memorandum provides 3 land use scenarios "to demonstrate that the resultant net new external trips after the land use conversion would be equivalent to the approved number of trips for University Highland". Other approved commercial uses could generate higher traffic volumes than the proposed self-storage use.

### **Utilities**

The subject property is located in the Lee County Utilities franchise service areas for both potable water and wastewater services as depicted on Maps 6 and 7 of the Lee Plan. The applicant has obtained a service availability letter, dated January 8, 2018, from Lee County Utilities. This letter provides that the applicant estimates that the project will have an estimated flow demand of approximately 836 gallons per day; and Lee County Utilities has sufficient capacity to provide potable water and wastewater service.

### Neighborhood Compatibility Issues/Architectural Style

The adjacent uses are a mixture of future residential and commercial uses internal to the University Highland development. The project is proposed to be designed similar to an office building.

The proposed self-storage building is in a prominent location in the community being located along Ben Hill Griffin Parkway at the entrance to the Tidewater residential community. Staff was initially concerned about the appearance of the 3-story facility in this location. However, the architectural style of the self-storage building has been designed to be Mediterranean, utilizing colors similar to those used in Tidewater, and a Pattern Book has been submitted which would be included in any approval.

The applicant has submitted line of sight exhibits for all sides of the proposed self-storage building. These exhibits demonstrate that the proposed building is shielded by the proposed landscape plan.

The applicant has held information sessions and meetings with the Grandezza and Tidewater communities to inform the residents about the proposed self-storage project.

### **Comprehensive Plan Considerations**

The Future Land Use designation of this property is Urban Community. The Urban Community designation is intended for areas characterized by a mixture of relatively intense commercial and residential uses with future development in this category encouraged to be developed as a mixed-use where appropriate. Standard residential density ranges from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre), with a maximum total density of ten dwelling units per acre (10 du/acre) only with "bonus" density. The proposed use is allowable within this Future Land Use category.

<u>Objective 2.1 Development Location and Objective 2.1 Development Timing</u>. The applicant states that the inclusion of a commercial conversion table is not specifically addressed in the transition comprehensive plan but that the proposed development is consistent with Objective 2.1 Development Location and Objective 2.1 Development Timing. The applicant argues that the completion or build-out of the planned development will permit a contiguous and compact growth pattern. The applicant also states that the property is located in a future urban area where growth is expected and adequate public infrastructure exists.

Staff recommends that the request is consistent with Objective 2.1 and Objective 2.2. Contiguous and compact growth patterns will result with the development of the site with the proposed self-storage building. There are adequate urban services to accommodate the proposed development.

Staff believes the request is consistent, as conditioned, with the Plan.

### **Deviations**

Previous zoning approval (Z-10-031) references 8 Deviations. These do not apply to this site. A new deviation is required to permit a tower feature at 47.5 feet in height. The following is the requested specific new Deviation, Deviation Number 9:

9. Deviation (9) seeks relief from LDC section 33-229 which limits buildings outside of the Interstate Highway Interchange Areas to a maximum of three stories or 45 feet whichever is less to allow a tower with a maximum height of 47.5 feet.

Approval of this deviation will allow an architectural appurtenance, a tower, which will break up the roofline and provide further architectural interest to the proposed building. The approval of the deviation will enhance the achievement of the objectives of the planned development and will not cause a detriment to the health, safety or welfare of abutting property owners or the general public. Staff recommends approval of this deviation.

### FINDINGS AND CONCLUSIONS

After balancing the advantages and disadvantages of this project and its impacts, based upon an analysis of the application and the standards for approval in the Land Development Code, staff has proposed the following Findings of Fact for review:

1. The applicant has provided sufficient justification for the zoning amendment by demonstrating compliance with the Comprehensive Plan, the Land Development Code, and other applicable codes.

- 2. The applicant's TIS analysis provides that Ben Hill Griffin Parkway is shown to operate at a Level of Service LOS "B" after the addition of the project traffic.
- 3. The application as conditioned is generally compatible with existing or planned uses in the surrounding area.
- 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.
- 5. Urban services will be available and adequate to serve the proposed use.
- 6. The request will not adversely affect environmentally critical areas and natural resources.
- 7. The proposed use, with the proposed conditions, is appropriate at the subject location.
- 8. The recommended conditions provide sufficient safeguards to the public interest and are reasonably related to impacts on the public's interest created by or expected from the proposed development.
- 9. The deviation recommended for approval:
  - a. Enhances the planned development; and
  - b. Preserves and promotes the general intent of the LDC to protect the public, health, safety and welfare.

### **ATTACHMENTS**

- A. Zoning Map
- B. Future Land Use Map
- C. Lee County Utilities Availability Letter
- D. Planning and Zoning Board April 17, 2017 Minutes
- E. Public Information Meeting Minutes
- F. David Plummer & Associates October 9, 2017 Memorandum
- G. Zoning Resolution Z-10-031
- H. Zoning Resolution Z-97-010
- I. March 2017 Timberland and Tiburon DRI Biennial Monitoring Report

1	VILLAGE OF ESTERO, FLORIDA
2	ZONING
3	<b>ORDINANCE NO. 2018 - 06</b>
4	
5	AN ORDINANCE OF THE VILLAGE COUNCIL OF THE
6	VILLAGE OF ESTERO, FLORIDA, APPROVING WITH
7	CONDITIONS A ZONING AMENDMENT TO PERMIT
8 9	THE CONVERSION OF RETAIL AND OFFICE SPACE TO SELF-STORAGE SPACE FOR A PROPOSED 90,000
9 10	SQUARE FOOT 3-STORY SELF-STORAGE FACILITY
10	ON TRACT F-3 OF UNIVERSITY HIGHLAND MIXED
12	USE PLANNED DEVELOPMENT; APPROVING A
13	DEVIATION FOR HEIGHT OF ARCHITECTURAL
14	FEATURES FOR PROPERTY LOCATED AT
15	TIDEWATER KEY BOULEVARD AND BEN HILL
16	<b>GRIFFIN PARKWAY IN THE VILLAGE OF ESTERO,</b>
17	FLORIDA, AND COMPRISING APPROXIMATELY 2
18	ACRES IN THE PLANNED DEVELOPMENT;
19 20	PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE
20 21	DATE.
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23	WHEREAS, applicant, University Highland Limited Partnership, has applied for a
24	zoning amendment and deviation on the property ("Property") which comprises Tract F-3 of
25	Parcel 6 of the University Highland development, located on Ben Hill Griffin Parkway and
26	Tidewater Key Boulevard, for a proposed self-storage facility; and
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28	WHEREAS, the Property is part of the larger Timberland & Tiburon Development of
29 20	Regional Impact approved in 1985 by Lee County; and
30 31	WHEREAS, University Highland is a 794-acre portion of the Timberland & Tiburon
32	DRI, located west of Ben Hill Griffin Parkway; and
33	Did, foculat west of Don Thin Chillin Fulkway, and
34	WHEREAS, the Property was rezoned from Planned Unit Development and
35	Commercial by Lee County Resolution Z-97-010 to Mixed Use Planned Development (MPD)
36	for a variety of residential and commercial uses including mini-warehouse in Area #2; and
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38	WHEREAS, a subsequent notice of proposed change to the DRI and amendment to
39 40	the zoning was approved by Lee County in Resolution Z-10-031 which contains the zoning
40 41	conditions that apply to the portion of the Property known as University Highland MPD; and
41 42	WHEREAS, the applicant applied for an amendment to the Zoning Resolution
43	Z-10-031 to modify condition 18 of the zoning approval to allow for conversion of uses to
44	accommodate the square footage needed for the self-storage facility; and
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45 46	WHEREAS, the Property STRAP number is 26-46-25-E2-3600F.0030; and
40 47	WHEREAS, the public information meeting was held for this application at the
48	Planning and Zoning Board on August 15, 2017; and
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50	WHEREAS, the Planning and Zoning Board considered the application at its meeting
51 52	on April 17, 2018 and recommended approval with conditions of the requests; and
53	WHEREAS, a duly noticed first reading was held before the Village Council on May
54	16, 2018; and
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56	WHEREAS, a duly noticed second reading and public hearing was held before the
57	Village Council on, at which time the Village Council gave consideration to
58	he evidence presented by the applicant and the Village staff, the recommendations of the
59	Planning and Zoning Board, and the comments of the public.
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61	NOW, THEREFORE, be it ordained by the Village Council of the Village of Estero
62	Florida:
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64	Section 1. Zoning Amendment.
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66 67	The Village Council approves the zoning amendment with the following conditions:
68	1. Master Concept Plan
69	The development of the 84,819 square foot building on Parcel 6 (Tract F-3
70	must be substantially consistent with the Site Plan entitled University Storage
71	Tract F-3 date stamped received April 5, 2018. Self-storage facility is limited
72	to 600 storage units.
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74	2. Condition
75	Condition 18 of Resolution Z-10-031 is modified as follows:
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77	Residential and commercial Conversion Formula: A combination of the
78	approved residential types (Single-family, Two-family, Townhouse, Multi
79	family, Single-family detached, and Zero lot line) will be allowed based or
80	conversion rates of 2.3 multi-family/townhouse units per single-family/zero lo
81	line unit and 1.6 multi-family/townhouse units per duplex/two-family unit. The
82	commercial conversion rate would permit the conversion of one square foot o
83	general office as an equivalent of four point four hundred twelve square feet o
84	self-storage (1 s.f. of general office = $4,412$ s.f. of self-storage), and one square
85	foot of retail is an equivalent of four point six hundred forty three square fee
86	of self-storage (1 s.f. retail = 4.643 s.f. of self-storage, and one square foot o
87	medical office equals ten point five hundred eighty-eight square feet of self
88	storage (1 s.f. medical office = 10.588 s.f. of self storage.

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89 90 91 92 93	3.	<u>Previous Approvals</u> The previous approval (contained in Resolution Number Z-10-031) including conditions and deviations remains in effect except as modified by the conditions and deviations contained in this approval.
94 95 96 97 98	4.	<u>Hours of Operation</u> Hours of operation for the self-storage facility are Monday through Sunday 6:00 AM to 10:00 PM. Customers may access their storage units only during these hours of operation.
99 100 101	5.	Renter Defaults No on-site auctions are permitted.
102 103 104 105 106 107 108 109	6.	<u>Prohibited Uses</u> No outdoor storage is permitted. No storage of cars, other motor vehicles, boats or boat trailers is allowed. No overnight parking is permitted. No businesses may be conducted from a storage unit. Customers may not store or abandon hazardous materials in the facility. No storage of animals, food, or other perishable items may be stored onsite. Customers may not live in a storage unit. No residential use is approved.
110 111 112 113	7.	Maximum Building Height Maximum Building Height is 45 feet or 3 stories (See Deviation for architectural feature height).
114 115 116 117 118 119 120 121 122 123 124 125	8.	<ul> <li>Buffers and Landscaping</li> <li>Buffers will be installed and enhanced as depicted in the Pattern Book, Site Plan page.</li> <li>North Property line – 20 foot Type C/F buffer</li> <li>West Property line – 20 foot Type D buffer</li> <li>South Property line – 20 foot Type D buffer</li> <li>East Property line – 25 foot Type D buffer</li> <li>The Tiburon Way and Tidewater Key Boulevard Road Buffer will be enhanced so that all new required trees must be a minimum 45 gallon container, 12-foot to 14-foot planted height. Shrub height must be 36 inches at time of installation and be maintained at 48 inches.</li> </ul>
126 127 128	9.	<u>Finished First Floor Elevation</u> The finished first floor of the building must be at 21.0 NAVD at a minimum.
129 130 131 132	10.	Pattern Book Development must be in compliance with the Pattern Book.

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### 133 <u>Section 2</u>. Deviation

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Deviation 9 seeks relief from LDC section 33-229 which limits buildings outside of the
Interstate Highway Interchange Areas to a maximum of three stories or 45 feet,
whichever is less, to allow a tower with a maximum height of 47.5 feet. Deviation 9 is
approved as depicted in the Pattern Book.

### Section 3. Findings and Conclusions.

The Council finds and concludes as follows:

- 1441.The applicant has provided sufficient justification for the zoning amendment by145demonstrating compliance with the Comprehensive Plan, the Land146Development Code, and other applicable codes.
- 1482.The applicant's traffic analysis provides that Ben Hill Griffin Parkway is shown149to operate at a Level of Service LOS "B" after the addition of the project traffic.
- 1513.The application, as conditioned, is generally compatible with existing or152planned uses in the surrounding area.
- 1544.Approval of the request will not place an undue burden upon existing155transportation or planned infrastructure facilities and will be served by streets156with the capacity to carry traffic generated by the development.
- 158 5. Urban services will be available and adequate to serve the proposed use.
- 1606.The request will not adversely affect environmentally critical areas and natural161resources.
- 1637.The proposed use, with the proposed conditions, is appropriate at the subject164location.
- 1668.The recommended conditions provide sufficient safeguards to the public167interest and are reasonably related to impacts on the public's interest created by168or expected from the proposed development.
- 170 9. The deviation recommended for approval:171
  - a. Enhances the planned development; and
  - b. Preserves and promotes the general intent of the LDC to protect the public, health, safety and welfare.
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177	Section 4.	Exhibits.			
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179	The followin	The following exhibits are attached to this Ordinance and incorporated by reference:			e:
180	<b>D</b> 1 1 1 4				
181	Exhibit A	Legal Description			
182	Exhibit B	-		iversity Storage Tract F-3 date stam	ped
183	<b>D</b> 1 1 1 G	"Received April 5, 2			
184	Exhibit C			ity Self-Storage Supplemental Patt	tern
185		Book" date stamped	Received	May, 2018".	
186		<u>О</u> <b>М</b>			
187	<u>Section 5</u> .	Conflicts.			
188	All Castions	on nort of Costions of	the Code o	f Ondinanaaa all Ondinanaaa an nart	<b>f</b>
189		-		f Ordinances, all Ordinances or parts	
190		-		solutions, in conflict with this Ordina	
191	snall be repea	aled to the extent of suc	in conflict t	upon the effective date of this Ordinar	ice.
192	Casting (	C			
193	<u>Section 6</u> .	Severability.			
194 105	Chould any a	action noncompletion	tanaa alaus	a phrase or other part of this Ordina	
195				se, phrase or other part of this Ordina	
196 197	-	subsequent to its effective date be declared by a court of competent jurisdiction to be invalid, such decision shall not effect the validity of this Ordinance as a whole or env			
197		invalid, such decision shall not affect the validity of this Ordinance as a whole or any portion thereof, other than the part so declared to be invalid.			
198 199	portion there	or, other than the part	so declared	i to be invand.	
200	Section 7.	Effective Date.			
200	Section 7.	Effective Date.			
201	This Ordinan	ce shall be effective in	nmediately	upon adoption.	
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204	PASSED on	first reading this	day of	, 2018.	
205					
206		-		E COUNCIL of the Village of Est	ero,
207	Florida this da	ay of, 2	2018.		
208					
209	Attest:		VILLA	AGE OF ESTERO, FLORIDA	
210	D		D		
211	By:		By:	James R. Boesch, Mayor	
212	Kathy Hall, MN	IC, Village Clerk		James R. Boesch, Mayor	
213	D				
214	Reviewed for legal s	ufficiency:			
215	D				
216 217	Dy:	Esq., Village Land Use	Attomport		
	Inalicy Stroud, E	sq., village Land Use	Auomey		
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	Ordinance No. 2018	-06		Page 5 o	ot 6

DCI2017-E007

221	Vote:	AYE	NAY
222	Mayor Boesch		
223	Vice Mayor Ribble		
224	Councilmember Batos		
225	Councilmember Errington		
226	Councilmember Levitan		
227	Councilmember McLain		
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<u>216</u> 216	GENERAL OFFICE 1 SPACE PER 350 SF 700 SF / 350 = 2 SPA TOTAL REQUIRED = 25 SPA	CES	ILE NAME: 17038B.SP CT NO.: 2017038B
	TOTAL PROVIDED = 31 SH ZONING Z-10-031 AREA #2		CAD FILE NAM 17 PROJECT NO.: 2017
	MINIMÚM SETBACKS: STREET (PRIVATE, BLDG HG STREET (PRIVATE, BLDG HG		VERY 1'
	STREET (PUBLIC, BLDG HGT STREET (PUBLIC, BLDG HGT	25' 65'-95') 25' + 0.5' FOR EV OVER 65'	GS ARE NOT APPROV GS ARE NOT AP
	SIDE SETBACK REAR SETBACK MAX BUILDING HEIGHT	15' 25' 45'	THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED & SEALED BELOW: BYRON N. TAYLOR, P.E. ELCORIDA PROFESSIONAL ENGINEER LICENSE #63931 DATE: March 06, 2018
	$\begin{array}{rcl} ADJACENT & ZONING: \\ NORTH & = & MPD \\ SOUTH & = & ROW \\ EAST & = & ROW \\ WEST & = & ROW \end{array}$		
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PEDESTRIAN BENCH AND 'ALK		CORNESRON POND	
			00 Whiskey Cre Fort Myers, F Phone: (239) ( Florida Cer Authorization
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Exhibit B

# University Self Storage

Supplemental Pattern Book University Highlands Parcel 6, Tract F-3

# **Building Elevation**





## **Building Elevations**







EAST ELEVATION (BEN HILL GRIFFIN PARKWAY)



SOUTH ELEVATION (TIDEWATER KEY BOULEVARD)

## **Building Elevations**







WEST ELEVATION (OFFICE ENTRY)



NORTH ELEVATION

### Materials & Signage







EAST ELEVATION (BEN HILL GRIFFIN PARKWAY)





## Tree Image Board

### UNIVERSITY SELF STORAGE













Golden Shower Cassia





Pigeon Plum









Montgomery Palm





Chinese Fan Palm

TREE

# Landscape Sections



# Landscape Sections



## Landscape Sections











hydraulic computations to determine what impact this project will have on our existing system.

With regard to effluent reuse service; there are currently no reuse facilities available in the vicinity of the project site and therefore, Lee County does not have the capability of providing service at this time.

Water Treatment Plant. Wastewater service will be provided by the Three Oaks Wastewater Treatment Plant. The Lee County Utilities' Design Manual requires the project engineer to perform

Availability of potable water and wastewater service is contingent upon final acceptance of the infrastructure to be constructed by the developer. Upon completion and final acceptance of this project, potable water service will be provided through the Pinewoods

Your firm has indicated that this project will consist of 1 commercial unit with an estimated flow demand of approximately 836 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and wastewater service as estimated above.

The subject parcel is located within Lee County Utilities Future Service Area as depicted Maps 6 and 7 of the Comprehensive Plan. on Lee County Land Use Potable water and wastewater lines are in operation adjacent to the parcels mentioned above on Tidewater Key Way and Tiburon Way. However, in order to provide service to them, developer funded system enhancements such as line extensions may be required.

RE: Potable Water and Wastewater Availability **University Storage** STRAP #: 26-46-25-E2-2500F.0030

Fort Myers, FL 33919

John E. Manning District One

Cecil L Pendergrass District Two

Larry Kiker District Three

Brian Hamman District Four

Frank Mann **District Five** 

Roger Desjarlais **County Manager** 

Richard Wm Wesch County Attorney

Donna Marie Collins County Chief Hearing Examiner

January 8, 2018

Byron N. Taylor, P.E. Hole Montes, Inc. 6200 Whiskey Creek Dr.

Dear Mr. Taylor:

Attachment C



Via E-Mail



2018-01-08 University Storage - Letter Of Availability.Docx January 8, 2018 Page 2

This letter should not be construed as a commitment to serve, but only as to the availability of service. Lee County Utilities will commit to serve only upon receipt of all appropriate connection fees, a signed request for service, and the approval of all State and local regulatory agencies.

Further, this letter of availability of potable water and wastewater service is to be utilized for DO submittal and SFWMD permitting purposes <u>only</u>. Individual letters of availability will be required for the purpose of obtaining building permits.

Sincerely,

Nathan Beals, PMP Senior Manager (239) 533-8157 LEE COUNTY UTILITIES

### Attachment D

This Final Action Agenda/Minutes is supplemented by electronic recordings of the meeting, which may be reviewed upon request to the Village Clerk. Village Design Review Board meetings from June 30, 2016 forward can be viewed online at <a href="http://estero-fl.gov/council/watch-meetings-online/">http://estero-fl.gov/council/watch-meetings-online/</a>. Staff reports, resolutions, ordinances, and other documents related to this meeting are available at <a href="https://estero-fl.gov/agendas/">https://estero-fl.gov/council/watch-meetings-online/</a>.

### DRAFT

### FINAL ACTION AGENDA/MINUTES

### Planning and Zoning Board Meeting

Village of Estero 9401 Corkscrew Palms Circle Estero, FL 33928 April 17, 2018 5:30 p.m.

### **1. CALL TO ORDER:** 5:30 p.m.

### 2. **PLEDGE OF ALLEGIANCE:** Led by Chairman Wood.

### **3. ROLL CALL:**

Chairman Scotty Wood and Board Members William Campos, Anthony Gargano, Robert King, Marlene Naratil, James Tatooles, and John Yarborough.

Also present: Village Land Use Counsel Nancy Stroud, Community Development Director Mary Gibbs, Principal Planner Matthew Noble, and Recording Secretary Michelle Radcliffe.

### 4. APPROVAL OF AGENDA:

A motion to approve the agenda was made and duly passed.

### 5. **BUSINESS**:

### (a) Election of Vice Chairman

(1) Elect Planning and Zoning Board Vice Chairman

Chairman Wood nominated Board Member Naratil as Vice Chairman.

Motion: Move to elect Board Member Naratil as Vice Chairman.

Motion by:	Board Member Yarbrough
Seconded by:	Board Member King

Action: Elected Board Member Naratil as Vice Chairman Vote: Aye: Unanimous Nay: Abstentions:

### (b) Consent Agenda

(1) Approval of March 20, 2018 minutes

A motion to approve the Consent Agenda was made and duly passed.

### (c) **Public Hearings:**

Chairman Wood provided information regarding Board business and quasijudicial hearings. All audience members and staff providing testimony for all hearings were sworn in by Land Use Counsel Stroud.

(1) Arcos Vacation of Right-of-Way (VAC2017-E002) (District 4). Existing detention area along Arcos Avenue which is north of the northeast corner of Corkscrew Road and Three Oaks Parkway. The applicant is seeking a vacation of a drainage area easement located along the eastern side of Parcels B and C recorded in Lee County Records, Plaza Del Sol Subdivision Plan, Book 80 Pages 74-76. This vacation is in conjunction with the Arcos Executive Office Park zoning case which was heard by the Planning and Zoning Board on March 20, 2018.

There were no ex parte communications or conflicts of interest noted. Community Development Director Gibbs provided a brief introduction.

Presentation/Information by: Kristina Johnson, PE, J.R. Evans Engineering, P.A.

Ms. Johnson provided a brief overview of the project and explained the reasons for the applicant's request for the vacation of Right-of-Way.

Board Questions or Comments: There were no questions or comments from the Board.

Public Comment: None.

**Motion:** Move to recommend approval of the vacation of a drainage area easement located along the eastern side of Parcels B and C, Plaza Del Sol Subdivision Plan to the Village Council.

Motion by:Board Member KingSeconded by:Board Member Gargano

Action: Recommended approval of the vacation of a drainage area easement located along the eastern side of Parcels B and C, Plaza Del Sol Subdivision Plan to the Village Council.

Vote: Aye: Unanimous Nay: Abstentions:

(2) Coconut Point DRI/MPD Tract 1D-3 Hotel (DCI2017-E003) (District 6). Continued from the March 20, 2018 meeting. 2.16-acre parcel in the Coconut Point Mixed Planned Development at the southwest corner of the intersection of Via Villagio and Sweetwater Ranch Boulevard adjacent to the Estero Fire Station. The applicant is requesting an amendment to the Coconut Point MPD zoning to add a hotel use to Tract 1D-3 and to increase the maximum height to 55 feet with deviations. The Public Information Meeting was held on August 15, 2017.

There were no ex parte communications or conflicts of interest noted. Community Development Director Gibbs provided a brief introduction.

**Presentation/Information by:** Ned Dewhirst, PE, Oakwood Properties; and Rick Brylanski, Hole Montes

Mr. Dewhirst provided an overview of the site plan, optional color scheme, building elevations, and landscaping. He stated that they are proposing a condition to reduce the height and use on Tract 1C prior to development of Tract 1D-3.

Mr. Dewhirst then provided an overview of the drainage report regarding the lakes at the Rapallo community. He explained that the report was completed and provided the timeline of meetings they have had with the residents of Rapallo, Village staff, South Florida Water Management, and Village constituents. He stated that the report concluded that there should be overflow structures to accommodate super storms, reduce the berm height to accommodate overflow, and proposing another overflow near the hotel.

**Board Questions or Comments:** Questions were asked and comments were made about how the applicant worked with the community to address their concerns and expressed appreciation in their efforts to keep the community abreast of the process.

Community Development Director Gibbs stated that there is a disconnect between the Planning and Zoning Board and Design Review Board regarding the roof height and that Village staff is trying to find a balance between the two Boards' opinions on rooflines. She also noted that Village Public Works Director David Willems is working with the applicant on the stormwater management on the proposed project and suggested that Condition #7 be reworded to strike the verbiage that states "...will be addressed at time of Development Order" to "applicant will provide prior to Village Council review." She also recommended not to include the applicant's proposed condition regarding Tract 1C.

### **Public Comment:**

Anthony Rossi, Rapallo, President of the Rapallo Homeowners Association, spoke in support of the project but urged the Board to include conditions for approval: 1) have report certified and approved by the Village Public Works Director; and 2) have South Florida Water Management review mitigation plans proposed in the report.

Frank Moser, Rapallo, spoke in support of the project with inclusion of the two conditions suggested by Mr. Rossi. He urged the Board to continue this item until the conditions are met.

John Gotti, Jr., Rapallo, urged the Board to continue this item until the conditions are met and shared concerns regarding development in the area.

Community Development Director Gibbs explained that there is a stormwater study currently underway and that Village staff is working on the Capital Improvement Plan to address flooding issues.

### **Board Comments:**

The Board applauded the applicant's efforts to keep the Rapallo community involved and apprised of the flooding report and the proposed project. Board Member Campos addressed the height limit stated in the Land Development Code and stated that the Planning and Zoning Board and Design Review Board is constantly in conflict with interpretation of the roofline height. He stated that the Council will need to address the conflict in the near future.

Motion: Move to recommend that Village Council approve an amendment to the Coconut Point MPD zoning with the following conditions: 1) the development of the 120-unit hotel building on Tract 1D-3 must be substantially consistent with the Master Concept Plan for Coconut Point MPD last revised on 05/18/2018 and with the 120-room hotel shown as struck through on Tract 1C; 2) the previous approvals (contained in Ordinance No. 2017-02) including conditions and deviations remain in effect except as modified by the conditions contained in this approval; 3) maximum building height for Tract 1D-3 only is 55 feet or 5 stories and the maximum building height for Tract 1C only is 45 feet or 3 stories, and Hotel Use is eliminated from Tract 1C; 4) the project design must be consistent with the Pattern Book, titled "Hilton Garden Inn at Coconut Point, Supplemental Pattern Book, Tract 1D-3", stamped received April 9, 2018; 5) the finished first floor of the hotel must meet base flood elevation (AE - EL 15 NAVD) at a minimum plus one foot of free board; 6) the applicant must provide a sidewalk connection, including the provision of crosswalks across Sweetwater Ranch Boulevard, to the offsite parking lot on the north side of Sweetwater Ranch Boulevard to the hotel. These improvements must be made prior to a certificate of compliance being issued for the Development Order for the proposed hotel. The off-site parking area will provide up to 10 parking spaces and will be accessed by way of easement to be provided at the time of Development Order; 7) the applicant shall provide additional stormwater information prior to Village Council
review, showing that the hotel development will not have any adverse impacts offsite, including the lakes at Rapallo; and 8) acceptance and approval of stormwater report from the Village Public Works Director.

Motion by:Board Member CamposSeconded by:Board Member Gargano

Action: Recommended that Village Council approve an amendment to the Coconut Point MPD zoning with the following conditions: 1) the development of the 120-unit hotel building on Tract 1D-3 must be substantially consistent with the Master Concept Plan for Coconut Point MPD last revised on 05/18/2018 and with the 120-room hotel shown as struck through on Tract 1C; 2) the previous approvals (contained in Ordinance No. 2017-02) including conditions and deviations remain in effect except as modified by the conditions contained in this approval; 3) maximum building height for Tract 1D-3 only is 55 feet or 5 stories and the maximum building height for Tract 1C only is 45 feet or 3 stories, and Hotel Use is eliminated from Tract 1C; 4) the project design must be consistent with the Pattern Book, titled "Hilton Garden Inn at Coconut Point, Supplemental Pattern Book, Tract 1D-3", stamped received April 9, 2018; 5) the finished first floor of the hotel must meet base flood elevation (AE – EL 15 NAVD) at a minimum plus one foot of free board; 6) the applicant must provide a sidewalk connection, including the provision of crosswalks across Sweetwater Ranch Boulevard, to the offsite parking lot on the north side of Sweetwater Ranch Boulevard to the hotel. These improvements must be made prior to a certificate of compliance being issued for the Development Order for the proposed hotel. The off-site parking area will provide up to 10 parking spaces and will be accessed by way of easement to be provided at the time of Development Order; 7) the applicant shall provide additional stormwater information prior to Village Council review, showing that the hotel development will not have any adverse impacts offsite, including the lakes at Rapallo; and 8) acceptance and approval of stormwater report from the Village Public Works Director.

# Vote:

Aye: Unanimous Nay: Abstentions:

(3) University Highlands Parcel 6, Tract 1 (Self-Storage) (DCI2017-E007) (District 5). Located on the west side of Ben Hill Griffin Parkway, adjacent to Tidewater. The applicant requests to amend the Mixed Use Planned Development to allow for the conversion of retail and office square footage to self-storage to allow development of a storage facility on the site. Public Information Meeting was held on August 15, 2017.

There were no ex parte communications or conflicts of interest noted. Principal Planner Matt Noble provided a brief introduction.

**Presentation/Information by:** Neale Montgomery, Esq., Pavese Law; Charles Basinait, Esq., Henderson Franklin

Ms. Montgomery provided an overview of the project, explained the 2.5-foot deviation request for the tower, and spoke about the traffic conversion table.

**Board Questions or Comments:** Questions were asked regarding resident concerns on large moving vans and shading of the roll down doors located on the first floor. Mr. Basinait responded to those questions.

Board Member King noted that residents from the Tidewater and Grandezza communities were not in attendance so the assumption is that the community has accepted the project. Mr. Basinait then distributed the Pattern Book to the Planning and Zoning Board for consideration.

## Public Comment: None.

Motion: Move to recommend that Village Council approve the request to amend the Mixed Use Planned Development with conditions to include a Pattern Book for Village Council review and the following conditions as listed on Attachment C of the Staff Report: 1) The development of the 84,819 square foot building on Parcel 6 (Tract F-3) must be substantially consistent with the Site Plan entitled University Storage Tract F-3 date stamped received April 5, 2018. Self-Storage facility is limited to 600 storage units; 2) the previous approval (contained in Resolution Number Z-10-031) including conditions and deviations remains in effect except as modified by the conditions and deviations contained in this approval; 3) hours of operation for the self-storage facility are Monday through Sunday 6:00 AM to 10:00 PM and customers may access their storage units only during these hours of operation; 4) no onsite auctions are permitted; 5) no outdoor storage is permitted. No storage of cars, other motor vehicles, boats or boat trailers is allowed. No overnight parking is permitted. No businesses may be conducted from a storage unit. Customers may not store or abandon hazardous materials in the facility. No onsite storage of animals, food, or other perishable items. Customers may not live in a storage unit; no residential use is approved; 6) maximum building height is 45 feet or 3 stories (See Deviation for architectural feature height); 7) all new required trees must be a minimum 45-gallon container, 12-foot to 14foot planted height. Shrub height must be 36 inches at time of installation and be maintained at 48 inches. Other landscape buffers must be installed consistent with the Landscape Plan last revised on March 2, 2018; and 8) the finished first floor of the building must be at 21.0 NAVD at a minimum.

Motion by:	Board Member Naratil
Seconded by:	Board Member King

Action: Recommended that Village Council approve the request to amend the Mixed Use Planned Development with conditions to include a Pattern Book for Village Council review and the following conditions as listed on Attachment C of the Staff Report: 1) The development of the 84,819 square foot building on Parcel 6 (Tract F-3) must be substantially consistent with the Site Plan entitled University Storage Tract F-3 date stamped received April 5, 2018. Self-Storage facility is limited to 600 storage units; 2) the previous approval (contained in Resolution Number Z-10-031) including conditions and deviations remains in effect except as modified by the conditions and deviations contained in this approval; 3) hours of operation for the self-storage facility are Monday through Sunday 6:00 AM to 10:00 PM and customers may access their storage units only during these hours of operation; 4) no onsite auctions are permitted; 5) no outdoor storage is permitted. No storage of cars, other motor vehicles, boats or boat trailers is allowed. No overnight parking is permitted. No businesses may be conducted from a storage unit. Customers may not store or abandon hazardous materials in the facility. No onsite storage of animals, food, or other perishable items. Customers may not live in a storage unit, no residential use is approved; 6) maximum building height is 45 feet or 3 stories (See Deviation for architectural feature height); 7) all new required trees must be a minimum 45-gallon container, 12-foot to 14foot planted height. Shrub height must be 36 inches at time of installation and be maintained at 48 inches. Other landscape buffers must be installed consistent with the Landscape Plan last revised on March 2, 2018; and 8) the finished first floor of the building must be at 21.0 NAVD at a minimum.

# Vote:

Aye: Unanimous Nay: Abstentions:

# 6. **PUBLIC INPUT:**

None.

# 7. BOARD COMMUNICATIONS:

(a) Next Board Meeting May 15, 2018

Chairman Wood reported that this was Board Member Campos' last meeting with the Planning and Zoning Board and thanked him for his service with the Village of Estero.

A motion to adjourn was made and duly passed.

# **8. ADJOURNMENT:** 7:07 p.m.

Michelle Radcliffe, CMC Recording Secretary

# Attachment E

# Planning and Zoning Board August 15, 2017 Meeting Minutes Excerpt

# APROVED BY THE BOARD FEBRUARY 20, 2018

## FINAL ACTION AGENDA/MINUTES

## Planning and Zoning Board Meeting

Village of Estero 9401 Corkscrew Palms Circle Estero, FL 33928 August 15, 2017 5:30 p.m.

## (c) **Public Information Meetings:**

(2) University Highlands: Parcel 6, Tract 1 (District 5) Located on the west side of Ben Hill Griffin Parkway. Request to amend the Mixed Use Planned Development to allow for the conversion of residential to commercial based vehicle trips to develop a storage facility on the site.

Community Development Director Gibbs provided a brief introduction.

**Presentation/Information by:** Neale Montgomery, Esq., Pavese Law Firm; and Mark Gilles, David Plummer and Associates.

Ms. Montgomery provided an overview of the amendment to the Mixed Use Planned Development and explained that the applicant is requesting for the conversation of residential to commercial based vehicle trips to develop a storage facility. Mr. Gillis explained the conversation table of converting retail/office square footage to a selfstorage facility and explained that the vehicular traffic generated with a self-storage facility would be the same or minimized as it would with a retail/office facility.

**Board Questions or Comments:** Questions were asked and comments were made on providing design guidelines to the Board at the Public Hearing.

# **Public Comment:**

Mark Novitski, Bella Terra

**Summary of Public Comment:** Roads and traffic for this project need to be mapped out.

# Attachment F

# **DAVID PLUMMER & ASSOCIATES, INC.**

TRANSPORTATION • CIVIL • STRUCTURAL • ENVIRONMENTAL

# Memorandum

To:	Mary Gibbs
	Walter McCarthy
From:	Mark Gillis
Date:	October 9, 2017
RE:	University Highland Land Use Conversion, #17524
cc:	Mikki Rozdolski, David Loveland, Dan Kirkpatrick, Marcus Evans, Al Moscato,
	Neale Montgomery

We have reviewed the September 28, 2017 letter from Ms. Mikki Rozdolski of Lee County DCD requesting an analysis utilizing the proposed land use conversions for University Highland that show that the number of new trips does not exceed that associated with the approved uses. The requested analysis is provided in the following.

## <u>Overview</u>

A land use conversion has been proposed for University Highland which would allow the conversion of retail, office or a combination of the two uses to self storage. The desired objective is to achieve a total of 90,000 square feet of self storage space.

The land use conversion was calculated and documented in a Memorandum dated August 31, 2017 to Mr. Walter McCarthy of the Village of Estero. The Memorandum was submitted to the Village in support of the amendment to the University Highland Mixed Use Planned Development.

The general trip generation rates from the Institute of Transportation Engineers (ITE) <u>Trip Generation</u>, 9<sup>th</sup> Edition manual were used to develop the land use conversion rates. For ease of calculation and understanding, no adjustments were taken for internal capture or retail pass-by. The resultant land use conversion rates were presented in the August 31, 2017 Memorandum and resulted in approximately 20,400 sq.ft. of general office equaling 90,000 sq.ft. of self storage and approximately 8,640 sq.ft. of retail equaling 90,000 sq.ft. of self storage.

In response to the Lee County letter of September 28, 2017, three land use scenarios are presented to demonstrate that the resultant net new external trips after the land use conversion would be equivalent to the approved number of trips for University Highland. Those land use scenarios are discussed below and updated conversion ratios, based on net new external trips, are presented.

2149 McGREGOR BOULEVARD FORT MYERS, FLORIDA 33901 TELEPHONE: 239 332-2617, FAX: 239 332-2645 E-MAIL: dpafm @ dplummer.com



#### Approved Land Uses

The approved land uses per the <u>University Highland Development Order Traffic Study</u>, dated Revised June 16, 2014 are summarized below and presented in Attachment 1.

<u>University Highland</u> Approved Development Pro	gram
Land Use	<u>Size</u>
Single Family Multifamily Condominium Multifamily Apartments Hotel Retail Office	351 d.u. 239 d.u. 270 d.u. 200 rooms 99,384 sq.ft. 150,000 sq.ft. <sup>(1)</sup>

Footnote:

(1) Up to 50,000 sq.ft. of office considered to be medical office.

#### Approved Trip Generation

The approved trip generation for University Highland is summarized below and presented in Attachment 1.

<u> </u>	<u>ee inpotioration</u>		
	AM Peak	PM Peak	<u>Daily</u>
Total	1,067	1,677	17,985
Net New External	943	1,192	13,911

#### <u>University Highland</u> Approved Trip Generation

#### Land Use Scenarios

Three land use scenarios were tested to demonstrate that the resultant net new external trips for University Highland after the conversion to self storage would be equivalent to the approved trips. The land use scenarios included 90,000 sq.ft. of self storage and kept the number and type of residential units the same as reflected in the development order traffic study. The number of hotel rooms was also kept the same as approved. Adjustments were made to the retail, general office, and medical office square footage.

The three scenarios are summarized below.

2149 McGREGOR BOULEVARD FORT MYERS, FLORIDA 33901 TELEPHONE: 239 332-2617, FAX: 239 332-2645 E-MAIL: dpafm@dplummer.com



## University Highland Land Use Scenarios

Land Use	Approved	Scenario #1	Scenario #2	<u>Scenario #3</u>
Single Family (d.u.)	351	351	351	351
Multifamily Condominium (d.u.)	239	239	239	239
Multifamily Apartments (d.u.)	270	270	270	270
Hotel (rooms)	200	200	200	200
Retail (sq.ft.)	99,384	99,384	99,384	90,744
General Office (sq.ft.)	100,000	79,600	100,000	87,000
Medical Office (sq.ft.)	50,000	50,000	41,500	50,000
Self Storage (sq.ft.)	0	90,000	90,000	90,000

The trip generation associated with each land use scenario was calculated using the trip rates from the ITE <u>Trip</u> <u>Generation</u>, 9<sup>th</sup> Edition. Internal capture was estimated using the "NCHRP 8-51 Internal Trip Capture Estimation Tool". The trip generation summary tables and detailed calculations for each land use scenario are presented in Attachment 2.

A comparison of the net new external trips associated with the three land use scenarios to the approved trips for University Highland is presented below.

University Highland Trip Generation Comparison Net New External Trips									
<u>Scenario</u>	AM Peak	PM Peak	<u>Daily</u>						
Approved Parameters	943	1,192	13,911						
Scenario #1 (add self storage / reduce general office)	933	1,193	13,848						
Scenario #2 (add self storage / reduce medical office)	942	1,191	13,741						
Scenario #3(add self storage / reduce retail and general office)	935	1,192	13,728						

## Conclusions

The conclusions of the above analysis are summarized as follows.

1. The conversion to self storage, as demonstrated by the three land use scenarios, results in an equivalent number of AM peak, PM peak and daily trips as that of the approved University Highland development program.

2149 McGREGOR BOULEVARD FORT MYERS, FLORIDA 33901 TELEPHONE: 239 332-2617, FAX: 239 332-2645 E-MAIL: dpafm@dplummer.com



- 2. The land use conversions that support 90,000 sq. ft. of self storage are:
  - a. 20,400 sq.ft. of general office equals 90,000 sq.ft. of self storage.
  - b. 8,500 sq.ft. of medical office equals 90,000 sq.ft. of self storage.
  - c. 8,640 sq.ft. of retail and 13,000 sq.ft. of general office equals 90,000 sq.ft. of self storage.
- 3. The land use conversion ratios, now based on net new external trips, are:
  - a. 1 sq.ft. of general office equals 4.412 sq.ft. of self storage.
  - b. 1 sq.ft. of medical office equals 10.588 sq.ft. of self storage.
  - c. 1 sq.ft. of retail equals 4.643 sq.ft. of self storage.

The determination of the actual land use conversion scenario will be made by the owner of University Highland.

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# ATTACHMENT 1

# EXHIBIT 3 UNIVERSITY HIGHLAND DEVELOPMENT ORDER TRAFFIC STUDY DEVELOPMENT PROGRAM AND ITE TRIP GENERATION



# UNIVERSITY HIGHLAND DEVELOPMENT ORDER

#### TRAFFIC STUDY

Project #14508

April 23, 2014 Revised June 16, 2014



#### EXHIBIT 3

#### UNIVERSITY HIGHLAND DEVELOPMENT ORDER TRAFFIC STUDY

## ITE TRIP GENERATION<sup>(1)</sup>

				Al	<u>M PEA</u>	K HOU	R	<u>P1</u>	M PEA	K HOU	R	DAI	<u>П.Ү</u>
<b>.</b>		LUC	<u>SIZE</u>	In	Out	Total	%	In	Out	Total	%	Total	%
Resider													
	ngle Family	210	351 d.u.	64	191	255		205	120	325		3,334	
	ultifamily Condominiums	230	239 d.u.	18	86	104		82	41	123		1,373	
M	ultifamily Apartments	220	<u>270 d.u.</u>	<u>27</u>	<u>109</u>	<u>136</u>		<u>108</u>	<u>58</u>	<u>166</u>		<u>1,760</u>	
	Total		860 d.u.	109	386	495		395	219	614		6,467	
	Internal Capture (2)			2	12	14	3%	86	45	131	21%	781	12%
	Net New External	·		107	374	481		309	174	483		5,686	
Hotel	Total	310	200 rooms	63	43	106		61	59	120		1,634	
	Internal Capture (2)			0	12	12	11%	17	6	23	19%	249	15%
	External			63	31	94		44	53	97		1,385	
Retail	Total	820	99,384 sq. ft.	96	59	155		287	310	597		6,764	
	Internal Capture (2)			21	13	34	22%	58	97	155	26%	1,620	24%
	Pass-by			15	9	24	20%	50	83	133	30%	1,029	20%
	External		-	60	37	97		179	130	309		4,115	
Office													
Ge	eneral Office	710	100,000 sq. ft.	168	23	191		32	158	1 <b>9</b> 0		1,313	
Me	edical Office	720	<u>50,000 sq. ft.</u>	25	<u>25</u>	<u>120</u>		<u>44</u>	<u>112</u>	156		1.807	
	Total		150,000 sq. ft.	263	48	311		76	270	346		3,120	
	Internal Capture (2)			27	13	40	13%	15	28	43	12%	395	13%
	External			236	35	271		61	242	303	-	2,725	
TOTAL	L			531	536	1,067		819	858	1,677		17,985	
INTER	NAL CAPTURE			<u>50</u>	<u>50</u>	100	9%	176	<u>176</u>		21%	3.045	17%
DRIVE	WAY VOLUME			481	486	967		643	682	1,325		14,940	
PASS-1	BY			<u>15</u>	2	<u>24</u>	3%	50	83	<u>133</u>	10%	1.029	7%
NET N	EW EXTERNAL			466	477	943		593	599	1,192		13,911	, ,,

#### Footnotes:

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ITE Trip Generation, 9th Edition, using OTISS software.
 NCHRP Report 684/8-51 Internal Trip Capture Estimation Tool.

# ATTACHMENT 2

# TRIP GENERATION ESTIMATES BY LAND USE SCENARIO

.



# SCENARIO 1



#### SCENARIO #1 ADD SELF STORAGE / REDUCE GENERAL OFFICE

#### UNIVERSITY HIGHLAND

# ITE TRIP GENERATION<sup>(1)</sup>

				<u>AM PE</u>	<u>AK HOU</u>	R		PM PE	AK HOU	R	DA	<u>AILY</u>
	<u>LUC</u>	<u>SIZE</u>	In	Out	Total	%	In	Out	Total	%	Total	%
Residential												
Single Family	210	351 d.u.	64	191	255		205	120	325		3,334	
Multifamily Condominiums	230	239 d.u.	18	86	104		82	41	123		1,373	
Multifamily Apartments	220	270 d.u.	27	109	136		108	58	166		1,760	
Total		860 d.u.	109	386	495		395	219	614		6,467	
Internal Capture <sup>(2)</sup>			2	11	13	3%	86	45	131	21%	840	13%
Net New External			107	375	482		309	174	483		5,627	
Hotel	310	200 rooms	63	43	106		61	59	120		1,634	
Internal Capture			0	11	11	10%	17	6	23	19%	246	15%
External			63	32	95		44	53	97		1,388	
Retail	820	99,384 sq. ft.	96	59	155		287	310	597		6,764	
Internal Capture <sup>(2)</sup>			20	11	31	20%	58	97	155	26%	1,673	25%
Pass-by			16	9	25	20%	50	83	133	30%	1,018	20%
External			60	39	99		179	130	309		4,073	
Office												
General Office	710	79,600 sq. ft.	140	19	159		29	139	168		1,104	
Medical Office	720	50,000 sq. ft.	95	25	120		44	112	156		1,807	
Total		129,600 sq. ft.	235	44	279		73	251	324		2,911	
Internal Capture <sup>(2)</sup>			23	12	35	13%	15	28	43	13%	377	13%
External			212	32	244		58	223	281		2,534	
Self Storage	151	90000 sq. ft.	7	6	13		12	11	23		225	
Internal Capture <sup>(2)</sup>			0	0	0	0%	0	0	0	0%	0	0%
External			7	6	13		12	11	23		225	0.0
TOTAL			510	538	1.048		828	850	1,678		18,001	
INTERNAL CAPTURE			45	<u>45</u>	<u>90</u>	9%	176	<u>176</u>	352	21%	3,135	17%
DRIVEWAY VOLUME			465	493	958		652	674	1,326		14,866	
PASS-BY			<u>16</u>	<u>9</u>	<u>25</u>	3%	<u>50</u>	<u>83</u>	133	10%	<u>1.018</u>	7%
NET NEW EXTERNAL			449	484	933		602	<u>591</u>	1,193		13,848	

#### Footnotes:

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(1) ITE Trip Generation, 9th Edition, using OTISS software.

(2) NCHRP Report 684/8-51 Internal Trip Capture Estimation Tool.

Project Information	
Project Name:	University Highland - Scenario 1
No:	17524
Date:	10/4/2017
City:	Fort Myers
State/Province:	FL
Zip/Postal Code:	
Country:	
Client Name:	
Analyst's Name:	qL
Edition:	

Land Use	Size	Week	day	AM Peak	Hour	PM Peak Hour		
		Entry	Exit	Entry	Exit	Entry	Exit	
210 - Single-Family Detached Housing	351 Dwelling Units	1667	1667	64	191	205	120	
Reduction		0	0	0	0	0	0	
Internal		0	0	0	0	0	0	
Pass-by		0	0	0	0	0	o	
Non-pass-by		1667	1667	64	191	205	120	
230 - Residential								
Condominium/Townhouse	239 Dwelling Units	687	686	18	86	82	41	
Reduction		0	0	0	0	0	0	
Internal		0	0	0	0	0	0	
Pass-by		0	0	0	0	0	0	
Non-pass-by		687	686	18	86	82	41	
220 - Apartment	270 Dwelling Units	880	880	27	109	108		
Reduction		O,	0	0	0	0		
Internal		0	0	0	0	0	0	
Pass-by		0	0	0	0	0	0	
Non-pass-by		880	880	27	109	108		
310 - Hotel	200 Rooms	817	817		43	61	59	
Reduction		0	0	0	0	0	0	
Internal		0	0	0	0	Ō		
Pass-by		0	0	0	0	Ō		
Non-pass-by		817	817	63	43	61	-	
820 - Shopping Center	99.38 1000 Sq. Feet Gross Leasable Area	3382	3382	96		287		
Reduction		0	0	0	0	0		
Internal		0	0	0	о	Ō		
Pass-by		o	Ó	0	0	o		
Non-pass-by		3382	3382	96	59	287	310	
710 - General Office Building	79.6 1000 Sq. Feet Gross Floor Area	552	552	140	19	29	139	
Reduction		0	0	0	0	0		
Internal		0	0	0	o	o		
Pass-by		0	0	0	0	0	0	
Non-pass-by		552	552	140	19	29		
720 - Medical-Dental Office Building	50 1000 Sq. Feet Gross Floor Area	904	903	95	25	44	112	
Reduction		0	0	0		o		
Internal		0	0	0	0	o		
Pass-by		0	0	0		Ō		
Non-pass-by		904	903			44		
151 - Mini-Warehouse	90 1000 Sq. Feet Gross Floor Area	113	112	7	6	12		
Reduction		0	0	0		0		
Internal		0	0	0	0	0	0	
Pass-by		0	0	0	0	0	0	
Non-pass-by		113	112		6	12	11	
Total		9002			538	828		
Total Reduction		0	0	010	0	0_0	0	
Total Internal		o	0	0	0	0	ŏ	
Total Pass-by		ŏ	o	0	o	ŏ	ő	
Total Non-pass-by		9002	8999	510	538	828		

	NCHRP 8-51 Internal Trip Capture Estimation Tool							
Project Name:	University Highland	Organization:	DPA					
Project Location:	Lee County	Performed By:	JMP					
Scenario Description:	AM Peak Hour - Scenario 2	Date:	4-Oct-17					
Analysis Year:	2017	Checked By:						
Analysis Period:	AM Street Peak Hour	Date:						

Table 1-A: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)								
Land Use	Developme	ent Data (For In	formation Only)			Estimated Vehicle-Trips		
Lanu Use	ITE LUCs <sup>1</sup>	Quantity	Units		Total	Entering	Exiting	
Office			and the state of the	1	279	235	44	
Retail		NALS NO.	12.2-34		155	96	59	
Restaurant		11.21.22.23.23.24			0	0	0	
Cinema/Entertainment					0	0	0	
Residential		and the second second			495	109	386	
Hotel	and a second		and the second second		106	63	43	
All Other Land Uses <sup>2</sup>		and the second second			13	7	6	
Total					1048	510	538	

Table 2-A: Mode Split and Vehicle Occupancy Estimates									
Land Use		Entering Tr	ips		Exiting Trips				
Lanu Use	Veh. Occ.	% Transit	% Non-Motorized	Veh. Occ.	% Transit	% Non-Motorized			
Office	THE BOARD STATE					1. 在这些情况的复数形			
Retail									
Restaurant	and the second	New States		NO SAME TO DO		The second second second			
Cinema/Entertainment			n has been and the loss		the solution of the second	1997年1月1日日日 1998年1月1日日			
Residential					NAME OF A STREET	Los Statistics Shifting			
Hotel	The second second		TANK SALAR						
All Other Land Uses <sup>2</sup>									

Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)									
				Destination (To)					
Origin (From)	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel			
Office									
Retail	a second second	a second							
Restaurant									
Cinema/Entertainment									
Residential									
Hotel	addition of the				Second Second Second				

Table 4-A: Internal Person-Trip Origin-Destination Matrix*										
Origin (From)				Destination (To)						
Origin (From)	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel				
Office		12	0	0	0	0				
Retail	9		0	0	2	0				
Restaurant	0	0		0	0	0				
Cinema/Entertainment	0	0	0		0	0				
Residential	7	4	0	0		0				
Hotel	7	4	0	0	0	NAMES OF STREET				

Table 5-A:	Computatio	ns Summary	Table 6-A: Internal Trip Capture Percentages by Land Use			
Total Entering Exiting		Land Use	Entering Trips	Exiting Trips		
All Person-Trips	1,048	510	538	Office	10%	27%
Internal Capture Percentage	9%	9%	8%	Retail	21%	19%
				Restaurant	N/A	N/A
External Vehicle-Trips <sup>3</sup>	958	465	493	Cinema/Entertainment	N/A	N/A
External Transit-Trips <sup>4</sup>	0	0	0	Residential	2%	3%
External Non-Motorized Trips <sup>4</sup>	0	0	0	Hotel	0%	26%

<sup>1</sup> Land Use Codes (LUCs) from Trip Generation Informational Report, published by the Institute of Transportation Engineers.					
<sup>2</sup> Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator					
<sup>3</sup> Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A					
<sup>4</sup> Person-Trips					
Indicates computation that has been rounded to the nearest whole number.					
Estimation Tool Developed by the Texas Transportation Institute					

Project Name:	University Highland
Analysis Period:	AM Peak Hour

		Table 7-A: Conv	ersion of Vehicle-T	rip Ends to Person-Trip	Ends	
Land Use	Tab	le 7-A (D): Enteri	ng Trips		Table 7-A (O): Exiting Trip	s
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	235	235	1.00	44	44
Retail	1.00	96	96	1.00	59	59
Restaurant	1.00	0	0	1.00	0	0
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.00	109	109	1.00	386	386
Hotel	1.00	63	63	1.00	43	43

	Table 8-A	(O): Internal Pe	erson-Trip Origin-	Destination Matrix (Compu	ited at Origin)						
		Destination (To)									
Origin (From)	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel					
Office		12	28	0	0	0					
Retail	17		8	0	8	0					
Restaurant	0	0		0	0	0					
Cinema/Entertainment	0	0	0	1019 Store Delivery	0	0					
Residential	8	4	77	0		0					
Hotel	32	6	4	0	0	Provide Street State					

	Table 8-A (D	): Internal Pers	on-Trip Origin-De	stination Matrix (Compute	d at Destination)						
Origin (From)		Destination (To)									
Origin (From)	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel					
Office	936668	31	0	0	0	0					
Retail	9		0	0	2	0					
Restaurant	33	8		0	5	3					
Cinema/Entertainment	0	0	0		0	0					
Residential	7	16	0	0		0					
Hotel	7	4	0	0	0						

	Та	ble 9-A (D): Int	ernal and Externa	l Tri	ips Summary (Entering	Trips)		
Destinction Land Line		Person-Trip Esti	imates		External Trips by Mode*			
Destination Land Use	Internal	External	Total	1	Vehicles <sup>1</sup>	Transit <sup>2</sup>	Non-Motorized <sup>2</sup>	
Office	23	212	235		212	0	0	
Retail	20	76	96		76	0	0	
Restaurant	0	0	0		0	0	0	
Cinema/Entertainment	0	0	0		0	0	0	
Residential	2	107	109		107	0	0	
Hotel	0	63	63		63	0	0	
All Other Land Uses <sup>3</sup>	0	7	7	1	7	0	0	

	Т	able 9-A (O): In	ternal and Extern	al Tri	os Summary (Exiting	Trips)			
	I I	Person-Trip Esti	mates		External Trips by Mode*				
Origin Land Use	Internal	External	Total	7 F	Vehicles <sup>1</sup>	Transit <sup>2</sup>	Non-Motorized <sup>2</sup>		
Office	12	32	44	1Γ	32	0	0		
Retail	11	48	59	1 [	48	0	0		
Restaurant	0	0	0	1 F	0	0	0		
Cinema/Entertainment	0	0	0	1 F	0	0	0		
Residential	11	375	386	1 F	375	0	0		
Hotel	11	32	43	1 [	32	0	0		
All Other Land Uses <sup>3</sup>	0	6	6	1 [	6	0	0		

<sup>1</sup>Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A

<sup>2</sup>Person-Trips <sup>3</sup>Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator "Indicates computation that has been rounded to the nearest whole number.

	NCHRP 8-51 Internal Trip Capture Estimation Tool									
Project Name:	University Highland	Organizatior	DPA							
Project Location:	Lee County	Performed By	JMP							
Scenario Description:	PM Peak Hour Scenario 2	Date	e: 4-Oct-17							
Analysis Year:	2017	Checked By	/:							
Analysis Period:	PM Street Peak Hour	Date	»:							

	Table 1-	P: Base Vehic	le-Trip Generation	Estimates (Single-Use \$	Site Estimate)			
Land Use	Developme	ent Data (For In	formation Only)		Estimated Vehicle-Trips			
Lanu Ose	ITE LUCs <sup>1</sup>	Quantity	Units	Total	Entering	Exiting		
Office			1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.	324	73	251		
Retail		The second	WORK AN ARTICLE	597	287	310		
Restaurant			MAN SAMPLE AND	0	0	0		
Cinema/Entertainment				0	0	0		
Residential	and the starting	a se safat se se	part of the local second	614	395	219		
Hotel	and the second second	Service Services		120	61	59		
All Other Land Uses <sup>2</sup>	Section and the section of the	Section 2001	SWARAN GAN SH	23	12	11		
Total				1678	828	850		

Table 2-P: Mode Split and Vehicle Occupancy Estimates									
Land Use		Entering Trips			Exiting Trips				
	Veh. Occ.	% Transit	% Non-Motorized	Veh. Occ.	% Transit	% Non-Motorized			
Office									
Retail		447.41							
Restaurant									
Cinema/Entertainment				Sector Property Sector		The second states of			
Residential		a Tank ta Mini							
Hotel									
All Other Land Uses <sup>2</sup>			Contraction of the second			No. of the second states of the second			

	Table	3-P: Average La	Ind Use Interchan	ge Distances (Feet Walking	g Distance)						
Origin (France)		Destination (To)									
Origin (From)	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel					
Office											
Retail											
Restaurant											
Cinema/Entertainment				and a second second second							
Residential											
Hotel				distant and a second							

		Table 4-P: In	ternal Person-Tri	p Origin-Destination Matrix	(*					
Origin (From)		Destination (To)								
Ongin (From)	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel				
Office		23	0	0	5	0				
Retail	6		0	0	81	10				
Restaurant	0	0	See Section and sector	0	0	0				
Cinema/Entertainment	0	0	0		0	0				
Residential	9	29	0	0	A MARCAN CONTRACTOR	7				
Hotel	0	6	0	0	0	and the second second				

Table 5-P:	Table 5-P: Computations Summary				Table 6-P: Internal Trip Capture Percentages by Land Use			
	Total Entering Exitin		Exiting	Land Use	Entering Trips	Exiting Trips		
All Person-Trips	1,678	828	850	Office 21%	21%	11%		
Internal Capture Percentage	21%	21%	21%	Retail	20%	31%		
				Restaurant	N/A	N/A		
External Vehicle-Trips <sup>3</sup>	1,326	652	674	Cinema/Entertainment	N/A	N/A		
External Transit-Trips <sup>4</sup>	0	0	0	Residential	22%	21%		
External Non-Motorized Trips <sup>4</sup>	0	0	0	Hotel	28%	10%		

<sup>1</sup> Land Use Codes (LUCs) from Trip Generation Informational Report, published by the Institute of Transportation Engineers.	
<sup>2</sup> Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator	
<sup>3</sup> Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P	
<sup>4</sup> Person-Trips	
*Indicates computation that has been rounded to the nearest whole number.	
Estimation Tool Developed by the Texas Transportation Institute	

Project Name:	University Highland
Analysis Period:	PM Peak Hour

	т	able 7-P: Conver	sion of Vehicle-Tr	ip E	nds to Person-Trip En	ds	· · · · · · · · · · · · · · · · · · ·		
Land Use	Tabl	Table 7-P (D): Entering Trips				Table 7-P (O): Exiting Trips			
	Veh. Occ.	Vehicle-Trips	Person-Trips*	1 [	Veh. Occ.	Vehicle-Trips	Person-Trips*		
Office	1.00	73	73	1 [	1.00	251	251		
Retail	1.00	287	287	1 [	1.00	310	310		
Restaurant	1.00	0	0	1 [	1.00	0	0		
Cinema/Entertainment	1.00	0	0	1 [	1.00	0	0		
Residential	1.00	395	395	1	1.00	219	219		
Hotel	1.00	61	. 61	1 [	1.00	59	59		

Origin (From)		Destination (To)								
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel				
Office	50	10	0	5	0					
Retail	6		90	12	81	16				
Restaurant	0	0		0	0	0				
Cinema/Entertainment	0	0	0		0	0				
Residential	9	92	46	0		7				
Hotel	0	9	40	0	1					

	Table 8-P (D):	internal Persor	n-Trip Origin-Desti	nation Matrix (Computed a	t Destination)					
Origin (From)		Destination (To)								
Ongin (From)	Office	Office Retail Resta		Cinema/Entertainment	Residential	Hote!				
Office	23 0 0			0	16	0				
Retail	23		0	0	182	10				
Restaurant	22	144		0	63	43				
Cinema/Entertainment	4	11	0		16	1				
Residential	42	29	0	0		7				
Hotel	0	6	0	0	0	Mary Mary Street States				

	Tat	ole 9-P (D): Interna	al and External T	rips S	Summary (Entering T	rips)		
Destination Land Use	Pe	erson-Trip Estimate	es		External Trips by Mode*			
Destination Land Use	Internal	External	Total	1[	Vehicles <sup>1</sup>	Transit <sup>2</sup>	Non-Motorized <sup>2</sup>	
Office	15	58	73	] [	58	0	0	
Retail	58	229	287	1 Г	229	0	0	
Restaurant	0	0	0	1 Г	0	0	0	
Cinema/Entertainment	0	0	0	"ו ר	0	0	0	
Residential	86	309	395	1 Г	309	0	0	
Hotel	17	44	61	1 Г	44	0	0	
All Other Land Uses <sup>3</sup>	0	12	12	1. Г	12	0	0	

	Та	ble 9-P (O): Inter	nal and External	Trips	Summary (Exiting Tri	ps)			
Origin Land Use	P	Person-Trip Estimates				External Trips by Mode*			
Ongin Land Ose	Internal	External	Total	1 [	Vehicles <sup>1</sup>	Transit <sup>2</sup>	Non-Motorized <sup>2</sup>		
Office	28	223	251	1Γ	223	0	0		
Retail	97	213	310	1 Г	213	0	0		
Restaurant	0	0	0	1Γ	0	0	0		
Cinema/Entertainment	0	0	0	1 F	0	0	0		
Residential	45	174	219	1 F	174	0	0		
Hotel	6	53	59	] [	53	0	0		
All Other Land Uses <sup>3</sup>	0	11	11	] [	11	0	0		

<sup>1</sup>Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P
<sup>2</sup>Person-Trips
<sup>3</sup>Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator
<sup>\*</sup>Indicates computation that has been rounded to the nearest whole number.

		Period Setting		14 M		
AM Peak Hour						
University Highland -	- Scenar	rio 🚺 No :	17524			
10/4/2017		City:	Fort Myers			
FL		Zip/Postal Code:				
		Client Name:				
JP		Edition:	ITE-TGM 9th E	dition		
Independent Variable	Size	Time Period	Method	Entry	Exit	Total
Dwelling Units	351	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.		64 25%	191 75%	255
Dwelling Units	239			18 17%	86 83%	104
Dwelling Units	270			27 20%	109 80%	136
Rooms	200			63 59%	43 41%	106
1000 Sq. Feet Gross Leasable Area	99.38			96 62%	59 38%	155
1000 Sq. Feet Gross Floor Area	79.6	Weekday, A.M. Peak Hour of Generator <sup>(1)</sup>	Best Fit (LOG) Ln(T) = 0.8Ln(X) +1.57	140 88%	19 12%	159
1000 Sq. Feet Gross Floor Area	50			95 79%	25 21%	120
1000 Sq. Feet Gross	90			7	6	13
	University Highland - 10/4/2017 FL JP Independent Variable Dwelling Units Dwelling Units Dwelling Units Dwelling Units I000 Sq. Feet Gross Floor Area 1000 Sq. Feet Gross Floor Area 1000 Sq. Feet Gross	AM Peak Hour University Highland - Scenar 10/4/2017 FL JP Independent Variable Size Dwelling Units 239 Dwelling Units 239 Dwelling Units 239 Coms 200 Scenario 20	University Highland - ScenarioNo:10/4/2017City:FLZip/Postal Code: Client Name:JPEdition:Independent VariableSizeTime PeriodDwelling Units351Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.Dwelling Units239Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.Dwelling Units270Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.1000 Sq. Feet Gross Floor Area79.6Weekday, A.M. Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.1000 Sq. Feet Gross Floor Area50Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.1000 Sq. Feet Gross Floor Area90Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.1000 Sq. Feet Gross Floor Area90Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	AM Peak Hour       Iniversity Highland - Scen Jr       No :       17524         10/4/2017       City:       Fort Myers         FL       Zjp/Postal Code:       Client Name:         JP       Edition:       TTE-TGM 9th E         Independent Variable       Size       Time Period       Method         Dwelling Units       S1       Weekday, Peak Hour of Adjacent Street       Best Fit (LIN) T= 0.7 (X)+9.74         Dwelling Units       S1       Weekday, Peak Hour of Adjacent Street       Best Fit (LOG) LIO(X)+9.74         Dwelling Units       S1       Weekday, Peak Hour of Adjacent Street       Best Fit (LOG) LIO(X)+9.74         Dwelling Units       S10       Weekday, Peak Hour of Adjacent Street       Best Fit (LOG) LIO(X)+9.74         Dwelling Units       S10       Weekday, Peak Hour of Adjacent Street       Best Fit (LOG) LIO(X)+9.24         Rooms       200       Weekday, Peak Hour of Adjacent Street       Best Fit (LOG) LIO(X)+3.73         Rooms       201       Weekday, Peak Hour of Adjacent Street       Best Fit (LOG) LIO(X)+3.73         I000 Sq. Feet Gross       Pack       Weekday, Peak Hour of Adjacent Street       Best Fit (LOG) LIO(X)+2.24         I000 Sq. Feet Gross       S10       Weekday, Peak Hour of Adjacent Street       Best Fit (LOG) LIO(X)+2.24         I0000 Sq. Feet Gro	AM Peak Hour       No:       17524         University Highland - Scenaro       No:       17524         10/4/2017       City:       Fort Myers         FL       Zip/Postal Code:       Client Name:         JP       Edition:       TTE-TGM 9the Titom         Independent Variable       Size       Time Period       Method       Entry         Dwelling Units       351       Weekday, Peak Hour of Adjacent Street       Best Fit (LIN) (X) 9.74       25% (X) 9.74       17%         Dwelling Units       239       Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.       Best Fit (LIN) (X) 9.74       17% (X) 9.74         Dwelling Units       239       Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.       Best Fit (LIN) (X) 9.74       17% (X) 9.74         Dwelling Units       270       Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.       Som (X) 9.73       30%         I000 Sq. Feet Gross Floor Area       99.38       Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.       Som (X) 9.73       30%         I000 Sq. Feet Gross Floor Area       99.38       Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.       Som (A) 6.35       Som (A) 6.35	AM Peak Hour       No:       17524         University Highland Scenter I       No:       17524         10/4/2017       City:       Fort Myers         FL       Zip/Postal Code:       Citent Name:         JP       Edition:       TE-TGM 9000000000000000000000000000000000000

			Period Setting				
Analysis Name :	PM Peak Hour						
Project Name :	University Highland	- Scena	rio 1 No :	17524			
Date:	10/4/2017		City:	Fort Myers			
State/Province:	FL		Zip/Postal Code:				
Country:			Client Name:				
Analyst's Name:	JP		Edition:	ITE-TGM 9th Edition			
Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
210 - Single-Family Detached Housing	Dwelling Units	351	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) Ln(T) = 0.9Ln(X) +0.51	205 63%	120 37%	325
230 - Residential Condominium/Townhouse	Dwelling Units	239	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) Ln(T) = 0.82Ln(X) + $0.32$	82 67%	41 33%	123
220 - Apartment	Dwelling Units	270	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LIN) T = 0.55 (X)+17.65	108 65%	58 35%	166
310 - Hotel	Rooms	200	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average 0.6	61 51%	59 49%	120
820 - Shopping Center	1000 Sq. Feet Gross Leasable Area	99.38	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) Ln(T) = 0.67Ln(X) +3.31	287 48%	310 52%	597
710 - General Office Building	1000 Sq. Feet Gross Floor Area	79.6	Weekday, P.M. Peak Hour of Generator	Best Fit (LIN) T = 1.12 (X)+78.45	29 17%	139 83%	168
720 - Medical-Dental Office Building	1000 Sq. Feet Gross Floor Area	50	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) Ln(T) = 0.9Ln(X) + 1.53	44 28%	112 72%	156
151 - Mini-Warehouse	1000 Sq. Feet Gross Floor Area	90	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average 0.26	12 52%	11 48%	23

			Period	Setting					
Analysis Name :	Weekday								
Project Name :	University Hig	hland - S	cenario 🕇	No :	17524				
Date:	10/4/2017			City:	F	ort Myers			
State/Province:	FL			Zip/Posta	l Code:				
Country:				Client Na	me:				
Analyst's Name:	JP .			Edition:	ľ	ГЕ-TGM 9t	h Edition		
Land Use	Independent Variable	Size	Time Per	iod	Method	Entry	Exit	Total	
210 - Single-Family Detached Housing	Dwelling Units	351	Weekday		Best Fit (LOG) Ln(T) = 0.92Ln(X) +2.72	1667 50%	1667 50%	3334	
230 - Residential Condominium/Townhouse	Dwelling Units	239	Weekday		Best Fit (LOG) Ln(T) = 0.87Ln(X) + 2.46	687 50%	686 50%	1373	
220 - Apartment	Dwelling Units	270	Weekday		Best Fit (LIN) T = 6.06 (X)+123.56	880 50%	880 50%	1760	
310 - Hotel	Rooms	200	Weekday		Average 8.17	817 50%	817 50%	1634	
820 - Shopping Center	1000 Sq. Feet Gross Leasable Area	99.38	Weekday		Best Fit (LOG) Ln(T) = 0.65Ln(X) + 5.83	3382 50%	3382 50%	6764	
710 - General Office Building	1000 Sq. Feet Gross Floor Area	79.6	Weekday		Best Fit (LOG) Ln(T) = 0.76Ln(X) + 3.68	552 50%	552 50%	1104	
720 - Medical-Dental Office Building	1000 Sq. Feet Gross Floor Area	50	Weekday		Average 36.13	904 50%	903 50%	1807	
151 - Mini-Warehouse	1000 Sq. Feet Gross Floor Area	90	Weekday		Average 2.5	113 50%	112 50%	225	

# **SCENARIO 2**



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#### SCENARIO #2 ADD SELF STORAGE / REDUCE MEDICAL OFFICE

# UNIVERSITY HIGHLAND

# ITE TRIP GENERATION<sup>(1)</sup>

				<u>AM PE</u>	<u>AK HOU</u>	R		<u>PM PE</u>	<u>ak hou</u>	R	DA	<u>ILY</u>
	<u>LUC</u>	<u>SIZE</u>	In	Out	Total	%	In	Out	Total	%	Total	%
Residential												
Single Family	210	351 d.u.	64	191	255		205	120	325		3,334	
Multifamily Condominiums	230	239 d.u.	18	86	104		82	41	123		1,373	
Multifamily Apartments	220	270 d.u.	27	109	136		108	58	166		1,760	
Total		860 d.u.	109	386	495		395	219	614		6,467	
Internal Capture <sup>(2)</sup>			2	11	13	3%	86	45	131	21%	840	13%
Net New External			107	375	482		309	174	483		5,627	
Hotel	310	200 rooms	63	43	106		61	59	120		1,634	
Internal Capture			0	11	11	10%	17	6	23	19%	246	15%
External			63	32	95		44	53	97		1,388	
Retail	820	99,384 sq. ft.	96	59	155		287	310	597		6,764	
Internal Capture <sup>(2)</sup>			20	12	32	21%	58	97	155	26%	1,682	25%
Pass-by			15	9	25	20%	50	83	133	30%	1,016	20%
External			61	38	98		179	130	309		4,066	
Office												
General Office	710	100,000 sq. ft.	168	23	191		32	158	190		1,313	
Medical Office	720	41,500 sq. ft.	78	21	99		37	95	132		1,482	
Total		141,500 sq. ft.	246	44	290		69	253	322		2,795	
Internal Capture <sup>(2)</sup>			24	12	36	12%	15	28	43	13%	361	13%
External			222	32	254		54	225	279		2,434	
Self Storage	151	90000 sq. ft.	7	6	13		12	11	23		225	
Internal Capture <sup>(2)</sup>			0	0	0	0%	0	0	0	0%	0	0%
External			7	6	13		12	11	23		225	
TOTAL			521	538	1,059		824	852	1.676		17,885	
INTERNAL CAPTURE			<u>46</u>	<u>46</u>	92	9%	176	176	352	21%	3,128	17%
DRIVEWAY VOLUME			475	492	967		648	676	1,324		14,757	
PASS-BY			15	<u>9</u>	<u>25</u>	3%	<u>50</u>	<u>83</u>	133	10%	<u>1,016</u>	7%
NET NEW EXTERNAL			460	483	942		598	593	1,191		13,741	
									,		.,	

Footnotes:
(1) ITE Trip Generation, 9th Edition, using OTISS software.
(2) NCHRP Report 684/8-51 Internal Trip Capture Estimation Tool.

Project Information	
Project Name:	University Highland - Scenario 2
No:	17524
Date:	10/4/2017
City:	Fort Myers
State/Province:	FL
Zip/Postal Code:	
Country:	
Client Name:	
Analyst's Name:	JP
Edition:	ITE-TGM 9th Edition

Land Use	Size	Week	day	AM Peak Hour		PM Peak Hour	
		Entry		Entry	Exit	Entry	Exit
210 - Single-Family Detached Housing	351 Dwelling Units	1667	1667	64	191	205	120
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		0	0	0	0	0	0
Non-pass-by		1667	1667	64	191	205	120
230 - Residential							
Condominium/Townhouse	239 Dwelling Units	687	686	18	86	82	41
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		0	0	0	0	0	0
Non-pass-by		687	686	18	86	82	41
220 - Apartment	270 Dwelling Units	880	880			1	
Reduction	-	0	0	0			
Internal		0	о	0	0	0	
Pass-by		0	0	0	0		
Non-pass-by		880	880	27	109	108	
310 - Hotel	200 Rooms	817	817		r	61	
Reduction		0	0		r		
Internal		0	0				
Pass-by		0	0			_	
Non-pass-by		817	817				
820 - Shopping Center	99.38 1000 Sq. Feet Gross Leasable Area	3382	3382				
Reduction	,	0	0				
Internal		0	0			_	
Pass-by		0	0			_	
Non-pass-by		3382	3382				-
710 - General Office Building	100 1000 Sq. Feet Gross Floor Area	657	656				
Reduction		0	0				
Internal		0	0	0	0	0	_
Pass-by		0	0				
Non-pass-by		657	656				
720 - Medical-Dental Office Building	41.5 1000 Sg. Feet Gross Floor Area	741	741				
Reduction		0	0				0
Internal		0	0			-	0
Pass-by		0	0				0
Non-pass-by		741	741				95
151 - Mini-Warehouse	90 1000 Sq. Feet Gross Floor Area	113	112				11
Reduction		0	0				0
Internal		0	0			Ő	0
Pass-by		0	0				Ő
Non-pass-by		113					11
Total			8941		-		
Total Reduction		0077 <b>7</b> 0	0			024	0.52
Total Internal		0	0			0	0
Total Pass-by		0	0	_	o	0	0
Total Non-pass-by			8941	521	538		852

Project Name:	University Highland	Organization:	DPA
Project Location:	Lee County	Performed By:	JMP
Scenario Description:	AM Peak Hour - Scenario 3 2	Date:	4-Oct-17
Analysis Year:	2017	Checked By:	
Analysis Period:	AM Street Peak Hour	Date:	

	Table 1-	A: Base Vehic	le-Trip Generation	Estimates (Single-Use S	ite Estimate)			
Land Use	Developme	ent Data (For In	formation Only)		Estimated Vehicle-Trips			
Land Ose	ITE LUCs <sup>1</sup>	Quantity	Units	Total	Entering	Exiting		
Office				290	246	44		
Retail		STREET, STREET	All States and States and States	155	96	59		
Restaurant				0	0	0		
Cinema/Entertainment				0	0	0		
Residential			Market and the second sec	495	109	386		
Hotel	and the second sec			106	63	43		
All Other Land Uses <sup>2</sup>	10000	Land States	in the second states	13	7	6		
Total	And the second second		North Contraction of the	1059	521	538		

		Table 2-A:	Mode Split and Vehic	le Occupancy Estimates				
Land Use		Entering Tr	ips	Exiting Trips				
Land Use	Veh. Occ.	% Transit	% Non-Motorized	Veh. Occ.	% Transit	% Non-Motorized		
Office						Contraction and the		
Retail								
Restaurant								
Cinema/Entertainment		12.5.5			a state we spectra word	The second second second		
Residential	DE IZAGALA MAR N	and the start press.			and the second state of th	Constanting and the		
Hotel		Line States						
All Other Land Uses <sup>2</sup>								

	Table 3	-A: Average La	and Use Interchang	ge Distances (Feet Walking	g Distance)						
Origin (From)		Destination (To)									
Origin (From)	Office	Retail	Restaurant	Cinema/Entertainment	Cinema/Entertainment Residential						
Office		a province at			NEW CALL						
Retail											
Restaurant											
Cinema/Entertainment											
Residential				an and the second second second							
Hotel			Welling and the								

	Table 4-A: Internal Person-Trip Origin-Destination Matrix*										
Origin (From)		Destination (To)									
Origin (From)	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel					
Office		12	0	0	0	0					
Retail	10		0	0	2	0					
Restaurant	0	0		0	0	0					
Cinema/Entertainment	0	0	0		0	0					
Residential	7	4	0	0		0					
Hotel	7	4	0	0	0						

Table 5-A:	Computatio	ons Summary		Table 6-A: Internal Trip Capture Percentages by Land Use			
	Total	Entering	Exiting	Land Use	Entering Trips	Exiting Trips	
All Person-Trips	1,059	521	538	Office	10%	27%	
Internal Capture Percentage	9%	9%	9%	Retail	21%	20%	
				Restaurant	N/A	N/A	
External Vehicle-Trips <sup>3</sup>	967	475	492	Cinema/Entertainment	N/A	N/A	
External Transit-Trips <sup>4</sup>	0	0	0	Residential	2%	3%	
External Non-Motorized Trips <sup>4</sup>	0	0	0	Hotel	0%	26%	

<sup>1</sup> Land Use Codes (LUCs) from Trip Generation Informational Report, published by the Institute of Transportation Engineers.						
<sup>2</sup> Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator						
<sup>3</sup> Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A						
<sup>4</sup> Person-Trips						
*Indicates computation that has been rounded to the nearest whole number.						
Estimation Tool Developed by the Texas Transportation Institute						

Project Name:	University Highland
Analysis Period:	AM Peak Hour

		Table 7-A: Conv	ersion of Vehicle-Tr	ip Ends to Person-Trip	Ends		
Land Use	Tab	le 7-A (D): Enteri	ing Trips		Table 7-A (O): Exiting Trips		
	Veh, Occ.	Vehicle-Trips	Person-Trips* Veh. Occ. Veh		Vehicle-Trips	Person-Trips*	
Office	1.00	246	246	1.00	44	44	
Retail	1.00	96	96	1.00	59	59	
Restaurant	1.00	0	0	1.00	0	0	
Cinema/Entertainment	1.00	0	0	1.00	0	0	
Residential	1.00	109	109	1.00	386	386	
Hotel	1.00	63	63	1.00	43	43	

		Table 8-A (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin) Destination (To)								
Origin (From)	Office									
Office	an a	12	28	0	0	0				
Retail	17		8	0	8	0				
Restaurant	0	0		0	0	0				
Cinema/Entertainment	0	0	0	an stand and the	0	0				
Residential	8	4	77	0	Real and a lot of the second	0				
Hotel	32	6	4	0	0	en goderne e				

Table 8-A (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)									
				Destination (To)					
Origin (From)	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel			
Office	10000000	31	0	0	0	0			
Retail	10		0	0	2	0			
Restaurant	34	8		0	5	3			
Cinema/Entertainment	0	0	0		0	0			
Residential	7	16	0			0			
Hotel	7	4	0	0	0	to angles i jarne ene			

	Ta	ble 9-A (D): Int	ernal and Externa	il Tr	ips Summary (Enterin	g Trips)	
Destination Land Use		Person-Trip Esti	imates		External Trips by Mode*		
Destination Land Ose	Internal	External	Total	1	Vehicles <sup>1</sup>	Transit <sup>2</sup>	Non-Motorized <sup>2</sup>
Office	24	222	246	1	222	0	0
Retail	20	76	96	1	76	0	0
Restaurant	0	0	0	1	0	0	0
Cinema/Entertainment	0	0	0	1	0	0	0
Residential	2	107	109	1	107	0	0
Hotel	0	63	63	1	63	0	0
All Other Land Uses <sup>3</sup>	0	7	7	7	7	0	0

	T	able 9-A (O): In	ternal and Externa	Trips Summary (Exiting T	rips)		
	F	Person-Trip Esti	nates		External Trips by Mode*		
Origin Land Use	Internal	External	Total	Vehicles <sup>1</sup>	Transit <sup>2</sup>	Non-Motorized <sup>2</sup>	
Office	12	32	44	32	0	0	
Retail	12	47	59	47	0	0	
Restaurant	0	0	0	0	0	0	
Cinema/Entertainment	0	0	0	0	0	0	
Residential	11	375	386	375	0	0	
Hotel	11	32	43	32	0	0	
All Other Land Uses <sup>3</sup>	0	6	6	6	0	0	

<sup>1</sup>Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A

<sup>2</sup>Person-Trips
<sup>3</sup>Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator
\*Indicates computation that has been rounded to the nearest whole number.

	NCHRP 8-51 Internal Trip Capture Estimation Tool										
Project Name:	University Highland	Organization:	DPA								
Project Location:	Lee County	Performed By:	JMP								
Scenario Description:	PM Peak Hour Scenario 2 3	Date:	4-Oct-17								
Analysis Year:	2017	Checked By:									
Analysis Period:	PM Street Peak Hour	Date:									

	Table 1-	P: Base Vehicl	e-Trip Generation I	Estimates (Single-Use S	ite Estimate)		
Land Use	Developme	ent Data (For Inf	formation Only)		Estimated Vehicle-Trips		
Land Ose	ITE LUCs <sup>1</sup>	Quantity	Units	Total	Entering	Exiting	
Office			aller and sold sold	322	69	253	
Retail				597	287	310	
Restaurant				0	0	0	
Cinema/Entertainment	2 to 1 to	1.1.1.25 9.000		0	0	0	
Residential			and the second second	614	395	219	
Hotel				120	61	59	
All Other Land Uses <sup>2</sup>				23	12	11	
Total				1676	824	852	

		Table 2-P:	Mode Split and Vehic	le Occupancy Estimates		
Land Use		Entering Tr	ips		Exiting Trips	
Lanu Use	Veh. Occ.	% Transit	% Non-Motorized	Veh. Occ.	% Transit	% Non-Motorized
Office	Artistan and	C. Laboration of the			WERE STREET	Second Second Second
Retail	Contraction of the	Contraction of				No. A Contract of the
Restaurant					A PROPERTY AND A PROPERTY	19月1日 日本の日本の日本の日本の日本の日本の日本の日本の日本の日本の日本の日本の日本の日
Cinema/Entertainment		NEW STREET		Service and the service of		and the second second second
Residential		telling Subscription	a state of the state of the		Weiterstein auf der Beiter	NT PARA PARA
Hotel						CONTRACTOR OF AN
All Other Land Uses <sup>2</sup>						

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)									
				Destination (To)					
Origin (From)	Office Retail Restaurant Cinema/Entertainment					Hotel			
Office			ENCOMPACT NO.						
Retail		Charles and the			NY TRUTY TO BE DOUBLE THE	and a second second			
Restaurant									
Cinema/Entertainment		of State of the State				a characteristic and ch			
Residential						a contraction of the Astron			
Hotel									

Table 4-P: Internal Person-Trip Origin-Destination Matrix*									
Origin (From)				Destination (To)					
Origin (From)	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel			
Office		23	0	0	5	0			
Retail	6		0	0	81	10			
Restaurant	0	0		0	0	0			
Cinema/Entertainment	0	0	0		0	0			
Residential	9	29	0	0		7			
Hotel	0	6	0	0	0				

Table 5-P:	Computatio	ns Summary		Table 6-P: Internal Trip Capture Percentages by Land Use				
	Total	Entering	Exiting	Land Use	Entering Trips	Exiting Trips		
All Person-Trips	1,676	824	852	Office	22%	11%		
Internal Capture Percentage	21%	21%	21%	Retail	20%	31%		
				Restaurant	N/A	N/A		
External Vehicle-Trips <sup>3</sup>	1,324	648	676	Cinema/Entertainment	N/A	N/A		
External Transit-Trips <sup>4</sup>	0	0	0	Residential	22%	21%		
External Non-Motorized Trips <sup>4</sup>	0	0	0	Hotel	28%	10%		

<sup>1</sup> Land Use Codes (LUCs) from Trip Generation Informational Report, published by the Institute of Transportation Engineers.	
<sup>2</sup> Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator	
<sup>3</sup> Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P	
<sup>4</sup> Person-Trips	
*Indicates computation that has been rounded to the nearest whole number.	
Estimation Tool Developed by the Texas Transportation Institute	

Project Name:	University Highland
Analysis Period:	PM Peak Hour

	T	able 7-P: Conver	sion of Vehicle-Tr	ip Er	nds to Person-Trip En	ds	
Land Use	Tabl	e 7-P (D): Entering	j Trips		-	Table 7-P (O): Exiting Trips	3
		Person-Trips*	1	Veh. Occ.	Vehicle-Trips	Person-Trips*	
Office	1.00	69	69	1 Г	1.00	253	253
Retail	1.00	287	287	1 Г	1.00	310	310
Restaurant	1.00	0	0	1 Г	1.00	0	0
Cinema/Entertainment	1.00	0	0	1 Г	1.00	0	0
Residential	1.00	395	395	1	1.00	219	219
Hotel	1.00	61	61	1	1.00	59	59

	Table 8-P (C	)): Internal Pers	son-Trip Origin-De	stination Matrix (Computed	d at Origin)								
Origin (From)		Destination (To)											
Ongin (From)	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel							
Office		51	10	0	5	0							
Retail	6		90	12	81	16							
Restaurant	0			0	0	0							
Cinema/Entertainment	0	0	0	홍수 문화 전문 소란 것	0	0							
Residential	9	92	46	0		7							
Hotel	0	9	40	0	1								

	Table 8-P (D):	Internal Persor	n-Trip Origin-Desti	nation Matrix (Computed a	t Destination)							
Origin (From)		Destination (To)										
Origin (From)	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hatei						
Office		23	0	0	16	0						
Retail	21		0	0	182	10						
Restaurant	21	144		0	63	43						
Cinema/Entertainment	4	11	0		16	1						
Residential	39	29	0	0		7						
Hotel	0	6	0	0	0							

Destination Land Use	Pe	erson-Trip Estimate	es	s Summary (Entering Trips) External Trips by Mode*				
Destination Land Use	Internal	External	Total	Vehicles <sup>1</sup>	Transit <sup>2</sup>	Non-Motorized <sup>2</sup>		
Office	15	54	69	54	0	0		
Retail	58	229	287	229	0	0		
Restaurant	0	0	0	0	0	0		
Cinema/Entertainment	0	0	0	0	0	0		
Residential	86	309	395	309	0	0		
Hotel	17	44	61	44	0	0		
All Other Land Uses <sup>3</sup>	0	12	12	12	0	0		

Origin Land Use	P	erson-Trip Estimate	es	External Trips by Mode*				
Ungin Land Use	Internal	External	Total	Vehicles <sup>1</sup>	Transit <sup>2</sup>	Non-Motorized <sup>2</sup>		
Office	28	225	253	225	0	0		
Retail	97	213	310	213	0	0		
Restaurant	0	0	0	0	0	0		
Cinema/Entertainment	0	0	0	0	0	0		
Residential	45	174	219	174	0	0		
Hotel	6	53	59	53	0	0		
All Other Land Uses <sup>3</sup>	0	11	11	11	0	0		

<sup>1</sup> Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P	
<sup>2</sup> Person-Trips	
<sup>3</sup> Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator	
Indicates computation that has been rounded to the nearest whole number.	

		Period Setting				
AM Peak Hour						
University Highland -	Scenar	io 🔂 No :	17524			
10/4/2017		City:	Fort Myers			
FL		Zip/Postal Code:				
		Client Name:				
JP		Edition:	ITE-TGM 9th E	dition		
Independent Variable	Size	Time Period	Method	Entry	Exit	Total
Dwelling Units	351			64 25%	191 75%	255
Dwelling Units	239			18 17%	86 83%	104
Dwelling Units	270			27 20%	109 80%	136
Rooms	200			63 59%	43 41%	106
1000 Sq. Feet Gross Leasable Area	99.38			96 62%	59 38%	155
1000 Sq. Feet Gross Floor Area	100	Weekday, A.M. Peak Hour of Generator <sup>(1)</sup>	Best Fit (LOG) Ln(T) = 0.8Ln(X) +1.57	168 88%	23 12%	191
1000 Sq. Feet Gross Floor Area	41.5			78 79%	21 21%	99
1000 Sq. Feet Gross Floor Area	90			7 54%	6 46%	13
	University Highland - 10/4/2017 FL JP Independent Variable Dwelling Units Dwelling Units Dwelling Units Rooms 1000 Sq. Feet Gross Floor Area 1000 Sq. Feet Gross Floor Area 1000 Sq. Feet Gross	AM Peak HourUniversity Highland - Scenar10/4/2017FLJPIndependent VariableSizeDwelling Units351Dwelling Units239Dwelling Units270Rooms2001000 Sq. Feet Gross99.381000 Sq. Feet Gross100Floor Area1001000 Sq. Feet Gross41.5Floor Area901000 Sq. Feet Gross90	AM Peak HourUniversity Highland - Scenario?No :10/4/2017City:FLZip/Postal Code: Client Name:JPEdition:Independent VariableSizeTime PeriodDwelling Units351Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.Dwelling Units239Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.Dwelling Units270Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.1000 Sq. Feet Gross Floor Area100Veekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.1000 Sq. Feet Gross Floor Area100Veekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.1000 Sq. Feet Gross Floor Area100Sq. Feet Gross Floor Area100Sq. Feet Gross Floor Area90Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.1000 Sq. Feet Gross Floor Area90Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.1000 Sq. Feet Gross Floor Area90Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	AM Peak HourNo :17524University Highland - ScenarioNo :1752410/4/2017City:Fort MyersFL $Zip/Postal Code:$ Client Name:TE-TGM 9th EJPEdition:ITE-TGM 9th EIndependent VariableSizeTime PeriodMethodDwelling UnitsS51Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m. Te 0.7 (X)+9.74Best Fit (LIN) Te 0.7 (X)+9.74Dwelling Units239Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m. Te 0.49 (X)+3.73Best Fit (LOO) Ln(T) = 0.8Ln(X)+0.26Dwelling Units270Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m. Te 0.49 (X)+3.73Best Fit (LON) T = 0.49 (X)+3.73Rooms200Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m. Te 0.49 (X)+3.73Best Fit (LOG) Ln(T) = 0.61Ln(X)+2.241000 Sq. Feet Gross Floor Area100Keekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m. Traffic, One Hour Between 7 and 9 a.m. Te 0.49 (X)+3.73Best Fit (LOG) Ln(T) = 0.61Ln(X)+2.241000 Sq. Feet Gross Floor Area100Keekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m. Traffic, One Hour Between 7 and 9 a.m.Best Fit (LOG) Ln(T) = 0.61Ln(X)+2.241000 Sq. Feet Gross Floor Area100Keekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.Best Fit (LOG) Ln(T) = 0.61Ln(X)+2.241000 Sq. Feet Gross Floor Area41.5 <td>AM Peak Hour       No :       17524         University Highland - Scenaro ?       No :       17524         10/4/2017       City:       Fort Myers         FL       Zip/Postal Code:       Client Name:         JP       Edition:       TIE-TGM 9th Uriton         Independent Variable       Size       Time Period       Method       Entry         Dwelling Units       Siz       Yeekday, Peak Hour of Adjacent Street       Best Fit (LIN)       64         Dwelling Units       Siz       Weekday, Peak Hour of Adjacent Street       Best Fit (LIN)       17%         Dwelling Units       Siz       Weekday, Peak Hour of Adjacent Street       Best Fit (LIN)       17%         Dwelling Units       Siz       Weekday, Peak Hour of Adjacent Street       Best Fit (LIN)       17%         Dwelling Units       Siz       Weekday, Peak Hour of Adjacent Street       Best Fit (LIN)       17%         Dwelling Units       Siz       Weekday, Peak Hour of Adjacent Street       Best Fit (LIN)       17         Dwelling Units       Siz       Weekday, Peak Hour of Adjacent Street       Best Fit (LOG)       5%         Dwelling Units       Siz       Weekday, A.M. Peak Hour of Adjacent Street       Best Fit (LOG)       63         Dwelling Units</td> <td>AM Peak Hour       No :       17524         University Highland - Scenario       No :       17524         10/4/2017       City:       Fort Myers         FL       Zip/Postal Code:       Citient Name:         JP       Edition:       TE-TGM 9tb Editor         Independent Variabe       Size       Time Period       Method       Entry       Exit         Dwelling Units       351       Weekday, Peak Hour of Adjacent Street       Best Fit (LON) LON +0.4       64       191 25.%         Dwelling Units       351       Weekday, Peak Hour of Adjacent Street       Best Fit (LOO) LON +0.4       18       86         Dwelling Units       329       Weekday, Peak Hour of Adjacent Street       Best Fit (LON) LON +0.4       77       109         Dwelling Units       200       Weekday, Peak Hour of Adjacent Street       Best Fit (LON) LON +0.4       78       36%         Rooms       200       Weekday, Peak Hour of Adjacent Street       Best Fit (LOG) LON +0.4       63       41         1000 Sq. Feet Gross       200       Weekday, Peak Hour of Adjacent Street       Best Fit (LOG) LON +0.4       62%       59         1000 Sq. Feet Gross       200       Weekday, Peak Hour of Adjacent Street       Best Fit (LOG) LON +0.4       62%</td>	AM Peak Hour       No :       17524         University Highland - Scenaro ?       No :       17524         10/4/2017       City:       Fort Myers         FL       Zip/Postal Code:       Client Name:         JP       Edition:       TIE-TGM 9th Uriton         Independent Variable       Size       Time Period       Method       Entry         Dwelling Units       Siz       Yeekday, Peak Hour of Adjacent Street       Best Fit (LIN)       64         Dwelling Units       Siz       Weekday, Peak Hour of Adjacent Street       Best Fit (LIN)       17%         Dwelling Units       Siz       Weekday, Peak Hour of Adjacent Street       Best Fit (LIN)       17%         Dwelling Units       Siz       Weekday, Peak Hour of Adjacent Street       Best Fit (LIN)       17%         Dwelling Units       Siz       Weekday, Peak Hour of Adjacent Street       Best Fit (LIN)       17%         Dwelling Units       Siz       Weekday, Peak Hour of Adjacent Street       Best Fit (LIN)       17         Dwelling Units       Siz       Weekday, Peak Hour of Adjacent Street       Best Fit (LOG)       5%         Dwelling Units       Siz       Weekday, A.M. Peak Hour of Adjacent Street       Best Fit (LOG)       63         Dwelling Units	AM Peak Hour       No :       17524         University Highland - Scenario       No :       17524         10/4/2017       City:       Fort Myers         FL       Zip/Postal Code:       Citient Name:         JP       Edition:       TE-TGM 9tb Editor         Independent Variabe       Size       Time Period       Method       Entry       Exit         Dwelling Units       351       Weekday, Peak Hour of Adjacent Street       Best Fit (LON) LON +0.4       64       191 25.%         Dwelling Units       351       Weekday, Peak Hour of Adjacent Street       Best Fit (LOO) LON +0.4       18       86         Dwelling Units       329       Weekday, Peak Hour of Adjacent Street       Best Fit (LON) LON +0.4       77       109         Dwelling Units       200       Weekday, Peak Hour of Adjacent Street       Best Fit (LON) LON +0.4       78       36%         Rooms       200       Weekday, Peak Hour of Adjacent Street       Best Fit (LOG) LON +0.4       63       41         1000 Sq. Feet Gross       200       Weekday, Peak Hour of Adjacent Street       Best Fit (LOG) LON +0.4       62%       59         1000 Sq. Feet Gross       200       Weekday, Peak Hour of Adjacent Street       Best Fit (LOG) LON +0.4       62%

			Period Setting		and the second		ica Nel Nel
Analysis Name :	PM Peak Hour		1421				
Project Name :	University Highland -	Scenar	io 👌 No :	17524			
Date:	10/4/2017		City:	Fort Myers			
State/Province:	FL		Zip/Postal Code:				
Country:			Client Name:				
Analyst's Name:	JP		Edition:	ITE-TGM 9th E	dition		
Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
210 - Single-Family Detached Housing	Dwelling Units	351	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) Ln(T) = 0.9Ln(X) +0.51	205 63%	120 37%	325
230 - Residential Condominium/Townhouse	Dwelling Units	239	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) Ln(T) = 0.82Ln(X) +0.32	82 67%	41 33%	123
220 - Apartment	Dwelling Units	270	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LIN) T = 0.55 (X)+17.65	108 65%	58 35%	166
310 - Hotel	Rooms	200	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average 0.6	61 51%	59 49%	120
820 - Shopping Center	1000 Sq. Feet Gross Leasable Area	99.38	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) Ln(T) = 0.67Ln(X) +3.31	287 48%	310 52%	597
710 - General Office Building	1000 Sq. Feet Gross Floor Area	100	Weekday, P.M. Peak Hour of Generator	Best Fit (LIN) T = 1.12 (X)+78.45	32 17%	158 83%	190
720 - Medical-Dental Office Building	1000 Sq. Feet Gross Floor Area	41.5	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) Ln(T) = 0.9Ln(X) + 1.53	37 28%	95 72%	132
151 - Mini-Warehouse	1000 Sq. Feet Gross Floor Area	90	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average 0.26	12 52%	11 48%	23

			Period	Setting				
Analysis Name :	Weekday							
Project Name :	University Hig	hland - S	cenario 子	No :		17524		
Date:	10/4/2017			City:		Fort Myers		
State/Province:	FL			Zip/Posta	l Code:			
Country:				Client Na	me:			
Analyst's Name:	JP			Edition:		ITE-TGM 9	th Edition	
Land Use	Independent Variable	Size	Time Per	iod	Method	Entry	Exit	Total
210 - Single-Family Detached Housing	Dwelling Units	351	Weekday	,	Best Fit (LOG) Ln(T) = 0.92Ln(X) +2.7	1667 2 50%	1667 50%	3334
230 - Residential Condominium/Townhouse	Dwelling Units	239	Weekday	•	Best Fit (LOG) Ln(T) = 0.87Ln(X) + 2.4	687 6 50%	686 50%	1373
220 - Apartment	Dwelling Units	270	Weekday		Best Fit (LIN) T = 6.06 (X)+123.56	880 50%	880 50%	1760
310 - Hotel	Rooms	200	Weekday	•	Average 8.17	817 50%	817 50%	1634
820 - Shopping Center	1000 Sq. Feet Gross Leasable Area	99.38	Weekday	,	Best Fit (LOG) Ln(T) = 0.65Ln(X) +5.8	3382 3 50%	3382 50%	6764
710 - General Office Building	1000 Sq. Feet Gross Floor Area	100	Weekday		Best Fit (LOG) Ln(T) = 0.76Ln(X) + 3.6	657 8 50%	656 50%	1313
720 - Medical-Dental Office Building	1000 Sq. Feet Gross Floor Area	41.5	Weekday		Best Fit (LIN) T = 40.89 (X)+-214.97	741 50%	741 50%	1482
151 - Mini-Warehouse	1000 Sq. Feet Gross Floor Area	90	Weekday	•	Average 2.5	113 50%	112 50%	225

# SCENARIO 3



#### SCENARIO #3 ADD SELF STORAGE / REDUCE RETAIL / REDUCE GENERAL OFFICE

#### UNIVERSITY HIGHLAND

# ITE TRIP GENERATION (1)

				<u>AM PE</u>	<u>AK HOU</u>	<u>R</u>		PM PE	<u>AK HOU</u>	R	DA	<u>ILY</u>
	<u>LUC</u>	<u>SIZE</u>	In	Out	Total	%	In	Out	Total	%	Total	%
Residential												
Single Family	210	351 d.u.	64	191	255		205	120	325		3,334	
Multifamily Condominiums	230	239 d.u.	18	86	104		82	41	123		1,373	
Multifamily Apartments	220	270 d.u.	27	109	136		108	58	166		1,760	
Total		860 d.u.	109	386	495		395	219	614		6,467	
Internal Capture <sup>(2)</sup>			2	11	13	3%	81	43	124	20%	799	12%
Net New External			107	375	482		314	176	490		5,668	
Hotel	310	200 rooms	63	43	106		61	59	120		1,634	
Internal Capture			0	11	11	10%	17	5	22	18%	239	15%
External			63	32	95		44	54	98		1,395	
Retail	820	90,744 sq. ft.	91	56	147		269	292	561		6,375	
Internal Capture <sup>(2)</sup>			21	12	33	22%	54	92	146	26%	1,612	25%
Pass-by			15	8	23	20%	46	78	125	30%	953	20%
External			55	36	91		169	122	291		3,810	
Office												
General Office	710	87,000 sq. ft.	150	21	171		30	146	176		1,181	
Medical Office	720	50,000 sq. ft.	95	25	120		44	112	156		1,830	
Total		137,000 sq. ft.	245	46	291		74	258	332		3,011	
Internal Capture <sup>(2)</sup>			24	13	37	13%	15	27	42	13%	382	13%
External			221	33	254		59	231	290		2,629	
Self Storage	151	90000 sq. ft.	7	6	13		12	11	23		225	
Internal Capture <sup>(2)</sup>			0	0	0	0%	0	0	0	0%	0	0%
External			7	6	13		12	11	23		225	
TOTAL			515	537	1,052		811	839	1,650		17,712	
INTERNAL CAPTURE			<u>47</u>	<u>47</u>	<u>94</u>	9%	167	167	334	20%	3,031	17%
DRIVEWAY VOLUME			468	490	958		644	672	1.316		14,681	
PASS-BY			<u>15</u>	<u>8</u>	<u>23</u>	2%	<u>46</u>	<u>78</u>	125	9%	<u>953</u>	6%
NET NEW EXTERNAL			453	482	935		598	594	1,192		13,728	
									, -		,	

#### Footnotes:

ITE Trip Generation, 9th Edition, using OTISS software.
 NCHRP Report 684/8-51 Internal Trip Capture Estimation Tool.

Project Information	
Project Name:	University Highland - Scenario 3
No:	17524
Date:	10/5/2017
City:	Fort Myers
State/Province:	FL
Zip/Postal Code:	
Country:	
Client Name:	
Analyst's Name:	qt
Edition:	ITE-TGM 9th Edition

Reduction Internal Pass-by Non-pass-by	Units	0 0 0	1667 0 0 1667 686 0 0 686 880 0 0	0 0 64 18 0 0 18 27	0 0 191 86 0 0	0 0 205 82 0 0	0 0 120 41 0
ReductionInternalPass-byNon-pass-by230 - ResidentialCondominium/TownhouseReductionInternalPass-byNon-pass-by220 - ApartmentReductionInternalPass-byNon-pass-by220 - ApartmentReductionInternalPass-byNon-pass-by310 - HotelReductionInternalPass-byNon-pass-by320 - Shopping CenterPass-byNon-pass-by710 - General Office BuildingReductionInternalPass-byNon-pass-by320 - Shopping Center90.74 1000 SReductionInternalPass-byNon-pass-by710 - General Office BuildingReductionInternalInternalInternalPass-byNon-pass-by710 - General Office BuildingReductionInternal	Units	0 0 1667 687 0 0 0 687 880 0 0 880 0 0 880	0 0 1667 686 0 0 686 880 0 0	0 0 64 18 0 0 18 27	0 0 191 86 0 0	0 0 205 82 0 0	0 0 120 41 0
Internal Pass-by Non-pass-by 230 - Residential Condominium/Townhouse Reduction Internal Pass-by Non-pass-by 220 - Apartment Reduction Internal Pass-by Non-pass-by 310 - Hotel Reduction Internal Pass-by Non-pass-by 820 - Shopping Center Reduction Internal Pass-by Non-pass-by 820 - Shopping Center Reduction Internal Pass-by Non-pass-by 710 - General Office Building Reduction Internal		0 1667 687 0 0 0 687 880 0 0 880 0 0 880	0 0 1667 686 0 0 686 880 0 0	0 0 64 18 0 0 18 27	0 0 191 86 0 0	0 205 82 0 0	0 0 120 41 0
Pass-byNon-pass-by230 - Residential239 DwellingCondominium/Townhouse239 DwellingReductionInternalPass-by200 Non-pass-by220 - Apartment270 DwellingReductionInternalPass-by200 RoomsNon-pass-by200 Rooms310 - Hotel200 RoomsReductionInternalPass-by90.74 1000 SNon-pass-by820 - Shopping CenterPass-by90.74 1000 SNon-pass-by87 1000 Sq.ReductionInternalInternal87 1000 Sq.ReductionInternal		0 1667 0 0 687 880 0 0 880 0 880	0 1667 0 0 686 880 0 0	0 64 18 0 0 18 27	0 191 86 0 0	0 205 82 0 0	0 120 41 0
Non-pass-by230 - Residential239 DwellingCondominium/Townhouse239 DwellingReductioninternalPass-by270 DwellingNon-pass-by270 Dwelling220 - Apartment270 DwellingReductionInternalPass-by200 RoomsNon-pass-by200 Rooms310 - Hotel200 RoomsReductionInternalPass-by90.74 1000 SNon-pass-by820 - Shopping CenterPass-by90.74 1000 SNon-pass-by87 1000 Sq.ReductionInternalInternal87 1000 Sq.ReductionInternal		1667 0 0 687 880 0 0 880 0 880	1667 686 0 0 686 880 0 0	64 18 0 0 18 27	191 86 0 0	205 82 0 0	120 41 0
230 - Residential239 DwellingCondominium/Townhouse239 DwellingReductionInternalPass-byNon-pass-by220 - Apartment270 DwellingReductionInternalPass-byNon-pass-by310 - Hotel200 RoomsReductionInternalPass-bySon-pass-by310 - Hotel200 RoomsReductionInternalPass-by90.74 1000 SReductionInternalPass-by820 - Shopping CenterReductionInternalPass-by87 1000 Sq.ReductionReductionInternal87 1000 Sq.ReductionInternal		687 0 0 687 880 0 0 0 880	686 0 0 686 880 0 0	18 0 0 18 27	86 0 0 0	82 0 0	120 41 0 0
Condominium/Townhouse239 DwellingReductionInternalPass-byNon-pass-by220 - Apartment270 DwellingReductionInternalPass-byNon-pass-by310 - Hotel200 RoomsReductionInternalPass-byStoreNon-pass-by90.74 1000 Store820 - Shopping Center90.74 1000 StoreReductionInternalPass-byNon-pass-by820 - Shopping Center90.74 1000 StoreReductionInternalPass-byReductionInternal87 1000 Sq.ReductionInternal		0 0 687 880 0 0 0 880	0 0 686 880 0 0	0 0 18 27	0 0 0	0 0	41 0
ReductioninternalPass-byNon-pass-by <b>220 - Apartment</b> ReductionInternalPass-byNon-pass-by <b>310 - Hotel</b> ReductionInternalPass-byNon-pass-by <b>320 - Hotel</b> ReductionInternalPass-byNon-pass-by <b>820 - Shopping Center</b> ReductionInternalPass-byNon-pass-by <b>820 - Shopping Center</b> Pass-byNon-pass-by <b>710 - General Office Building</b> ReductionInternalInternalInternalPass-byNon-pass-by <b>710 - General Office Building</b> ReductionInternal		0 0 687 880 0 0 0 880	0 0 686 880 0 0	0 0 18 27	0 0 0	0 0	o
Internal Pass-by Non-pass-by 220 - Apartment Reduction Internal Pass-by Non-pass-by 310 - Hotel Reduction Internal Pass-by Non-pass-by 820 - Shopping Center Reduction Internal Pass-by Non-pass-by 710 - General Office Building Reduction Internal Pass-by Non-pass-by 87 1000 Sq.	Units	0 687 880 0 0 0 880	0 686 880 0 0	0 0 18 27	0 0 0	0 0	0
Pass-by270 DwellingNon-pass-by270 Dwelling220 - Apartment270 DwellingReductionInternalPass-by200 RoomsNon-pass-by200 RoomsReductionInternalPass-by200 RoomsNon-pass-by200 Rooms820 - Shopping Center90.74 1000 SReductionInternalPass-by90.74 1000 SNon-pass-by87 1000 Sq.ReductionReductionInternal87 1000 Sq.ReductionInternal	Units	0 687 880 0 0 880	0 686 880 0 0	0 18 27	0		
Non-pass-by270 Dwelling220 - Apartment270 DwellingReductionInternalPass-by200 Rooms310 - Hotel200 RoomsReductionInternalPass-by200 RoomsNon-pass-by200 Rooms820 - Shopping Center90.74 1000 SReductionInternalPass-by87 1000 Sq.Reduction87 1000 Sq.ReductionInternalPass-by87 1000 Sq.	Units	687 880 0 0 880	686 880 0 0	18 27		0	
220 - Apartment270 DwellingReductionInternalInternalPass-byNon-pass-by200 Rooms <b>310 - Hotel</b> 200 RoomsReductionInternalPass-by90.74 1000 SNon-pass-by90.74 1000 S <b>820 - Shopping Center</b> 90.74 1000 SReductionInternalPass-by90.74 1000 SReductionInternalPass-by87 1000 Sq.ReductionInternalInternal87 1000 Sq.ReductionInternal	Units	880 0 0 880	880 0 0	27	86		0
ReductionInternalPass-byNon-pass-by <b>310 - Hotel</b> 200 RoomsReductionInternalPass-byNon-pass-by <b>820 - Shopping Center</b> Pass-byReductionInternalPass-byNon-pass-by <b>710 - General Office Building</b> ReductionInternalInternalPass-byNon-pass-byTo - General Office BuildingReductionInternal	Units	880 0 0 880	880 0 0	27			41
ReductionInternalPass-byNon-pass-by <b>310 - Hotel</b> 200 RoomsReductionInternalPass-byNon-pass-by <b>820 - Shopping Center</b> Pass-byReductionInternalPass-byReductionInternalPass-by <b>710 - General Office Building</b> ReductionInternalInternalPass-byNon-pass-by <b>710 - General Office Building</b> ReductionInternal		0 0 880	0 0		109		58
Pass-by Non-pass-by <b>310 - Hotel</b> 200 Rooms Reduction Internal Pass-by Non-pass-by <b>820 - Shopping Center</b> 90.74 1000 S Reduction Internal Pass-by Non-pass-by <b>710 - General Office Building</b> 87 1000 Sq. Reduction Internal		0 0 880	0				0
Non-pass-by 310 - Hotel 200 Rooms Reduction Internal Pass-by Non-pass-by 820 - Shopping Center Reduction Internal Pass-by Non-pass-by 710 - General Office Building Reduction Internal Internal		0 880					0
310 - Hotel200 RoomsReductionInternalInternalPass-byNon-pass-by90.74 1000 S820 - Shopping Center90.74 1000 SReductionInternalPass-by90.74 1000 SNon-pass-by87 1000 Sq.710 - General Office Building87 1000 Sq.ReductionInternal			0	0	0		Ő
310 - Hotel200 RoomsReductionInternalInternalPass-byNon-pass-by90.74 1000 S820 - Shopping Center90.74 1000 SReductionInternalPass-by90.74 1000 SNon-pass-by87 1000 Sq.710 - General Office Building87 1000 Sq.ReductionInternal			880	27	109		58
Internal Pass-by Non-pass-by 820 - Shopping Center Reduction Internal Pass-by Non-pass-by 710 - General Office Building Reduction Internal		817	817				59
Pass-by Non-pass-by 820 - Shopping Center 90.74 1000 S Reduction Internal Pass-by Non-pass-by 710 - General Office Building Reduction Internal Internal		0	0	0		0	0
Non-pass-by 820 - Shopping Center 90.74 1000 S Reduction Internal Pass-by Non-pass-by 710 - General Office Building 87 1000 Sq. Reduction Internal		0	ő	0	0		0
820 - Shopping Center       90.74 1000 S         Reduction       90.74 1000 S         Internal       90.74 1000 S         Pass-by       90.74 1000 S         Non-pass-by       90.74 1000 S         710 - General Office Building       87 1000 Sq.         Reduction       90.74 1000 Sq.         Internal       90.74 1000 Sq.		0	0	0	o		ő
820 - Shopping Center       90.74 1000 S         Reduction       90.74 1000 S         Internal       90.74 1000 S         Pass-by       90.74 1000 S         Non-pass-by       90.74 1000 S         710 - General Office Building       87 1000 Sq.         Reduction       90.74 1000 Sq.         Internal       90.74 1000 Sq.		817	817	63	43		59
Reduction Internal Pass-by Non-pass-by <b>710 - General Office Building</b> 87 1000 Sq. Reduction Internal	q. Feet Gross Leasable Area		3187	91	56		
Pass-by Non-pass-by <b>710 - General Office Building</b> 87 1000 Sq. Reduction Internal	, · · · · · · · · · · · · · · · · · · ·	0	0	0	0	0	0
Non-pass-by 710 - General Office Building 87 1000 Sq. Reduction Internal		0	Ő	o	ŏ	o	Ő
Non-pass-by 710 - General Office Building 87 1000 Sq. Reduction Internal		0	0	0	Ő		ŏ
710 - General Office Building 87 1000 Sq. Reduction Internal		-	3187		56		292
Reduction	eet Gross Floor Area	591	590	150	21	30	146
		0		0	0	0	140
Dare by		Ő		0	Ő	0	o
rass-by		0	o	0	0		Ő
Non-pass-by		591	590	150	21	30	146
720 - Medical-Dental Office Building 50 1000 Sq.	eet Gross Floor Area	915	915	95	25	44	112
Reduction		0	0	0	0	o	0
Internal		0	0	0	ō	-	0 0
Pass-by		ő	0 0	ů o	Ő	_	ŏ
Non-pass-by		915	915		25	44	112
	eet Gross Floor Area	113	112	7		12	11
Reduction		0	0	0	ŏ	0	0
Internal		ŏ	ň	0	0 0	0	0
Pass-by		Ő	ŏ	0	Ő	0	0
Non-pass-by		113		7	6	12	11
Total			8854	, 515	537	811	839
Total Reduction		0	00.54 0	0		0	059
Total Internal	1	0	0	0	0	0	0
Total Pass-by		0	0	0	0	0	0
Total Non-pass-by		U	8854	515	537	811	839

	NCHRP 8-51 Internal Trip Capture Estimation Tool											
Project Name:	University Highland		Organization:	DPA								
Project Location:	Lee County		Performed By:	JMP								
Scenario Description:	AM Peak Hour - Scenario 3		Date:	5-Oct-17								
Analysis Year:	2017		Checked By:									
Analysis Period:	AM Street Peak Hour		Date:									

	Table 1-	A: Base Vehicl	le-Trip Generation E	stimates (Single-Use Si	te Estimate)				
Land Use			formation Only)		Estimated Vehicle-Trips				
Land Ose	ITE LUCs <sup>1</sup>	Quantity	Units	Total	Entering	Exiting			
Office			No. 1. Press and some	291	245	46			
Retail				147	91	56			
Restaurant				0	0	0			
Cinema/Entertainment	in collection 5.			0	0	0			
Residential		1. C. C. L. M. March		495	109	386			
Hotel				106	63	43			
All Other Land Uses <sup>2</sup>				13	7	6			
Total				1052	515	537			

		Table 2-A:	Mode Split and Vehi	cle Occupancy Estimat	es				
Land Use		Entering Tr	ips		Exiting Trips				
Land Ose	Veh. Occ.	% Transit % Non-Motorize		Veh. Occ.	% Transit	% Non-Motorized			
Office									
Retail	- Hereiter					Real Statement Action			
Restaurant	CARLES STATES		Control Victoria and			A DAMESTIC ACCURATE			
Cinema/Entertainment		NO. STATE							
Residential				A DEPARTMENT	A State of the second second				
Hotel		La constante de							
All Other Land Uses <sup>2</sup>					and the second second second				

	Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)											
Origin (From)		Destination (To)										
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel						
Office												
Retail					and the second second second							
Restaurant				Second Second								
Cinema/Entertainment												
Residential					a province and the second states	and the second second						
Hotel		and an										

		Table 4-A: In	ternal Person-Tri	p Origin-Destination Matrix	*						
Origin (From)		Destination (To)									
Origin (From)	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel					
Office		13	0	0	0	0					
Retail	10		0	0	2	0					
Restaurant	0	0		0	0	0					
Cinema/Entertainment	0	0	0		0	0					
Residential	7	4	0	0		0					
Hotel	7	4	0	0	0						

Table 5-A: Computations Summary				Table 6-A: Internal Trip Capture Percentages by Land Use			
	Total	Entering	Exiting	Land Use	Entering Trips	Exiting Trips	
All Person-Trips	1,052	515	537	Office	10%	28%	
Internal Capture Percentage	9%	9%	9%	Retail	23%	21%	
				Restaurant	N/A	N/A	
External Vehicle-Trips <sup>3</sup>	958	468	490	Cinema/Entertainment	N/A	N/A	
External Transit-Trips <sup>4</sup>	0	0	0	Residential	2%	3%	
External Non-Motorized Trips <sup>4</sup>	0	0	0	Hotel	0%	26%	

-

Project Name:	University Highland
Analysis Period:	AM Peak Hour

	-	Table 7-A: Conv	ersion of Vehicle-	rip Ends to Person-Trip	Ends				
Land Use	Tab	le 7-A (D): Enter	ing Trips		Table 7-A (O): Exiting Trips				
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*			
Office	1.00	245	245	1.00	46	46			
Retail	1.00	91	91	1.00	56	56			
Restaurant	1.00	0	0	1.00	0	0			
Cinema/Entertainment	1.00	0	0	1.00	0	0			
Residential	1.00	109	109	1.00	386	386			
Hotel	1.00	63	63	1.00	43	43			

Table 8-A (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)										
Origin (From)		Destination (To)								
Chigin (From)	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel				
Office		13	29	0	0	0				
Retail	16		7	0	8	0				
Restaurant	0	0		0	0	0				
Cinema/Entertainment	0	0	0		0	0				
Residential	8	4	77	0		0				
Hotel	32	6	4	0	0					

		Table 8-A (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination) Destination (To)							
Origin (From)	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel			
Office		29	0	0	0	0			
Retail	10	1.000 - 6.000 - 6.000	0	0	2	0			
Restaurant	34	7	한 같은 것 같은	0	5	3			
Cinema/Entertainment	0	0	0		0	0			
Residential	7	15	0	0		0			
Hotel	7	4	0	0	0				

	Та	ble 9-A (D): Int	ernal and Externa	l Tr	ips Summary (Enterin	g Trips)	
Destination Land Use	Person-Trip Estimates			1	External Trips by Mode*		
Destination cand Use	Internal	External	Total	1	Vehicles <sup>1</sup>	Transit <sup>2</sup>	Non-Motorized <sup>2</sup>
Office	24	221	245	1	221	0	0
Retail	21	70	91	1	70	0	0
Restaurant	0	0	0	1	0	0	0
Cinema/Entertainment	0	0	0	1	0	0	0
Residential	2	107	109	1	107	0	0
Hotel	0	63	63	1	63	0	0
All Other Land Uses <sup>3</sup>	0	7	7	1	7	0	0

	Т	able 9-A (O): In	ternal and Externa	al Trips Summary (Exiting	Trips)		
	1	Person-Trip Esti	mates		External Trips by Mode*		
Origin Land Use	Internal	External	Total	Vehicles <sup>1</sup>	Transit <sup>2</sup>	Non-Motorized <sup>2</sup>	
Office	13	33	46	33	0	0	
Retail	12	44	56	44	0	0	
Restaurant	0	0	0	0	0	0	
Cinema/Entertainment	0	0	0	0	0	0	
Residential	11	375	386	375	0	0	
Hotel	11	32	43	32	0	0	
All Other Land Uses <sup>3</sup>	0	6	6	6	0	0	

<sup>1</sup>Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A

<sup>2</sup>Person-Trips

<sup>3</sup>Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator \*Indicates computation that has been rounded to the nearest whole number.

	NCHRP 8-51 Internal Trip Capture Estimation Tool									
Project Name:	University Highland	University Highland Organization:								
Project Location:	Lee County	Performed By:	JMP							
Scenario Description:	PM Peak Hour Scenario	Date:	5-Oct-17							
Analysis Year:	2017	Checked By:								
Analysis Period:	PM Street Peak Hour	Date:								

	Table 1-	P: Base Vehicl	e-Trip Generation E	stimates (Single-Use Si	te Estimate)		
Land Use	Developme	ent Data (For Inf	formation Only)		Estimated Vehicle-Trips		
Land Use	ITE LUCs <sup>1</sup>	Quantity	Units	Total	Entering	Exiting	
Office				332	74	258	
Retail			Service States	561	269	292	
Restaurant				0	0	0	
Cinema/Entertainment				0	0	0	
Residential	and and any first second	and the state of the state		614	395	219	
Hotel		1.		120	61	59	
All Other Land Uses <sup>2</sup>				23	12	11	
Total				1650	811	839	

Table 2-P: Mode Split and Vehicle Occupancy Estimates									
Land Use		Entering Tr	ips		Exiting Trips				
Land Ose	Veh. Occ.	% Transit % Non-Motorized		Veh. Occ.	% Transit	% Non-Motorized			
Office		2012			<b>加速度的关键,对应规则</b>	1. 《主义》是"专家"的"			
Retail				Press Property States					
Restaurant						Web and the second second			
Cinema/Entertainment		a distant and		Sector Sector Constants	STREET, STREET, STREET, STREET,	a service South and a state			
Residential					Contraction of the				
Hotel	In the second		A MARKAN AND A MARKAN		Market Barriston Mark				
All Other Land Uses <sup>2</sup>					The second second				

	Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)								
				Destination (To)					
Origin (From)	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel			
Office			Weiter and the second						
Retail				•	100000000000000000000000000000000000000				
Restaurant									
Cinema/Entertainment						A DATE OF DESCRIPTION OF THE OWNER OF THE OWNE			
Residential	10 Alternation								
Hotel	and distant		and the second second						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*								
Origin (From)				Destination (To)				
Origin (From)	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel		
Office		22	0	0	5	0		
Retail	6		0	0	76	10		
Restaurant	0	0		0	0	0		
Cinema/Entertainment	0	0	0		0	0		
Residential	9	27	- 0	0		7		
Hotel	0	5	0	0	0			

Table 5-P: Computations Summary				Table 6-P: Internal Trip Capture Percentages by Land Use		
	Total	Entering	Exiting	Land Use	Entering Trips	Exiting Trips
All Person-Trips	1,650	811	839	Office	20%	10%
Internal Capture Percentage	20%	21%	20%	Retail	20%	32%
				Restaurant	N/A	N/A
External Vehicle-Trips <sup>3</sup>	1,316	644	672	Cinema/Entertainment	N/A	N/A
External Transit-Trips <sup>4</sup>	0	0	0	Residential	21%	20%
External Non-Motorized Trips <sup>4</sup>	0	0	0	Hotel	28%	8%

<sup>1</sup> Land Use Codes (LUCs) from Trip Generation Informational Report, published by the Institute of Transportation Engineers.					
<sup>2</sup> Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator					
<sup>3</sup> Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P					
<sup>4</sup> Person-Trips					
*Indicates computation that has been rounded to the nearest whole number.					
Estimation Tool Developed by the Texas Transportation Institute					

Project Name:	University Highland
Analysis Period:	PM Peak Hour

	Т	able 7-P: Conver	sion of Vehicle-Tri	ip En	ds to Person-Trip En	ds	
Land Use	Table	e 7-P (D): Entering	rrips			Table 7-P (O): Exiting Trip	5 5
	Veh. Occ.	Vehicle-Trips	Person-Trips*		Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	74	74	Γ	1.00	258	258
Retail	1.00	269	269		1.00	292	292
Restaurant	1.00	0	0		1.00	0	0
Cinema/Entertainment	1.00	0	0		1.00	0	0
Residential	1.00	395	395		1.00	219	219
Hotel	1.00	61	61		1.00	59	59

		Destination (To)										
Origin (From)	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel						
Office		52	10	0	5	0						
Retail	6		85	12	76	15						
Restaurant	0	0		0	0	0						
Cinema/Entertainment	0	0	0		0	0						
Residential	9	92	46	0		7						
Hotel	0	9	40	0								

	Table 8-P (D): Internal Person-Trip OrigIn-Destination Matrix (Computed at Destination)												
Origin (From)		Destination (To)											
Origin (From)	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel							
Office		22	0	0	16	0							
Retail	23		0	0	182	10							
Restaurant	22	135		0	63	43							
Cinema/Entertainment	4	11	0		16	1							
Residential	42	27	0	0		7							
Hotel	0	5	0	0	0								

	Tai	ole 9-P (D): Interi	hal and External T	rips	Summary (Entering Ti	rips)			
Destination Land Use	P	erson-Trip Estima	ites		External Trips by Mode*				
	Internal	External	Total	1 F	Vehicles <sup>1</sup>	Transit <sup>2</sup>	Non-Motorized <sup>2</sup>		
Office	15	59	74	] [	59	0	0		
Retail	54	215	269	ר ר	215	0	0		
Restaurant	0	0	0	1 ſ	0	0	0		
Cinema/Entertainment	0	0	0	1 F	0	0	0		
Residential	81	314	395	1 F	314	0	0		
Hotel	17	44	61	1 F	44	0	0		
All Other Land Uses <sup>3</sup>	0	12	12	7 F	12	0	0		

	Та	ble 9-P (O): Inter	mal and External T	Frips S	ummary (Exiting Trip	os)			
Origin Land Use	Pi	erson-Trip Estima	tes		External Trips by Mode*				
	Internal	External	Total		Vehicles <sup>1</sup>	Transit <sup>2</sup>	Non-Motorized <sup>2</sup>		
Office	27	231	258		231	0	0		
Retail	92	200	292		200	0	0		
Restaurant	0	0	0		0	0	0		
Cinema/Entertainment	0	0	0		0	0	0		
Residential	43	176	219		176	0	0		
Hotel	5	54	59	] [	54	0	0		
All Other Land Uses <sup>3</sup>	0	11	11		11	0	0		

<sup>1</sup> Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P	
<sup>2</sup> Person-Trips	
<sup>3</sup> Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator	
*Indicates computation that has been rounded to the nearest whole number.	

Server and the server and the server	State of the second	en el B	Period Setting		19. 18. 1		1
Analysis Name :	AM Peak Hour						
Project Name :	University Highland	- Scenar	rio 👌 No :	17524			
Date:	10/5/2017		City:	Fort Myers			
State/Province:	FL		Zip/Postal Code:				
Country:			Client Name:				
Analyst's Name:	JP		Edition:	ITE-TGM 9th	Edition		
Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
210 - Single-Family Detached Housing	Dwelling Units	351	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LIN) T = 0.7 (X)+9.74	64 25%	191 75%	255
230 - Residential Condominium/Townhouse	Dwelling Units	239	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LOG) Ln(T) = 0.8Ln(X) +0.26	18 17%	86 83%	104
220 - Apartment	Dwelling Units	270	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LIN) T = $0.49$ (X)+ $3.73$	27 20%	109 80%	136
310 - Hotel	Rooms	200	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Average 0.53	63 59%	43 41%	106
820 - Shopping Center	1000 Sq. Feet Gross Leasable Area	90.74	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LOG) Ln(T) = 0.61Ln(X) +2.24	91 62%	56 38%	147
710 - General Office Building	1000 Sq. Feet Gross Floor Area	87	Weekday, A.M. Peak Hour of Generator <sup>(1)</sup>	Best Fit (LOG) Ln(T) = 0.8Ln(X) +1.57	150 88%	21 12%	171
720 - Medical-Dental Office Building	1000 Sq. Feet Gross Floor Area	50	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Average 2.39	95 79%	25 21%	120
151 - Mini-Warehouse	1000 Sq. Feet Gross Floor Area	90	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Average 0.14	7 54%	6 46%	13

			Period Setting				
Analysis Name :	PM Peak Hour		2				
Project Name :	University Highland	- Scenar	rio 3 No :	17524			
Date:	10/5/2017		City:	Fort Myers			
State/Province:	FL		Zip/Postal Code:				
Country:			Client Name:				
Analyst's Name:	JP		Edition:	ITE-TGM 9th	Edition		
Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
210 - Single-Family Detached Housing	Dwelling Units	351	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) Ln(T) = 0.9Ln(X) +0.51	205 63%	120 37%	325
230 - Residential Condominium/Townhouse	Dwelling Units	239	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) Ln(T) = 0.82Ln(X) +0.32	82 67%	41 33%	123
220 - Apartment	Dwelling Units	270	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LIN) T = 0.55 (X)+17.65	108 65%	58 35%	166
310 - Hotel	Rooms	200	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average 0.6	61 51%	59 49%	120
820 - Shopping Center	1000 Sq. Feet Gross Leasable Area	90.74	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) Ln(T) = 0.67Ln(X) +3.31	269 48%	292 52%	561
710 - General Office Building	1000 Sq. Feet Gross Floor Area	87	Weekday, P.M. Peak Hour of Generator <sup>(1)</sup>	Best Fit (LIN) T = 1.12 (X)+78.45	30 17%	146 83%	176
720 - Medical-Dental Office Building	1000 Sq. Feet Gross Floor Area	50	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) Ln(T) = 0.9Ln(X) +1.53	44 28%	112 72%	156
151 - Mini-Warehouse	1000 Sq. Feet Gross Floor Area	90	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average 0.26	12 52%	11 48%	23

		Sector Real	Period	Setting				
Analysis Name :	Weekday							
Project Name :	University Hig	ghland - S	cenario <b>3</b>	No :	1	7524		
Date:	10/5/2017			City:	I	ort Myers		
State/Province:	FL			Zip/Posta	l Code:			
Country:				Client Na	me:			
Analyst's Name:	JP			Edition:	1	TE-TGM 9	h Edition	
Land Use	Independent Variable	Size	Time Po	eriod	Method	Entry	Exit	Total
210 - Single-Family Detached Housing	Dwelling Units	351	Weekda	y	Best Fit (LOG) Ln(T) = 0.92Ln(X) +2.72	1667 50%	1667 50%	3334
230 - Residential Condominium/Townhouse	Dwelling Units	239	Weekda	y	Best Fit (LOG) Ln(T) = 0.87Ln(X) + 2.46	687 50%	686 50%	1373
220 - Apartment	Dwelling Units	270	Weekda	y	Best Fit (LIN) T = 6.06 (X)+123.56	880 50%	880 50%	1760
310 - Hotel	Rooms	200	Weekda	y	Average 8.17	817 50%	817 50%	1634
820 - Shopping Center	1000 Sq. Feet Gross Leasable Area	90.74	Weekda	y	Best Fit (LOG) Ln(T) = 0.65Ln(X) +5.83	3188 50%	3187 50%	6375
710 - General Office Building	1000 Sq. Feet Gross Floor Area	87	Weekday	y	Best Fit (LOG) Ln(T) = 0.76Ln(X) + 3.68	591 50%	590 50%	1181
720 - Medical-Dental Office Building	1000 Sq. Feet Gross Floor Area	50	Weekda	y	Best Fit (LIN) T = 40.89 (X)+-214.97	915 50%	915 50%	1830
151 - Mini-Warehouse	1000 Sq. Feet Gross Floor Area	90	Weekda	y	Average 2.5	113 50%	112 50%	225